

Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

Dodsworth John A & Sheryl S Trs Et Al (PLN210178)

RESOLUTION NO. 22-

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a) An Administrative Permit and Design Approval to allow the demolition of the existing 1,476 square foot single-family dwelling, 216 square foot attached carport, 454 square foot attached storage and replace with a new 2,323 square foot single-family dwelling, an additional 528 square foot attached garage, 141 square feet of covered porch and 384 square feet of deck. Colors and materials to match the existing residence; and
 - b) A Use Permit to allow development within the Floodway Fringe of the Carmel River.

[PLN210178, Dodsworth John A & Sheryl S Trs Et Al, 33 De Los Helechos, Carmel Valley, Carmel Valley Master Plan (APN: 189-311-003-000)]

The Dodsworth John A & Sheryl S Trs Et Al application (PLN210178) came on for public hearing before the Monterey County Zoning Administrator on September 29, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;

- Carmel Valley Master Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at De Los Helechos, Carmel Valley (APN: 189-311-003-000), within the Carmel Valley Master Plan area. The parcel is zoned Low Density Residential, 1 unit per 2.5 acres with a Design Control, Site Plan Review and Residential Allocation Zoning overlay districts or “LDR/2.5-D-S-RAZ”. The project consists of demolition of a single-family dwelling and accessory structures and construction of a new single-family dwelling and attached garage. Title 21 section 21.14.030.A and F allows establishment of a single-family dwelling and garage. Therefore, the project is an allowed land use for this site. All development takes place within the Carmel Valley floodway fringe, pursuant to Title 21 section 21.64.130.D.2, such development requires approval of a Use Permit (see Finding 5 and supporting evidence).
- c) Site Inspection. County staff conducted a site visit on August 31, 2022 and did not identify any inconsistencies with the plans and regulations listed above.
- d) Lot Legality. The property is shown in its current configuration as lot 210 in the map filed in Volume 3 Cities & Towns, page 48 (Robles Del Rio Carmelo Subdivision #2) on sheet 1 of 4. Therefore, the County recognizes the property as a legal lot of record.
- e) Design/Neighborhood and Community Character. The property is subject the Design Control or “D” overlay zoning district, which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. The proposed structure is of similar design and massing compared to other nearby single-family dwellings. The neighboring single-family dwellings are all single-story homes and two-story homes. The proposed dwelling at 33 De Los Helechos is one-story, and the colors and materials are consistent with the goals of the Carmel Valley Master Plan described in CV-1.20. The proposed single-family dwelling will match the colors and materials of the existing which include pale green vertical siding for the exterior walls, light beige wood trim and dark brown asphalt composite shingles.
- f) Site Plan Review. The property is subject the Site Plan Review or “S” overlay zoning district, which is intended to provide regulations for where development, by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application and reviewed for consistency. The proposed project is located approximately 213 feet from the edge of the riverbank, which exceeds the minimum setback of 200 feet (See Finding 5). A Biological Report was prepared for this project and stated that although there is Environmentally Sensitive Habitat Areas (ESHA) near the subject property, the project will not result in a significant impact to any ESHA (See Finding 6). An archeological assessment was completed for this property and no

evidence of historic or prehistoric cultural resources was observed within the soils of the parcel. A Fuel Management Plan was included in the application which included measures to maintain vegetation surrounding the single-family dwelling to reduce fire hazards. A Geotechnical Investigation was requested for this project, the report established the soil conditions are suitable for the proposed residence. There is no development occurring on slopes over 25% and no protected trees are proposed for removal.

- g) Development Standards. Development standards for the Low Density Residential “LDR” zoning district can be found in Title 21 section 21.14.060.C The proposed development is consistent with applicable development standards. The height maximum for a single-family dwelling is 30 feet and the main dwelling will have a height of 20 feet 6 inches from average natural grade, consistent with the height limit. The proposed single-family dwelling meets the required minimum setbacks of 30 feet (front), 10% of the total parcel width, or 7 feet 5 inches (side), and 20 feet (rear). The structure will have a front setback of 30 feet, side setbacks are both 7 feet 6 inches, and the rear setback is over 200 feet. The roof eave of the main structure runs along the entire roof, extending into the setbacks by 2 feet and 6 inches; however, this is allowable by Title 21 section 21.62.040.C, which allows eaves and similar architectural features to extend into setbacks to a maximum of 2 feet 6 inches. The existing detached shed will remain on the property, but it will be moved 4 feet north to meet the 10-foot setback regulation between main structures and accessory structures. The property is 0.378 acres (16,502 square feet). The maximum allowed site coverage for a lot zoned LDR/2.5 which is less than 20,000 square feet is 35% (5,775 square feet). The proposed site coverage is 21.60% (3,568 square feet), this includes the existing shed (192 square feet) and the proposed single-family dwelling (3,376 square feet).
- h) Land Use Advisory Committee. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project involves a Design Approval subject to a public hearing. The LUAC reviewed the project at a duly noticed public meeting on August 15, 2022 and voted to recommend approval of the project as proposed.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN210178.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and

there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to the biological resources, archeological resources, and soil stability. The following reports have been prepared:
 - “Preliminary Cultural Resources Reconnaissance” (LIB220139) prepared by Susan Morley, Marina, California, December 15, 2021.
 - “Biological Assessment” (LIB220141) prepared by Nikki Nedeff, Carmel Valley, California, November 12, 2021.
 - “Geotechnical Investigation” (LIB220142) prepared by Belinda Taluban, Salinas, California, February 28, 2022.

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

- c) County staff County staff conducted a site visit on August 31, 2022 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN210178.

3. FINDING: HEALTH AND SAFETY - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The property currently has a CalAm water connection and sufficient credits to support the proposed project. The site contains existing landscaping that the applicant proposes to retain without rehabilitation. Therefore, a standard condition requiring review and approval of a landscape plan is not incorporated.
 - c) This property has an onsite septic system which was evaluated by 831 Septic Services on February 15, 2022. The evaluation was reviewed by the Environmental Health Bureau and the system deemed acceptable to support the proposed development.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN210178.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County records, including HCD- Planning and Building Services, to assess if any violation exists on the subject property. There are no known violations on the subject parcel.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210178.
5. **FINDING:** **CARMEL FLOODWAY FRINGE** - The project complies with the applicable policies and regulations found in the Carmel Valley Master Plan and Title 21 to allow development within the Carmel Valley floodway fringe.
- EVIDENCE:**
- a) Title 21 section 21.64.130 establishes regulations and standards for which development within the Carmel Valley floodway fringe may be permitted. A Use Permit has been applied to this project pursuant to section 21.64.030.D.2 to allow construction of a single-family dwelling within the Carmel Valley floodway fringe (See Finding 1).
 - b) The “Floodway Fringe” is defined in Section 21.64.130.C.4 as the portion of the valley floor outside of the floodway normally required to carry the flow which may on the average occur once every 100 years.
 - c) The location of the proposed single-family dwelling is as far away from the river’s edge as the front setback regulations allow (See Finding 1, Evidence “g”).
 - d) A Flood Zone Determination Report was completed for this project, the report determined the project site takes place within the 100-year flood level with the base flood elevation between 279.8 feet and 280.0 feet for the footprint of the proposed structure. The site plans show the single-family dwelling is raised 1 foot above the 100-year flood level pursuant to Title 21 section 21.64.130.D.2.
 - e) Monterey County Environmental Health Bureau reviewed the septic system and deemed its location acceptable in relation to the floodway fringe (See Finding 3).
 - f) The project complies, to the maximum extent feasible, with the regulations of Title 21 section 21.64.130. The project site is over 200 feet away from the river’s edge, the nearby riparian habitat will not be impacted (See Finding 6), the natural course of the river will not be altered by the proposed development, and there will be no alteration to the living riparian vegetation.
 - g) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210178.
6. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT**- The subject project avoids all impacts on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the Carmel Valley Master Plan and Title 21.

- EVIDENCE:**
- a) Title 21 section 21.66.020 establishes regulations and standards for which development within the 100 feet of an environmentally sensitive habitat may be permitted. The environmentally sensitive habitat pertaining to this project is the Carmel River riparian corridor.
 - b) Riparian habitat refers to the natural plant community which is dependent upon a water body or water course. This habitat can foster different species of native animals, in addition to the native plant species.
 - c) A biological report was prepared for this project inclusive of a description of survey methods, impact determination and precautionary suggestions from a certified biologist (Finding 2, Evidence “b”). The biological survey contained all the required elements mentioned in Title 21 section 21.66.020.C.4.
 - d) The project site is located on the front portion of the parcel, as far from the Carmel River riparian corridor as possible (See Finding 5). The project site consists entirely of pre-disturbed land, as it is a demo/rebuild of a single-family dwelling which will take place in the same location on the property.
 - e) The biological survey did not identify any native habitat, native vegetation, native wildlife, or sensitive natural resources in the proposed development area.
 - f) The report stated there is riparian habitat on the property, but all potential impacts will be avoided by fencing off the area. The biologist identified specific plant species that should be fenced off from the project site; two redwood trees, a sycamore tree and a thicket of arroyo willows which line the south bank of the Carmel River. As such the project has been conditioned requiring filing of a Notice of Report and development shall occur in accordance with the report’s recommendations.
 - g) The Carmel Valley Master Plan section CV-3.8 establishes the goal to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. To stay consistent with this goal there will be no removal of indigenous vegetation and no grading associated with this project.
 - h) The biological report identified the Carmel River and the riparian corridor as California Red-Legged Frog (CRLF) habitat; however, the biologist did not see any frogs during her field survey and determined there is no suitable habitat for the frogs within the project site.
 - i) Although the biologist determined that the CRLF species will not be impacted by the proposed project she suggested the construction workers check for frogs each morning before beginning construction as a prudent best practice. See preceding Evidence “f”.
 - j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210178.

- 7. FINDING: CEQA (Exempt) -** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Article 19 Section 15302 categorically exempts the replacement or reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) This project qualifies for a Class 2 exemption because it is a demo/rebuild of a single-family dwelling. The attached site plans show the proposed main dwelling will be constructed over the existing main dwelling's footprint.
 - c) The home is over 50 years old but based on the plans and evidence provided, the Chief of Staff determined a Phase 1 Historical Report is unnecessary to determine the house is not historically significant.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of a project site is not considered for Class 2 exemptions;
 - Successive projects of the same type and in the same place (demolition of a single-family dwelling and construction of a new single-family dwelling in substantially the same footprint) would not contribute to a significant cumulative impact;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (See Findings 1, 2, 5 and 6);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - e) Staff conducted a site inspection on August 31, 2022 to verify that the site and proposed project meet the criteria for an exemption.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210178.

8. FINDING: APPEALABILITY - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Title 21 section 21.80.040.B states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - a) An Administrative Permit and Design Approval to allow the demolition of the existing 1,476 square foot single-family dwelling, 216 square foot attached carport, 454 square foot attached storage and replace with a new 2,323 square foot single-family dwelling, an additional 528 square foot attached garage, 141 square

feet of covered porch and 384 square feet of deck. Colors and materials to match the existing residence; and

b) A Use Permit to allow development within the Carmel Valley Floodway Fringe.

All of which are in general conformance with the project plans and subject to the conditions attached hereto.

PASSED AND ADOPTED this 29th day of September, 2022:

Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN210178

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN210178) allows demolition of an existing single family dwelling and attached garage (Approx. 2,146 sq. ft.) and construction of a new single family dwelling and attached garage (Approx. 2,851 sq. ft.) and porch and deck (Approx. 525 sq. ft.) in the floodway fringe of the Carmel Valley floodplain. The property is located at 33 De Los Helechos, Carmel Valley (Assessor's Parcel Number 189-311-003-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 189-311-003-000 on September 29, 2022. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD- Planning.

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

Responsible Department: RMA-Planning

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

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

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

4. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Biological Assessment (Library No. LIB220141), was prepared by Nikki Nedeff on 11/12/21, amended on 07/26/22, and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

7. EHSP01 - DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS (NON-STANDAI

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Owner shall record a deed restriction indicating that any future replacement or expansion of the existing onsite wastewater treatment system on the property may require the installation and ongoing use of an alternative onsite wastewater treatment system.

The Property shall be subject to any and all applicable federal, state and/or local laws, regulations and ordinances in effect at the time of permit issuance regarding the permitting, operation and maintenance or monitoring of onsite wastewater treatment systems.

The single exception to this term is that an alternative onsite wastewater treatment system will be subject to an annual operating permit from the Monterey County Health Department, Environmental Health Bureau upon adoption of any State or regional regulations and/or any local ordinance authorizing such a permit.

Owner agrees to disclose the contents of the Deed Restriction to any potential purchaser of the subject Property and to any person or entity to whom the Property herein described shall be conveyed.

Owner is responsible to reimburse EHB for costs associated with preparation of the Deed Restriction. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permit, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

9. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to HCD-Environmental Services for review and approval.

10. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to HCD-Environmental Services for review and approval.

MONTEREY COUNTY GENERAL NOTES

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID. WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT. SECTION 6 (L) ORD. 3521
 ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE. (SECTION 6 (K) ORD. 3522)
 NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUBPOTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE. (SECTION 6 (K) ORD. 3522)
 AS OF JULY 1, 1986, THE USE OF SOLDER CONTAINING MORE THAN TWO TENTHS OF 1 PERCENT LEAD OR MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED. (SB 164)

ADDRESS TO BE POSTED PER ORD. 3600. ACCESS, ROADS AND DRIVEWAYS TO BE ADHERE TO ORD. 3600

WATER CONSERVATION MEASURES (WR)

THE APPLICANT SHALL COMPLY WITH ORDINANCE NO. 3932, OR AS SUBSEQUENTLY AMENDED, OF THE MONTEREY COUNTY WATER RESOURCES AGENCY PERTAINING TO MANDATORY WATER CONSERVATION REGULATIONS. THE REGULATIONS FOR NEW CONSTRUCTION REQUIRE, BUT ARE NOT LIMITED TO:

- PLUMBING FIXTURE WATER CONSUMPTION RATES:
 - KITCHEN FAUCETS: 1.8 GPM @ 60 PSI, KITCHEN FAUCETS MAY TEMPORARILY INCREASE
 - MAX. FLOW RATE, BUT NOT TO EXCEED 2.2 GPM @ 60 PSI
 - LAVATORY FAUCETS: 1.2 GPM @ 60 PSI MAX., 0.8 GPM @ 20 PSI MIN.
 - SHOWERHEAD: 1.6 GPM @ 60 PSI
 - WATER CLOSET: 1.28 GPM
 - ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER REGULATOR SYSTEM.
- LANDSCAPE PLANS SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS AND TIMING DEVICES. (WATER RESOURCES AGENCY)

TREE CARE DURING CONSTRUCTION

TO PROTECT TREES DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING MEASURES SHALL BE ADHERED TO:
 1) AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO THE CONSTRUCTION AREA, A BOUNDARY OF ORANGE SNOW NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOODEN OR METAL STAKES SHALL BE ERECTED ALONG THE APPROXIMATE DRIPLINES OF RETAINED TREES TO DEFINE THE CONSTRUCTION PROJECT BOUNDARY. WHERE APPROVED CONSTRUCTION WILL OCCUR WITHIN TREE DRIPLINES, SUCH FENCING SHOULD BE ERECTED AS CLOSE TO THE ACTUAL CONSTRUCTION FEATURE AS POSSIBLE IN ORDER TO MAINTAIN THE MAXIMUM AMOUNT OF UNDISTURBED AREA.
 2) NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS, OR PARKING OF VEHICLES IS PERMITTED BEYOND THE CONSTRUCTION BOUNDARY SO IDENTIFIED. NO SOIL MAY BE REMOVED FROM WITHIN THE DRIPLINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL SHOULD EXCEED 2" WITHIN THE DRIPLINES OF TREES, UNLESS ITS PART OF APPROVAL CONSTRUCTION AND IS REVIEWED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST BECAUSE EXISTING OAKS ARE SENSITIVE TO THE ADDITION OF FILL. EXCAVATED MATERIAL MUST EITHER BE REMOVED FROM THE SITE, INCORPORATED AS ENGINEERED FILL BENEATH DRIVEWAY, PARKING AREAS OF THE STRUCTURE, OR RETAINED AWAY FROM OAK TRUNKS (A MINIMUM OF 1 FOOT CLEARANCE) AND AS MUCH OF THE ROOTING AREAS AS POSSIBLE.
 3) BARK INJURY TO ANY TREE FROM EQUIPMENT IS NOT ACCEPTABLE AND IS PREVENTED BY PROPER INSTALLATION OF PROTECTIVE FENCING AND NO INTRUSIONS WITHIN IT DURING CONSTRUCTION.
 4) NO SIGNIFICANT TREE AS DEFINED BY COUNTY CODE MAY BE REMOVED OR TRIMMED UNLESS AUTHORIZED UNDER THIS MANAGEMENT PLAN OR COUNTY REGULATIONS.
 5) ROOTS EXPOSED BY EXCAVATION MUST BE PRUNED AND RECOVERED AS QUICKLY AS POSSIBLE TO PROMOTE CALLUSING, CLOSURE AND HEALTHY REGROWTH.
 6) TRIMMING WILL BE REQUIRED OF ONE RETAINED TREE TO PERMIT CONSTRUCTION. ALL TREE WORK SHALL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND WORK COMPLETED BY QUALIFIED TREE PERSONNEL.

ARCHAEOLOGICAL MEASURES

IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY. (RMA - PLANNING DEPARTMENT)

FIRE NOTES

-FIRE011 - ADDRESSES FOR BUILDINGS
 ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONEWAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE. RESPONSIBLE LAND USE DEPARTMENT: MONTEREY COUNTY REGIONAL FIRE DISTRICT.

-FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)
 REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

-FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)
 THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-19 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FINISH INSPECTION. DUE TO SUBSTANTIAL ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

-FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)
 ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

EXTERIOR LIGHT NOTE

ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, DOWN-LIT, HARMONIOUS WITH THE LOCAL AREA AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED. EXTERIOR LIGHTING PLAN SHALL INDICATE THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES AND INCLUDE CATALOG SHEETS FOR EACH FIXTURE. THE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SET FORTH IN CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6. THE EXTERIOR LIGHTING PLAN SHALL BE SUBJECT TO APPROVAL BY THE DIRECTOR OF THE RMA - PLANNING DEPARTMENT, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

CODE INFO

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24: RESIDENTIAL BUILDING CODE (CBC); BUILDING CODE (CBC); ELECTRICAL CODE (CEC); MECHANICAL CODE (CMC); PLUMBING CODE (CPC); ENERGY CODE (CEC); ENERGY STANDARDS (CEC); 2019 GREEN BUILDING STANDARDS CODE; 2019 CALIFORNIA FIRE CODE AND ALL APPLICABLE MONTEREY COUNTY ORDINANCES.

PROJECT INFO

APN: 189-311-003-000
 LOT SIZE: 0.38 ACRES
 NUMBER OF STORIES: 1
 FIRE SPRINKLERS EXISTING RESIDENCE: NO
 FIRE SPRINKLERS PROPOSED STRUCTURE: YES
 ZONING: LDR/2.5DSRAZ
 OCC GROUP: R-3/U
 TYPE OF CONSTRUCTION: V-B
 WATER: CAL-AM (EXISTING MPWMD CREDITS)
 SEPTIC: PRIVATE OWTS
 NO PROPOSED TREE REMOVAL
 NO PROPOSED CONSTRUCTION ON SLOPES 25% OR GREATER
 GRADING: 0 CU YDS CUT & 0 CU YDS FILL
 DEFERRED SUBMITTAL: FIRE SPRINKLER PLANS, CONSTRUCTION MANAGEMENT PLAN
 SPECIAL INSPECTION: NONE

INDEX

- CS-0 COVER SHEET
- L-1.0 FUELL MANAGEMENT PLAN
- C-1.0 FLOODPLAIN SITE PLAN, SECTION A
- A-1.0 SITE PLAN
- A-2.0 PROPOSED FLOORPLAN
- A-3.0 PROPOSED ELEVATIONS
- A-4.0 SECTIONS

OF 7 TOTAL

SCOPE OF WORK

-DEMOLITION OF THE EXISTING 1,476 SQUARE FOOT SINGLE FAMILY DWELLING, 216 SQUARE FOOT ATTACHED CARPORT, 454 SQUARE FOOT ATTACHED STORAGE
 -NEW 2,323 SQUARE FOOT SINGLE FAMILY DWELLING, 528 SQUARE FOOT GARAGE, 141 SQUARE FOOT COVERED PORCH AND 640 SQUARE FOOT DECK.

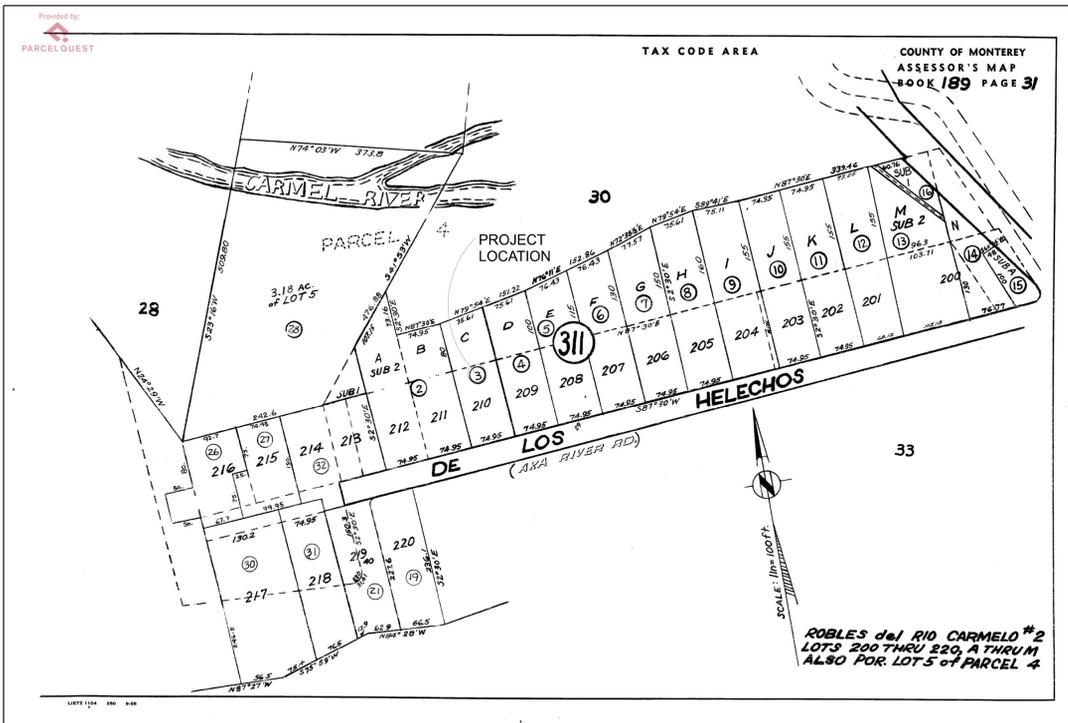
DESIGN BY:

MARJORIE INGRAM VIALES
 20 DE EL RIO
 CARMEL VALLEY, CA. 93924
 PH: (831) 659-4204
 EMAIL: marjoringramviales@gmail.com
 WEB: www.carmelvalleydesign.com

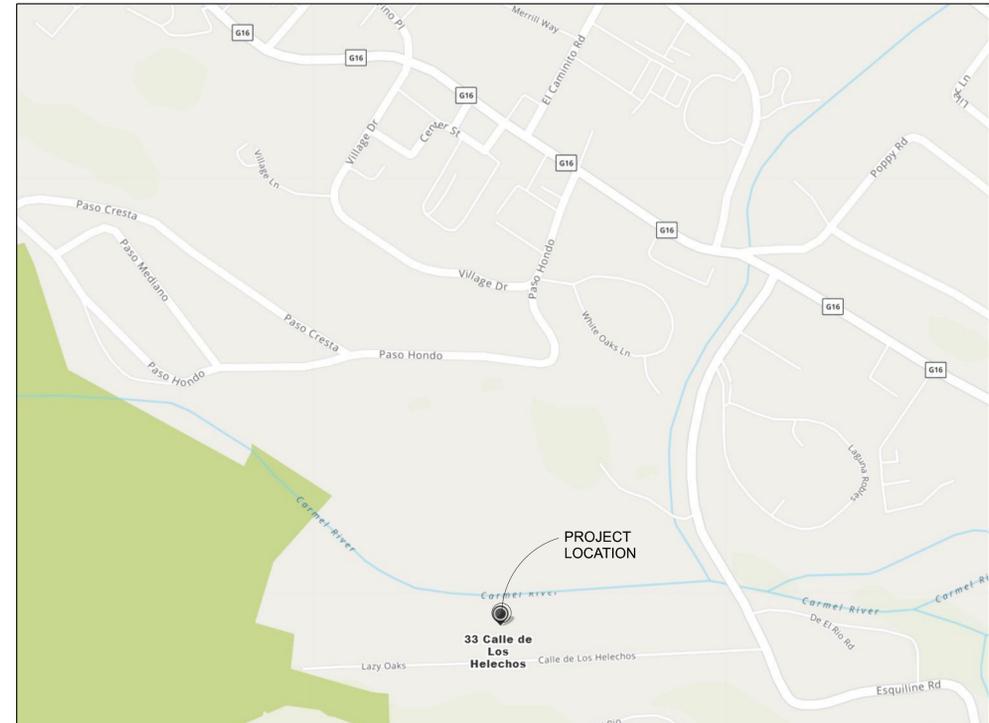
Proposed Rebuild For:
JOHN & SHERIE DODSWORTH
33 CALLE DE LOS HELECHOS
CARMEL VALLEY, CA., 93924
 APN: 189-311-003-000



EXISTING RESIDENCE



AP MAP



VIN MAP

AREA CALCULATIONS

PROPOSED HABITABLE:	2,323 SQ. FT.
PROPOSED GARAGE:	528 SQ. FT.
TOTAL STRUCTURE:	2,851 SQ. FT.
PROPOSED COVERED PORCH:	141 SQ. FT.
PROPOSED DECK:	384 SQ. FT.
SUBTOTAL:	525 SQ. FT.
TOTAL NEW COVERAGE:	3,376 SQ. FT.
EXISTING COVERAGE (REMAINING): (EXISTING SHED)	192 SQ. FT.
TOTAL ALL COVERAGE:	3,568 SQ. FT.
TOTAL LOT SIZE:	16,502 SQ. FT.
TOTAL PROPOSED LOT COVERAGE:	21.60%

LUKE INGRAM | Building Design
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 PO Box 2193, Carmel Valley, Ca. 93924
 www.plansdrawnup.com

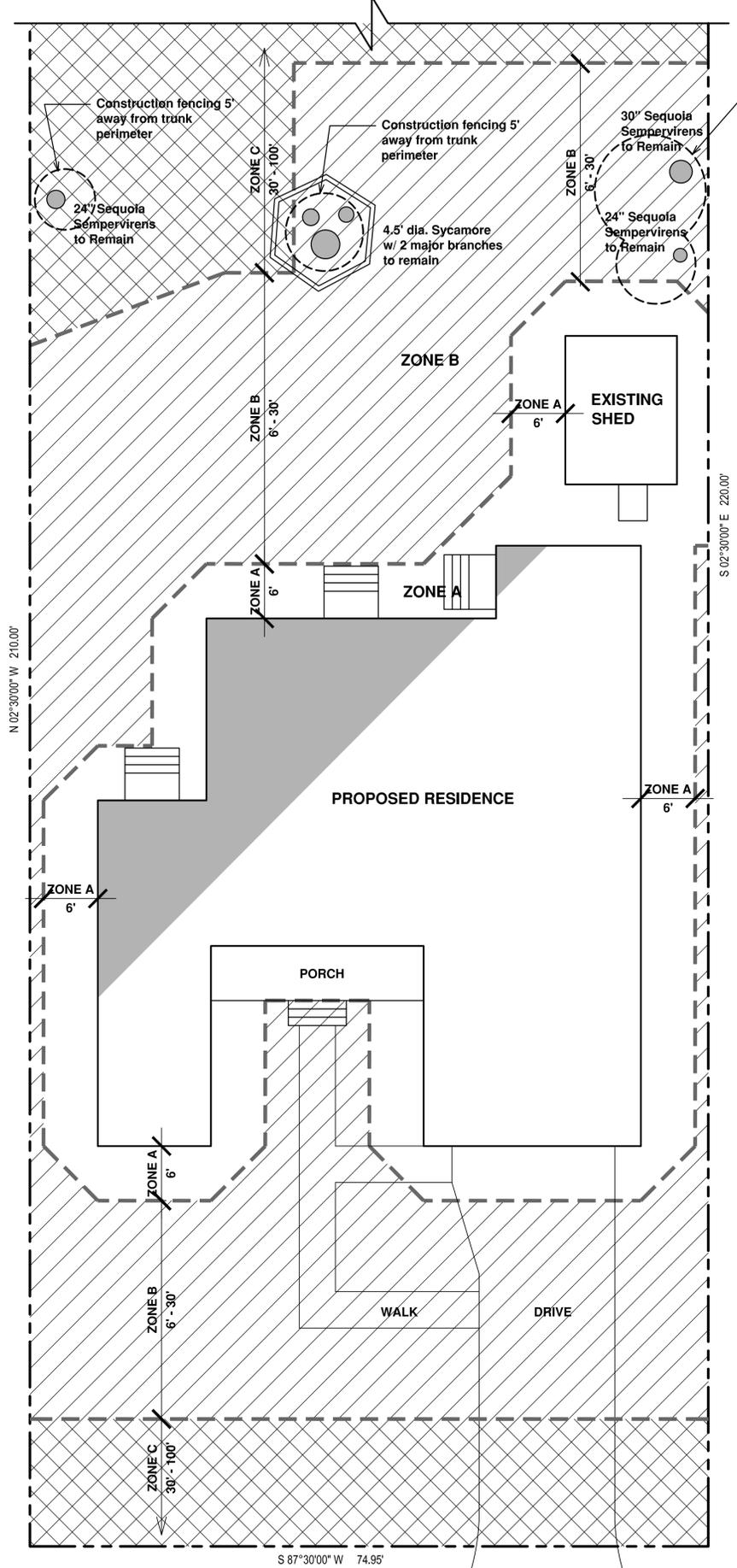
THE DRAWINGS, SPECIFICATIONS AND ALL OTHER DATA HEREON ARE THE PROPERTY OF LUKE INGRAM AND ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LUKE INGRAM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LUKE INGRAM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Proposed Rebuild For:
John & Sherie Dodsworth
 33 Calle De Los Helechos,
 Carmel Valley, CA., 93924
 Ph: 650.888.2610 Email: sherie@roiassistance.com

Date: 8/1/22
 Drawn: L.R.I.
 APN: 189-311-003

SHEET:
CS-0
 OF 7 TOTAL

NOTE:
Install construction fencing around perimeter of existing trees marked to remain for protection until all construction is complete



Construction fencing 5' away from trunk perimeter

Preliminary Fuel Management Zones

for implementing vegetation management for defensible space around the home, and safe access/egress along the driveway and road at Calle De Los Helechos.

Zone A: Non-combustible Zone:
Within 6' of all structures

Hardscape surfaces such as patios, gravel, bare soil, and landscape materials such as lawn and succulent herbaceous plants are examples of non-combustible surfaces. Mulch is not considered non-combustible.

Zone B: Green Zone:
From 6' - 30' of all structures:

Zone B shall be considered a greenbelt zone characterized by irrigated planting areas which include fire resistant and fire-retardant plants strategically located to separate structures and wildland fuels which either slows or prevents the advancement of ground or surface fires.

The owner shall properly maintain the landscape area at all times by removing dead branches from shrubs and trees, clearing brush, and leaf litter from the ground, and pruning lower branches once they are established to a minimum of 6' above the ground.

Zone C: Defensible Space: Between 30 - 100' of structures:

Eliminate fire ladders - an arrangement of plants that provide fuel for a fire to climb from ground cover or grasses to shrubs to tree-tops.

Eliminate continuous fuel beds; areas in the landscape which contain fuel (patches of vegetation) which are too close or continuous. Reduce the amount of horizontal continuity through the incorporation of hard and/or non-flammable surfaces such as bare ground or pavement.

Proper maintenance of the landscape area is required. Remove dead branches from shrubs, trees, clean leaf litter from the ground, and prune lower branches once trees are established to a minimum of 6' above the ground.

Landscape Architect has made every effort to incorporate fire resistant vegetation and plants with deep roots to enhance fire protection and erosion control.

Owner shall implement and annually maintain a defensible space according to California fire code and public resources code within defensible space, 2 times during the year. Provide growth reduction activities throughout all fuel modification zones. Perform maintenance from mid to late spring and once again in early to mid-fall. Include maintenance of irrigation systems, replacement of dead or dying vegetation, and removal of dead plant material.

Owner shall inspect the fuel modification zones throughout the year to identify where specific areas need to be addressed. Owner shall retain all fuel modification plans. Plans shall be used to perform maintenance.

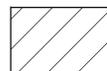


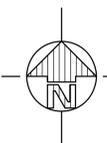
* 33 Calle de Los Helechos is predominantly fluh with with the street, and is easily accessed for emergency vehicles and firehose. Distance from street to building face is within 45'.

PARCEL PLAN

SCALE: N.T.S.

LEGEND

-  Zone A
Within 6' of all structures
-  Zone B
From 6' - 30' of all structures
-  Zone C
From 30' - 100' of all structures
-  S.S. Sequoia Sempervirens



FUEL MANAGEMENT PLAN

SCALE: 1/8" = 1'-0"

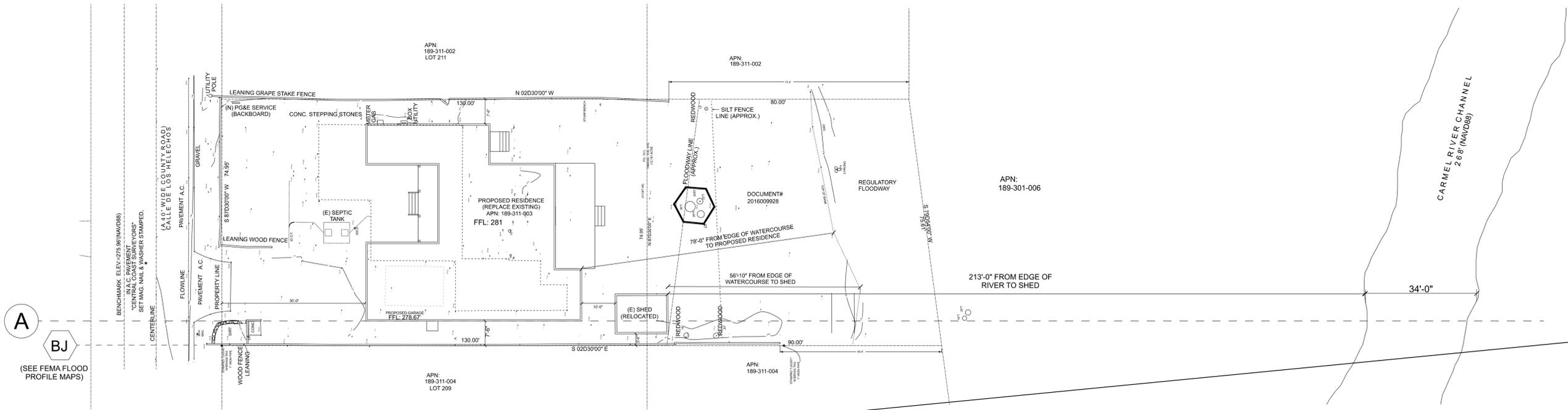
CALLE DE LOS HELECHOS

DODSWORTH
33 CALLE DE LOS HELECHOS, CARMEL VALLEY CA 3924

FUEL MANAGEMENT PLAN

Landscape Architect
Kathy Rasmussen
36 Wellings Place
Monterey, CA. 93940
(831) 207-8348
California License Number 3776

Drawn	Checked	Sheet
Date	03/22/22	L1
Revised		
Scale		

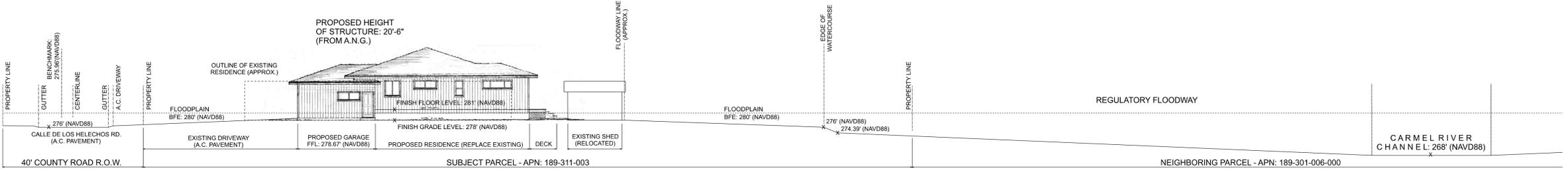


A
BJ
(SEE FEMA FLOOD PROFILE MAPS)

N

PROPOSED SITE PLAN (FLOODPLAIN)
SCALE: 1/16TH" = 1'-0"

- GRADES PER 1988 NAVD DATUM
- ENTIRE PROPERTY IS IN 100 YEAR FLOODPLAIN
- PROVIDE SMART-VENTS AT FOUNDATION & GARAGE
- PROVIDE FLOOD-RESISTANT MATERIALS BELOW 281'
- SITE BENCHMARK (AT CENTER OF STREET) ELEV. IS 275.96' BASED ON NAVD88 ELEVATION DATUM



A
CROSS SECTION

LUKE INGRAM | Building Design
Telephone (831) 277-8574
Email plansdrawnup@gmail.com
PO Box 2193, Carmel Valley, Ca. 93924
www.plansdrawnup.com

THE DRAWINGS, SPECIFICATIONS AND NOTES, REVISIONS AND AMENDMENTS HEREBY INCORPORATED INTO THESE DRAWINGS SHALL BE USED BY THE CLIENT AND CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

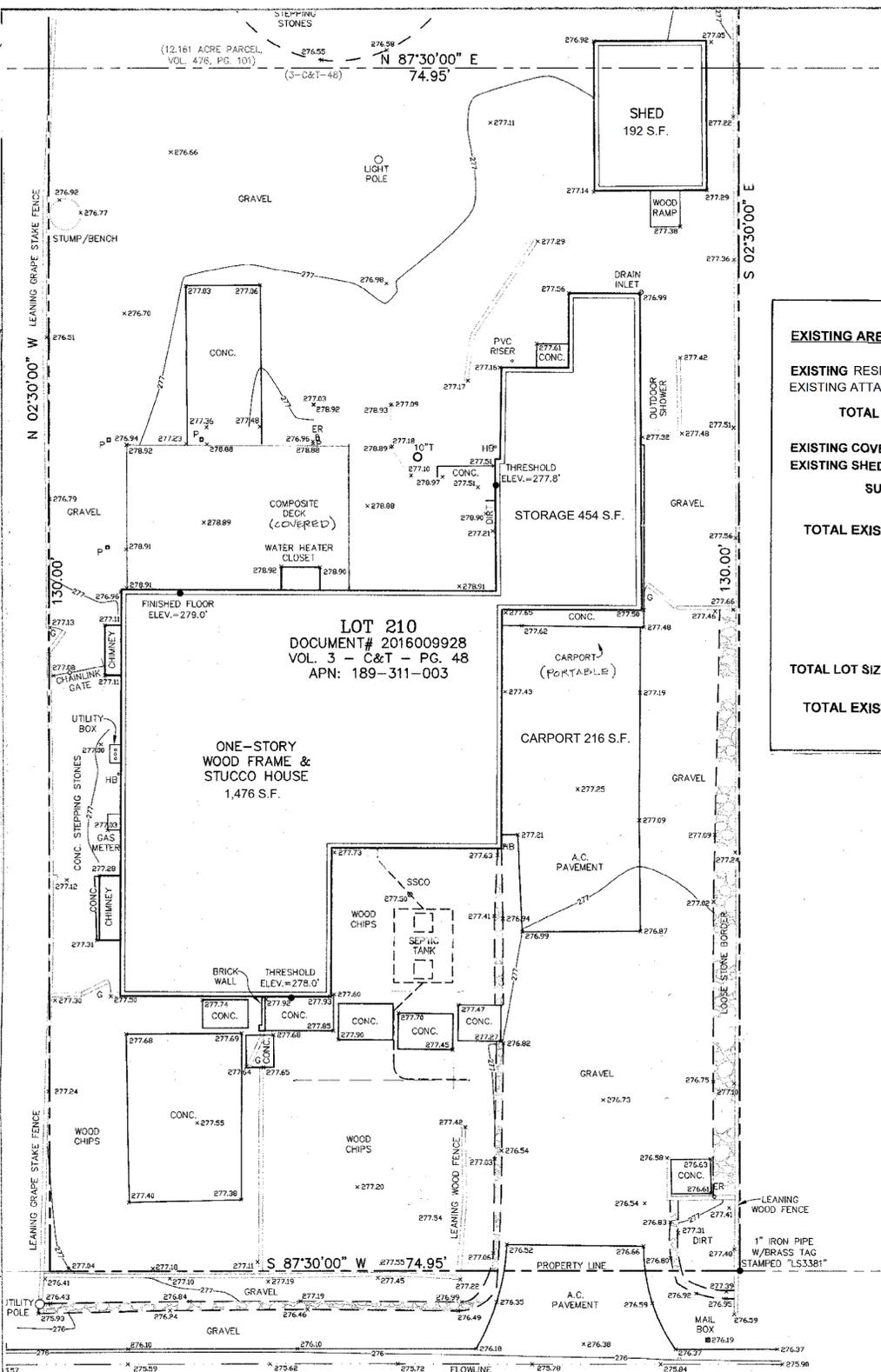
Proposed Rebuild For:
John & Sherie Dodswoth
33 Calle De Los Helechos,
Carmel Valley, CA., 93924
Ph: 650.888.2610 Email: shertie@roiassistance.com
APN: 189-311-003

SURVEYOR:
CENTRAL COAST SURVEYORS
DAVID T EDSON
5 HARRIS CORT SUITE N-11
MONTEREY CALIFORNIA 93940



Date: 8/1/22
Drawn: L.R.I.

SHEET:
C-1
OF 7 TOTAL



LOT 210
DOCUMENT# 2016009928
VOL. 3 - C&T - PG. 48
APN: 189-311-003

EXISTING SITE PLAN (PARTIAL)
SCALE: 1/8" = 1'-0"

SET MAG. NAIL & WASHER STAMPED,
"CENTRAL COAST SURVEYORS"
IN A.C. PAVEMENT
BENCHMARK
ELEV. = 275.96 (NAVD88)

LEGEND:

- ER ELECTRICAL RISER
- G GATE
- HB HOSEBIB
- P PILLAR
- SSCO SANITARY SEWER CLEANOUT
- DENOTES A WATER RISER
- 12" DENOTES A 12" DIA. TREE (TYP.)
- DENOTES A COMPOSITE DECK
- DENOTES A STEP
- DENOTES A WOOD FENCE
- DENOTES A LOOSE ROCK WALL/BORDER

EXISTING AREA CALCULATIONS		PROPOSED AREA CALCULATIONS	
EXISTING RESIDENCE:	1,476 SQ. FT.	PROPOSED HABITABLE:	2,323 SQ. FT.
EXISTING ATTACHED STORAGE:	454 SQ. FT.	PROPOSED GARAGE:	528 SQ. FT.
TOTAL STRUCTURE:	1,952 SQ. FT.	TOTAL STRUCTURE:	2,851 SQ. FT.
EXISTING COVERED DECK:	384 SQ. FT.	PROPOSED COVERED PORCH:	141 SQ. FT.
EXISTING SHED:	192 SQ. FT.	PROPOSED DECK:	384 SQ. FT.
SUBTOTAL:	576 SQ. FT.	SUBTOTAL:	525 SQ. FT.
TOTAL EXISTING COVERAGE:	2,528 SQ. FT.	TOTAL NEW COVERAGE:	3,376 SQ. FT.
		EXISTING COVERAGE (REMAINING):	192 SQ. FT.
		(EXISTING SHED)	
TOTAL LOT SIZE:	16,502 SQ. FT.	TOTAL ALL COVERAGE:	3,568 SQ. FT.
TOTAL EXISTING COVERAGE:	15.30%	TOTAL PROPOSED COVERAGE:	21.60%

- NOTES:**
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
 - ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF CALLE DE LOS HELECHOS, AS SHOWN.
ELEVATION = 275.96 FEET (NAVD88)
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
 - SEPTIC INFORMATION IS PROVIDED BY PENINSULA SEPTIC TANK SERVICE INC. AND IS APPROXIMATE.

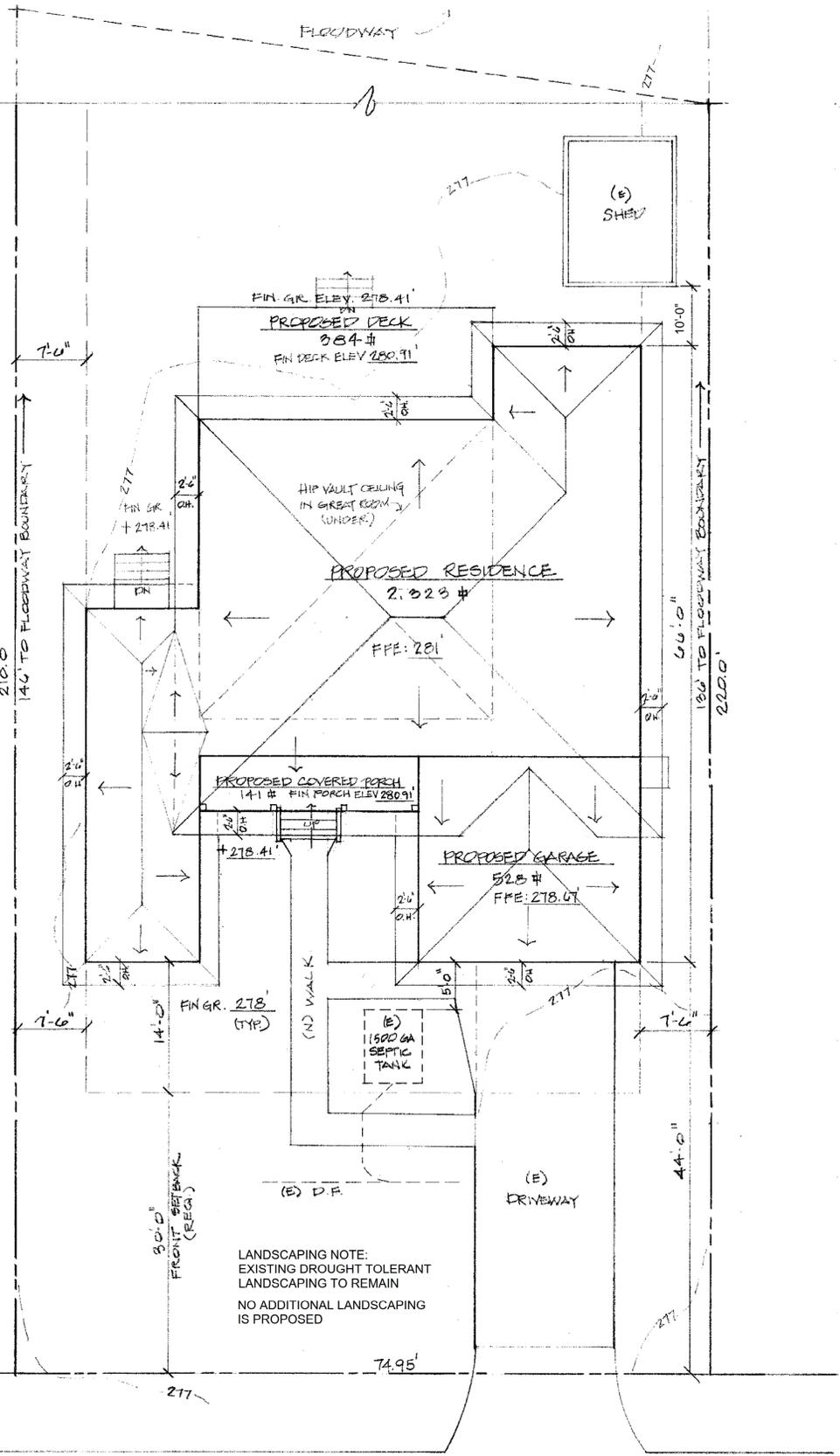
TOPOGRAPHIC MAP
OF A PORTION OF
THE PARCEL DESCRIBED IN
DOCUMENT# 2016009928
BEING LOT 210 AS SHOWN ON THE MAP
"ROBLES DEL RIO CARMELO SUBD. NO. 2..."
FILED IN, VOL. 3 - C&T - PG. 48
TOGETHER WITH A PORTION OF THE
"12.161 ACRE PARCEL
RECORDED IN, VOLUME 476 OF
OFFICIAL RECORDS AT PAGE 101"
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL VALLEY COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Sheryl S. Dodsworth

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 21-10 FEBRUARY 2021
PREPARED BY: LLJS

APN 189-311-003



PROPOSED SITE PLAN (PARTIAL)/ROOF SLOPES
SCALE: 1/8" = 1'-0"

LANDSCAPING NOTE:
EXISTING DROUGHT TOLERANT
LANDSCAPING TO REMAIN
NO ADDITIONAL LANDSCAPING
IS PROPOSED

AREA CALCULATIONS

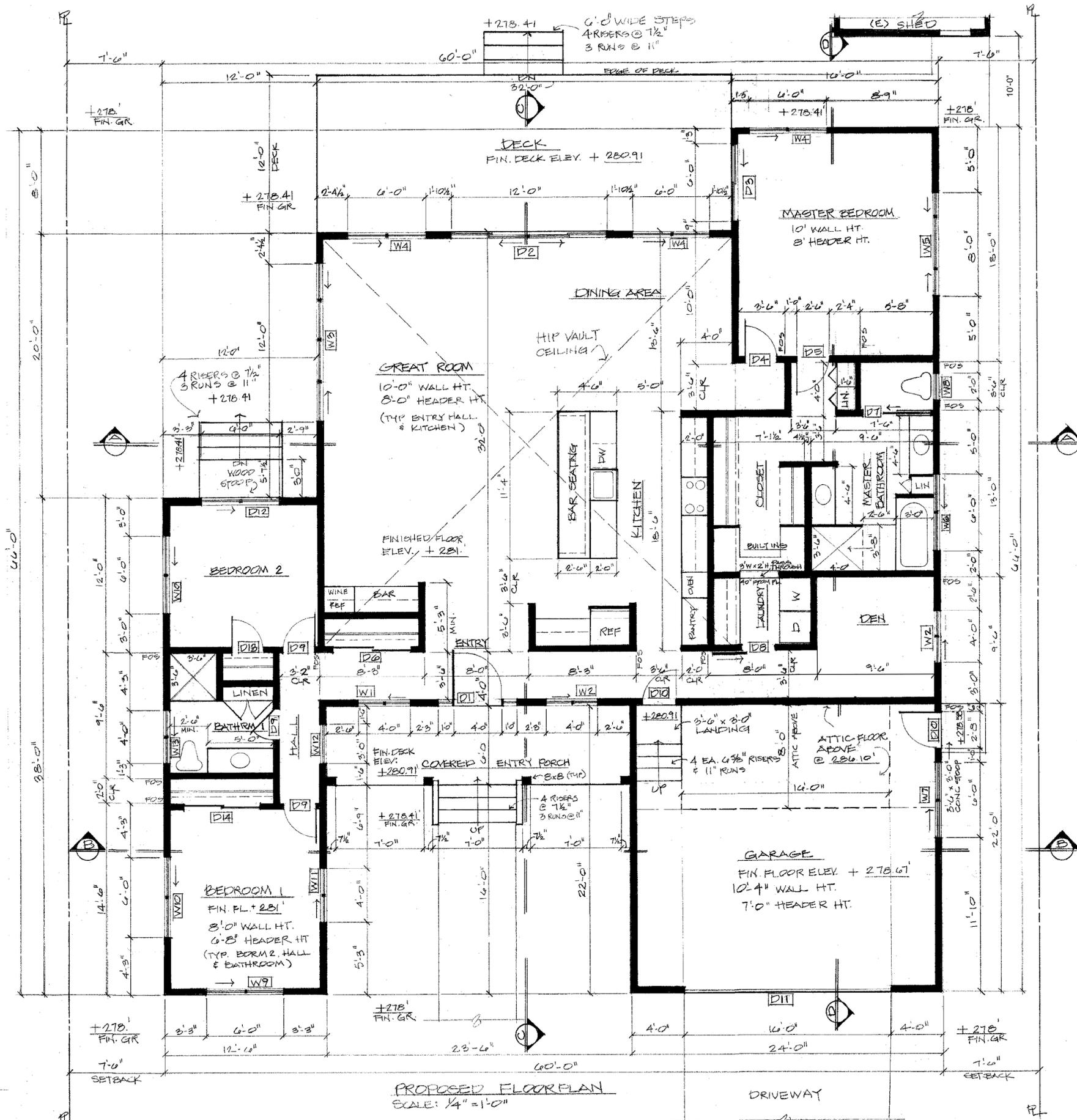
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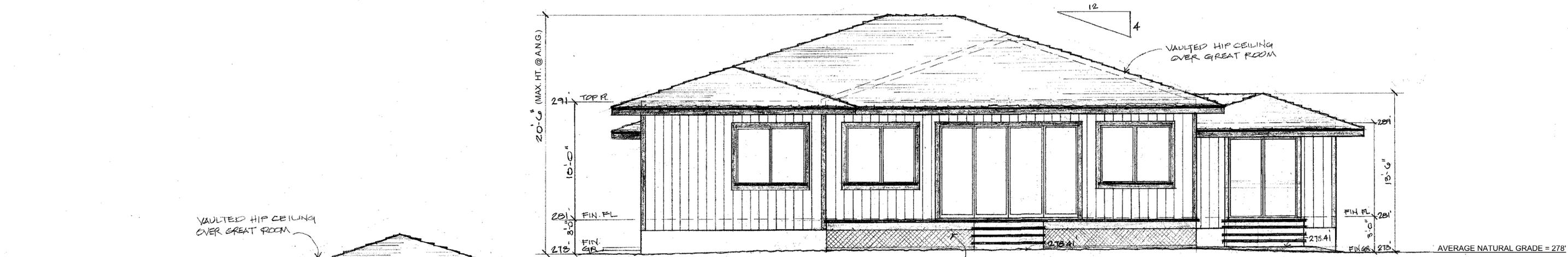
DOOR SCHEDULE

	TYPE:	# EA.
AT 8'-0" HEADER HEIGHT (WIDTH BY HEIGHT):		
D1	4' X 8' SOLID CORE EXT. FRONT DOOR WITH 1' X 8' GLASS PANELS EA. SIDE	UNIT 1
D2	12' X 8' 4-PANEL SLIDING GLASS DOOR	OXXO 1
D3	6' X 8' 2-PANEL SLIDING GLASS DOOR	XO 1
D4	2'-6" X 8' SOLID CORE DOOR	1
D5	2'-6" X 8' HOLLOW CORE DOOR	1
AT 7'-0" HEADER HEIGHT:		
D6	PAIR 3'-0" X 7' BI-PASS CLOSET DOORS	1
D7	2'-8" X 7' HOLLOW CORE POCKET DOOR	1
D8	3' X 7' SLIDING BARN DOOR	1
D9	2'-6" X 7' SOLID CORE DOOR	4
D10	2'-8" X 7' SOLID CORE EXT. DOOR	2
D11	16' X 7' GARAGE DOOR	1
AT 6'-8" HEADER HEIGHT:		
D12	6' X 6'-8" 2-PANEL SLIDING GLASS DOOR	OX 1
D13	2'-4" X 6'-8" HOLLOW CORE DOOR	1
D14	PAIR 3'-0" X 6'-8" BI-PASS CLOSET DOORS	1
TOTAL ALL:		18

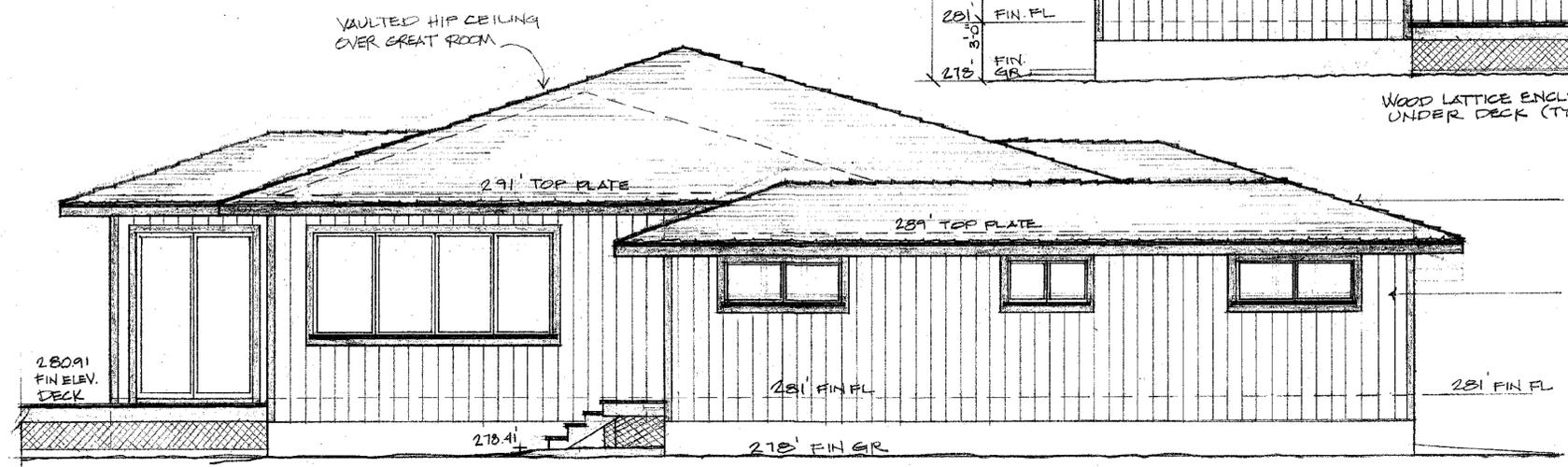
WINDOW SCHEDULE

	TYPE:	# EA.
AT 8'-0" HEADER HEIGHT (WIDTH BY HEIGHT):		
W1	4' X 5' 2-PANEL WINDOW	OX 1
W2	4' X 5' 2-PANEL WINDOW	XO 2
W3	12' X 5' 4-PANEL WINDOW	XOOX 1
W4	6' X 5' 2-PANEL WINDOW	OX 3
W5	8' X 2' 3-PANEL WINDOW	XOX 1
W6	6' X 2' 2-PANEL WINDOW	OX 1
AT 7'-0" HEADER HEIGHT:		
W7	6' X 2' 2-PANEL WINDOW	XO 1
W8	2' X 4' 2-PANEL WINDOW	DBL HUNG 1
AT 6'-8" HEADER HEIGHT:		
W9	6' X 3'-8" 2-PANEL WINDOW	XO 1
W10	6' X 2' 2-PANEL WINDOW	XO 2
W11	4' X 3'-8" 2-PANEL WINDOW	XO 1
W12	3' X 3'-8" 1-PANEL WINDOW	FIXED 1
W13	4' X 2' 2-PANEL WINDOW	XO 1
TOTAL ALL:		17

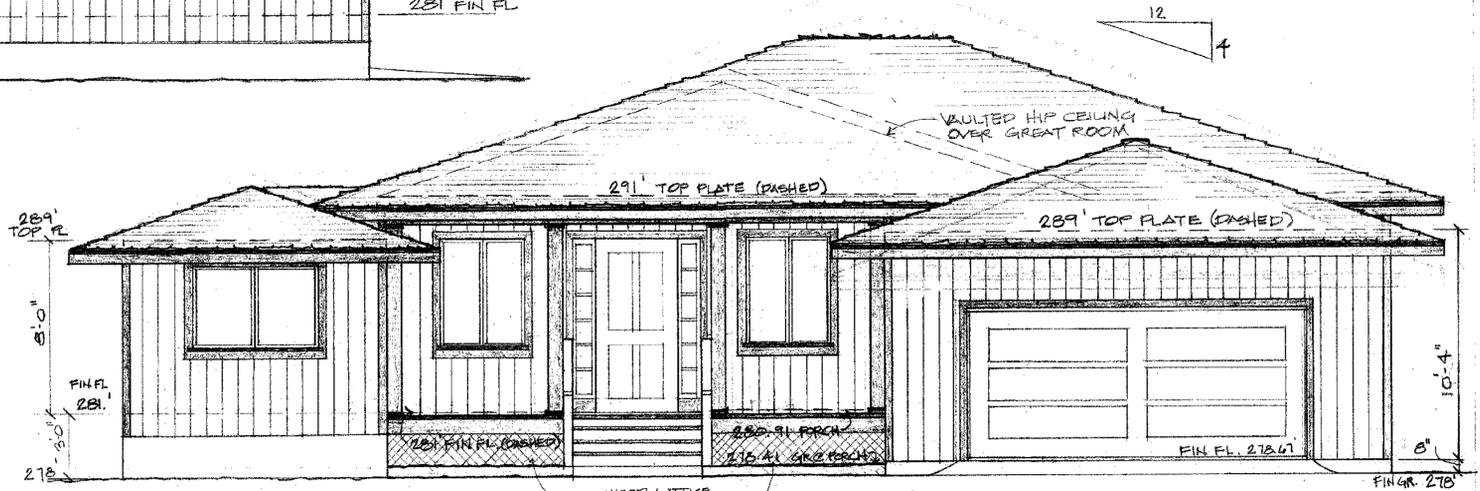




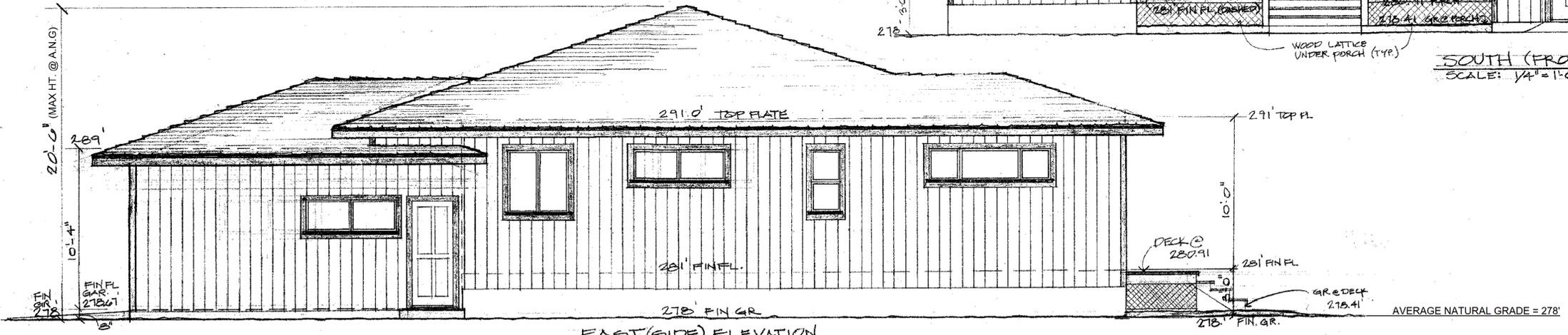
NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



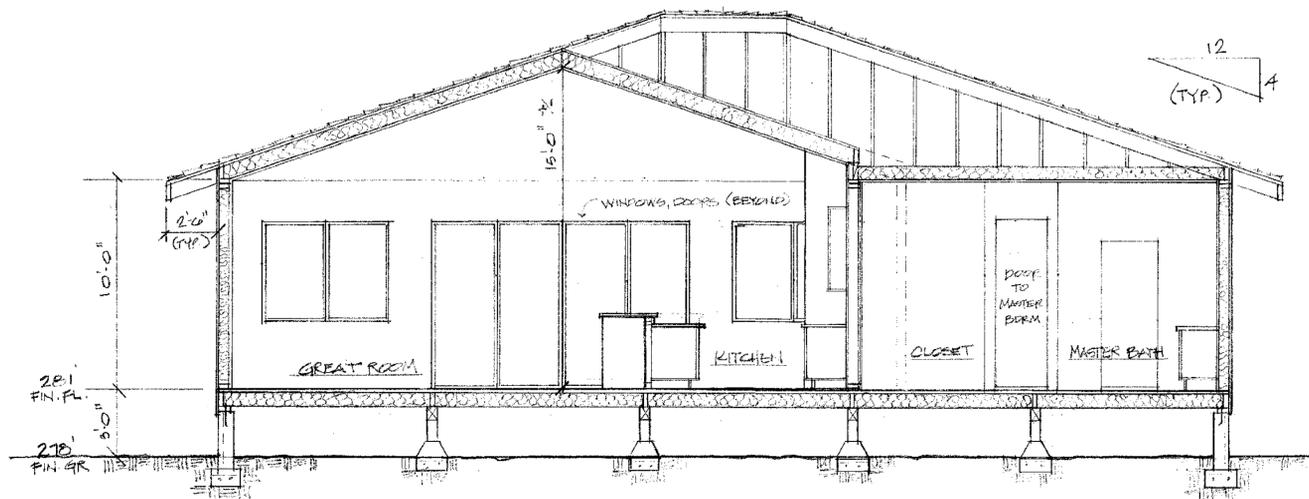
WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



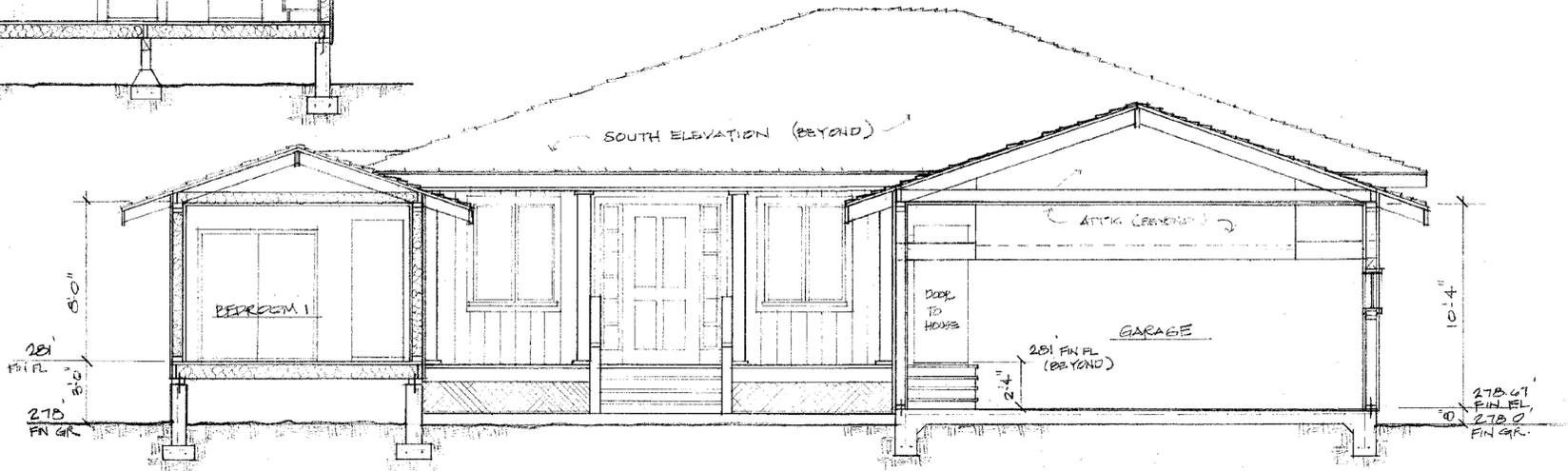
SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



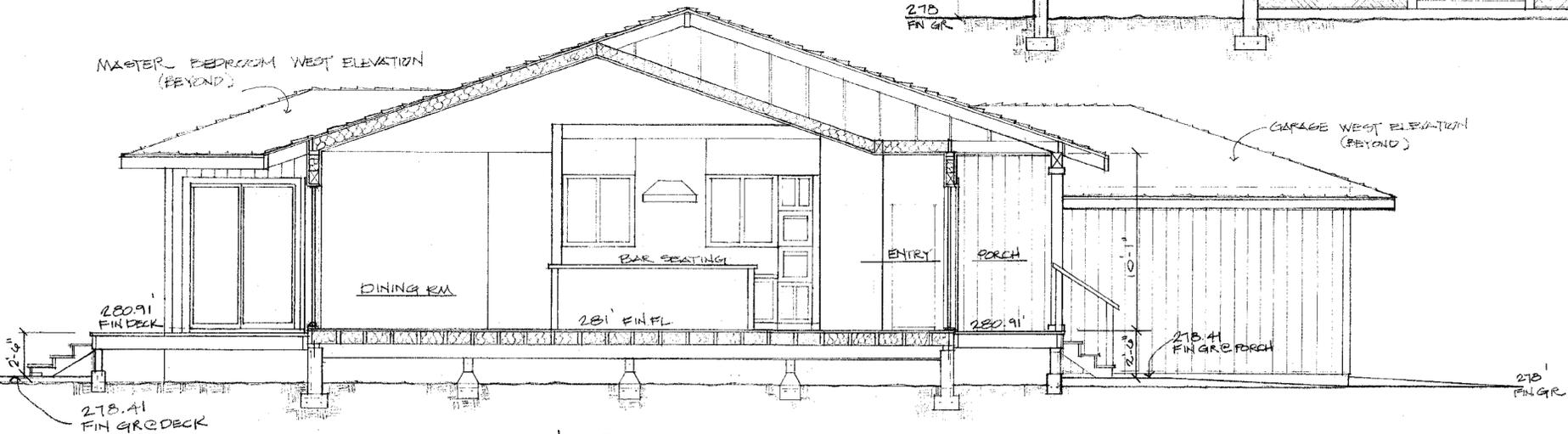
EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



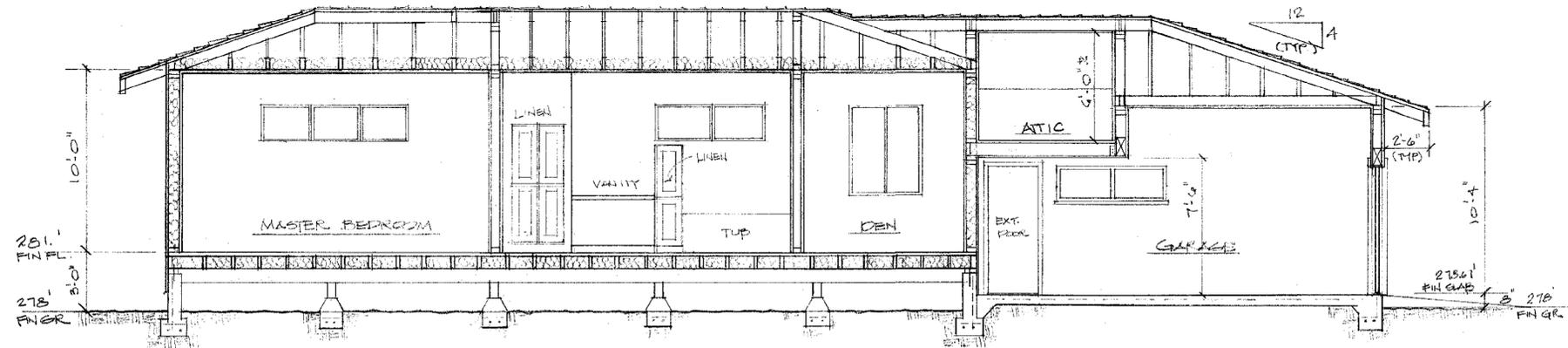
SECTION A
SCALE: 1/4"=1'-0"



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



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



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

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