

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

EAGER JONATHAN B TR (PLN220277)

RESOLUTION NO. 24-

Resolution by the Monterey County Chief of
Planning:

- 1) Finding the project qualifies as categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- 2) Approving an Administrative Permit and Design Approval to allow construction of a 7,514 square foot single family dwelling with a 558 square foot attached garage and associated site improvements.

[PLN220277, Eager Jonathan B Tr, 22 Vasquez Trail, Carmel, Greater Monterey Peninsula Area Plan, (APN: 239-121-009-000)]

The EAGER JONATHAN B TR application (PLN220277) came on for hearing before the Monterey County Chief of Planning on June 5, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning 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;
 - Greater Monterey Peninsula Area 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 22 Vasquez Trail within the Santa Lucia Preserve subdivision in Carmel, (APN: 239-121-009-000), in the Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation, 1 unit per 40 acres with Design Control and Site Plan Review overlay districts “RC/40-D-S”. Resource Conservation zoning allows the first single family dwelling on a lot and accessory structures including garages (Title 21 section 21.36.030). A Design Approval was submitted with this application in accordance with the

regulations within section 21.44.030. The Site Plan Review district requires that an Administrative Permit be obtained prior to the construction of structures (Title 21 section 21.45.040.B). This entitlement includes an Administrative Permit and Design Approval; therefore, the proposed project is an allowed land use for this site.

- c) Site Inspection. The project planner conducted a site inspection on May 5, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- d) Lot Legality. The property is shown in its current configuration as lot 252 within tract 1353 of the Santa Lucia Preserve Phase C Parcel Maps, on page 20 within volume 21 of Cities and Towns. Therefore, the County recognizes it as a legal lot of record.
- e) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations contained in Title 21 Chapter 21.44, which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. The proposed development has been designed to enhance the rural character of the neighborhood. The colors and materials of the proposed structure consists of stained cedar exterior vertical siding, dark metal roof fascia, dark metal window frames and board formed concrete retaining walls. As designed, the proposed dwelling is consistent with the existing neighborhood character of Santa Lucia Preserve.
- f) Development Standards. The proposed development meets all development standards within Title 21. Pursuant to section 21.36.060, the RC zone allows a total lot coverage of 25% (1,569,466 square feet) and the project includes a site coverage of 0.7% (11,695 square feet), well under the allowed amount. The development will be contained within the established homeland boundary; therefore, the proposed structures will meet all setbacks from the property lines. Consistent with the development standards for RC zoning, which includes a 30 foot height limitation for main structures, the main structure will have a height of approximately 17 feet from the average natural grade. The property will have substantial parking space to support the proposed structures. The attached garage offers two covered parking spots and the motor court has two additional uncovered parking spots. The parking plan is consistent with the regulations within Title section 21.58.040 which requires 2 parking spots per single family dwelling. A condition of approval (condition No. 7) has been applied to ensure an exterior lighting plan will be submitted and reviewed for consistency with the County’s exterior lighting criteria prior to any building permits being issued. Therefore, the proposed project is consistent with all applicable development standards.
- g) Biological Resources. Pursuant to Title 21 section 21.66.020.C, a biological report (LIB230223) was prepared for this project to evaluate potential impacts to important biological resources (See Finding 2 and supporting evidence). The biologist conducted a site survey and researched historical occurrences of special status species within the project vicinity on the CNDDDB database. The biologist did not identify any special status species on the property during their survey and do not

believe any will be present or impacted by the proposed project. The biologist recommended a raptor survey to ensure no birds are nesting in nearby trees during construction. This recommendation has been incorporated as Condition of Approval No. 5.

- h) Site Plan Review. The project parcel has a Site Plan Review district overlay. Consistent with Title 21 Chapter 21.45, the applicant provided a detailed plan set with a north arrow and locations of the existing vegetation and topography as well as the proposed structure, grading, and parking layout. An arborist report was provided and determined all protected trees are far enough away from the proposed development that they will not be impacted. Due to the high fire sensitivity, the applicants submitted a fuel management plan detailing how the forested area within 30 and 100 feet of the development will be maintained to reduce potential impacts from wildfires. Pursuant to subsequent section 21.45.040.B, an Administrative Permit was applied to this project because the proposed development does not qualify as a small development project under section 21.45.040.C.
- i) The application, project plans, staking and flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development are found in Project File PLN220277.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Monterey County Regional Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to biological resources, forest resources and soil conditions. The following report has been prepared:
 - “Pre-Construction Tree Impact Assessment” (LIB230222) prepared by Rob Thompson, Monterey, California, July 15, 2023
 - “Lot-Specific Fuel Management Plan” (LIB230224) prepared by Rob Thompson, Monterey, California, July 6, 2023
 - “Biological Resources Report” (LIB230223) prepared by Jeffery Froke, Carmel, California, June 25, 2022
 - “Soils (Percolation Testing Results)” (LIB230341) prepared by Greg Bloom, Watsonville, California, October 23, 2023
 - “Geotechnical Investigation Design Phase” (LIB230225) prepared by Greg Bloom, Freedom, California, March 1, 2022The 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) There are no trees proposed for removal with this project but there are protected trees within the project vicinity. Therefore, a tree assessment

was submitted to assess any potential impacts to these trees. The arborist recommended protective fencing around the critical root zone of these trees (incorporated as Condition No. 4) and stated there would be no significant impacts to the trees.

- d) Pursuant to Monterey County Code section 16.08.110.D, the recommendations within the geotechnical and soils reports shall be incorporated into the grading plans and specifications.
- e) Staff conducted a site inspection on May 5, 2023 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN220277.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the use or structures 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, Monterey County Regional Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The applicants provided a can and will serve letter from the Santa Lucia Preserve Community Services District (SLP CSD) stating they will provide potable water for the proposed project.
 - c) The project includes the installation of a new septic system with leach fields. The proposed onsite wastewater treatment system design was reviewed by EHB and found suitable for the proposed residence with room for possible expansion in the future.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN220277.

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 HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 5, 2023 researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN220277.

5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts construction of new main and accessory structures.
 - b) The proposed single family dwelling and ADU are consistent with the exemption parameters of CEQA Guidelines Section 15303 and therefore qualifies for a Class 3 exception.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of a project site is not considered an environmentally sensitive area and there is no record of sensitive species occurring within the vicinity of the project area;
 - Successive projects of the same type and in the same place (additions to a single-family dwelling on this lot) would not contribute to a significant cumulative impact. The property is currently vacant and does not contain any sensitive habitat areas, any future development would be constructed on an occupied parcel that has undergone human disturbance. At that point, the property would unlikely to contain sensitive habitat that could be impacted by additional development;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1 through 3 and supporting evidence);
 - 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.
 - d) Staff conducted a site inspection on May 5, 2023 to verify that the site and proposed project meet the criteria for an exemption.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN220277.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:**
- a) Pursuant to Title 21 Section 21.80.040.A, an aggrieved party may appeal a decision of the Chief of Planning to the Planning Commission. The decision of the Planning Commission shall be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies as categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
2. Approve an Administrative Permit and Design Approval to allow construction of a 7,514 square foot single family dwelling with a 588 square foot attached garage and associated site improvements.

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

PASSED AND ADOPTED this 5th day of June, 2024:

Melanie Beretti, AICP
Acting, HCD Chief of Planning

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.

County of Monterey HCD Planning

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

PLN220277

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN220277) allows construction of a 7,514 square foot single family dwelling with a 588 square foot attached garage and associated site improvements. . The property is located at 22 Vasquez Trail, Carmel (Assessor's Parcel Number 239-121-009-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 239-121-009-000 on June 5, 2024. 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 HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring 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: 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

Responsible Department: Planning

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

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

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

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

8. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

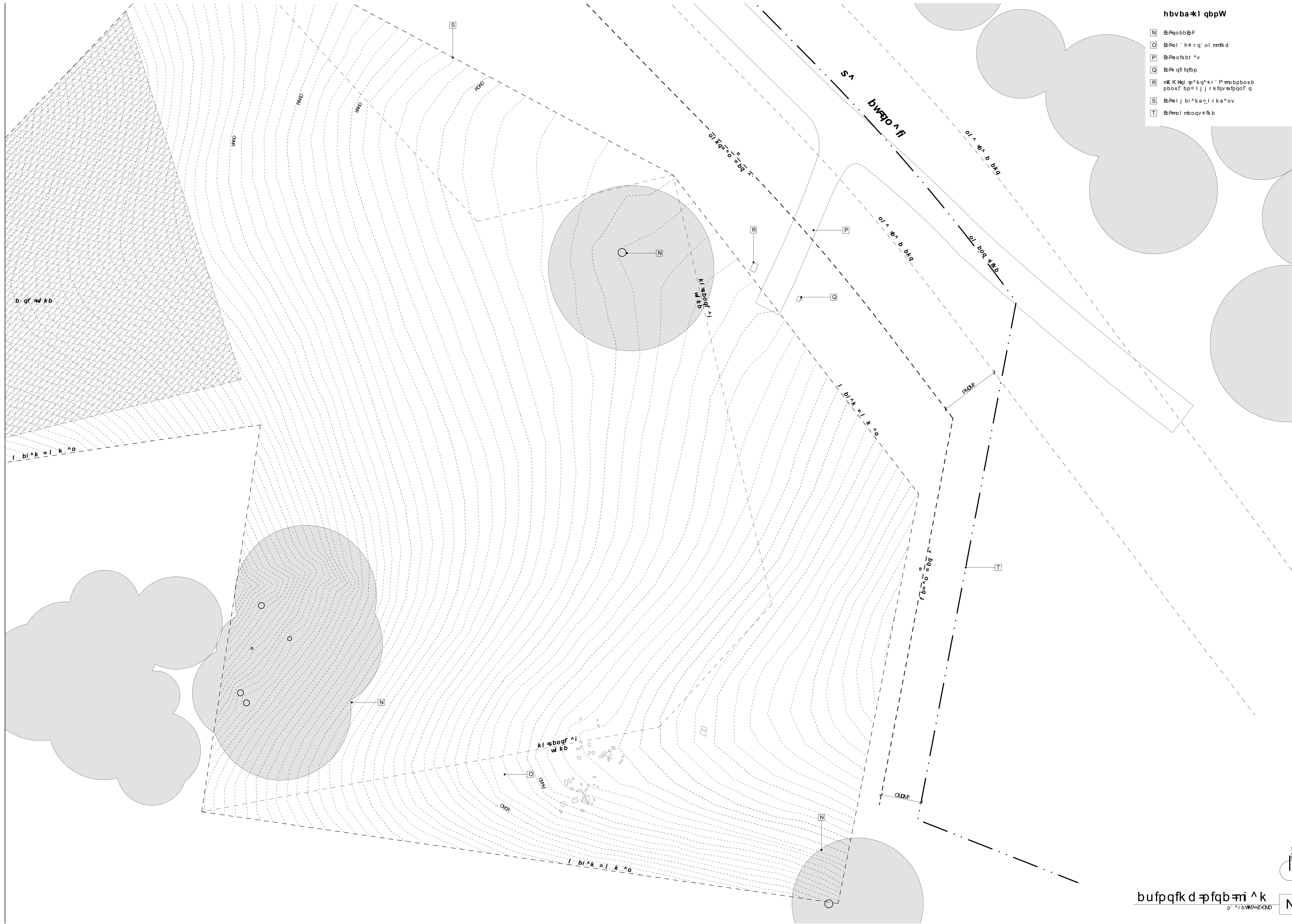
Responsible Department: Public Works

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

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

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

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

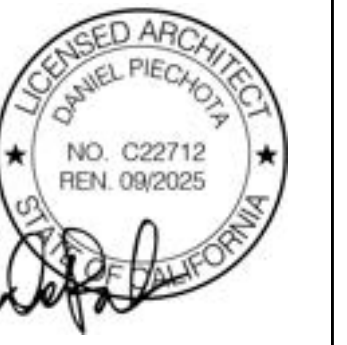


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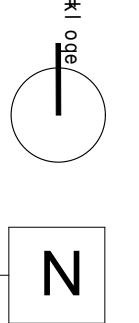
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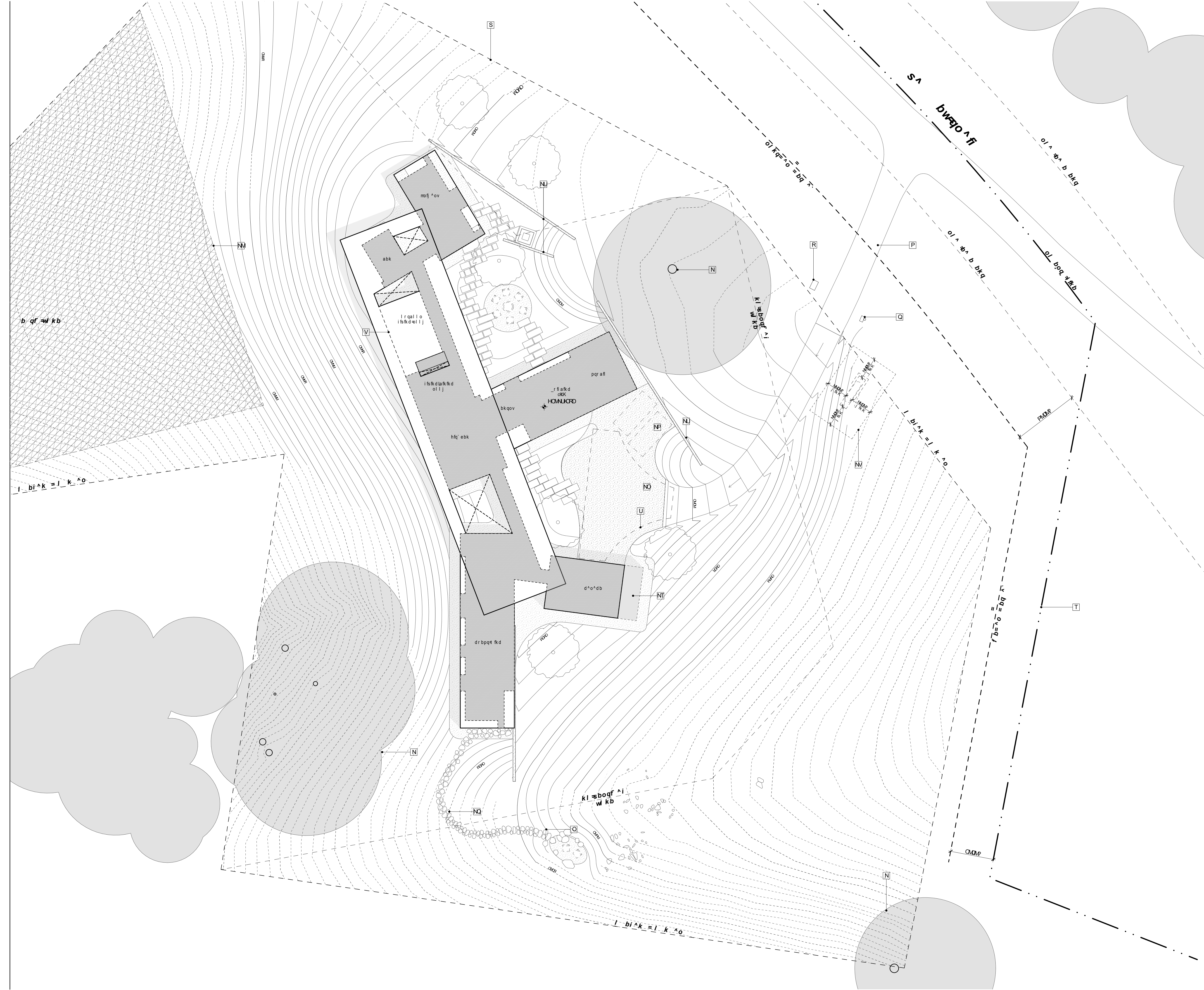
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Qk' c' o' b' a' q' o' r' ' h' a' r' o' k' ' o' l' r' k' a' WPK k' e' k' =

Rk' m' o' l' o' q' i' p' a' q' o' s' e' l' k' p' q' o' r' ' q' l' k' q' e' b' ' a' m' f' ' k' q' l' l' k' b' o' p' e' ' i' i' m' o' l' s' a' b' e' b' i' ' ' a' q' i' k' l' c' a' s' a' q' u' b' e' s' i' f' e' l' o' k' t' a' f' b' k' p' a' p' o' s' v' l' o' p' d' i' o' = f' s' i' b' k' d' k' b' b' o' p' a' o' b' o' b' k' ' b' a' a' q' r' j' Bk' p' o' i' i' b' a' m' o' l' o' q' i' = k' v' a' o' a' f' k' d' f' a' e' a' q' p' e' a' i' i' ' b' p' p' a' a' q' i' p' q' o' i' p' r' o' k' a' f' ' a' q' a' b' i' b' s' a' q' i' k' p' a' k' p' r' j' f' a' b' a' m' ' k' p' k' a' p' a' i' i' o' b' j' ' k' e' f' a' m' ' a' b' r' k' a' f' q' o' b' a' e' o' l' r' d' e' i' r' q' a' e' b' k' q' f' o' v' a' e' c' ' l' k' p' q' o' r' ' q' l' k' k' l' o' h' t' k' a' e' p' e' m' o' j' f' a' b' i' p' ' a' m' e' r' i' k' a' a' m' u' s' =

Sk' e' f' i' j' r' ' r' d' o' a' b' e' p' i' l' m' b' t' ' a' v' o' l' j' o' l' r' k' a' a' q' l' k' l' a' y' m' e' p' ' N' U' M' Q' C' U' M' e' r' e' k' e' =

Tk' obcbqj = f' s' i' a' o' t' f' k' d' p' a' e' l' o' s' i' i' q' o' b' a' f' k' d' c' a' o' a' f' k' d' b' m' ' k' p' e' b' b' q' k' l' q' b' p' a' b' b' a' o' a' f' k' d' b' a' b' o' = q' l' k' k' o' j' a' q' l' k' e' b' q' o' b' p' c' a' m' i' m' p' b' a' d' o' a' f' k' d' =

Uk' obcbqj i' ' k' a' p' ' a' m' b' a' o' t' f' k' d' p' a' e' l' o' s' i' i' f' o' a' f' d' a' q' l' k' m' i' k' p' i' k' l' q' b' p' c' a' b' a' q' i' p' =

Vk' a' a' o' b' p' p' a' k' l' q' b' p' w =
= b' u' p' a' k' d' a' a' o' b' p' p' a' k' l' o' q' i' a' b' j' a' k' i' p' e' l' r' i' a' a' k' b' t' a' a' o' b' p' p' a' k' i' d' b' a' a' a' b' a' a' b' e' l' i' l' l' t' k' d' k' l' q' b' p' m' i' w' w' =

= k' e' e' b' a' a' o' b' p' p' e' i' i' = b' a' e' f' i' b' k' a' e' b' d' f' i' b' c' o' l' j' a' p' o' b' b' q' =
= K' e' a' o' b' p' p' k' r' j' _ b' o' p' p' e' i' i' = b' c' e' d' e' l' e' j' f' k' K' =
= K' e' a' o' b' p' p' k' r' j' _ b' o' p' p' e' i' i' = b' i' l' k' o' a' p' q' k' d' ' i' l' l' o' q' i' a' e' b' f' o' e' ' a' h' d' o' l' r' k' a' l' e' o' p' p' d' o' a' l' i' a' k' r' i' _ b' o' p' p' e' i' i' k' i' q' s' b' a' m' p' q' b' a' e' a' a' o' b' p' p' a' k' r' o' p' o' b' k' i' q' s' ' b' m' q' i' b' =
= K' e' m' o' j' ' k' k' a' e' a' o' b' p' p' k' r' j' _ b' o' p' p' e' i' i' = b' m' o' l' s' a' b' a' k' a' e' b' j' ' a' i' _ u' s' o' a' k' a' m' o' j' ' k' k' b' k' p' d' i' k' a' o' m' i' p' q' e' a' g' i' ' b' k' q' i' a' e' b' a' o' s' b' t' ' a' v' e' b' k' o' a' k' ' b' k' =

i l q e i s b o a b

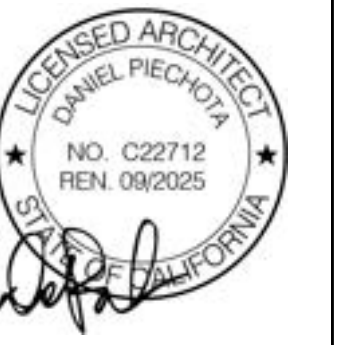
o' b' p' f' a' b' k' ' b' W = = T' I' P' O' = p' n' k' e' q' f' o' c' d' a' o' d' b' W = = S' M' = p' n' k' e' q' f' o' c' ' i' s' b' o' b' a' r' q' a' l' i' o' a' m' q' l' = S' O' M' = p' n' k' e' q' f' o' c' q' l' i' e' l' i' q' m' o' k' i' q' W = N' S' S' F' e' p' n' k' e' q' f' o' c' =

- h' b' v' b' a' k' l' q' b' p' w**
- N Bf' i' q' o' b' b' e' p' f'
 - O Bf' o' l' ' h' a' r' q' o' l' m' m' f' k' d'
 - P Bf' e' o' s' f' b' t' ' v'
 - Q Bf' e' q' i' f' a' b' p' a' s' a' q'
 - R m' k' k' e' l' p' a' k' q' a' r' ' f' a' m' o' b' p' o' s' b' p' o' s' t' ' b' p' = l' j' r' k' f' a' q' a' q' o' f' q' a' ' a' q' b' o
 - S Bf' e' l' j' b' i' a' k' a' e' l' r' k' a' ^ o' v'
 - T Bf' a' m' l' n' b' o' q' v' a' f' k' b'
 - U c' o' b' a' q' o' k' ^ o' l' r' k' a'
 - V i' f' k' b' a' c' a' b' ' h' e' b' v' i' k' a' e' l' l' c' a' f' k' b'
 - N p' b' b' = f' s' i' a' o' t' f' k' d' p' a' e' l' o' p' b' m' q' f' a' b' p' f' k' =
 - N i' ' k' a' p' ' a' m' b' a' o' t' f' k' d' p' a' e' l' o' s' i' i' q' o' b' a' f' k' d' c' =
 - N Bf' e' o' s' b' t' ' a' v' e' b' k' e' l' h' e' i' o' s' i' i' j' ' a' q' o' b' i' p' a' k' a' p' i' l' m' b' i' p' a' k' l' e' k' =
 - N d' r' b' p' q' m' o' h' f' k' d'
 - N i' ' k' a' p' ' a' m' b' a' o' t' f' k' d' p' a' e' l' o' s' i' i' q' o' b' a' f' k' d' c' =
 - N m' k' k' e' l' f' k' q' a' f' i' f' a' b' p' k' l' e' k' p' e' b' b' q' = N M =
 - N c' o' b' b' o' k' a' f' k' d' = S' M' p' m' b' i' b' ' q' o' f' ' a' i' p' o' s' f' b' t' L S' M' p' m' b' i' s' b' o' e' r' o' o' b' k' q' m' o' l' q' b' ' q' l' k' l' e' k' a' t' ' a' q' o' b' j' b' o' b' a' p' e' r' q' t' c' d' i' e' i' ' ' a' q' b' a' t' k' m' a' =
 - N i' l' ' a' q' i' k' e' c' a' f' a' k' e' l' r' p' b' e' b' q' a' m' j' m' p' k' ' l' k' ' o' b' q' m' a' t' f' e' k' e' j' b' ' e' k' e' a' o' a' =
 - N o' b' e' r' k' f' k' d' e' a' i' i' p' a' k' e' l' o' e' b' f' d' e' q' p' k' p' a' k' e' l' o' p' q' o' r' ' q' r' o' a' i' a' b' p' f' a' k' =
 - N n' r' ' a' i' q' v' a' q' b' b' i' = o' a' k' a' e' k' a' b' o' d' o' l' r' k' a' = N M M' d' a' i' i' k' m' o' l' m' k' b' a' k' h' e' l' i' j' m' f' k' q' e' f' e' p' j' b' ' k' a' k' e' m' ' k' l' u' r' f' a' b' i' f' k' p' b' e' r' o' t' b' a' k' p' a' k' a' = b' a' k' m' o' e' ' l' b' = N M Q' E' i' =
 - N m' e' q' j' f' k' f' j' ' p' b' m' o' a' q' l' k' e' b' q' t' b' b' k' r' k' a' b' o' d' o' l' r' k' a' m' b' i' a' p' e' l' k' q' f' k' b' o' e' k' a' r' f' i' a' f' k' d' p' l' m' i' f' a' v' p' e' o' i' l' q' a' f' k' p' a' e' c' ' a' g' i' f' k' f' k' d' m' o' l' n' b' o' q' v' k' =

mo l m p b a p q b e r i ^ k
p' i' b' w = z' o' d' =

mf b' e i' q' a'
= E' U' a' E' i' l' e' E' =

PST: w/Up/ f' k' p' i' a' f' E' = m' p' - a' e' e' - a' a' a' a' q' i' - v' c' m' p' = m' u' c' n' r' r' r' r' r' t' s' m' i' =



s' a' p' n' r' b' w' e' p' f' a' b' k' ' b'
O' e' a' p' i' r' b' w' e' o' ' i' i'
' a' o' j' b' i' l' j' u' q' e' b' p' p' i' e' ' a' v' p' q' p'
^ m' k' w' e' v' a' n' u' m' =

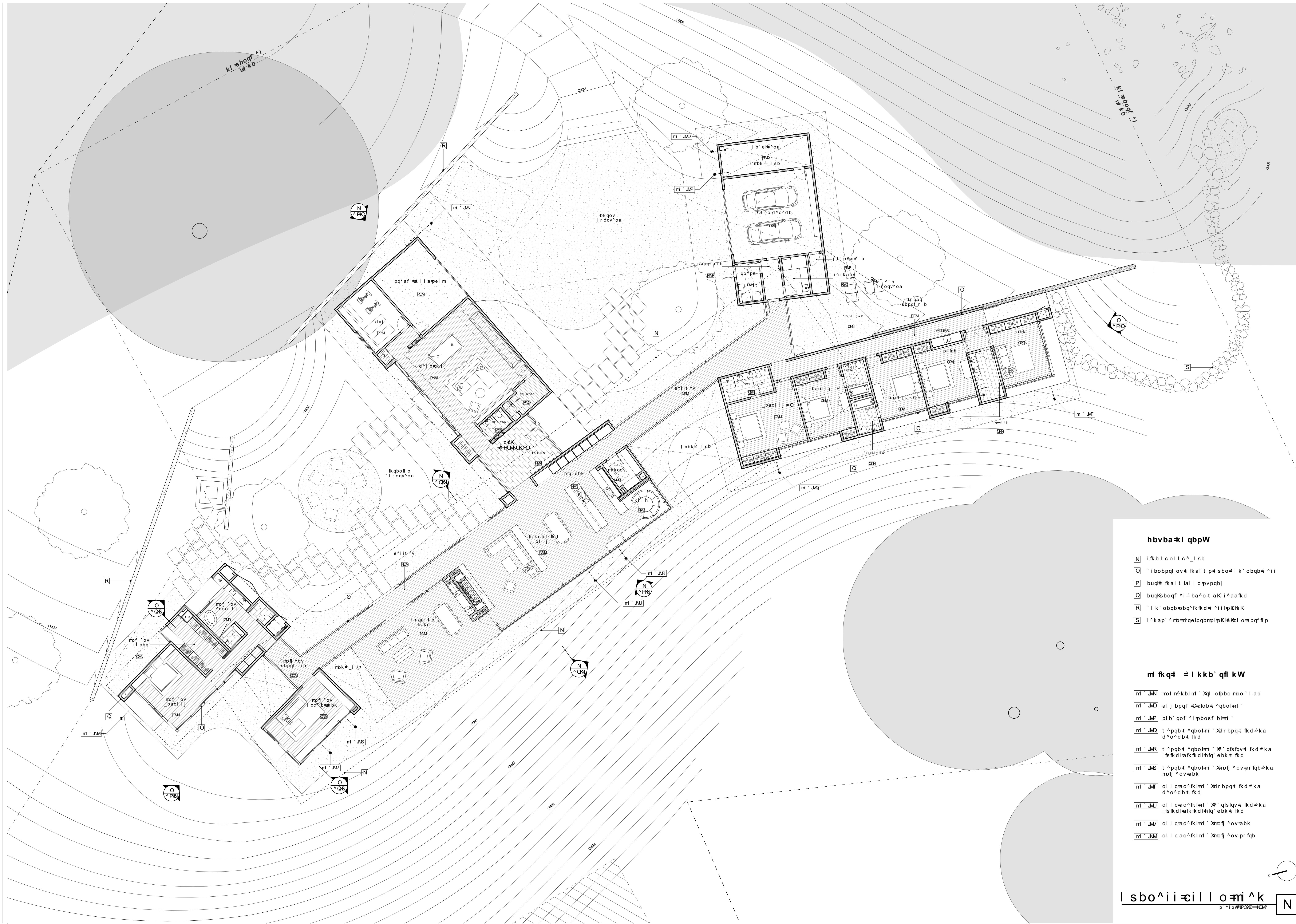
ao' t' i' k' d' f' p' p' b' w

ab' p' o' i' m' q' l' k	...
p' k' e' m' o' b' a' e' k' a' i' e' p' b' k' e' s' e' b' i' t	...
m' ' k' k' e' d' m' m' r' ' q' l' k' p' r' j' f' e' r' i'	...
... r' i' a' k' e' m' o' j' f' e' r' j' f' e' r' i'	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...

p' f' a' b' e' r' i' ^' k' e' m' o' l' m' p' b' a

ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...
ao' t' i' k' d' f' p' p' b' w	...

^ NO



hvbakl qbpw

- N** ikbt cöl l c#_l sb
- O** 'ibopqil ovf fkal t pt sbo=l k' obqt 'ii
- P** buqf fkal t lal l o pvpqbj
- Q** buqf boqf 'i# ba'o# a# i'aakfd
- R** 'i k' obq#bqf fkd#ka 'ii l p k k k
- S** i'akap' ^nb#f qe l p q b m l p k k k l o a b q' f i p

ml fkd# = l k k b' qñ kw

- ml' JN** ml m'k blm' 'Xpl qf p b o # l ab
- ml' JO** al j bpqf 'Cefob' ^qbolm' ^
- ml' JP** bi b' qof 'i p b o s' f' blm' ^
- ml' JO** t' ^pqb# ^qbolm' 'Xir bpq# fkd#ka d^o'db# fkd
- ml' JR** t' ^pqb# ^qbolm' 'X' qsfqv# fkd#ka i f s k d l a f k f d l h f q' e b k # f k d
- ml' JS** t' ^pqb# ^qbolm' 'Xro f j ^ovpr fqb#ka mof j ^ov#bk
- ml' JI** ol l cao^fklm' 'Xir bpq# fkd#ka d^o'db# fkd
- ml' JU** ol l cao^fklm' 'X' qsfqv# fkd#ka i f s k d l a f k f d l h f q' e b k # f k d
- ml' JV** ol l cao^fklm' 'Xro f j ^ov#bk
- ml' JN** ol l cao^fklm' 'Xro f j ^ovpr fqb

l s b o ^ i i c i l l o m i ^ k

mfb' el q'
~EALUÉAIIÉÉ

s^ p n r b w e p f a b k ' b
CDe: p n r b w e p f a b k ' b
' ^ o j b i l u q e b b p b i # ^ p v p c p
' ^ m k w p v a n u m

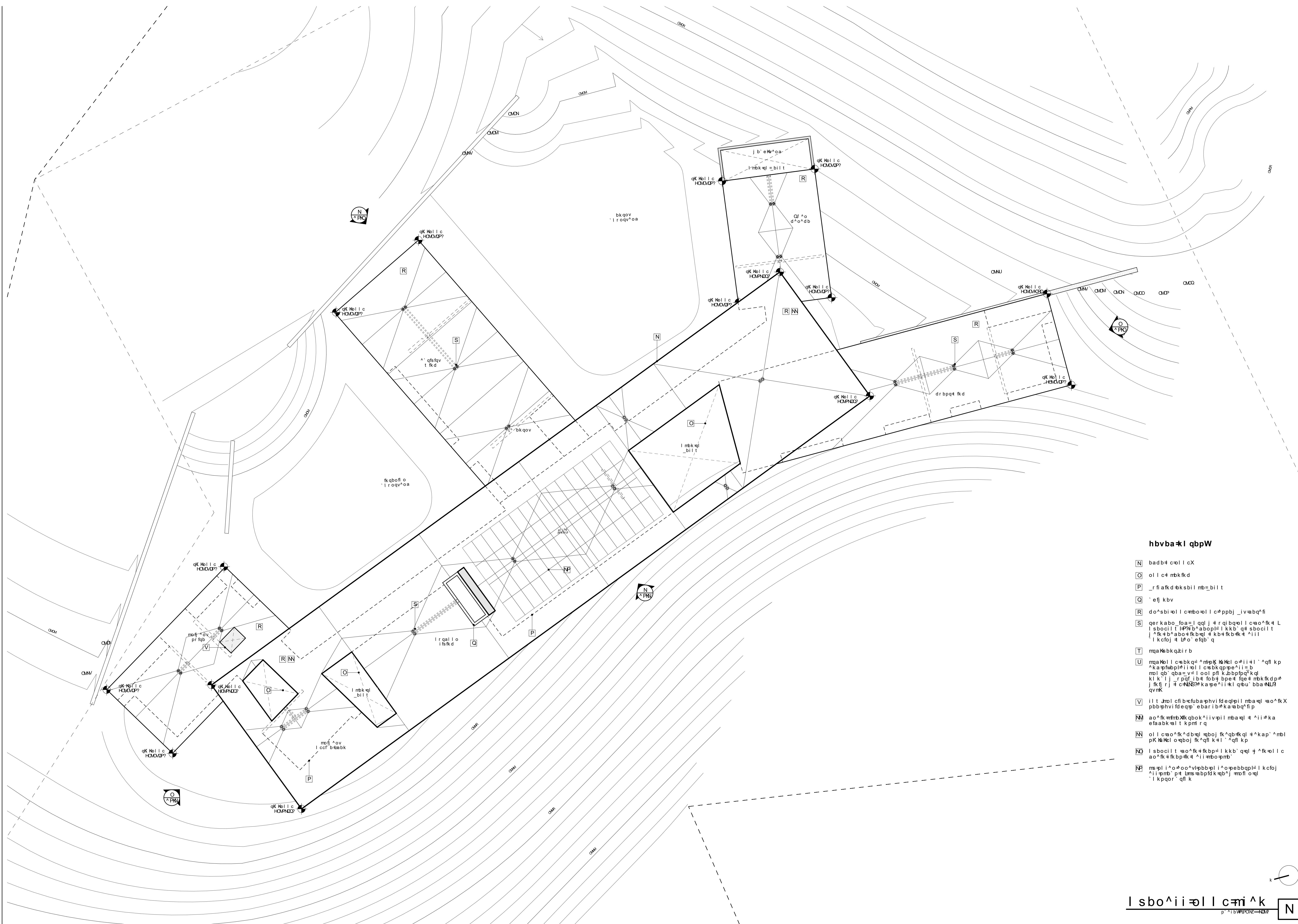
LICENSED ARCHITECT
DANIEL PIECHOTA
NO. C22712
REN. 09/2025

80'1 fkd# p r b w
kl k
N
O
P
Q
R
S
J
U

ill o m i ^ k # o l r k a

80'1 fkd# = v m p k j b c
' e b' h b a # v m p

^ OKN



hbvba-k l qbpW

- N** badb' c'ail cX
- O** ol l c' mbk fkd
- P** _r fia fkd bks bil mb= bil t
- Q** 'efj kbv
- R** do' s'bi=ol l c' mbo=ol l c' p'pbj _l v'abq'fil
- S** qer kabo_ foa= l qql j' r qibq'ol l c' ao' f'k t L l sbocil l t' p' b' abopil l kkb' q' sbocil t j' f'k b' abopil f' b' q' k' b' f' b' k' t' a' i' l l k' c' f' j' t' l' b' o' e' f' q' b' q'
- T** mqa' k' b' k' q' b' r' b
- U** mqa' k' l' c' b' k' q' = ' m' p' k' l' k' o' s' i' i' l' ' a' q' l' k' p' ' k' a' p' l' b' p' i' i' i' l' c' e' b' k' q' p' e' a' i' i' = b' m' l' q' b' q' a' = v' l' o' o' l' p' l' k' b' b' p' q' k' l' k' i' l' j' _r' p' o' t' l' b' t' b' o' b' p' e' t' f' e' t' m' b' k' f' d' p' e' j' f' k' j' r' j' t' c' n' n' s' k' a' p' e' i' i' k' l' q' b' u' b' b' a' n' l' l' q' y' i' n' k'
- V** il l t' j' m' l' c' f' i' b' e' f' u' b' a' p' h' i' f' d' e' q' p' i' l' m' b' a' q' l' m' b' a' q' l' m' b' a' q' l' p' b' b' a' p' h' i' f' d' e' q' p' e' b' a' r' i' b' e' k' a' b' q' a' f' i' p'
- M** ao' f' k' m' f' b' k' q' b' k' i' i' v' p' i' l' m' b' a' q' l' t' a' i' i' t' k' a' e' f' a' a' b' k' a' l' t' k' p' n' l' r' q'
- N** ol l c' ao' f' k' d' b' q' l' q' b' o' j' f' k' a' q' l' k' a' i' ' a' q' l' k' p'
- NO** l' sbocil t' ao' f' k' a' f' k' b' p' = l' k' k' b' q' a' l' t' a' f' k' a' l' l' c' ao' f' k' a' f' k' b' p' k' t' a' i' l' m' b' o' a' p' m' b'
- NP** m' e' p' l' i' o' s' o' o' v' l' p' b' b' p' l' i' o' s' e' p' e' b' b' p' l' e' l' k' c' f' o' j' a' i' i' p' m' b' p' t' l' a' n' s' a' b' p' d' k' q' b' a' j' m' o' l' o' q' l' i' k' p' q' o' r' q' l' k'

mf' e' l' q'
~E' A' U' a' E' A' l' i' e' E'

s' p' n' t' b' w' e' b' p' f' a' b' k' b' b
O' d' e' r' p' n' t' b' w' e' o' t' i' i'
' A' o' j' b' i' l' u' q' e' b' b' p' i' i' s' a' p' p' o' p'
' m' k' w' e' p' u' n' u' m' w'

ao' t' l' k' d' f' p' r' b' w

kl k

N N O P O R S T U

ao' t' l' k' d' f' p' r' b' w

ao' t' l' k' d' = v' m' p' k' j' b' c

p' a' i' b' w

ao' t' l' k' d' = v' m' p

il l o' t' i' k' t' o' l' l

ao' t' l' k' d' = v' m' p' k' j' b' c

ao' t' l' k' d' = v' m' p

il l o' t' i' k' t' o' l' l

il l o' t' i' k' t' o' l' l



NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"



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

- KEYED NOTES:**
- 1 GRAVEL ROOF
 - 2 DARK METAL FASCIA
 - 3 CONCRETE FIRE PLACE
 - 4 ALUMINUM WINDOW SYSTEM, DARK
 - 5 CONCRETE WALL
 - 6 WOOD SIDING

- LEGEND**
- PROPOSED GRADE
 - - - EXISTING GRADE

PIECHOTA
architecture
367 9th St., Suite B San Francisco, CA 94103 Ph 415.5517600

PRELIMINARY
NOT FOR CONSTRUCTION

VASQUEZ RESIDENCE
22 VASQUEZ TRAIL
CARMEL-BY-THE-SEA, CA 93923
APN: 239-121-009

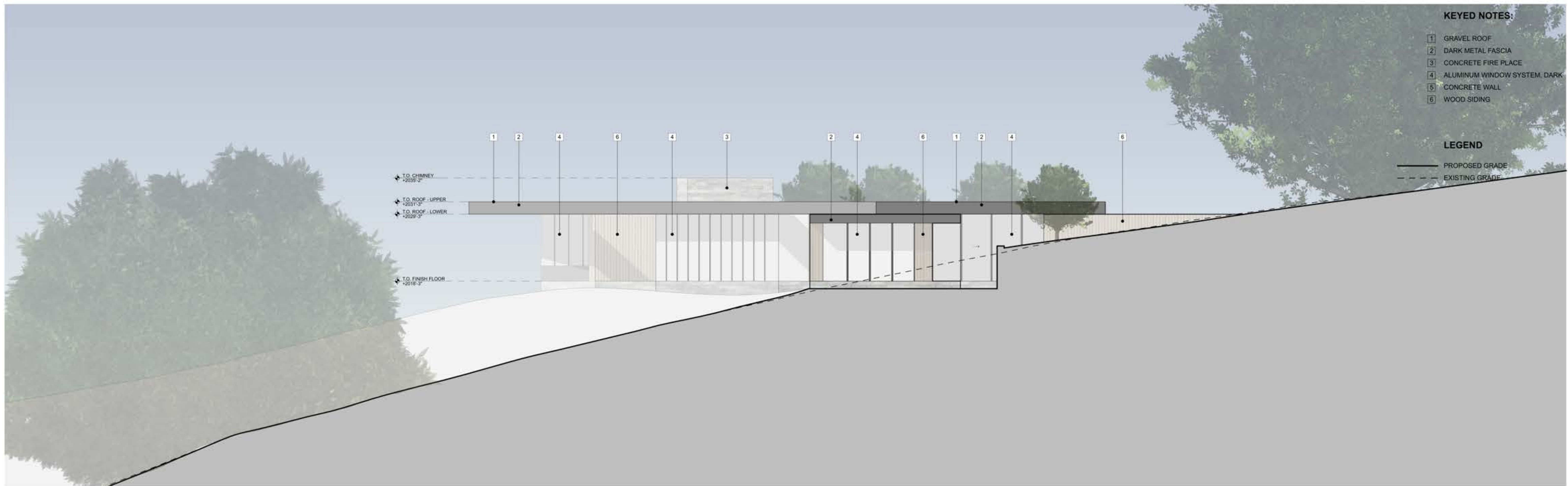
DRAWING ISSUE:

NO.	DATE	DESCRIPTION
1	07/06/2023	S.L. PRESERVE - FINAL DESIGN REVIEW
2	08/01/2023	PLANNING APPLICATION SUBMITTAL
3		
4		
5		
6		
7		
8		

EXTERIOR ELEVATIONS

DATE: 8/3/23
SCALE: AS NOTED
DRAWING BY: PS/MM/YF
CHECKED BY: PS

A3.1



SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



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

- KEYED NOTES:**
- 1 GRAVEL ROOF
 - 2 DARK METAL FASCIA
 - 3 CONCRETE FIRE PLACE
 - 4 ALUMINUM WINDOW SYSTEM, DARK
 - 5 CONCRETE WALL
 - 6 WOOD SIDING

- LEGEND**
- PROPOSED GRADE
 - - - EXISTING GRADE

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DRAWING ISSUE:

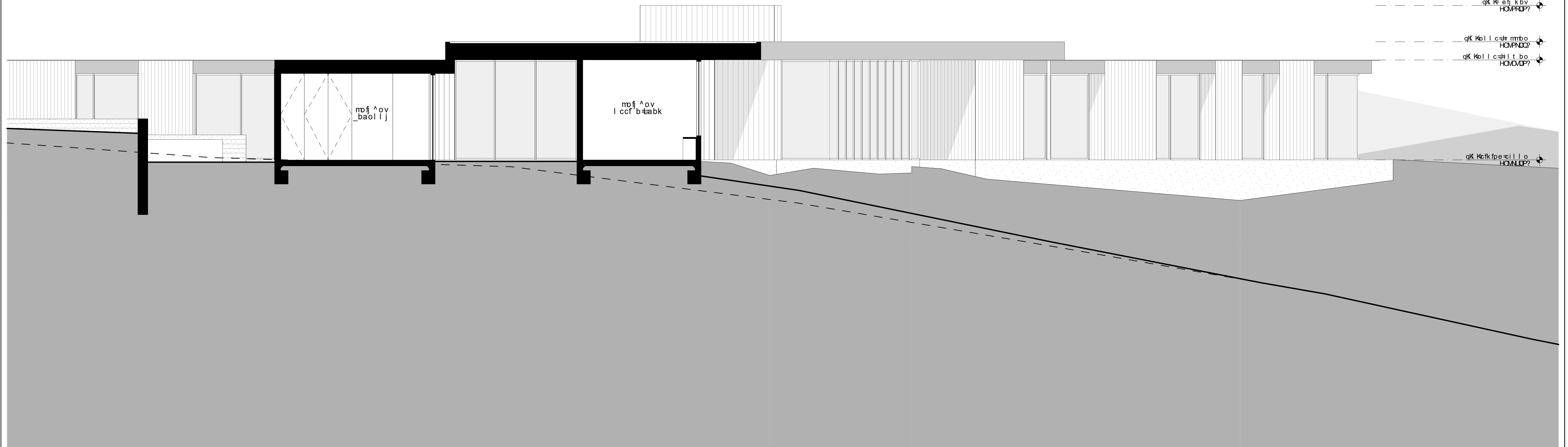
NO.	DATE	DESCRIPTION
1	07/06/2023	S.L. PRESERVE - FINAL DESIGN REVIEW
2	08/01/2023	PLANNING APPLICATION SUBMITTAL
3		
4		
5		
6		
7		
8		

EXTERIOR ELEVATIONS

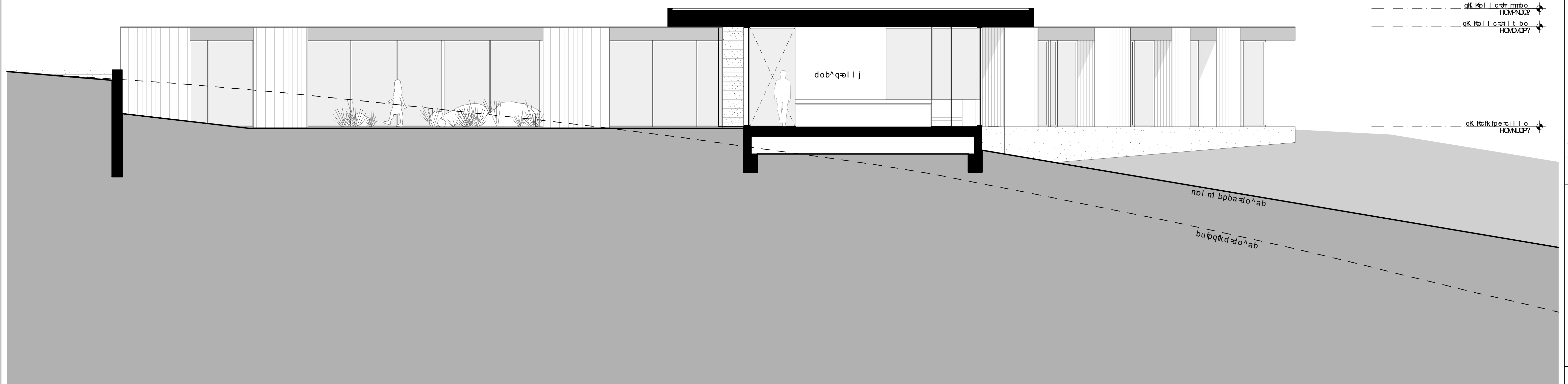
DATE: 8/3/23
SCALE: AS NOTED

DRAWING BY: PS/NM/YF
CHECKED BY: PS

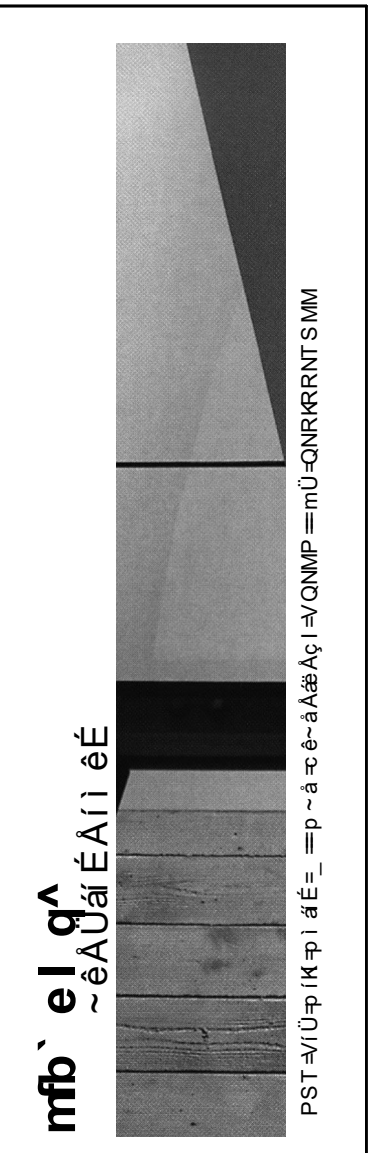
A3.2



— r fi afk d p b` qfl k O



— r fi afk d p b` qfl k N



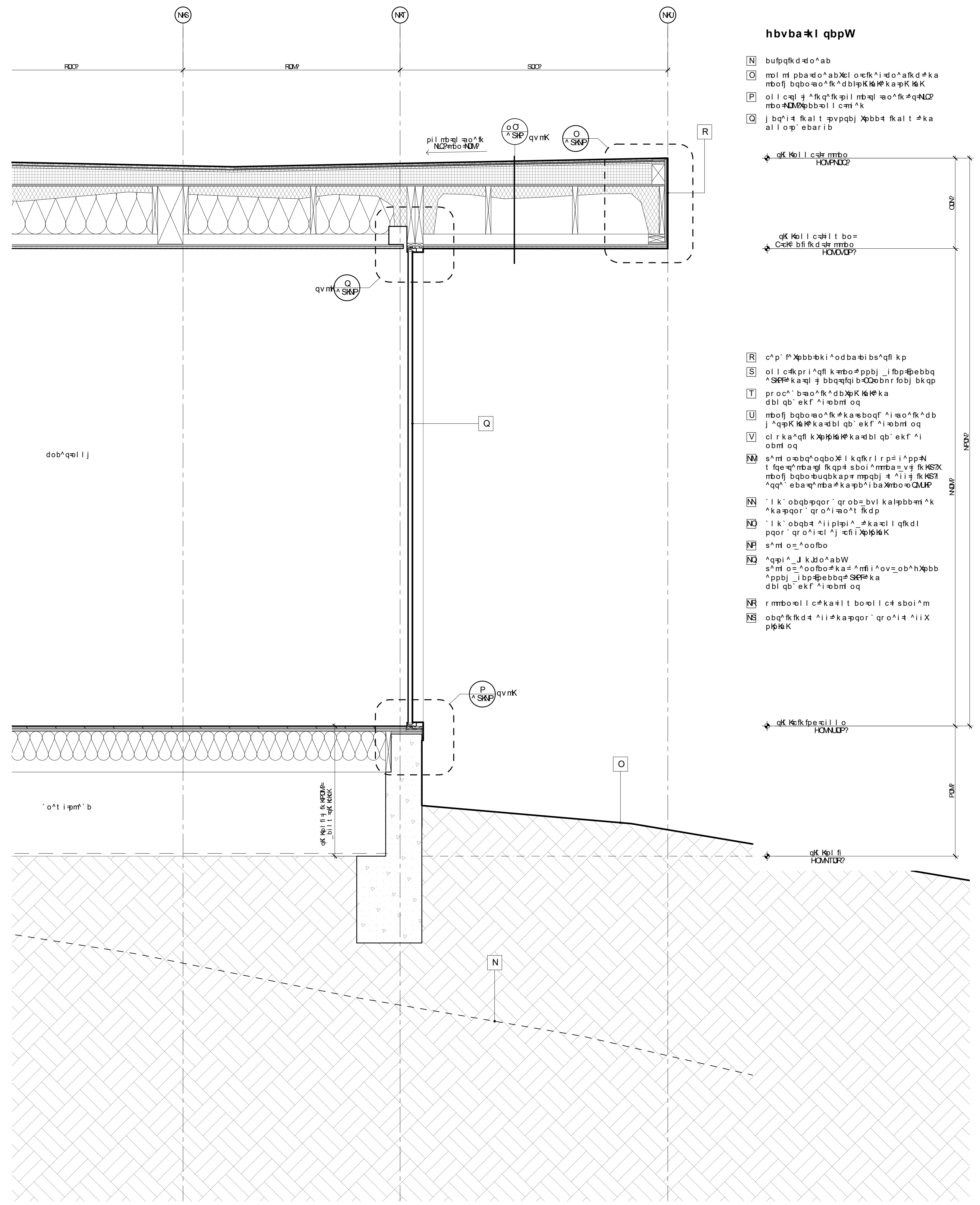
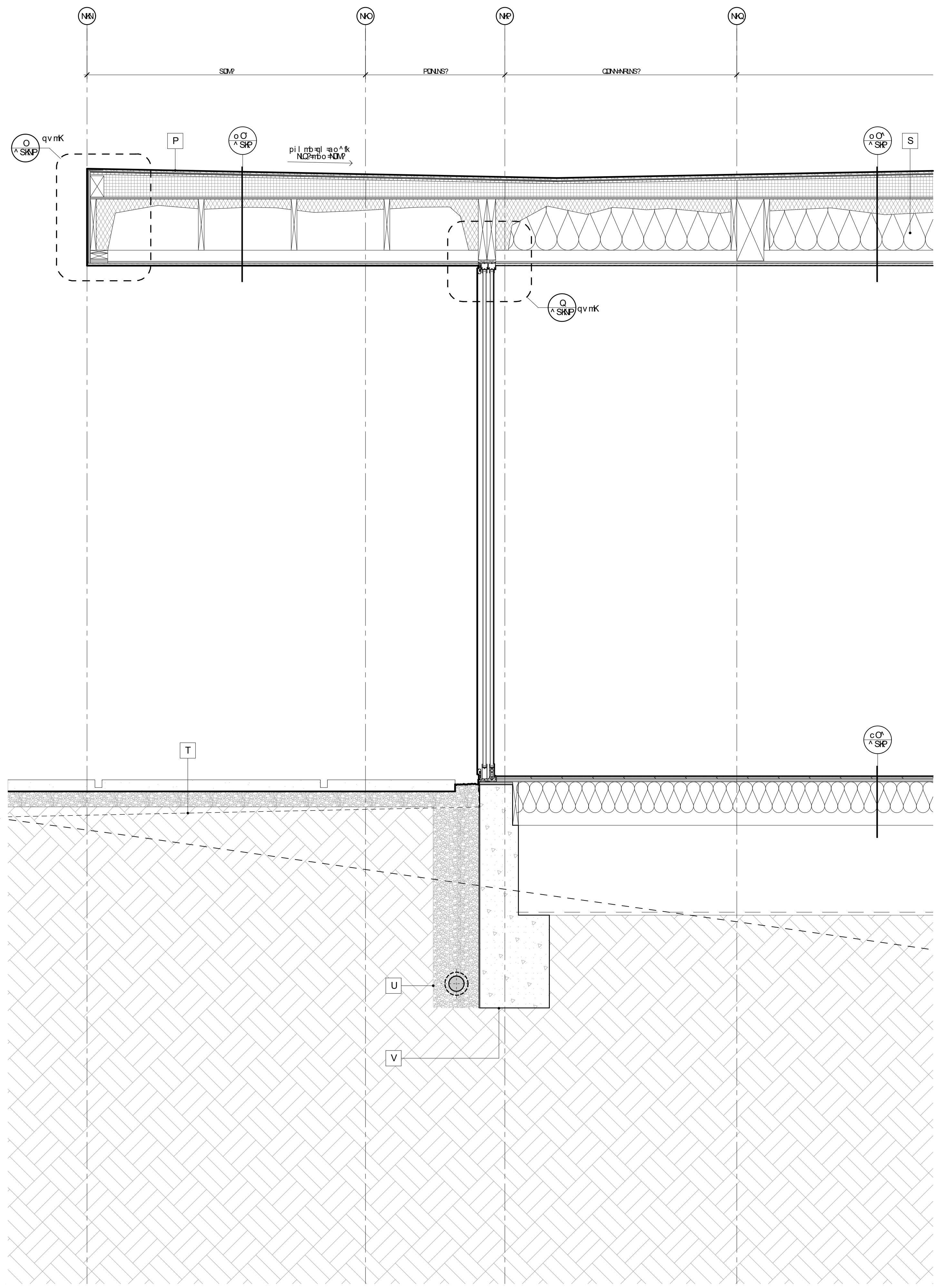
s^ p n r b w e b p f a b k` b
 O d e r p i n r b w e q o` t i
 ^ o j b i l l v q e b p b` i e ^ a p p o p
 ^ m k w p v a n u m

abp` o f m q l k
 p k e n o p o s t a e k` t a p b k e o s b t
 m` k k k d m m r` q k k p r` l q r t
 _ r f i a k d p b` q f l k` l q r t

a` q b
 m i t o d o p
 m i t o d o p
 m i t o d o p

p b` q f l k p e r f i a k
 a` q b w N N I T O A P a o` t f k d = v m p k j b c
 p` t i b w ^ p k i q b a ` e b` h b a = v m p





hbvba#l qbpW

- N bulpqk d d o a b
- O m o l m p b a d o a b x l o c e f k i d o a f k d e k a m b o f b q b o a o a k d b l p k l e k e k a p k l e k
- P o l i c a l j a f k q f k p i l m b a j a o a k q e n c o r m b o d o p b b o l i c m i a k
- Q j b q i t f k a l t p v p q j x b b t f k a l t e k a a l i o p e b a r i b

qk k e l i c e t r m m b o
H O V N D P ?

qk k e l i c e t r m m b o
C e t e b f i f k d e t r m m b o
H O V N D P ?

- R c a p i t x b b b k i a o d b a b i b s a q l i k p
- S o l i c k p r i a q l i k a m b o p p b j i f b p e b b q a s e f k a q l j b b q q l i b o o b n r f o j b k a p
- T p r o a b a o a k d b x p k l e k e k a d b l q b e k f a i o b m o q
- U m b o f j b q b o a o a k e k a s b o q f a i a o a k d b j a q p k l e k e k a d b l q b e k f a i o b m o q
- V c l r k a a q l i k x p l e k e k a d b l q b e k f a i o b m o q
- NM s a m o o b q a o b o x l i k q k l i r p a i p p n t f e a n b a q l f k p p t s b o i m b a e v j f k k s x m b o f j b q b o u b k a p r m p q b j t a i j f k k s x a q q e b a q n b a e k a p b a i b a x m b o o Q M U P
- NN i k o b b q p q o r q r o b s b v l k a l p b b m a k a k a p q o r q r o a i a o t f k d p
- ND i k o b b q t a i j p l p i a e k a e l i q k d l p q o r q r o a i e l a j e f i i x p l e k
- NE s a m o a o o f b o
- NO a q p i a j k j o a b w s a m o a o o f b o e k a e a m f i a o v o b a h x p b b a p p b j i b p e b b q e s e f k a d b l q b e k f a i o b m o q
- NR r m m b o l i c e k a i l t b o e l i c e s b o i a m o b q f k f k d t a i e k a p q o r q r o a i t a i i x p l e k
- NS

qk k e l i f e s i l l o
H O V N D P ?

qk k e l i f e s i l l o
H O V N D P ?


qk k e l i f e s i l l o
H O V N D P ?

qk k e l i f e s i l l o
H O V N D P ?

qk k e l i f e s i l l o
H O V N D P ?

qk k e l i f e s i l l o
H O V N D P ?

qk k e l i f e s i l l o
H O V N D P ?



 s a p n r b w e b p f a b k b
 C e r p n r b w e o t i
 a o j b i j u q e b b p b i e a p p o r
 a n k w p v a n u m

a o t i f k d f p r b w
 k l i k
 N O P Q R S T U
 a a b
 N N I T O A P
 a p k l q b a
 a o t i f k d e v m p k j b v c
 e b h b a e v m p

a b p o f m q l i k
 r i a k e m o j f e p r i l e q i

a o t i f k d f p r b w
 a a b
 N N I T O A P
 a p k l q b a
 a o t i f k d e v m p k j b v c
 e b h b a e v m p

t a i i p b q f l k e d o b a q o l i j

N