

# Exhibit A

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# DRAFT RESOLUTION

## Before the Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

**SPEDDING RANDI M OSNAS ET AL (PLOG) (PLN230306)**

**RESOLUTION NO. ----**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project Categorical Exempt pursuant to CEQA Guidelines section 15303, Construction of New Facilities, and no exceptions pursuant to section 15300.2 can be made; and
- 2) Approving an Administrative Permit and Design Approval to allow construction of a 1,920 square foot pre-manufactured single family dwelling on a permanent foundation with a 770 square foot uncovered deck, a 960 square foot pre-manufactured accessory dwelling unit on a permanent foundation with a 152 square foot uncovered deck, and a 727 square foot detached garage. Site improvements include the creation of a driveway and approximately 42 cubic yards of cut and 36 cubic yards of fill.

[PLN230306, Spedding Randi M Osnas Et Al (Plog), 270 W Carmel Valley Rd, Carmel Valley, Carmel Valley Master Plan, (APN: 189-151-012-000)]

**The Spedding Randi M Osnas Et Al (Plog) application (PLN230306) came on for an administrative hearing before the Monterey County HCD Chief of Planning on June 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, 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;
  - Carmel Valley Master Plan; and the
  - 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) Project Description. The proposed project includes construction of a 1,920 square foot pre-manufactured single family dwelling, a 960 square foot pre-manufactured accessory dwelling unit on a permanent foundation, a 727 square foot detached garage and workshop, a new access driveway and associated site improvements including approximately 900 square feet of decking and approximately 42 cubic yards of cut and 36 cubic yards of fill.
- c) Allowed Use. The property is located at 270 W Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-151-012-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential with a density of one unit per acre with Design Control, Site Plan Review and Residential Allocation Zoning overlay districts or "LDR/1-D-S-RAZ". This property abuts Carmel Valley Road and is subject to a 100 foot setback from the scenic road for all proposed structures. Zoning allows for the first single family dwelling, an accessory dwelling unit (ADU), and non-habitable accessory structures pursuant to Title 21 sections 21.14.030.A, Q and F, respectively. A Design Approval is required pursuant to Title 21 section 21.44.030, as the project is located within a Design Control district. Additionally, because the project site is located within a Site Plan Review district, an Administrative Permit must be obtained pursuant to Title 21 section 21.45.040. As all necessary entitlements have been applied to this application; therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject property, APN: 189-151-012-000, was created through a Minor Subdivision (MS-500), approved on April 16, 1968 by the County of Monterey Subdivision Committee. The subject parcel is shown in its current configuration on the Record of Survey titled "Division of A.P. 189-151-04 for Jeanette Ayres, in Parcel No. 3, Rancho Los Laureles". This Record of Survey was approved with the Minor Subdivision in April of 1968 and was filed with the recorder's office on October 30, 1968 in book 8 of surveys, page 140. Therefore, the County recognizes the subject lot as a legal lot of record. Under the current grant deed, there are four owners who all own a portion of interest of the property. One of the owners is the applicant, Renee Plog, all other owners have submitted letters stating their acknowledgement of the proposed project on their parcel.
- 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 Carmel Valley Master Plan Policy CV-1.20 requires colors and materials of new structures to be compatible with structural system of the building and with the appearance of the building's natural and man-made surroundings. The proposed colors and materials include dark bronze metal siding, medium brown, natural wood siding and matte black accents around the doors and windows. Staff conducted a site visit to the property and surrounding area and

found the proposed colors and materials in other residential structures nearby. Therefore, the proposed colors and materials are compatible with the neighborhood character. Also consistent with Policy CV-1.20, the height and bulk of the three proposed structures are an appropriate scale for the area. Each structure is a single story and the ADU and garage/workshop are both located in front of the single family dwelling to shield the single family dwelling from Carmel Valley Road and give the illusion of less development. There are existing oak trees that line the property's edge along Carmel Valley Road, over 100 feet from the development area. These trees will remain following construction and will further shield the development.

- f) Development Standards. Development standards for the Low Density Residential Zoning District can be found in Title 21 section 21.14.060. The property is approximately 1.4 acres (62,197 square feet). The applicants are proposing one single family dwelling, consistent with the allowed density of 1 residential unit per acre. Lots zoned LDR that exceed 20,000 square feet are allowed a 25% lot coverage. The applicants are proposing a lot coverage of 4,529 square feet, or 13.7%. The proposed ADU is 960 square feet with a height of approximately 12 feet, consistent with the development standards for ADUs pursuant to Title 21 section 21.64.030, which allows a maximum size of 1,200 square feet and height of 16 feet. The allowed maximum height for main structures in LDR zoning districts is 30 feet and the proposed single family dwelling is well under the maximum with a proposed height of 12 feet and 5 inches. The proposed garage is also under the allowed a maximum height of 15 feet with a height of 13 feet and 5 inches. As the property front Carmel Valley Road, all structures are subject to a 100 foot front setback from the scenic road. The structure nearest the road is the ADU which is setback 104 feet, the garage/workshop and single family dwelling are behind the ADU and further exceed the 100 foot setback. The required rear setback for main structures is 20 feet, ADUs is 4 feet and accessory structures is 1 foot. The main dwelling is the closest structure to the rear property line and has a proposed rear setback of approximately 180 feet. All the proposed structures well exceed the required rear setback requirements. The required side setback for main structures is 10% of the average width of the lot, 17 feet in this case. The single family dwelling has proposed side setbacks of 36 and a half feet from the private road and utilities easement to the south and 23 and a half feet from the northern property line. The proposed non-habitable accessory structure also exceeds the required 6 foot side set back with side setbacks of over 30 feet in each direction. The ADU is required to have a 4 foot side setback, the proposed setbacks are 11 feet and 110 feet. Each structure is over 10 feet away from each other to satisfy the required minimum distance between structures. Therefore, the proposed project is consistent with all applicable site development standards.
- g) Manufactured Dwelling. The proposed single family dwelling and ADU are prefabricated structures that will be installed on permanent foundations. Per the County's definition in Title section 21.06.380, a manufactured dwelling unit is a dwelling structure, constructed in part

or in whole off the building site, including a mobile home meeting the standards of the National Manufactured Housing and Construction Safety Act of 1976, and subsequently transported to the site and installed on a permanent foundation. The proposed dwelling will be built to order and delivered to subject property once they have been completed in the factory. Therefore, they qualify as manufactured dwellings. Title 21 section 21.14.070.A states that manufactured dwellings meeting the standards of Title 21 section 21.64.040 are permitted subject to the requirements of any conventional dwelling unit in the LDR district. Title 21 section 21.64.040 requires the manufacture date of the manufactured dwellings be no more than 10 years from the date of the application for a permit to install the manufactured dwelling unit. As the proposed dwellings are built to order, they have not yet been built and will be constructed following the issuance of construction permits from the County. Manufactures homes are also required to use siding and roofing materials that are similar to other residences in the immediate area. As demonstrated above under Evidence “e”, the proposed materials are compatible with the neighborhood character and surrounding man-made structures. Therefore, the proposed manufactured dwellings are consistent with all applicable regulations and policies.

- h) Biological Resources. County GIS data identified potential habitat for Carmel Valley malacothrix on the subject parcel. Additionally, the construction site is approximately a quarter of a mile from the Camel River which is a known habitat for multiple special status species, including California Red Legged Frogs, which are known to travel up to two miles. Pursuant to Title 21 section 21.66.020, a Biological Report (LIB240085) was prepared for the project to evaluate potential impacts to nearby resources. The biologist conducted a pedestrian survey and did not identify any special status species or potential habitats onsite. The biologist stated their confidence that the proposed project will not have a significant impact on any special status species; they did not recommend further investigation or mitigation.
- i) Archaeological Resources. The project site is located in an area of high archaeological sensitivity; therefore, pursuant to Title 21 section 21.66.050, an Archaeological Assessment (LIB240084) was prepared to address potential impacts to culturally significant resources. No culturally sensitive materials were observed during the pedestrian survey and NWIC Records Search did not produce evidence for significant archaeological resources within the parcel either. The archaeologist recommended that the contractor be allowed to proceed with construction-related excavation proposed with the project with no archaeological conditions of approval or mitigation. However, due to the high archaeological sensitivity of the site, a standard condition of approval has been incorporated require work be halted if unidentified resources are accidentally uncovered.
- j) The project planner conducted a site visit on April 24, 2024 and reviewed aerial satellite imagery to verify that the project on the subject parcel conforms to the plans listed above.

- k) The project was not 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 not warrant referral to the LUAC because the project does not include a Design Approval subject to a public hearing.
- l) 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 PLN230306.

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, Monterey County Regional Fire Protection District, HCD-Environmental Services, Environmental Health Bureau, and HCD-Engineering Services. 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, soil/slope stability and archaeological resources. The following reports have been prepared:
    - “Phase 1 Inventory of Archaeological Resources” (LIB240084) prepared by Ruben G. Mendoza, Salinas, CA, April 1, 2023.
    - “Biological Report” (LIB240085) prepared by Pat Regan, Carmel Valley, CA, February 1, 2024.
    - “Geotechnical Investigation” (LIB240086) prepared by Greg Bloom, Watsonville, CA, May 18, 2023.

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) The project planner conducted a site visit on April 24, 2024 and reviewed aerial satellite imagery 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 PLN230306.

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 HCD-Planning, Monterey County Regional Fire Protection District, HCD-Environmental Services, Environmental Health Bureau, and HCD-Engineering Services. 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 submitted a letter from California American Water dated March 6, 2023, verifying that the property maintains an existing connection to California American Water (CalAM) public domestic water utilities and that CalAM will service the proposed development.
- c) The applicants are proposing a new septic system with leach fields. The Environmental Health Bureau reviewed the Onsite Wastewater Treatment System (OWTS) Plan and Feasibility report and confirmed that as proposed, the OWTS will meet all required setbacks and is in a feasible location.
- d) The project planner conducted a site visit on April 24, 2024 and reviewed aerial satellite imagery to verify that the site is suitable for this use.
- e) 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 PLN230306.

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 visit on April 24, 2024, reviewed satellite aerial imagery and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) 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 PLN230306.

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 small structures including single family dwellings and accessory structures.
  - b) The proposed project qualifies for a Class 3 exemption because it is the construction of a 1,920 square foot manufactured dwelling, a 960 square foot manufactured accessory dwelling unit, a 727 square foot detached garage and associated site improvements. This small development project is 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, the biological report concluded there were no environmentally sensitive species observed on or near the property during the site survey. Additionally, there were no potential habitat areas for special status species on the property;
  - 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 be even less likely 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 and 2);
  - 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 visit on April 24, 2024 and reviewed satellite aerial imagery to verify that the site and proposed project meet the criteria for an exemption.
- e) 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 PLN230306.

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

**EVIDENCE:**       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 Chief of Planning does hereby:

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made; and
- 2) Approve an Administrative Permit and Design Approval to allow construction of a 1,920 square foot pre-manufactured single family dwelling on a permanent foundation with a 770 square foot uncovered deck, a 960 square foot pre-manufactured accessory dwelling unit on a permanent foundation with a 152 square foot uncovered deck, and a 727 square foot detached garage. Site improvements include the creation of a driveway and approximately 42 cubic yards of cut and 36 cubic yards of fill.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of June, 2024.

\_\_\_\_\_  
Melanie Beretti, AICP  
HCD Acting 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 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. 5-14-2014

# County of Monterey HCD Planning

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

PLN230306

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative Permit and Design Approval (PLN230306) allows construction of a 1,920 square foot pre-manufactured single family dwelling on a permanent foundation with a 770 square foot uncovered deck, a 960 square foot pre-manufactured accessory dwelling unit on a permanent foundation with a 152 square foot uncovered deck, and a 727 square foot detached garage. Site improvements include the creation of a driveway and approximately 42 cubic yards of cut and 36 cubic yards of fill. The property is located at 270 W Carmel Valley Rd, Carmel Valley, (Assessor's Parcel Number 189-151-012-000), 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 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 on-going 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 189-151-012-000 on June 26, 2024. The permit was granted subject to 9 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. 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.

## 5. 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.

## 6. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Construct driveway connection(s) to Carmel Valley Road. The design and construction is subject to the approval of the HCD-PWFP. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD-PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 7. 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.

## 8. 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.

## 9. 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.

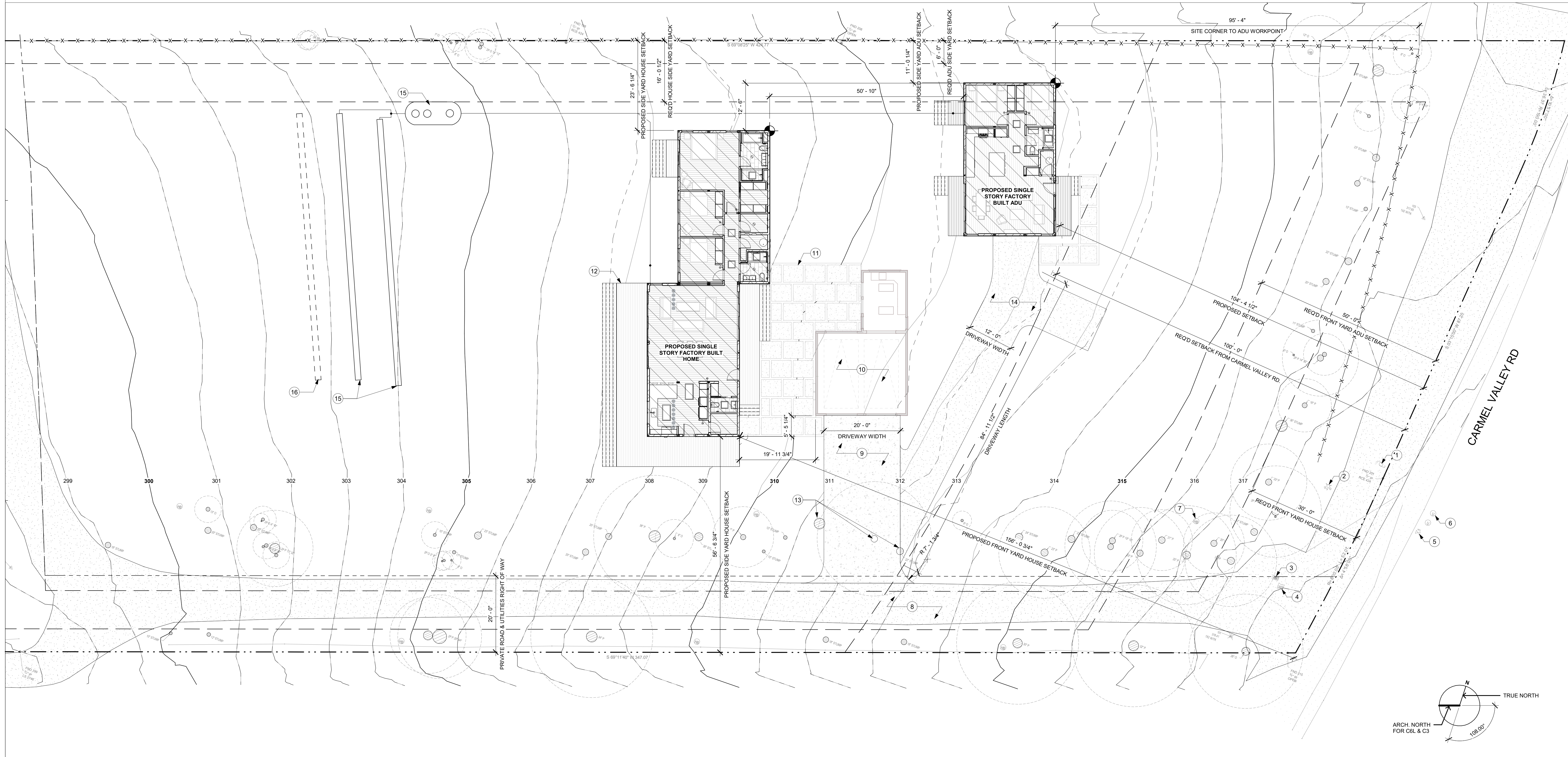
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures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

**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.







NOTE #	NOTE TEXT
1	(E) UTILITY POLE
2	(E) FIRE HYDRANT
3	(E) WATER METER
4	(E) WATER SERVICE
5	(E) WATER VALVE
6	(E) UNKNOWN UTILITY, TYP.
7	(E) HOSE BIB
8	(E) DRIVEWAY
9	(N) PROPOSED CONCRETE DRIVEWAY
10	(N) SITE BUILT GARAGE
11	(N) SITE BUILT PAVERS
12	(N) SITE BUILT UNCOVERED DECK, TYP. TO BE REMOVED
13	(N) PROPOSED COMPRESSED GRAVEL DRIVEWAY
14	(N) OWTS, SEE WASTEWATER SYSTEM SHEETS
15	(N) TERTIARY LEACHFIELD, SEE WASTEWATER SYSTEM SHEETS
16	(N) PRIMARY AND SECONDARY LEACHFIELD TRENCHES, SEE WASTEWATER SYSTEM SHEETS

**LEGEND**

	FACTORY BUILT SCOPE, REFER TO HCD APPROVED SET (M-SHEETS) FOR MORE INFO.
	(E) TREE OR STUMP, DIAMETER AND SPECIES AS NOTED
	FOUNDATION WORKPOINT
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	(E) FENCE
	PROPOSED CONTOURS
	(E) HOSE BIB

Legal Disclaimer: The house design, drawings and specifications contained herein are provided for the use of the client and are not to be used in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or circulation by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual errors on these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

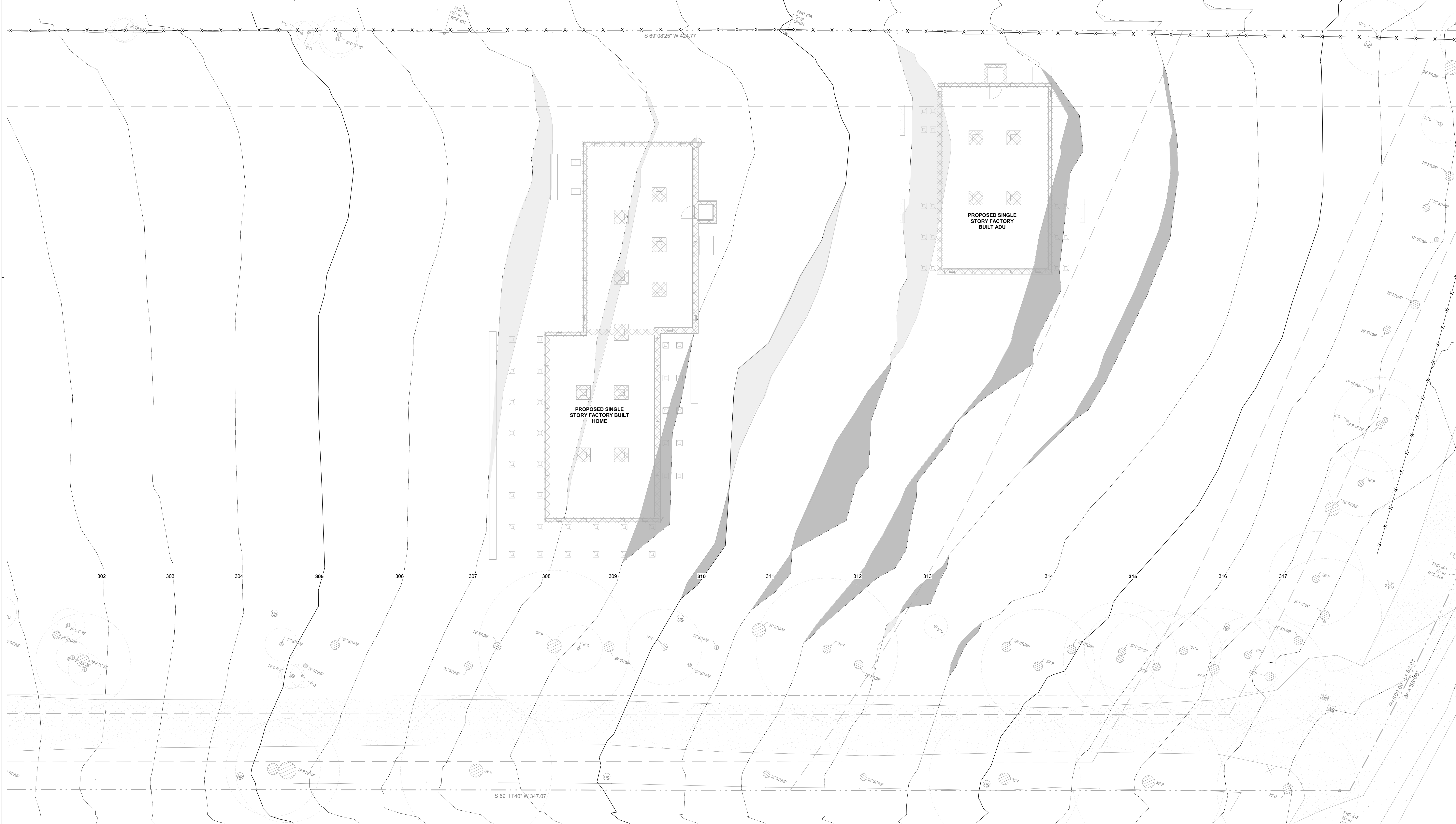
**MODEL HOME**  
CONNECT 6L+  
CONNECT 3

**SHEET SET**  
LOCAL

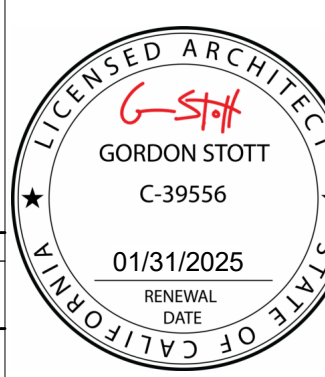
**SHEET TITLE**  
SITE PLAN

SHEET / SHEET / MODEL / SET / NUMBER / HOME

**L-1.1**



DATE ISSUED



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**MODEL HOME**  
CONNECT 6L+  
CONNECT 3

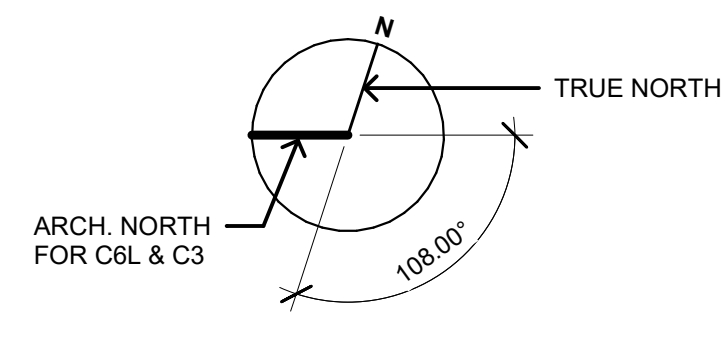
**SHEET SET**  
LOCAL

**SHEET TITLE**  
GRADING PLAN

SHEET / SHEET / MODEL / SET / NUMBER / HOME

**L-1.4**

GRADING PLAN  
1/8" = 1'-0" 2



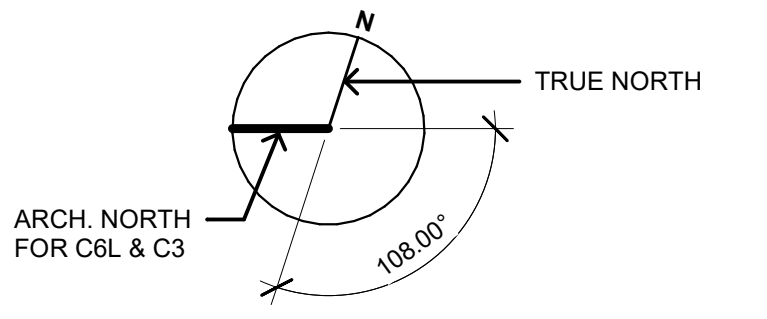
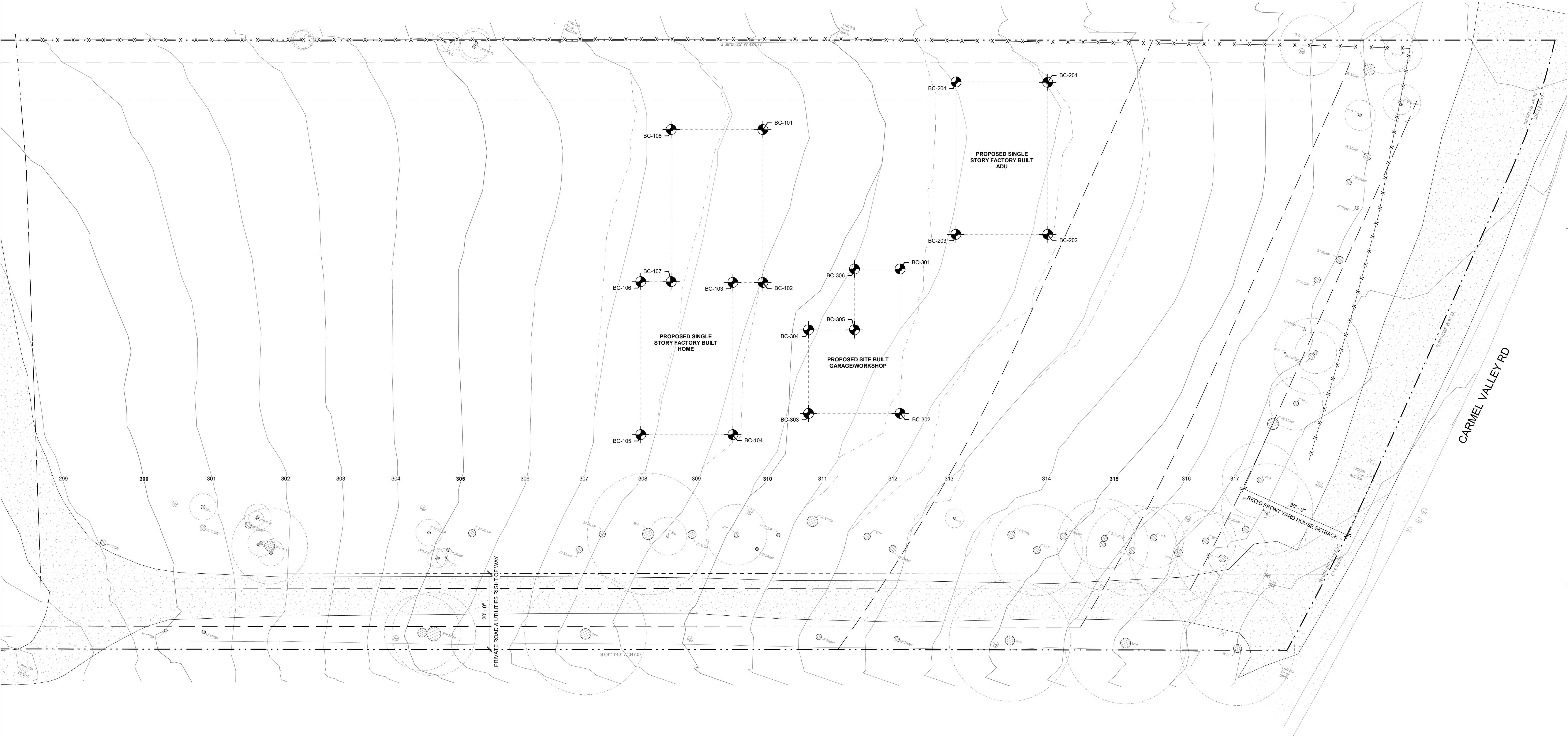
GRADING SCHEDULE		
Cut	Fill	Net cut/fill
42.39 CY	35.78 CY	-6.60 CY

**LEGEND**

- SITE BUILT SCOPE
- (E) TREE OR STUMP  
DIAMETER AND SPECIES AS NOTED
- FOUNDATION WORKPOINT
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- (E) FENCE
- PROPOSED CONTOURS
- (E) HOSE BIB
- SITE CUT
- SITE FILL

CUT/FILL SCHEDULE  
NO SCALE 3

SITE PLAN LEGEND  
NO SCALE 1



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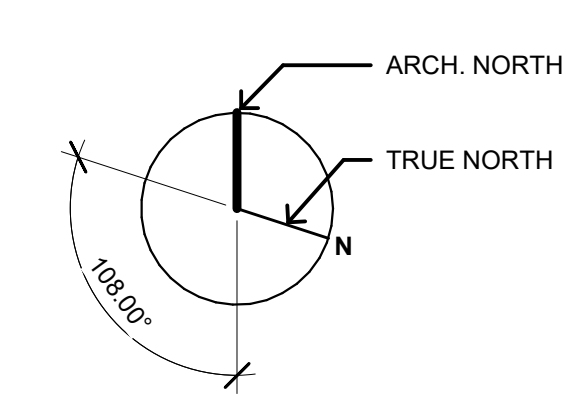
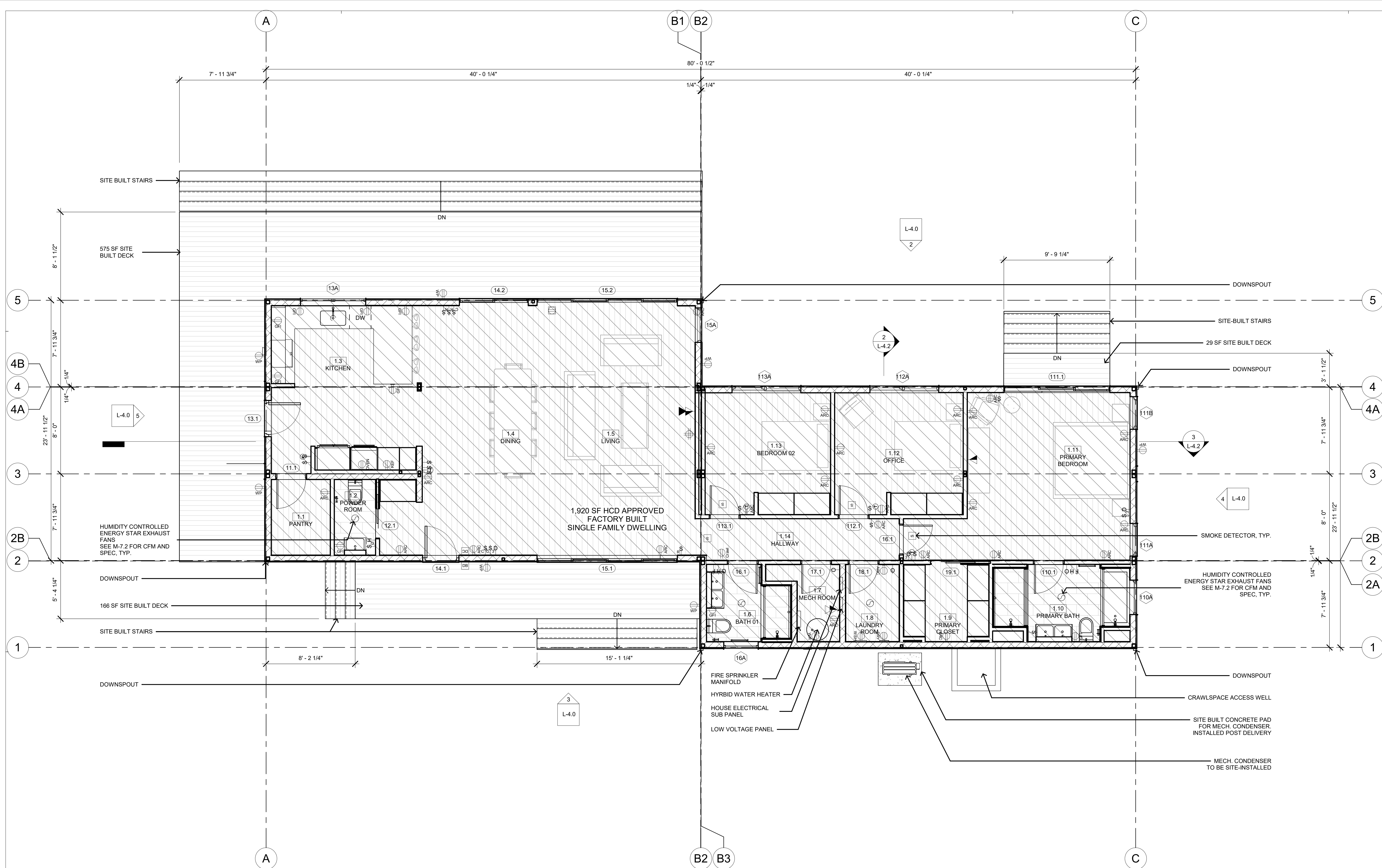
**MODEL HOME**  
CONNECT 6L+  
CONNECT 3

**SHEET SET**  
LOCAL

**SHEET TITLE**  
STAKING PLAN

**SHEET / SHEET / MODEL / SET / NUMBER / HOME**

**L-1.6**



**NOTE:**

- GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER COLUMNS OR SIDE PLATES (WHEN MODULE CONNECTIONS OCCUR).
- ALL DOORS EXIT OUT ONTO SITE-BUILT LANDINGS
- ALL DIMENSIONS TO FACE OF STRUCTURE

**WALL LEGEND**

- 2x4 WOOD FRAMED WALL
- 2x6 WOOD FRAMED WALL
- 

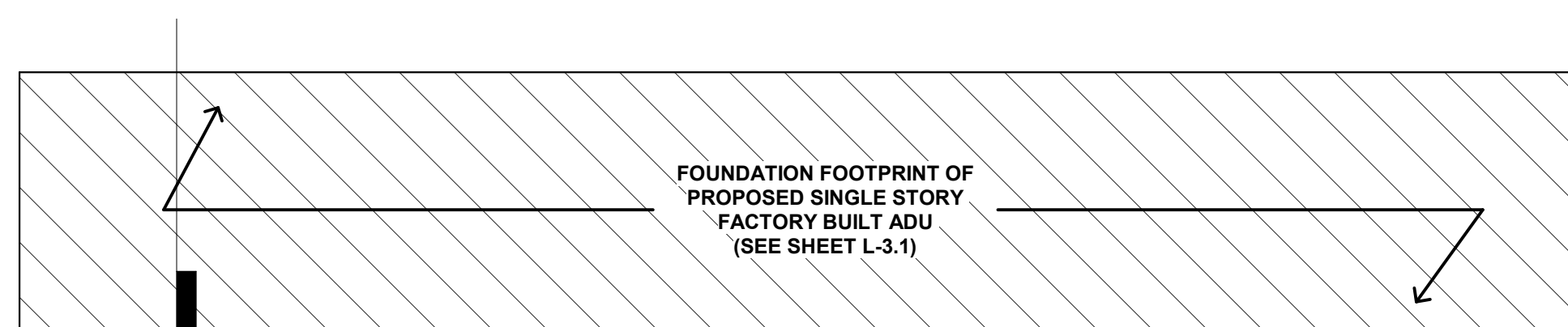
SMOKE/ CARBON MONOXIDE DETECTOR COMBO DEVICE

- SMOKE/ CO DEVICES SMOKE ARE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

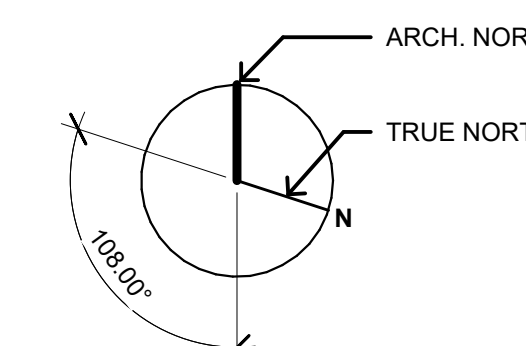
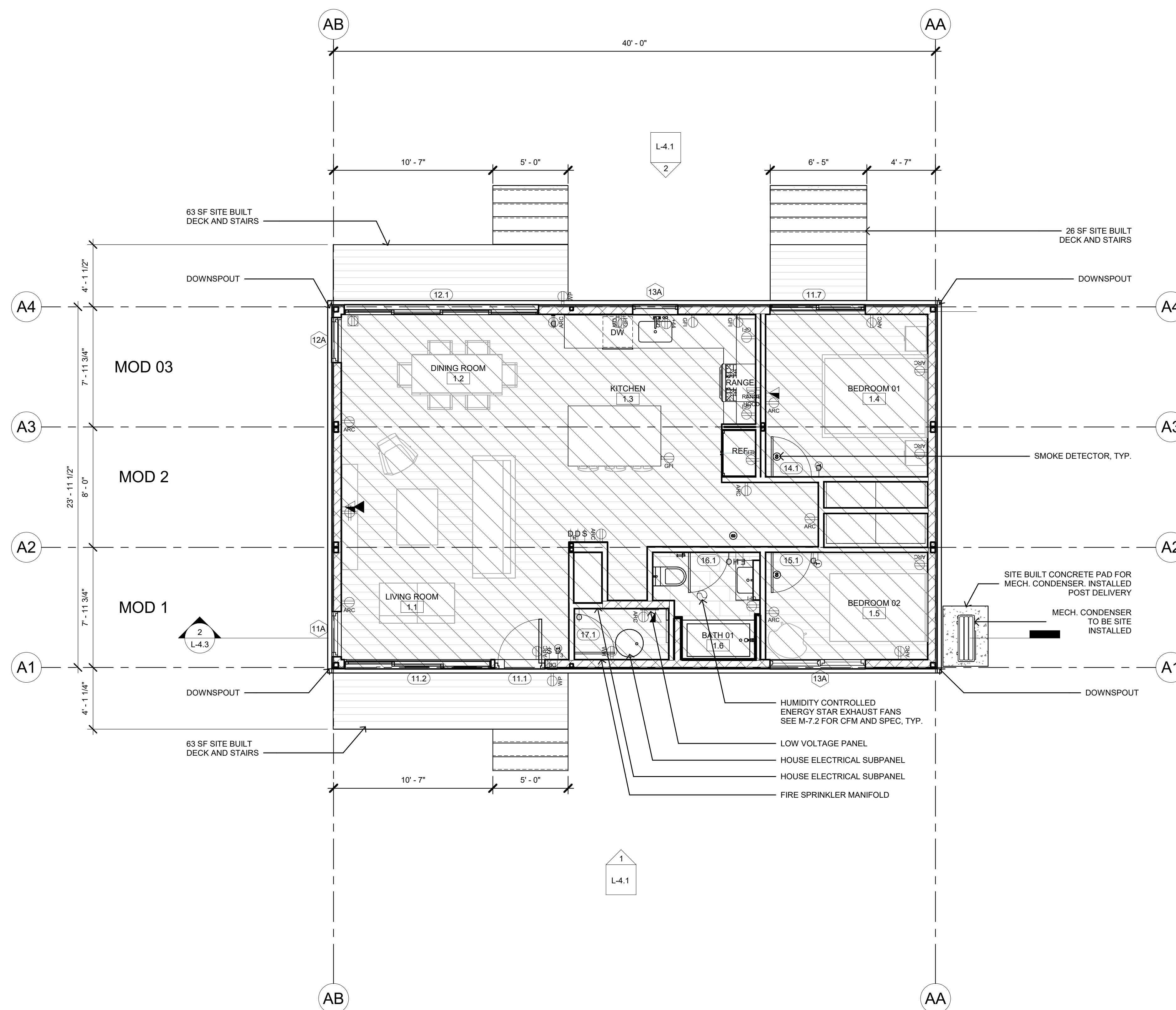
EXHAUST FAN

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

- FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY HUMIDITY CONTROL.



FOOTPRINT OF PROPOSED  
SINGLE STORY FACTORY BUILT  
HOME FOUNDATION  
(SEE SHEET L-3.0)



**NOTE:**

- GRIDLINES ARE LOCATED AT OUTSIDE FACES OF CORNER COLUMNS OR SIDE PLATES (WHEN MODULE CONNECTIONS OCCUR).
- ALL DOORS EXIT OUT ONTO SITE-BUILT LANDINGS
- ALL DIMENSIONS TO FACE OF STRUCTURE

**WALL LEGEND**

- 2x4 WOOD FRAMED WALL
- 2x6 WOOD FRAMED WALL
- HCD APPROVED SET (M-SHEETS) FOR MORE INFO.

**MECH. CONDENSER TO BE SITE INSTALLED**

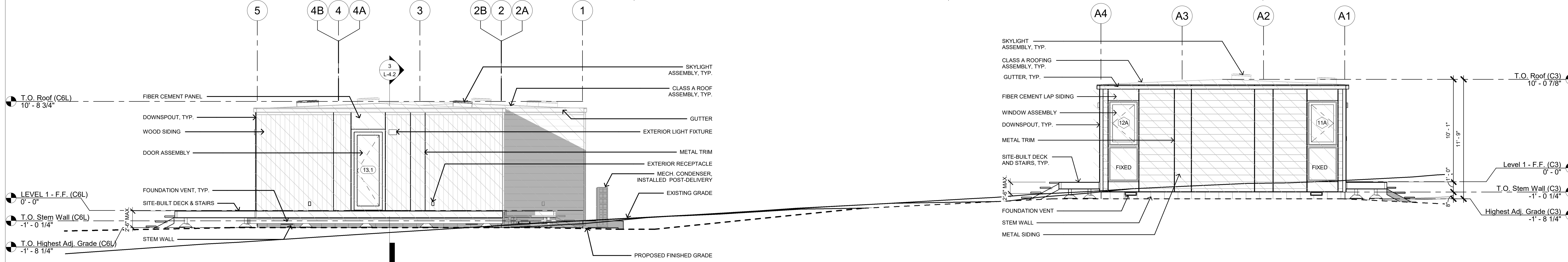
- SMOKE/ CARBON MONOXIDE DETECTOR COMBO DEVICE
- EXHAUST FAN

**SMOKE/ CO DEVICES SMOKE ARE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.**

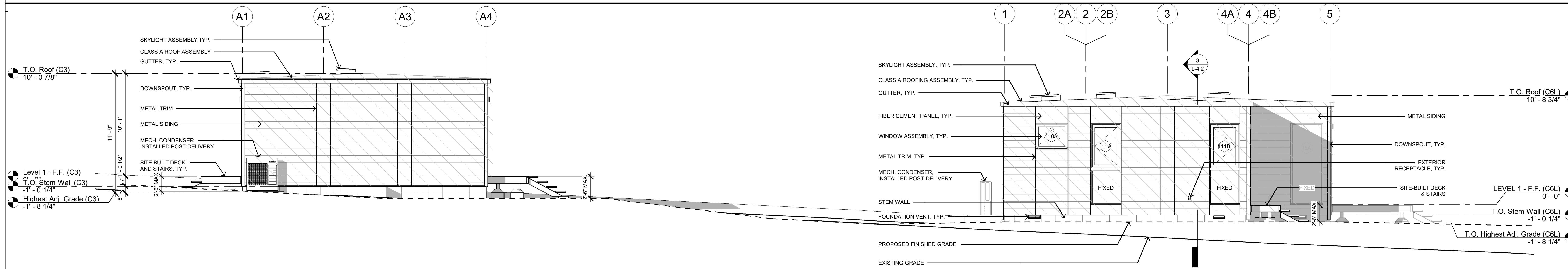
**FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.**

**FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY HUMIDITY CONTROL.**

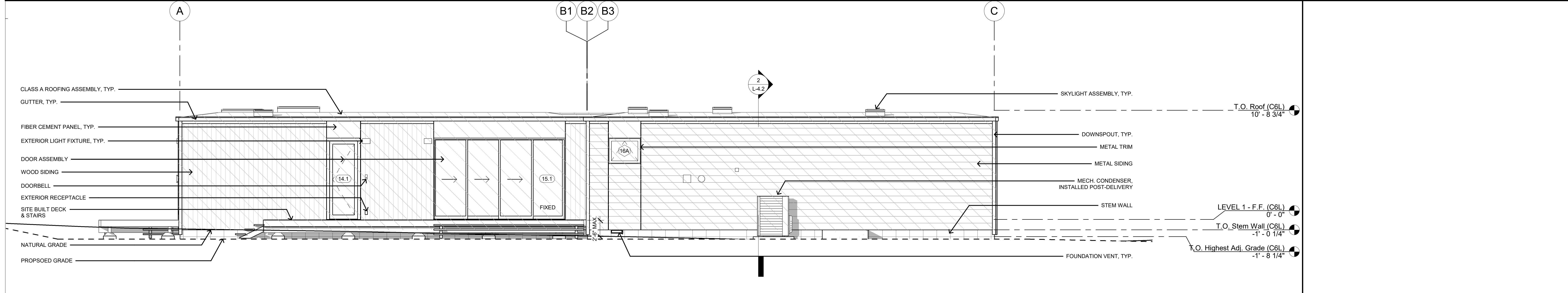
FINISH FLOOR PLAN  
1/4" = 1'-0" 1



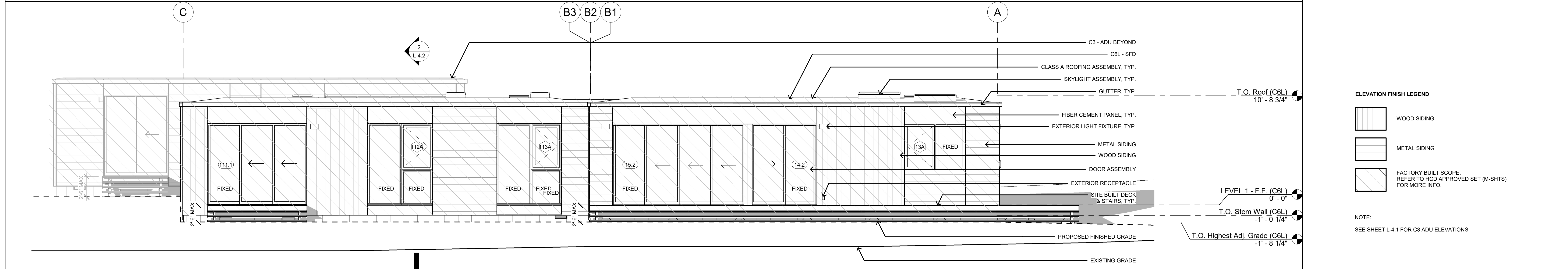
SITE ELEVATION - ARCHITECTURAL EAST  
1/4" = 1'-0"



SITE ELEVATION - ARCHITECTURAL WEST  
1/4" = 1'-0"



(C6L - SFD) ELEVATION - ARCHITECTURAL NORTH  
1/4" = 1'-0"



SITE ELEVATION - ARCHITECTURAL SOUTH  
1/4" = 1'-0"

**ELEVATION FINISH LEGEND**

- WOOD SIDING
- METAL SIDING
- FACTORY BUILT SCOPE. REFER TO HCD APPROVED SET (M-SHTS) FOR MORE INFO.

NOTE:  
SEE SHEET L-4.1 FOR C3 ADU ELEVATIONS



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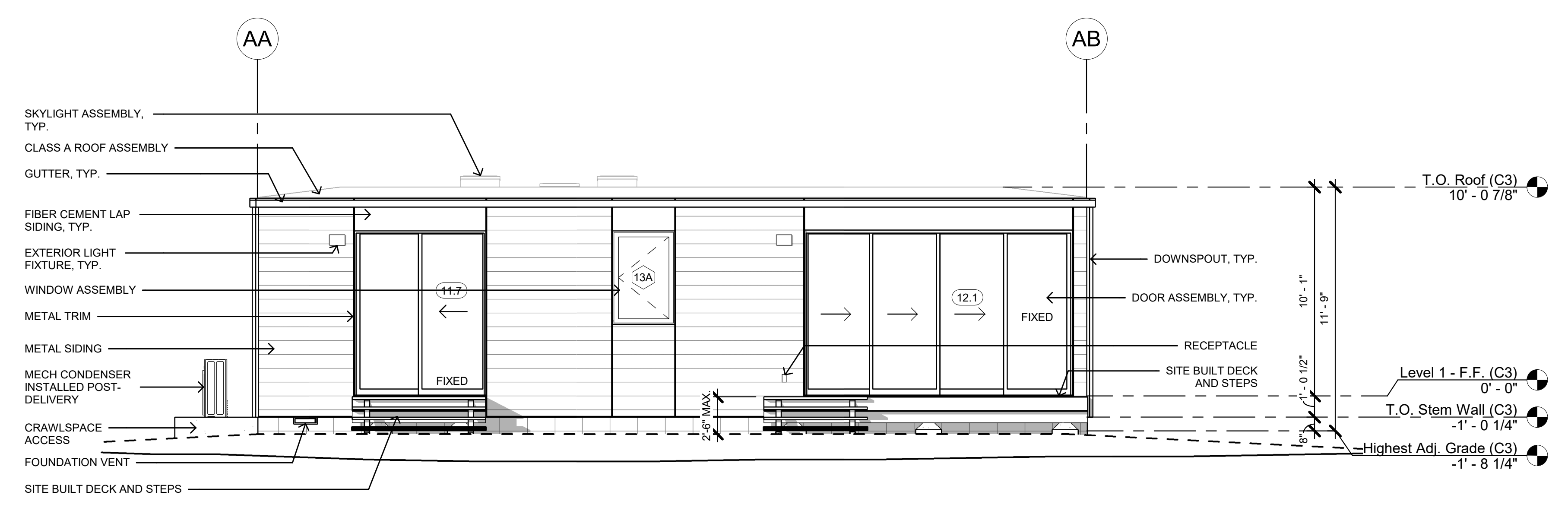
**MODEL HOME**  
CONNECT 6L+  
CONNECT 3

**SHEET SET**  
LOCAL

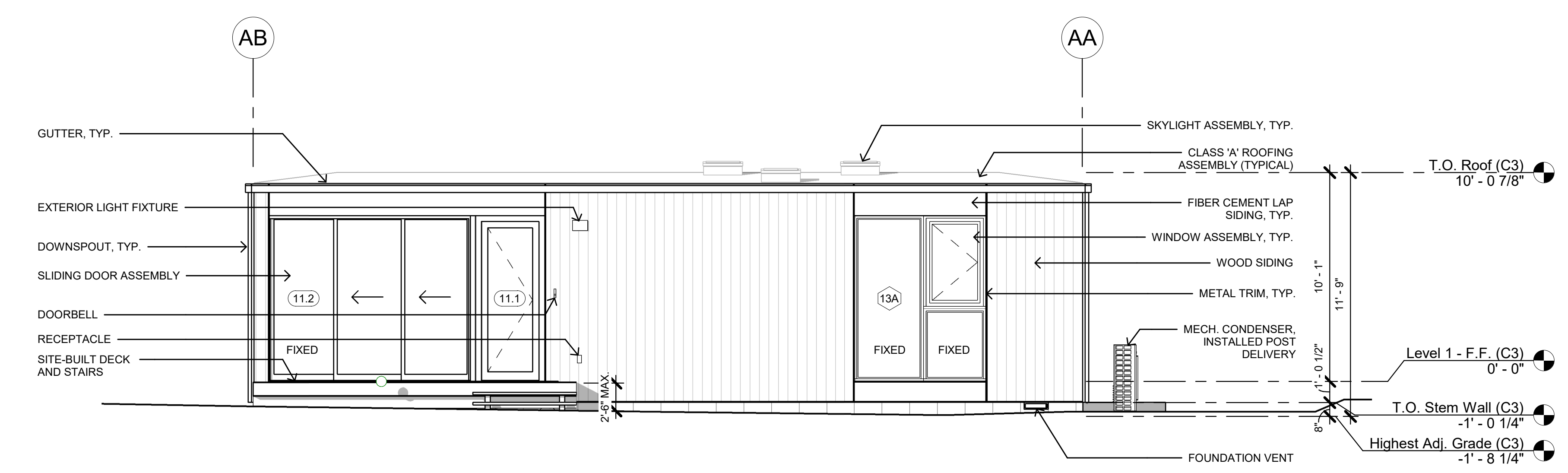
**SHEET TITLE**  
EXTERIOR BUILDING ELEVATIONS

SHEET / SHEET / MODEL / SET / NUMBER / HOME

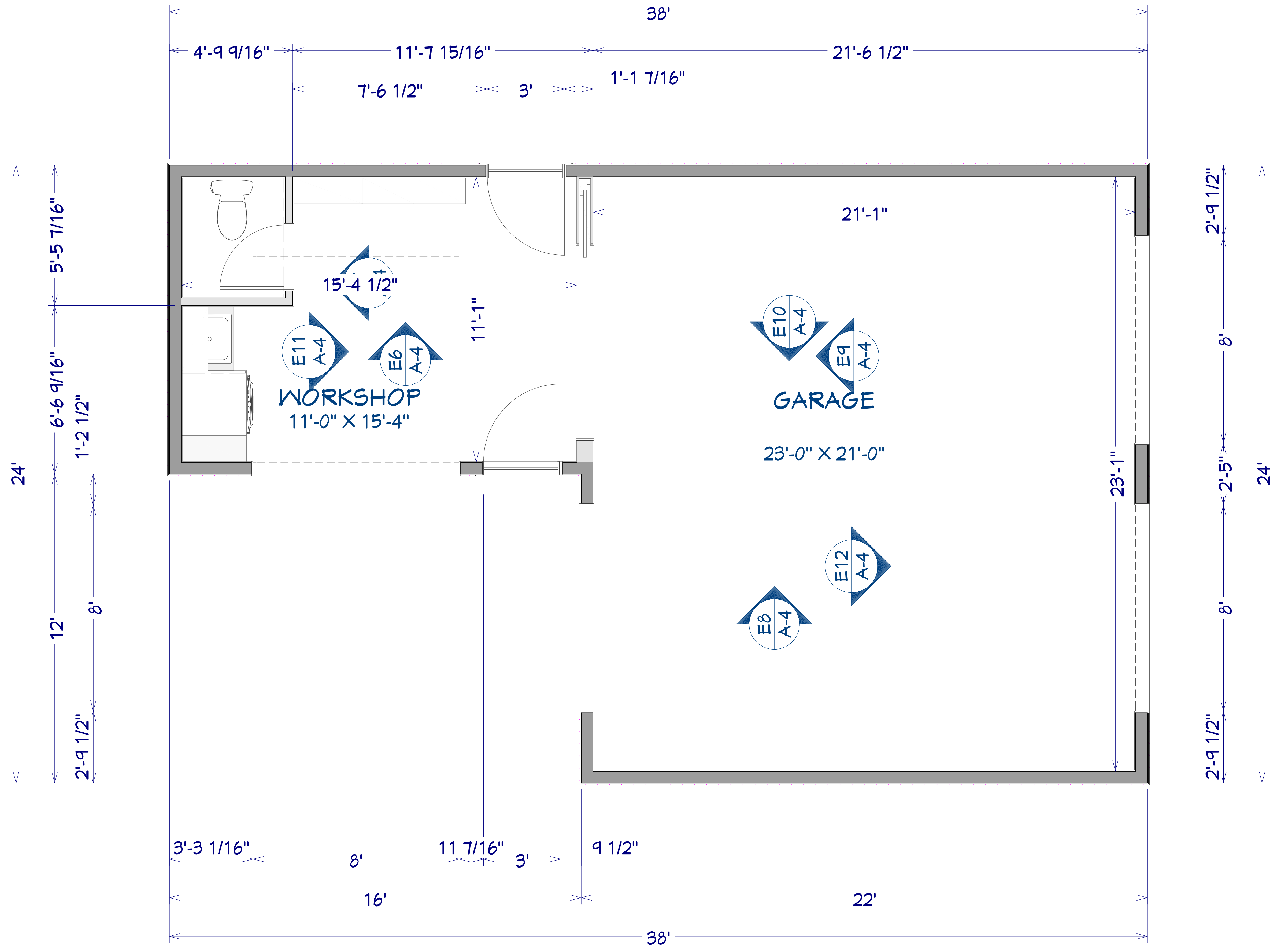
**L-4.1**



NORTH ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"



GARAGE AND WORKSHOP  
 TOTAL AREA  
 720 SQ FT

REVISION TABLE	
NUMBER	DATE

Floorplan

Garage  
 270 West Carmel Valley Rd.  
 Carmel Valley, CA 93924

DATE:

9/17/23

SCALE:

1/2" = 1'

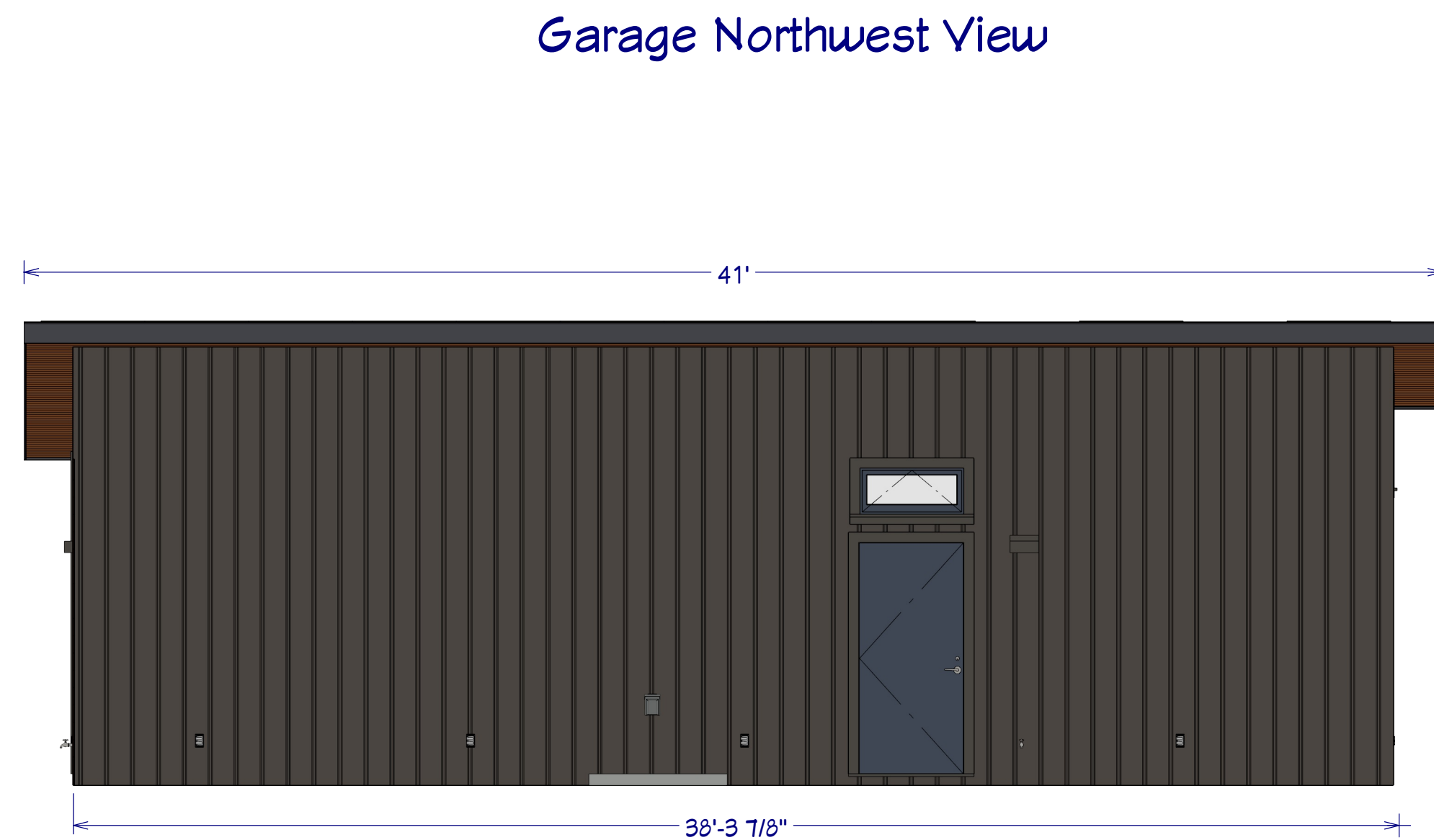
SHEET:

A-2

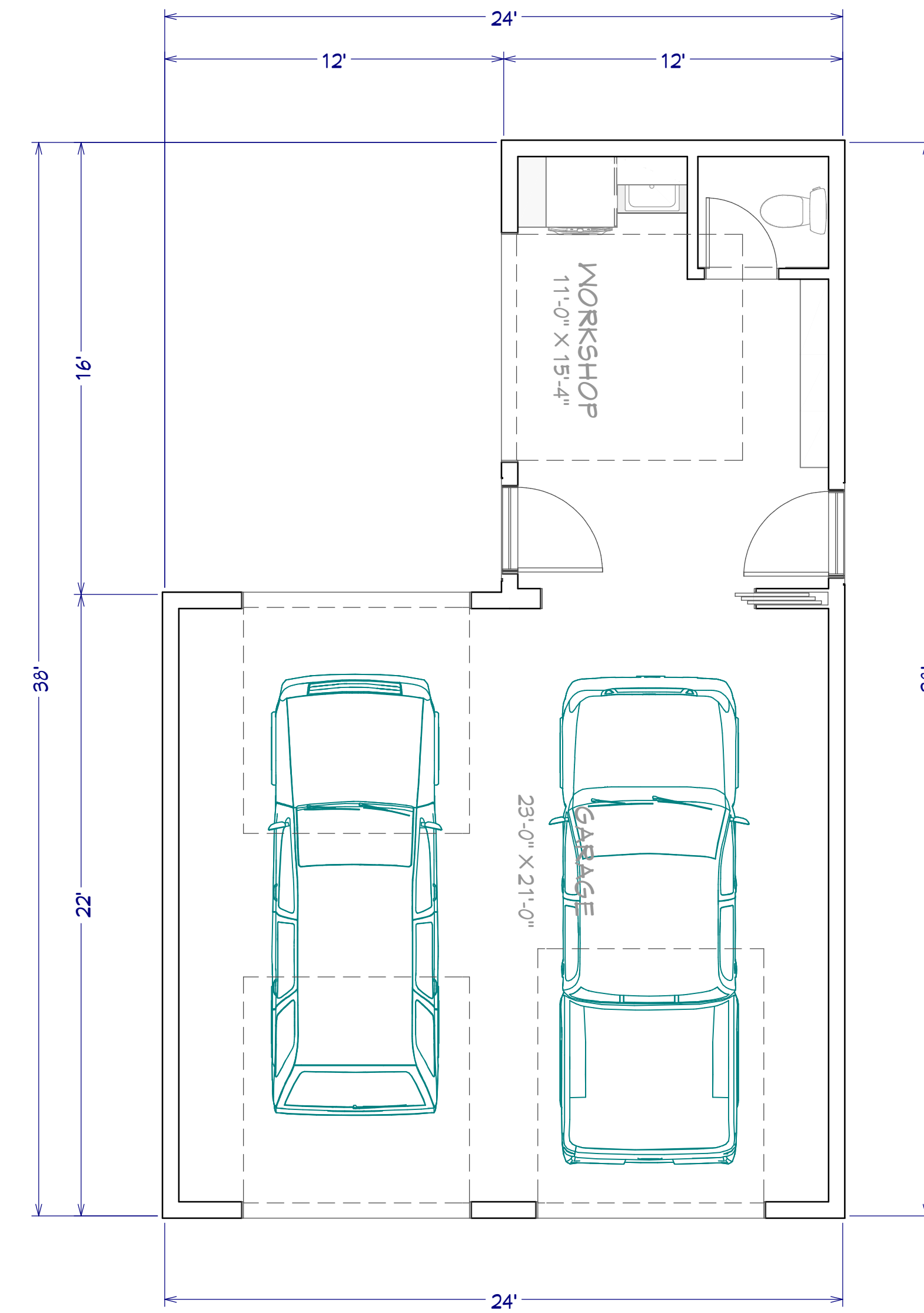




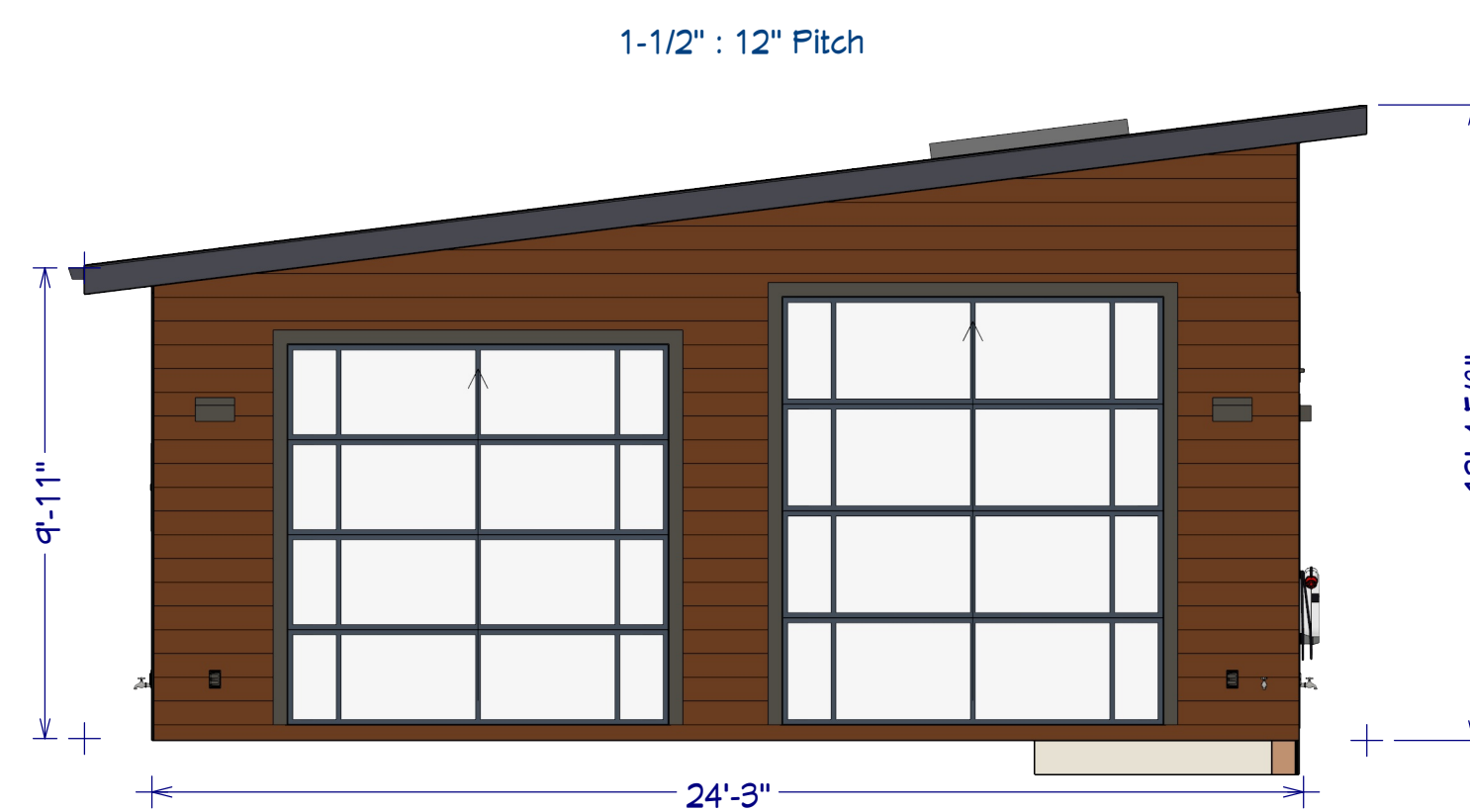
Garage Southwest View



Garage Northwest View



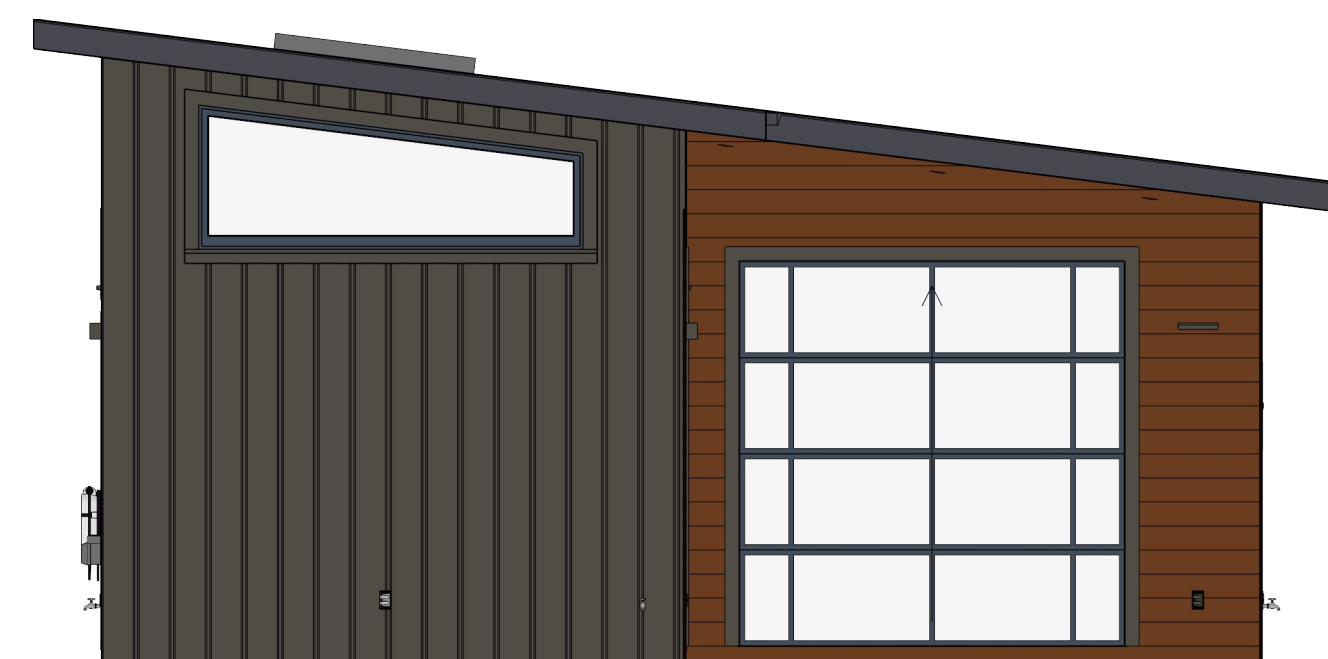
Floor Plan View Shell



South Elevation



West Elevation



North Elevation

REVISION TABLE	
NUMBER	DATE

Exterior Elevations

Garage  
270 West Carmel Valley Rd.  
Carmel Valley, CA 93924

DATE:

9/17/23

SCALE:

1/4" = 1'

SHEET:

A-3

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