

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Planning Commission
in and for the County of Monterey, State of California**

In the matter of the application of:

MAEHR TED H. AND RAINER RICHARD SCOTT (PLN160856)

RESOLUTION NO. 24 -

Resolution by the Monterey County Planning Commission:

- 1) Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
- 2) Approving After-the-fact Combined Development Permit to clear Code Enforcement case (CE080464), consisting of:
 - a) Coastal Administrative Permits and Design Approvals to legalize a 1,472 square foot two-story single family dwelling with second floor deck (approx. 190 square feet) and entry deck (approx. 225 square feet), a 857 square foot two-story barn with second floor entry deck (approx. 400 square feet) and covered deck (approx. 120 square feet), a 364 square foot carport/workshop, three sheds (260 square feet, 100 square feet, and 82 square feet), 12 water storage tanks (one for 12,000 gallons, six for 4,900 gallons, two for 3,000 gallons, three for 2,500 gallons, and three for 500 gallons), a water catchment system and on-site wastewater system, approximately 600 linear feet of unpaved driveway, and associated grading;
 - b) Coastal Development Permit and Design Approval to legalize a detached Accessory Dwelling Unit (185 square feet functionally related to a 452 square foot detached kitchen and cold room), and
 - c) Coastal Development Permit to allow removal of three Madrone trees; and
- 3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

The MAEHR TED H. AND RAINER RICHARD SCOTT application (PLN160856) came on for an administrative hearing before the Monterey County Planning Commission on March 27, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

- 1. FINDING: CONSISTENCY** – The project has been reviewed for consistency with the text, policies, and regulations in the:
- 1982 Monterey County General Plan (General Plan);
 - Big Sur Coast Land Use Plan (BSC LUP);
 - Monterey County Coastal Implementation Plan, Part 3 (Big Sur CIP); and
 - Monterey County Coastal Zoning Ordinance (Title 20).

Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents. Comments were fully analyzed to ensure no issues remain and addressed where appropriate. The subject property is located within the coastal zone; therefore, the 2010 Monterey County General Plan does not apply.

- EVIDENCE:**
- a) The proposed project involves the construction of a single family dwelling, an accessory dwelling unit, five detached accessory structures, and a driveway which were identified as unpermitted development by Code Enforcement violation (CE080464). CE080464 is a code violation for the construction of the structures without coastal development permits and the related grading and unpermitted removal of three Madrone trees. By approving the Combined Development Permit, adopting the Mitigated Negative Declaration and the conditions of approval mitigation monitoring and reporting plan of this permit, and subsequent Grading and Construction permits the 2008 code violation will be resolved.
 - b) Conflicts with California Building Codes were found to exist. Communications were received during the course of review of the project that were confirmed to indicate inconsistencies with the regulations of the applicable Monterey County Code (MCC). These codes are in Title 16, 18 and 20 (including the Big Sur CIP). Conditions of approval are applied to the project which will result in consistency with all applicable codes and regulations. These conditions of approval include No. 5, Stormwater Control, which will require a drainage plan, with No. 7, As-built Grading Plan, which together shall conform the development to be able to receive grading permits. Conditions of approval that will conform the development to be able to meet water supply and quality standards are No. 11, Deed Restriction and Installation of Spring Water Treatment, and No. 12, Cross-connection Control Survey. Conditions of approval that will

conform the development to meet all fire codes and CalFire fire safety are No. 13, Compliance with Monterey County Fire Code, and No. 15, Fire Fuel Management Plan. Conditions of approval that will conform the development to meet the Big Sur Coast CIP as well as Title 16 are No. 8, Restoration Natural Materials, No. 9, Mitigation Measure BIO-1, Tree Replacement and Monitoring., and No. 14, Landscaping Plan. Condition of Approval No. 6, Lighting-Exterior Lighting Plan (Big Sur) was applied to ensure the development conforms to the dark sky regulations for the area (although there have not been complaints made on the project related to glare or night lighting).

- c) The property is located at 38829 Palo Colorado Rd., Big Sur, (APN: 418-151-005-000), Big Sur Coast Land Use Plan area, Coastal Zone. The parcel is zoned Watershed and Scenic Conservation with a 40 acre per unit density minimum and a Design Control overlay, in the Coastal Zone [WSC/40-D(CZ)]. Within the WSC zoning district, construction of buildings for residential use and accessory to residential use of the property is allowed subject to the granting of a Coastal Administrative Permit.
- d) Lot Legality. The subject parcel, Assessor's Parcel Number (APN) 418-151-005-000, is the site of buildings previously developed without planning entitlements issued by the California Coastal Commission or the County. The subject property is shown in the current size and configuration on as lot 6 in Volume 418, page 15 of the 1964 Assessor's Maps. The Subdivision Map Act did not require subdivisions for lots of this size until 1972. Therefore, the County recognizes the subject property as a legal lot of record. An inaccuracy in the boundary line of the subject parcel was clarified in the recent past. In 2005, the common boundary line between the Maehr parcel and the Rainer parcel was labeled "ACCEPTED LOT LINE AS RETRACED BY D.C. RASMUSSEN, 1961, BEING THE EAST LINE DESCRIBED IN REEL 3266- O.R.-P.G. 1399", as shown and depicted on that certain RECORD OF SURVEY showing boundary conflict in line between U.S. Lots 5 &6, situate in Section 11 of Township 18 S., Range E., M.D.B.&M., County of Monterey, State of California, prepared by Rasmussen Land Surveying, Inc. dated October 1, 2005 and recorded in the official records of Monterey County at Volume 28 of Surveys, Page 91."
- e) Review of Development Standards. As proposed, the project meets all required development standards. The development standards for the WSC zoning district are identified in MCC section 20.17.060. Minimum setbacks for main structures are 30 feet front, 20 feet side and 20 feet rear. Main structure height is restricted to 24 feet from average natural grade (ANG). Accessory structure minimum setbacks are 50 feet front, six feet side and rear, and the height is a maximum of 15 feet. Accessory dwelling units are minimum of 1,200 square feet and 16 feet in height. Barn minimum setbacks are 50 feet front, 20 feet side and rear and barn maximum allowable height is 30 feet.

The project is within required yard setbacks and height. The smallest setback from the main dwelling to the nearest parcel boundary line,

the side to the south, is 100 feet. The smallest setback from any existing accessory structure is 36 feet from the south side parcel boundary line. Minimum distances between main and accessory structures for the zoning district is 10 feet, and between accessory structures it is six feet. Project includes several accessory structures which are over 10 feet from the main. ADU is approximately 16 feet from the main house and workshop is twelve feet from storage shed. Other inter-structural distances are larger. Building site coverage in WSC zoning district is limited to 10%. The project site coverage is 2.6% (5,098 sq. ft. buildings and tanks within a 1,901,394 square foot lot) prior to the proposed LLA. (PLN230308 proposes to adjust the parcel size to 1,766,360 square feet. The site coverage would continue to be below maximum allowable at 2.8%.) Main dwelling height is 23 feet, 4 inches from ANG. ADU height is 15 feet from ANG. ADU kitchen is 9 feet, 3 inches from ANG. Workshop is 12 feet, 2 inches from ANG. Barn is 21 feet from ANG. These heights are within the limits of the zoning district and current state ADU regulations.

- f) Design Control. Building exterior materials are stucco, corrugated metal sheeting, redwood trim and decks, gravel roofing and standing seam metal roofing. Colors are terra cotta (matte pale orange), gray patina and natural wood body, redwood natural stain and gray gravel roof. Trim, doors and window frames span six colors from peacock blue teal, turquoise, orange, red and dark bronze. The water tanks are painted dark green. Although upper Palo Colorado Road is within a Design Control overlay district, the property is not in a visually sensitive area. Therefore, the project is consistent with MCC Chapter 20.44, Design Control.
- g) Visual Resources/Visual Impact. The subject property is not in an area of visual sensitivity and is removed from the Critical Viewshed of Highway 1 in Big Sur by forest and topography. The property is more than 4 miles east of Highway 1 in the Palo Colorado ravines. The structures are surrounded by trees and the topography helps to conceal, rather than reveal the subject development. Staff conducted a site visit on March 17, 2022. There are no impacts to aesthetics, protected viewsheds, or public views.
- h) Development on Slopes in Excess of 30%. Although there are steep areas within the subject parcel, the project does not include grading or construction on slopes in excess of 30%. Staff review of the project plans indicated the average natural slope in the areas of development is approximately 10-15%. Staff applied a standard condition of approval for the applicant to submit “as-built” grading plan for review and approval as part of grading permit application submittal (Condition No. 7).
- i) Tree Removal. Three Madrone trees were removed for the development without benefit of permit. An Arborist Report was prepared by Rob Thompson, (*Tree Removal and Fuel Management Plan*, March 2017, LIB170144), that found the three trees were not fully removed for development of the main dwelling and were able to survive the removal of major trunks. The report and a staff site visit informed the MND on the project. The report and MND recommend

restoration of natural materials and plants in the area of the project as a standard condition of approval and Mitigation Measure BIO-1, Tree Replacement and Monitoring (see Finding 6, Evidence “i”). A separate Finding (Finding 5) is included in this Resolution regarding tree removal. Overall, it can be concluded that the tree removal was the minimum required for the development.

- j) Cultural Resources. The project site is in an area identified in County records as having a moderate sensitivity for prehistoric cultural resources; however, the proposed project does not require new ground disturbance as the buildings are already constructed. If this project proposed new ground disturbance, an archaeological report would have been required as part of the application. An archaeological report was not required. The MND for the project reviewed potential impacts to Cultural Resources and Tribal Cultural Resources (see Finding 6, Evidence “e”). Preparation of the MND included tribal cultural noticing to tribal representatives that requested County consultation. These consultations did not lead to any recommendation for mitigations. Therefore, potential impacts to archaeological, cultural, or tribal cultural resources are not anticipated from this project. Potential for inadvertent impacts to cultural resources during restoration and landscaping are addressed in the County’s standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- k) Fire Hazards. The subject property is in a State Responsibility Area and is classified as a Very High Fire Hazard Severity Zone. As demonstrated in Finding 2, Evidence “c”, fire hazards will be addressed through compliance with Condition Nos. 13 and 14, and incorporation of safety measures as part of the construction permit process.
- l) Accessory Dwelling Unit. The existing structure that is occupied by long-term renters includes a 185 square foot structure that includes a sleeping loft and bath that is functionally related to a 452 square foot detached kitchen and cold room. The total size of the functional ADU is 637 square feet in area, which complies with state regulations. According to California’s Department of Housing and Community Development definition, an ADU is a housing unit with complete independent living facilities for one or more persons such that each ADU must be able to access its own living, sleeping, cooking, and sanitation facilities. The state law requires that the kitchen or sanitation facility be provided permanently on the same parcel as the single-family or multifamily dwelling that it is accessory to (Govt. Code Section 65852.2.j(1)). State law does not specifically require all living facilities to be internal to a single structure. The maximum height is under the current limit, as discussed in Finding 1, evidence “f.” County plans and regulations to limit residential growth, including unit caps, do not apply to ADUs. The ADU is connected to the existing onsite wastewater treatment system. An ADU may be separately rented, provided such rental is for more than thirty (30) consecutive calendar days. No ADU shall be rented for thirty (30)

consecutive calendar days or fewer. An ADU shall not be sold or otherwise conveyed separate from the primary dwelling.

- m) The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review, based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors because this application involved the preparation of a MND and a Design approval requiring a public hearing. The LUAC reviewed the project application on January 9, 2024 and voted unanimously to recommend approval (4 ayes, 0 noes). No members of the public commented at the LUAC meeting, but an owner of a neighboring property did send a letter to County offices by mail, intended for the LUAC's review. It arrived too late to be considered. A very similar comment letter on the Initial Study was considered at the LUAC meeting. The letter questioned whether the Maehr property has adequate water source for the development. The applicant was given the opportunity to respond to the question in the LUAC. The applicant cited the Spring Flow Report prepared for the project by Aaron Bierman in April of 2018, which was used in the preparation of the MND (HCD Library Document No. LIB190033). LUAC member expressed that they found the evidence for potable water source sufficient.
- n) The application, plans, comment letters, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD Project File PLN160856.

2. FINDING:

HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this 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 the HCD-Planning, Carmel Fire Protection District on behalf of Cal-Fire (Coastal), HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau. The reviewing agencies and department did not recommend any conditions. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working near the subject property.
- b) The applicant proposes to legalize prior construction of a residential building and accessory buildings, including a multi-structured ADU, a barn, and sheds. Potable water facilities to serve the project are available from the spring on APN 418-151-031-000, which Maehr has an easement to and rights to use, and which has been evaluated by Bierman Hydrogeologic in a Spring Flow Report made for the project (HCD Library Document No. LIB190033, Exhibit G). In April of 2018, Aaron Bierman tested the source to demonstrate that it has the ability to comply with source capacity and water quality standards. EHB reviewed the report and found that sufficient potable water could be provided. County staff, including EHB, noted that the

applicant currently uses a water catchment system for domestic water uses, supplemented by bottled spring water for drinking. EHB conditioned the project to develop and use the identified spring for domestic water (Condition No. 11). EHB does not require the water catchment system to be removed, but to be separate from the domestic water system. Wastewater is contained in the form of an onsite wastewater treatment system which EHB has reviewed and found will be sufficient to serve the project. The project's electricity source is from ground-mounted solar panels (located to the southwest of the house on the south facing slope), with backup power from a 9 kilowatt generator that runs on a three cylinder diesel engine and a "battery bank" which staff witnessed as car batteries on shelves in a cupboard on the side of the workshop. Elements of the electricity system will need to be corrected as part of the building permit to comply with onsite solar requirements and appropriate energy storage.

- c) In order to reduce exposure to people or structures to a significant risk of loss, injury or death involving wildland fires where residences are intermixed with wildlands, construction permits have requirements to ensure that individual property owners provide structural safeguards that would reduce the need for rapid response of fire resources. To that end, Fire District staff conditioned the project to comply with all relevant requirements of the Monterey County Fire Code, including installing fire sprinkler system plans and specifications as part of the building permits for the structures (Condition No. 13). Application submittal included a draft Fire Fuel Management Plan (Thompson, March 2017, LIB170144). Condition No. 14 will include the need to prepare a final version. Overall, the owners are aware of the fire danger on the property and will reduce the risk of loss, injury or death and reduce the need for rapid response of fire resources where and when it is preventable. Impacts related to wildfire were evaluated in the Initial Study and were found to be less than significant within the strict regulatory environment of Monterey County development services and, as the parcel is with the state responsibility area, Public Resources Code Section 4291 and California Government Code Section 51182 for hazardous vegetation and fuel management regulations.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD-Planning File PLN160856.

3. FINDING: SITE SUITABILITY – The site is physically suitable for the development proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Carmel Fire Protection District on behalf of Cal-Fire (Coastal), HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. There has been no indication

from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by HCD-Planning, Fire District, Environmental Services, and Environmental Health Bureau have been incorporated.

- b) The following technical report has been prepared:
- Geotechnical Report of existing structures at Maehr Estate, 38059 Palo Colorado Road, Carmel, CA. (LIB170141) prepared by Lawrence Grice of Grice Engineering, Salinas, California, June 23, 2010 and updated on September 14, 2022.
 - Biological Assessment of Theo Maehr, 38059 Palo Colorado Road, Carmel, CA 93921. (LIB170143) prepared by Fred Ballerini, Pacific Grove, California, May 29, 2019.
 - 38059 Palo Colorado Road Tree Removal Assessment and Fuel Management Plan, (LIB170144) prepared by Rob Thompson of Thompson Wildland Management, Monterey, California, March 2, 2017.
 - Spring Flow Monitoring, Rain Water Harvesting and Water Quantity/Quality Report (LIB190033) prepared by Aaron Bierman of Bierman Hydrogeologic, Aptos, California, April 16, 2018.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.

- c) The Geotechnical Report found the site suitable for the development. However, it recommended that all structures be designed and built in accordance with the requirements of the current edition of the California Building Code for seismic safety. They may need to be founded on undisturbed native soils and/or tested and accepted engineering fill to prevent resonance amplification between soils and the structure. Although the structural investigation concluded that there were no significant deformations of the structures, thus far, there will need to be some additional foundation reinforcement. Staff review of the project plans indicated the average natural slope in the areas of development is approximately 10-15%. Staff applied a standard condition of approval for the applicant to submit “as-built” grading plan for review and approval prior to grading permit issuance (Condition No. 7).
- d) The Biological Report recommended better protection of critical root zones of trees and exotic species controls with restoration of the disturbed areas. These are included in the Condition of Approval No. 8, Restoration Natural Materials. Also, the Biologist recommended adherence with a Fire Fuel Management Plan (FFMP) and erosion controls to prevent drainage and erosion issues, which are standard conditions of approval for development which are applied (Conditions 5 and 14).
- e) The draft FFMP and Arborist Report by Rob Thompson recommended 1:1 tree replacement with three 5-gallon Madrone or Coast Live oak trees. Mitigation Measure BIO-1 requires five years of monitoring to ensure success. Condition No.15 requires a final FFMP to increase the ability of the Project to protect against fire and wildfire risk.

- f) As proposed, the project would not change the existing uses of the property.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD-Planning File PLN160856.

4. **FINDING:** **VIOLATIONS** -- granting of this entitlement will clear the existing violation on the property.

- EVIDENCE:**
- a) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County finds that the 2008 zoning violations existing on the subject property for construction without permits will be resolved through the entitlement of this permit. Building violations will be resolved through the issuance of the Planning entitlements, adherence to the conditions of approval, and subsequent grading and construction permits.
 - b) Construction without permits took place prior to current ownership (pre-2008) and then after the applicant owned the residence, from 2008. An enforcement investigation was opened on December 8, 2008. A Planning Permit (PLN100233) application checklist was given out on October 25, 2010, but no application was made. March 23, 2012, a Notice of Intent to Record Notice of Violation was issued. The applicant added site improvements in 2019 in response to the recommendations of the project Biological Report in the form of additional concrete patio and addition of pavers to control erosion.
 - c) Pursuant to Title 20 section 20.90.140, double fees were applied to the Combined Development Permit.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD-Planning File PLN160856.

5. **FINDING:** **TREE REMOVAL** – The siting, location, size and design of the project minimizes tree removal in accordance with the Big Sur Coast Land Use Plan Policies and the Big Sur CIP and the removal will not impact the overall health and long-term maintenance of the mixed native forest found in the area of Palo Colorado in Big Sur.

- EVIDENCE:**
- a) The project includes application to legalize removal of three healthy Madrone trees. In accordance with the applicable policies of Big Sur Coast CIP, a Coastal Development is required for the removal of living trees and the criteria to grant said permit have been met.
 - b) Pursuant to Section 20.145.060 of the Big Sur Coast CIP, an Arborist Report was prepared for the proposed project (LIB170144). The arborist report evaluated the health, structure, and preservation suitability for the remaining forest around the structures. Three healthy Madrone trees were located within the footprint of the project. The Arborist recommended one-to-one onsite tree replacement for the three trees. The recommendation was incorporated into BIO-1, which is a mitigation measure requiring five years of monitoring to ensure survival.
 - c) The Arborist Report indicated that three Madrone trees were not fully removed, but rather, the applicant removed major trunks from multi-trunk trees (a 19-inch diameter at breast height [dbh] trunk from one,

12 and 14-inch dbh trunks from another, and a 22-inch dbh trunk from a third). The tree removal was done to make space for the construction of the main dwelling, and the remainder parts of the trees are between 3 and 12 feet from the structure; healthy tree bases remained. The Arborist Report concluded that the partial tree removal did not have a detrimental effect on the health and viability of the remaining portions of the trees. Therefore, the project has been designed and sited to minimize the removal of protected trees. There are many trees which were left standing around the structures.

- d) Based on the conclusions of the Arborist Report and staff inspection of the development in 2022, it can be concluded that no significant long-term effects on the forest ecosystem were caused by the project. The project as built will not significantly degrade the overall health and long-term maintenance of the mixed native forest found on the property or reduce the forest in the Palo Colorado area.
- e) Planning staff conducted a site inspection on March 17, 2022 to verify that the tree removal is the minimum necessary for the project.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD-Planning File PLN160856.

6. FINDING: CEQA (MITIGATED NEGATIVE DECLARATION) - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, would have a significant effect on the environment. The Mitigated Negative Declaration (MND) reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study (IS) to determine if the project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.
 - b) The County prepared an IS pursuant to CEQA which is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN160856).
 - c) There is no substantial evidence, based upon the whole record, that the project may have a significant effect on the environment. The IS identified a few potential significant effects. Based upon the analysis of the IS, HCD-Planning prepared a MND. The applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
 - d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File No. PLN160856 was prepared in accordance with the CEQA Guidelines, filed with the County Clerk on March 27, 2023, and circulated for public review from March 27, 2023 to April 26, 2023. (State Clearinghouse No. 2023030674).

- e) Pursuant to Public Resources Code Section 21080.3.1, the County (HCD-Planning staff) initiated consultation notification on October 25, 2022, with the Kakoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria, the Esselen Tribe of Monterey County, and the Ohlone/Costanoan-Esselen Nation (OCEN). On November 18, 2022, the County consulted with the Kakoon Ta Ruk Band regarding the proposed project. No tribal cultural resources were identified through the consultation. The tribal representatives reviewed the IS/MND and made no comment. No mitigation relating to such resources is required.
- f) Resource areas that were analyzed in the Draft IS/MND included: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, tribal cultural resources, and wildfire.
- g) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, comment letters, and information and testimony presented during public meetings and the Planning Commission hearing. These documents are on file in HCD-Planning (File No. PLN160856) and are hereby incorporated herein by reference.
- h) The County identified no impacts to agriculture and forest resources, mineral resources, population and housing, public services, recreation, and transportation and traffic.
- i) The County identified potentially significant impacts to biological resources. Due to the nature of the potential impacts, staff consulted with California Department of Fish and Wildlife (CDFW) and California Coastal Commission during the preparation of the IS. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Mitigation Measure BIO-1 would cause the owner/applicant to restore the madrone trees that were impacts and cause five years of 1:1 replanted tree monitoring to be performed. During the five years of monitoring, HCD staff will attend the site visits at least three of the site visits to ensure the requirements of the Mitigation Measure and all the other conditions of approval for PLN160856 are met.
- j) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and Reporting Plan (MMRP) has been prepared in accordance with Monterey County regulations which is designed to ensure compliance during project implementation and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and Reporting Plan" as a condition of project approval (Condition No. 15).
- k) Analysis contained in the IS and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the CDFW regulations. The project is subject to a State filing fee plus the County recording fee. Initial Study was sent to CDFW for review and comment and no comments were received.

The applicant will pay the State fee and the processing fee payable to the Monterey County Clerk/Recorder for posting the Notice of Determination (Condition No. 16).

- l) County received comments on the IS/MND during the public review period from three parties. The comment letters identified concerns regarding available water supply and consistency with fire protection requirements.
- m) Public Comment – EHB. Bryan Escamilla, EHB staff, noted in a letter dated April 5, 2023 that the IS did not fully describe the water source in Section 9, Hydrology and Water Quality. He corrected that the existing rainwater catchment will be allowed for non-domestic purposes and that a condition of approval was added to ensure that the water system for potable water uses and the rainwater catchment system be separated appropriately. In addition, Escamilla requested edits to Section 13, Utilities and Service Systems, to clarify the spring flow and rainwater catchment system discussion in relation to the EHB requirement for the Project to utilize the spring as the primary domestic water source.
- n) Public Comment – Fire. Art Black, Carmel Fire Protection staff, noted in a letter dated April 6, 2023, that their review of the MND led them require the applicant to propose a fire hydrant, provide driveway slope and width analysis in the Building Services permit project plans for Fire Protection District review as part of the subsequent ministerial permit application, and add fire sprinklers to habitable structures and the barn. In response, edits were made to clarify in Hazards and Wildfire sections. Fire District then added Condition No. 13, Compliance with Monterey County Fire Code.
- o) Public Comment – Neighbor. An owner of a neighboring property, Dr. Patrick O’Reilly, commented on the IS/MND in a letter dated April 10, 2023. He shared his concerns that there is no water source on the property and contended that the applicant transports water to the property during the summer to support his buildings, garden, orchard, and horses. He also shared a concern with the road building and grading on the property and the potential impact on “critical habitats.” An edit was made to the IS to state that the original plans for PLN160856 mis-labelled the onsite spring as a spring box (not the spring that is anticipated for project use). EHB staff re-reviewed the Bierman report sections on the springs available to the Project and an existing piping easement and found that there is sufficient source of potable water for the Project. Staff did not find the Biological Report indicated detriment to critical habitat if the Project as conditioned and mitigated is permitted. Staff communicated with Dr. O’Reilly after receiving this and another letter. Dr. O’Reilly did not change his stance.
- p) The County finds that there is no substantial evidence supporting a fair argument of a significant environmental impact. The analysis and recommendations of the Biological Report, Arborist Report, Spring Flow Monitoring, Rain Water Harvesting and Water Quantity/Quality Report, and Geotechnical Report informed the IS/MND. All potential impacts can be reduced to a less-than-significant impact through requirements of the MMRP and adherence with County and State regulations during subsequent ministerial permit processing.

- q) No re-circulation is required. Revisions to the IS/MND to clarify and amplify the analysis have been made in response to comment letters from the public and agencies. No additional mitigation measures were proposed as a result of the IS/MND revisions. Pursuant to CEQA Guidelines section 15073.5(c), recirculation of the IS/MND is not required because the project revisions were added in response to comments on the public draft that did not present new avoidable significant effects or significantly alter recommended mitigations. The County prepared an Errata Memorandum that includes revisions to the text of the Draft IS/MND, in full. The revisions are listed numerically by page number. All additions to the text are shown underlined and all deletions from the text are shown stricken. The IS/MND with Errata Memorandum was reviewed by the Planning Commission as part of the decision without recirculation pursuant to CEQA Guidelines section 15164. The IS/MND with Errata Memorandum is the adopted IS/MND.
- r) The Monterey County Planning Commission considered the MND, along with the Coastal Development Permit and Design Approval, at a duly noticed public hearing held on March 27, 2024.
- s) Monterey County HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the MND is based.

7. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.
 - c) The subject project site is located on Palo Colorado Road more than 4 miles up into the mountains from Highway 1. The area is not illustrated or described as one requiring public access pursuant to the Local Coastal Program (Figure 3, Public Access, in the Big Sur LUP).
 - d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Public Access, in the Big Sur LUP).

8. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to MCC section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

- b) Coastal Commission. Pursuant to MCC section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development project involving development that is permitted in the underlying zone as a conditional use.

DECISION

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

- A) Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
- B) Approve an after-the-fact Combined Development Permit to clear Code Enforcement case (CE080464), consisting of:
 - 1. Coastal Administrative Permit and Design Approvals to legalize a 1,472 square foot two-story single family dwelling with second floor deck (approx. 190 square feet) and entry deck (approx. 225 square feet), a 857 square foot two-story barn with second floor entry deck (approx. 400 square feet) and covered deck (approx. 120 square feet), a 364 square foot carport/workshop, three sheds (260 square feet, 100 square feet, and 82 square feet), 12 water storage tanks (one for 12,000 gallons, six for 4,900 gallons, two for 3,000 gallons, three for 2,500 gallons, and three for 500 gallons), a water catchment system and on-site wastewater system, approximately 600 linear feet of unpaved driveway, and associated grading;
 - 2. Coastal Development Permit and Design Approval to legalize a detached Accessory Dwelling Unit (185 square feet functionally related to a 452 square foot detached kitchen and cold room); and
 - 3. Coastal Development Permit to allow removal of three Madrone trees; and
- C) Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

This approval is subject to the conditions of approval and in general conformance with the plans, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of March, 2024.

Melanie Beretti, AICP,
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY,

THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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. 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/or use clearances from Monterey County HCD-Planning office in Salinas.

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

County of Monterey HCD Planning

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

PLN160856

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN160856) allows after-the-fact Combined Development Permit to clear Code Enforcement case (CE080464) consisting of: 1) a Coastal Administrative Permit and Design Approval for the construction of a 1,472 square foot two-story single family dwelling, a detached Accessory Dwelling Unit (185 square foot sleeping quarter functionally connected with a 452 square foot detached kitchen and cold room), a 857 square foot two-story barn, three sheds (260 square feet, 100 square feet, and 82 square feet), a 364 square foot carport/workshop, 12 water storage tanks (one for 12,000 gallons, six for 4,900 gallons, two for 3,000 gallons, three for 2,500 gallons, and three for 500 gallons), a water catchment system, on-site wastewater system, approximately 600 linear feet of unpaved driveway, and associated grading; and 2) a Coastal Development Permit to allow removal of 3 Madrone trees. The property is located at 38829 Palo Colorado Road, Carmel (Assessor's Parcel Number 418-151-005-000), Big Sur Coast Land Use 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:
"A Combined Development Permit(Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Numbers 418-151-005-000) on March 27, 2024. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD - Planning."

Proof of recordation of this notice shall be furnished to the Chief of 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. County of Monterey 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 County of Monterey 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. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

5. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the County. (Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

6. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate 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 HCD Chief of 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 exterior lighting plans to the Chief of Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure 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.

7. AS-BUILT GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an as-built grading plan. The plan shall include grading volumes, contour lines, and cross-sections that identify the existing grade, proposed grade, and the extent of any excavation and/or fill. The applicant shall submit any geotechnical inspection logs or field reports prepared by the licensed practitioner.
(HCD-Environmental Services)

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

8. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Chief of Planning. Plans for such restoration shall be submitted to and approved by the Chief of Planning prior to commencement of use. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit restoration plans to HCD - Planning for review and approval.

9. PDSP001 - MITIGATION MEASURE BIO-1. TREE REPLACEMENT AND MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure BIO-1: Tree Replacement and Monitoring

To resolve code violations associated with unpermitted removal of three (3) trees, the Applicant/Owner shall replant three (3) Pacific madrone or Coast live oak trees. Replacement trees shall no smaller than five-gallons. To reduce indirect impacts from the transmission of pathogens, insects, or pests; the replacement trees shall be in good health and condition. Moreover, to ensure success of tree replacement activities, trees shall be replanted during the appropriate time of year (i.e., fall-winter). All replacement tress shall be installed under the direction of a qualified biologist/arborist and shall be monitored for a duration of five (5) years to ensure successful replanting or replacement trees. The Applicant shall submit an annual report to HCD-Planning that demonstrates how replacement objectives have been met.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of a contract with a qualified biologist to supervise installation of replacement measures. The contract shall also include annual monitoring and reporting for the duration of five years to ensure successful tree replacement. and for the duration of five years to ensure replacement of trees has been successful. The Applicant/Owner shall submit an annual report documenting the status of replacement trees consistent with Thompson Wildland Management's Tree Removal and Fuel Management Plan. Annual reports shall be submitted to HCD-Planning.

HCD condition compliance staff will join the qualified biologist/arborist at least for three annual visits. If HCD-Planning should find that the replacement measures are incomplete or unacceptable, additional actions may be necessary.

10. 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

11. EHSP01 - DEED RESTRICTION AND INSTALLATION OF SPRING WATER TREATMENT (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code.

The proposed development receives domestic water from a spring, located on APN: 418-151-031-000. Given the nature of the source water, the Environmental Health Bureau will require the following to ensure that it remains free from bacterial contamination:

1. The applicant shall install adequate filtration and disinfection for the domestic water source.
2. The applicant shall record a Deed Restriction with the Monterey County Recorder, indicating that that parcel receives domestic water from a spring and that the maintenance of the installed drinking water treatment is the property owner's responsibility.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall submit the following to the Environmental Health Bureau (EHB) for review and acceptance:

1. A suitable filtration and disinfection treatment design and associated documentation.
2. A copy of the Grant Deed and Property Description. EHB will prepare the Deed Restriction form.

Prior to final inspection of construction permits, the following shall be completed:

1. Installation of the approved filtration and disinfection treatment and submission of any associated documentation to the EHB
2. A finished water sample with chlorine residual shall be collected and a copy of the bacterial water quality analysis shall be provided to the EHB for review and acceptance.
3. The property owner shall sign and notarize the deed restriction form obtained from the EHB and record the document with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

12. EHSP02 – CROSS-CONNECTION CONTROL SURVEY (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed development will receive domestic water from a spring. In order to prevent backflow of water from the rainwater catchment distribution system into the domestic supply, a cross-connection control survey shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

1. A detailed site plan, specifying how the rainwater catchment system will be used and how it will be isolated from the domestic water supply; and
2. A cross-connection control survey that has been completed by a qualified professional that identifies potential cross-connections and recommends mitigations.

Prior to final inspection, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

3. A final cross-connection control survey that has been completed by a qualified professional that confirms that all cross-connections have been mitigated.

13. FPDSP001 -- COMPLIANCE WITH MONTEREY COUNTY FIRE CODE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All relevant requirements of the Monterey County Fire Code shall be included in the requirements imposed by the County of Monterey to mitigate the code enforcement violations.

The authority for this condition is stated in Section 102.1 Construction and design provisions. The construction and design provisions of this Code shall apply to Existing structures, facilities and conditions not legally in existence at the time of adoption of this Code.

The Monterey County Fire Code which will be imposed at the building permit stage includes but may not be limited to: automatic fire sprinklers; water storage appropriately sized to fire protection (5,000 gallons) and a fire hydrant to be installed; driveway to meet the width and slope requirements and may require paving.

Compliance or Monitoring Action to be Performed: Prior to building/grading permits, submit fire sprinkler system plan and specifications directly to Carmel Fire Protection, Box 7168, Carmel, CA 93921.

Include water storage, proposed fire hydrant, and driveway slope and width analysis in the Building Services permit project plans for Fire Protection District review.

14. PD012 – LANDSCAPING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Applicant/owner shall submit a Landscape Package Application in accordance with MCC Chapter 16.63 as required in Section 16.63.050 or Section 16.63.060, and subject to review and approval by the Chief of Planning.

The Landscaping Plan shall include the protections of critical root zones, exotic species controls and restoration of native habitats, special treatment for sensitive plants in Fire Fuel Management, and Erosion/Sediment controls listed and described in the Project Biological Report by Fred Ballerini, dated May 29, 2019 (LIB170143).

Compliance or Monitoring Action to be Performed: Landscape shall be installed in accordance with the provisions of the approved Landscape Package. Compliance with the approved Landscape Package shall be verified by inspections in accordance with Section 16.63.120.

The Landscaping Plan shall include the protections of critical root zones, exotic species controls and restoration of native habitats, special treatment for sensitive plants in Fire Fuel Management, and Erosion/Sediment controls listed and described in the Project Biological Report by Fred Ballerini, dated May 29, 2019 (LIB170143).

15. PDSP001 -- FIRE FUEL MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire 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 HCD Chief of Planning.

Prior to issuance of first construction permit, submit a Fire Fuel Management Plan to the HCD Chief of Planning for review and approval. Incorporate the recommendations from the draft Fire Fuel Management Plan (Thompson, March 2017, LIB170144) and, where they do not conflict, recommendations related to understory plant life and Fire Fuel Management in the project Biological Report (Ballerini, May 2019, LIB170143).

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to issuance of first construction permit, submit a Fire Fuel Management Plan to the HCD Chief of Planning for review and approval. Incorporate the recommendations from the draft Fire Fuel Management Plan (Thompson, March 2017, LIB170144) and, where they do not conflict, recommendations related to understory plant life and Fire Fuel Management in the project Biological Report (Ballerini, May 2019, LIB170143).

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

16. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

REMODELING OF AN EXISTING DWELLING

THE MAEHR RESIDENCE

CARMEL, CALIFORNIA

PROJECT DATA

OWNER: THEO MAEHR
 PROJECT ADDRESS: 38059 PALO COLORADO RD. CARMEL CA 93923
 A.P.N.: 418-151-005
 PLANNING AREA: COAST-BIG SUR
 ZONE DISTRICT: WSC/40D(CZ)
 LEGAL DESCRIPTION: TRACT NO 183 RCHO DEL MONTE NO 3 SUB A OF L 5 1.32 AC & R-W

SETBACKS:
 Main Structures/ Minimum Setbacks:
 Front: thirty (30) feet;
 Side: twenty (20) ft
 Rear: twenty (20) feet.
 Height. Maximum height: twenty four (24) feet.
 Accessory Structures (Habitable)/ Minimum Setbacks:
 Front: fifty (50) feet;
 Side: six (6) feet;
 Rear: six (6) feet.
 Height. Maximum height: fifteen (15) feet
 Accessory Structures (Non-habitable)/ Minimum Setbacks:
 Front: fifty (50) feet;
 Side: six (6) feet on front one-half of property; one (1) foot on rear one-half of property;
 Rear: one (1) foot.
 Height. Maximum height: fifteen (15) feet.
 Minimum Distance Between Structures:
 Main Structures: twenty (20) feet;
 Accessory/Main Structures: ten (10) feet;
 Accessory/Accessory Structures: six (6) feet.
 Accessory structures (barns, stables or farm outbuildings) Minimum Setbacks:
 50 feet from the front of the property
 20 feet from the side or rear property line
 20 feet from any residence on the property.
 Maximum height thirty (30) feet

FLOOD ZONE: NO WATER SUPPLY: WATER CATCHMENT SYSTEM
 HISTORIC CATEGORY: NO SEWER: PRIVATE SEPTIC
 OCCUPANCY: R&U FIRE SPRINKLERS: YES
 TREE REMOVAL: NONE
 CONSTRUCTION TYPE: IV/HT PARKING: 2 SPOTS COVERED REQUIRED/PROPOSED

AREA CALCS

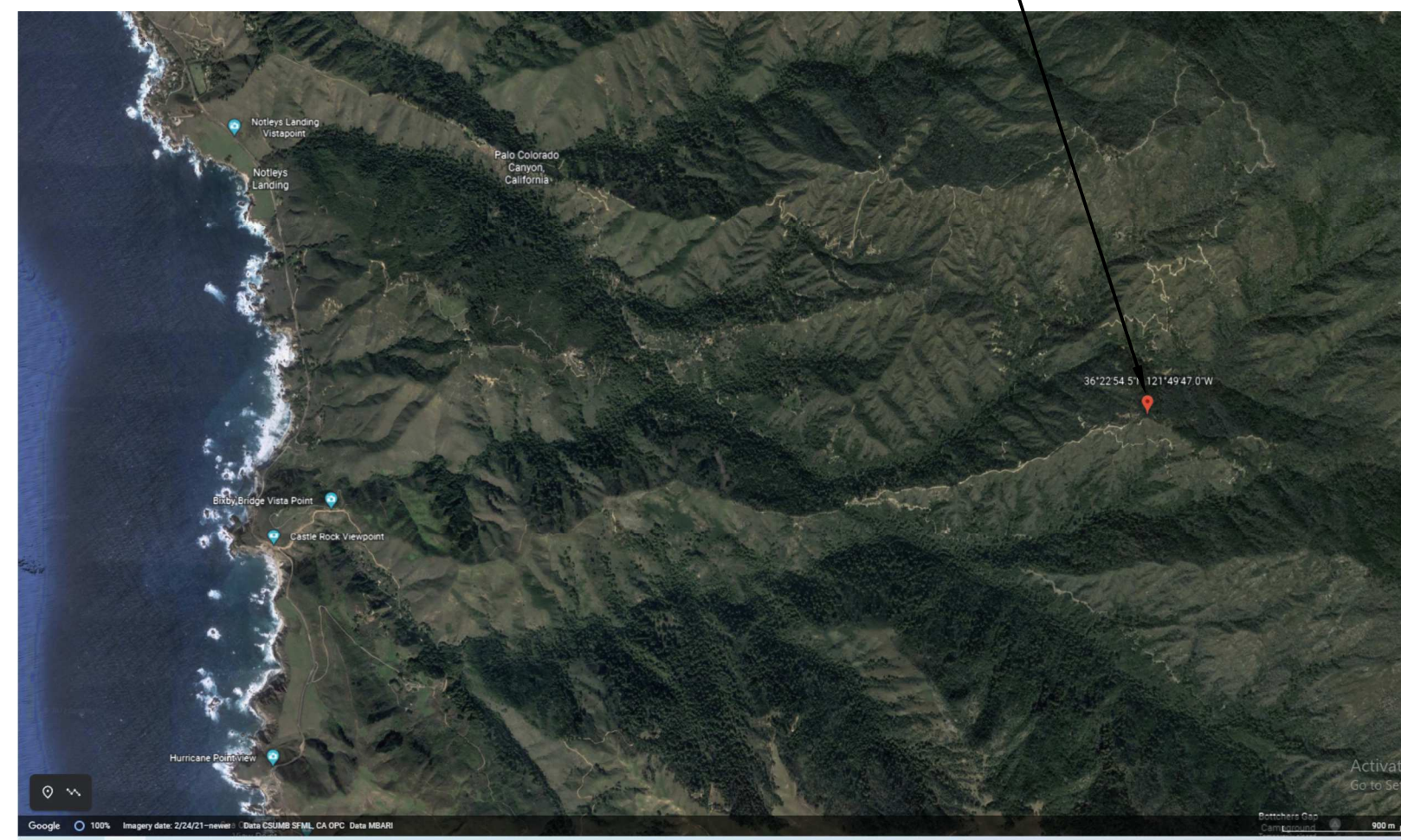
SITE AREA:	1,901,394 SF (43.65 ACRES)	PROPOSED FLOOR AREAS:
WATER HOLDING TANKS		MAIN RESIDENCE 1,471 SF (LIVING SPACE)
1- 12,000 GAL @ 108.4	= 108 SF	WORKSHOP 364 SF (UTILITY SPACE)
3 - 4900 GAL @ 85.6	= 257 SF	A.D.U. 185 SF (UTILITY SPACE)
2- 3,000 GAL @ 50.2	= 100 SF	KITCHEN & COLD ROOM 452 SF (UTILITY SPACE)
2 - 2500 GAL @ 49.2	= 98 SF	BARN 857 SF (UTILITY SPACE)
1 -1000 GAL @23.8	= 24 SF	TOOL SHED 82 SF (UTILITY SPACE)
3 - 500 GAL @12.0	= 36 SF	TOTAL RESIDENTIAL FLOOR AREA= 1,407 SF
TOTAL	= 1,186 SF	TOTAL UTILITY/STORAGE FLOOR AREA= 1,875 SF
BUILDINGS	= 2188 SF	TOTAL OVERALL FLOOR AREA 3,282 SF
CAR PORTS	= 337 SF	
PATHS/DECKS	= 5,156 SF	PROPOSED FLOOR AREA RATIO: 3282 S.F. / 1,901,394 S.F.= 0.17%
TOTAL COVERAGE	= 7,681 SF	
PROPOSED LOT COVERAGE:	4163 S.F. 1,901,394 S.F. =0.2%	
BUILDING SITE COVERAGE, MAXIMUM:	=10%.	

SCOPE OF WORK

- AFTER THE FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE VIOLATION CE080464 CONSISTING OF:
- A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR CONSTRUCTION OF A 1,407 SQ.FT. TWO STORY SFD, A DETACHED 185 SQ.FT. ACCESSORY DWELLING UNIT, A 452 S.F. KITCHEN AND COLD STORAGE, A 792 SQ.FT. 2 STORY BARN, A 75 SQ.FT. TOOL SHED, TWO STORAGE SHEDS (100 SQ.FT. AND 260 SQ.FT.), A 364 SQ.FT. CARPORT/WORKSHOP, 15 (E) WATER STORAGE TANKS TOTALING 56,940 GALLONS TOTAL STORAGE (CONSISTING OF: THREE (3) WATER TANKS @ 2,500 GALLONS EACH, SIX (6) WATER TANKS @ 4,990 gal., ONE (1) @12,000 gal., TWO (2) @3,000gal., THREE (3) @500 GALLONS EACH) AND ASSOCIATED WATER CATCHMENT SYSTEM, A 1,500 GALLON SEPTIC SYSTEM, APPROXIMATELY 600 L.F. OF DRIVEWAY AND GRADING (+/- 100 CY CUT/FILL),
 - A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF THREE MADRONE TREES,
 - A COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (APN: 418-151-005-000), AND PARCEL 2, 7.25 ACRES (APN: 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B).
- PERMITTED INSTALLATION OF NEW WATER STORAGE SYSTEM CONSISTING OF:
- PROPOSED NEW ADDITION OF 14,700 GALLONS OF STORAGE (CONSISTING OF THREE (3) WATER TANKS @4,990 GALLONS EACH) FOR A TOTAL WATER STORAGE OF 72,910 GALLONS.
 - WATER SOURCE IS RAIN CATCHMENT SYSTEM AND SPRING.

VICINITY MAP

38059 Palo Colorado Rd



GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2013 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND CALIFORNIA ENERGY CODE (CEC)
- TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2013 CRC SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
 - SITE FAMILIARIZATION: THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE PROJECT ARCHITECT IN WRITING.
 - UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE PROJECT ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
 - CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
 - DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
 - GLAZING: ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY.
 - MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACT THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.
 - GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION.
 - SMOKE DETECTORS: AN APPROVED SMOKE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF \$1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AND ALARM IN ALL SLEEPING AREAS.
 - NAILING TO BE IN COMPLIANCE WITH CBC TABLE 2304.S.1 U.O.N.
 - ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
 - 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 PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTEMENT.
 - ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.
 - DEFERRED TRUSS DRAWINGS: SUBMIT 2-SETS OF TRUSS DRAWINGS AND CALCULATIONS TO THE CITY FOR REVIEW AND APPROVAL. THE PROJECT ARCHITECT TO PROVIDE SHOP DRAWING REVIEW STAMP ON THE TRUSS DRAWINGS. SIGNED AND DATED. THE TRUSSES TO BE APPROVED BY THE CITY PRIOR TO REQUESTING THE ROOF SHEATHING INSPECTION AND WILL BE ASSESSED ADDITIONAL PLAN CHECKING FEES.
 - ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
 - ALL WATER CLOSETS TO COMPLY WITH MAXIMUM FLOWS FOR 20% WATER REDUCTION. SEE SHEET CG-1.
 - ALL FAUCETS ARE TO COMPLY WITH MAXIMUM FLOWS FOR 20% WATER REDUCTION. SEE SHEET CG-1..
 - ALL SHOWERS TO COMPLY WITH MAXIMUM FLOWS FOR 20% WATER REDUCTION. SEE SHEET CG-1.
 - INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AT THE SHOWERS AND TUB-SHOWER COMBINATIONS.
 - PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE AT ALL HOSE BIBS PER CPC.
 - LAMPS USED FOR GENERAL LIGHTING IN THE KITCHEN AND BATHROOMS SHALL BE "FLUORESCENT" TO COMPLY WITH CCR TITLE 24, SECTION 150(K). THE LIGHTING IS TO BE CONTROLLED BY THE FIRST SWITCH AS YOU ENTER THE ROOM. NOTE:FOR UNDER-CABINET FLUORESCENT LIGHTING IN THE KITCHEN TO QUALIFY AS "GENERAL LIGHTING", THEY MUST BE ARRANGED TO PROVIDE A UNIFORM LIGHT DISTRIBUTION THROUGHOUT THE KITCHEN.
 - UFER GROUNDING. (CONCRETE-ENCASED-ELECTRODE) IS REQUIRED PER CEC 250-50(c) AND THE BONDING OF ABOVE GROUND WATER AND METAL GAS PIPING TO THE SERVICE GROUND PER CEC.
 - ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 1/2" MIN. STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CANNOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED.
 - BUILDING MATERIALS, SYSTEMS, ASSEMBLIES AND METHODS OF CONSTRUCTION USED TO COMPLY WITH EXTERIOR WILDFIRE EXPOSURE REQUIREMENTS SHALL BE APPROVED IN ACCORDANCE WITH THE QUALITY STANDARDS GIVEN BY CRC SEC. R327.3.
 - PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT: (1) THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT. (2) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED. (3) THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
 1. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE DESIGNED TO COMPLY WITH NFPA-13D AND INSTALLED IN ACCORDANCE WITH THE MONTEREY COUNTY REGIONAL FIRE DISTRICT.
 2.THE SYSTEM SHALL HAVE AN APPROVED FIRE ALARM SWITCH CONNECTED TO A CENTRAL MONITORING STATIONS. SEPARATE PLANS SHALL BE APPROVED PRIOR TO COMMENCING WORK ON THE SYSTEM. VERIFY THE FOLLOWING WITH THE ARCHITECT PRIOR TO INSTALLATION:
 A. LOCATION OF RISERS AND TEST VALVES
 B. SPRINKLER HEAD TYPE & LOCATIONS
 C. SPRINKLER LINES MAY NOT PENETRATE ROOF JOISTS.
 PROVIDE CARBON MONOXIDE DETECTION AS REQUIRED BY THE CALIFORNIA STATE FIRE MARSHAL

SHEET INDEX

SHEET NUMBER	SHEET NAME
A-0.0	COVER SHEET
A-1.1	EXISTING OVERALL SITE PLAN
A-1.2	PROPOSED OVERALL LLA SITE PLAN
A-1.3	PROPOSED PLOT PLAN
A-2.1	MAIN RESIDENCE FLOOR PLAN
A-2.2	MAIN RESIDENCE ROOF PLAN
A-2.3	WORKSHOP FLOOR PLAN/ROOF PLAN
A-2.4	A.D.U. FLOOR PLAN/ROOF PLAN
A-2.5	STORAGE 1&2 / TOOL SHED FLOOR PLAN/ROOF PLAN
A-2.6	BARN FLOOR PLAN/ROOF PLAN
A-3.1	MAIN RESIDENCE ELEVATIONS
A-3.2	ART STUDIO ELEVATIONS
A-3.3	WORKSHOP ELEVATIONS
A-3.4	STORAGE ELEVATIONS
A-3.5	BARN ELEVATIONS
WWDP-1	WASTEWATER DESIGN PLAN

PROJECT TEAM

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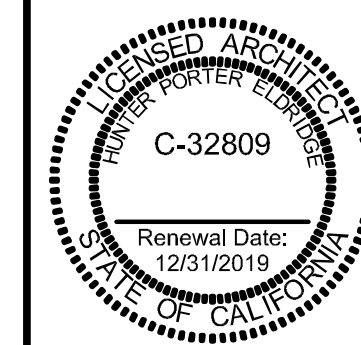
ARBORIST:
 THOMPSON WILDLAND MANAGEMENT
 ISA CERTIFIED ARBORIST #WE-7468A
 57 VIA DEL REY
 MONTEREY, CA 93940
 P: 831-372-3796
 E: THOMPSONWRM@GMAIL.COM

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRIC CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE

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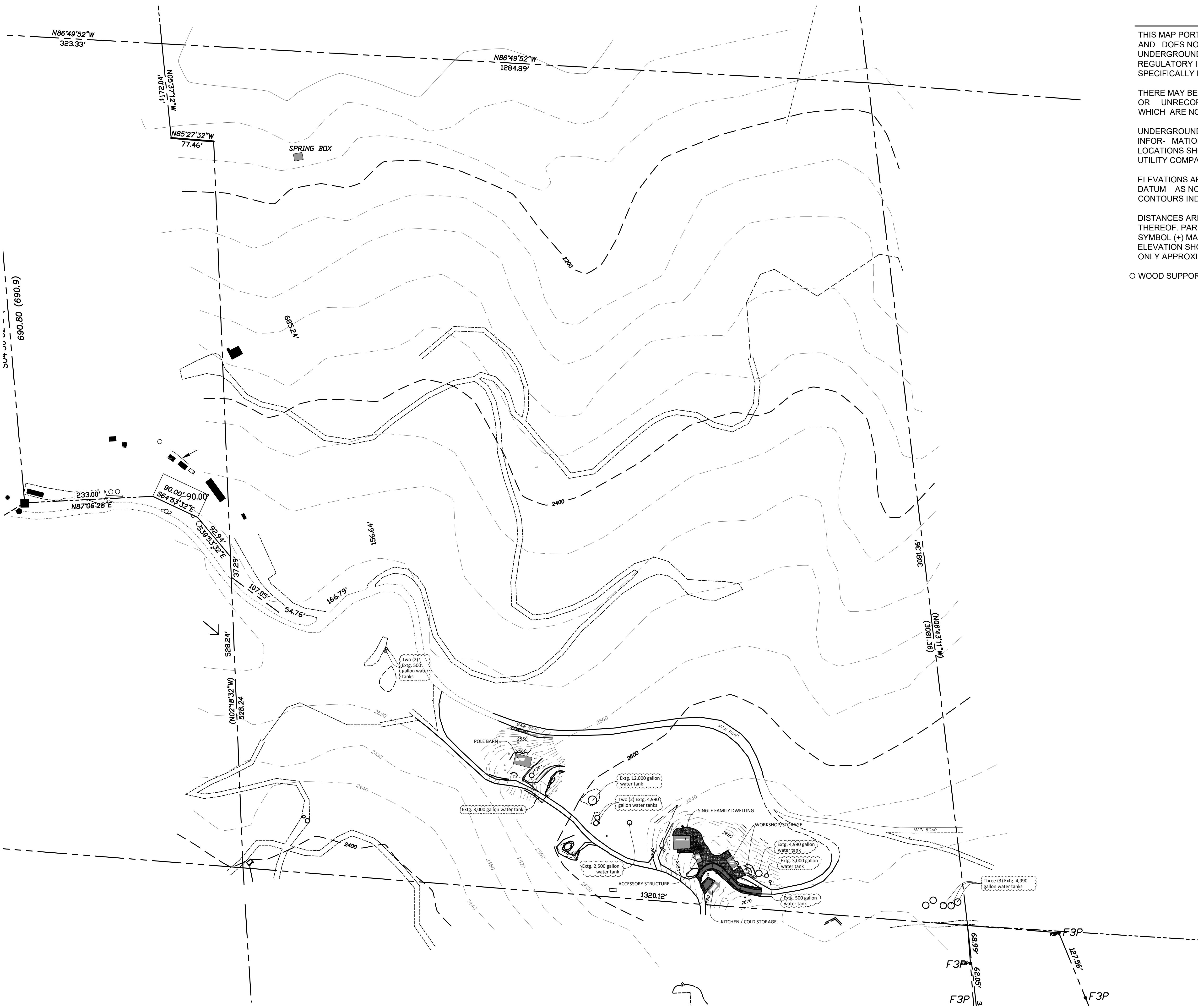
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A0.0
 Cover Sheet

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THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

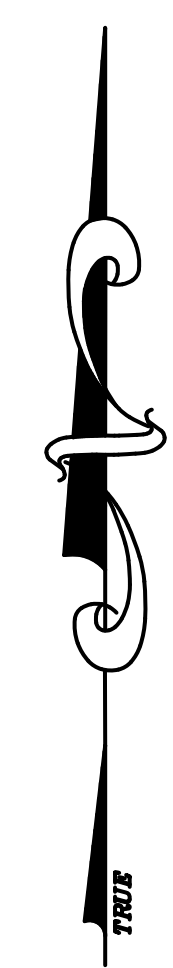
THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED. GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE.

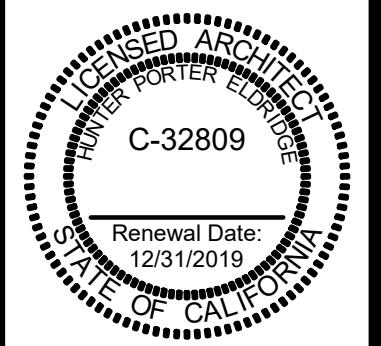
DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF. PARENTHESES DENOTE RECORD DATA. THE CROSS SYMBOL (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN. TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

○ WOOD SUPPORT POLES, VARYING IN DIAMETER



Existing Overall Site Plan

Scale: 1 to 1,000 1



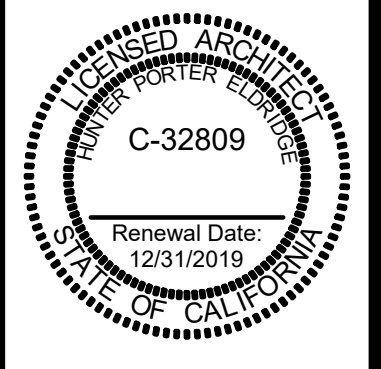
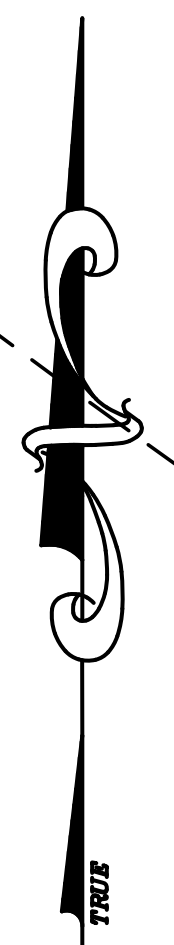
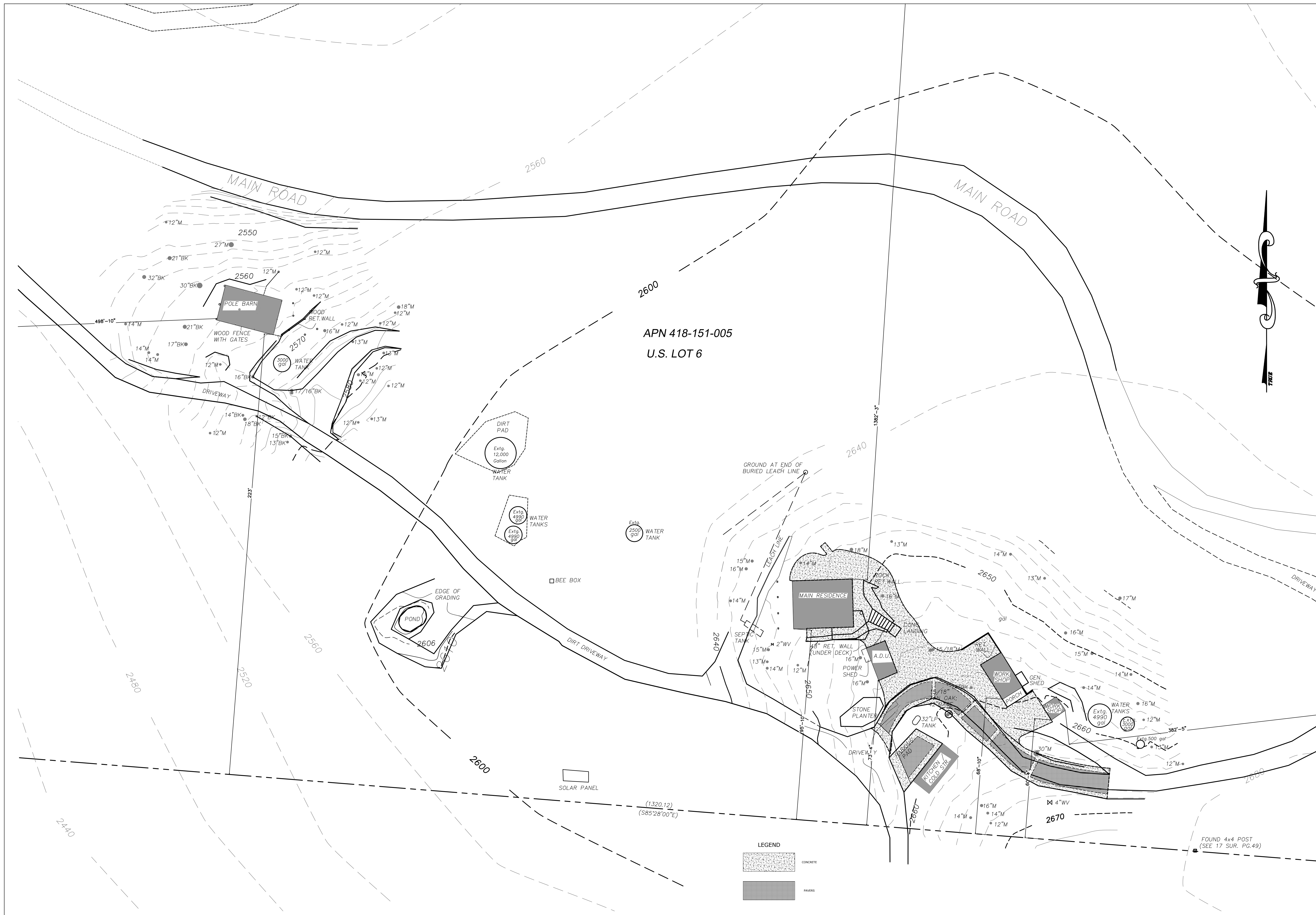
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A1.1
Existing Overall
Site Plan

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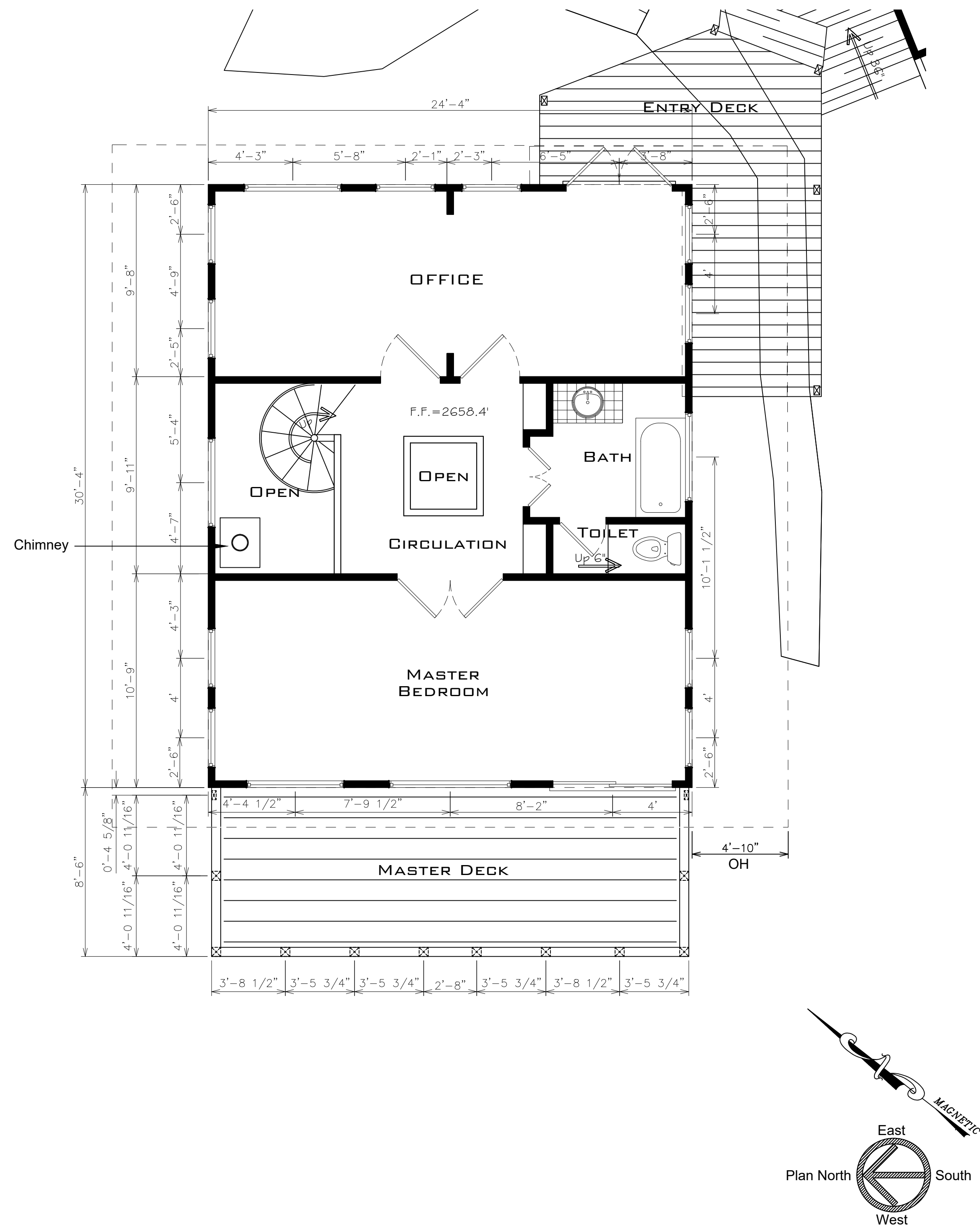
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A1.3
Proposed Plot
Plan

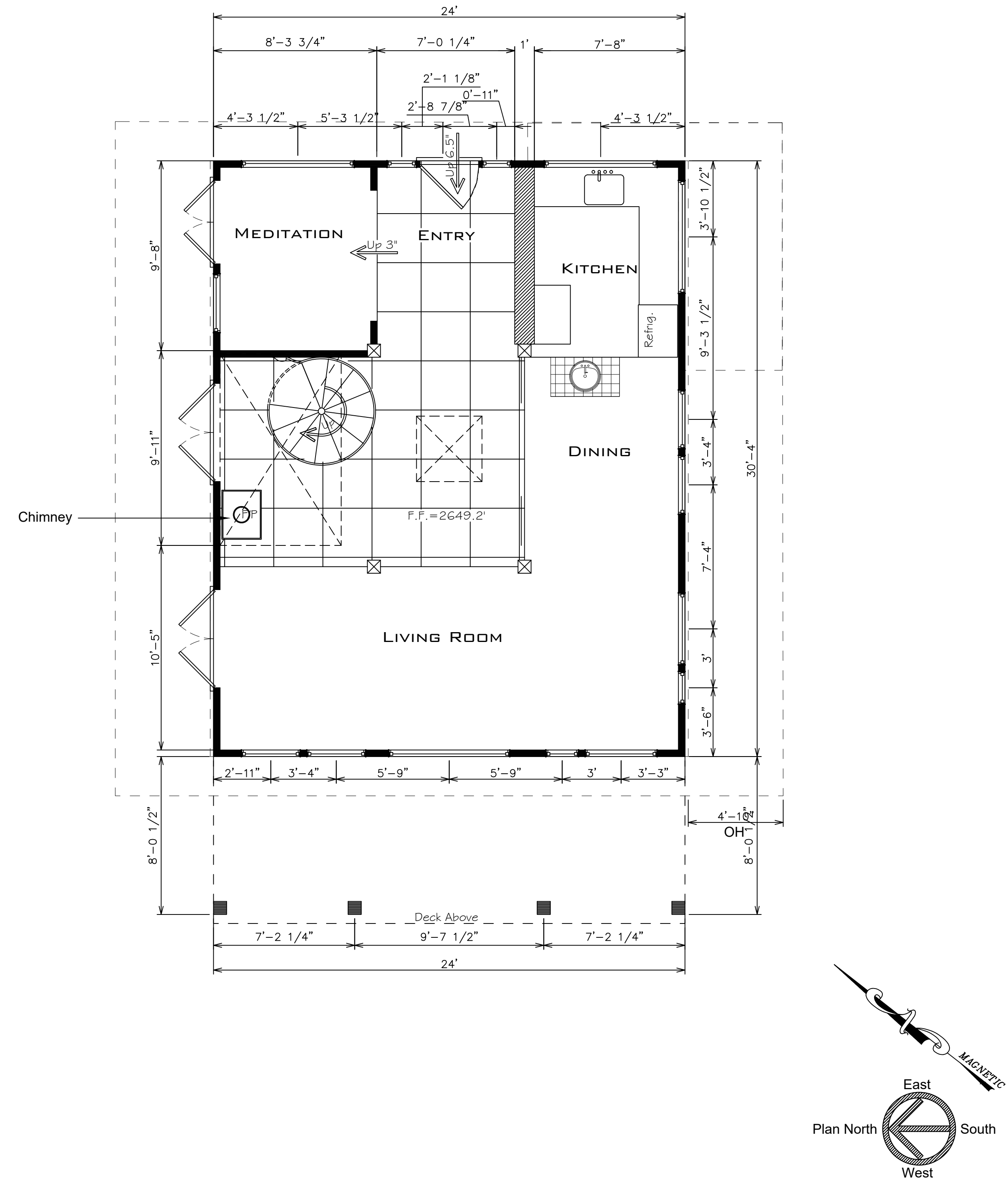
Proposed Plot Plan

Scale: 1ft=250ft

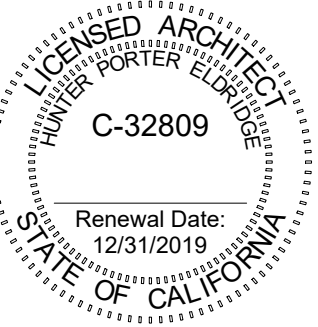
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Main House Second Level Floor Plan



Main House First Level Floor Plan



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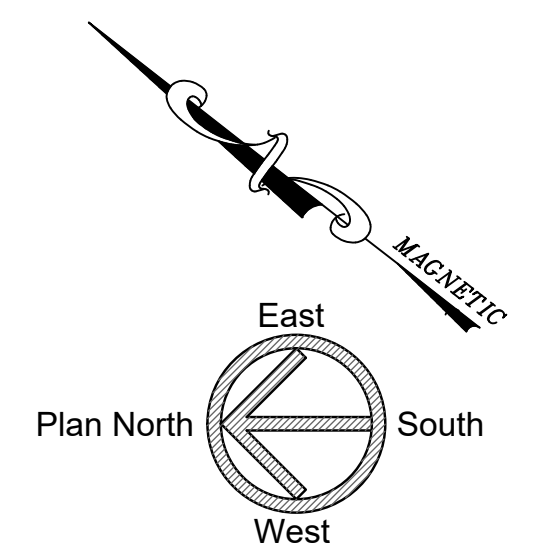
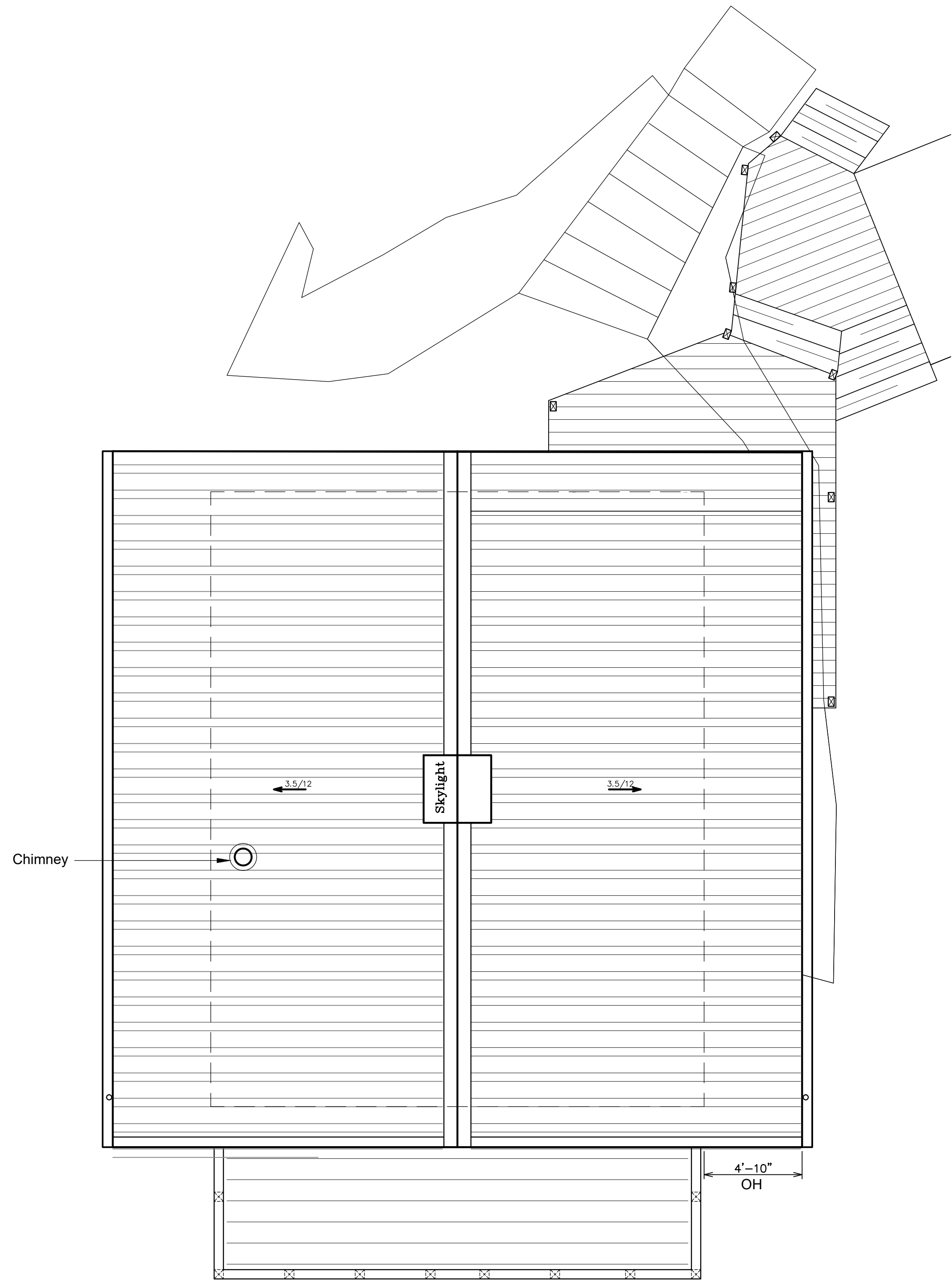
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A2.1
Main Residence
Floor Plan

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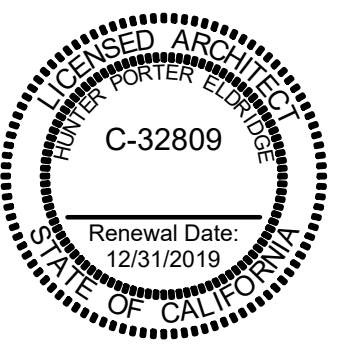


Main Residence Roof Plan

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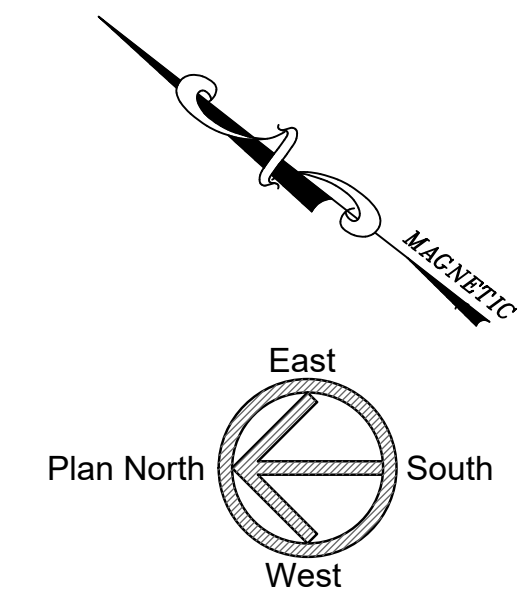
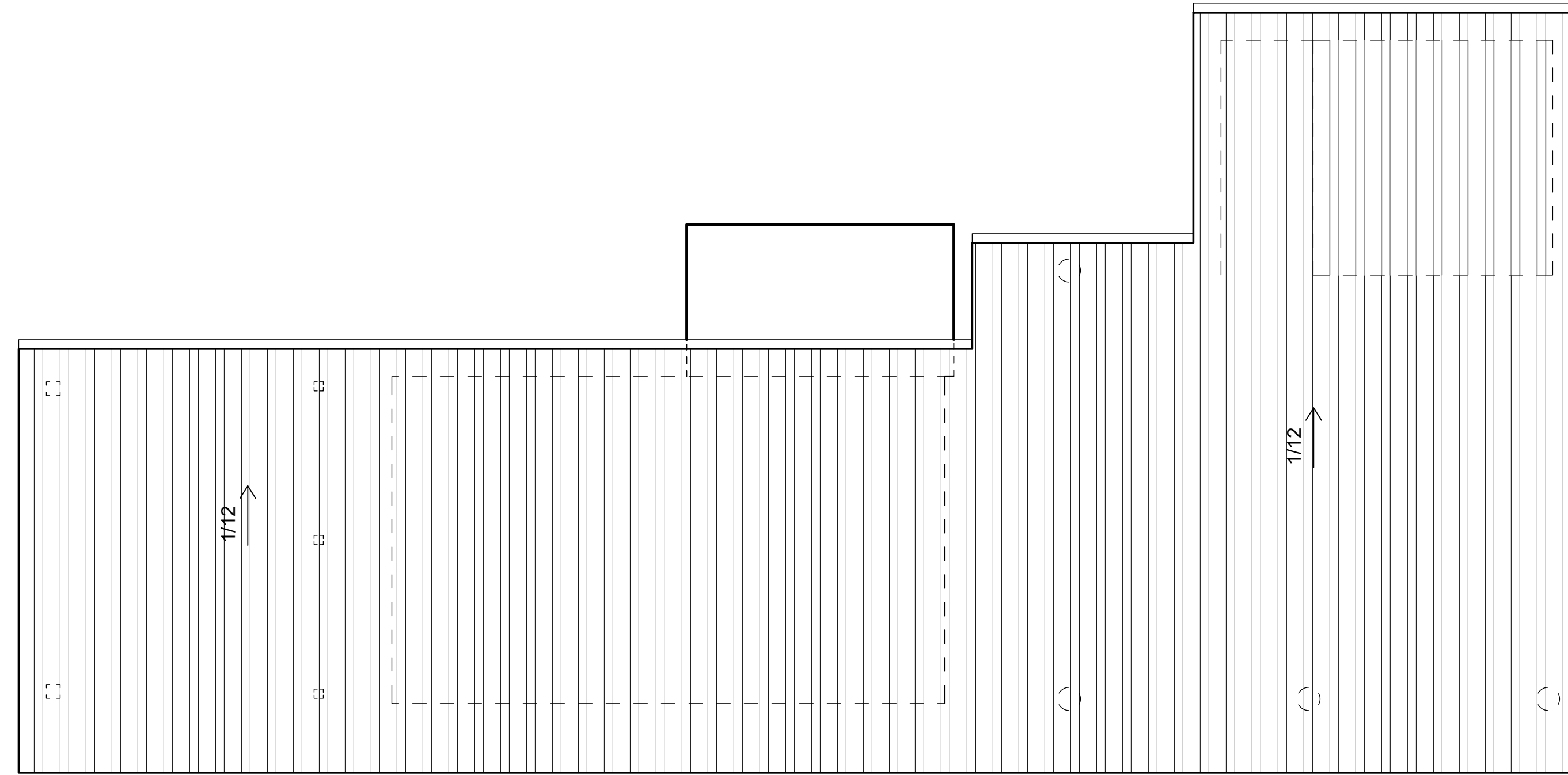
A2.2
MAIN RESIDENCE
ROOF PLAN



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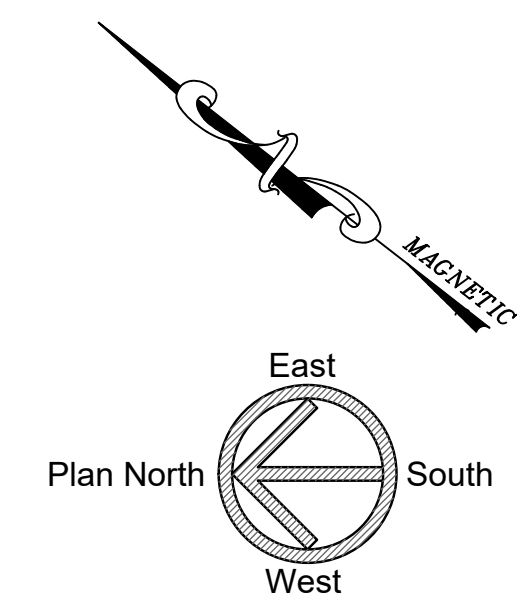
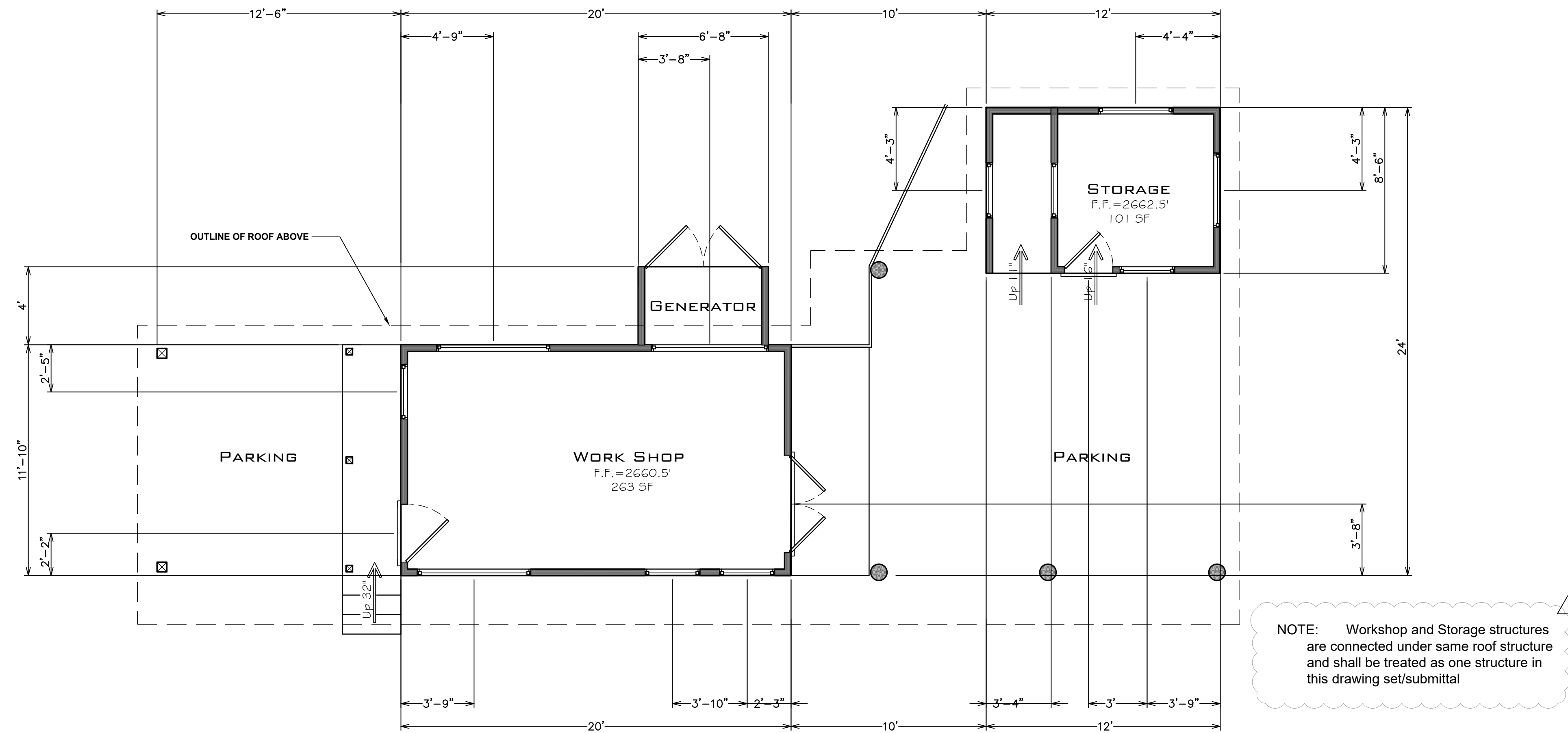
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Workshop Roof Plan

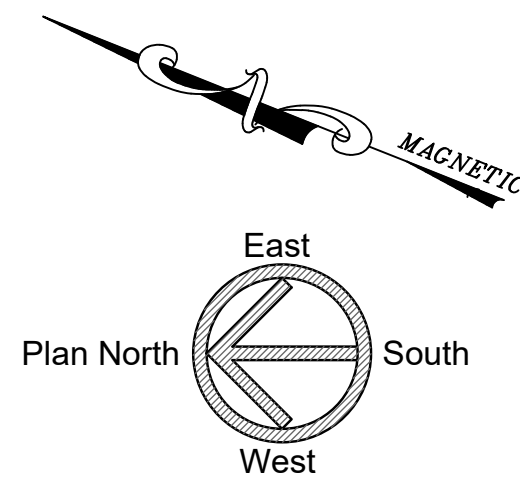
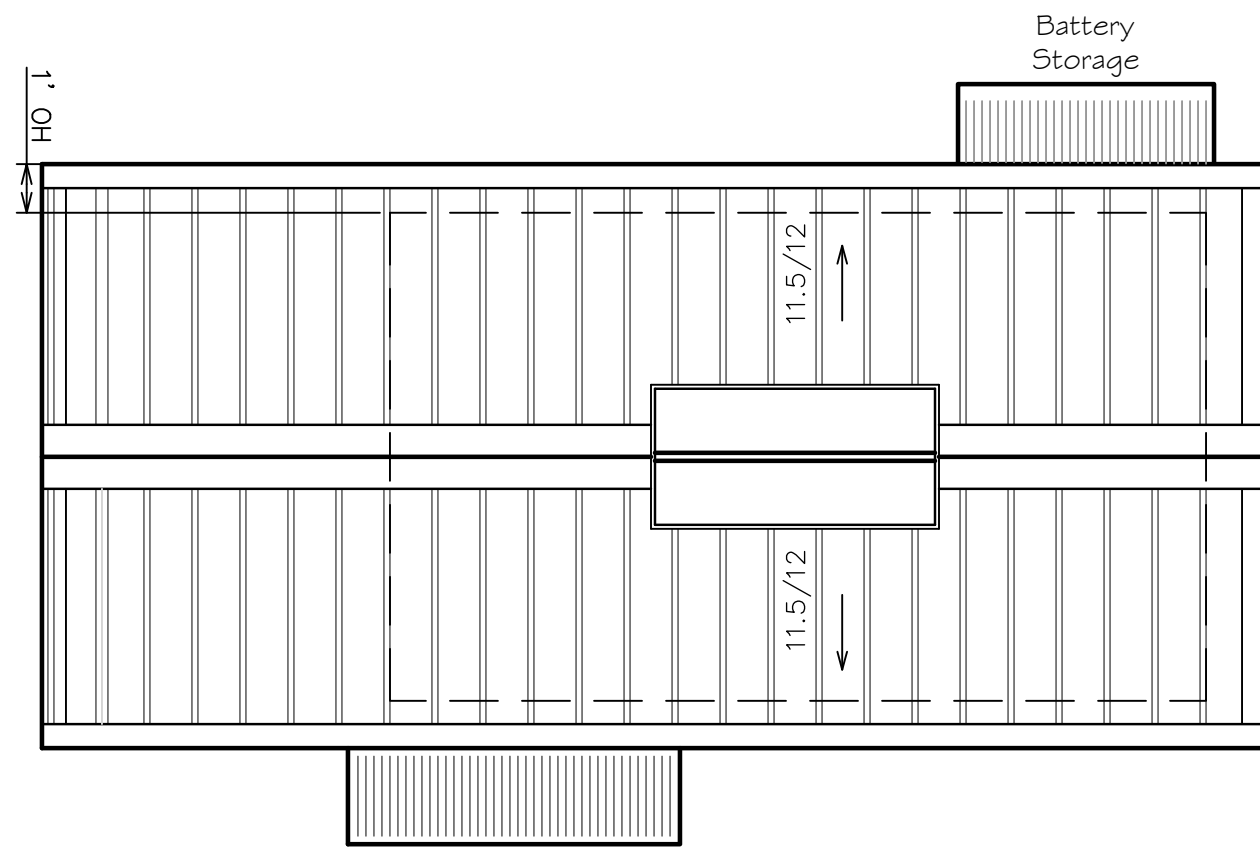
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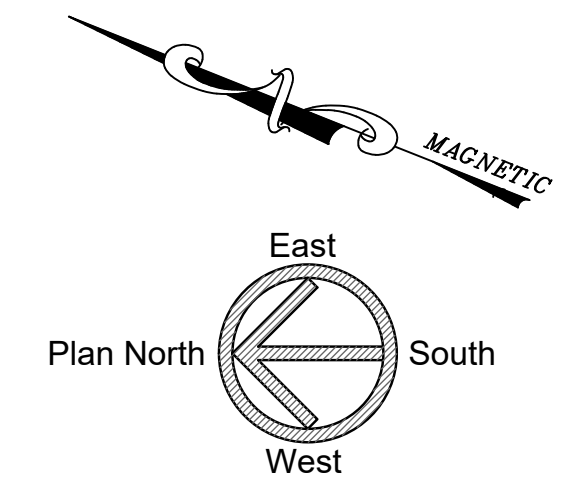
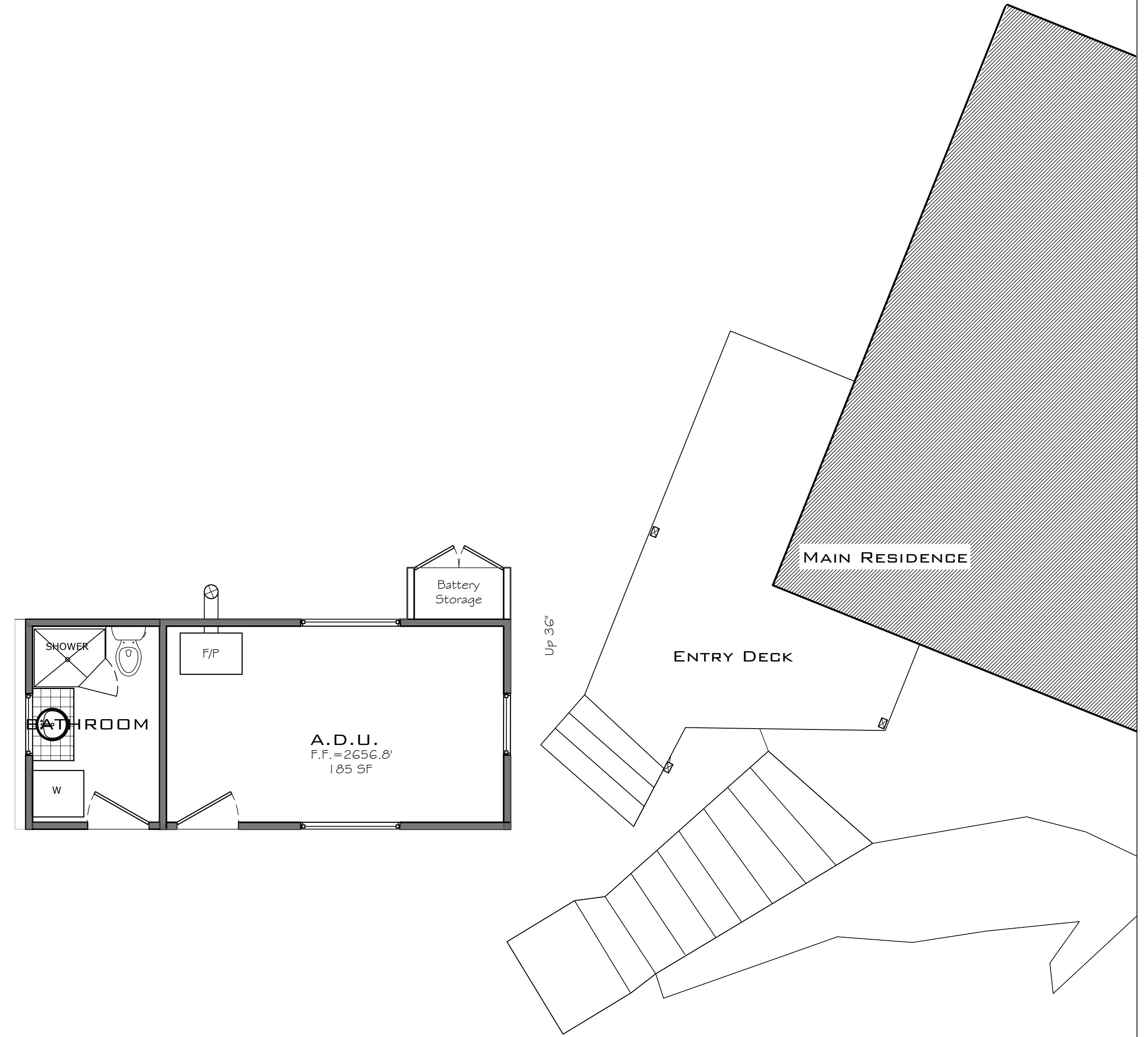
Workshop Floor Plan

2

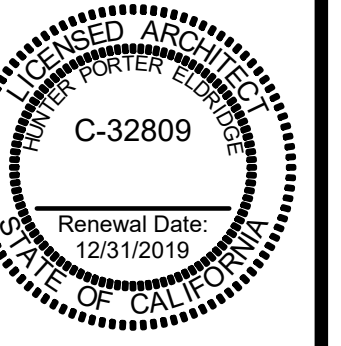
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A.D.U. Roof Plan



A.D.U. Floor Plan



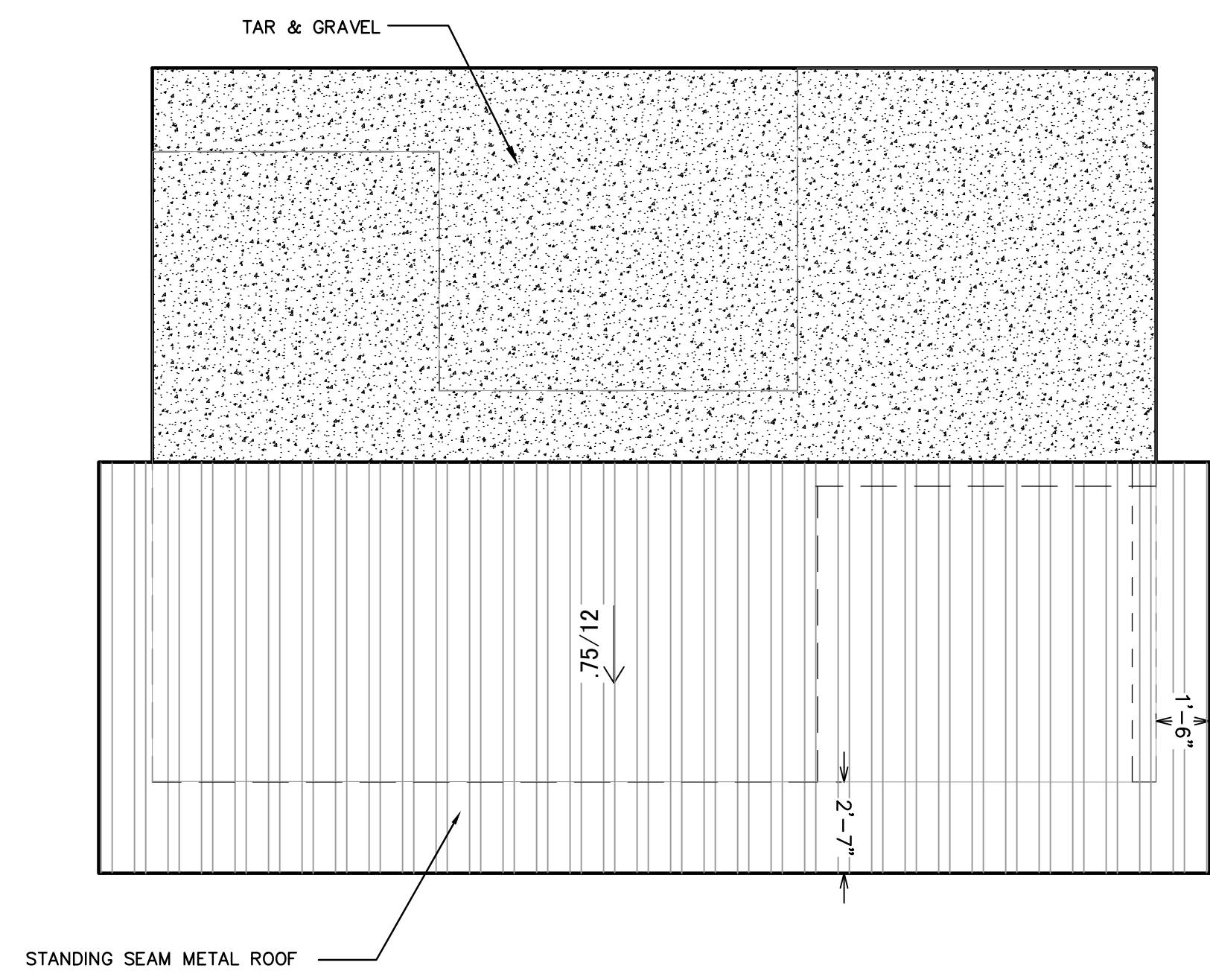
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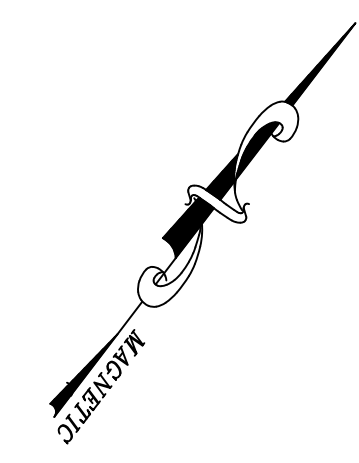
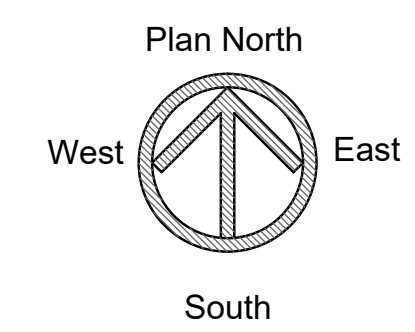
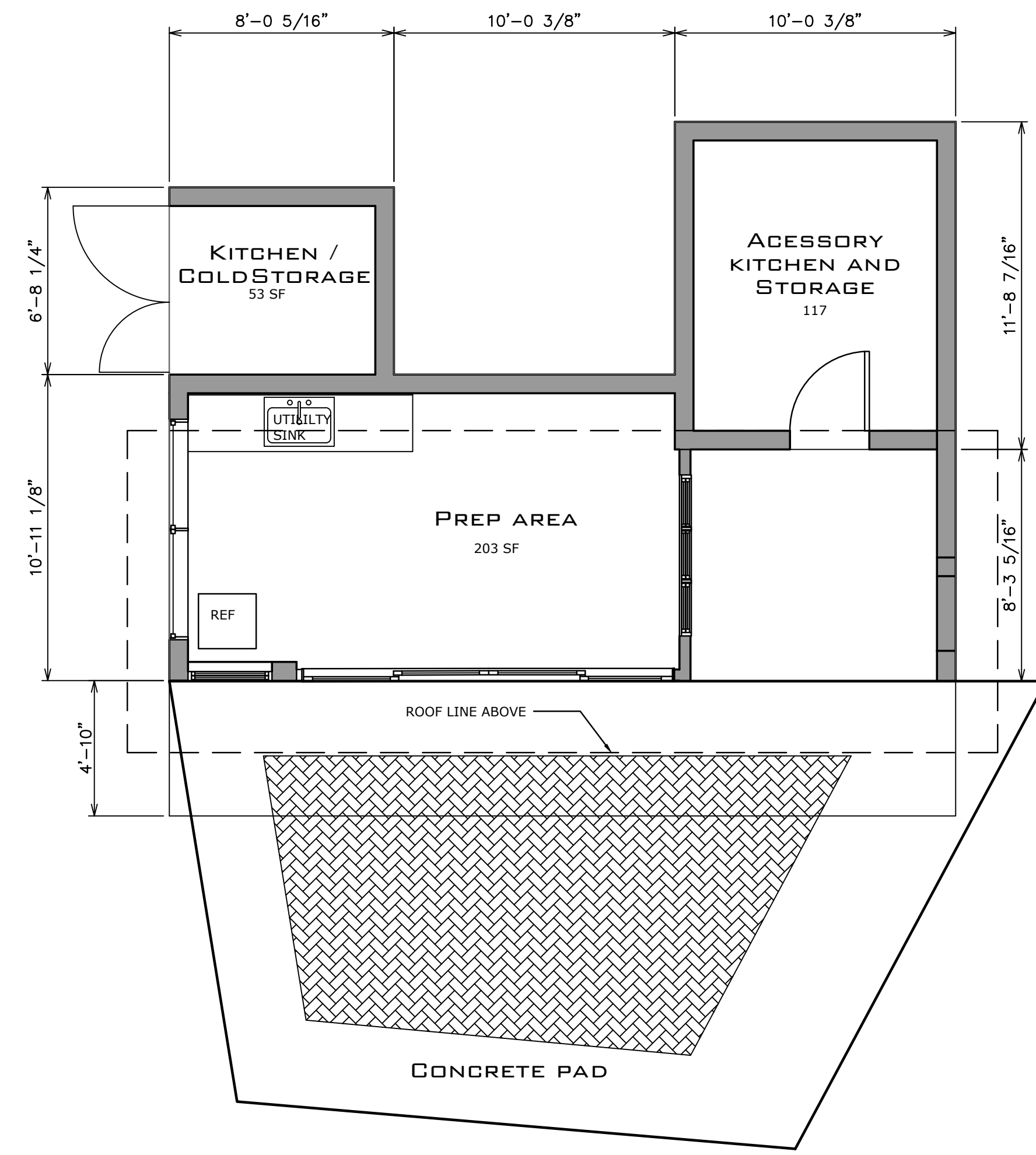
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A2.4
A.D.U.
Floor &
Roof Plans

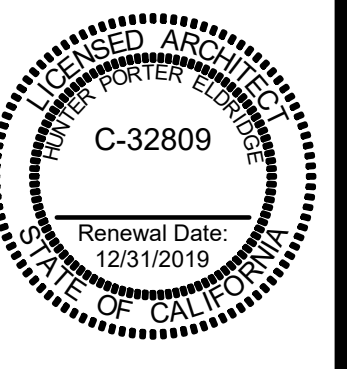
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(E) Kitchen/ Cold Storage Roof Plan



(E) Kitchen/ Cold Storage Floor Plan



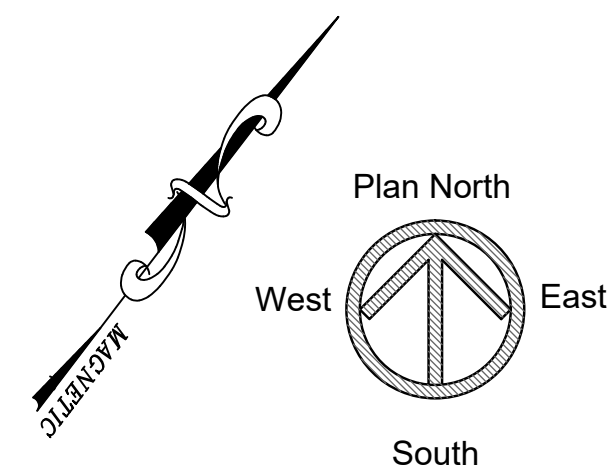
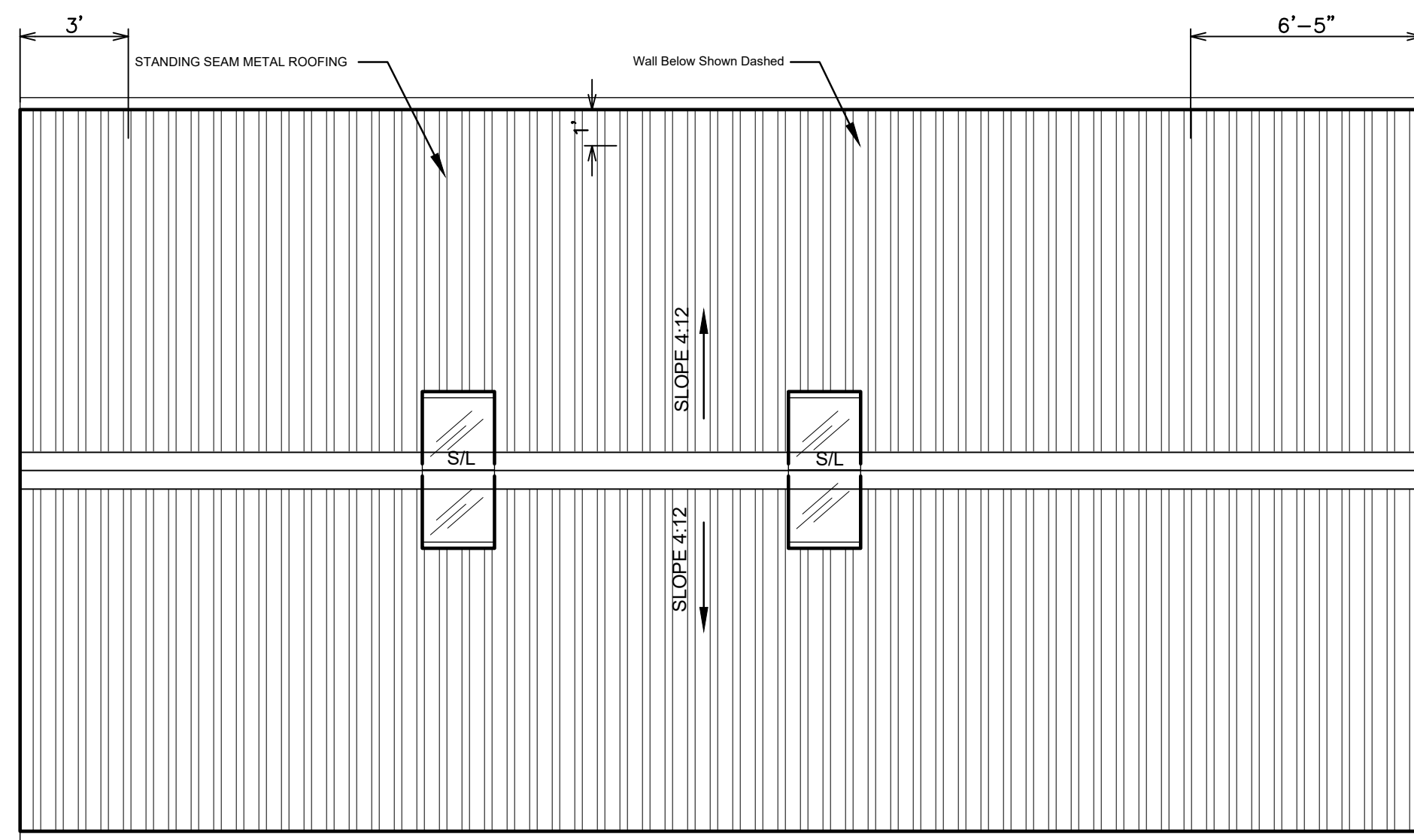
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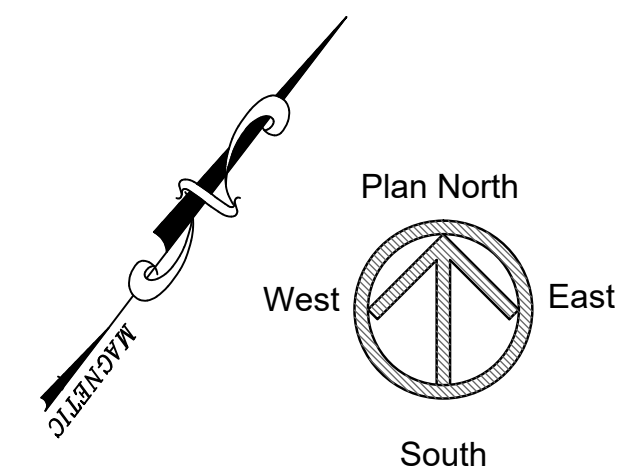
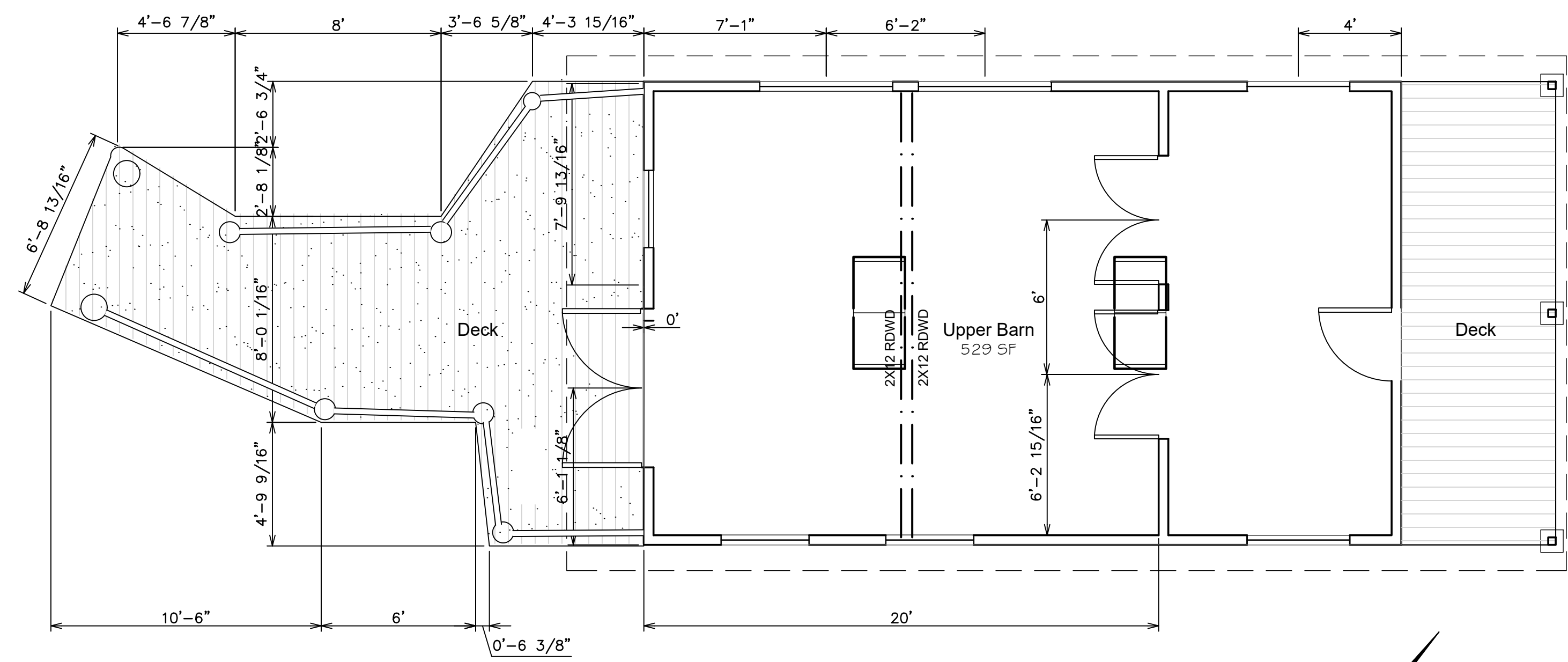
A2.5
 COLD STORAGE
 FLOOR & ROOF
 PLANS

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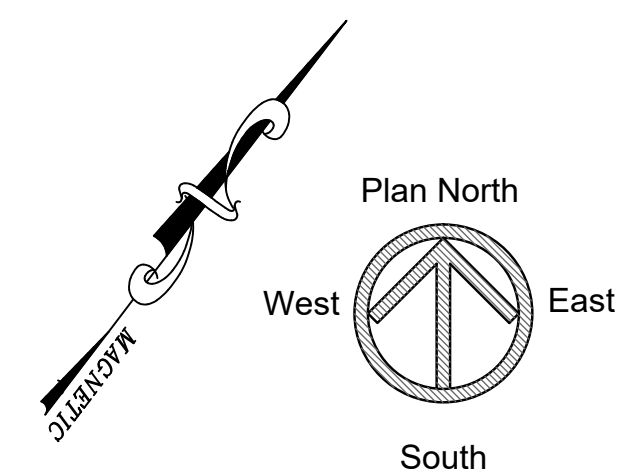
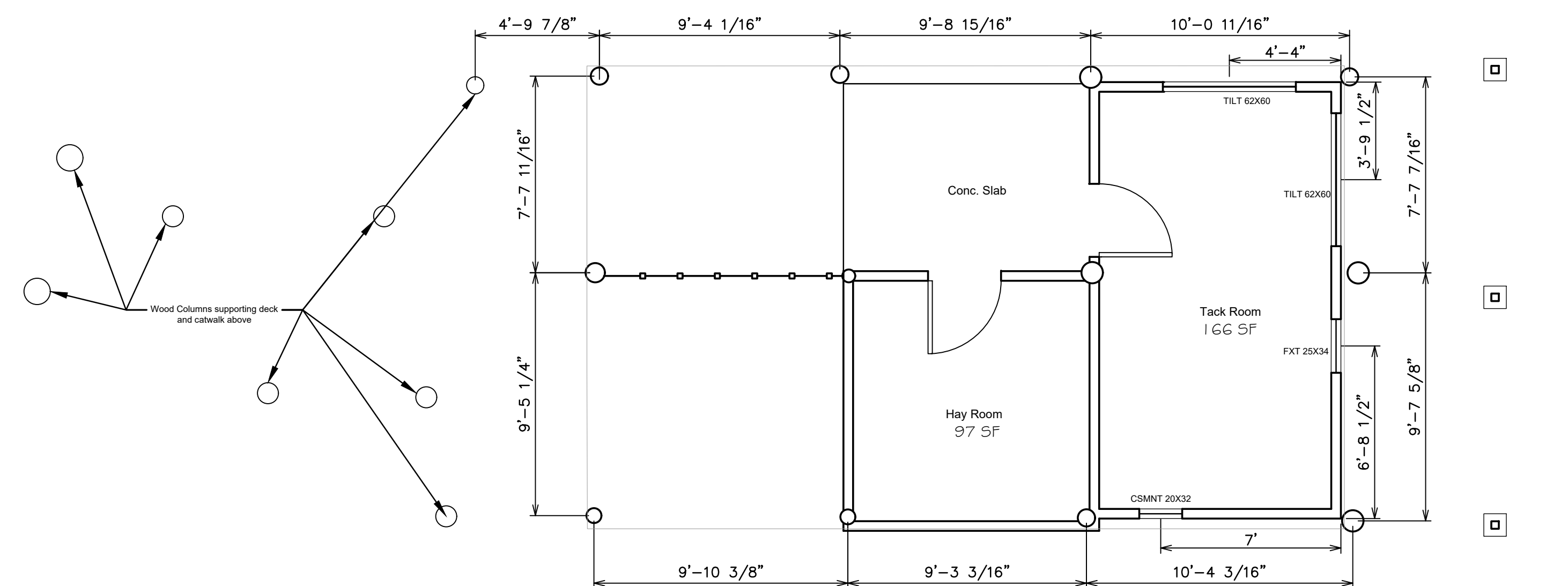
Barn Roof Plan

3



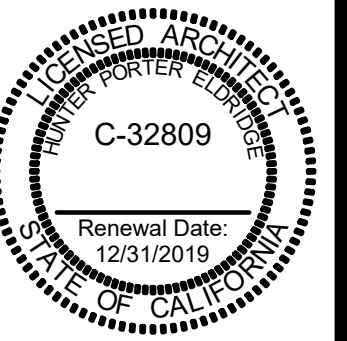
Barn Upper Level Plan

2



Barn Lower Level Plan

1



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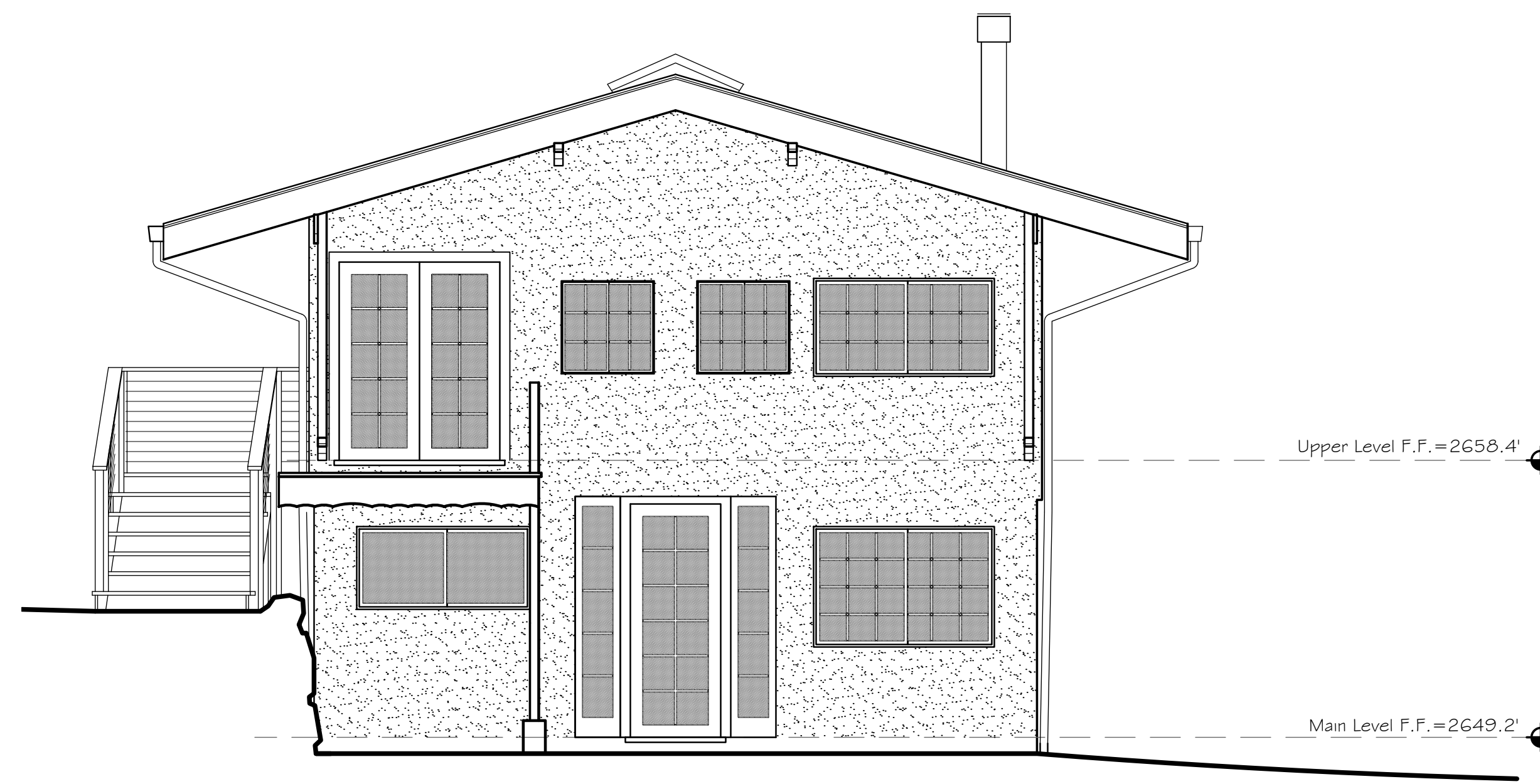
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A2.6

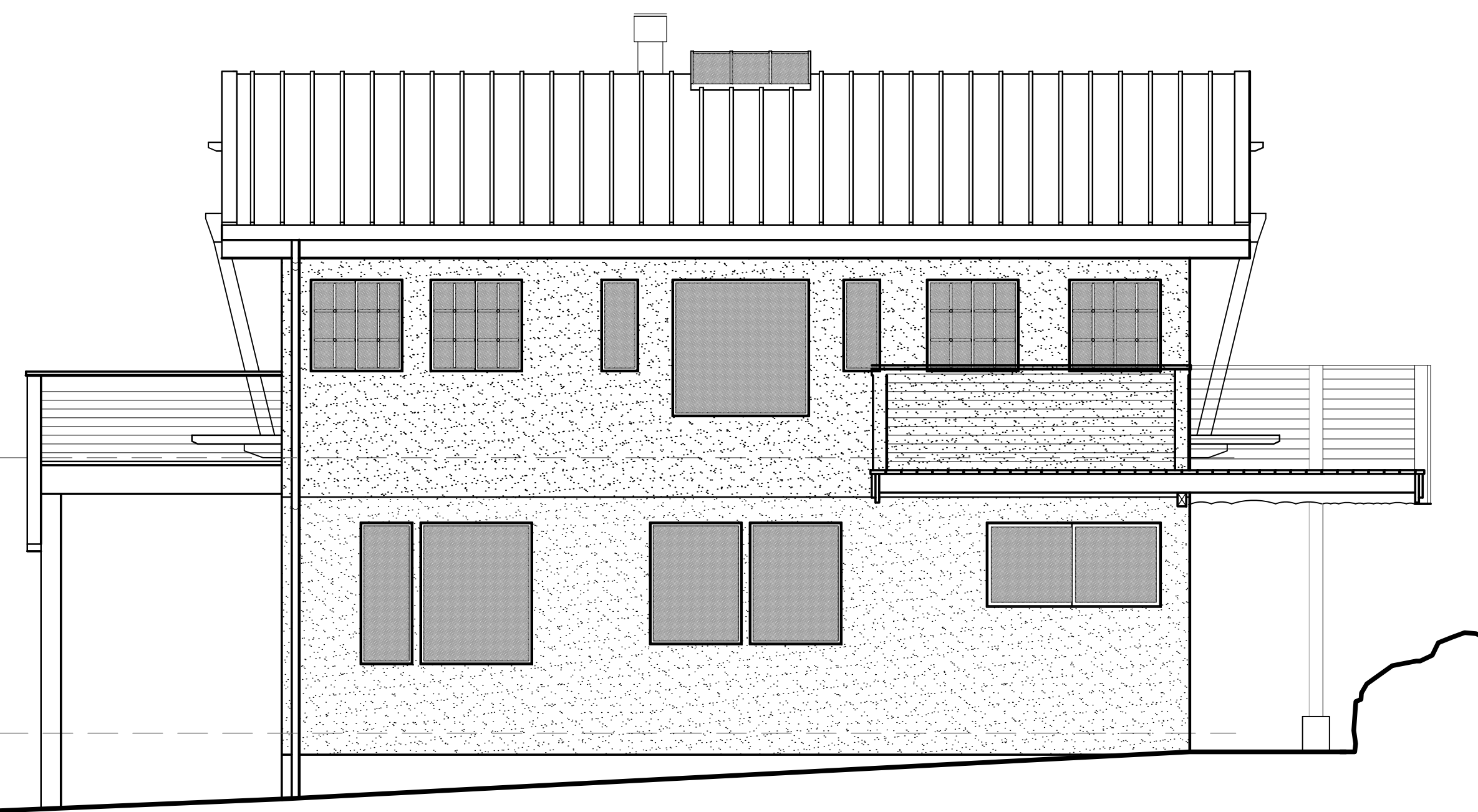
BARN FLOOR & ROOF PLANS

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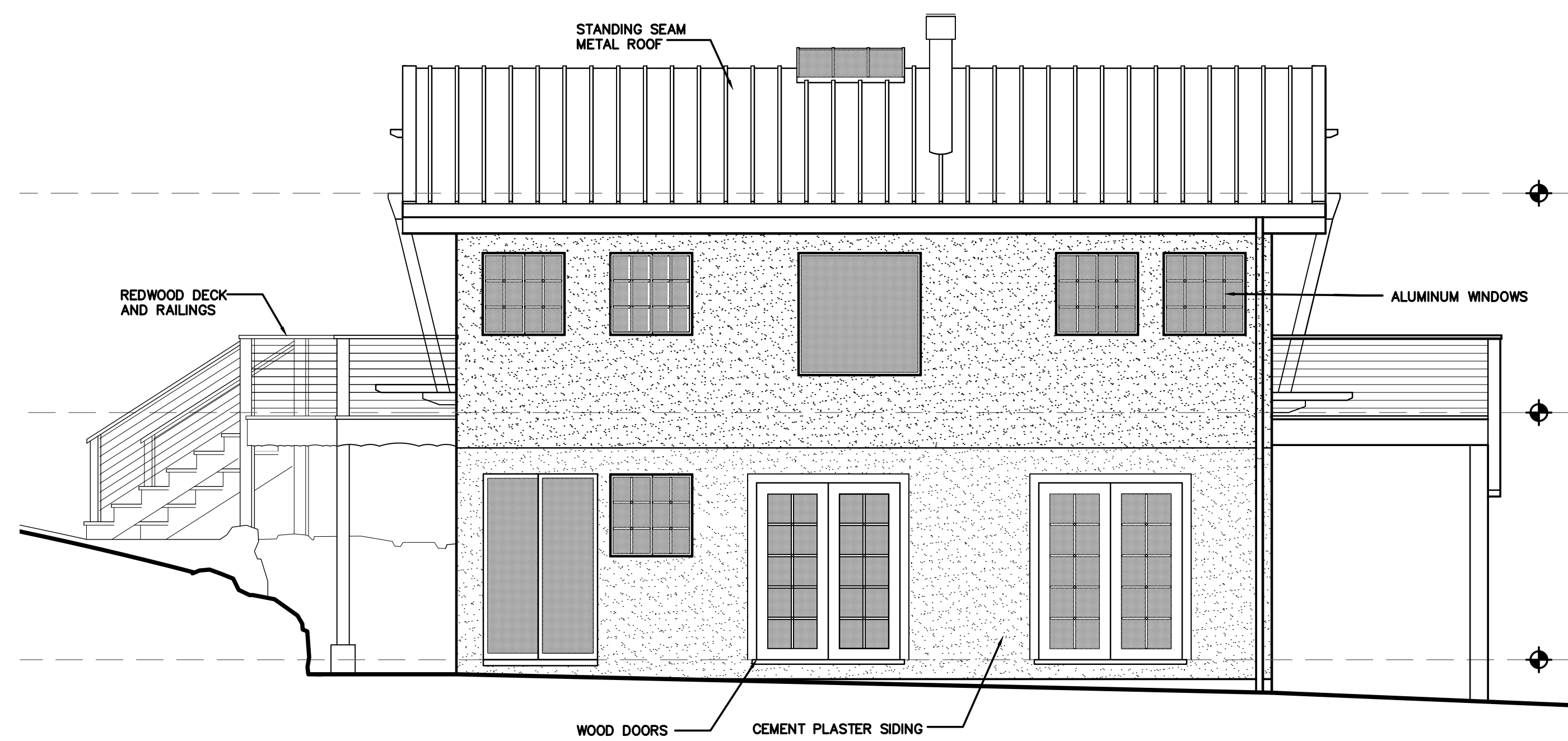
Main House East Elevation

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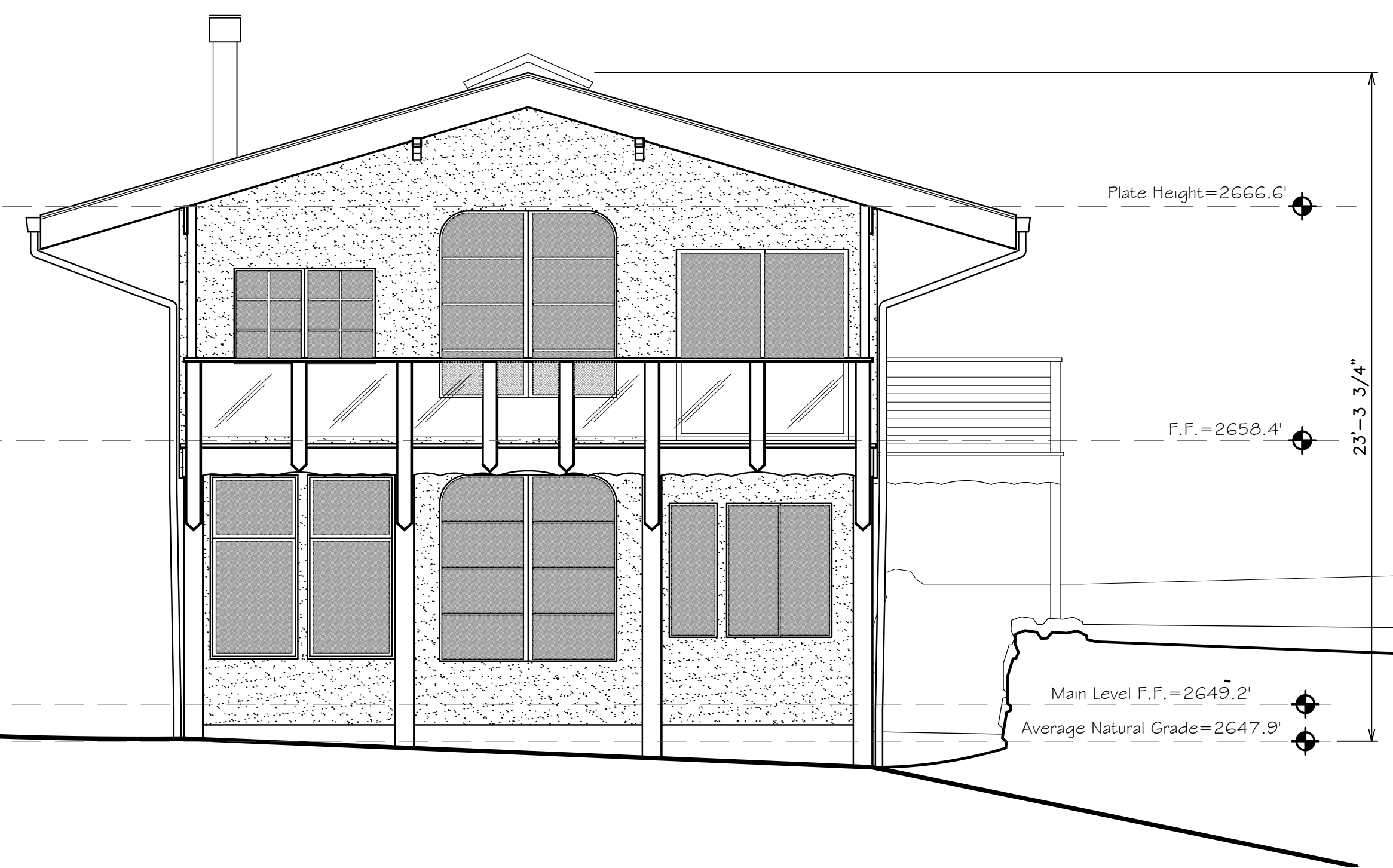
Main House North Elevation

S



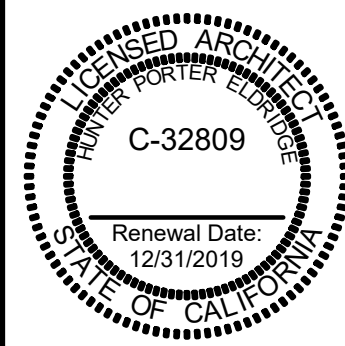
Main House South Elevation

W



Main House West Elevation

N

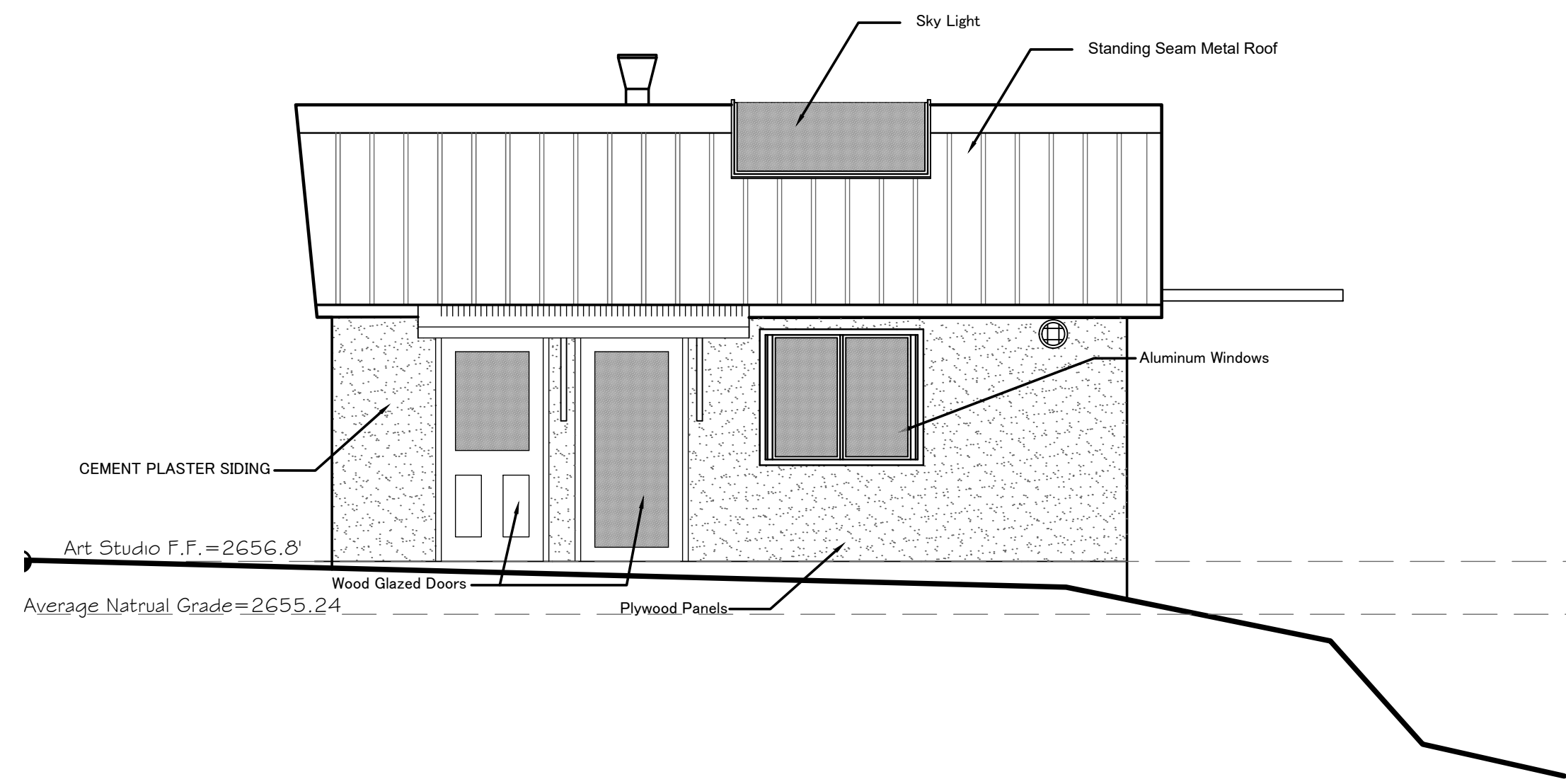


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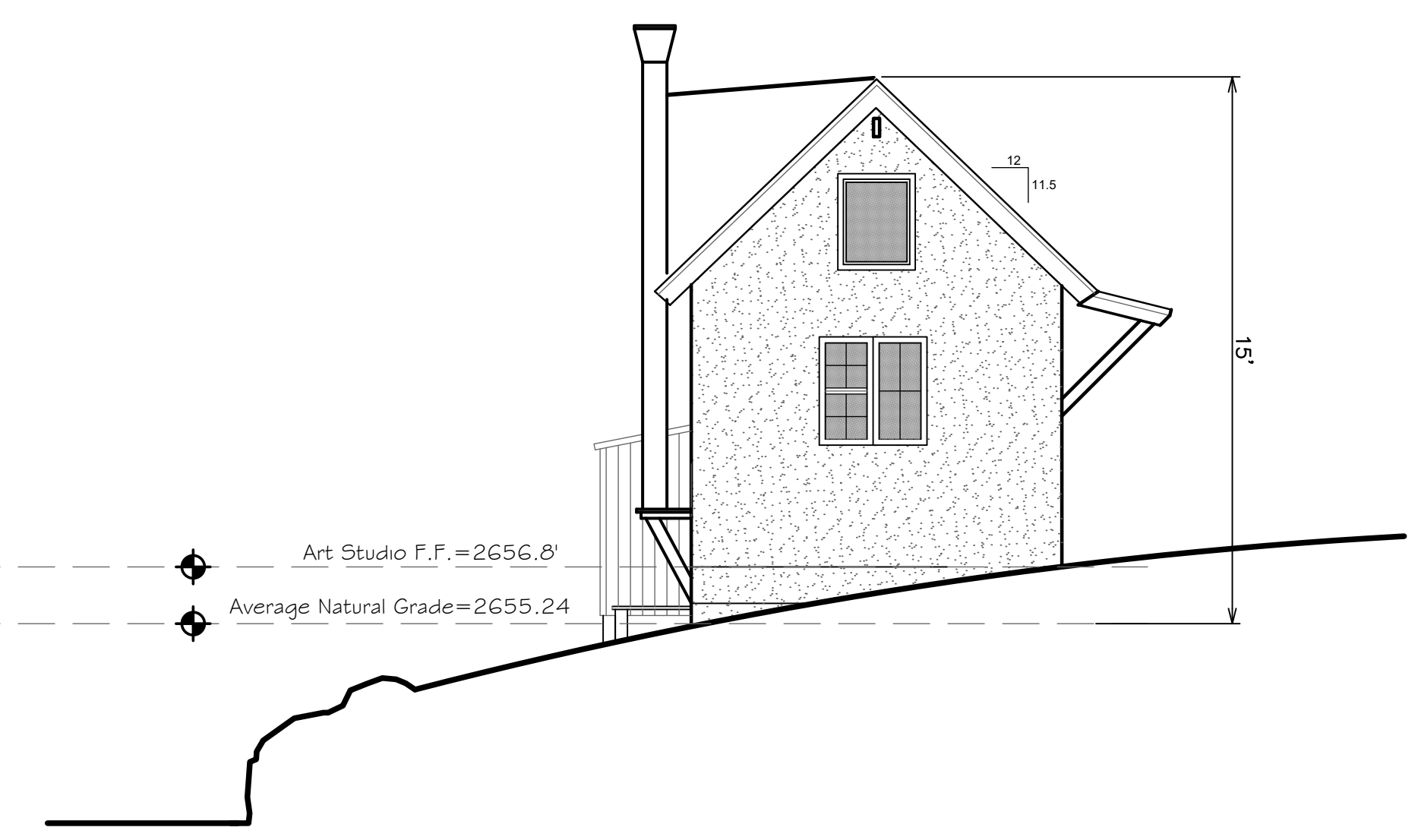
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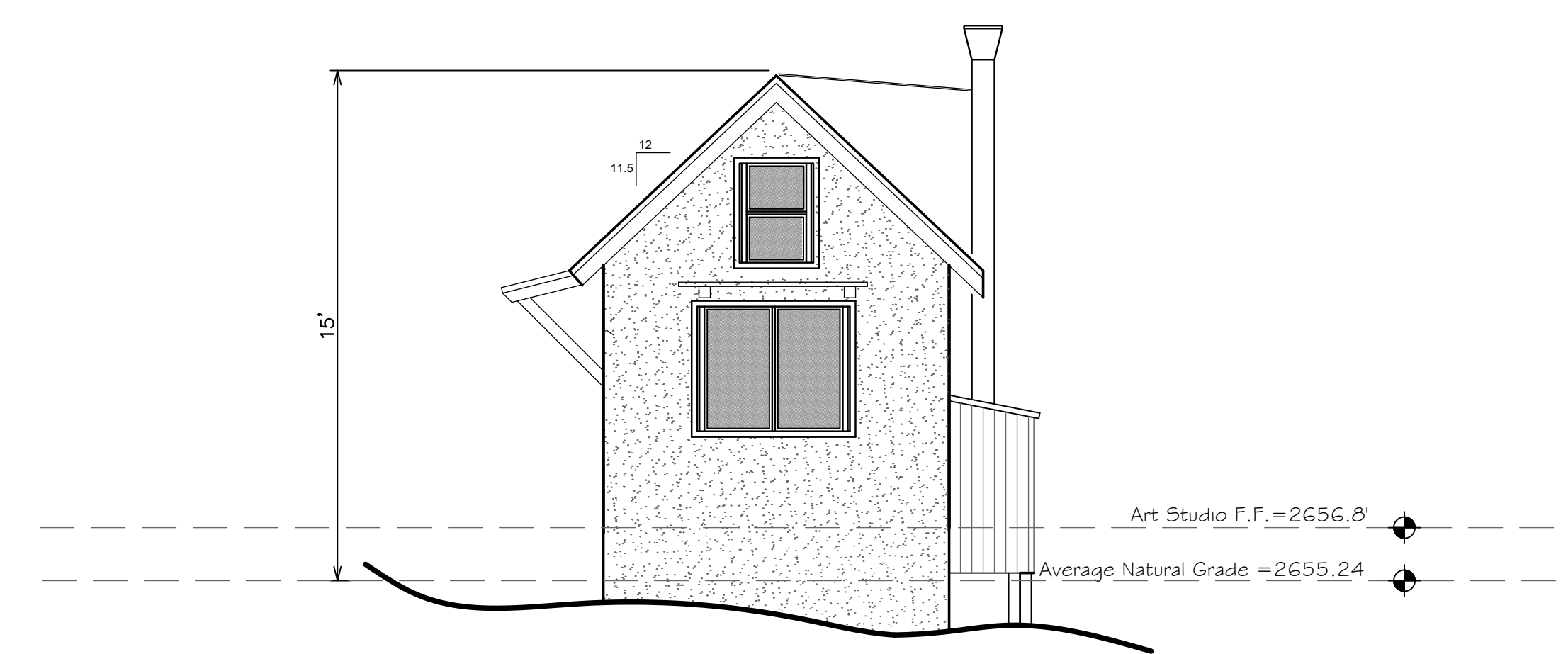
(E) East Elevation

E



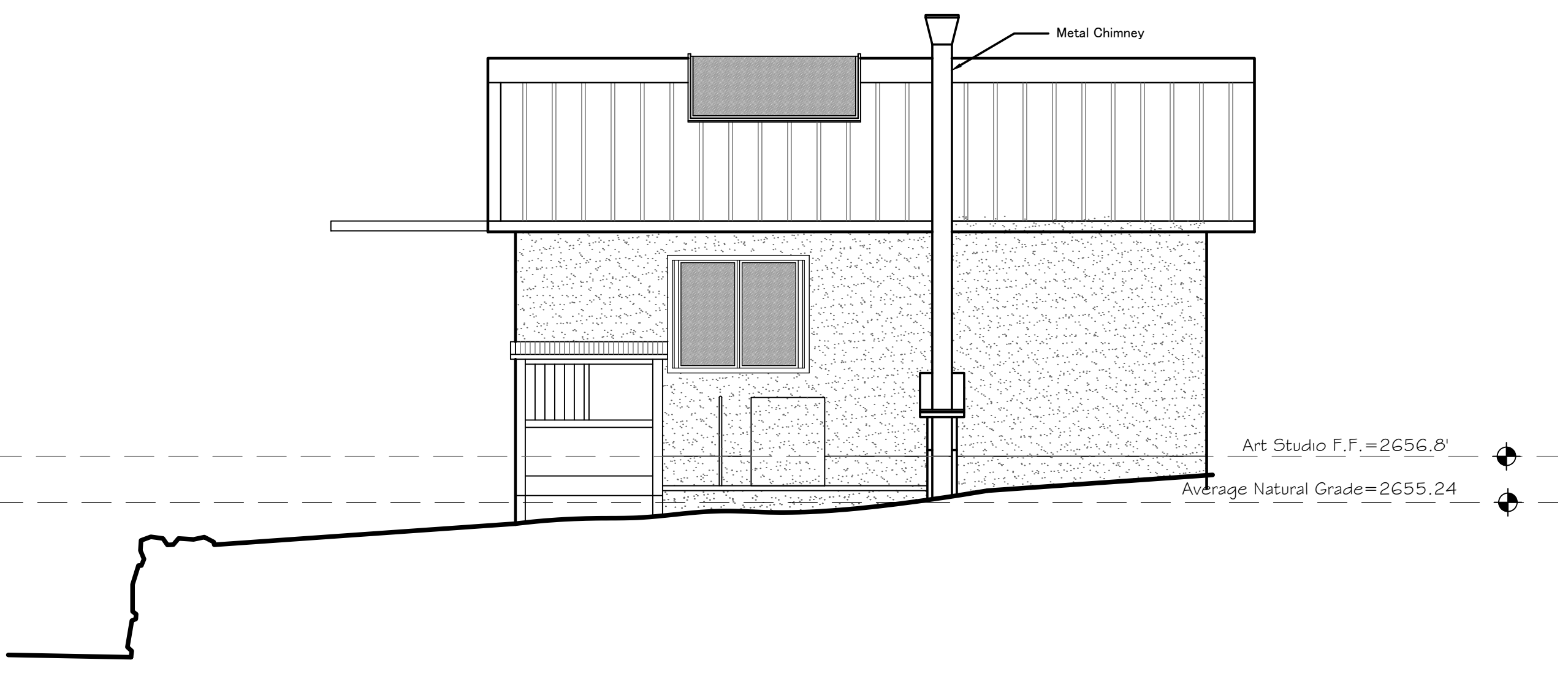
(E) South Elevation

S



(E) North Elevation

N



(E) West Elevation

W



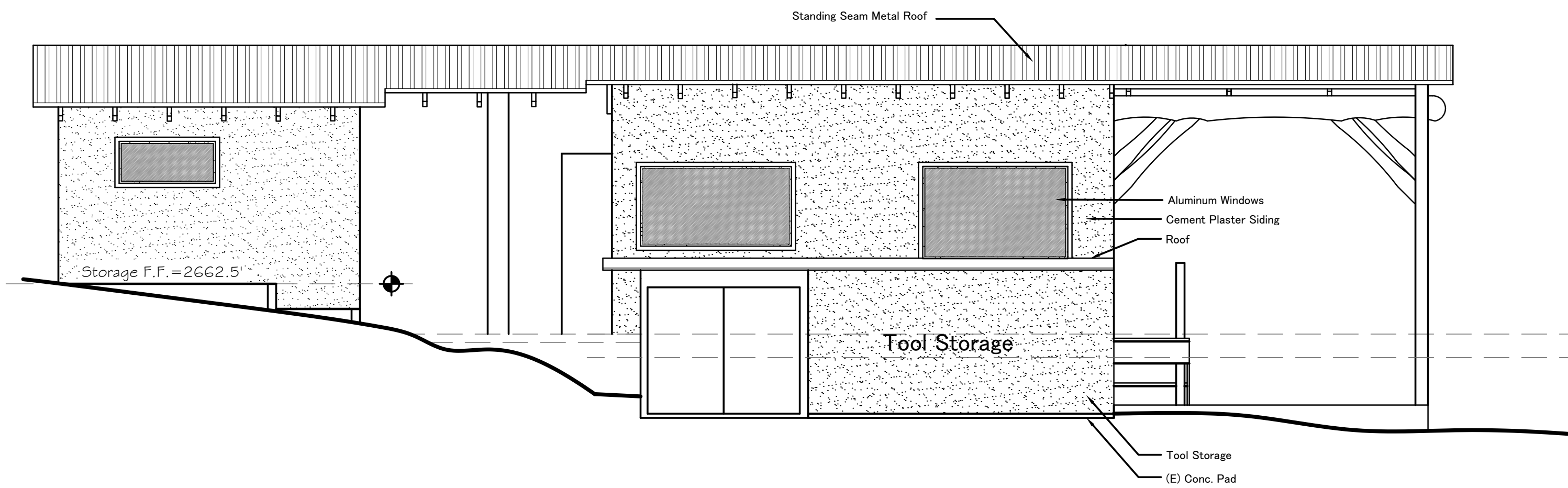
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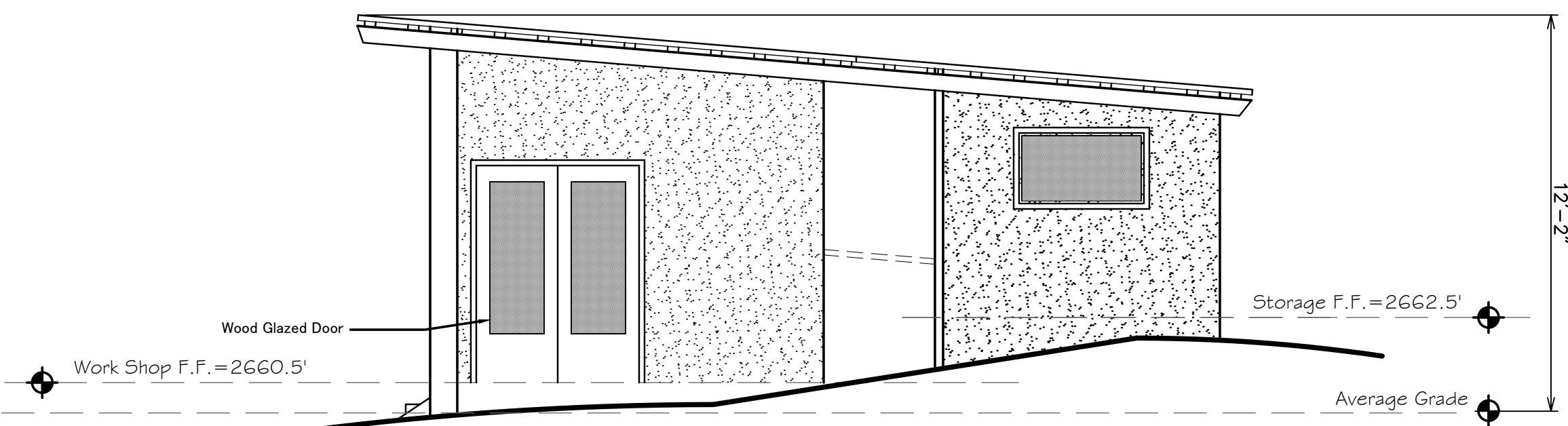
A3.2
A.D.U.
ELEVATIONS

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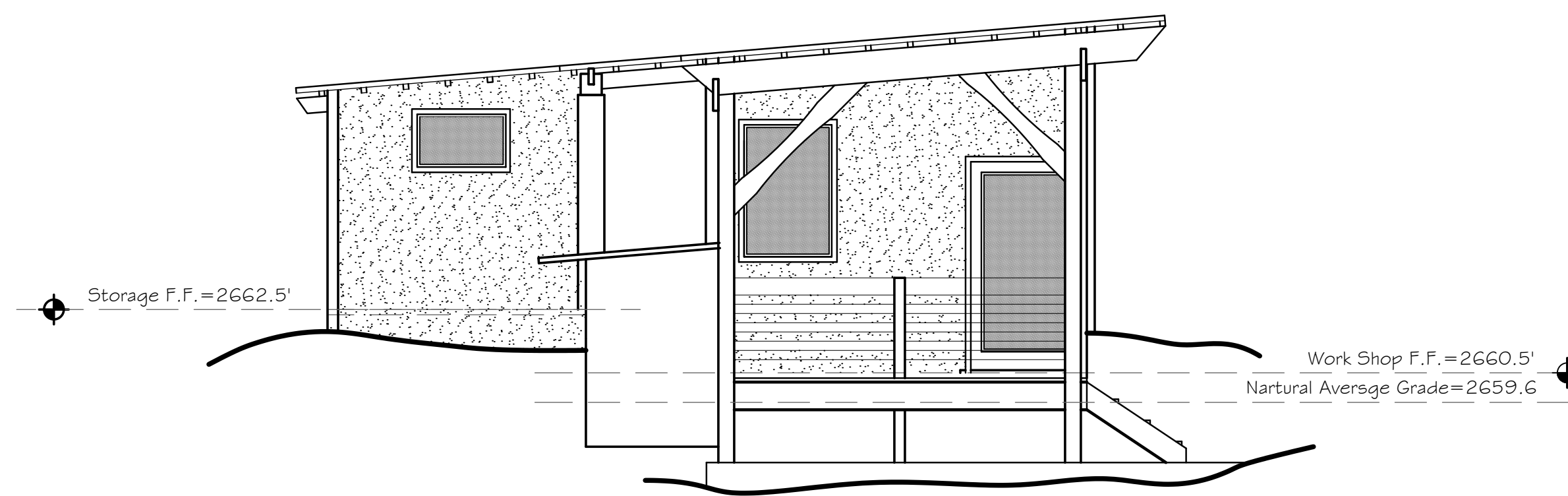
Workshop East Elevation

E



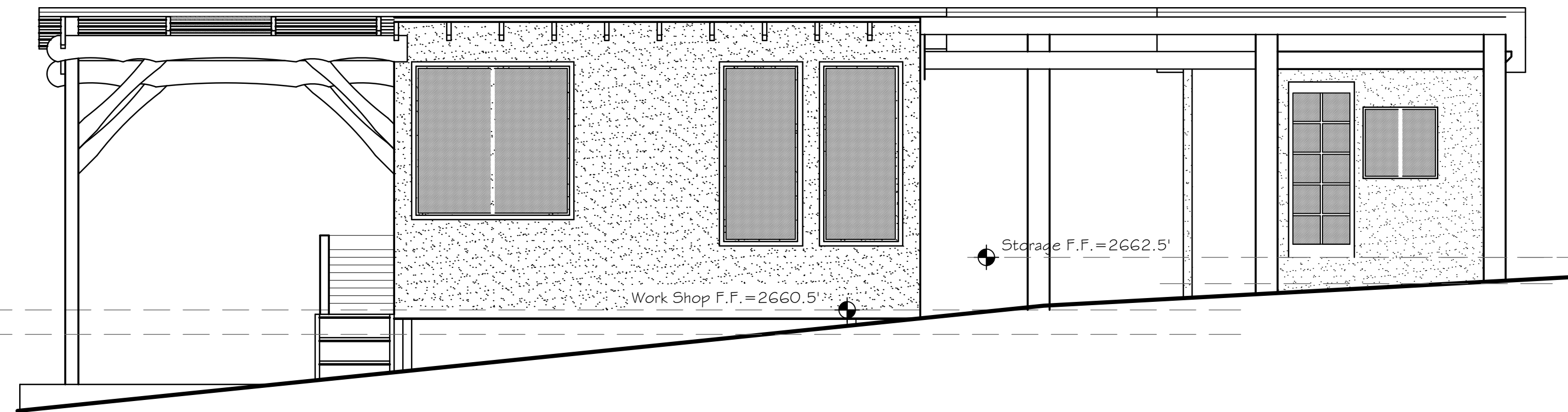
Workshop South Elevation

S



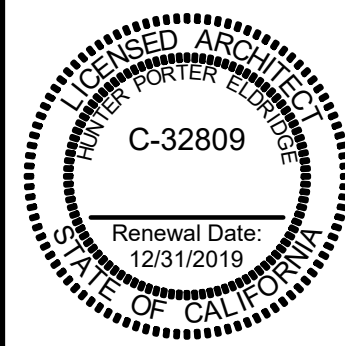
Workshop North Elevation

N



Workshop West Elevation

W

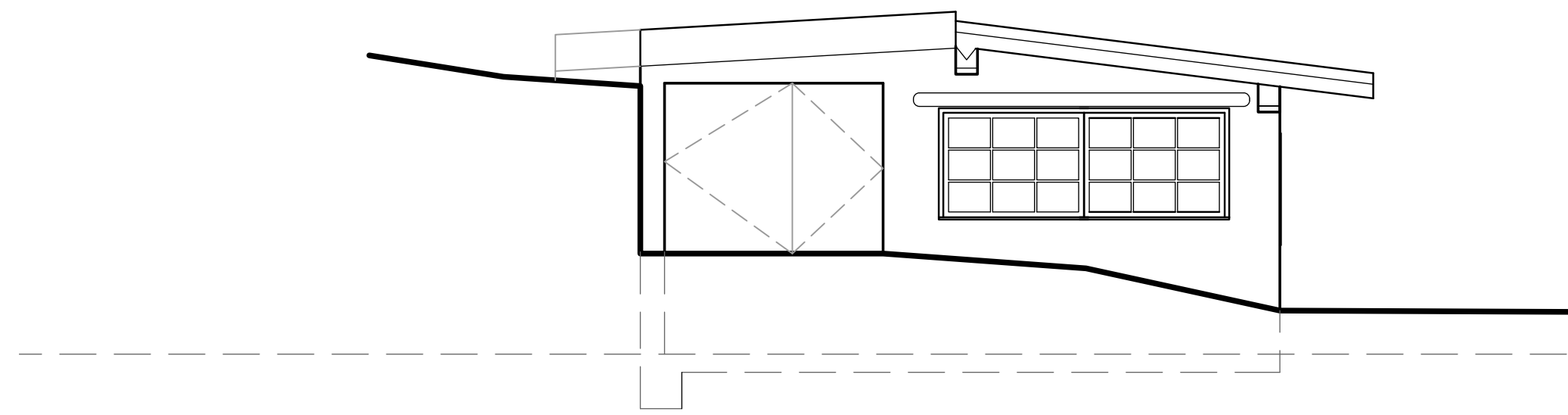


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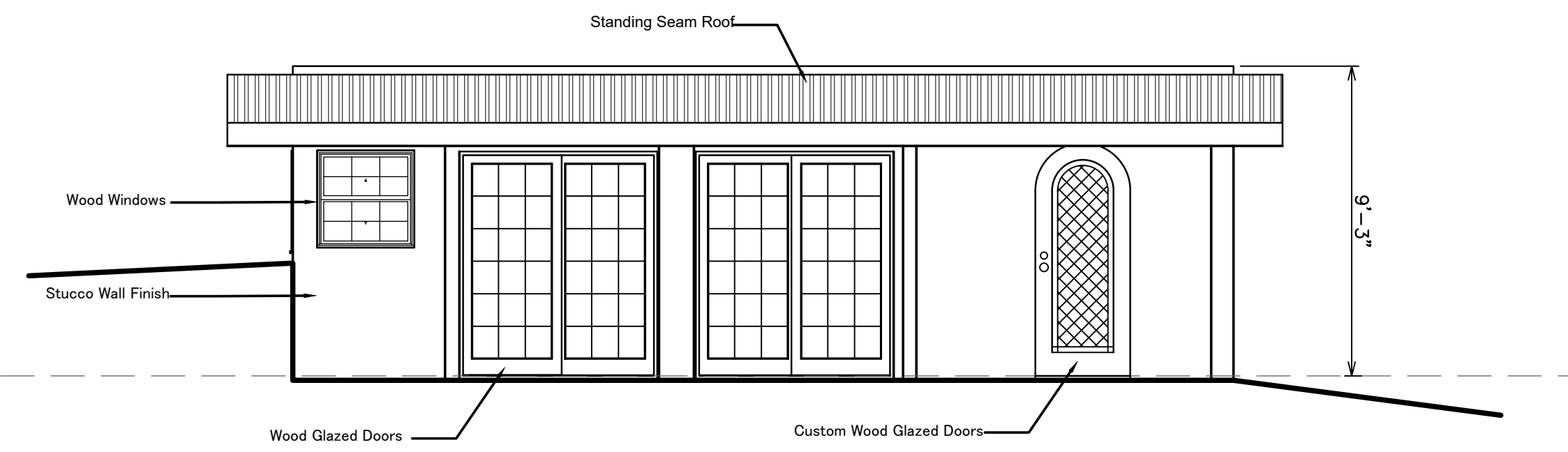
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Kitchen / Cold Storage East Elevation

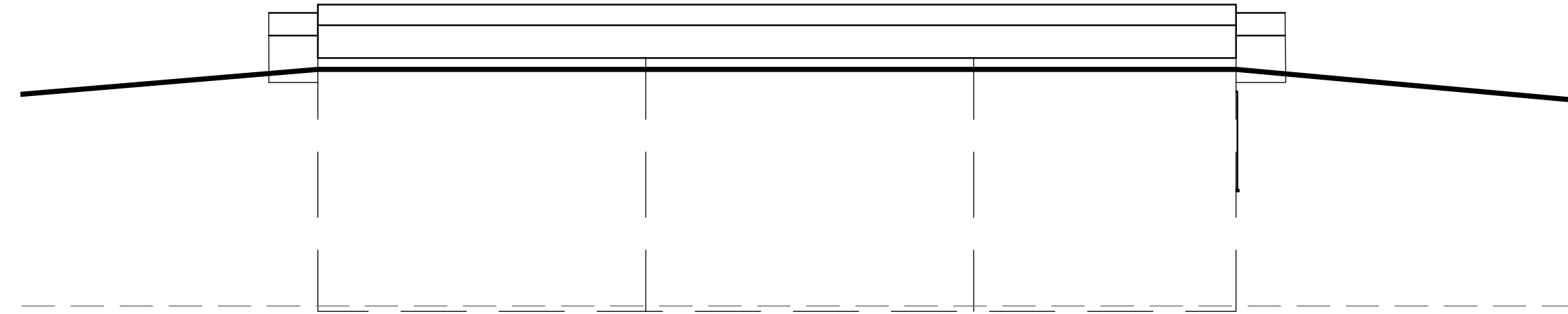
E

Storage F.F. = 2662.5'



Kitchen / Cold Storage South Elevation

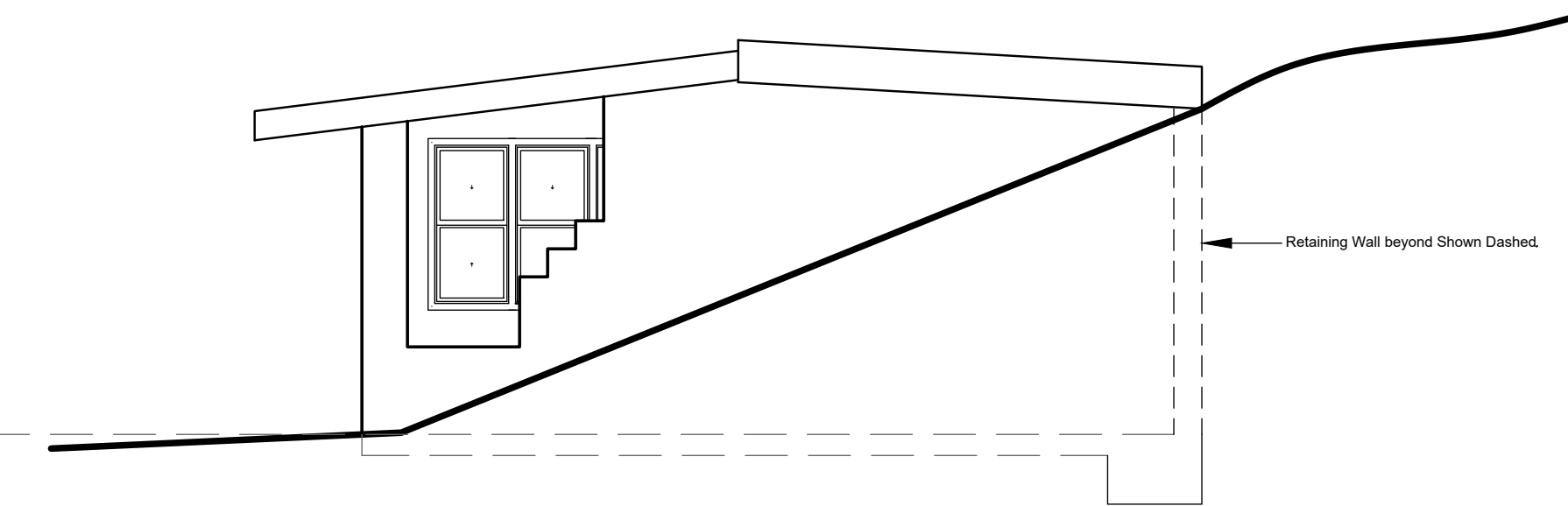
S



Kitchen / Cold Storage North Elevation

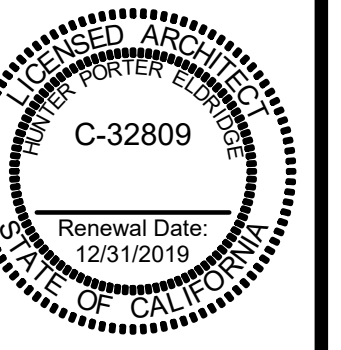
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Storage F.F. = 2662.5'



Kitchen / Cold Storage West Elevation

W



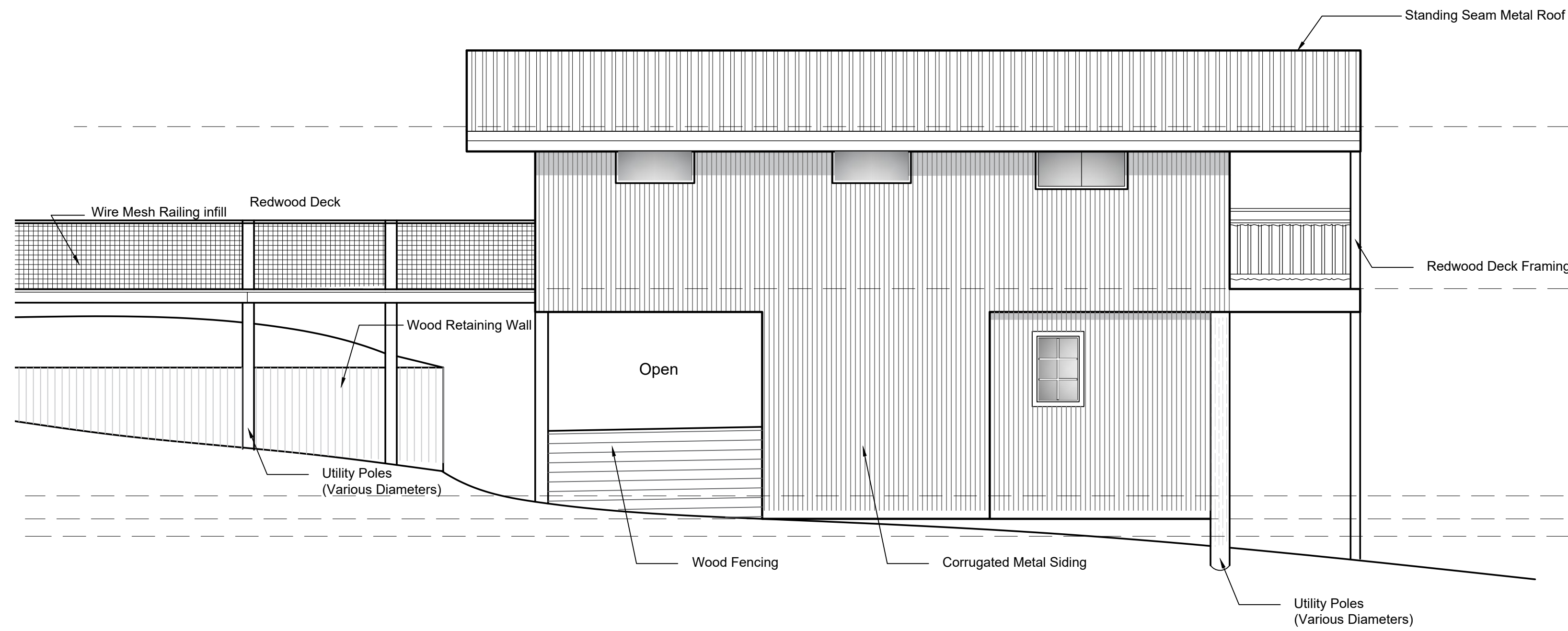
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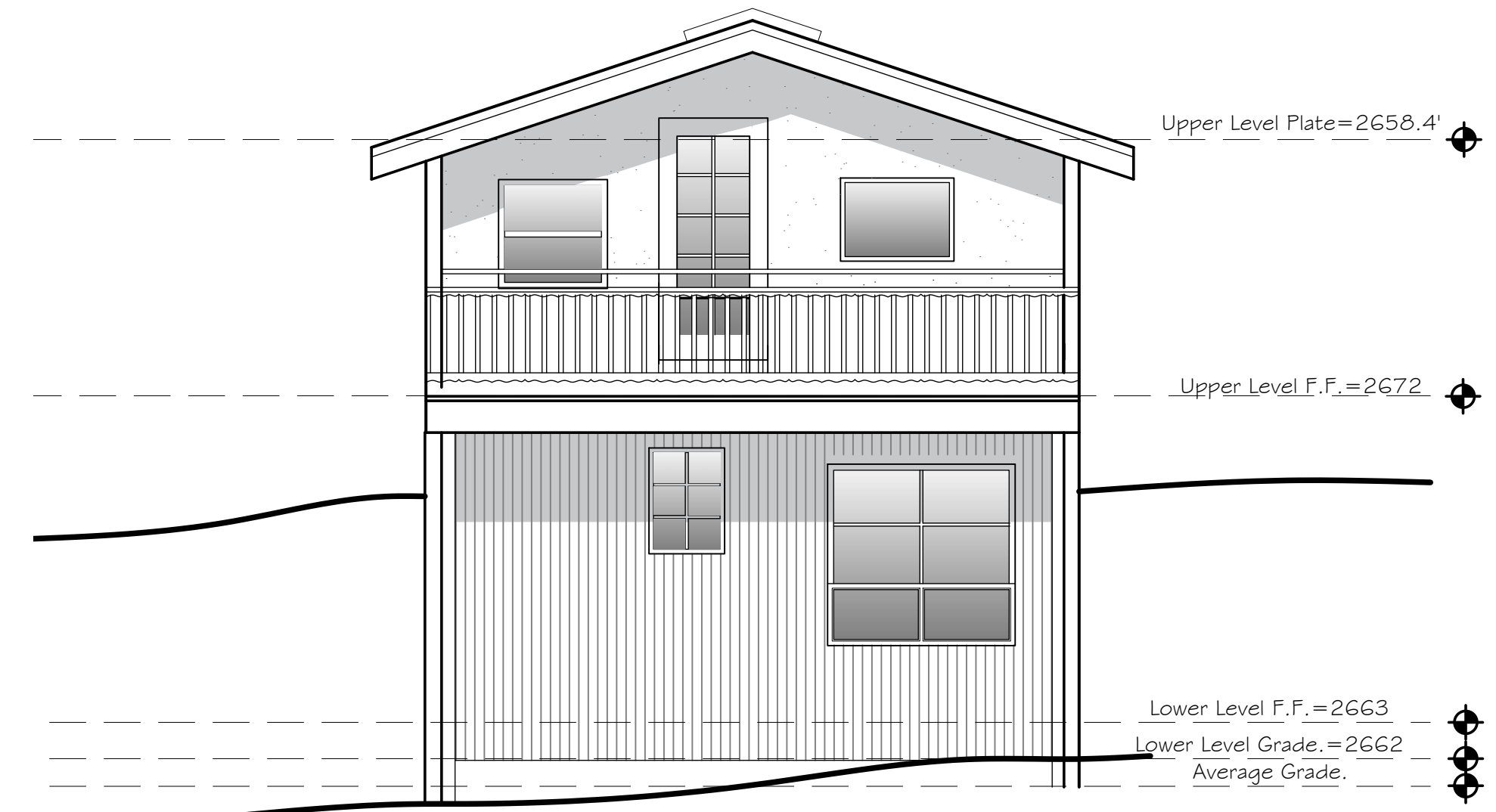
A3.4
COLD STORAGE
EXTERIOR
ELEVATIONS

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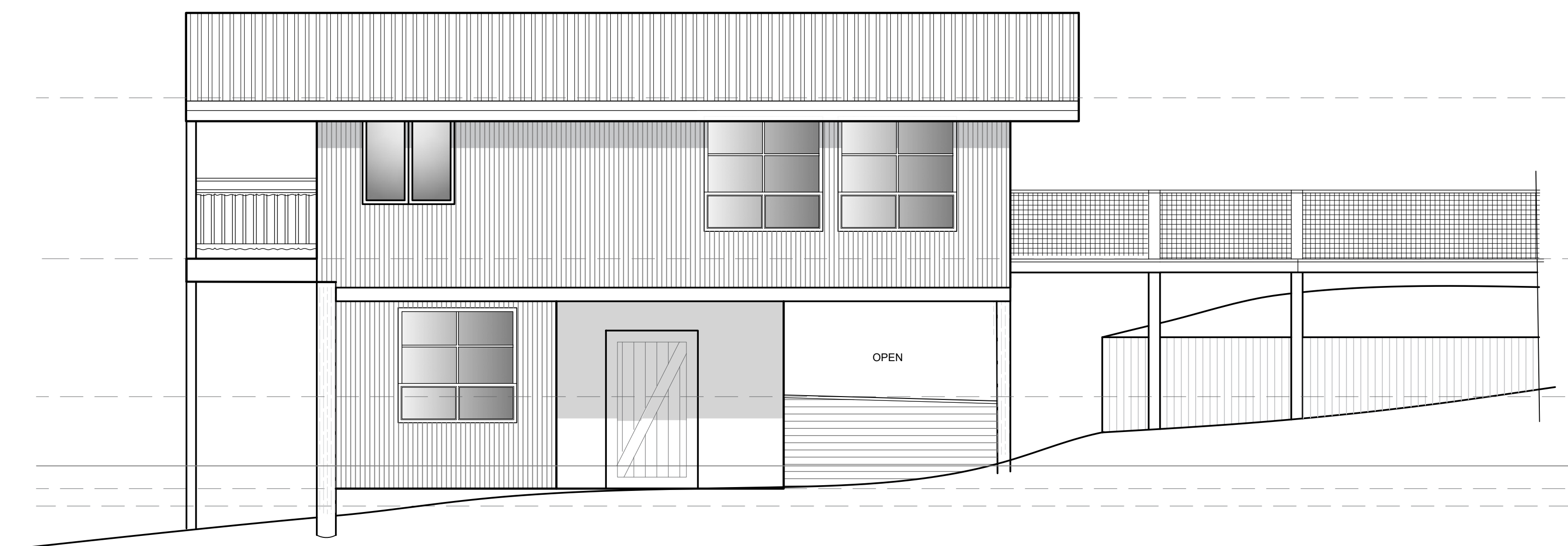
Barn South Elevation

S



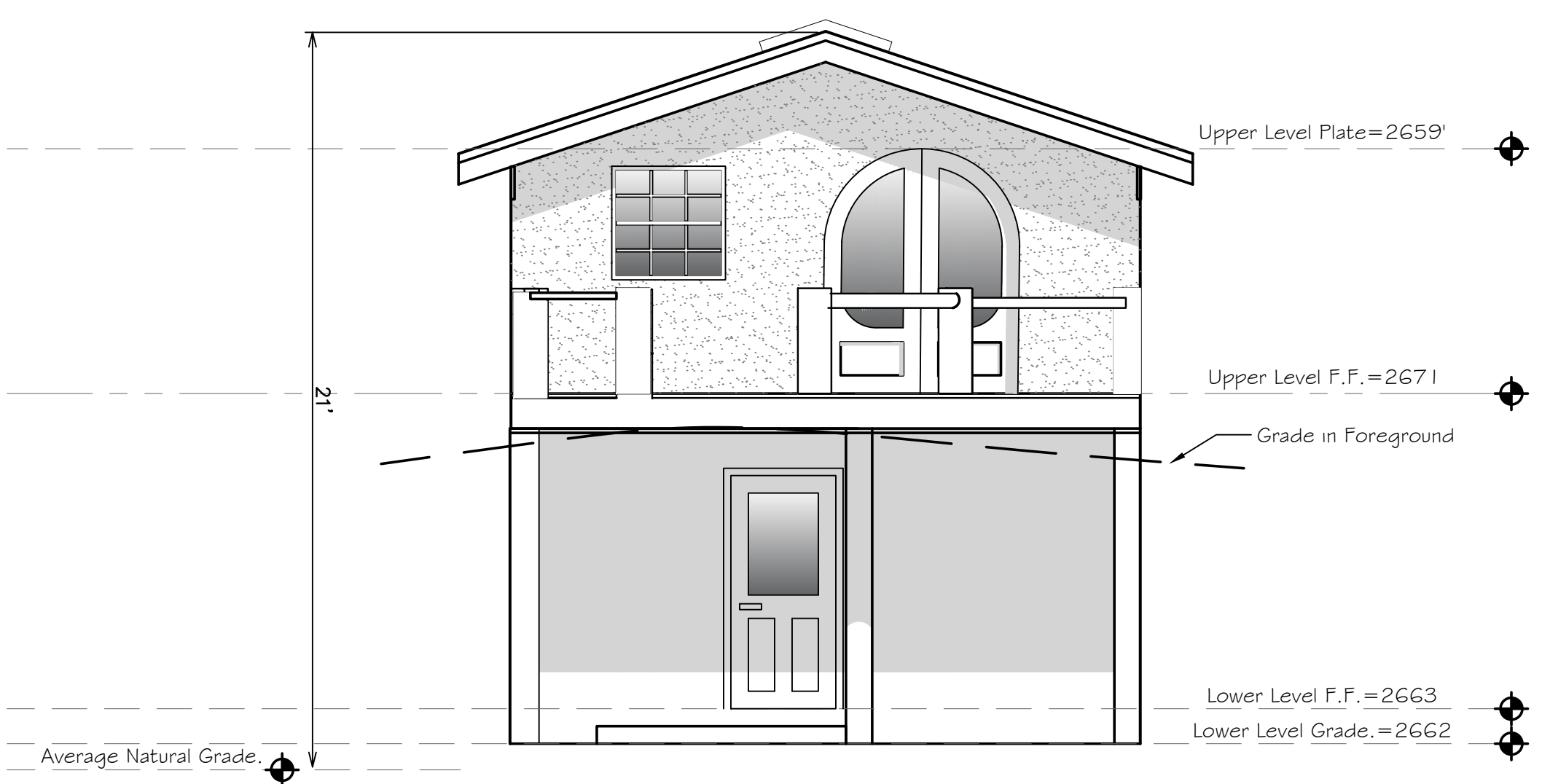
Barn East Elevation

E



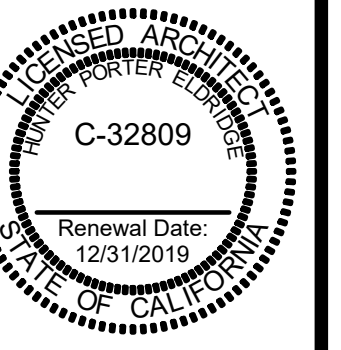
Barn North Elevation

N



Barn West Elevation

W



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A3.5

BARN EXTERIOR
ELEVATIONS



EXTERIOR WALL FINISH: STUCCO - TERRA COTTA



ROOFING AND SIDING: CORRETIN METAL – GREY PATINA



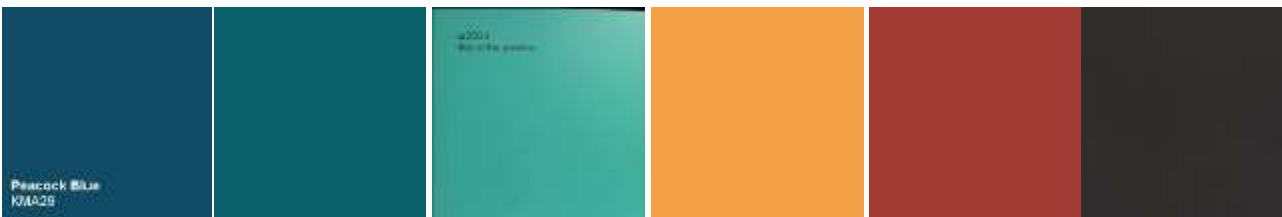
TRIM, DECKING, RAILING: PATINA REDWOOD – NATURAL STAIN/WEATHERPROOFING



ROOFING: GRAVEL – GREY



DOORS AND WINDOWS: METAL AND WOOD FRAMED ASSORTMENT



TRIM, DOOR AND WINDOW FRAME COLORS: BLUE, GREEN-TEAL, ORANGE, RED, DARK BRONZE





























