

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

COOPER DAVID TREVOR (PLN230128)

RESOLUTION NO. 24--

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 none of the exceptions to the exemption in section 15300.2 can be made; and
2. Approving an Administrative Permit and Design Approval to allow construction of a 2,283 square foot one story single family dwelling, an attached 624 square foot garage, a 68 square foot covered porch, and a 294 square foot wood deck. Associated site improvements include grading consisting of 61 cubic yards of cut and 90 cubic yards of fill.

[PLN230128 COOPER DAVID TREVOR, 26131
LAURELES GRADE, CARMEL VALLEY, TORO
AREA PLAN (APN: 416-051-015-000)]

The COOPER DAVID TREVOR application (PLN230128) came on for a public hearing before the Zoning Administrator on February 29, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Toro Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. Communications were received during the course of review of the project. However, as demonstrated in the evidence below, the project is consistent with the text, policies, and regulations in these documents.

- b) The property is located at 26131 Laureles Grade, Carmel Valley (Assessor's Parcel Number 416-051-015-000), Toro Area Plan. The parcel is zoned Rural Density Residential with a Building Site 6 and Visual Sensitivity zoning district overlays or "RDR/B-6-VS". The construction of a single-family dwelling is a principally allowed use within the RDR zoning district pursuant to Monterey County Zoning Ordinance (Title 21) Section 21.16 (Rural Density Residential). However, Title 21 Section 21.46 (Visual Sensitivity) requires the approval of a Use Permit or Administrative Permit from the Appropriate Authority. The proposed project involves the construction of a 2,283 square foot single family dwelling, an attached 624 square foot garage, and associated site improvements including a 68 square foot covered porch. Therefore, the project is an allowed land use for this site, subject to the granting of a discretionary permit.
- c) Lot Legality. The subject property (1.086 acres), APN 416-051-015-000, is identified as Parcel A in its present size and configuration in the Parcel Map recorded in Volume 14, Page 122, Minor Subdivision No. 78-141 (Division of Parcel 1 as Shown on Volume 11, Parcel Maps, Page 189 in Section 16, T16S, R2E, MDB&M). Therefore, the County recognizes it as a legal lot of record.
- d) Design/Neighborhood and Community Character. VS overlay also requires a design review of structures to ensure that they are designed and constructed so that they will not create a substantially adverse visual impact when viewed from a common public viewing area. The proposed project would have a comparatively similar layout to other residences in the vicinity. As proposed, the single family structure will remain comparable to the bulk and mass of other dwellings in the surrounding neighborhood. The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. The development is designed to reflect a ranch-style architecture that blends with the surrounding neighborhood. Proposed colors of the structure include beige-colored board & batten siding with off-white trim, dark grey/brown mix roofing, and white vinyl framed windows. The use of natural colors and materials allows the design to be cohesive with the natural landscaping of the property, minimizing any impact it may have on the public viewshed, and maintaining the natural and aesthetic values of the neighborhood.
- e) Development Standards. The project is consistent with the development standards of RDR/B-6-VS. Pursuant to Title 21 section 21.16.060, development standards for the RDR zoning district setbacks for the main structure include 30 feet for the front and 20 feet for the side and rear. In accordance with Title 21.06.1030, front setbacks shall be applied from the edge of a private or public road right-of-way. In this case, the property includes two front setbacks with Laureles Grade running along the west and a shared private right-of-way running along the south of the property. Although Title 21 section 21.16.060 establishes a 30 foot front setback, the positioning of the parcel classifies it as a corner lot, and therefore pursuant to Title 21 section 21.62.040.J, in the case of a corner lot adjacent to a key lot, the required side setback on the street side for any structure within 25 feet of the side

line of the key lot shall be equal to the front setback required on the key lot, and if more than 25 feet from such side line, the required side setback shall be 50 percent of the front yard required on the key lot. In this case, the side line is 320 feet which would allow a front setback from the access road of 15 feet. Additionally, pursuant to the Toro Area Plan Policy T-3.3, a 100 foot building setback shall be required on all lots adjacent to routes designated as critical viewshed as shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map. In this case, Laureles Grade is designated as a Scenic Route, and a 100 foot building set back is required for the project. As proposed, the single family dwelling is sited with a front setbacks of approximately 155 feet from Laureles Grade and 20 feet from the access road, a side setback of 34 feet, and a rear setback of 28 feet. The proposed height of the main structure is 21 feet 6 inches which is below the limit of 30 feet. The total building site coverage for the proposed project is 7%, which is below the limit of 25%. The project size, height, and setbacks are all within the allowed limits of the development standards of RDR zoning district. Therefore, as proposed, the project meets all required development standards of Title 21 section 21.16.060.

- f) Visual Resources. Pursuant to Title 21 Chapter 21.46, Visual Sensitivity or “VS” zoning district overlay requires a Use Permit or Administrative Permit for all development in the “VS” District. A Use Permit shall be required for any development in a "VS" District if any portion of that development, after flagging, staking and an on-site inspection is determined to have the potential to create a substantial adverse visual impact when viewed from a common public viewing area. An Administrative Permit shall be required for all other development. In this case, a site visit was conducted on September 14, 2023, to view the staking and flagging from Laureles Grade. The proposed project is set back 155 feet from Laureles Grade, in an area where the proposed development is screened from the roadway by a mix of oak and pine trees. However, while driving along Laureles Grade, portions of the structure would be visible through the tree canopy, for less than a second. Based on the distance of the viewing public, rate of speed while traveling, and the amount of time the structure would be seen, it was determined that the project would not result in creating an adverse visual impact and will require an Administrative Permit. In addition, the project staking was not visible from the Scenic Vista illustrated on Figure 16, Highway 68 and Carmel Valley Road. In accordance with the visual resource policies of the TAP and applicable regulations, the project has been conditioned to require submittal of final landscape and exterior lighting plans. Further, a standard condition of approval has been applied to the project requiring the owner/applicant install tree protection measures during construction to ensure the trees on the property, located between the development and Laureles Grade, are not inadvertently damaged during construction.
- g) Land Use Advisory Committee (LUAC) Review. The project was referred to the Toro Land Use Advisory Committee, at which the LUAC on January 22, 2024, voted 5-0 to support the project with changes. Changes include planting 20 oak trees for screening along Laureles

Grade and more variation architecturally between the proposed project and the neighboring lot. The project does not include tree removal and the existing oaks and pines located between the development and Laureles Grade provide sufficient screening. Therefore, there isn't a nexus to require planting of 20 oak trees. The applicant did not elect to redesign the structure and although the siting, design and massing is similar to the project proposed on the neighboring parcel, as demonstrated in the discussion above, the project meets the policies and regulations for visual sensitivity and design.

- h) Public Comment. On December 5, 2023, a public comment letter was received by the Trahan Family, requesting that the project be heard before the Zoning Administrator to address concerns over privacy concerns, landscape and maintenance plan requirements, protection of private views, and variation in design between the proposed project and the proposed neighboring lot. The TAP provides policies for the protection of public views but not for private views. The project as proposed is consistent with the site development standards of RDR and has been conditioned requiring submittal of a final Landscape Plan. This would ensure that any landscape to be installed would be native/native compatible and be low water use. Chapter 16.63 of the Monterey County Code provides standards for landscaping for the purpose of minimizing water use, eliminating water waste, and maximizing energy efficiency by requiring low water landscape plantings, irrigation methods, and low energy lighting and ornamental landscape features. These regulations do not provide for the prohibition or control of the use of pesticides and/or chemicals. Therefore, the County does not have the authority to condition this project to do so.
- i) The project planner conducted a site inspection on September 14, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230128.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to soil/slope stability. The following reports have been prepared:
 - Geotechnical Report (LIB230279) prepared by Grice Engineering, INC, Salinas, CA, September 5, 2023.

- On-Site Wastewater Treatment System Feasibility Study (LIB230280) prepared by Grice Engineering, INC, Salinas, CA, September 5, 2023.

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. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on September 14, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230128.

3. 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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary utilities will be provided. Water service will be provided by California American Water. As proposed, the project will be served by an onsite septic system. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.
 - c) Staff conducted a site inspection on September 14, 2023, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230128.

4. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 14, 2023, and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230128.

5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction of one single family residence, second dwelling unit, and accessory structures within residential zoned areas.
- b) The proposed project involves the construction of a single family residence with an attached garage within a residential zoned area.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. Development located near and within view of a scenic route; however, as discussed in Finding 1, Evidence “d”, “e” and “f”, the project as sited, designed and conditioned would not result in a significant impact on scenic resources.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on September 14, 2023.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230128.
-
6. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Pursuant to Title 21 section 21.80.040.A, the decision of this project may be appealed to the Planning Commission.

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and none of the exceptions to the exemption in section 15300.2 can be made; and
3. Approve an Administrative Permit and Design Approval to allow construction of a 2,283 square foot one story single family dwelling, an attached 624 square foot garage, a 68 square foot covered porch, and a 294 square foot wood deck. Associated site improvements include grading consisting of 61 cubic yards of cut and 90 cubic yards of fill.

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

PASSED AND ADOPTED this 29th day of February, 2024.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230128

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN230128) allows construction of a 2,283 square foot one story single family dwelling, an attached 624 square foot garage, a 68 square foot covered porch, and associated site improvements including a 294 square foot wood deck. The property is located at 26131 Laureles Grade, Carmel Valley (Assessor's Parcel Number 416-051-015-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 416-051-015-000 on February 29, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

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

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

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

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

6. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, 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. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

8. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

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

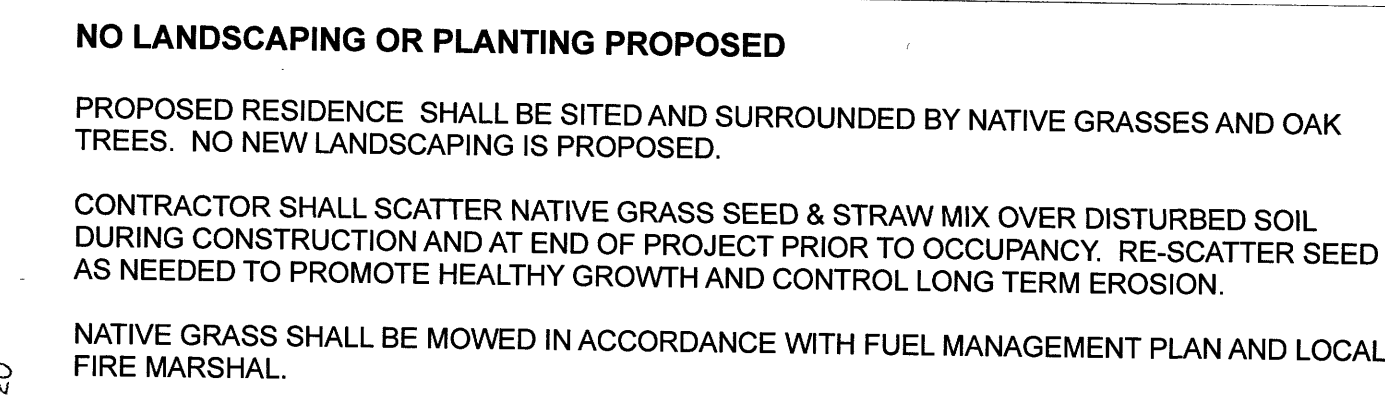
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

10. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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



PLAN INDEX

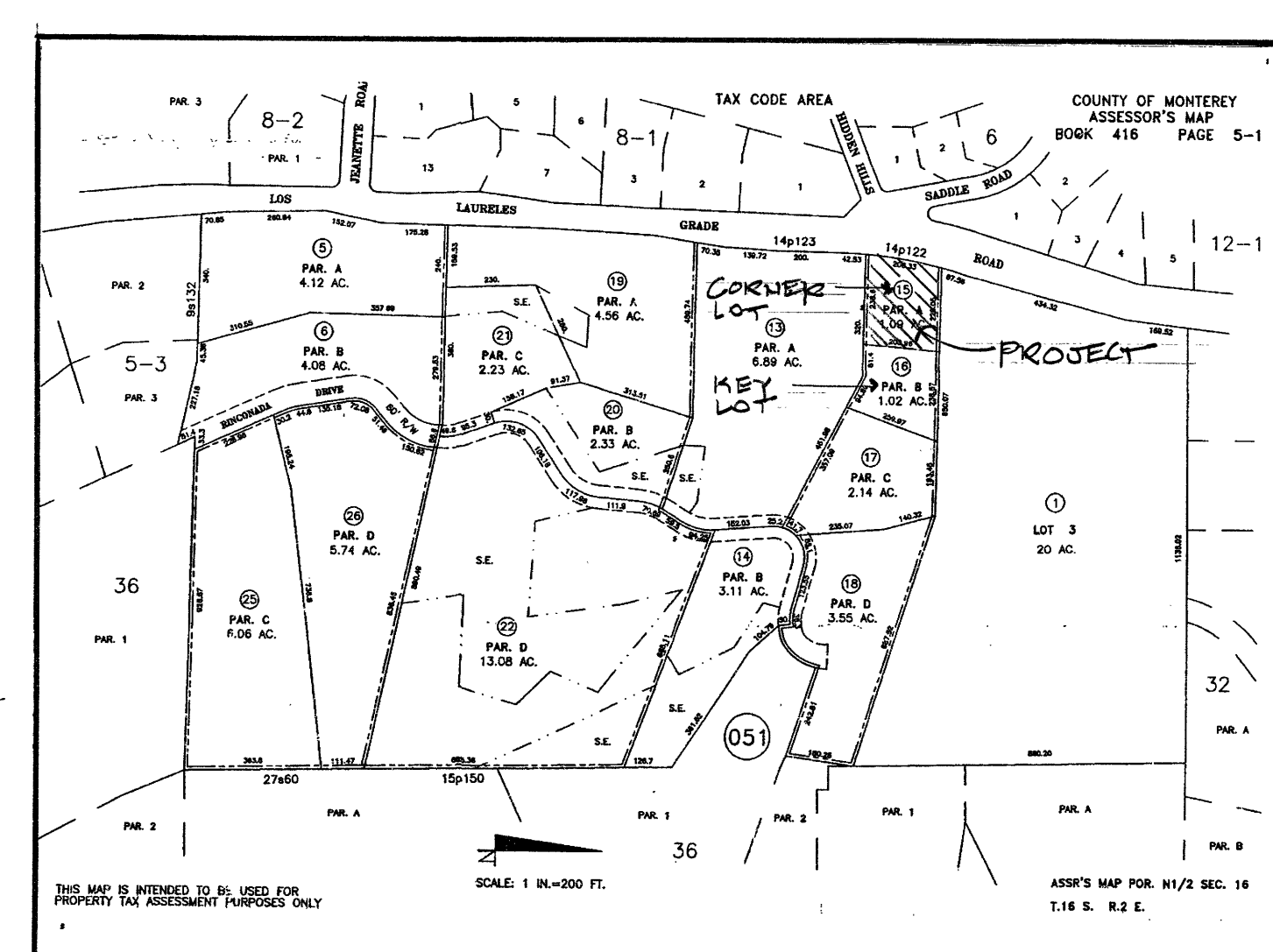
A1	SITE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	ROOF PLAN
C1	EROSION CONTROL PLAN
C2	GRADING SECTIONS & NOTES

SCOPE OF WORK: (LOT A) CONSTRUCT A NEW ONE STORY SINGLE FAMILY DWELLING, ATTACHED GARAGE, DECK, AND SEPTIC SYSTEM, GRADING AT BUILDING PAD.

<u>FLOOR AREA</u>	
PROPOSED ONE STORY HOUSE	2283 S.F.
PROPOSED ATTACHED GARAGE	624 S.F.
<u>LOT COVERAGE</u>	
HOUSE AND GARAGE	2907 S.F.
FRONT PORCH	68 S.F.
DECK	<u>294 S.F.</u>
	3269 S.F.
TOTAL	
LOT AREA (1.086 AC)	47306 S.F. = 7 %

NOTES

- 1) PROPOSED HEIGHT OF STRUCTURE: 2'-6" (MAX 30')
- 2) SEPTIC SYSTEM SHALL COMPLY WITH MCO ENV. HEALTH
- 3) WATER PURVEYOR BY CAL-AM WATER
- 4) CONSTRUCTION TYPE V-B SPRINKLERED, OCCUPANCY R3/U
- 5) ZONING: RDR/B-6-VS
- 6) GRADING ESTIMATES: EXCAVATE 61 C.Y.
FILL 90 C.Y.
- 7) NO TREE REMOVAL
- 8) NO DEVELOPMENT ON SLOPES EXCEEDING 25%




REVISIONS	BY
8-11-23	D
8-21-23	D
9-2-23	D
9-14-23	D

BUILDING DESIGN
& CONSULTING

draftact

2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
(831) 646-5986 FAX 646-5988

COOPER RESIDENCE
26131 LAURELES GRADE
CARMEL, CA 93924
APN: 416-051-015-000 PH: 831 320-3164

Date	5.6.23
Scale	
Drawn	
Job	13-2023
Sheet	
Of	6 Sheets

<u>LEGEND:</u>		<u>ABBREVIATIONS:</u>	
	RECORD BOUNDARY	AC	ASPHALT CONCRETE
	RECORD RIGHT OF WAY	CB	CONTROL BOX
	RECORD LOT LINE	CP	CONTROL PANEL
	RECORD CENTERLINE	CONC	CONCRETE SLAB
	RECORD EASEMENT LINE	DG	DECOMPOSED GRANITE
	PROJECT BENCHMARK	EX AGG	EXPOSED AGGREGATE
	CONTOUR (MAJOR)	HDE	HIGH DENSITY POLY ETHYLENE
	CONTOUR (MINOR)	PCC	PORTLAND CEMENT CONCRETE
	CONTOUR (MINOR) PROPOSED UTILITY POLE	PS	PAVER STONE
	GUY WIRE	PVC	POLY VINYL CHLORIDE
	UTILITY VAULT	RCP	REINFORCED CONCRETE PIPE
	WATER METER	SP	SOLAR PANEL
	EDGE OF FOLIAGE		
	TREE WITH SIZE AND TYPE		
C	CYPRESS		
K	OAK		
P	PINE		
T	TREE		
	SPOT ELEVATION		

FUEL MANAGEMENT PLAN

"GREEN ZONE": Grassland within 30 feet of house and garage shall be mowed at least once annually in late spring, or more as needed to control fuel hazard.

- All annual grassland should be mowed in late spring to a minimum height of 4 inches during the summer.
- To promote native perennial grasses and wildflower stands which are less flammable, it is best to avoid mowing more frequently than 60 days. Ideal mowing time is shortly after they have set seed.

Flammable shrubs within 30 feet of house and garage shall be removed.

"MANAGEMENT ZONE" : Grassland 30 feet to 100 feet from house and garage shall be mowed as follows:

- All grass growing under trees, out to 6 feet beyond the driplines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

"TREE PRUNING" Coastal Live Oak/Trees within 100 feet of House and Garage shall be pruned or maintained to reduce fire hazards as follows:

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 8 feet in height shall be removed.
- Healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to 8 feet above understory plants.
- Tree Service Co. shall determine additional pruning or trimming during maintenance.

Note: Fuel Management requirements are limited to project site within the property lines. No fuel management work is required outside project property lines.

"EMERGENCY VEHICLE ACCESS" Existing A.C. paved roadway 12 feet wide, approximate slope of 3%, and new concrete paver driveway 12 feet wide, approximate slope of 3%.

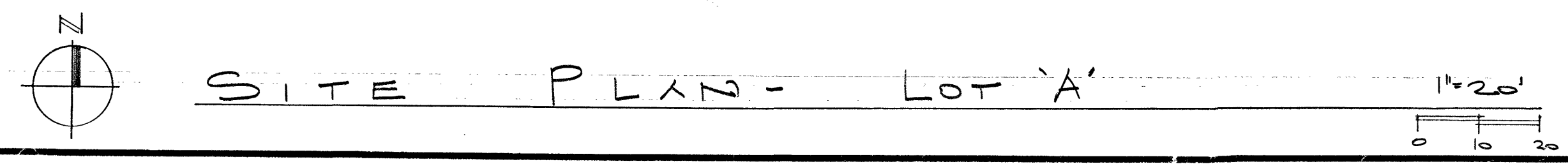
TREE PROTECTION

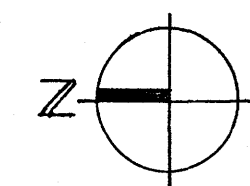
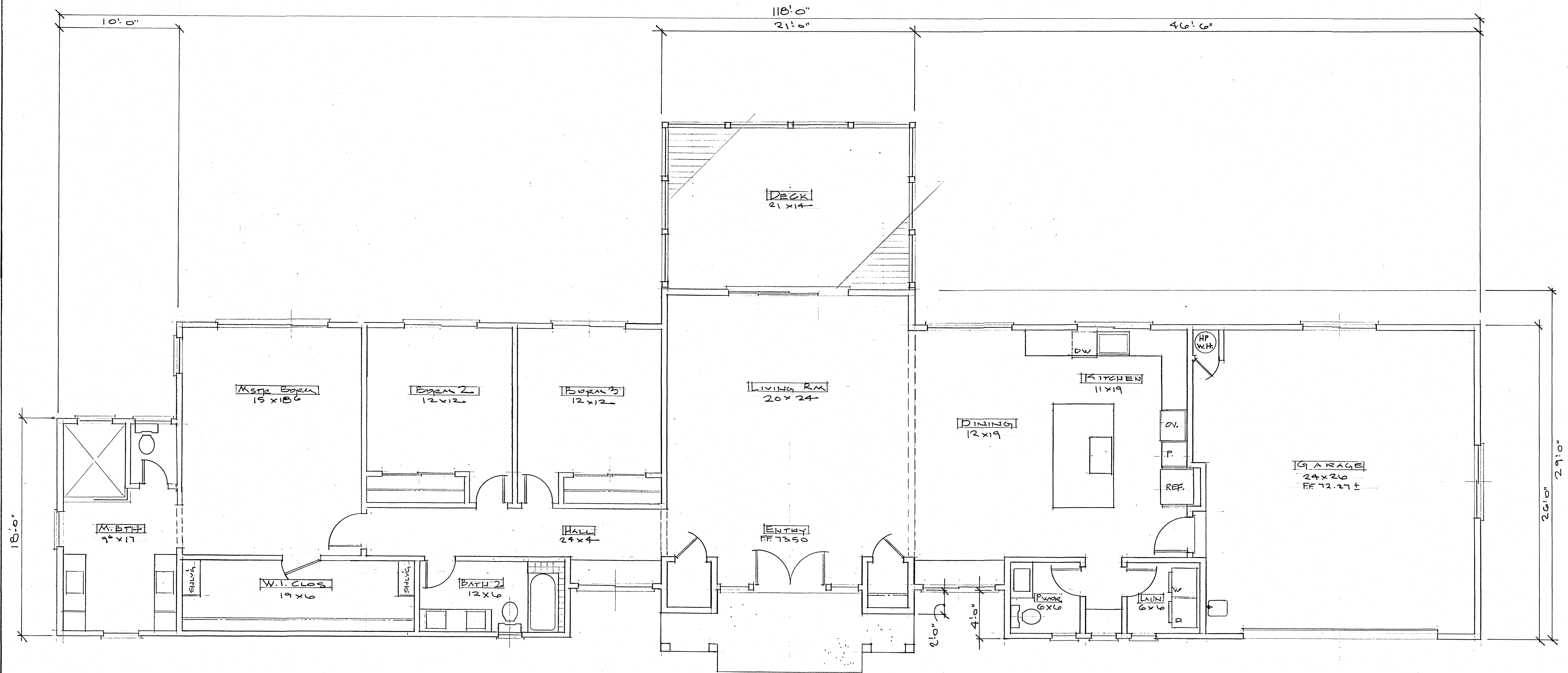
Prior to the commencement of construction:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing, and the wrapping of trunks with protective materials.
- Fencing shall consist of plastic mesh, hay bales or equal.
- Fencing must not be attached to tree. Fencing shall be rigidly supported, and a minimum of 4 feet high.
- Soil compaction, parking of vehicles or equipment, stockpiling of materials, and/or dumping of materials shall not be allowed adjacent to trees on the property, especially within fenced areas.
- Fenced areas and trunk protection shall remain in place during the entire construction period.

Grading Drainage and Erosion Control Note:

1. See sheet C1 for Erosion Control Plan and BMP's
2. See sheet C2 for grading sections and grading & drainage notes.

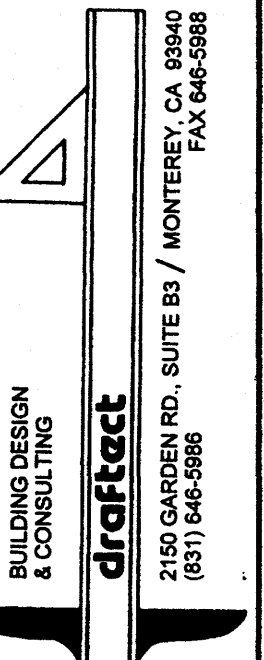




FLOOR PLAN

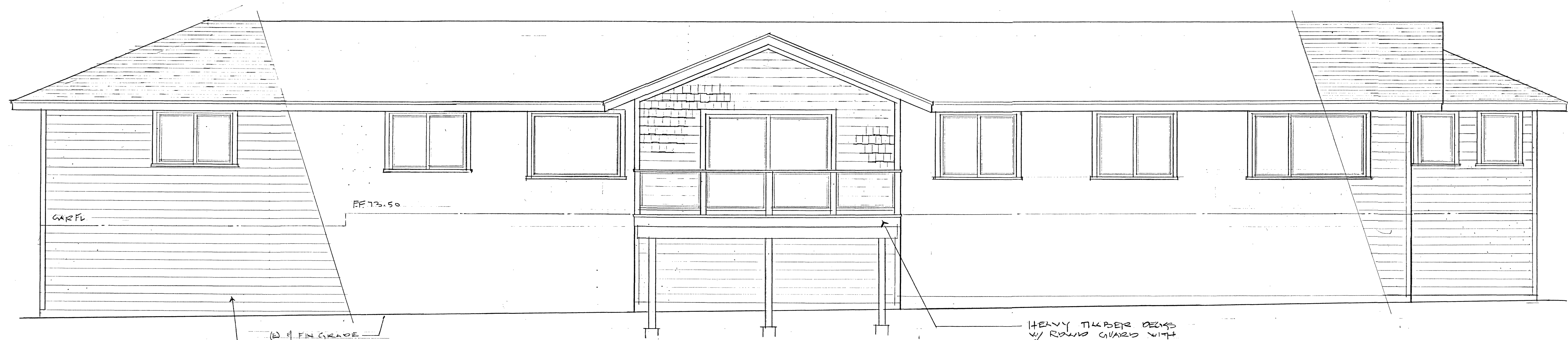
1/4" = 1'0"

REVISIONS	BY
9.2.23	D
9.14.23	D

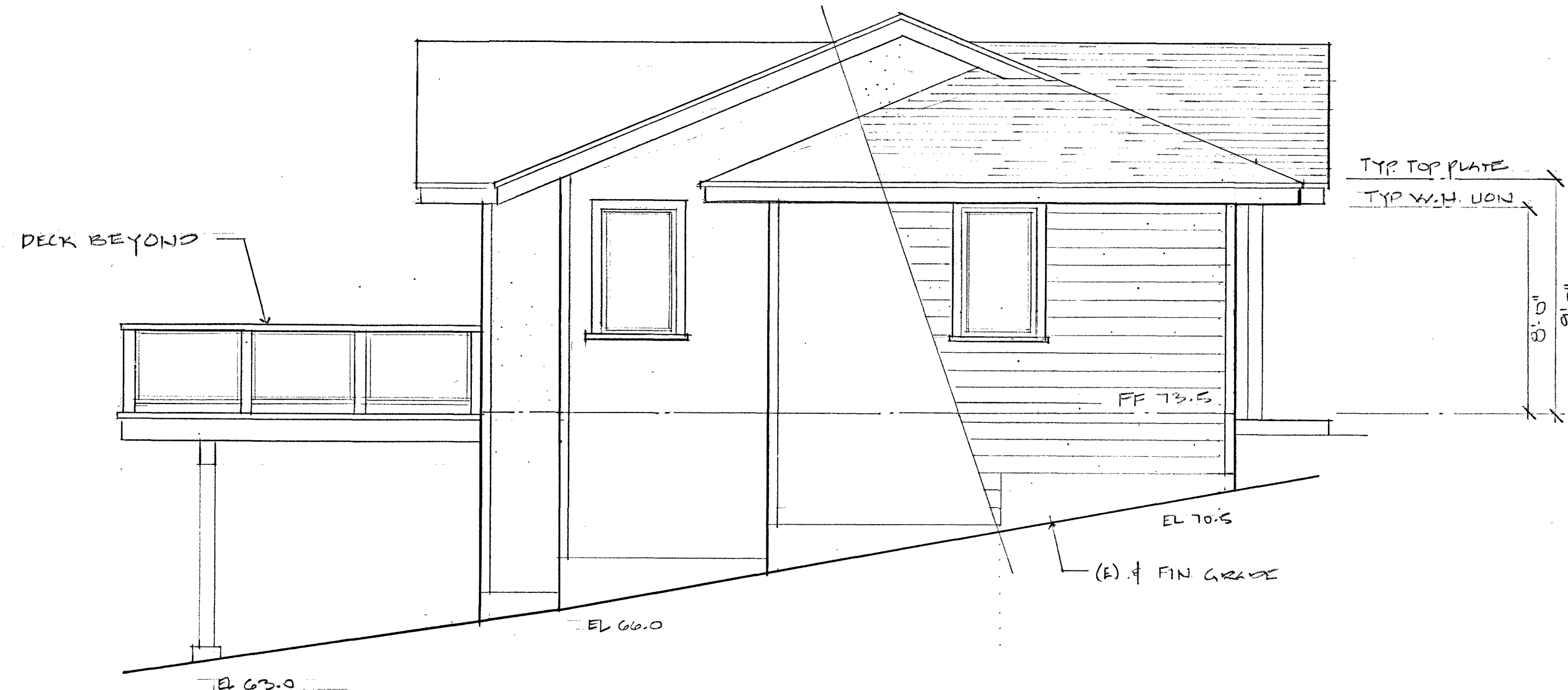


COOPER RESIDENCE LOT - A
 26131 LAURELES GRADE
 CARMEL, CA 93924
 APN: 416-051-015-000 PH: 831 320-3164

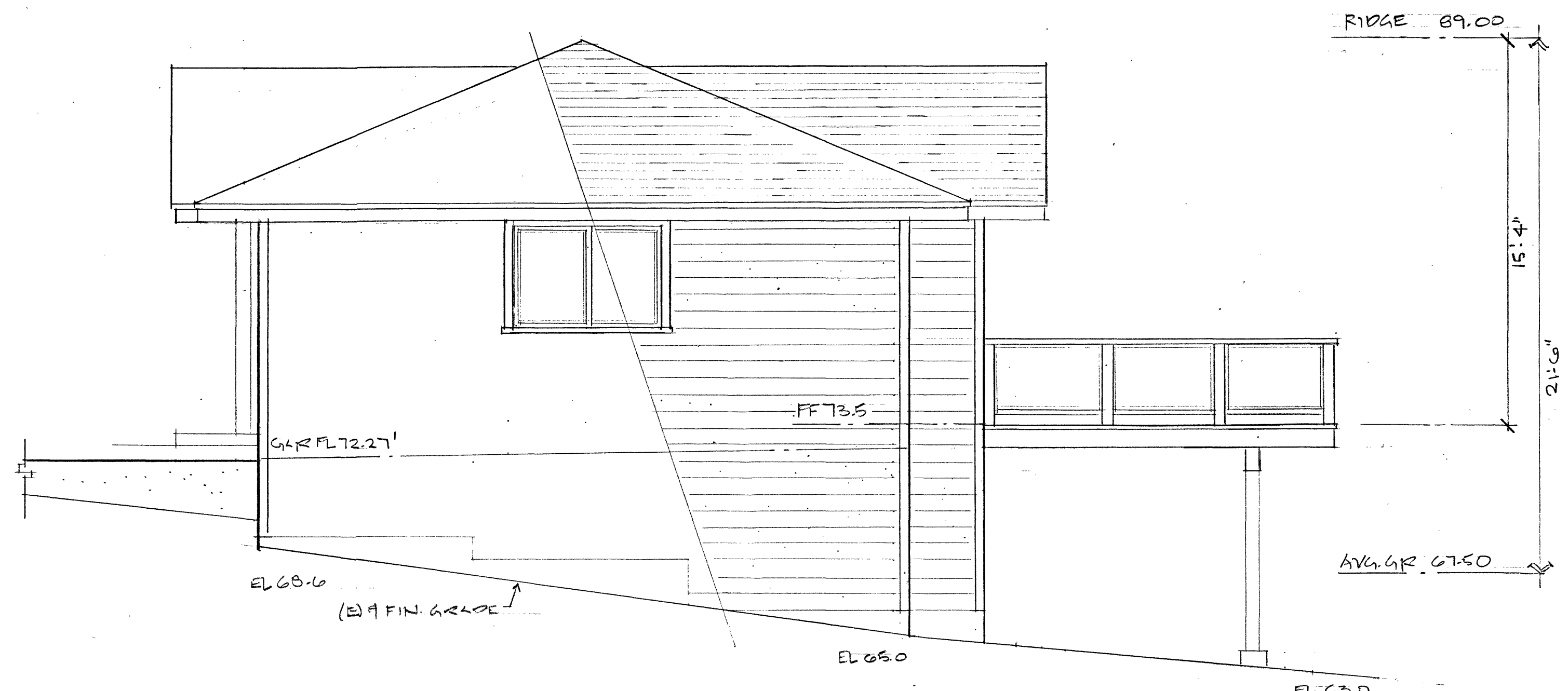
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Job	13-2023
Sheet	A2
Of	Sheets



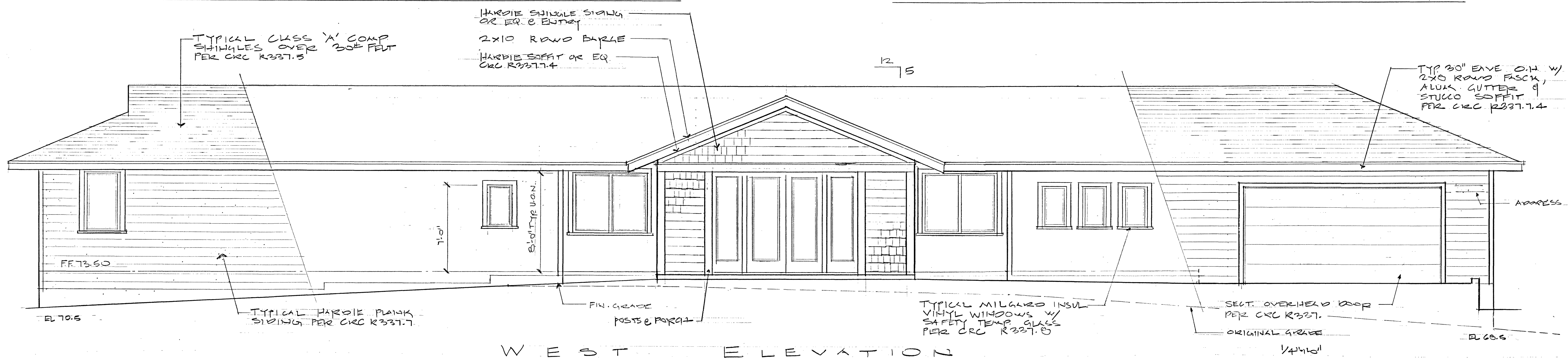
EAST ELEVATION



NORTH ELEVATION

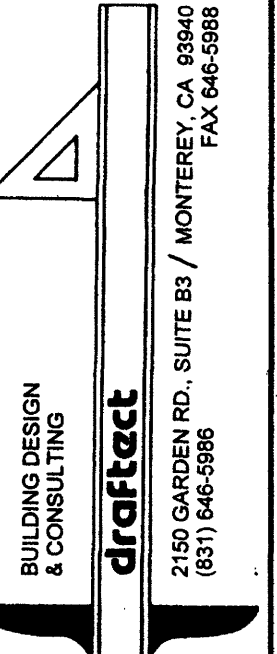


SOUTH ELEVATION



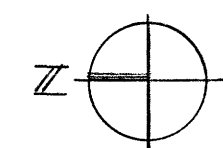
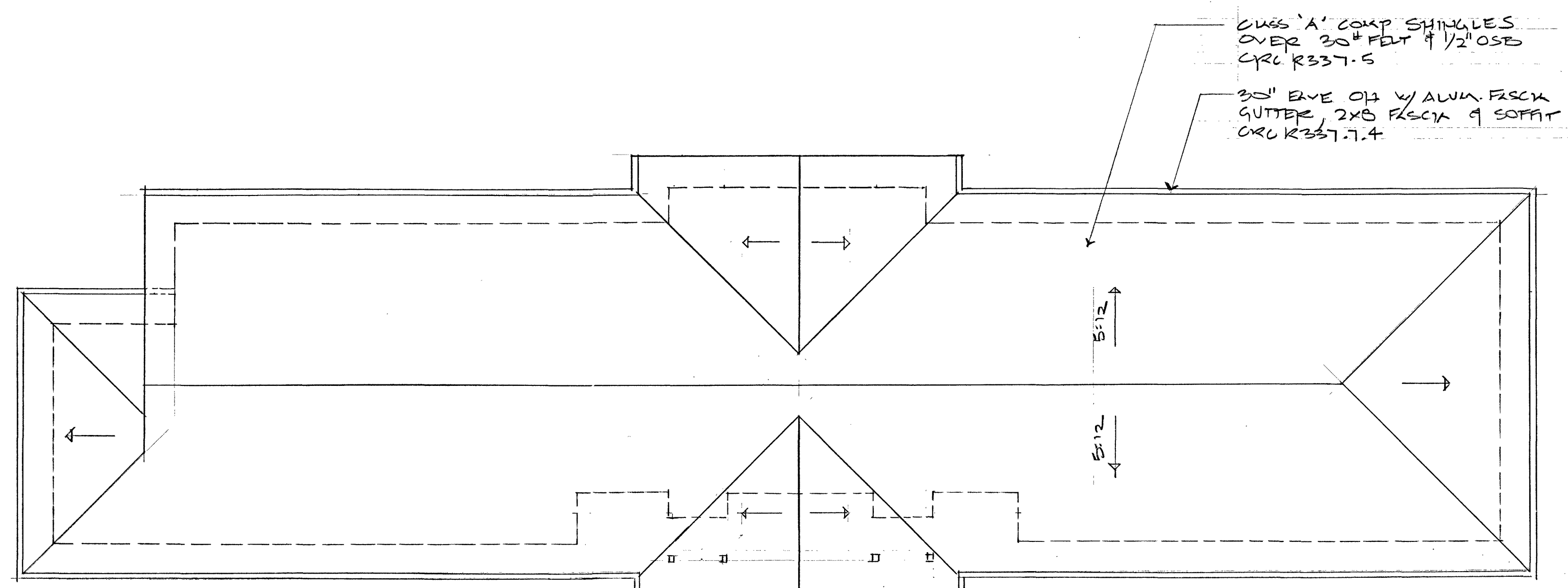
WEST ELEVATION

REVISIONS	BY
8-21-23	D
9-2-23	D
9-14-23	D



COOPER RESIDENCE LOT - A
26131 LAURELES GRADE
CARMEL, CA 93924
APN: 416-051-015-000 PH: 831 320-3164

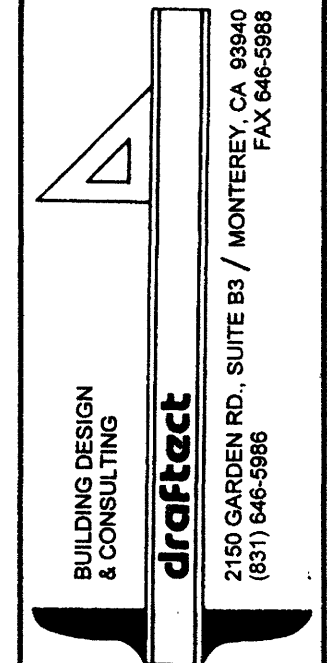
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Job	13-2023
Sheet	A3
Of	Sheets



ROOF PLAN

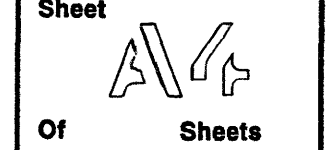
1/8/10

REVISIONS	BY
9.2.23	D
9.14.23	D



COOPER RESIDENCE LOT-A
 26131 LAURELES GRADE
 CARMEL, CA 93924
 APN: 416-051-015-000 PH: 831 320-3164

Date	8.27.23
Scale	
Drawn	
Job	13-2023
Sheet	
Of	



REVISIONS

BY

24 X 36

CLEARPRINTS

COOPER RESIDENCE

LOT - A and B

26131 & 26135 LAURELES GRADE

CARMEL, CA 93924

APN: 416-051-015,016-000 PH: 831 320-3164

DATE

9.14.23

SCALE

DRAWN

JOB

2/14-2023

SHEET

01

OF

1

SHEETS



- ENVIRONMENTAL SERVICES NOTES
1.

All or part of the construction of this project is expected to occur during the winter season (October 15th through April 15th ? **YES/NO**)
2.

All grading shall conform to the Monterey County Grading Ordinance #2535, Erosion Control Ordinance#2806, and California Building Code.
3.

It shall be the responsibility of the owner and the permittee to ensure that erosion does not occur from an activity during or after project construction. Additional measures, beyond those specified, may be required as deemed necessary to control accelerated erosion (MCC 16.12.100).
4.

Temporary erosion control to be installed between October 15 and April 15.
5.

Vegetation removal between October 15 and April 15 shall not precede subsequent grading or construction by more than 15 days. During this period, erosion and sediment control measures shall be in place at the end of each working day.
7.

During construction the applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
8.

Dust from grading operations must be controlled. The owner or contractor may be required to keep adequate equipment on the grading site to prevent dust problems.
9.

The Director of Building Inspection (Building Official) shall stop operations during periods of inclement weather if he or she determines that erosion problems are not being controlled adequately.
10.

Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.
- Prior to Building Final:

11.

Prior to final inspection, the owner/applicant shall schedule and inspection with RMA-Environmental Services to conduct a Final Grading Inspection, collect Final Geotechnical Letter of Conformance, ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

□ Bern and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.

□ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

□ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.

□ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.

□ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

□ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

□ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.

□ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.

□ Clean or replace portable toilets, and inspect them frequently for leaks and spills.

□ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)

□ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

□ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

□ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

□ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.

□ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

□ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

□ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.

□ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

□ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.

□ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.

□ Clean up spills or leaks immediately and dispose of cleanup materials properly. Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).

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

□ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

□ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center. (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

□ Schedule grading and excavation work for dry weather only.

□ Stabilize all denuded areas. Install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.

□ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

□ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.

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

□ Keep excavated soil on the site where it will not collect into the street.

□ Transfer excavated materials to dump trucks on the site, not in the street.

□ Contaminated Soils

□ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

• Unusual soil conditions, discoloration, or odor.

• Abandoned underground tanks

• Abandoned wells

• Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

□ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.

□ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

□ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

□ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.

□ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (if sawcut slurry enters a catch basin, clean it up immediately).

CONCRETE, GROUT & MORTAR APPLICATION

Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.

□ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.

□ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Painting & Paint Removal

Painting cleanup

□ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.

□ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.

□ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

□ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.

□ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.

□ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

□ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

LANDSCAPE MATERIALS

Contain stockpiled landscaping material on pallets. Cover or store these materials when they are not actively being used or applied.

□ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

EROSION CONTROL PLAN

1"=20'

COOPER RESIDENCE LOT - A
26131 LAURELES GRADE
CARMEL, CA 93924
APN: 416-051-015-000 PH: 831 320-3164

Date	9-14-23
Scale	
Drawn	
Job	13-2023
Sheet	02
Of	Sheets

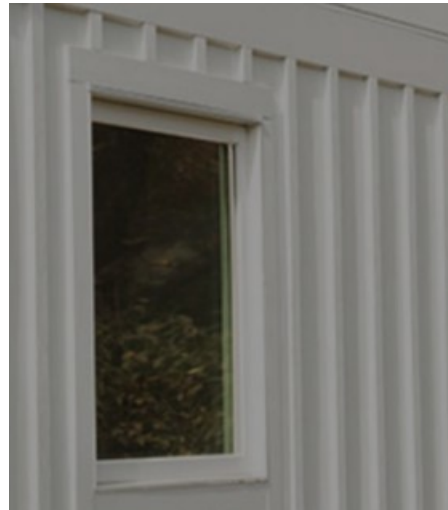
Draftect

Cooper Lot-A PLN230128

Exterior Colors Rev: 12-13-23



Roofing: Certainteed – Landmark TL
Country Gray

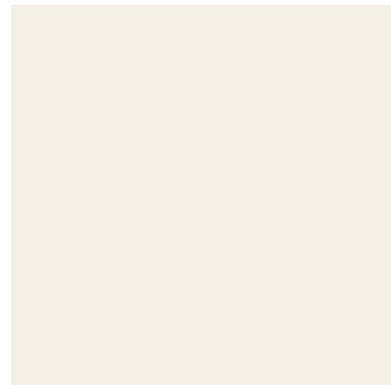


Siding: Hardie Panel
Board & Batten
See Body & Trim Colors



LIMESCENT
MQ3-16

Body: Behr Exterior Paint



PALAIS WHITE
GR-W15

Trim: Behr Exterior



Windows: Milgard – Vinyl
Color: White