

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

In the matter of the application of:

Roberts (PLN150505)

RESOLUTION NO. 16-039

Resolution by the Monterey County Zoning
Administrator:

- a) Finding the project categorically exempt per Section 15302 of the CEQA Guidelines; and
- b) Approving a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for demolishing an existing 554 square foot residence and constructing a new 1,048 square foot single family dwelling with an attached 210 square foot garage and 6 foot high stucco privacy wall; and 2) a Variance to reduce front setback requirement from 30 feet to 10 feet along Southbank Road and reduce rear setback requirement from 20 feet to 17.5 feet; subject to 19 conditions of approval.

PLN150505, Roberts, 1 Southbank Road, Carmel Valley (Assessor's Parcel Number 189-471-005-000), Carmel Valley Master Plan Area

The Roberts application came on for public hearing before the Monterey County Zoning Administrator on October 27, 2016. 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, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) The application for a Combined Development Permit was submitted on October 7, 2015. During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist.
 - b) The subject property is zoned Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation zoning district overlays or "LDR/2.5-D-S-R AZ." The proposed project

is consistent with the allowed uses in this district.

- c) The proposed project does not meet the required front and rear setbacks of the Low Density Residential district. A Variance has been approved to allow the front setback to be reduced to 10 feet and the rear setback to 17 feet and 6 inches. See Findings 5, 6, and 7.
- d) The project planner conducted a site inspection on September 9, 2016 and verified that the project on the subject parcel conforms to the attached plans.
- e) The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) on November 2, 2015. The LUAC recommended approval of the project by a vote of 6-0 as proposed. No conditions of approval were recommended.
- f) The subject property is in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the County's zoning ordinance. There are no known violations on the subject parcel.
- g) Zoning of the proposed project requires analysis of site development and structural design. These have been found to be consistent with County regulations (see Finding 3).
- h) The structure proposed for demolition was constructed in 1949. Therefore, a Historical Analysis was submitted as part of the application (Finding 2, Evidence b). This analysis concluded that the structure lacks any historical value.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150505.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts Soils, Biological, and Architectural/Historical Resources. The following reports have been prepared:
 - Geotechnical Investigation, dated August 2015, by Butano Incorporated, Freedom, CA (LIB150369)
 - Biological Report, dated August 20, 2015, and Revision, dated June 7, 2016, by Ed Mercurio, Salinas, CA (LIB150367)
 - Historical Analysis, dated September 25, 2015, by Kent L. Seavey, Pacific Grove, CA (LIB150370)

The above-mentioned technical reports by outside consultants indicated

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

- c) Necessary public facilities are available. Water will be provided by California American Water Company and sewer will be provided by an onsite septic system, which has been reviewed by the Environmental Health Bureau.

3. **FINDING:** **DESIGN.** The location, size, configuration, materials, and colors of structures and fences are designed to protect the public viewshed, neighborhood character, and to assure the visual integrity of the area.
- EVIDENCE:**
- a) The site has been designed to not require removal of any existing trees. The project has been conditioned to ensure protection of the trees that will remain. (Condition 6)
 - b) Implementation of 2010 General Plan Policy OS-1.2 requires development in such areas to be subordinate to the natural features of the area. The proposed sitting and design of property improvements are most ideal when compared to other impacts that would be caused by moving the development further back towards the west of the property. As a result, the applicant has elected to address these visual resource policies through the architectural design of the structures.
 - c) Policy CV-1.20 of the Carmel Valley Master Plan requires development to be visually compatible with the surrounding areas or enhance the quality of areas that have been degraded by existing development. The proposed residence has a similar low-lying feeling of the existing cabin and the proposed height is approximately 15 feet lower than the maximum allowed. This will allow the structure to maintain the existing vertical disturbance on the property without creating a greater impact.
 - d) The project includes submittal of a preliminary lighting plan incorporating the use of recessed light fixtures for exterior lights. Implementation of this plan is consistent with 2010 General Plan Policy LU-1.13 as it results in the installation of exterior lights that are downlit and off-site glare is controlled.

4. **FINDING:** **CEQA (Exempt)** – The proposed project is found to be exempt from environmental review pursuant to Section 15302 of the California Environmental Quality Act (CEQA) Guidelines.
- EVIDENCE:**
- a) The proposed project includes the demolition and construction of a single family dwelling within a residentially zoned parcel. The proposed structure is located within the same footprint and will serve the same residential capacity as the existing structure.
 - b) There are no indication that implementation of the proposed project would have an impact on an environmental resource such as biological or historical. Therefore, no exceptions listed in Section 15300.2 of the CEQA Guidelines can be made.

5. **FINDING:** **VARIANCE (SPECIAL CIRCUMSTANCES)** – The variance shall be granted because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings. The strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification.
- EVIDENCE:**
- a) The subject property is zoned Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation zoning district overlays or “LDR/2.5-D-S-RAZ.”
 - b) A single family home is allowed in the LDR zone pursuant to Section 21.14.030.A of the Monterey County Zoning Ordinance (Title 21). Development standards for the LDR zone are identified in Section 21.14.060 of Title 21 and the required setbacks for a main dwelling are 30 feet (front), 20 feet (rear), and 10% of the average lot width (sides). The property is oriented with a front set back from Southbank Road along the east property line, making the west property line the rear and the north and south property lines side yards. Due to the constraints discussed in subsequent Evidence “c,” the applicant requests a variance to reduce the front setback from 30 feet to 10 feet and reduce the rear setback from 20 feet to 17.5 feet. The subject property presents a unique situation due to the size and rectangular shape. The widest portion of the property, along the southern property line, is 79 feet and meeting the front and rear setback requirements would be a hardship for the property owner.
 - c) Development on the subject property is highly constrained. The Southbank Road right of way runs along the northern and eastern property lines and the Hitchcock Canyon Creek takes up a portion of the western side of the property. Due to these constraints, development area of the site that is outside of the front and rear setback is 22 feet at the widest, with an average of approximately eight feet. There are no identified design alternatives for a single family dwelling that could meet the setback requirements. In addition, the existing 544 square foot cabin is legal non-conforming as to setback. Pursuant to Section 21.68.040.B of Title 21, a complete remodel to bring the structure up to current standards would not be allowed without an approval of a Variance
 - d) Requiring the front setback would cause development to be located on the western portion of the property which would result in impacts to Hitchcock Canyon Creek as well as exacerbate non-compliance with the rear setback. The site has been analyzed to evaluate and identify the most appropriate area for an onsite wastewater treatment system. The identified area for the subsurface drip dispersal system is located on the southeastern portion of the property. Consequently, this is also the same area where development potential outside of the front setback is at its

widest. Based on both evidence “c” and “d,” the strict implementation of the front setback requirement would result in a property that is unbuildable. Therefore, the applicant requests a variance to reduce the front setback to 10 feet and the rear setback to 17.5 feet.

- e) The project planner conducted a site inspection on September 9, 2016 to verify the circumstances related to the property.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150505.

6. **FINDING:** **VARIANCE (SPECIAL PRIVILEGES)** – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) Evidence within Finding No. 5 discusses the constraints of the site and that the strict implementation of the required front setback requirement would result in a property that is unbuildable. The subject property has a residential land use designation that allows single family dwellings. Denial of the Variance would prevent the use of the subject property as intended by zoning.
 - b) Development within the area consists of residential homes, rural in nature and setting, yet compact due to similar site constraints. Many structures are located well within the front setback to avoid development within the Hitchcock Canyon Creek on the west and slopes in excess of 30% on the east. As discussed in Finding 6 and supporting evidence, the site is a unique situation and approval of the Variance would not result in granting of a special privilege. The proposed size of the dwelling is less than the typical square footage found within Carmel Valley.
 - c) The project planner conducted a site inspection on September 9, 2016 to verify the circumstances related to the property.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150505.

7. **FINDING:** **VARIANCE (AUTHORIZED USE)** – The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) As specified in Findings 5 and 6, the subject property allows for residential uses and the proposed project is for the demolition and construction of a single-family dwelling, which is an allowed use in the Low Density Residential zoning district.
 - b) The project planner conducted a site inspection on September 9, 2016 to verify the circumstances related to the property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed

development are found in Project File PLN150505.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Section 21.80.040.B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

- a) Find the project exempt per Section 15302 of the CEQA Guidelines; and
- b) Approve a Combined Development Permit consisting of: Administrative Permit and Design Approval for demolition of an existing 554 square foot residence and construct a new 1,048 square foot single family-dwelling with an attached 210 square foot garage and 6 foot high stucco privacy wall; and a Variance to reduce front setback requirement from 30 feet to 10 feet along Southbank Road and reduce rear setback requirement from 20 feet to 17.5 feet; in general conformance with the attached plan and subject to the attached 48 19 conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th the day of October, 2016:



COPY OF THIS DECISION MAILED TO APPLICANT ON **OCT 31 2016**

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 CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

NOV 10 2016

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 RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN150505

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development permit (PLN150505) allows the demolition of an existing 554 square foot cabin and the construction of a 1,048 square foot single family dwelling with a 210 square foot attached garage and 6 foot high privacy wall, and a Variance to allow development to encroach into required setbacks. The property is located at 1 Southbank Road, Carmel Valley (Assessor's Parcel Number 189-471-005-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number 150505) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 189-471-005-000 on October 27, 2016. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 RMA - 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.
(RMA - Planning)

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

Action to be Performed: 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 RMA - 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: RMA-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. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;

2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;

3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

6. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-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. (RMA - 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 RMA-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 RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

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

8. EHSP01 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM PERMIT (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau has determined that a conventional onsite wastewater treatment system ("OWTS" or septic system) on the subject property could not meet minimum standards specified by Monterey County Code, Chapter 15.20, specifically, setback to a drainage way, separation to groundwater and very fast percolation rates. The applicant has demonstrated that adequate area exists to accommodate an alternative OWTS. UV disinfection must be incorporated into the alternative OWTS design.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall submit to the Environmental Health Bureau for review and approval an alternative OWTS permit application, supporting documentation and all applicable fees.

9. EHSP02 - ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED RESTRICTION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The property owner shall record a deed restriction with the Monterey County Recorder for Assessor's Parcel No. 189-471-005-000 which indicates that an alternative onsite wastewater treatment system ("OWTS") is installed on the property. The deed restriction shall include, but is not limited to, the following details:

- The alternative OWTS is subject to all future federal, state or local laws and ordinances regarding the permitting, operation and maintenance and/or monitoring of alternative OWTS
- The alternative OWTS is subject to an annual operating permit with applicable fees paid to the Environmental Health Bureau
- Property owner agrees to enter into and maintain a maintenance contract with an authorized service provider

The property owner will be responsible to pay cost recovery fees associated with Environmental Health Bureau staff time to prepare the deed restriction.

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

Prior to final inspection of construction permit, the property owner(s) shall sign and notarize the deed restriction form obtained from the EHB and return to the EHB for approval to form by the EHB and County Counsel. Record the executed deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

10. EHSP03 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: MAINTENANCE CONTRACT (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed alternative onsite wastewater treatment system ("OWTS") requires ongoing maintenance and monitoring to function as designed. An executed operations and maintenance contract with an authorized service provider must be submitted to the Environmental Health Bureau ("EHB"). The contract must include, but is not limited to:

- Contract term, specification of services to be performed and frequency of service; and
- Statement indicating that EHB will be notified if either party fails to comply with the contract terms; and
- A monitoring/ maintenance report, including effluent quality as specified by the associated alternative OWTS operating permit, shall be submitted to the EHB every 6 months, or as specified by the EHB operating permit; and
- The EHB shall be notified at each contract renewal term, and a copy of the contract shall be submitted to the EHB.

Compliance or Monitoring Action to be Performed: Prior to final inspection of construction permit, submit an executed operations and maintenance contract with an authorized service provider to the Environmental Health Bureau.

11. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

12. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

13. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

14. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

15. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Southbank Road.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works 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.

17. WR036 - STREAM SETBACK

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The development is proposed within 50 feet of the top of bank of Hitchcock Canyon Creek; therefore, the applicant shall prove to the satisfaction of the Water Resources Agency that the proposed development will be safe from flow-related erosion hazards and will not significantly reduce the capacity of the existing watercourse. The applicant shall submit a report, prepared by a registered civil engineer, certifying the proposed development is compliant with Monterey County Code Chapter 16.16.050.K. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit the report to the Water Resources Agency for review and approval.

18. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

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

Responsible Department: RMA-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 RMA - 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. The area immediately adjacent to the front of the proposed stucco wall shall be included within the proposed landscape area. Planting in front of the wall shall consist of native/native compatible drought tolerant plants that will provide screening from Southbank Road without impeding site distance from the driveway access. 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 RMA - 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. (RMA - Planning)

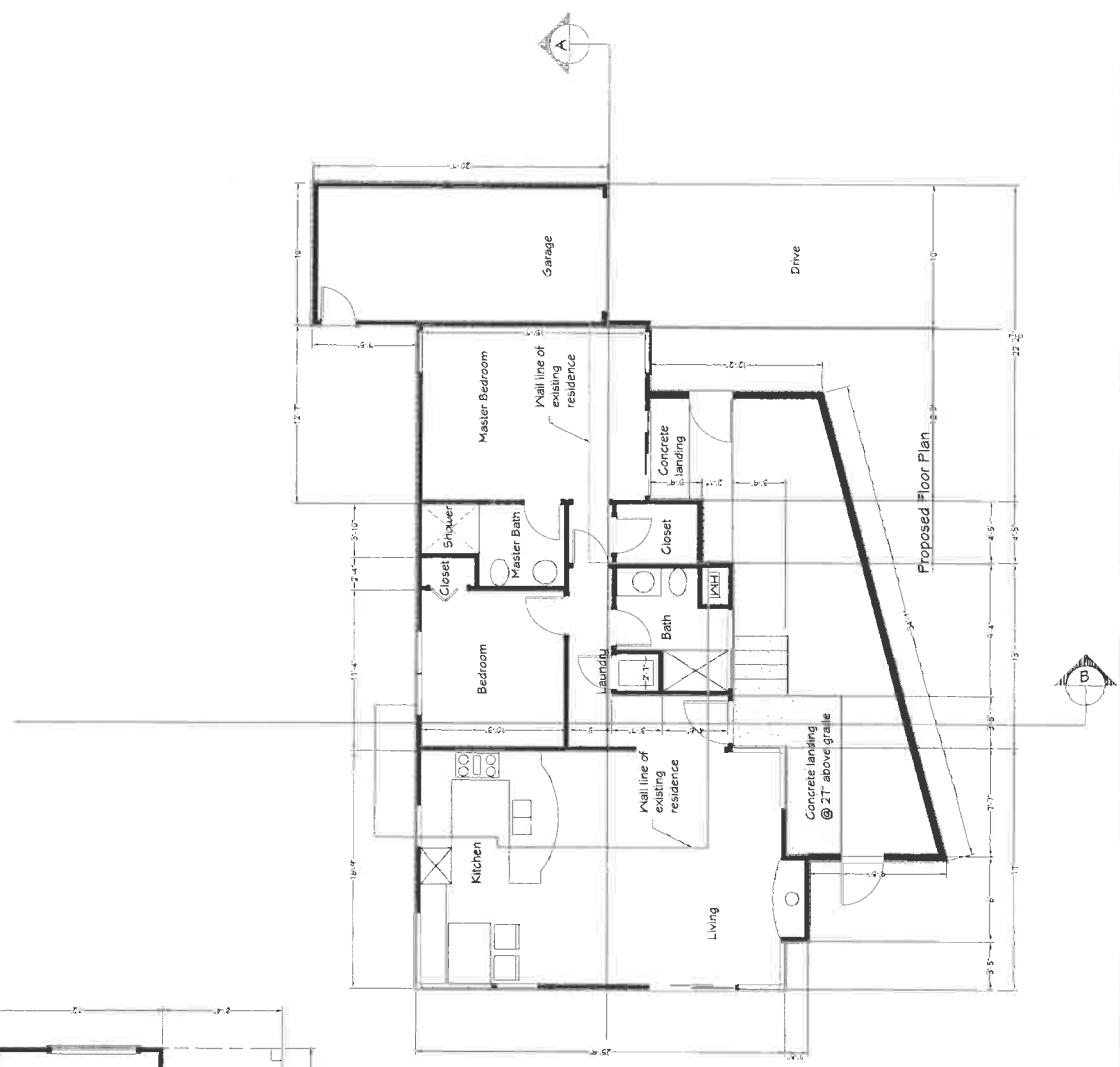
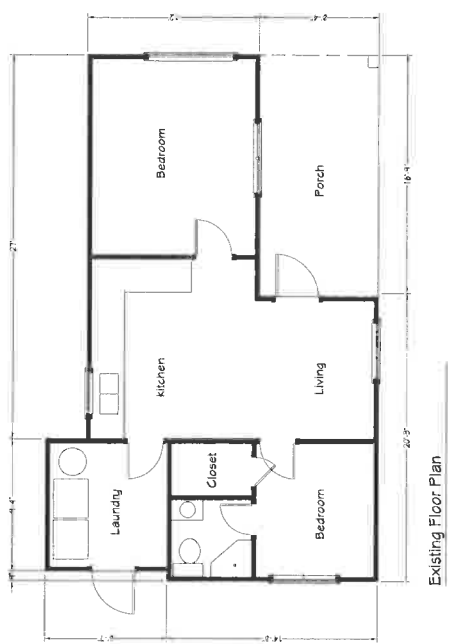
Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the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

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

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

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



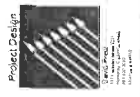
Addition & Remodel

1 Southbank Road
 Carmel Valley, California
 APN: 124-471-005

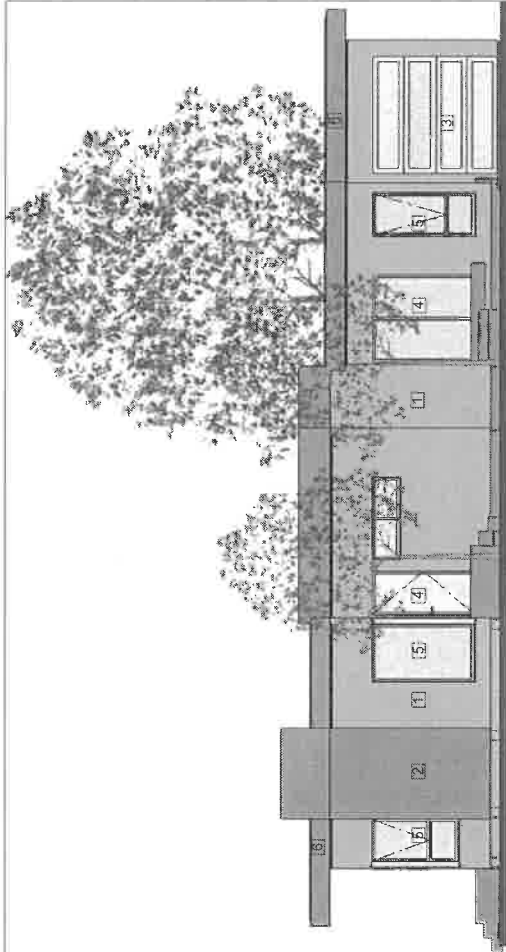
408 424 7310
 12/11/10

Floor Plan

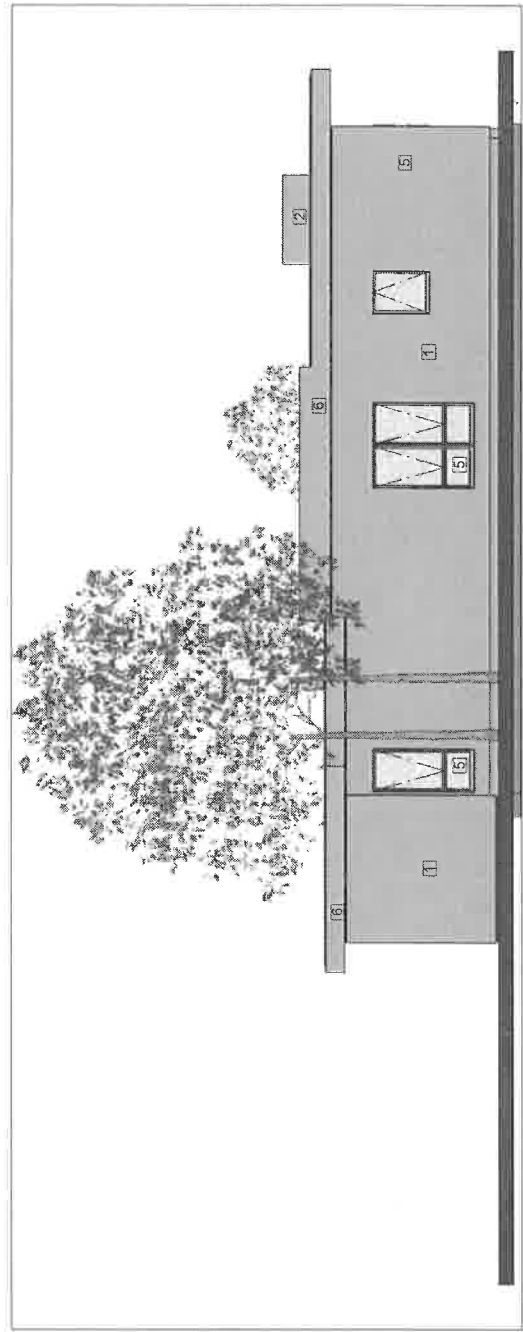
A3



- 1 Stucco Finish
- 2 Fireplace Chase Stucco Finish
- 3 Clad Garage Door With Obscure Glass
- 4 Clad Doors
- 5 Clad Windows
- 6 Fascia With Stucco Finish



Front Elevation



Back Elevation

Addition & Remodel

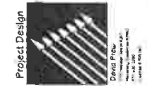
1 Southbank Road
Carmel Valley, California
APN: 184-471-005

Project No.

Elevations

DATE: 01/15/2013 DRAWING NO.: 11-01

A4

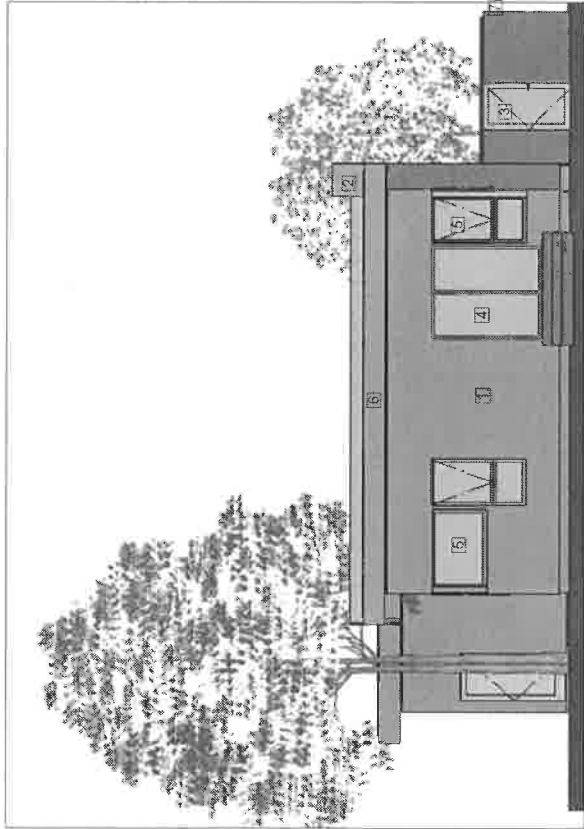


10000 Wilshire Blvd., Suite 100
Beverly Hills, CA 90210
Tel: 310.274.0000
Fax: 310.274.0001

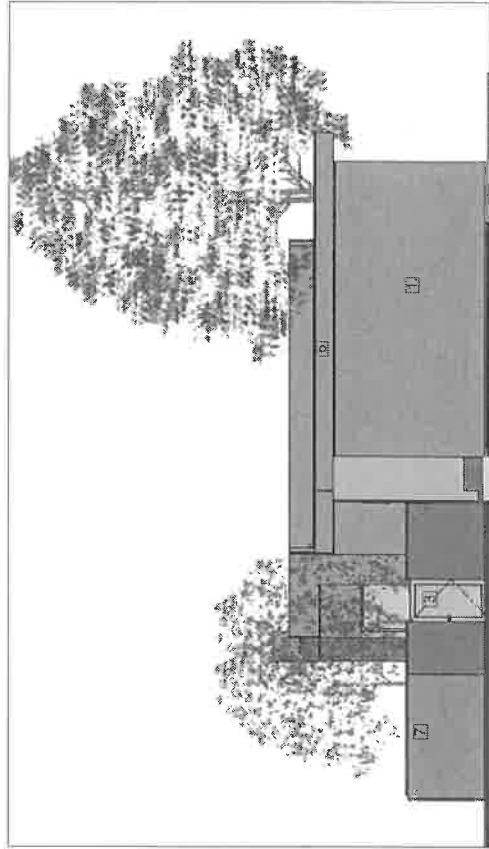
FOUNDATION NOTE:

Due to the proximity of Hitchcock Creek the finish floor elevation FFE will be raised 1'-6" above the average natural grade to prevent potential flood water intrusion.

- 1 Stucco Finish
- 2 Fireplace Chase Stucco Finish
- 3 Clad Patio Door With Obscure Glass
- 4 Clad Doors
- 5 Clad Windows
- 6 Fascia With Stucco Finish
- 7 6" Privacy Wall with Stucco Finish

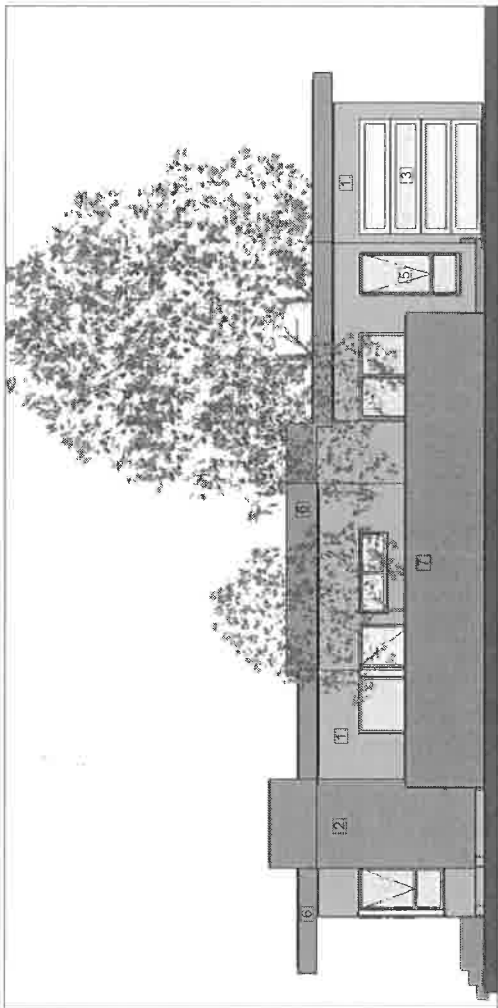


Left Elevation



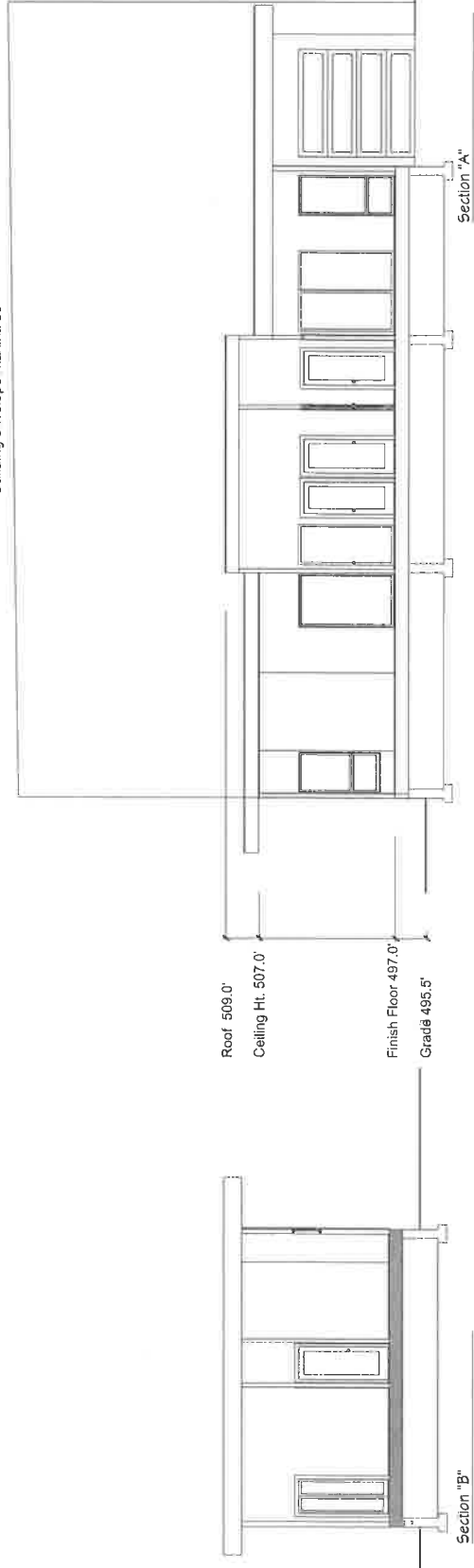
Right Elevation

- [1] Stucco Finish
- [2] Fireplace Chase Stucco Finish
- [3] Clad Garage Door With Obscure Glass
- [4] Clad Doors
- [5] Clad Windows
- [6] Fascia With Stucco Finish
- [7] 6" Privacy Wall with Stucco Finish



Front Street Elevation

Building envelope max ht. 30'

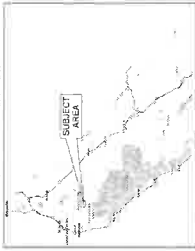


Roof 509.0'
 Ceiling Ht. 507.0'
 Finish Floor 497.0'
 Grade 495.5'

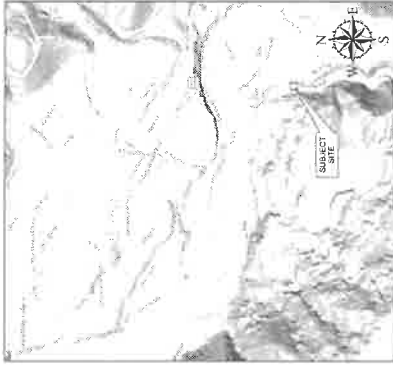
Section "B"

Section "A"

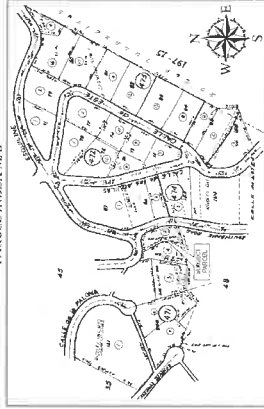
COUNTY INDEX MAP



TOPOGRAPHIC VICINITY MAP



PARCEL INDEX MAP



Addition & Remodel

1 Southpark Road
Carmel Valley, California

Septic Plan

Project Location: 1 Southpark Rd, Carmel Valley, California
Property Owner: Kim Roberts
Mailing Address: PO Box 57, Carmel Valley, CA 93924
Owner Phone #: Danae Press (Architect): (831) 620-2308
Directions to Site: From Highway 101, turn south on Highway 166, then east on Southpark Road to the subject site.
Date: 04/29/16 By: J.D.G. Job No.: 10001 APN: 189-471-005 1 of 2



ALTERNATIVE ON-SITE WASTEWATER SYSTEM DESIGN
FOR THE REBUILD OF SINGLE-FAMILY DWELLING
PROPOSED IMPROVEMENTS TO SUBSURFACE DRAINFIELD

Project Location: 1 Southpark Rd, Carmel Valley, California
Property Owner: Kim Roberts
Mailing Address: PO Box 57, Carmel Valley, CA 93924
Owner Phone #: Danae Press (Architect): (831) 620-2308
Directions to Site: From Highway 101, turn south on Highway 166, then east on Southpark Road to the subject site.
Date: 04/29/16 By: J.D.G. Job No.: 10001 APN: 189-471-005 1 of 2

PROJECT DESCRIPTION
An earth retention system, specific advanced treatment such as bio-reactor or approved by a permit issued by Monterey County, California, for the proposed project. The system shall be designed to provide long-term, low-maintenance treatment of the wastewater effluent to a degree that meets the requirements of the California State Water Resources Control Board.

CONSTRAINTS & DESIGN CRITERIA
The proposed system is designed to serve up to 4 persons, including the proposed flow of 300 gallons per day (gpd) of wastewater. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

SPECIFICATIONS
1.1. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.2. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.3. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.4. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.5. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.6. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.7. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.8. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.9. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.10. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.11. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.12. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.13. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.14. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.15. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.16. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.17. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.18. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.19. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.20. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.21. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.22. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.23. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.24. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.25. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.26. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.27. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.28. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.29. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

1.30. The system shall be designed to meet the requirements of the California State Water Resources Control Board and the local health department.

SYSTEM OPERATION AND MAINTENANCE

- 1. The owner shall read and operate the system according to the instructions provided by the manufacturer.
- 2. The owner shall maintain the system in good working order and shall be responsible for the cost of any repairs or replacement parts.
- 3. The owner shall be responsible for the cost of any professional fees, including engineering, for the design and construction of the system.
- 4. The owner shall be responsible for the cost of any professional fees, including engineering, for the design and construction of the system.
- 5. The owner shall be responsible for the cost of any professional fees, including engineering, for the design and construction of the system.

