

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

COOPER DAVID TREVOR (PLN230129)

RESOLUTION NO. ----

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, a 294 square foot wood deck, and associated site improvements.

[PLN230129 Cooper David Trevor, 26135 Laureles Grade, Carmel Valley, Toro Area Plan (APN: 416-051-016-000)]

The COOPER DAVID TREVOR application (PLN230129) came for an administrative decision hearing before the Monterey County HCD Chief of Planning on December 6, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - Toro Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The project is the construction of a single-family dwelling, attached garage, and associated site improvements on an undeveloped lot on Laureles Grade in Carmel Valley:
 - The 2,283 square foot single-family dwelling is one story with an attached 624 square foot garage.

- A new septic system with a leach field is proposed to support the development and the property will receive potable water from California American Water.
 - Other site improvements consist of a paved driveway connection to a shared access road, 68 square foot front porch, and 294 square foot wood deck.
- c) Allowed Use. The property is located at 26135 Laureles Grade, Carmel Valley (Assessor's Parcel Number [APN]: 416-051-016-000), within the Toro Area Plan, in unincorporated Carmel Valley. The parcel is zoned as Rural Density Residential with Building Site-6 and Visual Sensitivity zoning overlay districts [RDR/B-6-VS], which allows the first single-family dwelling on a legal lot of record (Title 21 Section 21.16.030.A). Pursuant to Title 21 Chapter 21.46, all development located within the Visual Sensitivity Zoning District is subject to either a Use Permit or Administrative Permit, depending on visibility, and a Design Approval. As demonstrated in subsequent Evidence "f", only an Administrative Permit and Design Approval are required in this case due to the project not being visible from Laureles Grade, or any other common public viewing area. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property is shown in its present size and configuration as Parcel B in the map recorded in Volume 14 Parcel Map, Page 122, Minor Subdivision No. 78-141 (a subdivision of Parcel 1 in Volume 11 Parcel Maps, page 189, Minor Subdivision No. 76-259). Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. The development standards for the RDR zoning are codified in Title 21 Section 21.16.060 and B-6 zoning overlay district. The project is consistent with the applicable standards for setbacks, building site coverage, and height. For main structures the B-6 zoning overlay requires the project to be consistent with the B-4 setbacks, requiring a minimum of a 30 foot front setback, a 20 foot rear setback, and 10% of lot width (20 foot) side setbacks. As proposed, the residence and garage have a 34 foot setback, a 20 foot rear setback, and a 50 foot side setback on the closest side. The maximum allowable height for main structures is 30 feet, while the project proposes a height of 24 feet 4 inches from average natural grade. The property is 44,562 square feet (1.02 acres), and the maximum allowable building site coverage is 25% (11,140 square feet) while the proposed coverage is 7% (3,201 square feet).
- f) Visual Resources. Pursuant to Title 21 Chapter 21.46, the project site and surrounding area are designated as a Visual Sensitivity Zoning District ("VS" zoning overlay), which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area. A site visit was conducted on September 1, 2023, and confirmed that the staking and flagging was not visible from Highway 68, Laureles Grade, or any other common public viewing area without aided vision due to distance, topography, and existing mature vegetation. The trees along Laureles Grade are taller than the proposed residence, therefore the development will not silhouette against the sky. The proposed residence sits lower than the Laureles Grade street level and a small portion of the roof is visible

above grade and the proposed development on the lot in front of it (Lot A) will block any visible portions of the building. Additionally, according to Title 21 Section 21.46.040.B, the proposed project shall be considered for Design Approval pursuant to Title 21 Section 21.44.040.D by the Chief of Planning.

- g) Design. Consistent with Chapter 21.44 of the Zoning Ordinance, a Design Approval Application was submitted. Colors and materials consist of Hardie plank lapped siding in Beige with white trim, white vinyl windows and Class “A” composition shingle roofing in Country Gray. The proposed design is consistent with the neighboring development and will not be visible from scenic Laureles Grade. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 21 Section 21.16.060. and will be controlled by use of the County’s standard condition (Condition No. 4 and Condition No. 5). Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020.
- h) Development on Slope Exceeding 25%. Pursuant to the 2010 Monterey County General Plan Policy OS-3.5.1.c, development impacting slopes in excess of 25% does not exceed 10%, or 500 square feet of the total development footprint (whichever is less), a discretionary permit is not required. In this case, the proposed development in slopes in excess of 25% is approximately 335 square feet at the driveway and leachfield, and is therefore exempt from a discretionary permit.
- i) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity and is not within 750 feet of a known archaeological resource. No archaeological assessment was prepared for the project pursuant to Title 21 Section 21.66.050.b. because the project is Categorically exempt from CEQA review, see Finding No. 5 and supporting evidence. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County’s standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Toro Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, or preparation of an Initial Study.
- k) The project planner conducted a site inspection on September 1, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230129.

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” (LIB230277) prepared by Grice Engineering, Inc., Salinas, California, September 5, 2023.
 - “OWTS Feasibility Report” (LIB230278) prepared by Grice Engineering, Inc., Salinas, California, 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 1, 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 PLN230129.

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) This project proposes a septic system and leach field to service the proposed single-family dwelling. The EHB has reviewed preliminary onsite wastewater treatment system (OWTS) plans and found them appropriate. Applicant included a service verification letter from California American Water dated September 18, 2023 indicating their ability to provide potable water service to the property, in the application.
 - c) The project is located on Laureles Grade, which is a frequently traveled road with curves. To minimize the overall construction impact to the neighborhood, a Construction Management Plan is required (Condition No. 7).

- d) Staff conducted a site inspection on September 1, 2023 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230129.
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 1, 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 PLN230129.
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.a, categorically exempts the construction of small structures including single-family residence in a residential zone.
 - b) The project consists of constructing a single-family residence on an undeveloped residentially zoned property, fitting with the intent of this exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed.
 - d) The property is not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency.
 - e) The project is a construction of a single-family dwelling on a legal lot of record zoned to allow residential development, with no significant effects on the environment, therefore the project would not contribute to any potentially cumulative environmental effects.
 - f) There are no unusual circumstances associated with undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment.
 - g) The project does not propose to remove any scenic resources such as trees. The closest scenic highway is Highway 68, which is approximately 1.6 miles north of the site.
 - h) The project is not on a hazardous waste site compiled pursuant to Section 6592.5 of the Government code.

- i) The project does not have the potential to affect any historical resources.
- j) 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 PLN230129.

6. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Pursuant to Title 21 Section 21.80.040.A, the project is subject to appeal to the Planning Commission because it requires the Chief of Planning to make a discretionary decision.

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
2. Approve the Administrative Permit and Design Approval to allow the construction of 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, 294 square foot wood deck, and associated site improvements.

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

PASSED AND ADOPTED this 6th day of December, 2023.

Melanie Beretti, AICP
HCD Acting Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN230129

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN230129) allows the construction of a 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, a 294 square foot wood deck, and associated site improvements. The property is located at 26135 Laureles Grade, Carmel Valley (Assessor's Parcel Number 416-051-016-000), 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 (Resolution Number 23-____) was approved by the Chief of Planning for Assessor's Parcel Number 416-051-016-000 on December 6, 2023. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD012(F) - LANDSCAPE PLAN AND MAINTENANCE

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.

5. PD014(B) - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT)

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 lights 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 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the HCD Chief of Planning prior to the issuance of building permits. (HCD - Planning)

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

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

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

6. 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.

7. 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.

8. 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.

NO LANDSCAPING OR PLANTING PROPOSED

PROPOSED RESIDENCE SHALL BE SITED AND SURROUNDED BY NATIVE GRASSES AND OAK TREES. NO NEW LANDSCAPING IS PROPOSED.

CONTRACTOR SHALL SCATTER NATIVE GRASS SEED & STRAW MIX OVER DISTURBED SOIL DURING CONSTRUCTION AND AT END OF PROJECT PRIOR TO OCCUPANCY. RE-SCATTER SEED AS NEEDED TO PROMOTE HEALTHY GROWTH AND CONTROL LONG TERM EROSION.

NATIVE GRASS SHALL BE MOWED IN ACCORDANCE WITH FUEL MANAGEMENT PLAN AND LOCAL FIRE MARSHAL.

PROPOSED RESIDENCE
HOUSE FF 53.0
GAR. FF 52.5 ±
AVG. G.R. 44.0
ROOF HEIGHT 24'-4"

AREA OF SLOPES
EXCEEDING 25%
500 SF

AREA OF SLOPES
EXCEEDING 25%
1815 SF

PLAN INDEX

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

PARCEL C
14-PM-122

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

FLOOR AREA

PROPOSED ONE STORY HOUSE 2283 S.F.
PROPOSED ATTACHED GARAGE 624 S.F.

LOT COVERAGE

HOUSE AND GARAGE 2907 S.F.
FRONT PORCH 68 S.F.
DECKS 294 S.F.
TOTAL 3269 S.F.
LOT AREA (1.023 AC) 44562 S.F. = 7.3 %

NOTES

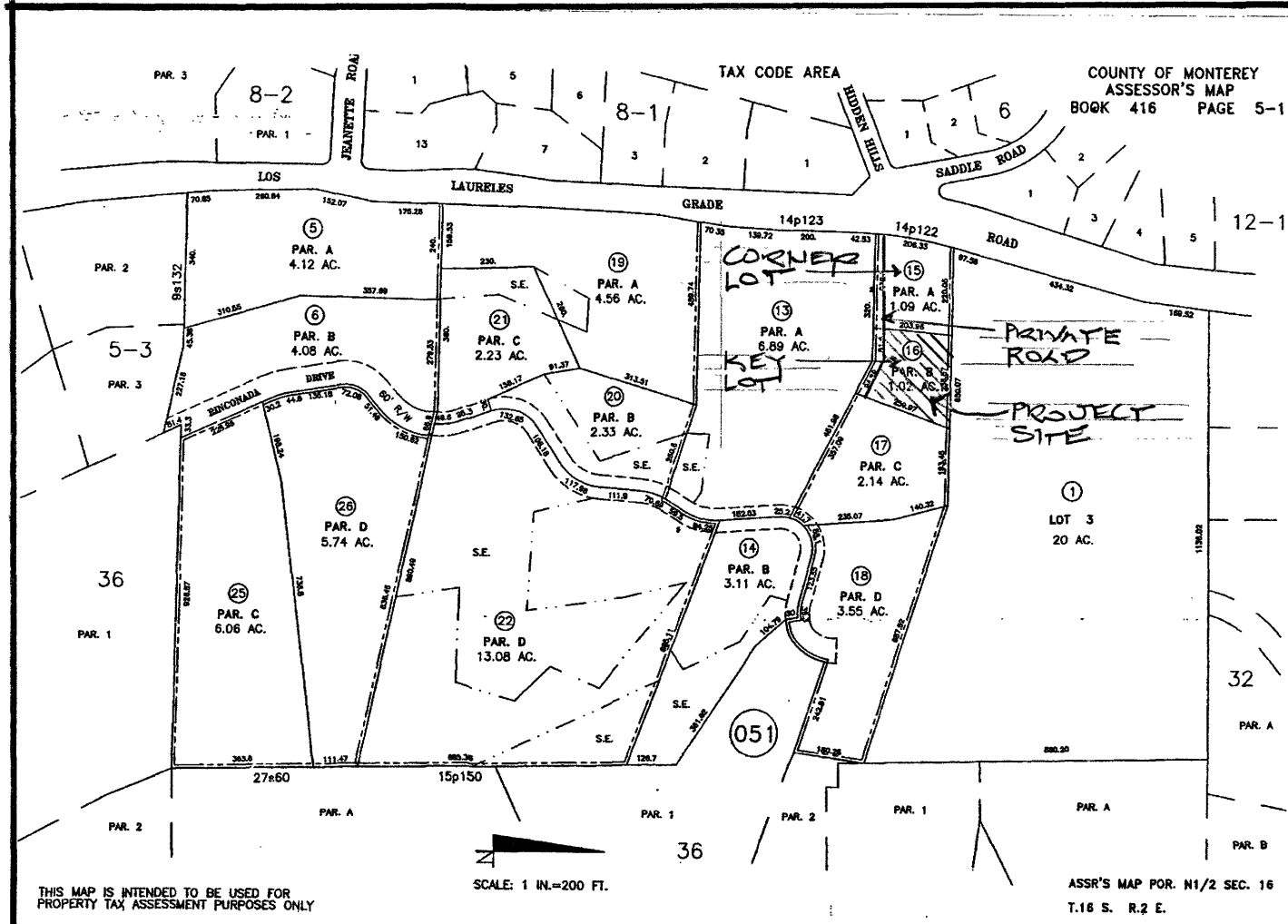
- 1) PROPOSED HEIGHT OF STRUCTURE: 24'-4" (MAX 30')
- 2) SEPTIC SYSTEM SHALL COMPLY WITH MCO ENV. HEALTH WATER PURVEYOR BY CAL-AM WATER
- 3) CONSTRUCTION TYPE V-B SPRINKLERED, OCCUPANCY R3/U
- 4) ZONING: RDR/B-6-VS
- 5) GRADING ESTIMATES: EXCAVATE 20 C.Y.
FILL 150 C.Y.
- 7) NO TREE REMOVAL
- 8) DEVELOPMENT ON SLOPES EXCEEDING 25%
- PORTION OF DRIVEWAY 218 S.F.

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.



LAURELES GRADE

LAURELES GRADE FRONTAGE IS NON-ACCESS EXCEPT FOR 60' ACCESS OPENING PER 14-PM-122

(E) FIRE ENGINE TURN AROUND

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- PROJECT BENCHMARK
- 50' CONTOUR (MAJOR)
- CONTOUR (MINOR)
- CONTOURS (PROPOSED)
- UTILITY POLE
- GUY WIRE
- UTILITY VAULT
- WATER METER
- EDGE OF FOLIAGE
- TREE WITH SIZE AND TYPE
- CYPRESS
- OAK
- PINE
- TREE
- SPOT ELEVATION

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- CB CONTROL BOX
- CP CONTROL PANEL
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCF REINFORCED CONCRETE PIPE
- SP SOLAR PANEL

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:

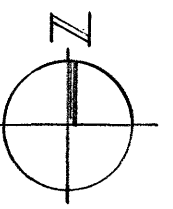
- All grass growing under trees, out to 6 feet beyond the driplines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

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

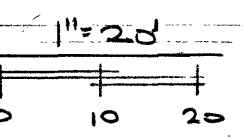
- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 8 feet in height shall be removed.
- Healthy tree branches less than 3 inches 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.

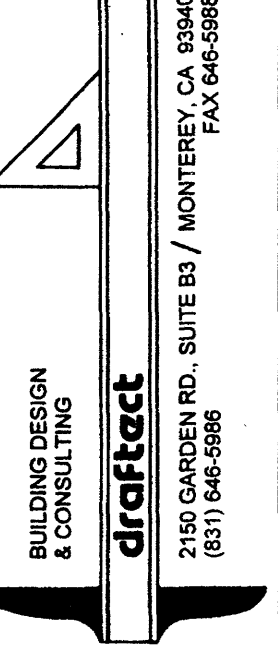
"EMERGENCY VEHICLE ACCESS" Existing A.C. paved roadway 12 feet wide, approximate slope of 6%, and new concrete paver driveway 12 feet wide, approximate slope 6%.



SITE PLAN - Lot 'B'



REVISIONS	BY
9.2.23	D
9.14.23	D



LOT - B

COOPER RESIDENCE
26135 LAURELES GRADE
CARMEL, CA 93924
APN: 416-051-016-000 PH: 831 320-3164

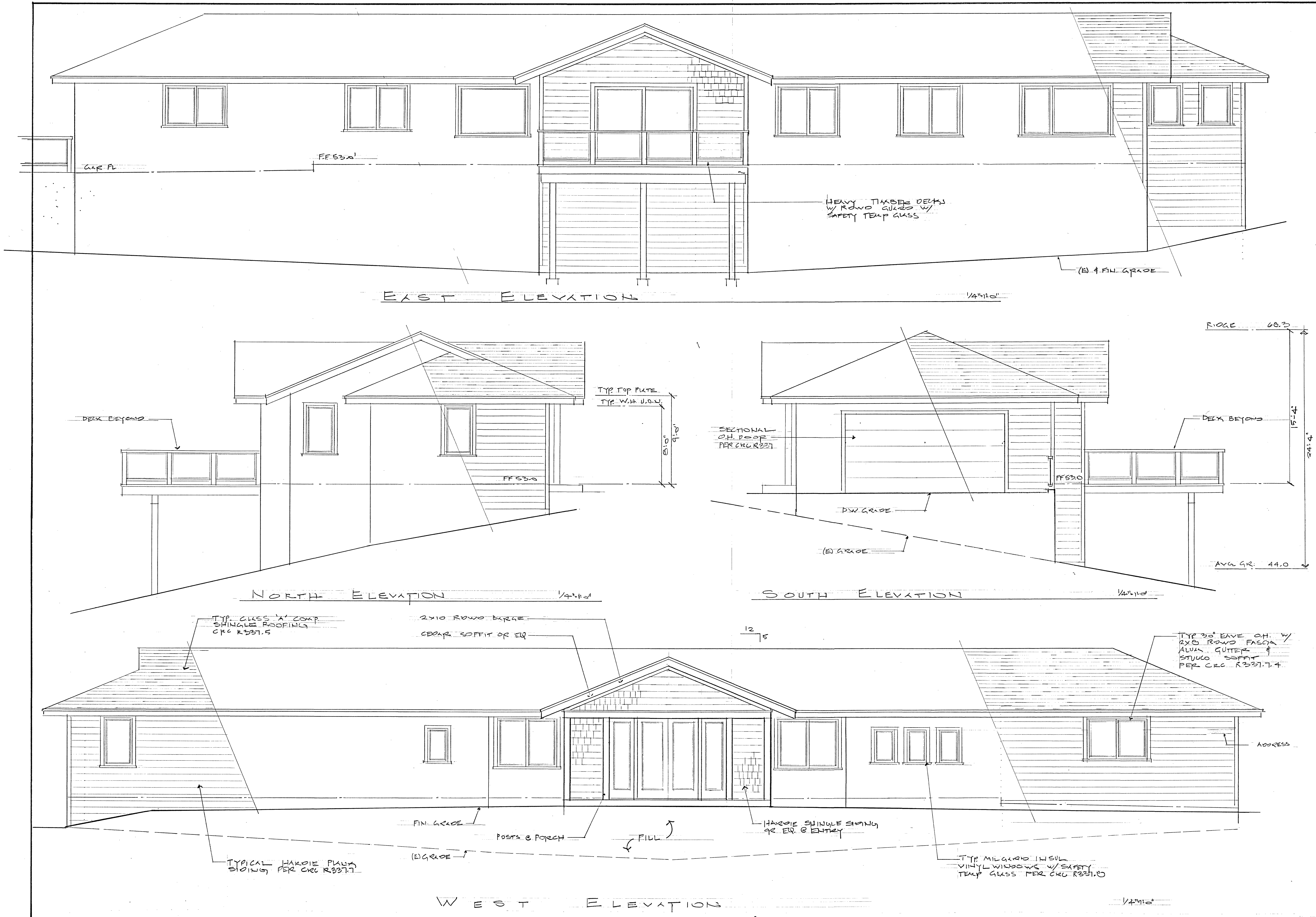
Date	8-21-23
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Job	14-2023
Sheet	
Of	6 Sheets

**BUILDING DESIGN
& CONSULTING**

draftact

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

Date	8.21.23
Scale	
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Job	142023
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Of	Sheets



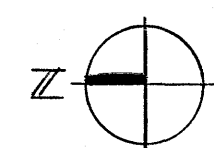
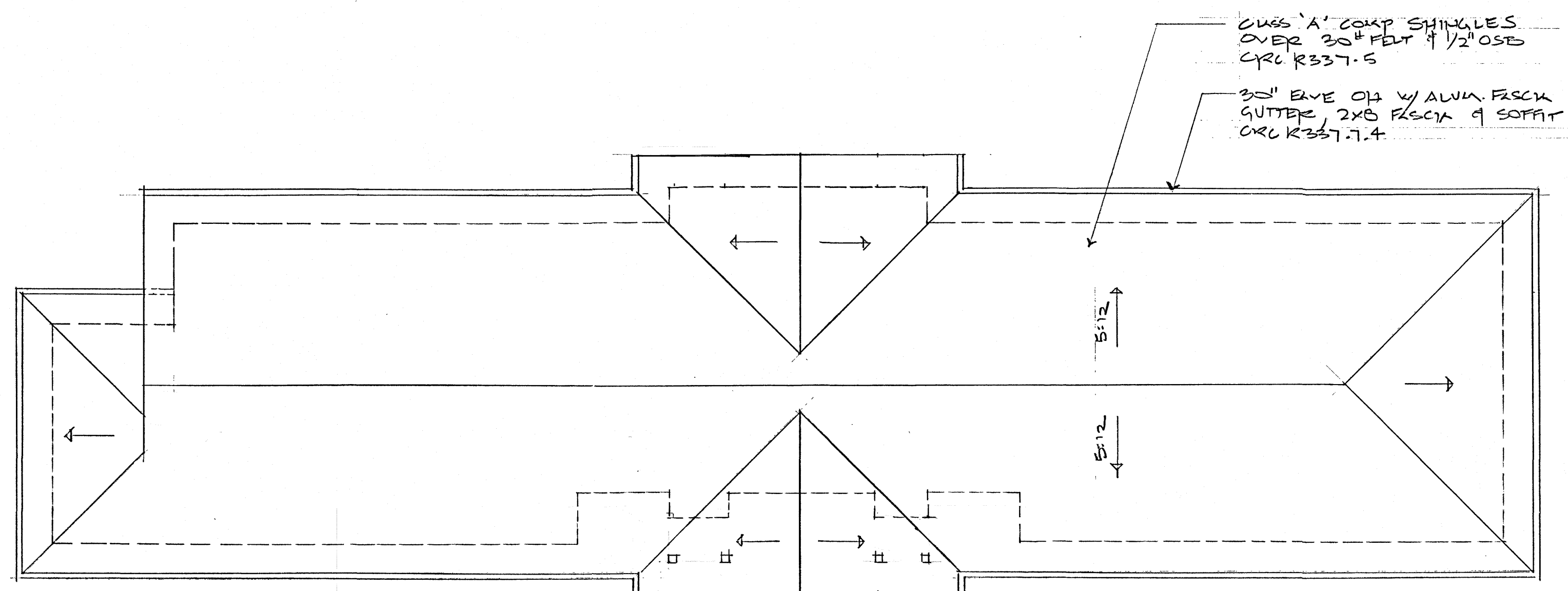
REVISIONS	BY
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BUILDING DESIGN
 & CONSULTING
draft
 215 GARDEN RD., SUITE B5 / MONTEREY, CA 93940
 (831) 646-5886

COOPER RESIDENCE
 26135 LAURELES GRADE
 CARMEL, CA 93924
 APN: 416-051-016-000 PH: 831 320-3164

LOT - B

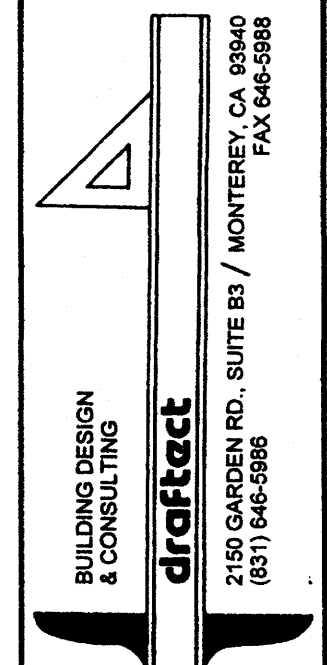
Date 8.21.23
 Scale
 Drawn
 Job 14.2023
 Sheet
 Of 3 Sheets



ROOF PLAN

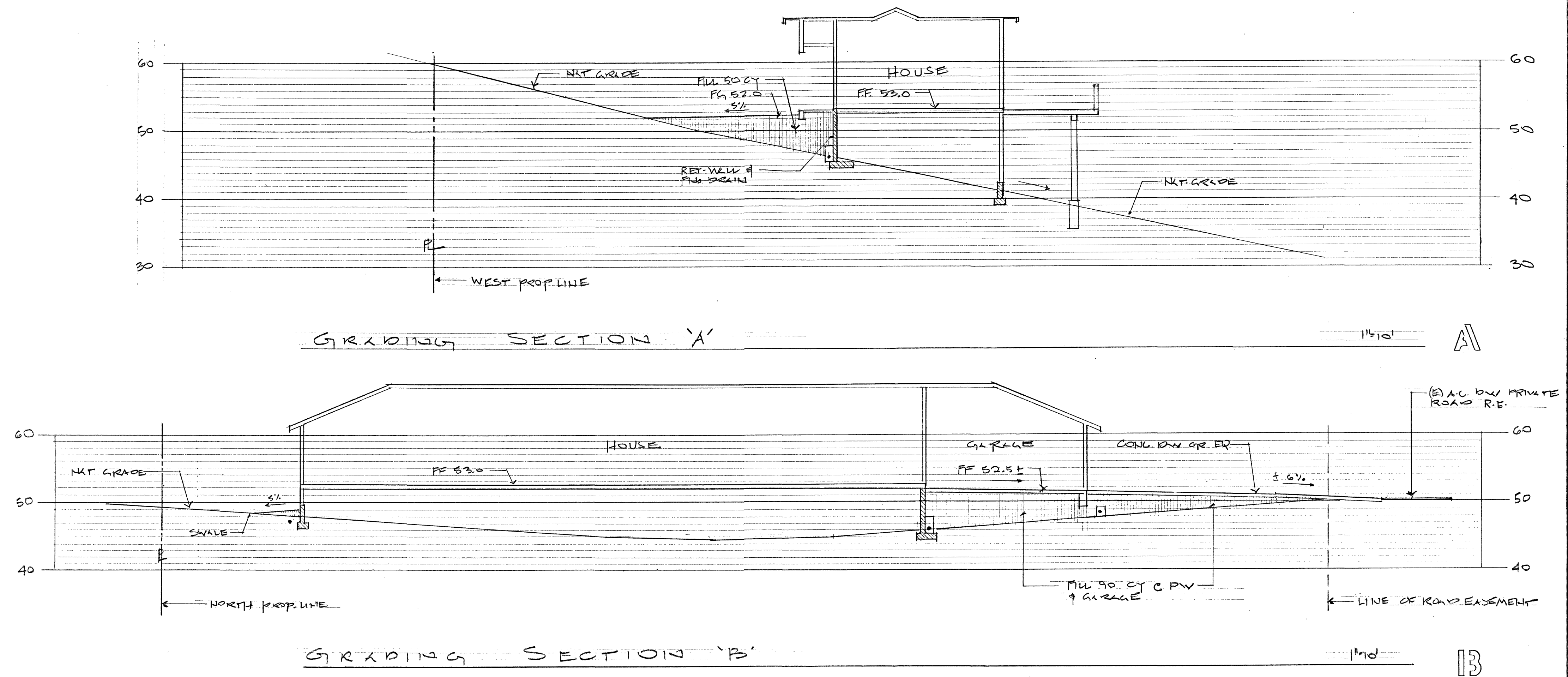
1/2" = 1'-0"

REVISIONS	BY
9.2.23	D
9.14.23	D



COOPER RESIDENCE LOT - B
 26135 LAURELES GRADE
 CARMEL, CA 93924
 APN: 416-051-016-000 PH: 831 320-3164

Date	8.27.23
Scale	
Drawn	
Job	14-2023
Sheet	A/4
Of	Sheets



SPECIAL TESTS AND INSPECTION SCHEDULE		
THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2022 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.		
ITEM	REQ.	REMARKS
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BLW FOOTING/Achieve BEARING CAPACITY
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.		

GRADING & DRAINAGE NOTES Lot - B

- Stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields.
- Roof drain downspouts shall be installed on all roof overhangs, and shall discharge onto concrete splash blocks or pavement, or connect to 4" solid underground conduit and drain away from structure as noted below, u.o.n. (See site plan).
- All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:
Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building. All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function. See sheet #C1 for erosion control and BMP's.
- Cut and fill slopes shall have a maximum slope of 2' horizontal to 1' vertical. Toe of all cut and fill slopes to be 3'-0" minimum from property line.
- All grading shall conform with the county of Monterey Grading Ordinance No. 2535, and erosion control ordinance No. 2806.
- Ultimate purpose of grading: Construct new S.F.D. and Detached Garage.
- Estimated Start Date: January 2024, End Grading April 2024
- Estimated Complete date: January 2025
- Actual grading shall begin within 30 days of vegetation removal or the area shall be planted to control erosion.
- All fill material shall comply with geotechnical report.
- Excavate 20 cubic yards at West side of house.
- Fill 150 cubic yards at West side yard, Driveway and Garage
- Import 130 cubic yards.
- Pad elevation shall be certified to 0.1 feet by a licensed surveyor or civil engineer, prior to digging any footings or scheduling any inspections.
- A soils geotechnical report has been prepared by:
Grice Engineering, Inc.
561A Brunken Avenue
Salinas, CA 93901
831 422-9619
- Soils report requires foundation excavations to be reviewed by soils engineer. Prior to requesting a building division foundation inspection, the soils engineer shall inspect and approve in writing the foundation excavations.
- When a grading permit is required, prior to calling for building division foundation inspection, preliminary grading and compaction reports shall be submitted to and approved by the building division grading inspector. Any revisions from the original soils report shall be incorporated into the plans and specifications.

REVISIONS

BY

BUILDING DESIGN & CONSULTING

draftact

2150 GARDEN RD., SUITE B8 / MONTEREY, CA 93940
(831) 646-5888 FAX 646-5888

COOPER RESIDENCE

LOT - B

26135 LAURELES GRADE

CARMEL, CA 93924

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

Date

Scale

Drawn

Job 14-2023

Sheet 002

Of Sheets

Draftect

Cooper Lot-B PLN230129 Exterior Colors



Roofing: Certainteed – Landmark TL
Country Gray

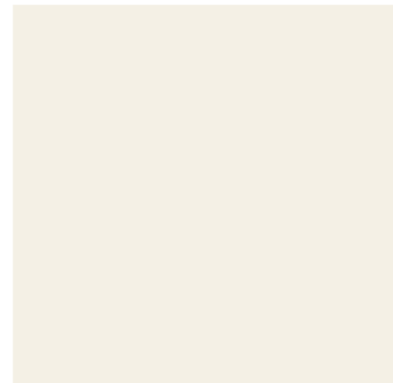


Windows: Milgard – Vinyl
White



BAJA
PPU7-08

Body: Behr Exterior Paint



PALAIS WHITE
GR-W15

Trim: Behr Exterior Paint

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