

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

In the matter of the application of:

HISS (PLN170817)

RESOLUTION NO. 18-030

Resolution by the Monterey Zoning Administrator:

- 1) Finding the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve an Administrative Permit and Design Approval for construction of a 4,715 square foot two story single-family dwelling with a 1,072 square foot attached garage, 1,719 square foot terrace, entry courtyard, and 120 linear foot of retaining wall (ranging 4' to 8' high).

[PLN170817, Hiss, 8360 Monterra Views, Monterey, CA 93940, Greater Monterey Peninsula Area Plan APN: 259-211-002-000]

The Hiss application (PLN170817) came on for a public hearing before the Zoning Administrator on May 31, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the 2010 Monterey County General Plan, the applicable area plan, and the requirements of the Title 21 Zoning Ordinance to include Chapter 21.70 (Administrative Permits) and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the use proposed.
EVIDENCE:
 - a) 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 has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Monterey County Regional Fire Department, 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.
 - c) The project site is designated for Rural Density Residential land use with Urban Reserve and Visual Sensitivity overlays (RDR/10-UR-

VS). Single-family dwellings are principally allowed uses in the RDR zones. Dependent on a determination of the Chief of Planning regarding the potential of the project to create a substantial adverse visual impact when viewed from a common public viewing area, a Use Permit or Administrative Permit is required for development in the VS zoning district pursuant to the regulations contained in Chapter 21.46 of the Monterey County Code. After review of staking and flagging the Chief of Planning has determined that the project will not have a substantial adverse visual impact, therefore, an Administrative Permit is required (see evidence e below). The project involves the request for a single-family dwelling. Therefore, the project includes an allowed use on the site subject to an Administrative Permit and Design Approval.

- d) The subject property includes a “UR” (Urban Reserve) zoning overlay, which requires that development requiring an administrative permit be referred to the applicable city for review and recommendation. The project was referred to the City of Monterey. The City has no objections to this project.
- e) The subject property includes a VS zoning overlay. The VS Overlay provides regulations for the review of development in those areas of the County of Monterey in which such development could potentially create an adverse visual impact when viewed from a common public viewing area. The project proposal is located within the Monterra Subdivision, approximately .25 miles from Monterey-Salinas Highway (Hwy 68), it is not visible from Hwy 68. The project has been appropriately sited to minimize visual impact. No tree removal has been proposed, slopes in excess of 25% are avoided, and the development will not adversely affect resources at the site or be adversely affected by those resources or potentially create a substantially adverse visual impact when viewed from a common public viewing area (Hwy 68).
- f) The project is subject to regulations in a Design Control District. A “D” (Design Control) overlay, requires design review of structures in order to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The proposed colors and material includes: natural slate shingles roofing, dark bronze clad windows, beige exterior stucco, and stone veneer accents. The project design, materials and colors are consistent with those of other residences and structures within the Monterra subdivision. Staff and the Monterra architectural review committee have reviewed the plans for consistency with the Monterra subdivision design guidelines and the project has been found to be appropriately designed within the Monterra neighborhood.
- g) The proposed single-family dwelling meets all of the site development standards including height and setback requirements for the RDR/10-UR-VS category. The proposed dwelling is located within a recorded building envelope created as part of the Monterra subdivision.

h) On March 21, 2018, staff received a letter of public concern regarding this project. The letter requested a public hearing, and objected to the project based on the following concerns:

1. **Concern: “This lot has a designated Building Envelope with surrounding dedicated Scenic Easement. However, the building plans submitted don’t make these very clear. Where is the designated scenic easement?”**

County Response: The Scenic Easement (S.E.) is shown on the first page of the Plan set on the Assessor’s Parcel Map. The map verified that the proposed project will be constructed within the building envelope avoiding the S.E.

2. **Concern: “Plans call for 835 cubic yard cut, 635 cubic yard fill, but where is it being cut from and filled to, not sure. An average natural grade on the building elevations cannot be found although the building height is listed above sea level. 406.40 Max Height minus 379.50 Main Floor is 26.9 feet. Plans call for 30 ft. height.”**

County Response: The grading plans submitted for review are preliminary, a Condition of Approval (Condition No. 12) has been applied to the project from Environmental Services requiring more detailed information prior to grading. The grading sheet currently shows work is taking place within the footprint of the house and driveway. Furthermore, the average natural grade is indicated on page A6.2 of the exterior elevation.

3. **Concern: “The lot is highly visual sensitive and the report says it is subject to regulations in a Design Control District “D”. The “D” design Control should trigger a referral of the plans to the Greater Monterey Peninsula LUAC for review. Although photos from the project were not visible from Hwy 68, at ground level, the photos show Ryan Ranch Road as well as South Boundary Road from the project site. This is another reason a referral to the GMP LUAC. There was also concern the project is part of the York Highlands Subdivision.”**

County Response:

- a. The project was not originally referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review because it did not require CEQA review, a lot line adjustment, a variance, or a design approval for a project subject to review by the Zoning Administrator or Planning Commission. This determination was made pursuant to LUAC

Guidelines for Referral from Board Resolution 15-043 No. 7. Due to the fact that this project has now come on for a public hearing, it has subsequently been referred to the LUAC.

- b. Site visits were done, and the staking & flagging was observed by staff. The property is tucked inside the Monterra subdivision surrounded by vegetation, trees and elevated topography. The site is not visible from Hwy 68/Scenic Corridor, which is the closest public road to the project. Nor is it visible from Ryan Ranch Road and South Boundary Road. The purpose of a VS District is to provide district regulations for the review of development in those areas of the County of Monterey in which such development could potentially create adverse visual impacts when viewed from a common public viewing area. Pursuant to Section 21.46.030 D, staff has the discretion to determine whether the proposed development will create a substantial adverse visual impact when viewed from a common public viewing area. Staff determined that the proposed development does not pose an adverse visual impact and therefore, is recommending the project be approved with an Administrative Permit instead of a Use Permit.
- c. Per the Monterra Ranch Phase Map, the project is clearly in Phase 6 of the Monterra Ranch Subdivision and not York Highlands Subdivision.

4. Concern: “The submitted materials show no reference to the location of the easements for public hiking trails on Monterra Ranch nor does the staff report analyze compatibility with ongoing Conditions and Mitigations for the Monterra Ranch. A previous approval of a SFD in Monterra allowed, a driveway to cross a public hiking trail easement on Lot #75.”

County Response: The project involves a construction of a single-family dwelling within the building envelope, created as part of the approved Monterra Ranch Subdivision. Construction of this project would not be in conflict with existing or proposed trail.

- i) The project planner conducted site inspections on December 5, 2017 and April 19, 2018 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use.
- j) LUAC – NO QUORUM

The project was not originally referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review when it was scheduled for an administrative approval. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the proposed project does not require CEQA review (i.e. did not require an initial study); the project does not involve a lot line adjustment with conflicts; the project did not include a variance; and the project is not solely a Design Approval subject to the review of the Zoning Administrator or Planning Commission. However, after the project was elevated to a public hearing, it was sent to LUAC for review.

The Greater Monterey Peninsula LUAC was scheduled to review this project on May 16th. On May 14th, staff was informed that all but two LUAC members would not be able to attend. Although staff attempted to coordinate, a quorum was not reached and the May 16th meeting was cancelled and this project was continued. Pursuant to the Board Approved LUAC Guidelines, projects cannot be continued more than twice at the LUAC.

- k) 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 PLN170817.

2. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, Monterey County Regional Fire Department, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The project includes construction of one single-family dwelling on a vacant lot in a residential neighborhood.
 - c) See preceding and following Findings and Evidence.

3. **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 RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) See preceding and following findings and evidence.

4. **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 a single-family residence and accessory structures including garages within residentially zoned areas. The proposed project involves the construction of a single-family residence and attached garage, both located within a residential zone.
 - b) No adverse environmental effects were identified during staff review of the development application or during site visits on December 5, 2017 and April 19, 2018.
 - 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.
 - d) See preceding and following findings and evidence.
5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Section 21.80.040.A of the Monterey County Zoning Ordinance (Planning Commission).

DECISION

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

- 1) Finding the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 4,715 square foot two story single-family dwelling with a 1,072 square foot attached garage, 1,719 square foot terrace, entry courtyard, 120 linear foot of retaining wall (ranging 4' to 8' high), and associated grading of approximately 835 cubic yards of cut and 670 cubic yards of fill, in general conformance with the attached sketch and subject to the conditions. B, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of May, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 01 2018

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 11 2018

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.

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

PLN170817

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN170817) allows for a construction of a 4,715 square foot two story single-family dwelling with a 1,072 square foot attached garage, 1,719 square foot terrace, entry courtyard, and 120 linear foot of retaining wall (ranging 4' to 8' high). The property is located at 8360 Monterra Views (Assessor's Parcel Number 259-211-002-000), Greater Monterey Peninsula 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 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:

"An Administrative Permit and Design Approval to allow for construction of a 4,715 square foot two story single-family dwelling with a 1,072 square foot attached garage, 1,719 square foot terrace, entry courtyard, and 120 linear foot of retaining wall (ranging 4' to 8' high). (Resolution Number 18-030) was approved by the Zoning Administrator for Assessor's Parcel Number 259-211-002-000 on May 31, 2018. The permit was granted subject to 20 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
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 RMA - Planning.

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

Responsible Department: RMA-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 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
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 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. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. 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. 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.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal or ground disturbance 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.

10. 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.

11. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Investigation. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

12. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Soil Surveys Group Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

13. 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.

14. 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.

15. 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.

16. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of ___ years, to expire on ___ unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

17. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) 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 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.

18. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Impact 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 RMA-Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

19. WRSP1 - STORMWATER DRAINAGE PLAN - MONTERRA SUBDIVISION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be directed to the existing stormwater drainage system for the Monterra Ranch Subdivision. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

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

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

20. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.



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8360 MONTERRA VIEWS
MONTEREY, CA 93940
Monterra Ranch - Lot 145
A.P.N. 259-211-002

Prepared by:

PRELIMINARY

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Action:

PLANNING SUBMITTAL
11.09.17

Date: 11.02.17

Scale: NONE

Drawn:

Description:

TITLE SHEET

Sheet No:

T-1.1

SHEET INDEX

SHEET NO.	DESCRIPTION
T-1.1	PROJECT DATA, DRAWING INDEX, VICINITY MAP.

A-1.1	PLOT PLAN
A-1.2	PARTIAL SITE PLAN
A-1.3	SITE SECTIONS

CIVIL:	
C1	TITLE SHEET
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	DETAILS
C7	SITE SECTION & DRIVEWAY PROFILE
C8	EROSION CONTROL PLAN
C9	CONSTRUCTION MANAGEMENT PLAN

ARCHITECTURAL:	
A-2.1	MAIN LEVEL FLOOR PLAN
A-2.2	UPPPER LEVEL FLOOR PLAN
A-3.1	ROOF PLAN
A-5.1	WALL SECTIONS
A-6.1	EXTERIOR ELEVATIONS
A-6.2	EXTERIOR ELEVATIONS
A-6.3	COURTYARD ELEVATIONS

LANDSCAPE:	
L1	PLANTING PLAN
L2	IRRIGATION PLAN
L3	FUEL MANAGEMENT PLAN

PROJECT DATA

SITE ADDRESS:	8360 MONTERRA VIEWS MONTEREY, CA 93940
OWNER:	JOHN W. HISS, TRUSTEE 2690 LAKERIDGE SHORES WEST RENO, NV 89519

ARCHITECT:	STERLING HUDDLESON P.O. BOX 221092 CARMEL, CA 93922 831.624.4363
------------	---

SURVEY/CIVIL:	L & S ENGINEERING & SURVEYING 2460 GARDEN ROAD MONTEREY, CA 93940 831.655.2723
---------------	---

SOILS:	SOILS SURVEYS INC. 103 CHURCH STREET SALINAS, CA 93901 831.757.2172
--------	--

LANDSCAPE:	FLORAVISTA 19017 KAREN DRIVE PRUNEDALE, CA 93907 831.663.3652
------------	--

MONTERRA RANCH - LOT 145

8360 MONTERRA VIEWS
MONTEREY, CA 93940

A.P.N. 259-211-002-000

PROJECT DESCRIPTION

CONSTRUCTION OF NEW 2 STORY 4,715 S.F. SINGLE FAMILY RESIDENCE WITH ATTACHED 1072 S.F. 3-CAR GARAGE, 1,719 S.F. TERRACE AND 150 S.F. ENTRY COURTYARD. INCLUDES 120 L.F. OF RETAINING WALLS BETWEEN 4' AND 8' HIGH.

LOT SIZE:	52,664 S.F.
BUILDING ENVELOPE:	19,042 S.F.

BUILDING SITE COVERAGE TABULATION:

BUILDING FOOTPRINT	4,941 S.F.
TERRACES >24" ABOVE GRADE	1,719 S.F.

PROPOSED SITE COVERAGE	12.6%	6,660 S.F.
ALLOWABLE SITE COVERAGE	25%	13,166 S.F.

FLOOR AREA TABULATION

MAIN LIVING AREA	3,869 S.F.
UPPER LIVING AREA	846 S.F.
3-CAR ATTACHED GARAGE	1,072 S.F.

TOTAL	5,787 S.F.
-------	------------

IMPERVIOUS COVERAGE TABULATION:

BUILDING FOOTPRINT	4,941 S.F.
TERRACES	1,719 S.F.
ENTRY COURTYARD	150 S.F.
ARRIVAL COURT	2782 S.F.

PROPOSED IMPERVIOUS COVERAGE	18.2%	9,592 S.F.
------------------------------	-------	------------

WILDLAND-URBAN INTERFACE NOTE

1.) PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

ZONING DATA/BUILDING CODE

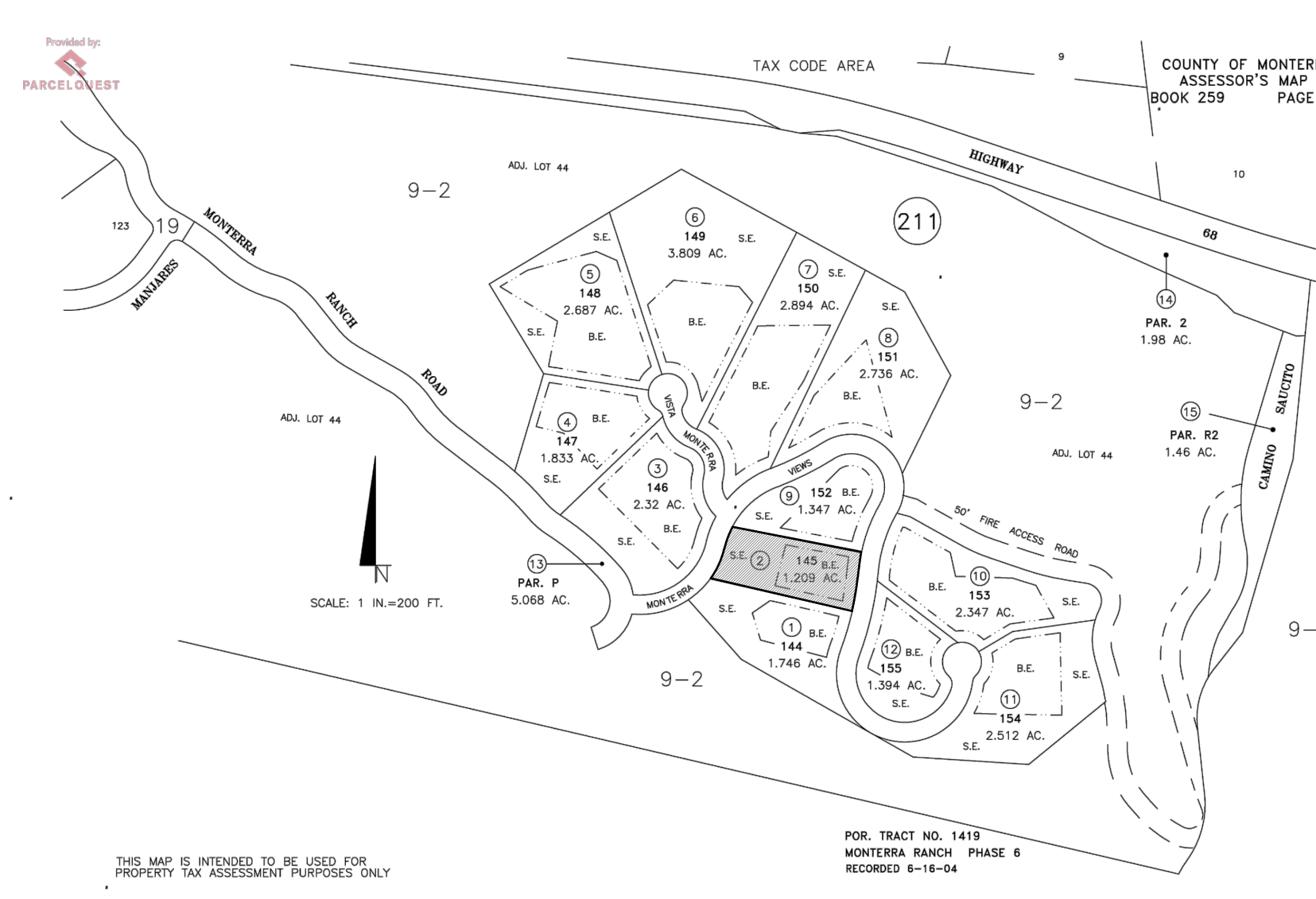
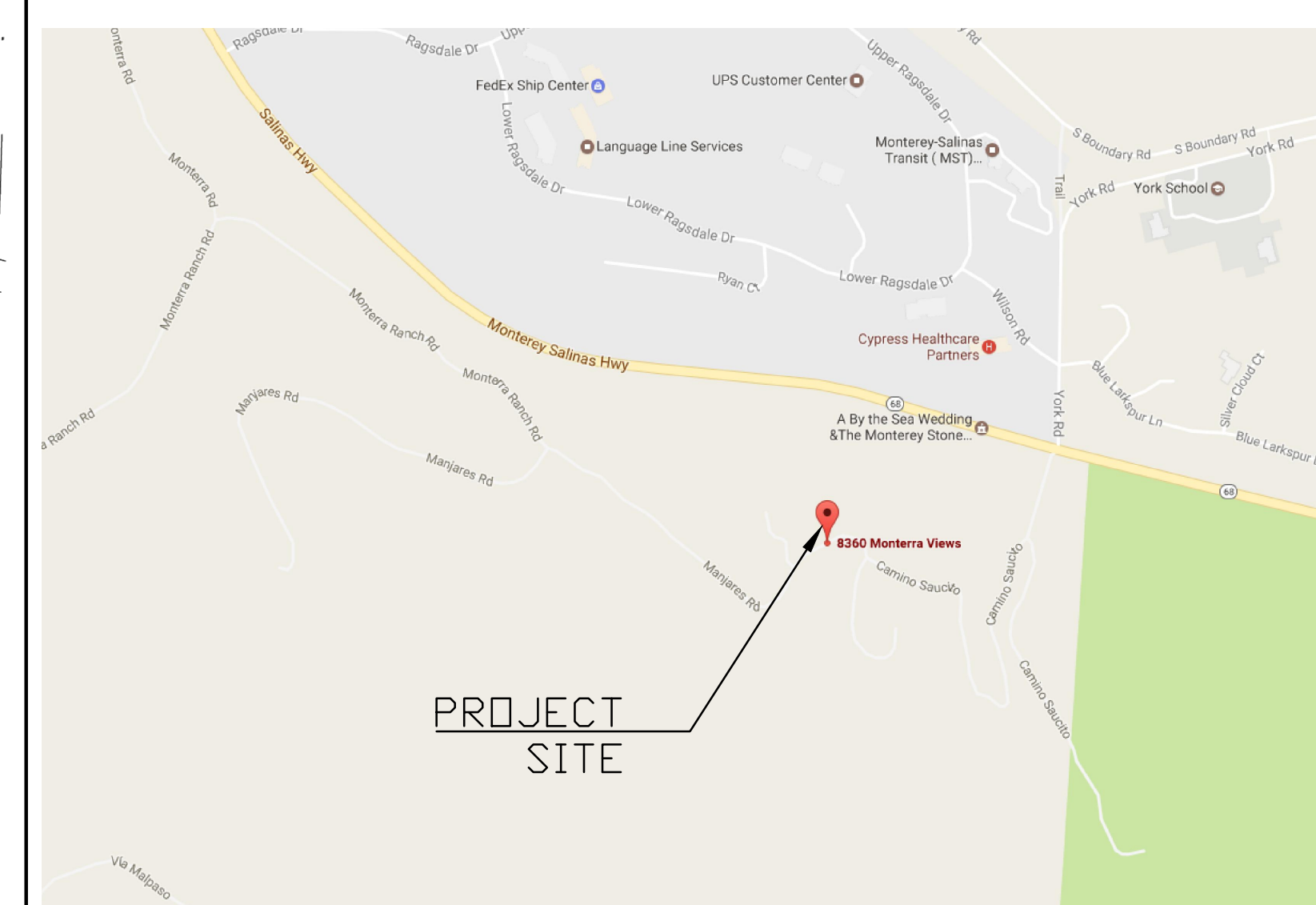
A.P.N.:	259-211-002-000
LOT SIZE.:	1,209 AC (52,664 S.F.)
ZONING:	RDR/10-UR-VS
OCCUPANCY GROUP:	R-3/U
GENERAL PLAN DESIGNATION:	RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
FIRE SPRINKLERS:	YES
STORIES:	2
HEIGHT LIMIT:	30'-0" RESIDENCE 15'-0" ACCESSORY UNIT
TREE REMOVAL:	NONE
APPROX GRADING QUANTITIES:	CUT: 835 C.Y. FILL: 670 C.Y.
PARKING REQUIRED:	2
PARKING PROVIDED:	3 COVERED
WATER PROVIDER:	CANADA WOODS
SEWER PROVIDER:	CANADA WOODS

NOTES

1. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2016 CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA ELECTRICAL CODE (CEC) AND 2016 CALIFORNIA ENERGY CODE (CENC).

2. CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.

VICINITY MAP



ABBREVIATIONS

AB.	-ANCHOR BOLT	F.E.(C).	-FIRE EXTINGUISHER(CABINET)	O.C.	-ON CENTER
AC.	-AIR CONDITIONER	F.H.	-FIRE HYDRANT	O.D.	-OUTSIDE DIAMETER
ACT.	-ACOUSTIC TILE	F.H.C.	-FIRE HOSE	O/	-OVER
AD.	-AREA DRAIN	FIBERGL.	-FIBERGLASS	OPNG.	-OPENING
ADJ.	-ADJUSTABLE	FIN.	-FINISH	OVHD.	-OVERHEAD
ALUM.	-ALUMINUM	FIN.FL.	-FINISH FLOOR	PERF.	-PERFORATED
&	-AND	FIN.GR.	-FINISH GRADE	PL	-PLATE
<	-ANGLE	FLR.	-FLOOR	PLAS.	-PLASTER
ANOD.	-ANODIZED	FLUOR.	-FLUORESCENT	PLAS. LAM.	-PLASTIC LAMINATE
AP.	-ACCESS PANEL	F.O.	-FACE OF	PLUMB.	-PLUMBING
ARCH.	-ARCHITECTURAL	F.O.S.	-FACE OF STUD	PLYWD.	-PLYWOOD
BD.	-BOARD	F.S.P.	-FIRE STANDPIPE	POL.	-POLISH(ED)
BITUM.	-BITUMINOUS	FR.	-FRAME	PART.	-PARTITION
BLDG.	-BUILDING	FT.	-FOOT, FEET	RAD.	-RADIUS
BLK(S).	-BLOCK(ING)	FTG.	-FOOTING	RA.	-RETURN AIR
BOT.	-BOTTOM	FXTR.	-FIXTURE	R.D.	-ROOF DRAIN
BRK.	-BRICK	GA.	-GAUGE	REFR.	-REFRIGERATOR
BSMT.	-BASEMENT	GALV.	-GALVANIZED	REIN.	-REINFORCED
B.U.R.	-BUILT UP ROOF	GEN.	-GENERAL	REV.	-REVISED
C	-CENTERLINE	G.I.	-GALVANIZED IRON	R.	-RISER
CAB.	-CABINET	GL.	-GLASS	RM.	-ROOM
CAP.	-CAPACITY	GLZ.	-GLAZING	R.O.	-ROUGH OPENING
CAT.	-CATALOG	GR.	-GRADE	SCHED.	-SCHEDULE
CEM.	-CEMENT(ITIOUS)	G.I.	-GALVANIZED IRON	SECT.	-SECTION
CER.	-CERAMIC	G.F.I.	-GROUND FAULT INTERRUPT	SHT.	-SHEET
C.F.M.	-CUBIC FEET/MIN	GWBD.	-GYPSUM WALL BOARD	SIM.	-SIMILAR
CLG.	-CEILING	HD(R)	-HEAD(ER)	S.J.	-SCORED JOINT
C.J.	-CONTROL JOINT	HDWD.	-HARDWOOD	SPKLR.	-SPRINKLER
C.M.U.	-CONCRETE MASONRY UNIT	HDWR.	-HARDWARE	SPKR.	-SPEAKER
CNTR	-COUNTER	H.M.	-HOLLOW METAL	S.F.	-SQUARE FEET
C.O.	-CLEANOUT	HORZ.	-HORIZONTAL	S.	-SOUTH
CONF.	-CONFERENCE	HR.	-HOUR	SQ.	-SQUARE
COL.	-COLUMN	HT.	-HEIGHT	S.S.	-STAINLESS STEEL
COMM.	-COMMUNICATION	HTR.	-HEATING(ER)	STL.	-STEEL
CONC.	-CONCRETE	H.V.A.C.	-HEATING VENTILATION AND AIR CONDITIONING	S.T.C.	-SOUND TRANS GLASS
CONST.	-CONSTRUCTION	I.D.	-INSIDE DIAMETER	STD.	-STANDARD
CONT.	-CONTINUOUS	IN.	-INCHES	STOR.	-STORAGE
CORR.	-CORRIDOR	INSUL.	-INSULATION	STRUCT.	-STRUCTURAL
CPT.	-CARPET	INV.	-INVERT	SUSP.	-SUSPENDED
C.T.	-CERAMIC TILE	JAN.	-JANITOR	TEL.	-TELEPHONE
CTR.	-CENTER	JT.	-JOINT	TEMP.	-TEMPORARY
DET.	-DETAIL	KDVGF.	-KILN DRY VERT. GRAIN DOUG FIR	T&G	-TONGUE AND GROVE
D.F.	-DRINKING FOUNTAIN	LAM.	-LAMINATE(ION)	TH.	-THICK
DIA.	-DIAMETER	LAV.	-LAVATORY	THRU.	-THROUGH
DIAG.	-DIAGONAL	LB.	-POUND	T.O.S.	-TOP OF SLAB/SUBFLOOR
DIM.	-DIMENSION	LT.(G)	-LIGHT(ING)	T.O.W.	-TOP OF WALL
DN.	-DOWN	LVR.	-LOUVER	TYP.	-TYPICAL
DR.	-DOOR	MACH.	-MACHINE	VENT.	-VENTILATION
D.S.	-DOWNSPOUT	MAX.	-MAXIMUM	VERT.	-VERTICAL
DWG.	-DRAWING	MECH.	-MECHANICAL	VEST.	-VESTIBULE
E.	-EAST	MEMB.	-MEMBRANE	W.	-WIDE, WIDTH
EA.	-EACH	MEZZ.	-MEZZANINE	W/(O)	-WITH (OR WITHOUT)
ELEV.	-ELEVATION	MFR.	-MANUFACTURER	W.C.	-WATER CLOSET
ELECT.	-ELECTRICAL	MIN.	-MINIMUM	WD.	-WOOD
ELEV.	-ELEVATOR	MISC.	-MISCELLANEOUS	WDW.	-WINDOW
EMER.	-EMERGENCY	MTD.	-MOUNTED	W.P.	-WATERPROOFING
EQ.	-EQUAL	MTG.	-MEETING	WT.	-WEIGHT
EQUIP.	-EQUIPMENT	MTL.	-METAL		
EXIST(O)	-EXISTING	N.	-NORTH		
EXH.	-EXHAUST	N.I.C.	-NOT IN CONTRACT		
EXP.	-EXPANSION	NOM.	-NUMBER		
E.J.	-EXPANSION JOINT	NOM.	-NOMINAL		
EXTER.	-EXTERIOR	N.T.S.	-NOT TO SCALE		
F.D.	-FLOOR DRAIN				
FDN.	-FOUNDATION				

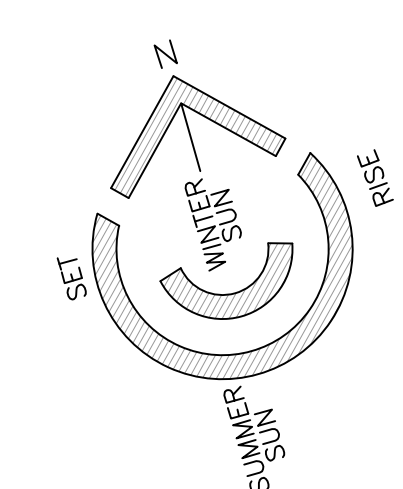
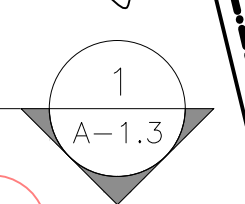
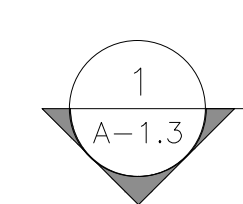
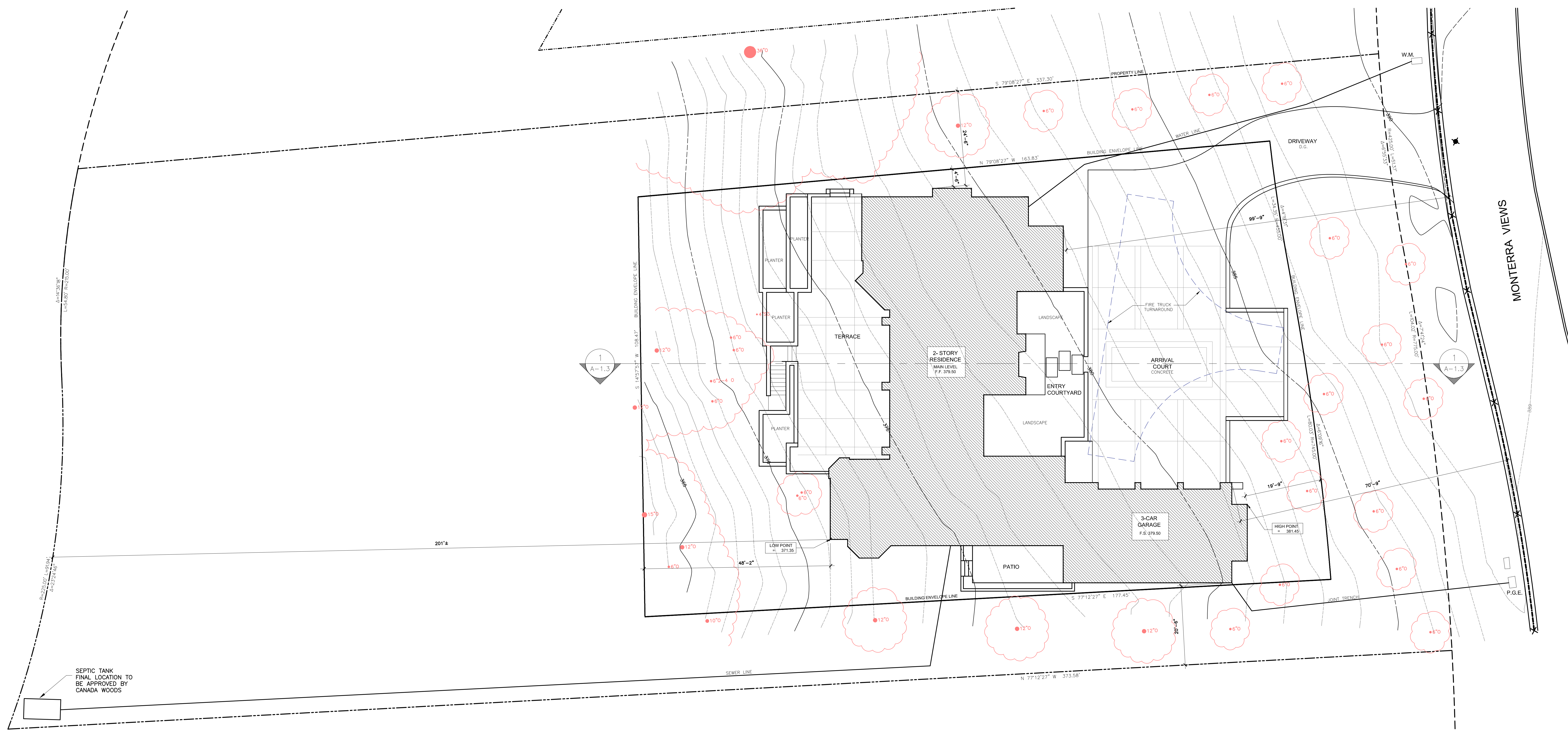


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Monterra Ranch - Lot 145
A.P.N. 259-211-002



PLOT PLAN

SCALE: 3/32"=1'-0"

Prepared by:

PRELIMINARY

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Action:

PLANNING SUBMITTAL
11.09.17

Date: 11.02.17

Scale: 3/32"=1'-0"

Drawn:

Description:

PROPOSED
SITE PLAN

Sheet No:

A-1.1

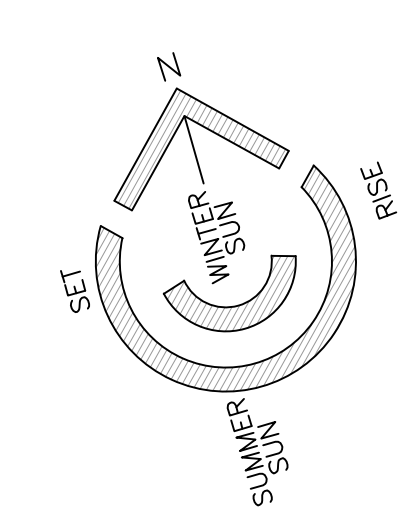
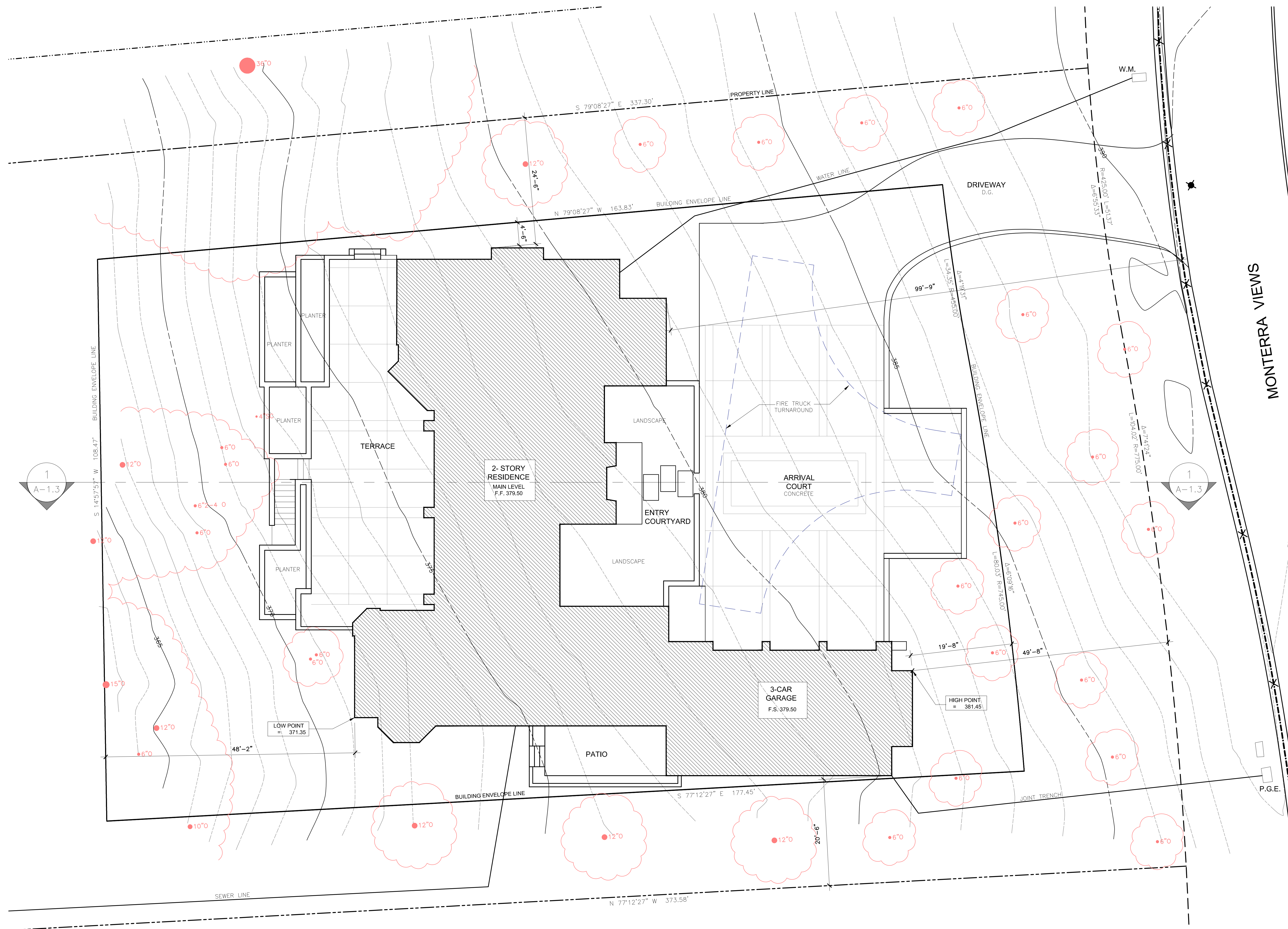


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A.P.N. 259-211-002



PROPOSED PARTIAL SITE PLAN

SCALE: 1/8"=1'-0"

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11.09.17

Date: 11.02.17

Scale: 1/8"=1'-0"

Drawn:

Description:
PROPOSED
PARTIAL SITE PLAN

Sheet No:

A-1.2

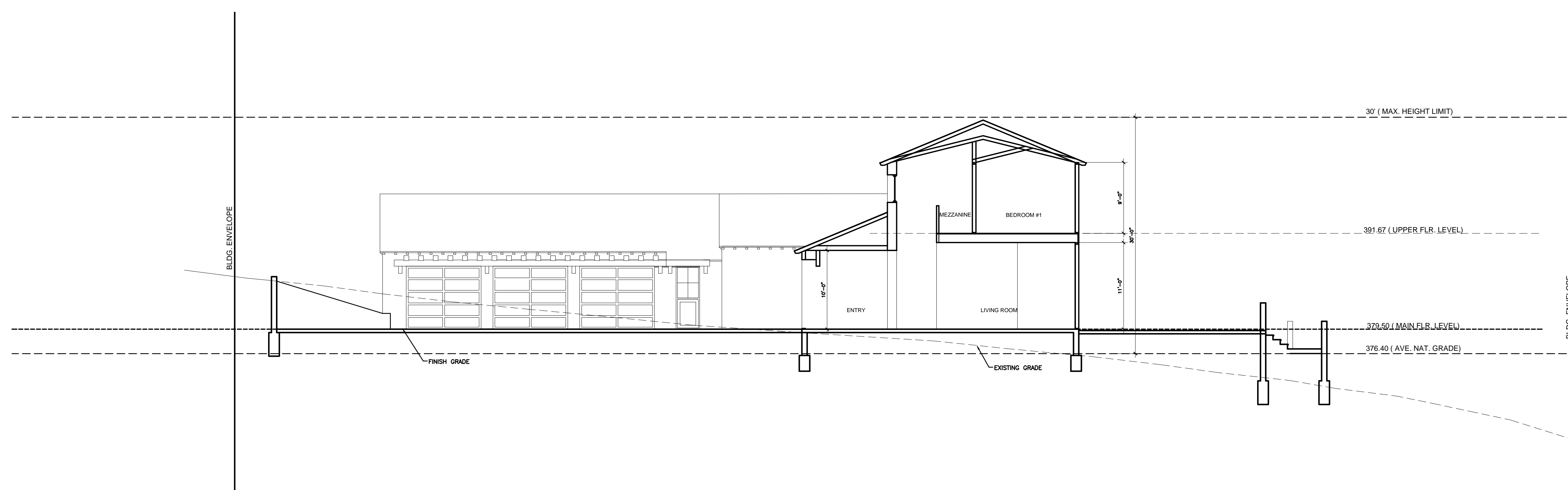


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SITE SECTION 1-1

SCALE: 1/8"=1'-0"

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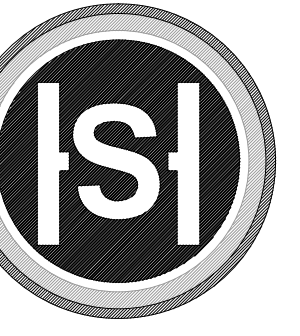
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Drawn:

Description:

SITE SECTIONS

Sheet No:
A-1.3



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Action:

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Date: 11.02.17

Scale: 1/4"=1'-0"

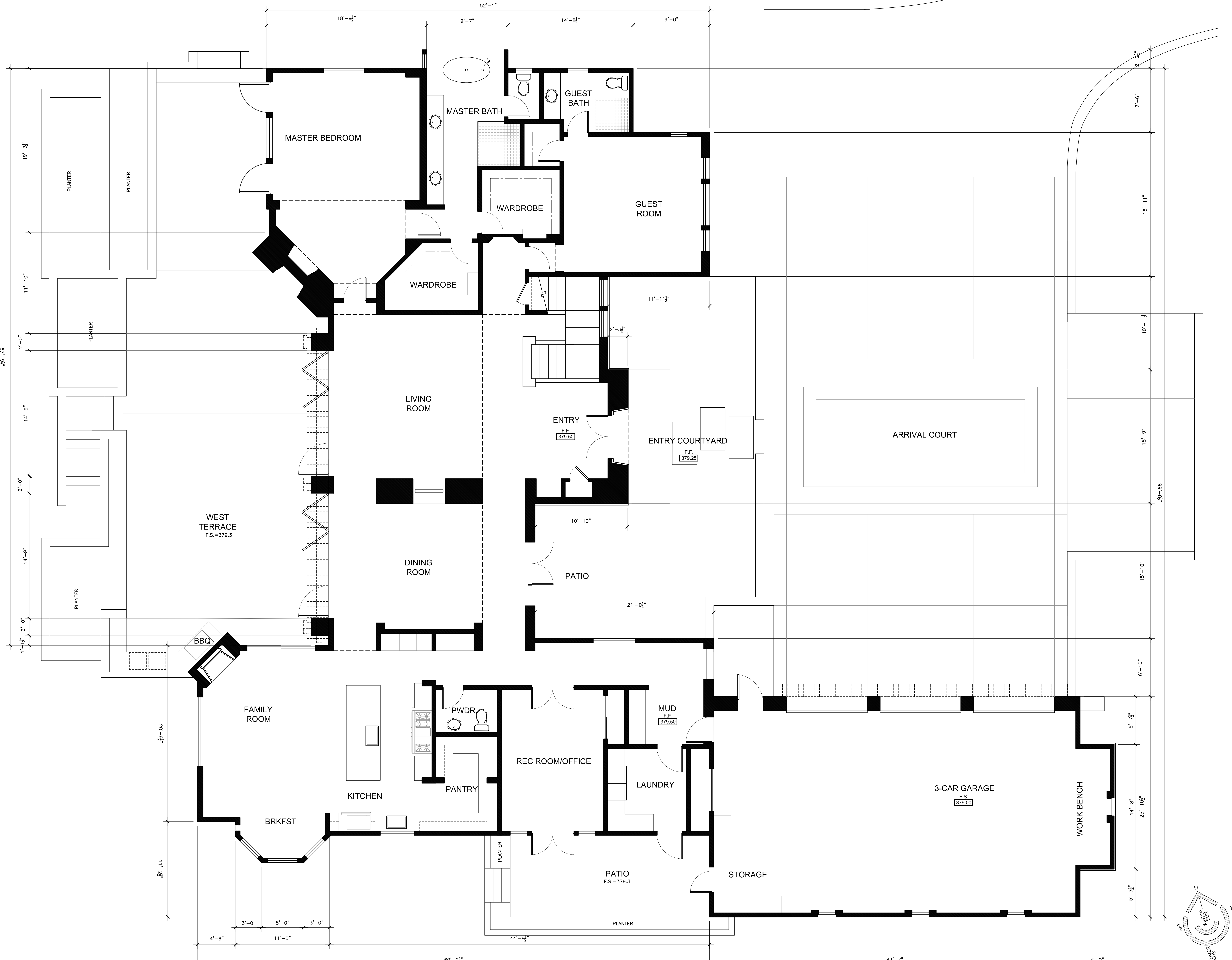
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PROPOSED MAIN LEVEL

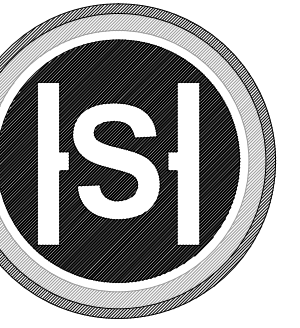
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MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

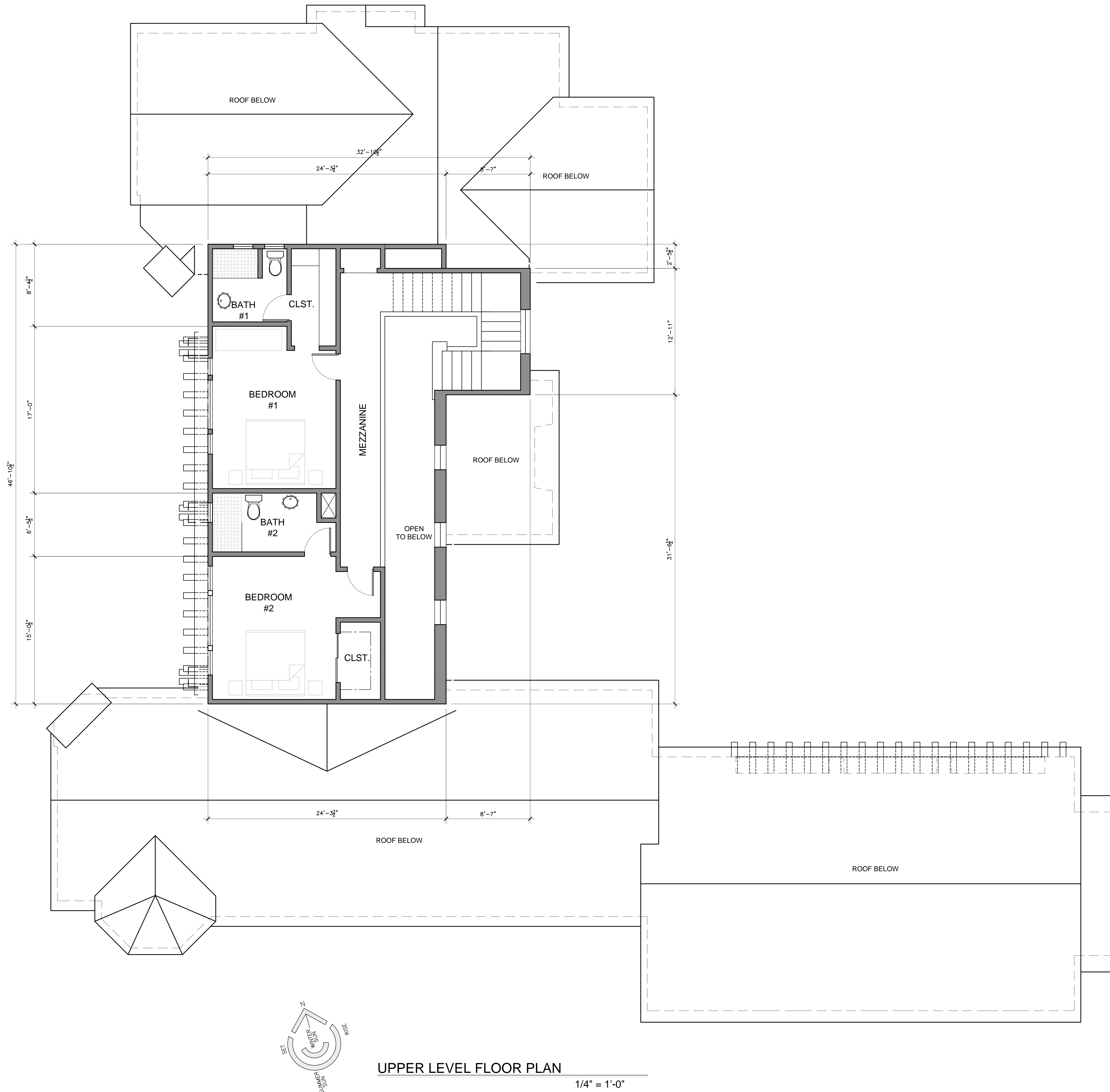


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UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

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Action:

PLANNING SUBMITTAL
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Date: 11.02.17

Scale: 1/4"=1'-0"

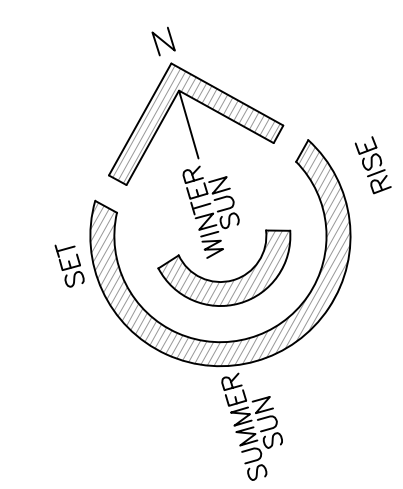
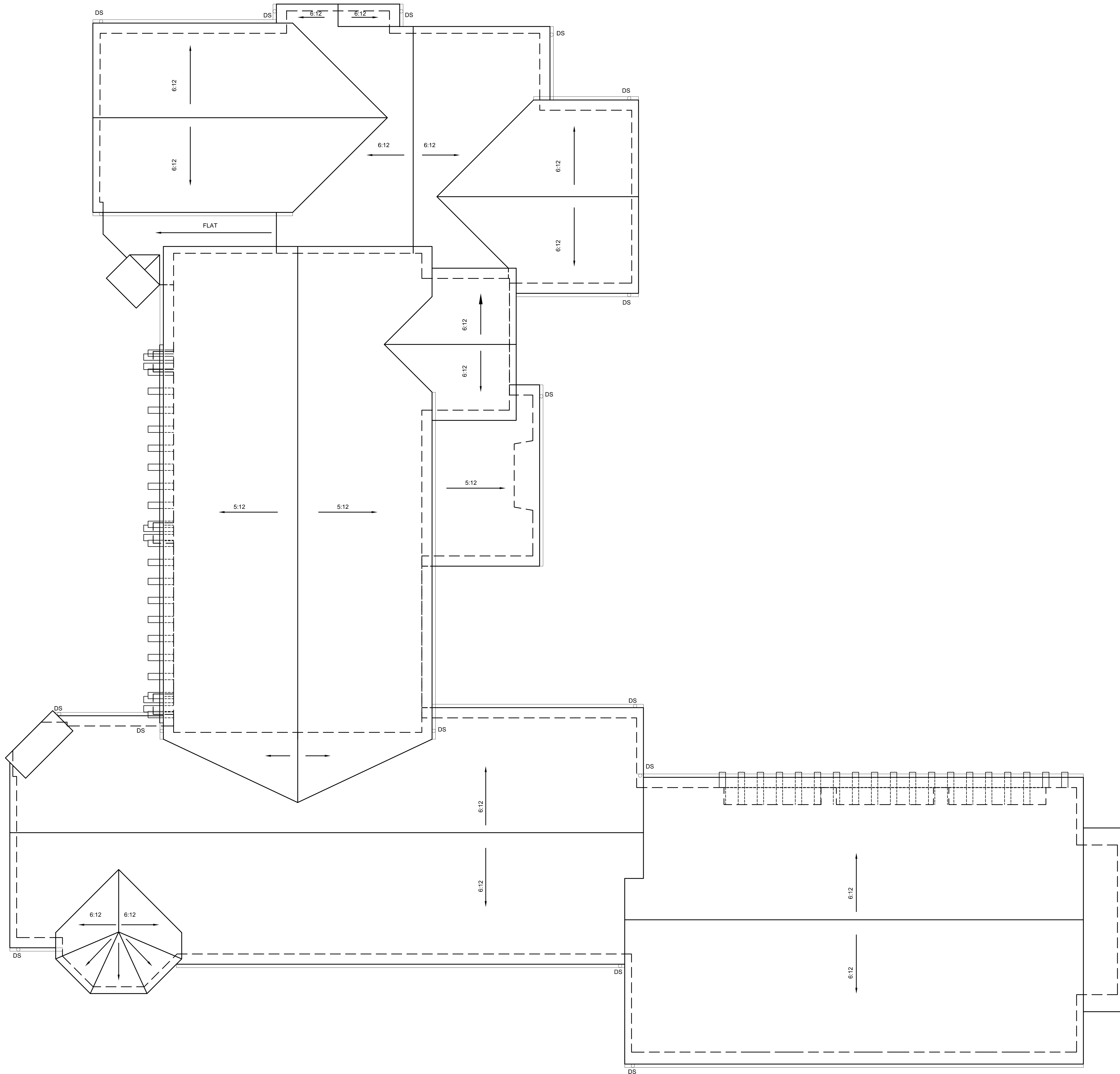
Drawn:

Description:

PROPOSED
UPPER LEVEL

Sheet No:

A-2.2



ROOF PLAN

1/4" = 1'-0"



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Prepared by:

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Scale: 1/4"=1'-0"

Drawn:

Description:
 PROPOSED
 ROOF PLAN

Sheet No:
A-3.1



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PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES

- EX-1 NATURAL SLATE SHINGLE ROOFING
- EX-2 EXTERIOR STUCCO
- EX-3 THIN STONE VENEER
- EX-4 CHIMNEY SHROUD
- EX-5 METAL CLAD DOORS & WINDOWS
- EX-6 SECTIONAL GARAGE DOOR
- EX-7 COPPER GUTTER
- EX-8 STAINED WOOD FASCIA/RAKE/PANEL/BEAM
- EX-9 LANDSCAPE/RETAINING WALL STUCCO OR STONE

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Action:
PLANNING SUBMITTAL
11.09.17

Date: 11.02.17

Scale: 1/4" = 1'-0"

Drawn:

Description:

EXTERIOR ELEVATIONS

Sheet No:

A-6.1



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



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PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES

- EX-1 2 PIECE CLAY TILE ROOFING
- EX-2 EXTERIOR STUCCO
- EX-3 THIN STONE VENEER
- EX-4 CHIMNEY SHROUD
- EX-5 METAL CLAD DOORS & WINDOWS
- EX-6 SECTIONAL GARAGE DOOR
- EX-7 COPPER GUTTER
- EX-8 WOOD FASCIA/RAKE/PANEL
- EX-9 LANDSCAPE/RETAINING WALL STUCCO OR STONE



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

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Action:

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11.09.17

Date: 11.02.17

Scale: 1/4"=1'-0"

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Description:

EXTERIOR ELEVATIONS

Sheet No:

A-6.2

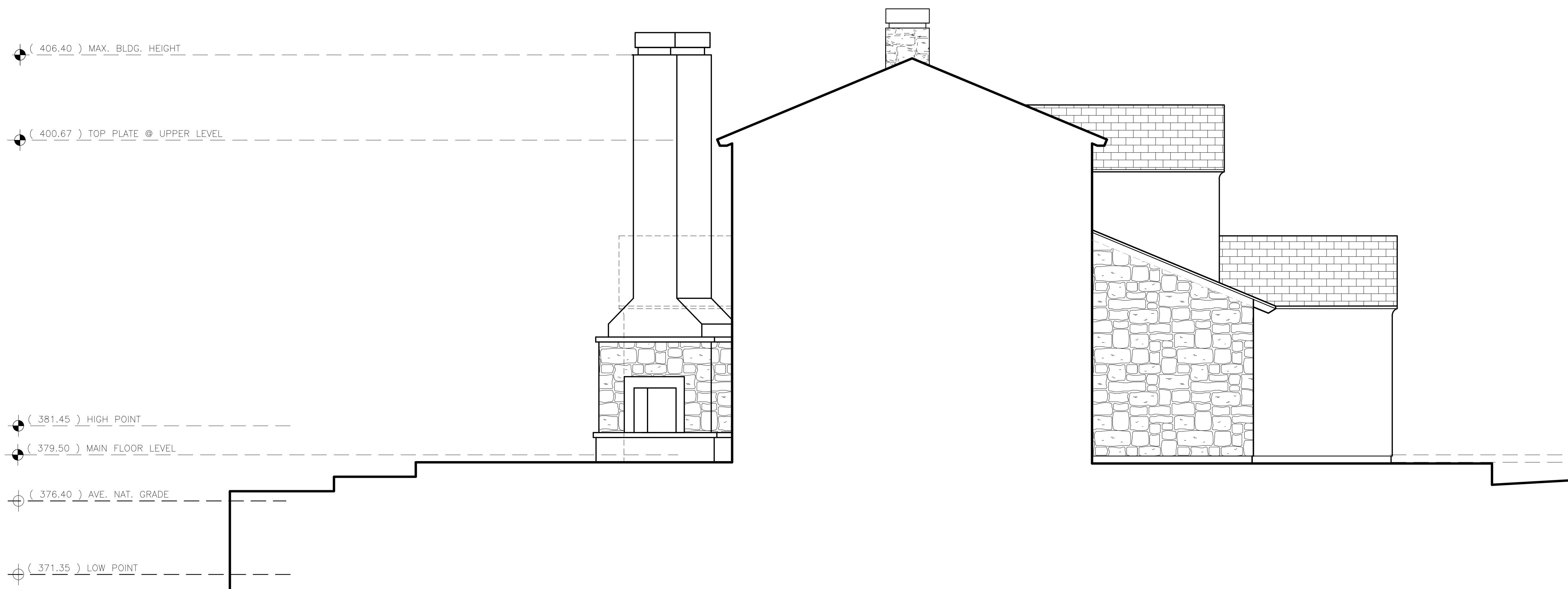


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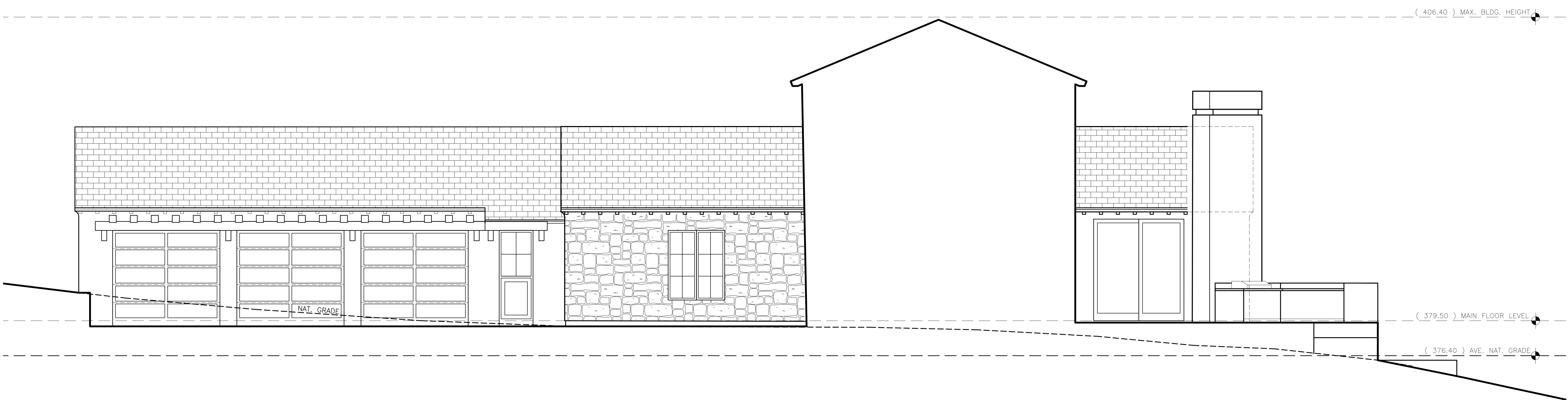
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Monterra Ranch - Lot 145
A.P.N. 259-211-002



PROPOSED SOUTH COURTYARD ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH COURTYARD ELEVATION

SCALE: 1/4"=1'-0"

Prepared by:

PRELIMINARY

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Action:

Date: 11.02.17

Scale: 1/4"=1'-0"

Drawn:

Description:

EXTERIOR ELEVATIONS

Sheet No:

A-6.3



STERLING+HUDDLESON
ARCHITECTURE

NEW RESIDENCE
LOT 145 - MONTERRA

ROOFING

NATURAL SLATE SHINGLES
ANDES CLIFF



EXTERIOR STUCCO

WESTERN BLENDED – HACIENDA

STONE VENEER
FON DU LAC "CHILTON"



WINDOWS & DOORS
DARK BRONZE CLAD



EXPOSED WOOD
NATURALLY OILED & SEALED

PLAN 170817