

Exhibit B

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

In the matter of the application of:

GRIMES CHRISTOPHER TR (PLN210053)

RESOLUTION NO. 22-003

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the Combined Development Permit qualifies for Class 1, 3, and 31 Categorical Exemptions pursuant to CEQA Guidelines Sections 15301, 15303, 15331 of the CEQA Guidelines respectively; and
- 2) Approving a Combined Development Permit consisting of:
 - a) a Coastal Administrative Permit and Design Approval to allow construction of a new 1,286 square foot detached garage & workshop with a 407 square foot deck; remodel of an existing historic residence including the demolition of a 147 square foot laundry room & pantry, demolition of a 447 square foot entry deck & stairs and replacement with a 318 square foot entry deck & stairs; construction of a 101 square foot kitchen addition; and an approximately 100 square foot interior remodel;
 - b) a Coastal Development Permit to allow development on a historical site;
 - c) a Coastal Development Permit to allow development on slopes in excess of 30%, including an onsite wastewater treatment system and a portion of the aforementioned 1,286 square foot garage & workshop.

PLN210053 GRIMES CHRISTOPHER TR, 15140
Partington Ridge Road, Big Sur Land Use Plan
(APN: 420-221-011-000)]

The GRIMES CHRISTOPHER TR application (PLN210053) came on for a public hearing before the Monterey County Zoning Administrator on January 13, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan;
- Monterey County Zoning Ordinance Title 20; and
- Preservation of Historic Resources Code of Monterey County, Monterey County Code Chapter - 18.25 Preservation of Historic Resources

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) Project Scope. The project includes the remodel and minor addition to an existing historic single-family home, the construction of a new accessory structure (garage & workshop), and installation of a new onsite wastewater treatment system to serve the property.

The remodel and minor addition to the existing single family home includes:

- Demolition of a 147 square foot laundry room & pantry;
- Demolition of a 447 square foot entry deck & stairs;
- Construction of a new 318 square foot entry deck & stairs;
- Construction of a 101 square foot addition to the kitchen
- Interior remodel scope of approximately 100 square feet, reconfiguring the kitchen, relocating the pantry, and reconfiguring two bathrooms within their existing footprints; and
- Replacement of the openings on the home, including larger windows on the rear of the structure and removal and replacement of the garage door.

A new 1,286 square foot garage and workshop with a 407 square foot deck are also proposed. The volume of excavation for construction of the garage/workshop is 35 cubic yards.

The new onsite wastewater treatments system includes a 2,000 gallon septic tank, and primary and secondary leech fields. Excavation for the septic system will disturb approximately 375 square feet of surface area, resulting in 28 cubic yards of excavation, all of which is on slopes of 30% or greater.

Total earthwork activities will generate 63 cubic yards of excavated cut, which would be distributed across approximately 17,500 square feet of site area, generating slightly less than 1” of fill over that area.

- c) Allowed Use. The property is located at 51410 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-011-000), Big Sur Coast Land Use Plan, Coastal Zone. The parcel is zoned Rural Density Residential with Design Control Overlay in the Coastal Zone or "RDR-D (CZ)", which allows the first single-family dwelling on a legal lot of record, and accessory structures and uses, including workshops and garages. Therefore, the proposed uses are allowable under the base zoning.
- d) Lot Legality. The property is shown in its present configuration on the sheet A-75 of the 1964 Assessor's Township Maps and sheet 20-2F of the 1971-1972 Assessor's Tract Maps. Therefore, the County recognizes it as a legal lot of record.
- e) Design/Scenic Resources. The subject property is within a Design Control "D" overlay district, which regulates the location, size, configuration, materials, and colors of structures and fences to assure protection of the public viewshed and neighborhood character. The property is also subject to the Scenic Resources policies of the Big Sur Coast Land Use Plan, which includes policies requiring the siting and design of structures to preserve the natural beauty of the Big Sur coast.

The existing single-family home is a two-story structure 16 feet and 9 inches above average natural grade, tiered into the existing hillside. The roof line is angled, and this angular architectural motif is reflected throughout the design. Examples include the angles on the primary façade and supporting members for the windows. The home has a finish palette of redwood siding and rafters, a smooth coat reddish brown stucco, and a large bay of windows on the primary façade. The additions and modifications to the home will match these finishes in kind. The new workshop and garage will be approximately 15 feet above average natural grade, and will have an angled roof, responsive to the design of the existing home. The roof and deck of the workshop are designed with a cutout to preserve an existing landmark oak tree. The finish palette will consist of light brown integral color cement, a light warm grey coated metal roofing, and aluminum doors and windows.

The neighborhood character of the Partington Ridge area, where the property is located, is rural, consisting of rolling hillsides with annual grasses, shrubs, and trees, and single-family homes at a very low density. The existing home, proposed remodel, and proposed garage and workshop are consistent with this character. Both structures massing and scale are consistent with the neighborhood. The natural finish palettes, tiering of the home into the hillside, preservation of the landmark oak, and limited height of the structures integrate them into the natural character of the landscape. This is also in line with the Big Sur Coast Land Use Plan Policies 3.2.4(A.)(1.) and (3.), which require that the siting and design of structures not detract from the natural beauty of undeveloped skylines and ridgelines, and that development be subordinated to its environment, using materials and colors to achieve that affect. The preservation of the heritage oak screening the garage

and workshop is also consistent with Policy 3.2.4(A.)(2.), which indicates that new structures shall be located where existing trees provide screening for the development.

Also refer to evidence g) for discussion of consistency with Critical Viewshed policies, evidence h) for discussion of the tree preservation, and evidence n) for discussion of the design as it relates to historic resources.

- f) Development Standards. The existing and proposed structures meet the setbacks, height, and lot coverage limitations for the base zoning district, Rural Density Residential in the Coastal Zone [RDR (CZ)]. The site development standards for this zoning district can be found in Title 20 Section 20.16.060. The allowable and proposed site development standards are summarized below. Setback distances were scaled from sheet A1.1, and structure heights are shown on sheets A2.3 and A3.2 of the project plans. The unique configuration of the lot means that it is bounded by rights of ways on the south, east, and west sides, therefore, the front setback is applied on all these sides pursuant to the definition of a front setback found in Title 20 Section 20.06.1030. The distances below are the closest point to any right of way. The remaining north property line may be considered a side or a rear setback. Either way the structures exceed the minimum side and rear setback requirements.

<i>Single-family home</i>	Allowable:	Proposed:
Minimum Front Setback:	30 ft	~36 ft
Minimum Rear Setback:	20 ft	>200 ft
Minimum Side Setback:	20 ft	>200 ft
Maximum Height:	20 ft	16 feet 9 inches

<i>Workshop/Garage</i>	Allowable:	Proposed:
Minimum Front Setback:	50 ft	~75 ft
Minimum Rear Setback:	1 ft	>150 ft
Minimum Side Setback:	6 ft*	>150 ft
Maximum Height:	15 ft	14 ft 11½ in

**6 ft for the front half of the property, 1 ft for the rear*

The minimum building site size is 5 acres and the existing building site is 5.69 acres(248,161 square feet). The maximum allowable building site coverage is 25% (62,040 square feet), while the proposed building 1.3% (3,255 square feet).

- g) Critical Viewshed. The Big Sur Coast Land Use Plan has strong Scenic Resources policies. It defines the Critical Viewshed as everything in the Big Sur Coast Land Use Plan area within sight of Highway 1 and major Public viewing areas, pursuant Coastal Implementation Plan Section 20.145.020(V.). All projects which have the potential to be viewable from the Critical Viewshed are required to be evaluated. With few exceptions, expansion of structures and new structures within the Critical Viewshed is not allowed.

The project is near major public viewing areas, being approximately ¼ mile northeast from Partington Cove Trailhead and Highway 1, and 1 mile north from Julia Pfeiffer State Park Vista Point. However, due to the topography of the hillsides, neither the proposed or existing structures are visible from Highway 1 or any public viewing areas. Therefore, the project is outside of the Critical Viewshed.

On June 10, 2021, the project planner inspected the site and there was no visibility of Highway 1 from the site. In accordance with the Big Sur Coast Land Use Plan Scenic Resources Policy 3.2.3(B.)(1.), the garage/workshop was flagged to indicate location, massing, and height with poles and orange netting. The planner performed a subsequent onsite investigation on September 15, 2021 to review the flagging and photograph the direction of the site from points along Highway 1. The subject property is on the south face of Partington Ridge. Extremely steep slopes of the cliffs in the area prevent any visibility of the subject property within the critical viewshed.

Therefore, the applicable Big Sur Coast Land Use Plan policies to assure protection of the Scenic Resources would be for those outside the Critical Viewshed. Refer to evidence e) for discussion of these policies as they apply to the design and siting of the structures. The Critical Viewshed was also a subject of deliberation among the Land Use Advisory Committee (LUAC), who determined that the project was outside of the viewshed and voted to recommend approval of the project as proposed. Refer to evidence m) for detailed discussion of the LUAC.

h) Forest Resources. No tree removal is proposed as a part of the project, and so impacts to Forest resources are expected to be minimal, keeping in line with the preservation objectives of the Big Sur Land Use Plan.

The site contains multiple tree stands, including coast redwood, pine, and oak trees. An arborist report dated June 15, 2021 by Frank Ono was prepared for the project which included an assessment of the subject site and provided recommendations on how to protect existing trees throughout the construction project. The report identifies stands west of the existing home, north of the home along the driveway leading to Partington Ridge Road, and east of the proposed workshop/garage for protection throughout the construction process. The proposed workshop/garage is within the dripline of multiple trees oak trees, including one mature 30” diameter landmark oak. Crown raising pruning will be required to install the structure, however, the arborist concludes that this pruning is not anticipated to negatively impact the the landmark oak. To ensure that the trees are protected throughout the construction process, Monterey County’s standard tree and root protection condition has been incorporated.

The preservation of the landmark Oak is consistent with Big Sur Coast Land Use Plan Policy 3.5.2.4, which requires landmark trees of all species to be protected in perpetuity as significant features of Big Sur’s natural heritage.

- i) Historical Resources. The Big Sur Coast Land Use Plan Chapter 3.10 contains policies for the preservation of historic resources within the land use plan area. These policies are general in nature, with Coastal Implementation Plan, Part 3, Section 20.145.110 containing detailed implementing regulations which enumerate how they should be applied to specific development projects. In addition to the land use plan policies and accompanying implementation regulations, the Preservation of Historic Resources chapter of Monterey County Code (Chapter 18.25), contains countywide regulations intended to protect and enhance historic resources.

The site contains one approximately 2,000 square foot single-family home by designed by Rowan Maiden, and constructed in 1958. Maiden studied under Frank Lloyd Wright beginning in 1939, and the home is designed in a Wrightian Organic “Usonian” style. The term Usonian typically refers to group of approximately sixty homes design by Lloyd Wright beginning in 1934, as a form of residential architecture intended to be affordable to middle class Americans and employing his concepts of organic architecture. The homes were typically modest in size, approximately 1,500 square feet, typically being one story without a garage, and are characterized by the use of native materials, flat roofs without attics or basements, little exposure to the front or public sides of the home, large cantilevered overhangs to utilize passive solar heating and cooling, and natural lighting with clerestory windows. These features work to create a strong visual connection between interior and exterior spaces. The home exhibits many of these defining features of its style. Native materials including redwood siding and timbers are utilized for the building exterior, the roof is a flat angled roof, there are no basements or attics, clerestory windows are included, and as originally designed the primary entry is on the rear of the home.

In accordance with Coastal Implementation Plan Section 20.145.110(B.) an historical site assessment was prepared for the property which described the sites historical significance and primary features and assessed the potential impacts of the proposed project to the historic resource. The assessment, prepared by Kent L. Seavey and dated November 30, 2020, is available in HCD-Planning library file LIB210151. The analysis of the report concludes that the single-family home on the subject site is historically significant at the local level, as the example of the “Usonian” Wrightian Organic architectural style, which is regionally important to Monterey County.

Coastal Implementation Plan Section 20.145.110(C.)(1.) requires that development proposed on an identified historical site be compatible with the site through the incorporation of appropriate design, structural and architectural features, siting, and location. The project design is in line with this requirement, implementing these techniques appropriately to not adversely affect the architectural and historical features of the resource. The new garage and workshop is appropriately differentiated from the original structure, being spaced apart from the primary home,

and utilizing different primary finish materials including colored cement plaster and a metal roof. It is also compatible with the architectural features of the main home. Both have a flat angled roof, incorporate natural tones, and have similar massing and form. The proposed alterations to the historic residence will also not adversely affect the significant architectural features or historical features of the designated resource. The alterations to the primary home include the removal of two non-historic additions circa 2008, a front entry deck on the primary façade and an attached laundry room on the rear of the residence, the addition of a new replacement entry deck, a 101 square foot addition to the kitchen on the rear of the home, a 100 square foot interior remodel, expanded windows on the rear elevation, and replacement of the garage door. Both the new replacement deck and kitchen addition utilize matching finishes and a similar architectural form to the primary home to protect the historic integrity of the property. The new work is on secondary or previously altered elevations.

As required by Coastal Implementation Plan Section 20.145.110(C.)(3.), the project was referred to the Historic Resources Review Board for review and a recommendation. This referred is discussed in evidence n).

In accordance with Coastal Implementation Plan 20.145.110(C.)(4.), a condition of approval has been applied which would require the property owner request the Historic Resources (HR) zoning be combined with the parcel's existing zoning.

- j) Hazardous Areas. The Big Sur Coast Land Use Plan, and accompanying Coastal Implementation Plan regulations, contain hazardous area policies and standards intended minimize risk to life and property and damage to the natural environment for flood hazards, geologic hazards, and fire hazards. The project, as proposed and conditioned, is consistent with these policies and regulations. Monterey County GIS information identifies the property as not being in a flood zone and being in an area of minimal flood hazard. Refer to Finding No. 3 evidences c) and d) for respective discussion of geologic and fire hazards.
- k) Development on Slopes. Title 20 Section 20.64.230(C.)(1.) requires that all development on slopes in excess of 30%, with certain exceptions, secure a Coastal Development Permit. A portion of the proposed workshop/garage and the entirety of the proposed onsite wastewater treatment system will be on slopes in excess of 30%. Construction of these facilities is defined as development, and therefore requires a Coastal Development Permit for development on slopes in excess of 30%. Pursuant to Coastal Implementation Plan Section 20.145.140(A.)(4.), development on slopes is not allowable, unless:
 - a. There is no alternative which would allow development to occur on slopes of less than 30%; or
 - b. The proposed development better achieves the resources protection objectives and policies of the Big Sur Coast Land Use Plan and development standards of this ordinance.

Onsite Wastewater Treatment System: In this case, there is no feasible alternative location which could accommodate the onsite wastewater treatment system. The only available areas outside of steep slopes are the existing graded driveway accesses to Partington Ridge Road and Oink road, and the graded building pad for the single-family home. The vast majority of the garage/workshop is on the flat, graded driveway near the single-family home.

Workshop/Garage: A small 27 square foot of slopes in excess of 30% would be disturbed to install the foundation. It may be technically feasible to move the structure to avoid this area, however, it's present location better achieves the protection objectives and policies of the land use plan and Coastal Implementation Plan. As discussed in evidence i) and Finding No. 5 evidence c), separating the garage/workshop from the historic home visually differentiates it from the home as specified in the Secretary of the Interior Standards for Rehabilitation, as to not detract from the historic resource. It also allows the workshop/garage to be sited in a location where it is visually screened by a stand of existing oak trees, consistent with the land use plan Scenic Resources policies.

- 1) Archaeological Resources. The project is in an area that is mapped as having a high sensitivity for archaeological resources. In accordance with the Coastal Implementation Plan Section 20.145.120(B.) an archaeological survey report had been prepared by Dr. Robert Cartier on April 22, 1999 for a previous Coastal Administrative Permit for a guest house which was not constructed, PLN980675. This report is found within HCD-Planning library file LIB210098. This report included both an archival records search and a field survey of the subject site. The survey did not identify evidence of archaeological resources present onsite. The archival search did not find any reports indicating resources were onsite, however, it did identify that there were seven recorded resources within half a mile, including a site within midden soils approximately 700 feet from the property, CA-MNT-486. While no resources were identified onsite, the archaeologist concluded that due to the proximity of several sites to the subject property, it was generally sensitive to cultural resources, and recommended that a qualified archaeologist conduct spot check monitoring of earthmoving activities.

As a part of this project, Susan Morley M.A. prepared a follow up letter dated May 2, 2021 (LIB210150) which analyzed the contents of Cartier's report. Using archaeological survey maps, topographic survey information, and GIS mapping systems (Navigator Pro, a Trimble application), the report concluded that the subject site was 790 feet from the proposed project, as opposed to 700. Further, the professional opinion of the archaeologist was that the onsite survey turned up no evidence of cultural resources and no mitigation or monitoring activity was warranted.

Because both the initial report and recent report drew different professional conclusions, a phase II report was prepared to further

analyze and provide substantial evidence as to whether the project had the potential to impact any cultural resources. This report (LIB21076) was prepared by Dana E. Supernowicz, M.A. and dated June 2021. The report included a survey of currently available archival information, a surface reconnaissance of the subject property, and exploratory shovel testing in proximity to areas proposed for development. In their initial evaluation of the projects sites characteristics, the archaeologist indicated that the archaeological sensitivity of the site was low, due in part to the moderate to steep slopes throughout the site. Twelve shovel tests were performed on the site, which excavated earth material at an average depth of 40 centimeters, in proximity to the proposed development locations: by the single-family home, along where the onsite wastewater treatment system would be installed, and near where the garage/workshop would be constructed. The excavated material by the residence and garage/workshop consisted of compacted fill. The downslope soils were also compacted, intermixed with rocks or pebbles. No variation in soils was observed that would indicate prehistoric land use, and no cultural artifacts were uncovered. Therefore, the potential to impact archaeological resources is low, and controlled by the incorporation of the County's standard condition of approval PD003(A), which requires work to be halted if previously unidentified resources are discovered during earth moving activities.

- m) Land Use Advisory Committee (LUAC) Review. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) on August 24 and September 14, 2021. At the August 24 meeting, the LUAC members indicated that it would be appropriate that this project be staked and flagged in order to visually assess the project and determine if it was within the critical viewshed prior to the LUAC acting on the item, that a guest house was identified on the onsite wastewater treatment system drawings and not anywhere else in the project proposal, and that notice was not appropriately given to the client and neighbors. The LUAC continued deliberation on the item to the September 14 meeting. The project was staked and photos of the staking were transmitted to the LUAC members, the applicant added a note to the septic system drawings verifying it's depicted only to appropriately size the wastewater treatment system, the guest house is not being reviewed or approved in any capacity as part of the action on this permit, and County staff confirmed that the neighbors had been noticed and ensured the client was given appropriate notice of the LUAC meeting. The LUAC recommended that the project be approved as proposed 5-0, with no members absent or abstaining.
- n) Historic Resources Review Board (HRRB) Review. The project is a field identified historical site, as discussed in evidence i). In accordance with Coastal Implementation Plan Section 20.145.110(C.)(3.) and Monterey County Code Section 18.25.150, the project was referred the Historic Resources Review Board for review and a recommendation. At their October 7, 2021 meeting, the board recommended that the project be approved 6-0 with 1 member absent and no members abstaining, with staff's recommended condition that the Historic Resources (HR) zoning district be combined with the parcels existing zoning.

- o) The project planner conducted site inspections on June 10, 2021 and September 15, 2021 to verify that the project on the subject parcel conforms to the plans, policies, and regulations listed above.
- p) The project planner reviewed aerial and street view imagery (Monterey County GIS and Google Earth) to verify that the project on the subject parcel conforms to the plans, policies, and regulations listed above.
- q) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

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-Development Services (representing public works), HCD-Environmental Services, Environmental Health Bureau, and Cal Fire. 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 archaeological resources, forest resources, historic resources, and hazardous areas. The following reports have been prepared these subject areas:
 - “Cultural Resources Evaluation” (LIB210098) prepared by Dr. Robert Cartier, San Jose, CA, April 22, 1999.
 - “Construction Impact Assessment” (LIB210149) prepared by Frank Ono, Pacific Grove, CA, June 15, 2021.
 - Letter regarding Archaeological Resources (LIB210150) prepared by Susan Morley M.A., Marina, CA, May 2, 2021.
 - “Focused Phase II Historic Assessment” (LIB210151) prepared by Kent Seavey, Pacific Grove, CA, November 30, 2020.
 - “Geotechnical Report” (LIB210152) prepared by Lawrence E. Grice, P.E., Salinas, CA, June 1, 2020.
 - “Onsite Wastewater Treatment System Study” (LIB210153) prepared by Lawrence E. Grice, P.E., Salinas, CA, June 1, 2020.
 - “Cultural Resources Study” (LIB21076) prepared by Dana E. Supernowicz, M.A., Pebble Beach, CA, June 2021.

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 site inspections on June 10, 2021 and September 15, 2021 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 PLN210053.

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-Development Services (representing Public Works), HCD-Environmental Services, Environmental Health Bureau, and Cal Fire. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. Potable water will be provided by Partington Ridge Mutual Water Company, water system ID: 2701263. The company provided a can and will serve letter indicating that the property is served and will continue to be served by this system. Wastewater will be processed through an onsite wastewater treatment system. An existing onsite wastewater treatment system serves the property, which will be abandoned in place and replaced with the new system shown on the project plans. The new system will service both the single-family home and the proposed garage and workshop. A percolation report was prepared to assess the site's suitability for a new system by Lawrence E. Grice, P.E. and dated June 1, 2020 (LIB210153), and a preliminary onsite wastewater treatment system design was included in the project plans on sheet C-1.0.-C-3.0. A guest house is shown on this plan sheet, however, this was initially depicted to size the onsite wastewater treatment system and this project approval does not approve the guest house in any capacity. The Environmental Health Bureau reviewed the percolation report and preliminary design as part of the Interdepartmental Review (IDR) process and deemed the application complete without conditions.
 - c) The property is located in the seismic hazard zone "Relatively Unstable Uplands" according to Monterey County GIS, and in an area with high potential for erosion. The site is also heavily sloped, with large portions of the site on slopes in excess of 30%. In accordance with Coastal Implementation Plan Section 20.145.080(A.)(1.)(d.), a geotechnical report was prepared by Lawrence E. Grice, P.E. dated June 1, 2020 (LIB210252) to assess the geologic conditions of the property, evaluate whether geologic hazards posed a threat to the property and proposed development, and provide design recommendations to address said hazards as appropriate. The report concluded that the site was suitable for the proposed development, with the recommendations contained within the report. A standard condition of approval is incorporated requiring the property owner to record a notice indicating that they will comply with the recommendations of the report. Specific soil hazards are discussed in more detail below:

To address erosion and drainage, HCD-Environmental Services applied a standard condition requiring the applicant to submit a stormwater control plan to HCD-Environmental Services for review and approval prior to the issuance of grading and building permits. As indicated in

Finding No. 1 evidence b), the applicant intends to disperse the 63 cubic yards of excavated cut across approximately 17,500 square feet, resulting in 1” of fill. As part of the project review, HCD-Environmental Services indicated that the dispersal location of these spoils would need to be shown on the grading plans, and the geotechnical engineer will need to review this plan to certify it complies with their recommendations. In addition, HCD-Planning applied a standard condition, which requires that any disturbed areas onsite be restored. To clear this condition, the applicant shall need to submit plans indicating how they intend to stabilize any areas where they disperse soil and furnish evidence that the areas were stabilized prior to final.

- d) The property is within the State Responsibility Area (SRA) in a Very High Fire Hazard zone. A fuel management plan indicating 30 and 100 foot fuel management zones what submitted as a part of the project plans, on sheet A1.2. The project was also routed to the Cal Fire representative for review as a part of the interdepartmental review (IDR) process, who deemed it complete without conditions.
- e) Staff conducted site inspections on June 10, 2021 and September 15, 2021 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

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 June 10, 2021 and September 15 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 PLN210053.

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 15301 categorically exempts repair, maintenance, and alteration of existing facilities provided there is no change in use. Section 15303 exempts the construction of new, small facilities or structures. This project includes minor alterations to an existing single family dwelling and construction of a new accessory structure.
 - b) Section 15301 of the CEQA Guidelines applies to modifications to structures that do not change the nature of the use of the structure. This project includes modifications to an existing single family dwelling and the single family use of the property will not change. Section 15303 of

the CEQA Guidelines applies to new construction of small structures. The new workshop/garage and onsite wastewater treatment system fit these criteria. Additionally, Section 15331 categorically exempts projects that meet the Secretary of Interior's Standards (SOI) for the Treatment of Historic Properties. As described above, this project has been found to comply with the SOI standards.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in an area with any known mapped environmental resources of hazardous or critical concern. There are no mapped positive findings of sensitive species in the California Natural Diversity Database and current Monterey County GIS information indicates "none" for mapped sensitive vegetation communities. The limited project scope, remodeling an existing home, an accessory structure, and associated site improvements, would not result in a significant cumulative effect over successive projects. No unusual circumstances exist which would create the reasonable possibility of an environmental impact. The property is within proximity to state Scenic Highway 1, but as discussed in Finding No. 1, has no visibility from the highway. The project does propose modifications to a historic building, the existing single-family home on the property. However, all work on the home is in conformance to the Secretary of the Interiors Standards for Rehabilitation.
- d) No adverse environmental effects were identified during staff review of the development application during site visits on June 10, 2021 and September 15, 2021.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

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

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210053.

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

- EVIDENCE:** a) Pursuant to Title 20 Section 20.86.030(A.) An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by this decision.
- b) The project is appealable to the California Coastal Commission because it involves development that is listed as conditionally allowed in the RDR zoning district (30% slope).

DECISION

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

1. Find the Combined Development Permit qualifies for Class 1, Class 3 and Class 31 Categorical Exemptions pursuant to CEQA Guidelines Sections 15301, 15303, and 15331 respectively;
2. Approve the Combined Development Permit consisting of:
 - a) a Coastal Administrative Permit and Design Approval to allow construction of a new 1,286 square foot detached garage & workshop with a 407 square foot deck; remodel of an existing historic residence including the demolition of a 147 square foot laundry room & pantry, demolition of a 447 square foot entry deck & stairs and replacement with a 318 square foot entry deck & stairs; construction of a 101 square foot kitchen addition; and an approximately 100 square foot interior remodel;
 - b) a Coastal Development Permit to allow development on a historical site; and
 - c) a Coastal Development Permit to allow development on slopes in excess of 30%, including an onsite wastewater treatment system and a portion of the aforementioned 1,286 square foot garage & workshop.

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

PASSED AND ADOPTED this 13th day of January, 2022.

DocuSigned by:

John M. Dugan

E8D855FE840144F

John M. Dugan, FAICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **01/13/2022**

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 **01/24/2022**.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

Monterey County RMA Planning

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

PLN210053

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit permit (PLN210053) allows construction of a new 1,286 square foot detached garage & workshop with a 407 square foot deck; remodel of an existing historic residence including the demolition of a 147 square foot laundry room & pantry, demolition of a 447 square foot entry deck & stairs and replacement with a 318 square foot entry deck & stairs; construction of a 101 square foot kitchen addition; and an approximately 100 square foot interior remodel; development on a historical site; and development on slopes in excess of 30%, including an onsite wastewater treatment system and a portion of the aforementioned 1,286 square foot garage & workshop. The property is located at 15140 Partington Ridge Road (Assessor's Parcel Number 420-221-011-000), Big Sur Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number 22-003) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 420-221-011-000 on January 13, 2022. The permit was granted subject to eleven (11) 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: RMA-Planning

Condition/Mitigation 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. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

5. 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.

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 HCD - 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. (HCD - 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 HCD - 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 HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the 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 HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

8. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A geotechnical report (Library No. LIB210152), was prepared by Lawrence E. Grice on June 1, 2020 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

9. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading & Building permits, the Owner/Applicant shall submit restoration plans to HCD - Planning for review and approval.

Prior building final, the Owner/Applicant shall furnish evidence that the restoration activity was performed for HCD - Planning review and approval.

10. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

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

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a stormwater control plan to HCD-Environmental Services for review and approval.

11. PDSP001 - HISTORIC RESOURCES ZONING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with the requirements of the Big Sur Coastal Implementation Plan Section 20.145.110(C.)(4.), the parcel shall be rezoned combining the Historic Resources (HR) District with the parcel's existing zoning. The property owner shall submit written request that the property be rezoned to include this zoning district to HCD-Planning prior to the issuance of grading or building permits.

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the property owner shall submit a written request that the property be rezoned to include the Historic Resource (HR) district together with the parcels existing zoning.

GRIMES RESIDENCE

Big Sur, California

issued: 07/11/21

revised: 10/04/21

drawn by:

JUSTIN PAULY ARCHITECTS

550 hartnell st, suite h
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jtp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

A HISTORIC REHABILITATION AND NEW WORKSHOP FOR THE:

GRIMES RESIDENCE

51410 Partington Ridge Road

Big Sur, California

apn: 420-221-002-000

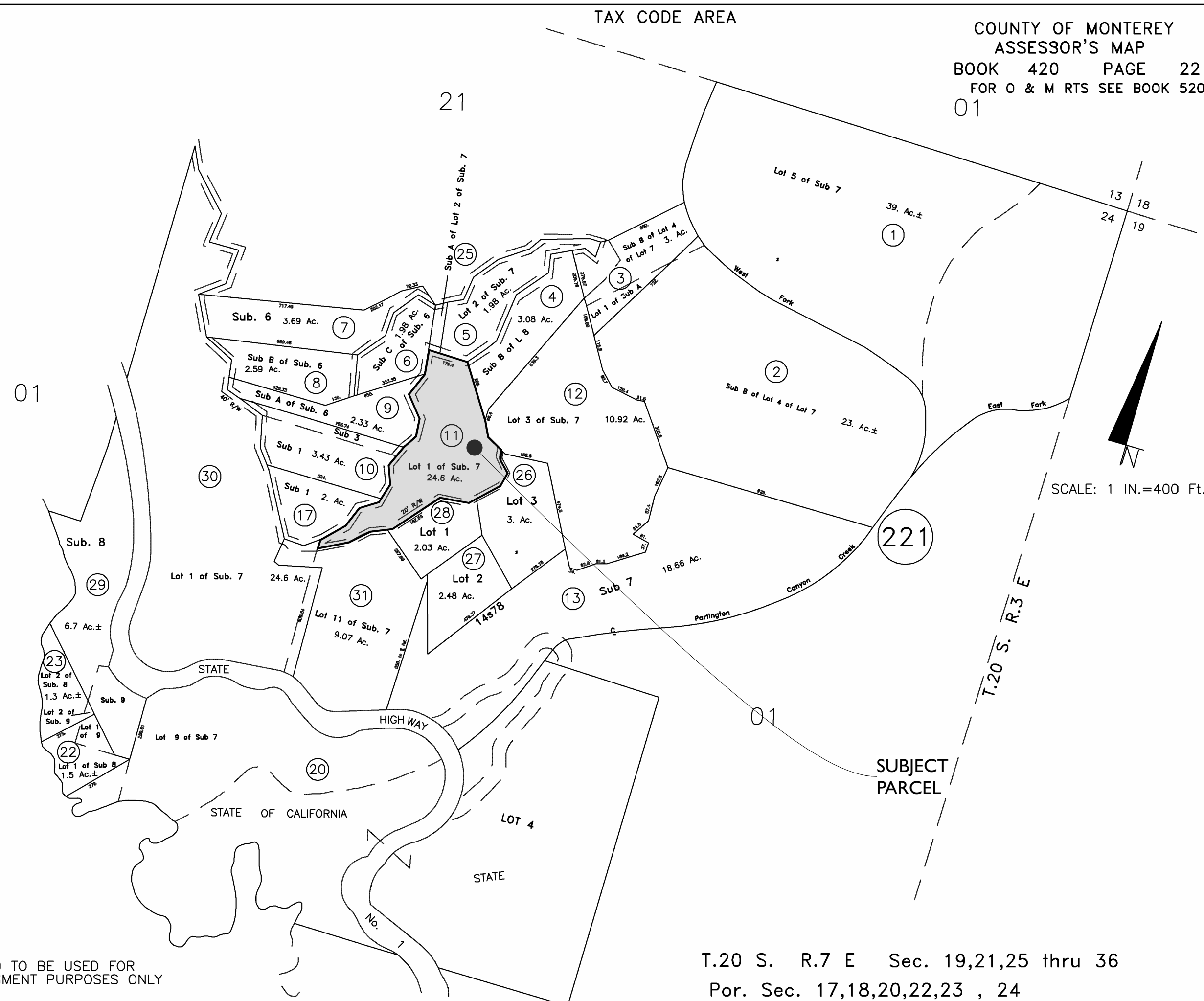
COVER SHEET

sheet

A0.0

of -
sheets

PARCEL MAP



PROJECT DATA

LOT DATA

OWNER:	CHRISTOPHER GRIMES		
SITE ADDRESS:	51410 PARTINGTON RIDGE RD. BIG SUR, CALIFORNIA		
A.P.N.	420-221-011-000		
FIRE DISTRICT:	BIG SUR VFB		
LOT SIZE	5.69 ACRES	248,161	SQ. FT.
PLANNING DATA			
ZONING:	RDR/40-D(CZ) - WSC/40-D(CZ)		
LAND USE	N/A		
PARKING	(2) COVERED REQ.	(2) COVERED SPACES PROVIDED.	
BUILDING HEIGHT:	EXISTING TO REMAIN	30'-0" (MAX. PER RDR(CZ))	
GRADING:	63 CU YARDS CUT/83 CU YARDS FILL	(BALANCE SITE)	SEE SCOPE OF WORK
TREE REMOVAL:	0		
ALLOWABLE LOT COVERAGE	25%	62,040	SQ. FT.
FLOOR AREA RATIO	N/A		
BUILDING CODE DATA			
OCCUPANCY:	R-3 (RESIDENCE) U (GARAGE)		
CONSTRUCTION TYPE:	V-B		
FIRE SPRINKLERS:	YES		
WATER SUPPLY:	PRIVATE WATER SYSTEM		
SEWER:	SEPTIC		
ELECTRICITY PROVIDER:	PG&E		

FLOOR AREAS	EXISTING (SQ. FT.)	FAR	DEMO'D (SQ. FT.)	REMODEL (SQ. FT.)	ADDITION (SQ. FT.)	PROPOSED (SQ. FT.)	FAR
MAIN RESIDENCE - UPPER LEVEL	1,292		147	100	101	1,246	
MAIN RESIDENCE - LOWER LEVEL	758					758	
WORKSHOP				0	1,286	1,286	
						0	
TOTAL	2,050	0.8%	147	100	1,387	3,290	1.3%

LOT COVERAGE	EXISTING (SQ. FT.)	%	PROPOSED (SQ. FT.)	%
MAIN RESIDENCE	1,292	0.5%	1,246	0.5%
MAIN RES. DECKS & OVERHANGS	447	0.2%	316	0.1%
WORKSHOP FOOTPRINT		0.0%	1,286	0.5%
WORKSHOP DECKS & OVERHANGS		0.0%	407	0.2%
TOTAL	1,739	0.7%	3,255	1.3%

PROJECT TEAM

ARCHITECT OF RECORD:
JUSTIN PAULY
JUSTIN PAULY ARCHITECTS
550 HARTNELL ST. SUITE H
MONTEREY CA 93940
P. 831.920.1045
jtp@justinpaulyarchitects.com
CA LICENSE #C32962

DESIGN ARCHITECT
JOHNSTON-MARKLEE ARCHITECTS
1545 PONTIUS AVENUE
LOS ANGELES, CA 90025
P. 310.442.4886
F. 310.442.4896
nicholas@johnstonmarklee.com

SURVEYOR:
RAMUSSEN LAND SURVEYING INC.
2150 GARDEN ROAD, SUITE A-3
MONTEREY, CALIFORNIA
P. 831.375.7240
F. 831.375.2545

GEOTECHNICAL
GRICE ENGINEERING AND GEOLOGY
SAM GRICE
561 BRUNKEN AVE.
SALINAS, CA 93901
P. 831.422.9619

HISTORIC CONSULTANT
KENT SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950
seaveykent@gmail.com
831.375.8739

SHEET INDEX

ID	NAME
A0.0	COVER SHEET
A1.0	SURVEY
A1.1	ARCHITECTURAL SITE PLAN
A1.2	FUEL MANAGEMENT PLAN
C-1.0	SEPTIC DESIGN
C-2.0	SEPTIC DESIGN
C-3.0	SEPTIC DESIGN
C-4.0	SEPTIC DESIGN
A2.1	PHOTOS OF HISTORIC RESIDENCE
A2.2	RESIDENCE: EXISTING FLOOR PLANS & ELEVATIONS
A2.3	RESIDENCE: PROPOSED FLOOR PLANS & ELEVATIONS
A3.1	WORKSHOP: PROPOSED PLANS AND ELEVATIONS
A3.2	WORKSHOP: PROPOSED PLANS AND ELEVATIONS

DEFERRED SUBMITTALS

PRIOR TO INSTALLATION OF THE FOLLOWING SYSTEMS, THE CONTRACTOR SHALL SUBMIT TO THE MONTEREY CO. BUILDING DEPARTMENT THE REQUIRED DOCUMENTATION FOR REVIEW AND APPROVAL. REVIEW BY ARCHITECT SHALL BE PERFORMED PRIOR TO SUBMITTING DOCUMENTS TO ENFORCEMENT AGENCY.

- AUTOMATIC FIRE SPRINKLER SYSTEM. COORDINATE DESIGN FOR THE LOCATION OF SPRINKLER HEADS W/ARCHITECT.
- DESIGN DRAWINGS OF MECHANICAL SYSTEM, SIZES AND DETAILS NECESSARY TO OBTAIN A MECHANICAL/PLUMBING PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE

GENERAL CONDITIONS

- TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2019 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
- SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING.
CONTRACTOR IS ALSO RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE GEOTECHNICAL REPORT FROM GRICE ENGINEERING, INC. File No. 6993-08.09 September 21, 2018 AND ALL RECOMMENDATION MADE THEREIN.
- UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
- CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
- DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

SCOPE OF WORK

EXISTING SINGLE FAMILY DWELLING

REHABILITATION OF (E) HISTORIC STRUCTURE IN ORDER TO RESTORE HISTORIC FABRIC OF RESIDENCE TO INCLUDE 147 SQ. FT. OF DEMOLITION OF NON-HISTORIC WORK. ADDITION OF 101 SF. FT. TO UPPER LEVEL, INTERIOR REMODEL OF APPROXIMATELY 100 SQ. FT. AND NEW ENTRY DECK.

PROPOSED GARAGE WORKSHOP

PROPOSED 1,286 SQ. FT. DETACHED ACCESSORY STRUCTURE FOR USE AS WORKSHOP.

SITE

NEW 2,000 GALLON SEPTIC TANK, PRIMARY AND SECONDARY LEACH FIELDS.

EXISTING SEPTIC SYSTEM TO BE ABANDONED IN PLACE\

GRADING:

WORKSHOP:

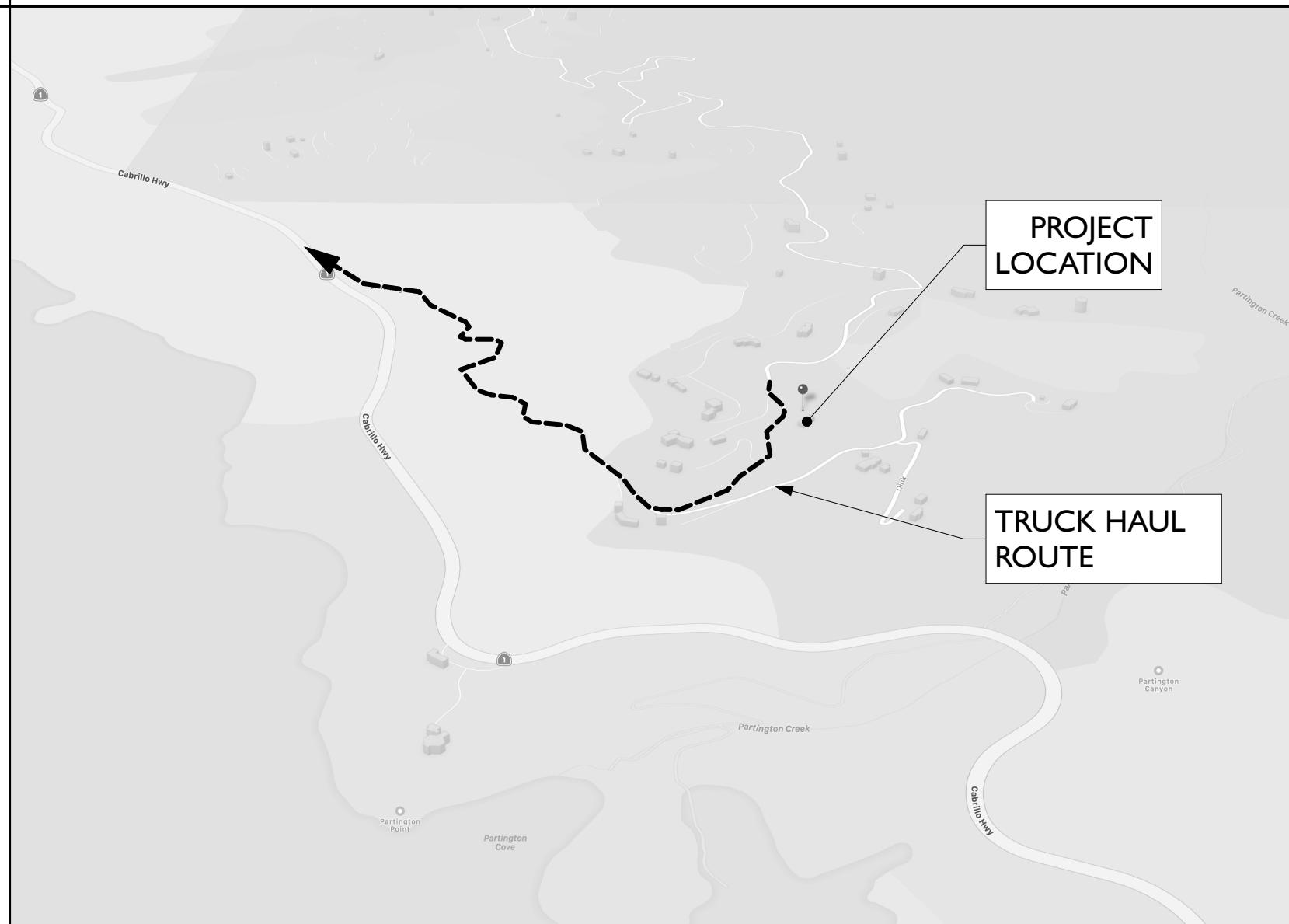
APPROXIMATELY 950 SQ. FT. OF SURFACE AREA WILL BE DISTURBED FOR THE FOUNDATION EXCAVATION OF THE WORKSHOP WITH APPROXIMATELY 35 CUBIC YARDS OF EXCAVATION TO BE RE-DISTRIBUTED EVENLY ON THE DOWNHILL PORTION OF THE SITE. 27 SQ. FT. OF THIS EXCAVATION WILL BE IN 30% SLOPE.

SEPTIC:

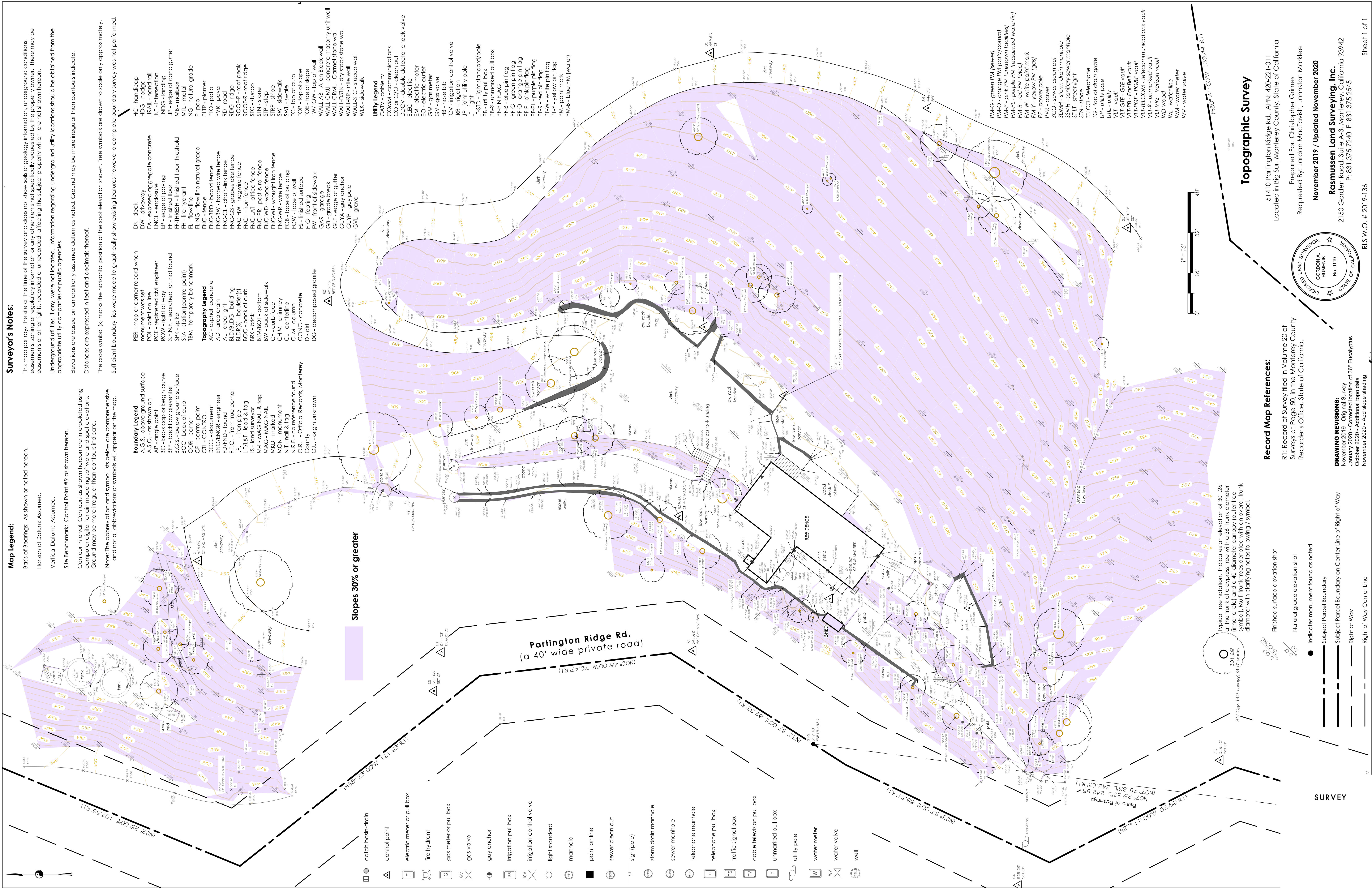
APPROXIMATELY 375 SQ. FT. OF SURFACE AREA WILL BE DISTURBED FOR THE INSTALLATION OF THE SEPTIC SYSTEM. APPROXIMATELY 28 CUBIC YARDS OF EXCAVATION WILL BE REQUIRED. THE ENTIRETY OF THIS EXCAVATION WILL BE IN 30% SLOPE.

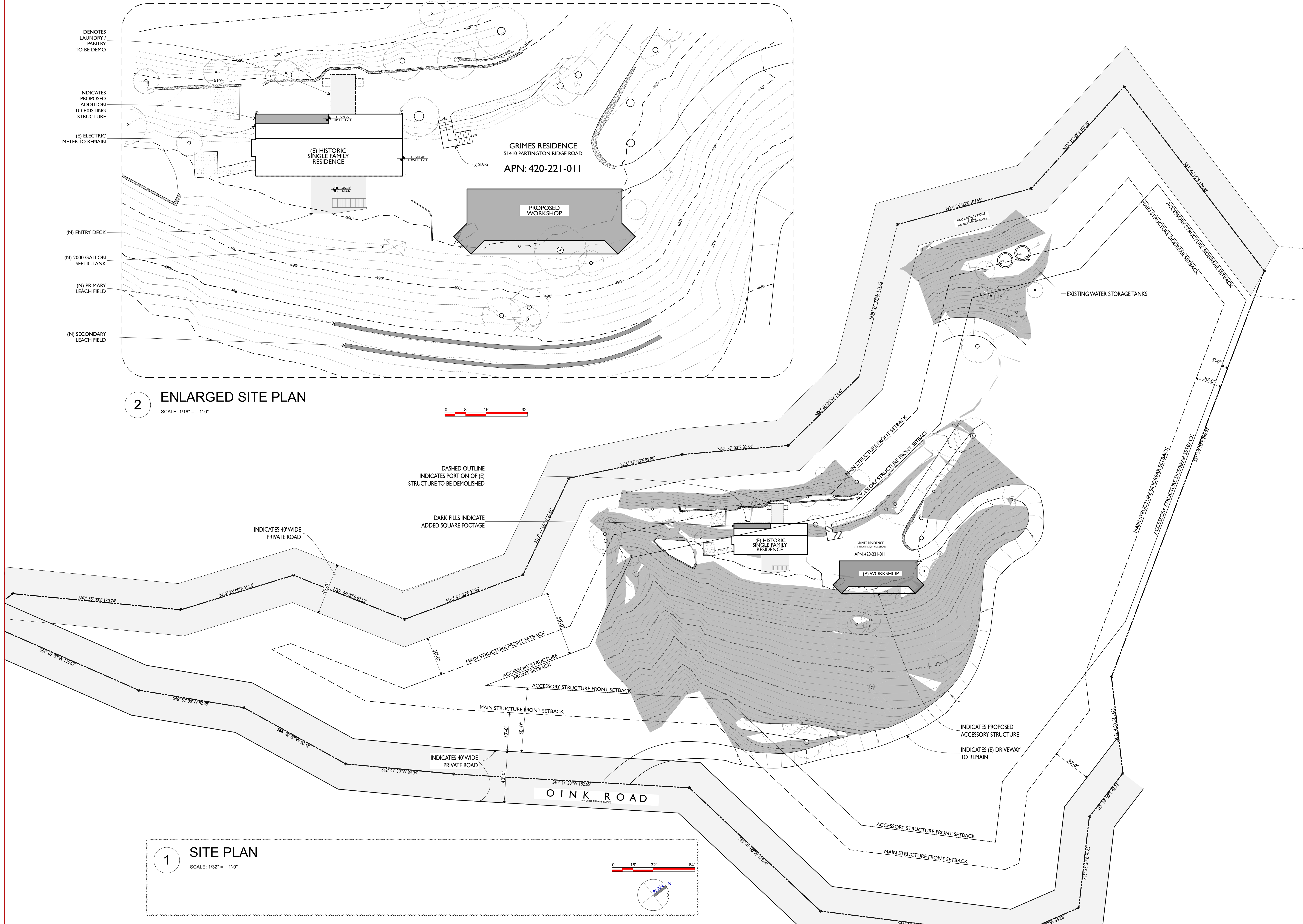
TOTAL EXCAVATION FOR THE PROJECT WILL BE APPROXIMATELY 63 CUBIC YARDS OF CUT WHICH WILL BE REDISTRIBUTED ACROSS APPROXIMATELY 17,500 SQ. FT. OF SITE AREA GENERATING A LITTLE OVER 1" OF FILL ACROSS THIS SURFACE AREA. ALL OF THIS AREA WILL BE IN 30% SLOPE.

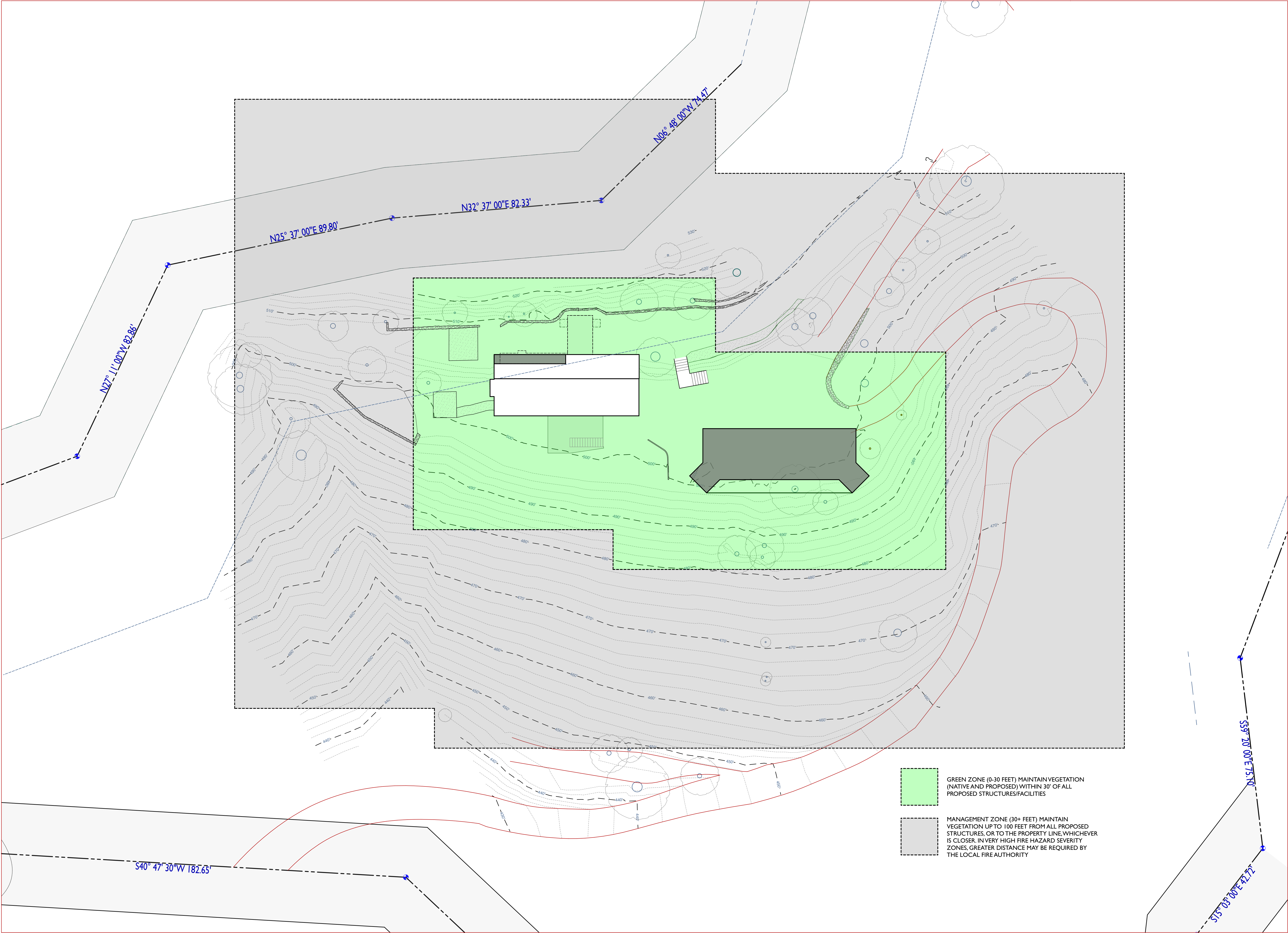
VICINITY MAP / TRUCK HAUL ROUTE



NOT TO SCALE







issued: 07/11/21

revised: 10/04/21

drawn by:

JUSTIN PAULY ARCHITECTS
550 hornell st, suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jp@justinpaulyarchitects.com

**PRELIMINARY: NOT FOR
CONSTRUCTION**

A HISTORIC REHABILITATION AND NEW WORKSHOP FOR THE:
GRIMES RESIDENCE
51410 Partington Ridge Road
Big Sur, California
apn: 420-221-002-000

ALL DRAWINGS AND WRITTEN MATERIALS
CONTAINED HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED WORK OF
THE ARCHITECT AND THE SAME MAY NOT
BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE WRITTEN CONSENT OF THE
ARCHITECT (© JUSTIN PAULY ARCHITECTS)

**FUEL MANAGEMENT
PLAN**

sheet
A1.2
of -
sheets

PROPERTY AND SYSTEM INFORMATION:
SITE ADDRESS: 51410 PARTINGTON RIDGE ROAD, BIG SUR, CALIFORNIA
A.P.N.: 420-221-011-000
AREA OF PARCEL: 5.695 ACRES

NITROGEN BALANCE

EXISTING STRUCTURE: 3 BEDROOM SINGLE FAMILY RESIDENCE

PROPOSED STRUCTURE: DETACHED 2 BEDROOM GUEST HOUSE AND
DETACHED GARAGE WITH RESTROOM

TOTAL NUMBER OF OCCUPANTS: 4 (EXISTING RESIDENCE)
2 (PROPOSED GUEST HOUSE)
TOTAL: 6 FULL TIME OCCUPANTS PER DAY

PER TABLE 5-2 MCEH OWTS:
ALLOWABLE APPLIED NITROGEN PER ACRE: 40 GRAMS
ALLOWABLE APPLIED NITROGEN ON PARCEL: 227.8 GRAMS

EXISTING APPLIED NITROGEN ON PARCEL: 40 GRAMS

PROPOSED APPLIED NITROGEN ON PARCEL: 60 GRAMS

EXCESS APPLIED NITROGEN: 00.00 GRAMS

OWTS DESIGN FOR SINGLE FAMILY RESIDENCE & GUEST HOUSE

PER TABLE 5-3 MCEH OWTS:
PEAK DAILY FLOW: 600 GALLONS
SEPTIC TANK SIZE: WITHOUT GARBAGE GRINDER 2,000 GALLONS
WITH GARBAGE GRINDER 2,500 GALLONS

DEPTH TO GROUND WATER PER GRICE ENGINEERING:
NO GROUNDWATER WAS ENCOUNTERED AT THIS SITE TO THE MAXIMUM DEPTH OF
EXPLORATION, APPROXIMATELY 42 FEET BELOW GRADE NEAR THE PROPOSED
GARAGE AND 27.13 FEET BELOW THE PROPOSED AREA OF THE SEPTIC LATERALS.
(ELEVATION 436.37± FEET)

GROUNDWATER SETBACK PER TABLE 5-6 MCEH OWTS: NOT APPLICABLE

POTENTIAL GROUND WATER RECHARGE AREA SPECIFIED BY FIGURE 2-10 PER
MCEH-OWTS-2018: NOT APPLICABLE
(IF YES, THE DISPERSAL SYSTEM SHALL NOT BE DEEPER THAN 5 FEET)

LOWEST PROBABLE ELEVATION OF LEACHFIELD BOTTOM: ELEVATION 468.50 FEET

INFILTRATION AREA REQUIRED: 500 SQUARE FEET

LEACHFIELD TYPE: SHALLOW TRENCH, 2FT DEEP X 1.5FT WIDE
EFFECTIVE WALL AREA: 4 SQUARE FEET PER LINEAR FOOT

TOTAL LENGTH OF TRENCH REQUIRED PER FIELD: 125 LINEAR FEET

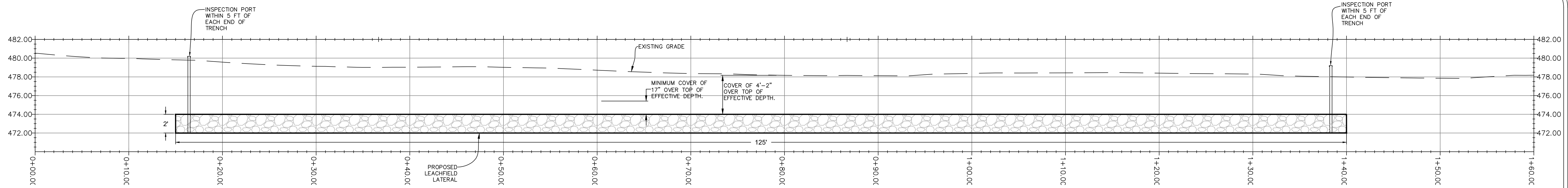
PRIMARY FIELD: 1 LATERAL; 2 FEET DEEP, 1.5 FEET WIDE, 125 FEET LONG
500 SQUARE FEET OF INFILTRATION AREA

SECONDARY FIELD: 1 LATERAL; 2 FEET DEEP, 1.5 FEET WIDE, 125 FEET LONG
500 SQUARE FEET OF INFILTRATION AREA.

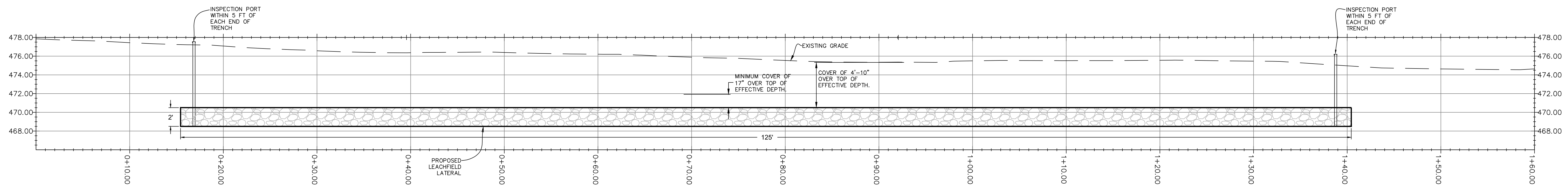
SUFFICIENT ROOM REMAINS FOR INSTALLATION OF A TERTIARY FIELD OF EQUAL
SIZE. OTHER LEACHFIELD LATERAL ALIGNMENTS ARE POSSIBLE.

PER MC-OWTS-2018 TABLE 5-4 AND SECTION 5.9.2			
LOWER AREA	TEST DEPTH (FEET)	STABILIZED TAFT RATE (MINUTES/INCH)	APPLICATION RATE (GALLONS/SQUARE FOOT/DAY)
P-1	4.79 TO 9.23	2.8	1.2
P-2	2.06 TO 4.96	1.9	1.2
P-3	5.33 TO 9.38	3.3	1.2
P-4	1.77 TO 4.96	0.9	1.2
P-5	5.18 TO 9.33	1.6	1.2
P-6	1.79 TO 4.81	2.5	1.2
AVERAGE			1.2

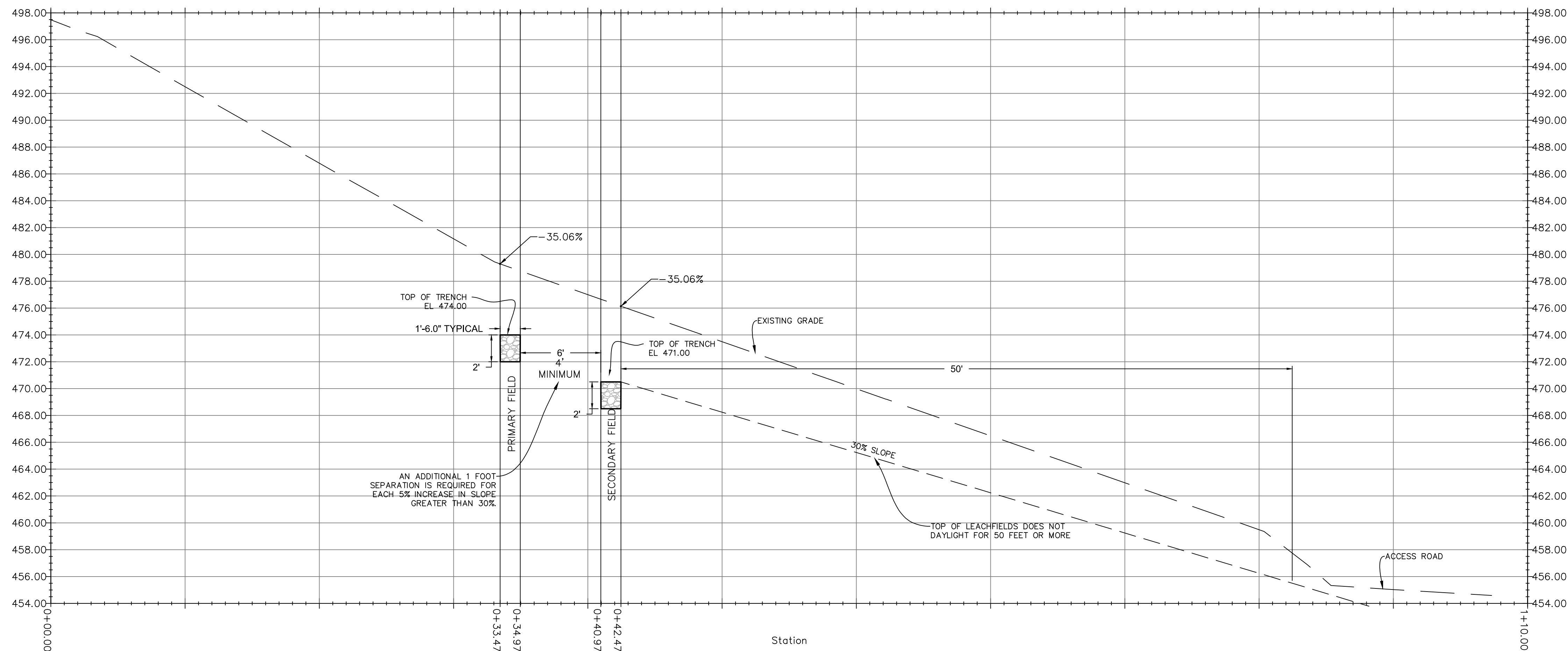
PER MC-OWTS-2018 TABLE 5-4 AND SECTION 5.9.2			
UPPER AREA	TEST DEPTH (FEET)	STABILIZED TAFT RATE (MINUTES/INCH)	APPLICATION RATE (GALLONS/SQUARE FOOT/DAY)
P-10	1.78 TO 4.81	72.6	0.16
P-11	5.97 TO 9.25	60.7	0.2
AVERAGE			0.16



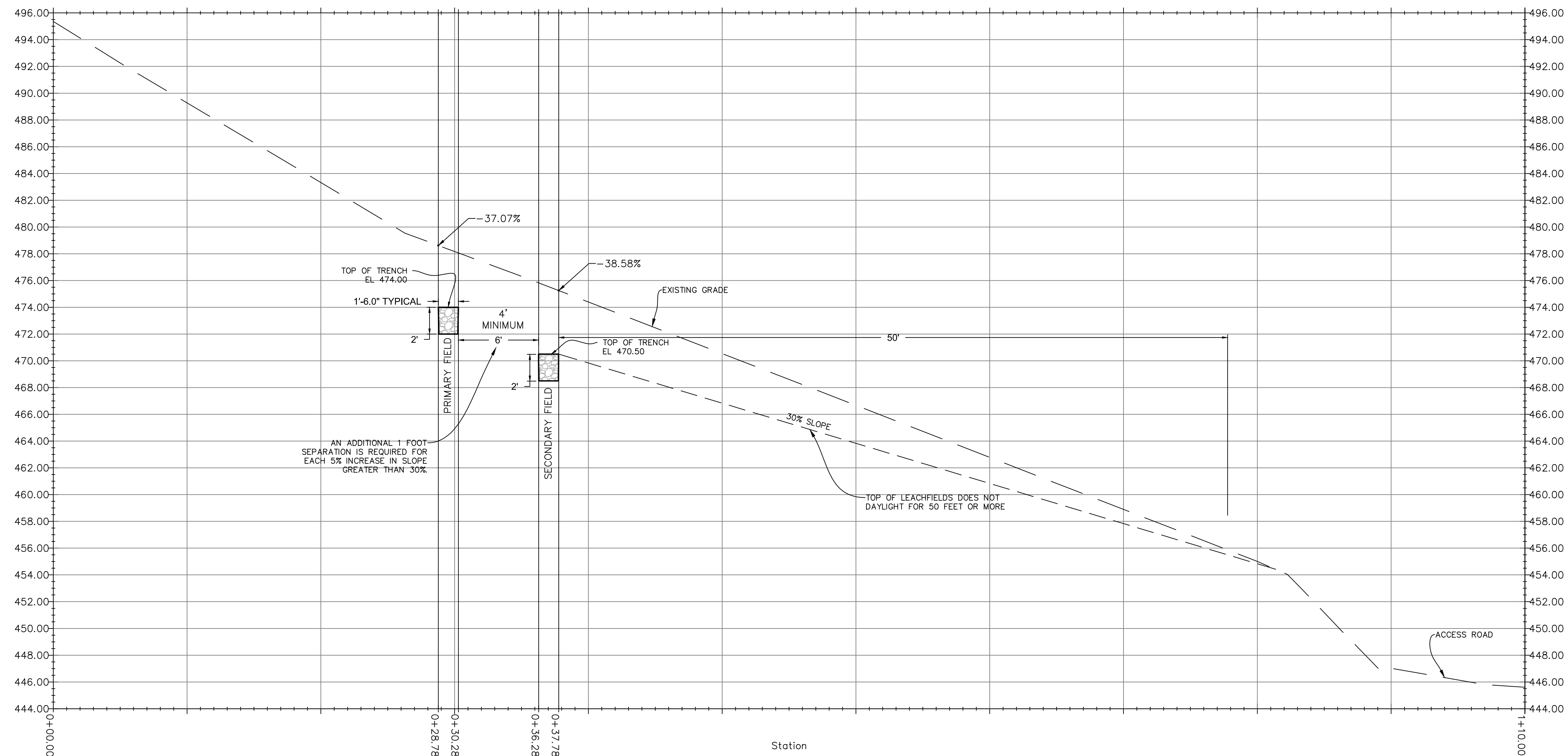
1 PROFILE OF LEACHFIELD LATERAL - PRIMARY FIELD
SCALE 1" = 5'



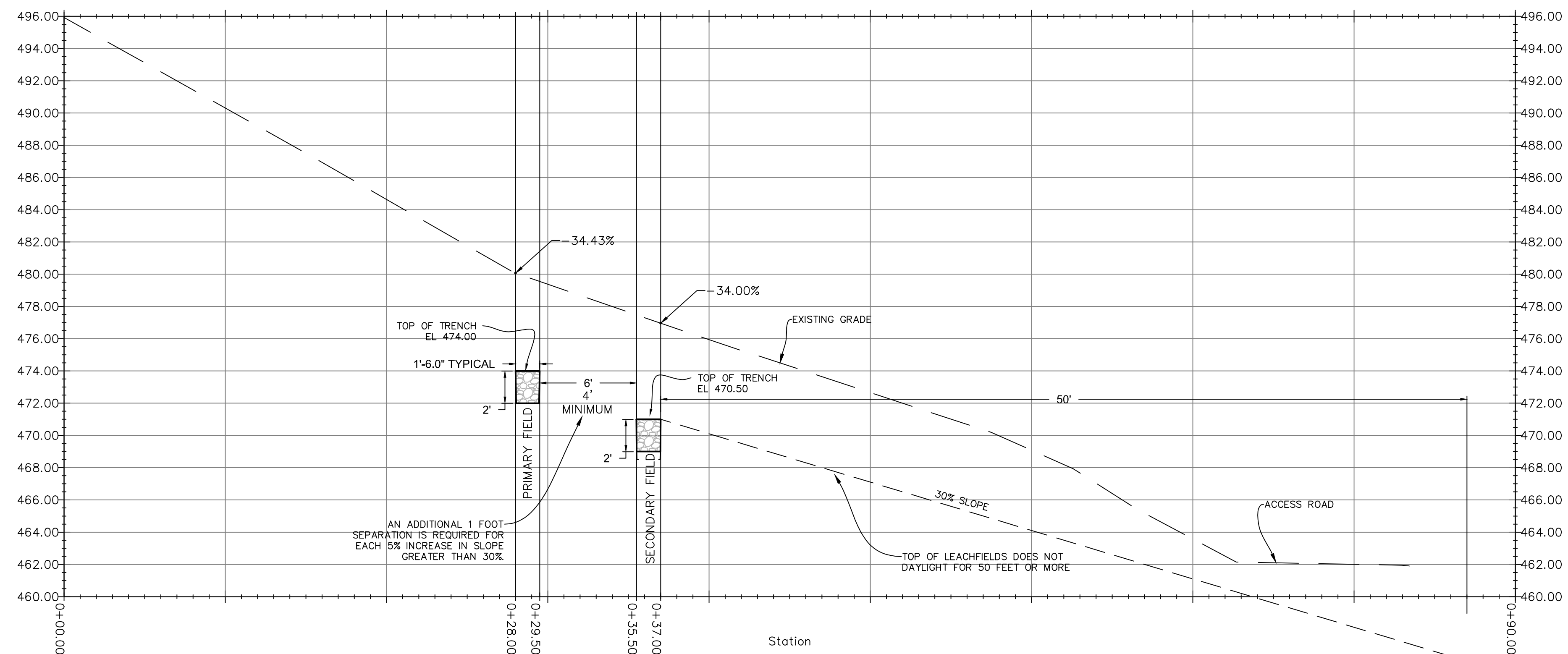
2 PROFILE OF LEACHFIELD LATERAL - SECONDARY FIELD
SCALE 1" = 5'



A SECTION THROUGH PRIMARY AND SECONDARY LEACHFIELDS
SCALE 1" = 5'



B SECTION THROUGH PRIMARY AND SECONDARY LEACHFIELDS
SCALE 1" = 5'



C SECTION THROUGH PRIMARY AND SECONDARY LEACHFIELDS
SCALE 1" = 5'

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LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:

MR. CHRISTOPHER GRIMES
51410 PARTINGTON RIDGE ROAD
BIG SUR, CALIFORNIA 93920

GRIMES ESTATE
51410 PARTINGTON RIDGE ROAD, BIG SUR, CALIFORNIA 93920
A.P.N. 420-221-011-000
ONSITE WASTEWATER TREATMENT SYSTEM
SECTIONS

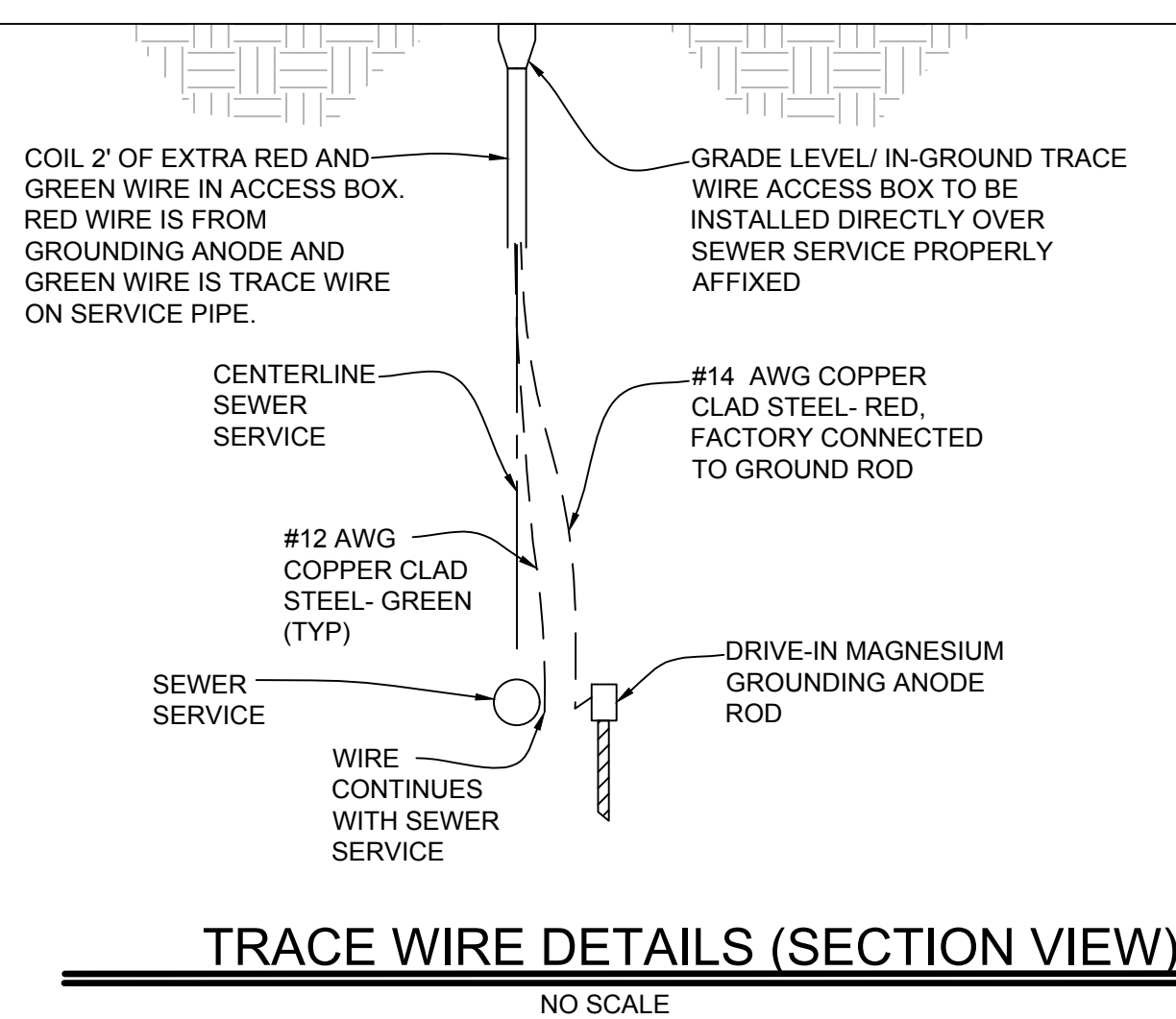
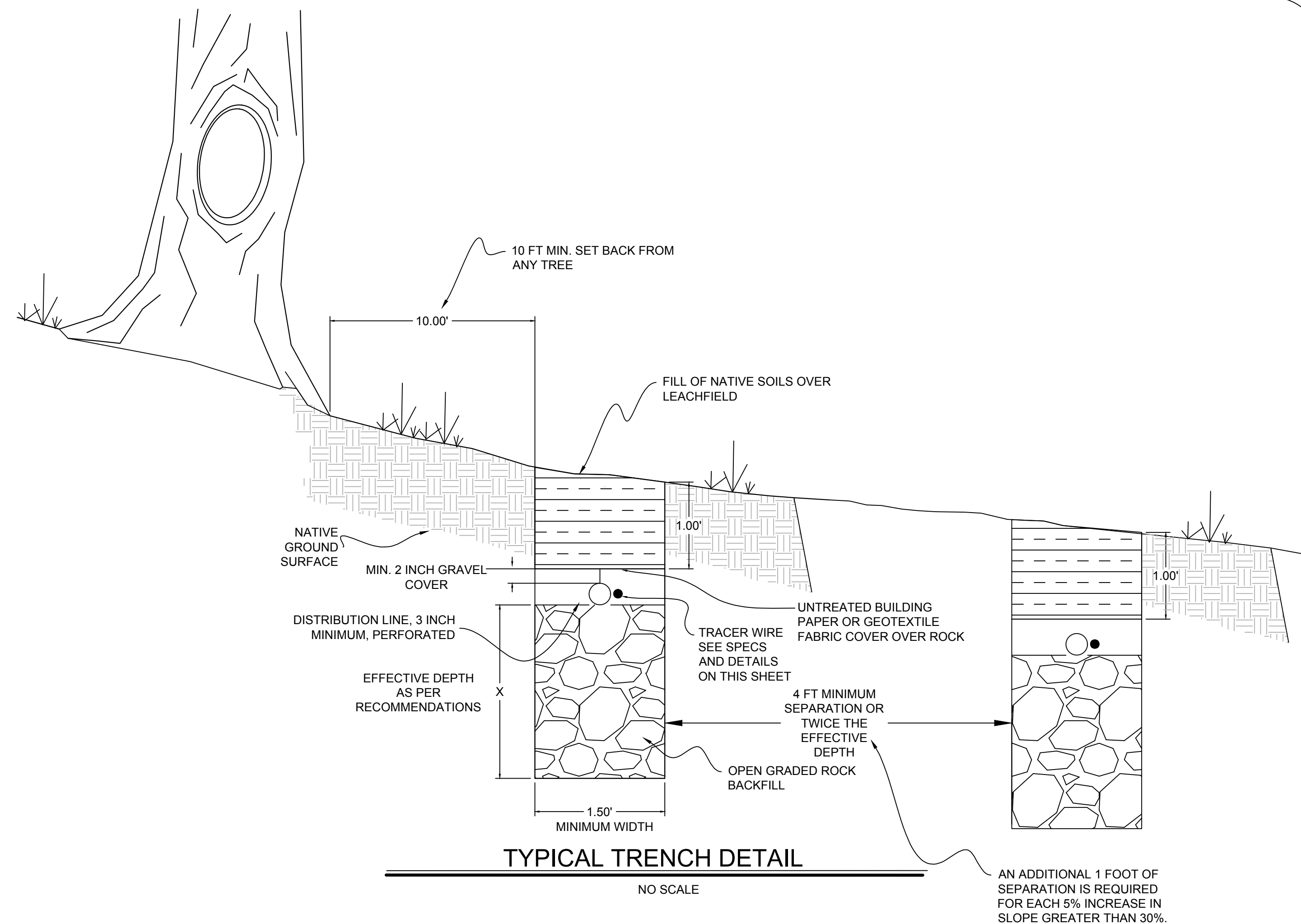
REVISION
DATES

PUB. 071020

C-3.0

Date Plotted: Jul 10, 2020

GRIMES ESTATE
FILE NO. 7199-20.02



NO SCALE



NON-HISTORIC ADDITION TO BE REMOVED



issued: 07/11/21

revised:  10/04/21

drawn by:

JUSTIN PAULY ARCHITECTS

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A HISTORIC REHABILITATION AND NEW WORKSHOP FOR THE:

GRIMES RESIDENCE

51410 Partington Ridge Road

Big Sur, California

apn: 420-221-002-000

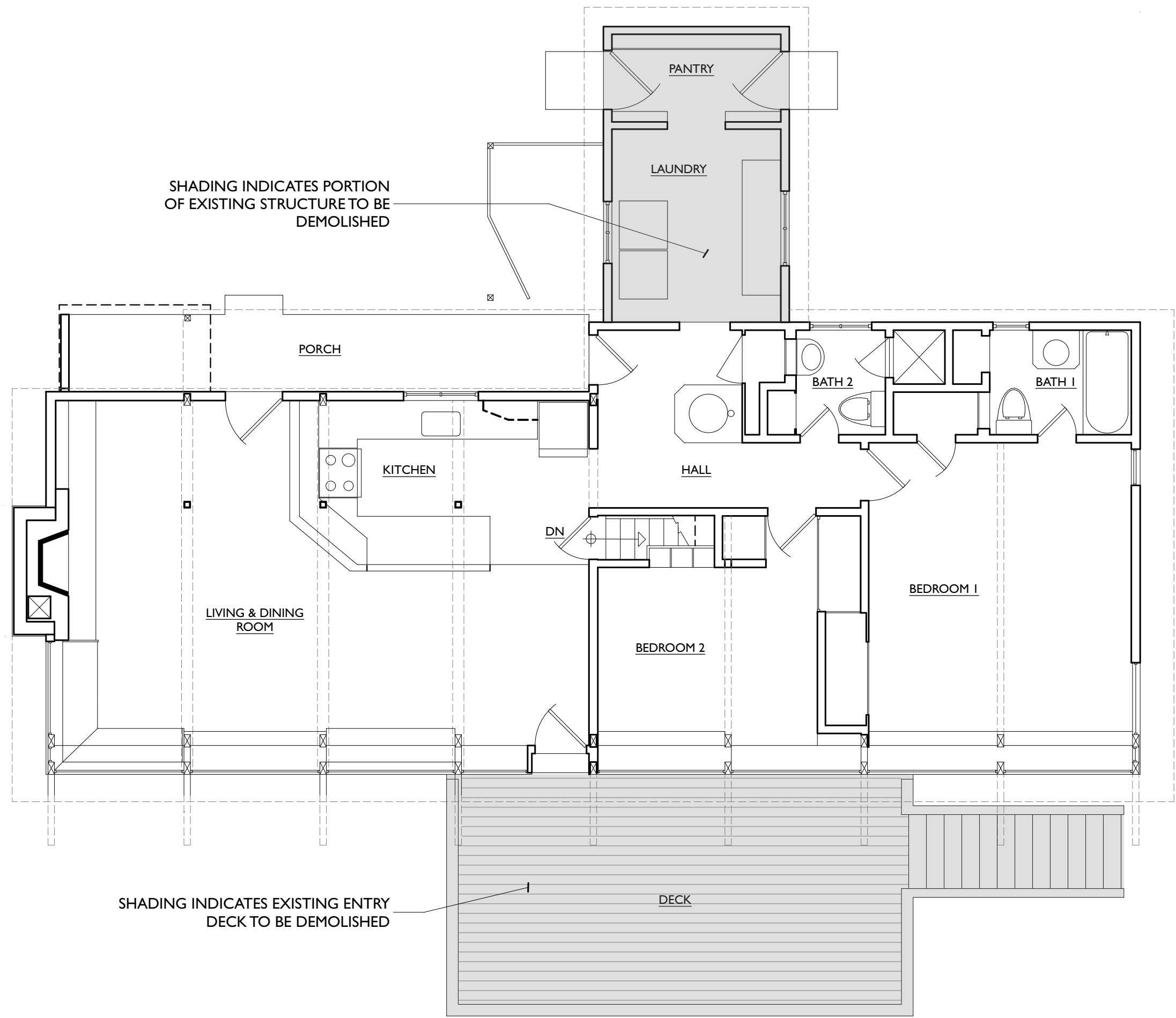
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PHOTOS OF HISTORIC RESIDENCE

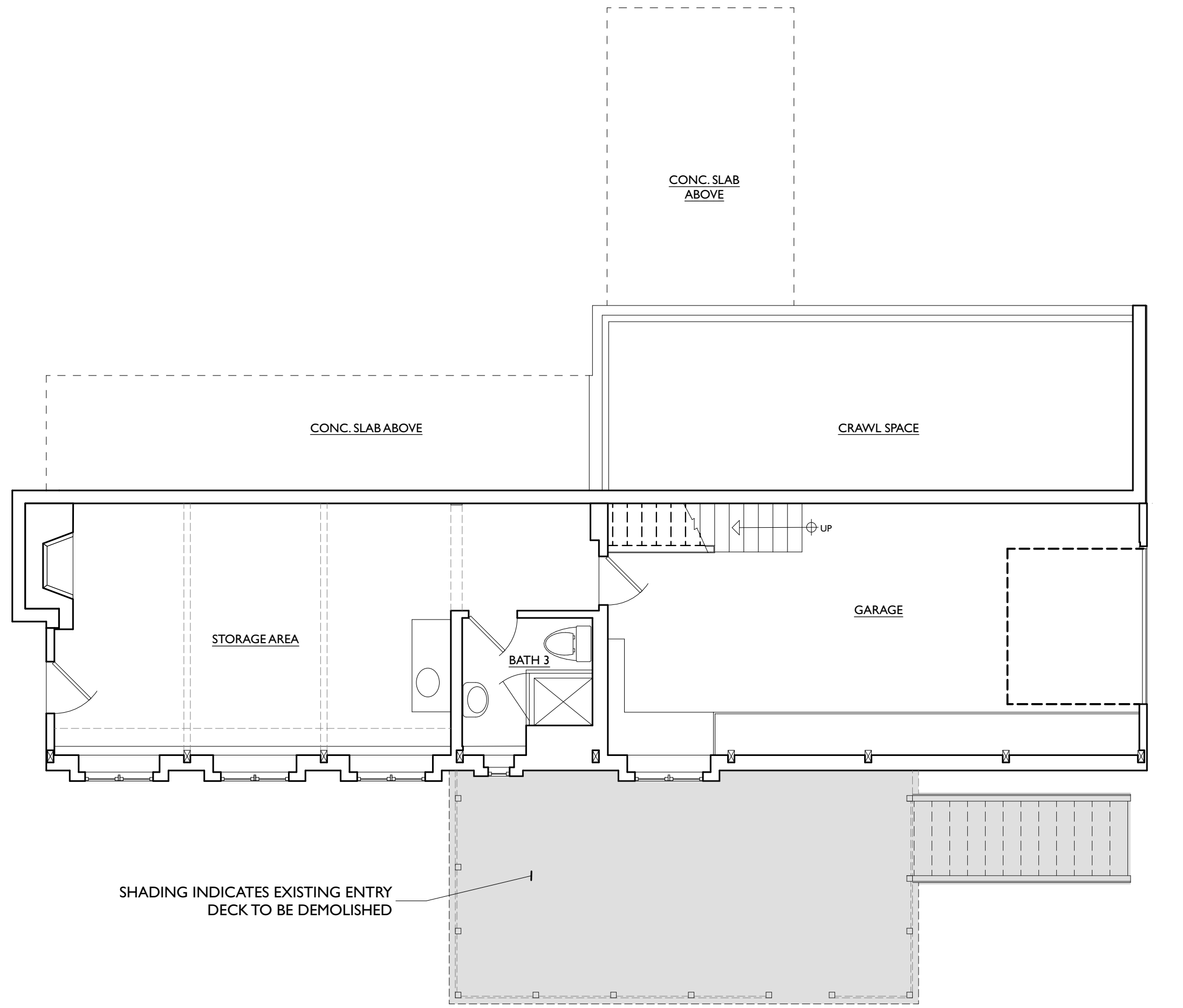
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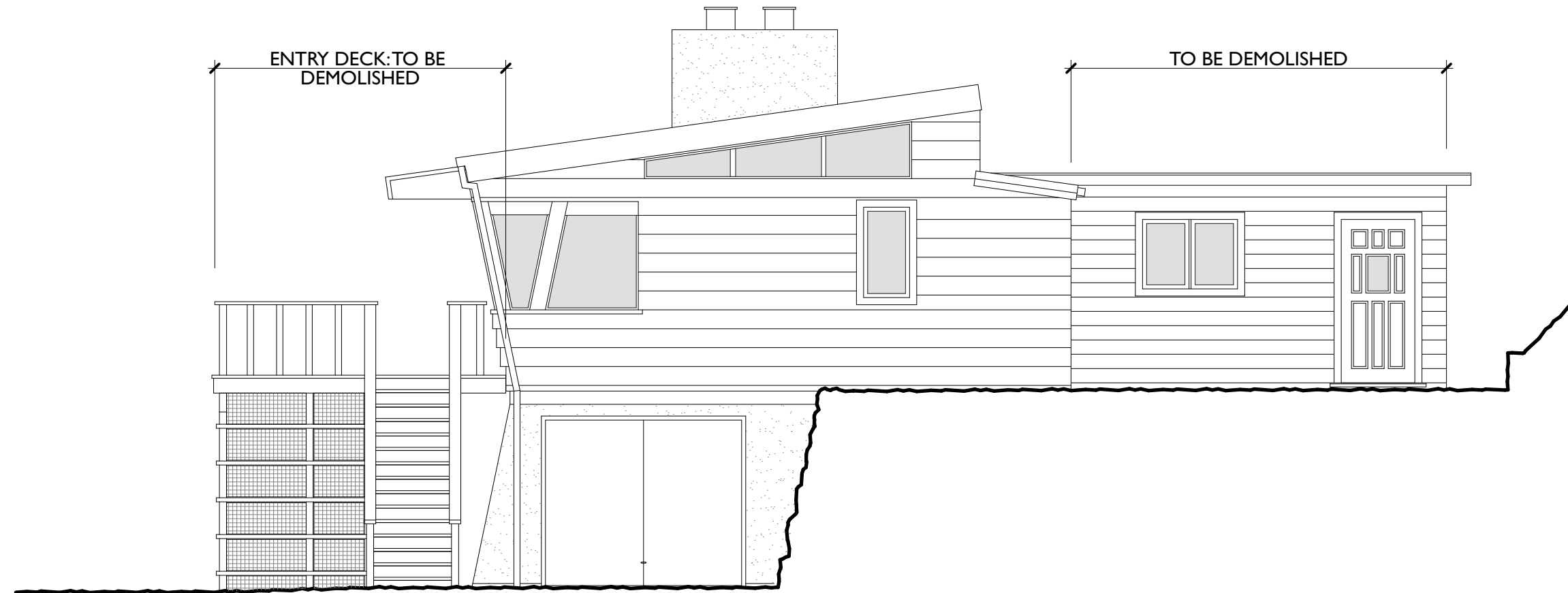
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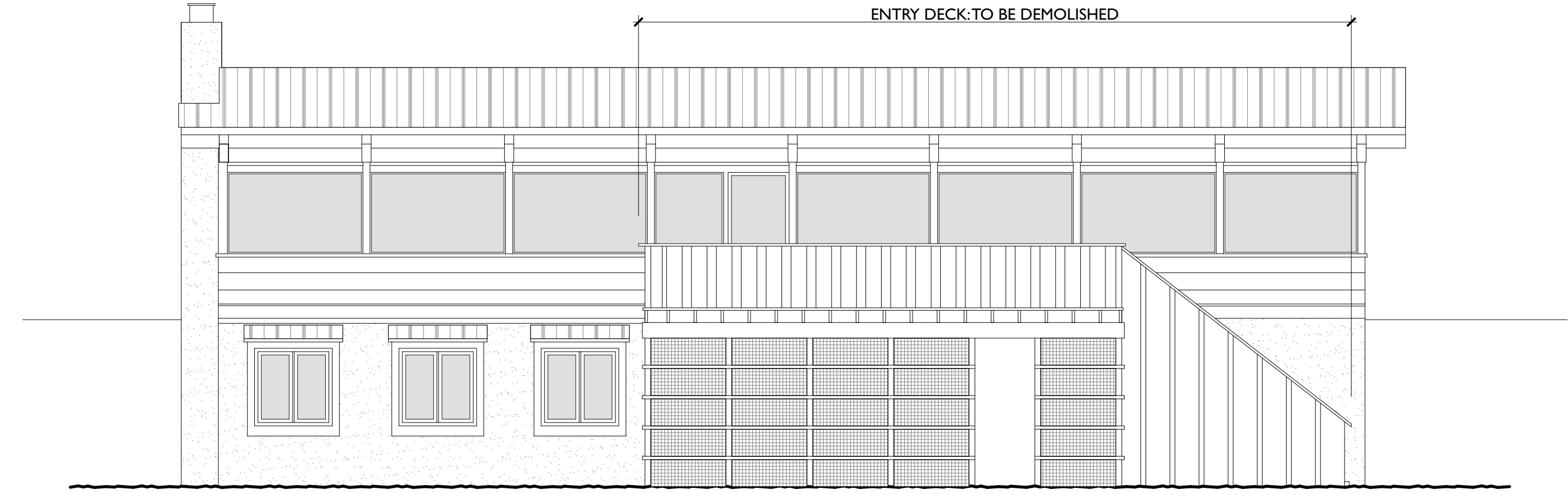
1 EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



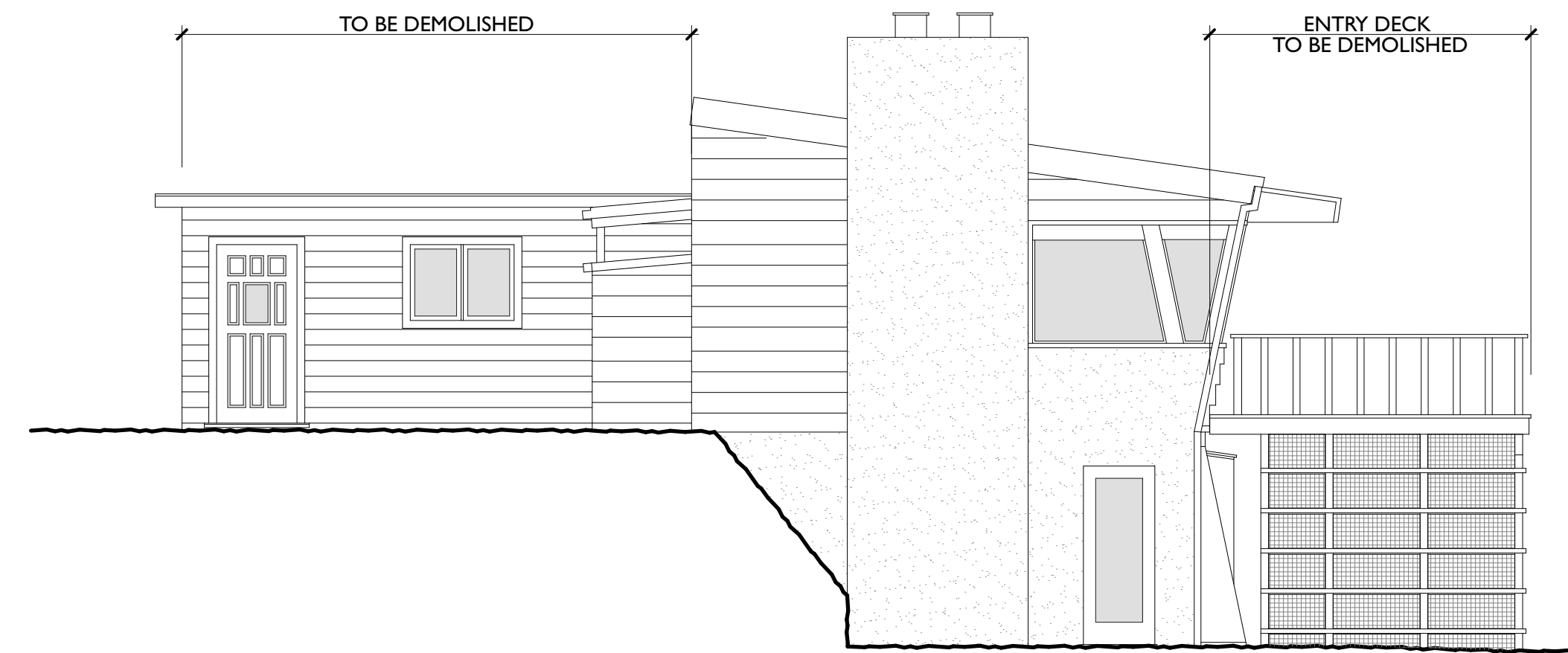
2 EXISTING LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



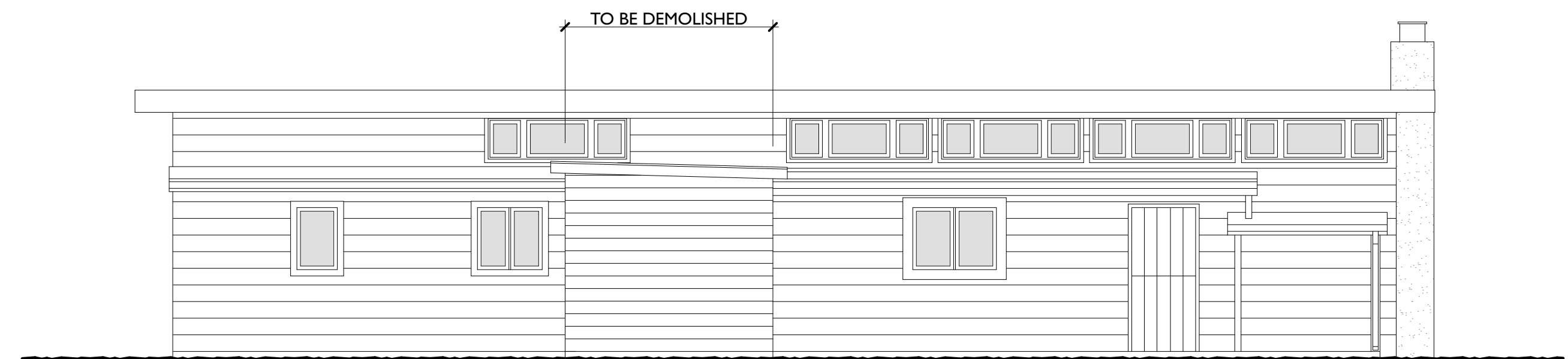
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

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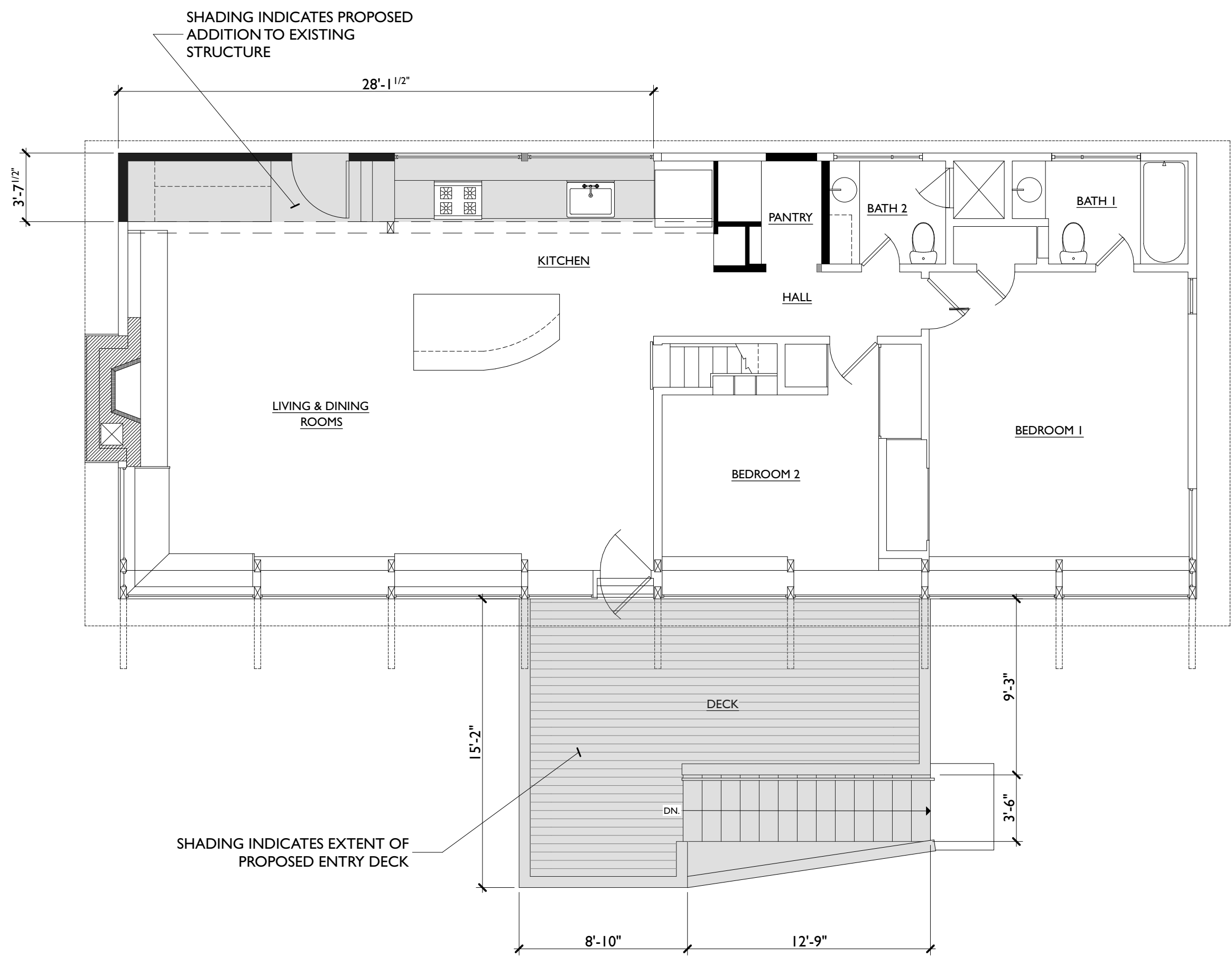
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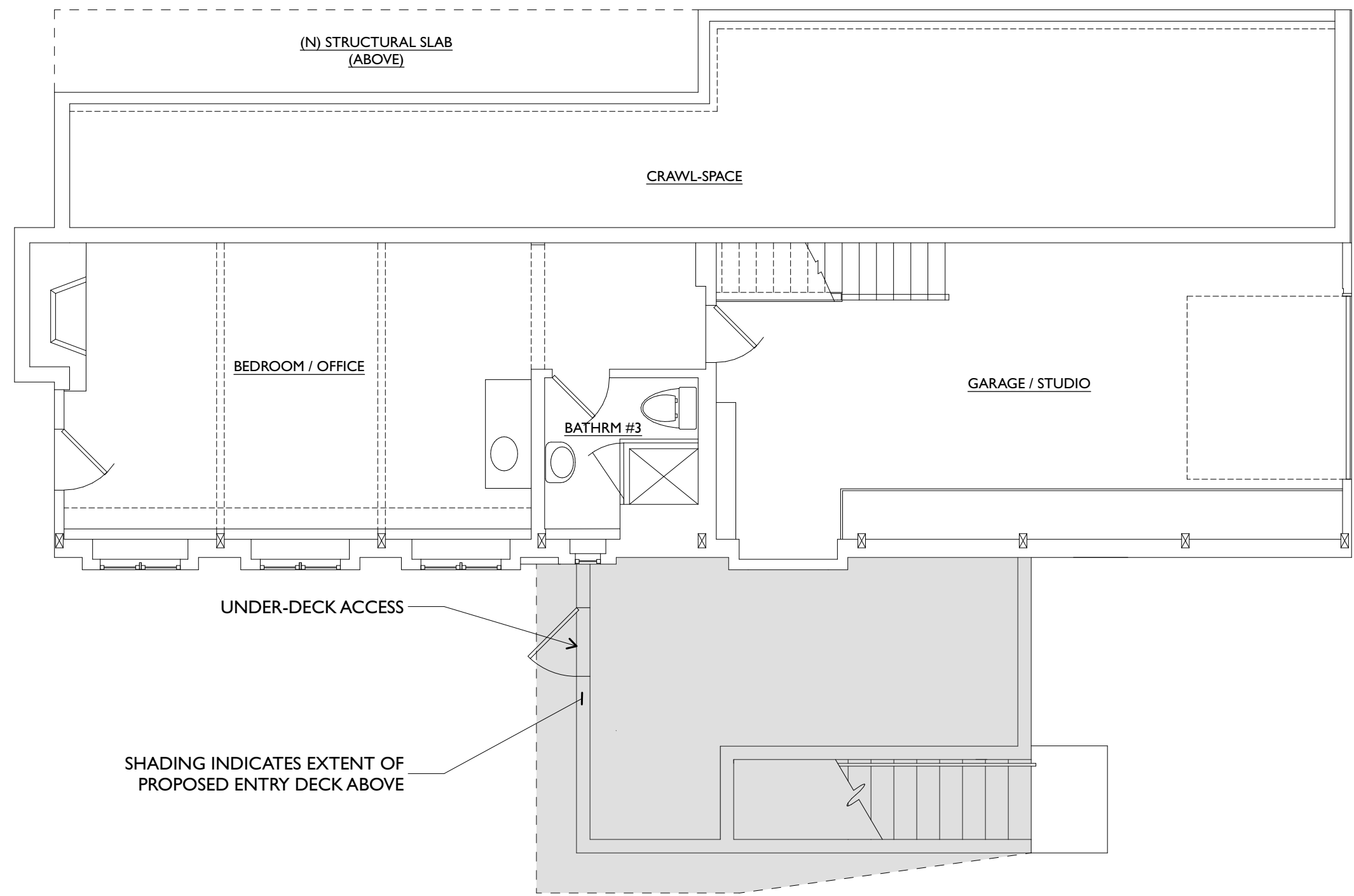
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RESIDENCE:
EXISTING FLOOR
PLANS & ELEVATIONS

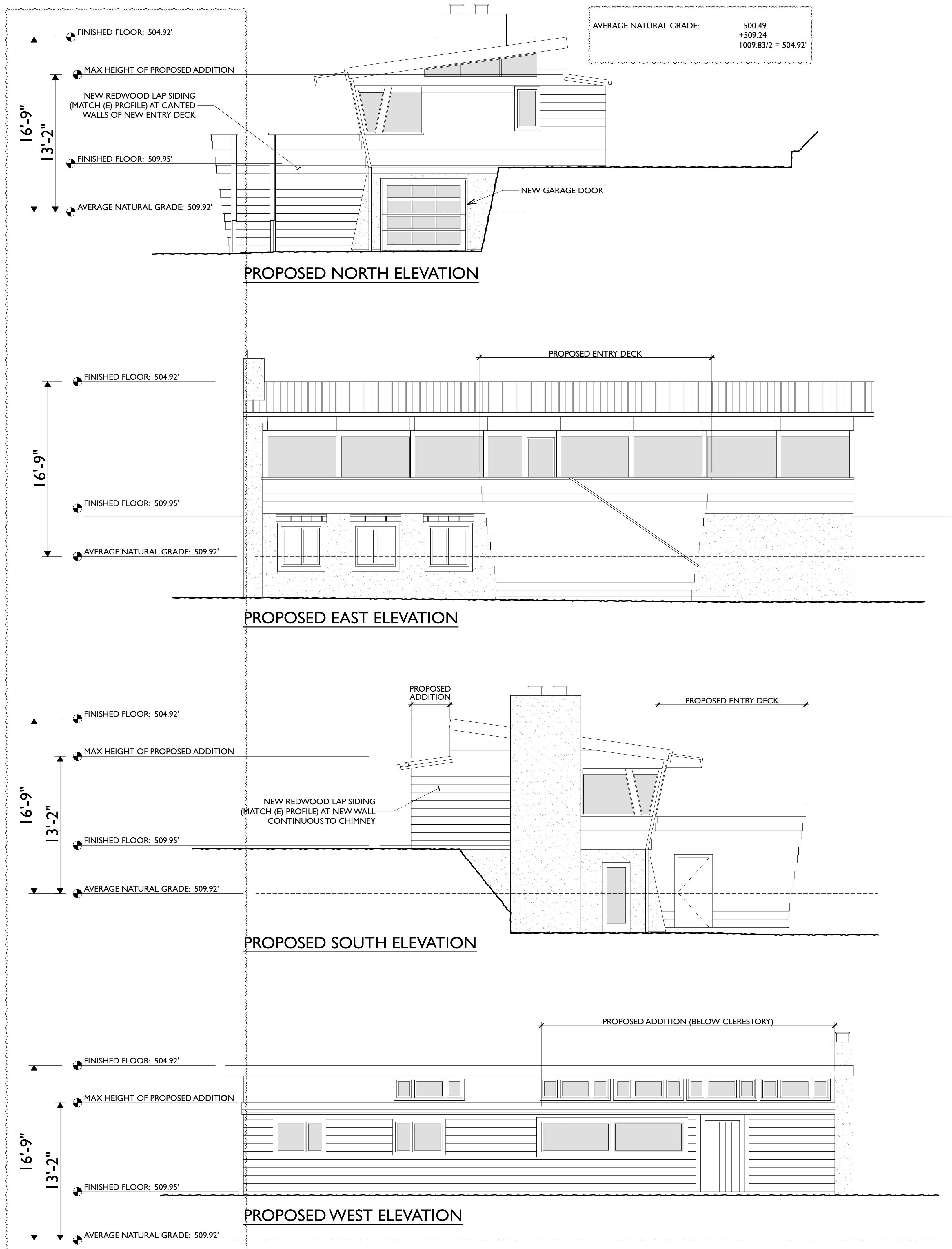
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of -
sheets

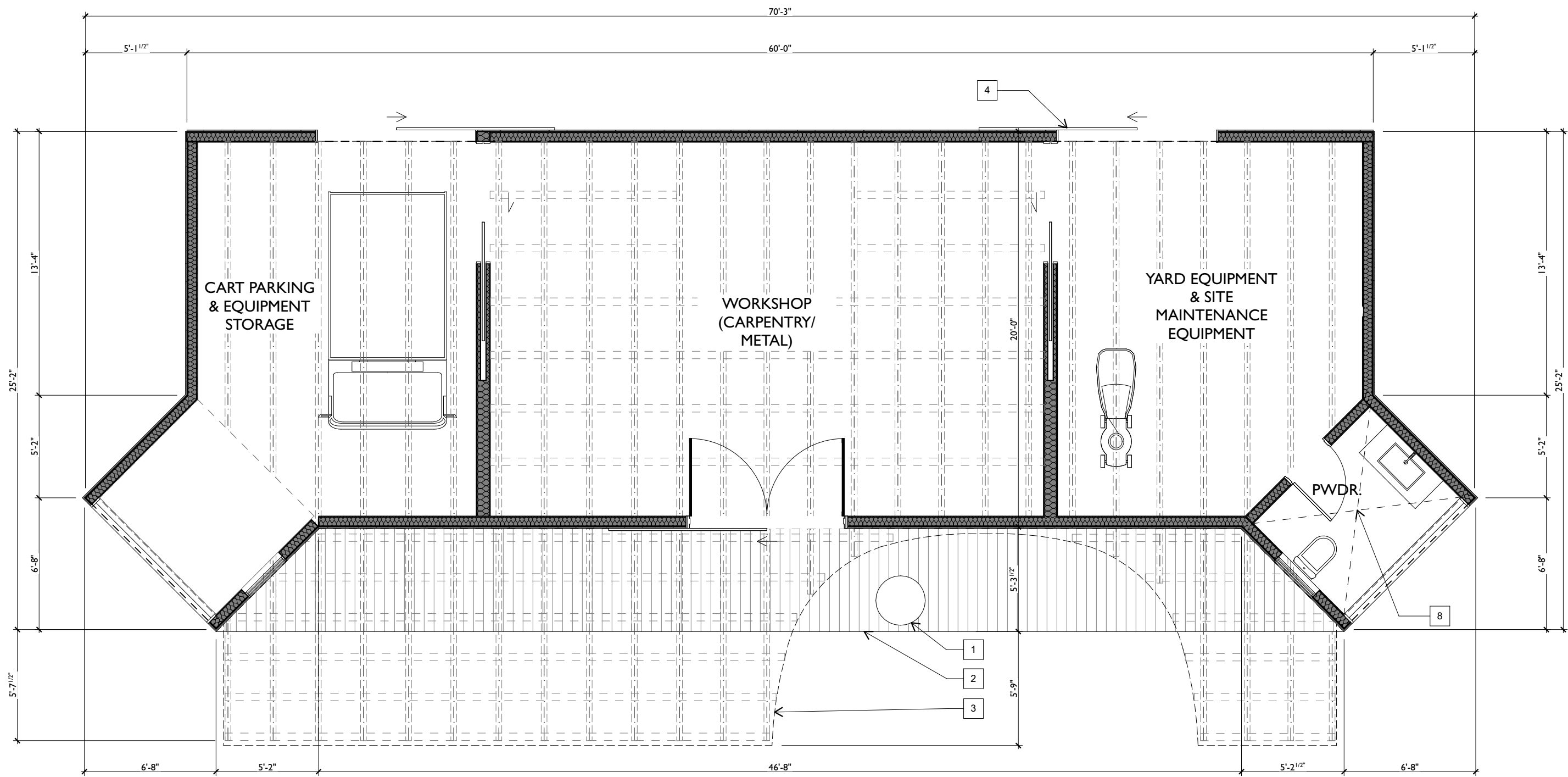


1 PROPOSED UPPER LEVEL
SCALE: 3/16" = 1'-0"

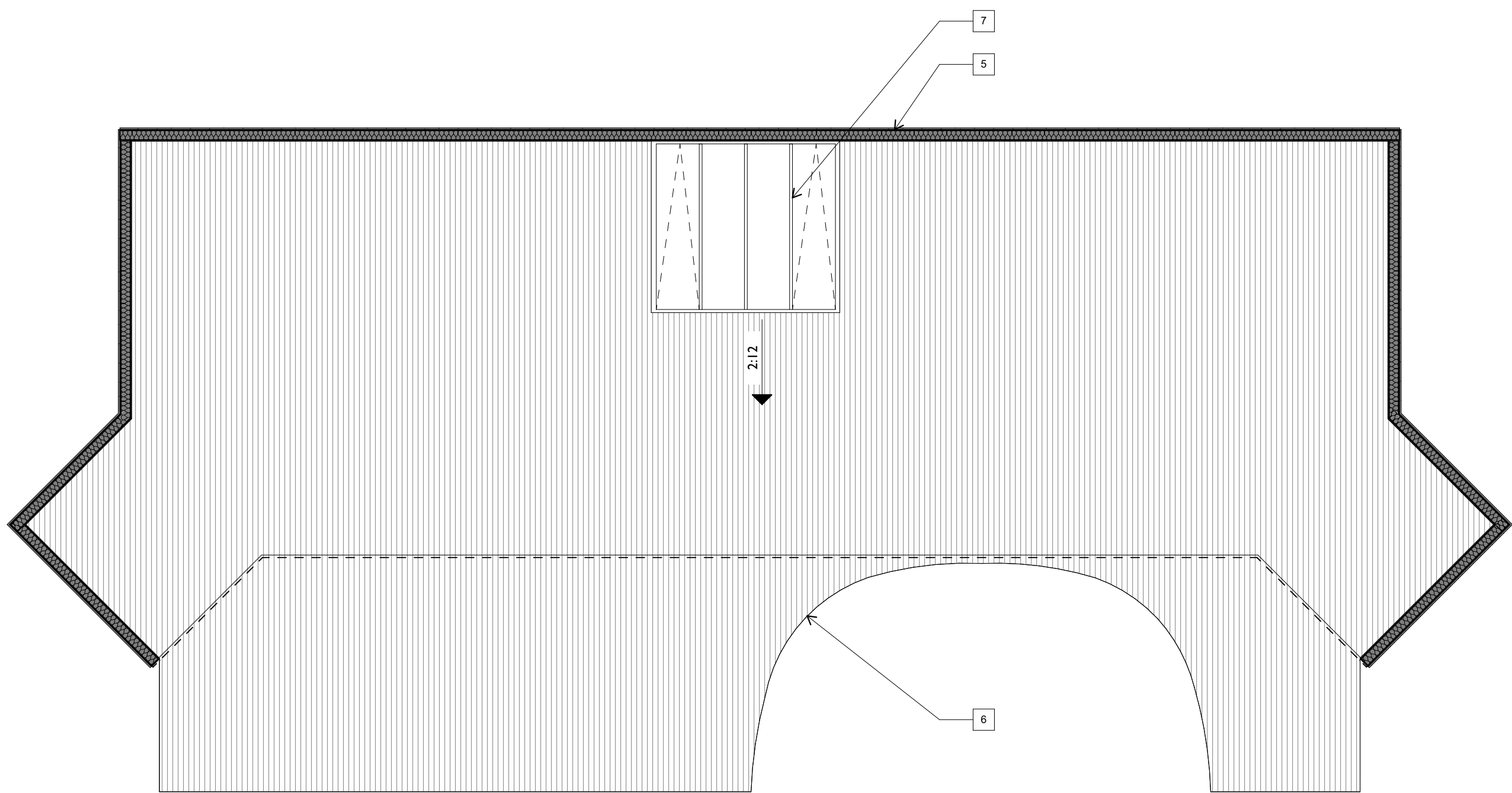
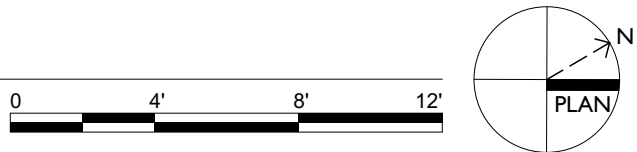


2 PROPOSED LOWER LEVEL
SCALE: 3/16" = 1'-0"

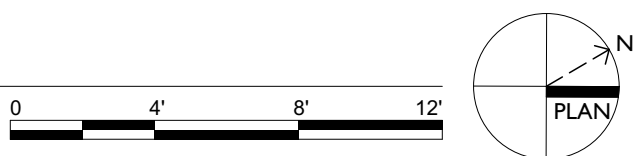




1 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



FLOOR & ROOF PLAN NOTES

- 1 CUT-OUT OF DECK FOR EXISTING OAK TREE
- 2 IPE DECKING AT BACK PORCH
- 3 DASHED LINE INDICATES EXTENT OF CORRUGATED METAL ROOFING ABOVE
- 4 SLIDING BARN DOORS FOR GARAGE ACCESS
- 5 NON-STRUCTURAL PARAPET
- 6 EDGE OF CORRUGATED METAL ROOFING (INSTALLED OVER CLASS 'A' CAP SHEET
- 7 NEW 4-PANEL SKYLIGHT W/ OPERABLE SASHES AS INDICATED; PROVIDE INTERIOR SHADING DEVICE
- 8 PROVIDE UNDER-FLOOR MECHANICAL SPACE UNDER POWDER ROOMD; SEE EXTERIOR ELEVATIONS FOR ACCESS PANEL

GENERAL NOTES

1. ALL DIMENSIONS TO OUTSIDE FACE OF SHEATHING, U.O.N.
2. ARCHITECTURAL DESIGN OF ACCESSORY STRUCTURE TO BE CONSISTENT WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR THE REHABILITATION OF HISTORIC STRUCTURES

WALL LEGEND

- W01 NEW 2X6 INTERIOR WALL W/5/8" GWB BOTH SIDES,TYP. AT ALL INTERIOR WALLS U.O.N
- W02 NEW 2X6 EXTERIOR WALL W/CEMENT PLASTER SEMI-SMOOTH W/INTEGRAL COLOR O/1/2" PLYWOOD SHEATHING, MIN. R15 INSULATION PER TITLE 24 & 5/8" GWB INTERIOR,TYPICAL AT ALL EXTERIOR WALLS U.O.N.

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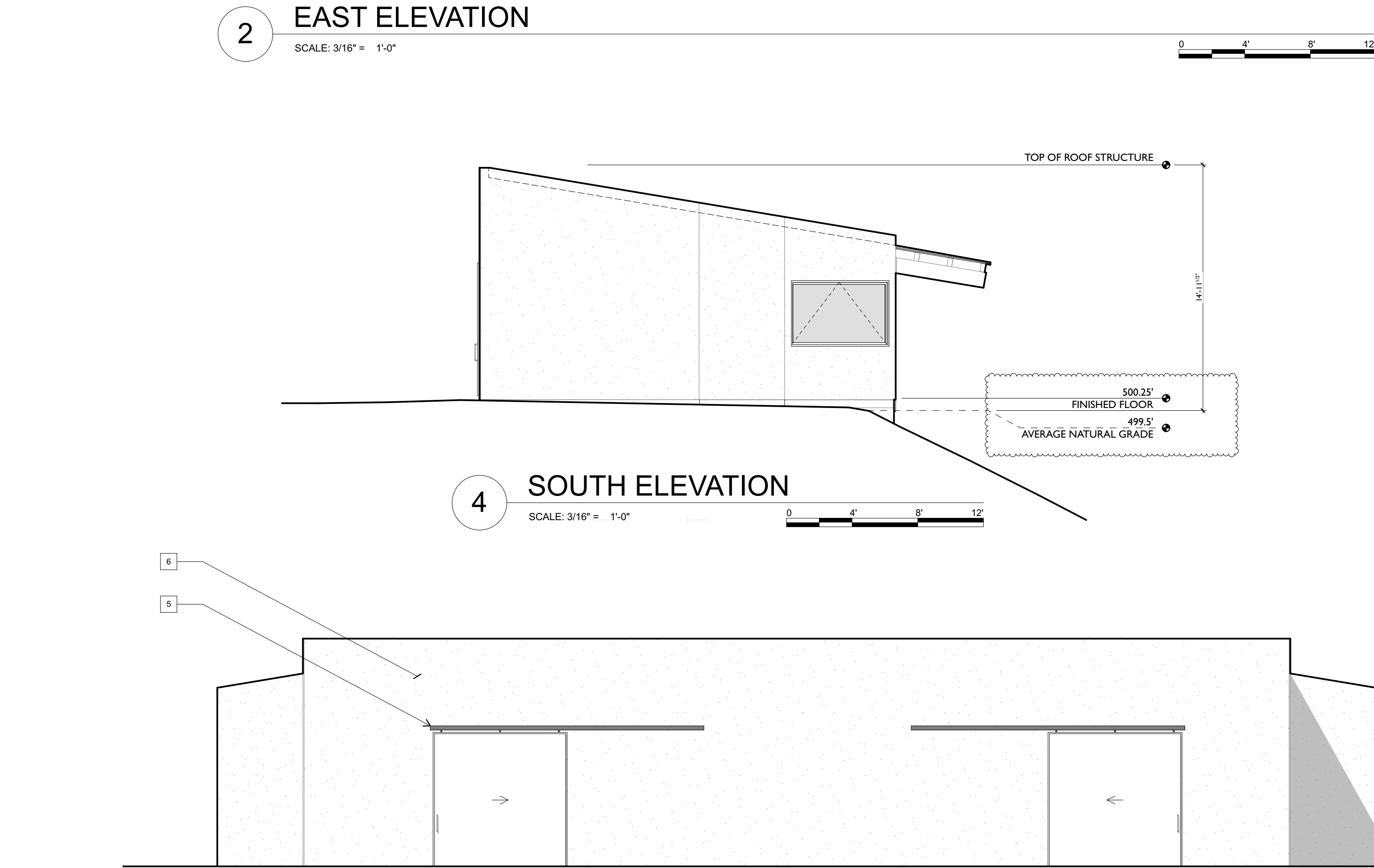
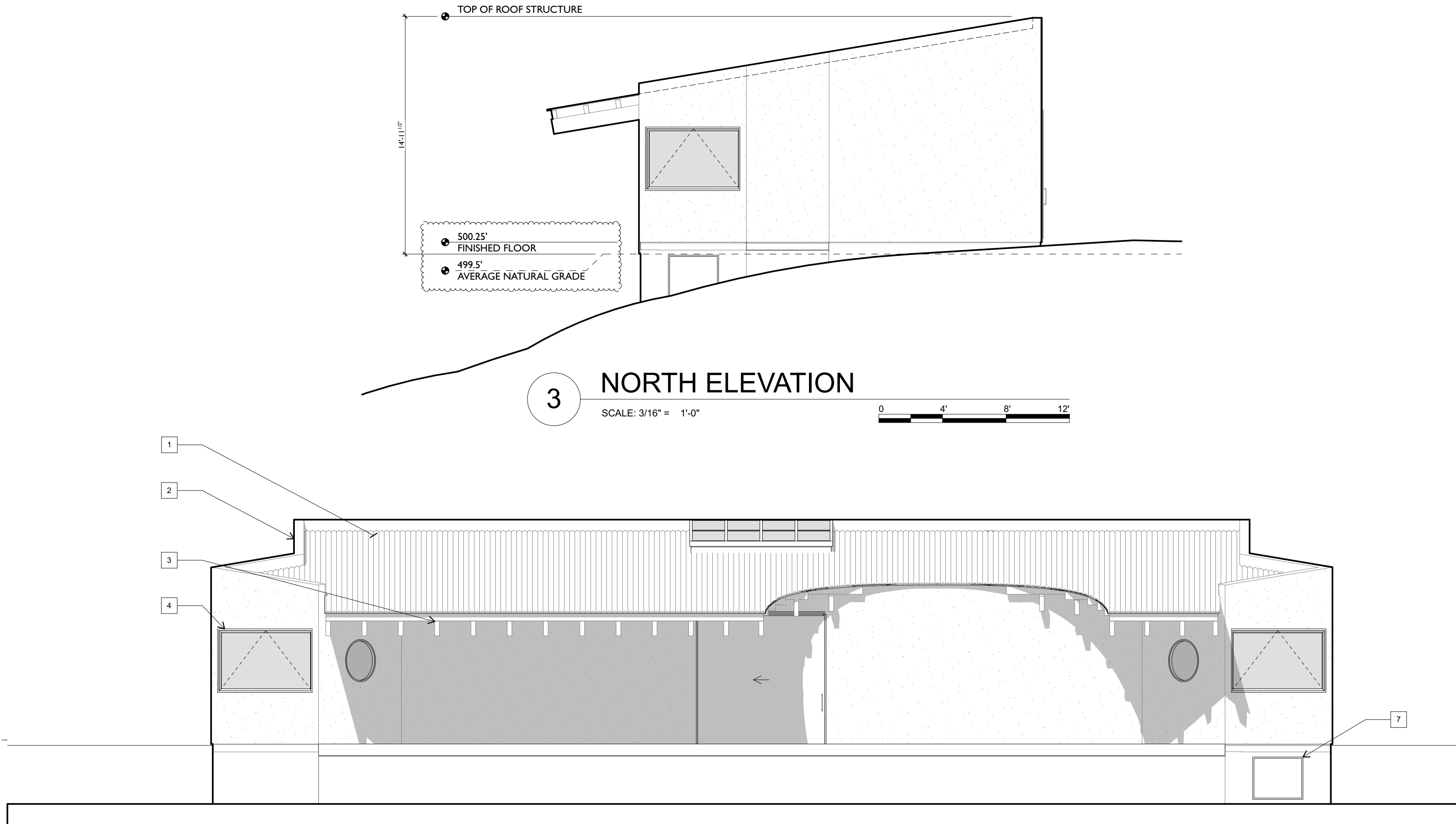
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FLOOR PLAN & ROOF PLAN

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of -
sheets



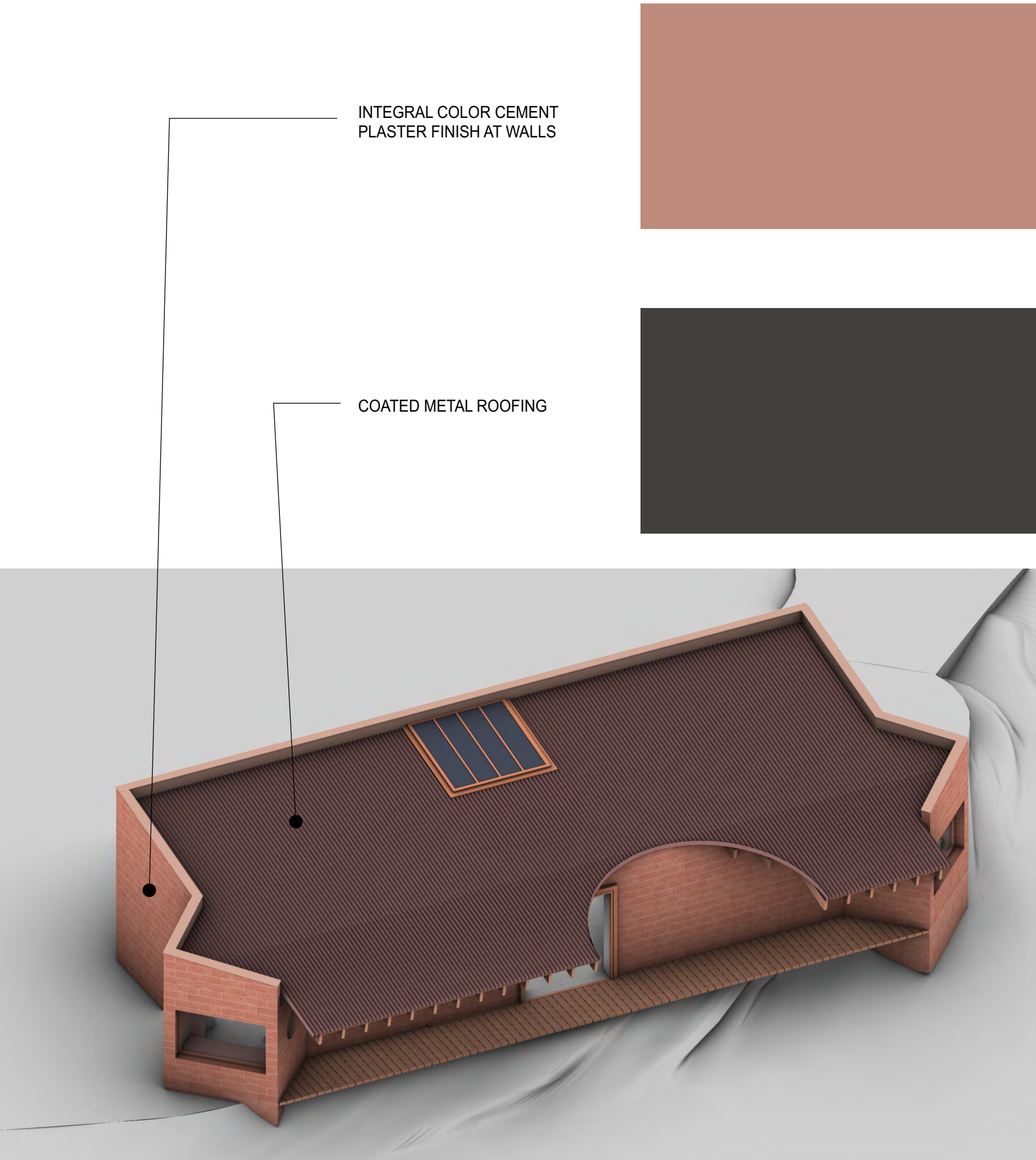
FLOOR & ROOF PLAN NOTES

- 1 GALVANIZED CORRUGATED METAL ROOFING OVER CLASS 'A' ROOFING MEMBRANE
- 2 PARAPET
- 3 HEAVY TIMBER CEDAR ROOF FRAMING (WUI COMPLIANT) AT ROOF OVERHANG
- 4 SLIDING BARN DOORS FOR GARAGE ACCESS
- 5 SLIDING BARN DOORS
- 6 INTEGRAL COLOR CEMENT PLASTER FINISH
- 7 UNDER-FLOOR MECHANICAL ACCESS DOOR- ONE HOUR RATED

MATERIALS



FLEETWOOD ALUMINUM DOORS AND WINDOWS



NOTE: INDICATED COLORS ARE AN APPROXIMATION OF FINAL SELECTIONS WHICH ARE TO BE DETERMINED WITH MOCK-UPS IN THE FIELD TO BE APPROVED BY ARCHITECT AND OWNER

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EXTERIOR ELEVATIONS

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of -
sheets

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