

# Exhibit B

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# DRAFT RESOLUTION

## Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

**BRUCE EDWIN G & SUSAN L (PLN210170)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project, as the construction of a single-family dwelling and associated site improvements, qualifies for a Class 3 Categorical Exemption Pursuant to 15303 of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of an:
  - a. Administrative Permit and Design Approval to allow construction of a 2,720 square foot single family residence, a 1,200 square foot accessory dwelling unit 3 1-car garages totaling 720 square feet;
  - b. Variance to reduce front setback from 30 to 14 feet;
  - c. Variance to reduce the side setback from 20 to 10 feet;
  - d. Use permit to allow development on slopes in excess of 25%, consisting of removing and recompacting soil in place on approximately 700 square feet of a sloped area; and
  - e. Use permit to allow Ridgeline Development.

[PLN210170 BRUCE EDWIN G & SUSAN L,  
10995 Saddle Rd, Monterey, 93940, Greater  
Monterey Peninsula Area Plan (APN: 416-191-013-  
000)]

**The Bruce Edwin G & Susan L application (PLN210170) came on for a public hearing before the Monterey County Planning Commission on October 26, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Planning Commission finds and decides as follows:**

### FINDINGS

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

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

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- the Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project consists of constructing a new 2,720 square foot single-family dwelling, 1,200 square foot accessory dwelling unit, and 3 1-car garages totaling 720 square feet on an undeveloped lot just west of, but not within, the Hidden Hills Estates Subdivision. Associated site improvements would include installation of an onsite wastewater treatment (septic) system, connection to the potable water service provider (Cal Am), a new driveway and hardscape, and ornamental landscaping.
- c) Allowed Use. The property is located at 10995 Saddle Road, Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential with a density of 5.1 acres a unit, and Design Control and Site Plan review overlay zones or “RDR/5.1-D-S”, which allows the first single-family dwelling on a legal lot of record, attached accessory structures such as garages, and accessory dwelling units (Title 21 Sections 21.16.030.A., 21.16.030.E., and 210.16.030.S., respectively). Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property is depicted in its current configuration as a 2.88 acre parcel on a Record of Survey filed in Volume 10 Surveys Page 93, recorded on March 3, 1972 which memorialized a three lot division of parcel “IV West” of “Hidden Mesa West”, and on the Record of Survey filed in Volume 24 Surveys, Page 73 recorded on April 6, 2001. At the time of its creation the property was zoned “R-1-B-5 with a 2 ½ half acre minimum building site.” The “B-5” zoning of the time indicated that the minimum building site was that designated on the sectional district map, so the property complied with the minimum building site size requirements at the time of its creation. Therefore, the County recognizes the property as a legal lot of record.
- e) Design. The property has a Design Control “D” overlay zone, which establishes design review requirements in order to assure protection of the public viewshed, neighborhood character, and the visual integrity of development.

The surrounding land uses consists of a mix of low-density residential development and open space uses, primarily hillsides with chaparral vegetation and intermittent tree cover. The property is on the eastern edge of a group of residences along Saddle Road. Further to the east is an open space parcel that is part of the Hidden Hills Estates Subdivision. The homes along Saddle Road are 1 and 2 story residences with an eclectic mix of styles. The homes appear in this area are all larger

custom-built homes of varying styles. Many utilize varied hip and gable roof forms and have either white or earth tone finishes.

The proposed residence is split level, with the primary home being one story and the accessory dwelling unit being two stories, and is compatible in massing and scale with the surrounding residences. The proposed roof is a flat sloped roof. It transitions in height and orientation, creating a varied roof form similar to the other residences in the neighborhood. The primary finish palette consists of a sand textured stucco with brown and tan shades, aluminum glazed doors and windows, and a grey standing seam metal roof. These finishes are unobtrusive and consistent with the surrounding rural environment and neighborhood character.

- f) Ridgeline Development. The project will not cause a substantial adverse impact to visual resources. See evidence e above and Finding No. 12.
- g) Development Standards. Development Standards for the base RDR zoning district are found in Title 21 Section 21.16.060. The project meets the maximum allowable structure height, maximum allowable building site coverage, and rear setback minimum:
  - The maximum allowable height structure height is 30 feet, and the proposed home is 22 feet 6 inches;
  - The maximum allowable building site coverage is 25% (31,363 square feet), and the proposed building site coverage is 3.3% (4,175 square feet); and
  - The rear setback minimum is 20 feet while the rear property line is greater than 70 feet away.

The minimum side setback for primary structures is 20 feet. The proposed accessory dwelling unit encroaches into the west side setback by 3 feet 8 inches (for a setback of 16 feet 4 inches), however, this is allowed by Title 21 Section 21.64.030.E., which indicates accessory dwelling units are subject to four foot side and rear setbacks.

The minimum front setback is 30 feet. The proposed front setback is 10 feet (encroaching 10 feet into the setback). However, the Findings necessary to grant variances to reduce both setbacks can be met. See Findings No. 5 – 9.

- h) Accessory Dwelling Unit. Regulations for Accessory Dwelling Units (ADU) are found in Title 21 Section 21.64.020. The proposed ADU is consistent with these regulations and the definition of an ADU found in Title 21 Section 21.06.372: the unit is a fully independent unit that contains facilities for living, cooking, sleeping, and sanitation; and the unit conforms with the 1,200 square foot ADU floor area maximum.
- i) Cultural Resources. 2010 General Plan Policy OS-6.3 indicates that new development within moderate archaeological sensitivity zones complete a phase I archaeological survey. Such a survey was completed (LIB220111) by a qualified archaeologist, which included both archival research and a pedestrian reconnaissance, and no evidence of resources was identified. Therefore, no impacts to archaeological resources are anticipated. Nevertheless, HCD-Planning standard Condition No. 3 has

been applied which requires that work be halted if any previously unknown resources are uncovered.

- j) Slopes. The 2010 General Plan Policy OS-3.5 establishes the requirement for a Use Permit for development on slopes. This project will impact approximately 700 square feet of area on slopes over 25% but there is no feasible alternative that would avoid development on slopes. See Finding No. 10.
- k) Land Use Advisory Committee (LUAC) Review. The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on August 22, 2022 and voted to recommend approval of it as proposed. The LUAC did express a concern regarding whether the neighbor to the west of the property had been contacted regarding the proposed development and reduced side setback. Responsive to this, the applicant indicated via email that they had a phone conversation with the property owner to the west regarding the project.
- l) The project planner conducted a site inspection on August 3, 2022 and reviewed aerial and street view imagery (Google maps and Monterey County GIS) to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. 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) In order to address archaeological resources and the geotechnical suitability of the site to the proposed development, the following reports were prepared:
    - “Preliminary Cultural Reconnaissance of Assessor’s Parcel Number 416-191-013-000” (LIB220111) prepared by Susan Morley, M.A., Marina, CA, November 2021.
    - “Geotechnical Report” (LIB220119) prepared by Grice Engineering, Inc., Salinas, CA, February 2022.County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
  - c) Staff conducted a site inspection on August 3, 2022 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 PLN210170.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. 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, as discussed in subsequent evidences c – e.
  - c) The home will receive potable water service from the California American Water Company (Cal Am) through the Hidden Hills system. Cal Am provided a can and will serve letter verifying their ability to serve the property. The property is also within the Monterey Peninsula Water Management District (MPWMD). MPWMD staff provided correspondence indicating that the Hidden Hills subject is not subject to the moratorium on new service connections that the main Cal Am system is, however, the applicant will need a water permit from MPWMD prior to building permit issuance.
  - d) The property will be served by an Onsite Wastewater Treatment System (OWTS). A preliminary OWTS was submitted and reviewed by Environmental Health Bureau (EHB) staff, who indicated it would be acceptable to serve the proposed development. Due to the topographical constraints of the property, EHB recommended a condition that a revised final OWTS design be submitted to and approved by EHB prior to issuance of construction permits. This recommended condition is incorporated as Condition No. 9.
  - e) The site has access from Saddle Road, a private roadway. Monterey County Code Title 16 Sections 16.80.40.D.1. and 16.80.40.D.8. exempt the project, as a single-family home and accessory dwelling unit, from the regulations of the Private Roadway Ordinance, Monterey County Code Chapter 16.80.
  - f) In accordance with 2010 General Plan Policy S-1.7, a site-specific geotechnical report (LIB220119) was prepared to evaluate the geotechnical suitability of the site for the proposed development. The report concluded that the site was suitable for the development provided the recommendations within were followed.
  - g) The geotechnical report identified loose fill soils overlying the native top soil along the north of the proposed development area, ranging from 7 to 15 feet in depth. The fill soils were identified as a potential source of structural settlement, particularly hydraulic loading, and the report

recommended excavating the loose fill and processing as engineered fill. The overall area where the soil would be removed and re-compacted as engineered fill is 1,843 square feet, approximately 38% (700 square feet) of this area is on slopes in excess of 25%, necessitating a Use Permit. See Finding No. 10.

- h) Staff conducted a site inspection on August 3, 2022 to verify that the site is suitable for this use.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

**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 August 3, 2022 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 PLN210170.

**5. FINDING:** **VARIANCE (Special Circumstances, Front Setback)** – Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the Inland zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

- EVIDENCE:**
- a) A Variance has been requested to reduce the front setback from 30 feet from the edge of the right of way (in this case a private road easement) to 14 feet (a 16 foot reduction). Reducing the front setback in this manner would still place the home 30 feet from the edge of the paved road surface.
  - b) The property is heavily sloped, severely limiting the potential developable area. There are slopes in excess of 25% south of Saddle Road and north of the proposed home, with the only accessible flat portion of the lot being the proposed home location.
  - c) Saddle Road sits within an 84 foot side road and utility easement which was recorded in 1970. The paved surface of the roadway itself ranges from 16 to 19 feet in width. Given the steep slopes on the property, measuring the front setback from the edge of this easement, per the County’s zoning ordinance definitions, would severely limit the development potential of the property in a manner that would deprive the property owner of privileges enjoyed by other property owners with an identical zoning classification. Six homes along Saddle road were measured, and have setbacks from the edge of saddle road ranging from 21’ 10” to 36’ 1” (two other measured structures are excluded from this, as they appear to be fences or accessory structures). The paved portion



of Saddle Road within the 84 foot wide easement meaning that, given the measurements from the paved road, most if not all of these homes in this area would be much closer than 30 feet from the edge of the easement.

- d) Similar variances to allow a reduction in the front setback due to the topography and easement have been granted by the Zoning Administrator along Saddle Road at the following properties: 10955 Saddle Rd (ZA03306), 10745 Saddle Rd (ZA03712) and 10905 Saddle Rd (ZA03539).
- e) Staff conducted a site visit on August 3, 2022 to verify the special circumstances related to the property.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

**6. FINDING: VARIANCE (Special Privilege, Front Setback)** – the front setback variance shall not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) Six homes along Saddle road were measured, and have setbacks from the edge of the pavement to the home ranging from 21’ 10” to 36’ 1”. (two other measured structures are excluded from this, as they appear to be fences or accessory structures.) The paved portion of Saddle Road within the 84 foot wide easement meaning that, given the measurements from the paved road, most if not all of these homes in this area would be much closer than 30 feet from the edge of the easement. Of the existing homes in area, the average front setback is 28.1 feet from the edge of the road. The proposed 30 feet would be similar to setbacks of other properties nearby.
  - b) Similar variances to allow a reduction in the front setback due to the topography and easement have been granted by the Zoning Administrator along Saddle Road at the following properties: 10955 Saddle Rd (ZA03306) which reduced the front setback of the neighbor immediately west of the subject property to 15 feet, 10905 Saddle Rd (ZA03539) which similarly reduced the front setback to 15 feet, 10745 Saddle Rd (ZA03712), 10695 Saddle Road (ZA07429), 10655 Saddle Road (ZA05900), and 10500 Saddle Road (ZA05555).
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

**7. FINDING: VARIANCE (Special Circumstances, Side Setback)** – Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this the Inland Zoning Ordinance (Title 21) is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

- EVIDENCE:**
- a) Due to the narrow width of the property, the applicant has requested a side setback variance to reduce the east side setback from 20 feet to 10 feet (a 10 foot reduction).

- b) There are 17 residential lots along the stretch of Saddle Road west of the Hidden Hills Estates Subdivision. Of these, two are flag lots (APN's 416-191-019-000 and 416-191-027-000). The remaining 15 lots front onto Saddle Road. The width of these properties as they're bisected by Saddle Road was approximated using Monterey County GIS. The properties range from approximately 141 feet to 359 feet in width. The average lot width was estimated to be 226 feet wide. At 141 feet wide, the subject property is the narrowest of these properties by about 47 feet, and is 85 feet narrower than the average lot width.
- c) The property's narrow width restricts the ability of the property owner to design and site their home in a comparable manner to those other properties along Saddle Road with an identical zoning classification.
- d) While the applicant could re-design in order to utilize the reduced setback for Accessory Dwelling Units, this would require a home design that is much smaller or taller than other homes in the vicinity.
- e) Staff conducted a site visit on August 3, 2022 to verify the special circumstances related to the property.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

- 8. FINDING: VARIANCE (Special Privilege, Side Setback) –** the side setback variance does not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated.
- EVIDENCE:**
- a) The granting of the side setback variance would not constitute a special privilege as this property is uniquely narrow.
  - b) The property directly east of the subject parcel has a base zoning of Open Space, and is designated as a 3.6 acre open space parcel on the Hidden Hills Estates final map, Volume 15 Cities & Towns Pg. 28. Therefore, it's extremely unlikely that the property would be developed in the foreseeable future, so the granting of the site setback variance would not place the home closer to any neighboring structures.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.
- 9. FINDING: VARIANCE (Use) –** Approval of the front and side setback variances does not authorize a use or activity which is not otherwise expressly authorized by the zone regularly governing the parcel of property.
- EVIDENCE:**
- a) As indicated in Finding No. 1, the parcel is zoned Rural Density Residential with a density of 5.1 acres a unit, and Design Control and Site Plan review overlay zones or "RDR/5.1-D-S", which allows the first single-family dwelling on a legal lot of record, attached accessory structures such as garages, and accessory dwelling units (Title 21 Sections 21.16.030.A., 21.16.030.E., and 210.16.030.S., respectively). Therefore, the project is an allowed land use for this site.

- b) Staff conducted a site visit on August 3, 2022 and there was no indication that the approval of the requested variances would grant a land use that would otherwise not be authorized by the zoning.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

**10. FINDING: DEVELOPMENT ON SLOPES** – There is no feasible alternative which would allow development to occur on slopes of less than twenty-five (25) percent; and the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.

- EVIDENCE:**
- a) The 2010 General Plan Policy OS-3.5 establishes the requirement for a Use Permit for development on slopes.
  - b) The project includes development on slopes in excess of 25% in order to excavate and re-compact approximately 700 square feet of loose soil along the north of the proposed home, in order to prevent future foundation settlement.
  - c) Because the development on slopes consists of excavating and re-compacting earth in place, it would necessarily occur on slopes. Additionally, re-locating the proposed home closer to Saddle Drive would not be feasible as it would push the home further into the required front setback.
  - d) As discussed in the preceding Findings, the geotechnical report prepared for the project in accordance with 2010 General Plan Policy S-1.7 recommends this measure in order to prevent foundation settlement. Processing this area as engineered fill would enhance the geotechnical suitability of the site for the development.
  - e) In accordance with Policy OS-3.5.d., the project has been conditioned to require a conservation and scenic easement over the areas of the site with slopes in excess of 25%, Condition No. 7.
  - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

**11. FINDING: CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the construction of limited numbers of small structures, including one single-family home, a second residential unit in a residential zone, accessory uses such as garages, and utility improvements to serve such construction.
  - b) The project consists of the first single-family home on a legal lot of record, an accessory dwelling unit, accessory garages, and the water connection and onsite wastewater utility system necessary to serve the home and accessory dwelling unit.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

- d) The project is not in an area where a mapped environmental resource of hazardous or critical concern has been mapped.
- e) The project consists of a single-family home and accessory structures on a property zoned to allow such uses and would not result in any potentially significant environmental affects, and would therefore not contribute to a potentially significant cumulative impact.
- f) There are no unusual circumstances that would create a reasonable possibility the project would have a significant effect.
- g) the project, as construction of a single-family home on a vacant lot, would not damage any scenic resources such as trees, rock outcroppings or historical structures, within view of a State Scenic Highway.
- h) The project is not located on a hazardous waste site compiled pursuant to 65962.5 of the Government Code.
- i) The project does not involve any identified historical resources.
- j) No adverse environmental effects were identified during staff review of the development application during a site visit on August 3, 2022.
- k) See supporting Finding Nos. 1, 2 and 12. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

**12. FINDING: RIDGELINE DEVELOPMENT** – The project as designed will not create a substantial adverse visual impact when viewed from a common public viewing area; and there is no feasible alternative to the ridgeline development.

- EVIDENCE:**
- a) Title 21 Section 21.06.950 defines Ridgeline Development as development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area. The project meets this definition, as it’s located on a ridge in proximity to three major viewing corridors, Highway 68, Laureles Grade, and Carmel Valley Road.
  - b) 2010 General Plan Policy OS-1.3 indicates that ridgeline development may only be allowed if the following findings can be made: the ridgeline development will not create a substantially adverse visual impact when viewed from a common public viewing area; and either The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives; or there is no feasible alternative to the ridgeline development. In this case the project will not create a substantial adverse visual impact and there is no feasible alternative to which would allow development on the property.
  - c) The property is not mapped as being visually sensitive according to Figure 14, Scenic Highway Corridors & Visual Sensitivity, of the Greater Monterey Peninsula Area Plan.
  - d) Greater Monterey Peninsula Policy GMP 1.1 indicated that the County shall overlay properties along the Highway 68 corridor and wets of Laureles Grade with the Visually Sensitive “VS” or other appropriate zoning district to protect that scenic corridor. This subject property was not one of the properties that was determined appropriate to be zoned “VS”.

- e) The project is approximately 2 miles north of Carmel Valley Road. Due to the distance, intervening vegetation, development, and topography, is not visible from that corridor.
- f) The project is approximately 1.6 miles east of Laureles Grade, however, a sloped ridge immediately east of the property screens it from view. The distance, developed Hidden Hills subdivision, and vegetation further screen it from that corridor.
- g) The closest common public viewing area is Highway 68, which is 1 mile north of the project. Some of the homes along Saddle Road are visible from Highway 68, so there would be the potential to see the property from the highway. The project was staked and flagged and staff conducted inspections both from the site looking out toward major viewing areas (August 3, 2022 and October 17, 202) and from Highway 68 looking toward the site (October 17, 2022). From the site looking north the Highway is not visible. Looking northwest, the Monterey Regional Airport is visible approximately 3 miles away, so there may be line of sight from that vantage point. However, due distance, it is extremely unlikely that the project would be viewable without the use of visual aids (binoculars). From Highway 68 near the intersection at Highway 68 and Pasadera Drive looking toward the site, the adjacent cell phone tower and the home at 10855 Saddle Road behind it were visible, however, neighboring residences and the project site were all screened by vegetation and could not be seen.
- h) Additionally, the homes unobtrusive finishes (discussed in Finding No. 1. evidence e) and comparable scale to the surrounding residences ensure that even should it be seen, it would not materially alter the character of the viewshed.
- i) There is no feasible alternative location on the site for the development, as the property is constrained by steep slopes.
- j) Staff reviewed aerial and street view imagery (Monterey County GIS and Google Maps) to assess the potential of the project to impact visual resources.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210170.

**13. FINDING: APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Title 21 Section 21.80.050.D. indicates that the Board of Supervisors is the appeal authority to consider appeals of discretionary decisions made by the Planning Commission.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project, as the construction of a single-family dwelling and associated site improvements, qualifies for a Class 3 Categorical Exemption Pursuant to 15303 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of an:

- a. Administrative Permit and Design Approval to allow construction of a 2,720 square foot single family residence, a 1,200 square foot accessory dwelling unit 3 1-car garages totaling 720 square feet;
- b. Variance to reduce front setback from 30 to 14 feet;
- c. Variance to reduce the side setback from 20 to 10 feet; and
- d. Use permit to allow development on slopes in excess of 25%, consisting of removing and recompacting soil in place on approximately 700 square feet of a sloped area; and
- e. Use permit to allow ridgeline development.

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 26<sup>th</sup> day of October, 2022, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

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Craig Spencer, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

NOTES

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

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

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

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

# County of Monterey HCD Planning

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

PLN210170

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation** This Combined Development Permit (PLN210170) allows:

**Monitoring Measure:**

- a. Administrative Permit and Design Approval to allow construction of a 2,720 square foot single family residence, a 1,200 square foot accessory dwelling unit 3 1-car garages totaling 720 square feet;
- b. Variance to reduce front setback from 30 to 14 feet;
- c. Variance to reduce the side setback from 20 to 10 feet; and
- d. Use permit to allow development on slopes in excess of 25%, consisting of removing and recompacting soil in place on approximately 700 square feet of a sloped area; and
- e. Use permit to allow ridgeline development;

at 10995 Saddle Rd, Monterey, 93940, Greater Monterey Peninsula Area Plan (APN: 416-191-013-000). 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 Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by Monterey County Planning Commission for Assessor's Parcel Number 416-191-013-000 on October 26, 2022. The permit was granted subject to 12 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 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. 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 HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-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 HCD-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 HCD - Planning.

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

## 6. PD014(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 HCD - Planning, prior to the issuance of building permits.  
(HCD - Planning)

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

Prior to final/occupancy, 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.

## 7. PD023 - CONSERVATION AND SCENIC EASEMENT (SLOPE)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** A conservation and scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 25%/30% percent. The easement shall be developed in consultation with certified professional. A conservation and scenic easement deed shall be submitted to, and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading or building permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map, final inspection, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD-Planning.

## 8. PD049 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

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

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

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

## 9. EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The Environmental Health Bureau (EHB) has received acceptable preliminary Onsite Wastewater Treatment System (OWTS) design prepared by Grice Engineering Inc., dated June 2, 2022. Given the site constraints and variability of proposed dispersal system locations, a revised OWTS Design will be required. The level of treatment necessary in the finalized design may vary based on the actual locations utilized for the dispersal system installation. Ease of access to these sites will also indicate if all replacement dispersal area(s) will be required to be installed at initial construction. The final layout and size specifications must meet standards found in the Monterey County Local Agency Management Program and Monterey County Code Chapter 15.20, as applicable.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit, submit an a revised OWTS design, prepared by a qualified professional, for review and approval by the EHB. The revised OWTS design shall include any necessary pretreatment sufficient for the anticipated design volume and site constraints, in addition to the final determined locations of the primary, secondary and future replacement dispersal system areas.

## 10. PW0031 – BOUNDARY SURVEY

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Owner/Applicant shall have a professional land surveyor perform a boundary survey of the easterly and westerly boundary line(s) of the subject parcel and have said lines monumented.

**Compliance or Monitoring Action to be Performed:** Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the easterly and westerly boundary line of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).

**11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE**

**Responsible Department:** RMA-Public Works

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

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

**12. PW0045 – COUNTYWIDE TRAFFIC FEE**

**Responsible Department:** RMA-Public Works

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

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

# BRUCE RESIDENCE

10995 SADDLE ROAD  
 MONTEREY, CA 93940

## CONSULTANTS

**ARCHITECT:**  
 EDWIN BRUCE ASSOCIATES ARCHITECTS  
 TEL: 408.995.5701  
 1625 THE ALAMEDA, SUITE 610, SAN JOSE, CA 95126

**GEOTECHNICAL:**  
 GRICE ENGINEERING, INC.  
 TEL: 831.422.9619  
 561 A BRUNKEN AVE. SALINAS, CA

**ARCHAEOLOGY:**  
 SUSAN MORLEY, M.A. RPA.  
 TEL: 831.262.2300  
 3059 BOSTICK AVE. MARINA, CA

## PROJECT SCOPE

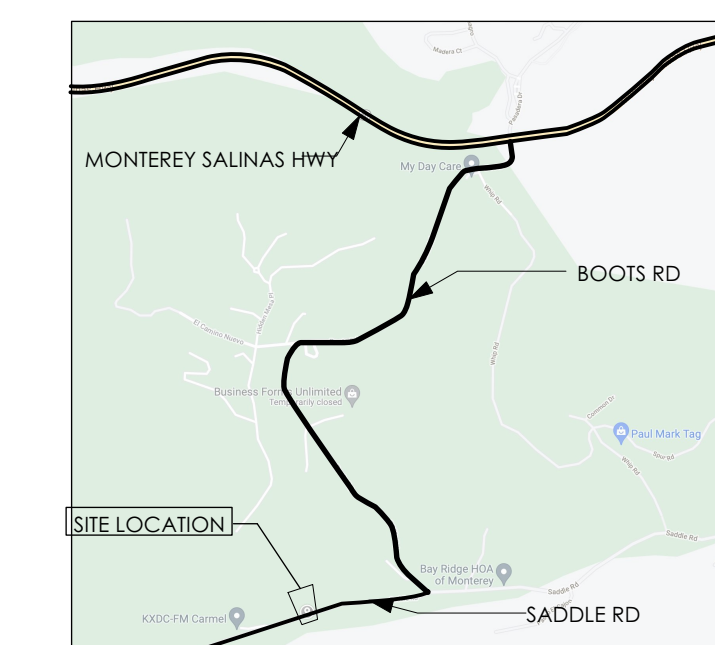
CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH AN ATTACHED ACCESSORY DWELLING UNIT.

## PROJECT INFORMATION

<b>PROJECT NAME:</b> BRUCE RESIDENCE	<b>EXISTING LOT COVERAGE:</b> 0 SQFT
<b>ADDRESS:</b> 10995 SADDLE ROAD MONTEREY, CA 93940	<b>NEW IMPERVIOUS LOT COVERAGE:</b> 7569 SQFT
<b>APN:</b> 416-191-013-000	<b>LANDSCAPE AREA:</b> NO TREE REMOVAL PROPOSED.
<b>ZONING:</b> RESIDENTIAL - LOW DENSITY 5	<b>BUILDING SITE COVERAGE:</b> 4175 SQFT
<b>OCCUPANCY GROUP:</b> R-3	<b>LIVING AREA:</b> HOUSE: 2720 SQFT ADU: 1200 SQFT
<b>TYPE OF CONSTRUCTION:</b> V-B	<b>LIVING AREA TOTAL:</b> 3920 SQFT
<b>PROPERTY AREA:</b> 2.88 ACRES.	<b>GARAGES:</b> 720 SQFT
	<b>SECOND FLOOR LIVING AREA:</b> 923 SQFT
	<b>TOTAL BUILDING AREA:</b> 4640 SQFT

## DRAWING INDEX

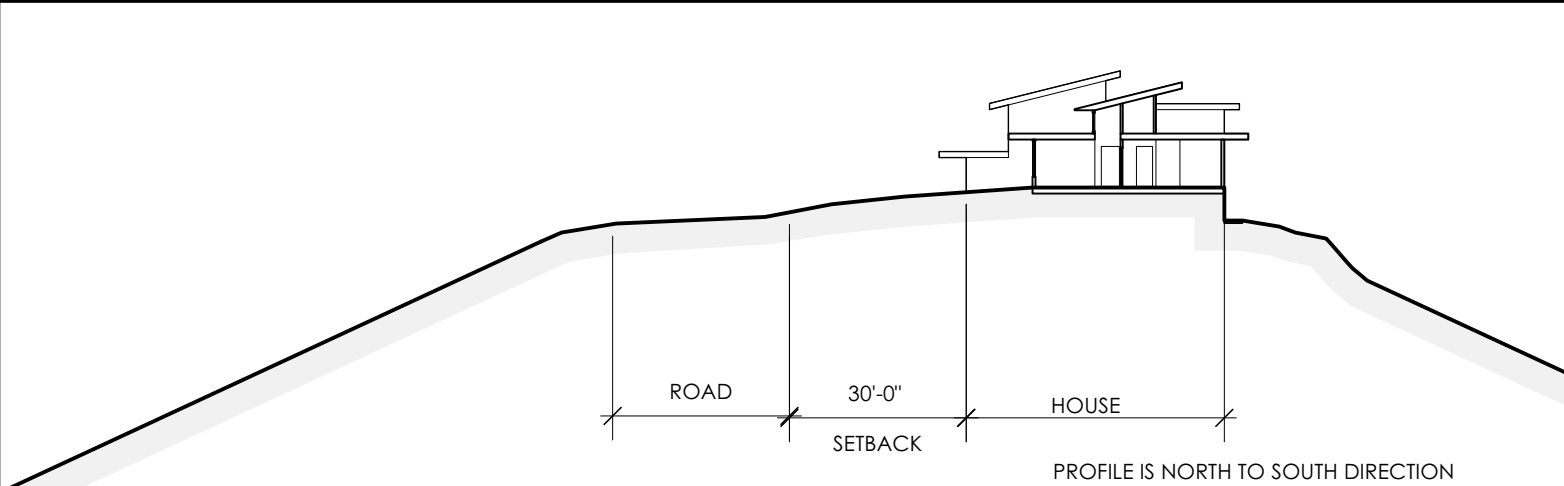
- ARCHITECTURAL**
- A-1.0 SITE & AREA PLAN COVER SHEET, INFO, PHOTOGRAPHS
  - T-1.0 TOPOGRAPHIC SURVEY, OVERALL SITE
  - A-2.0 FLOOR PLANS AND ELEVATIONS
  - A-2.1 ROOF AND DRAINAGE PLAN, SECTION, DETAIL
  - A-2.2 FUEL MANAGEMENT PLAN
  - A-2.3 LANDSCAPE PLAN
  - A-2.4 COLORS AND MATERIALS WITH ELEVATIONS
- C-1** ONSITE WASTEWATER TREATMENT SYSTEM SITE PLAN
- C-2** ONSITE WASTEWATER TREATMENT SYSTEM TANKS / DETAILS
- C-3** ONSITE WASTEWATER TREATMENT SYSTEM TRACER WIRE
- C-4** ONSITE WASTEWATER TREATMENT SYSTEM LEACHFIELD DETAILS



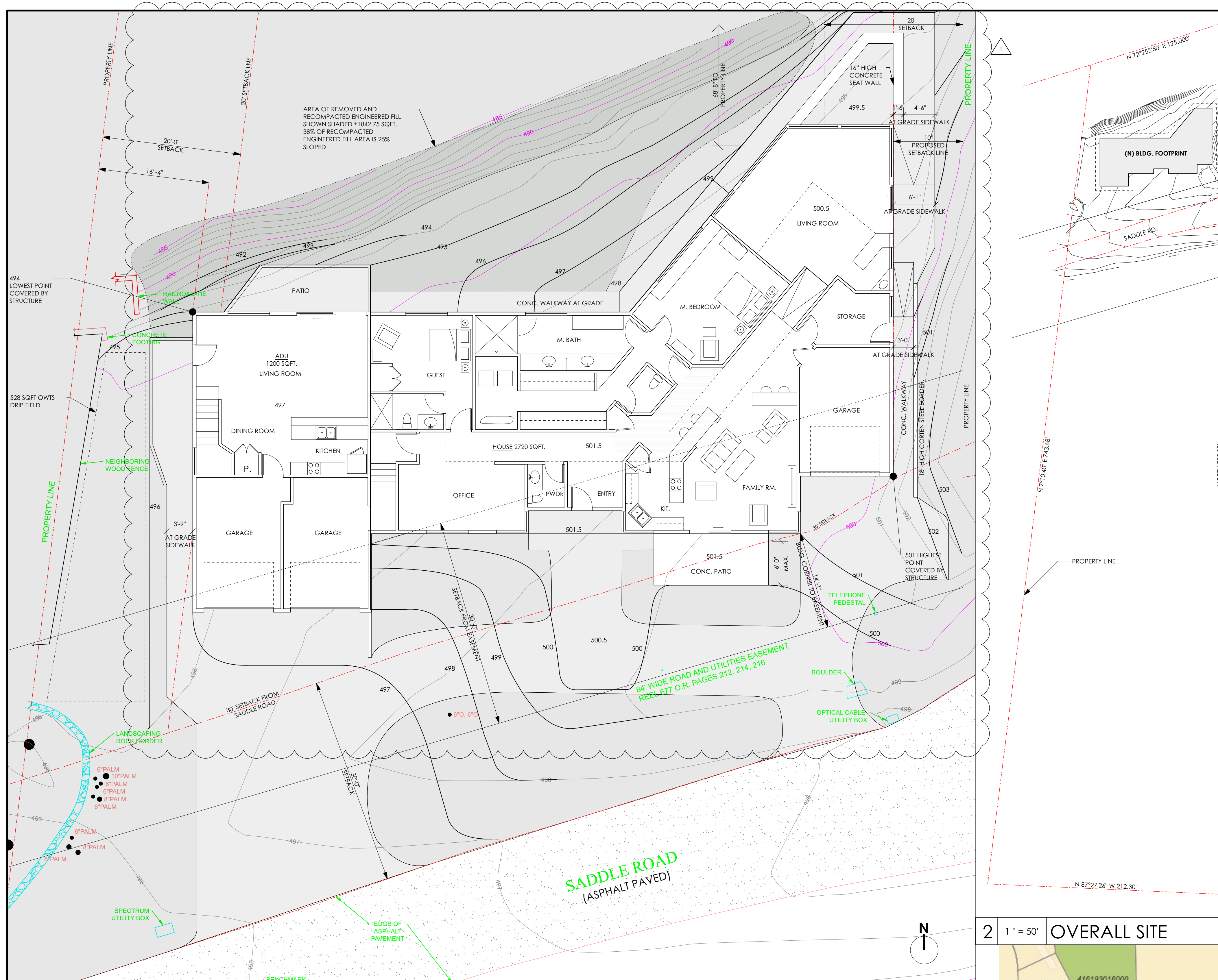
**LOCATION MAP**  
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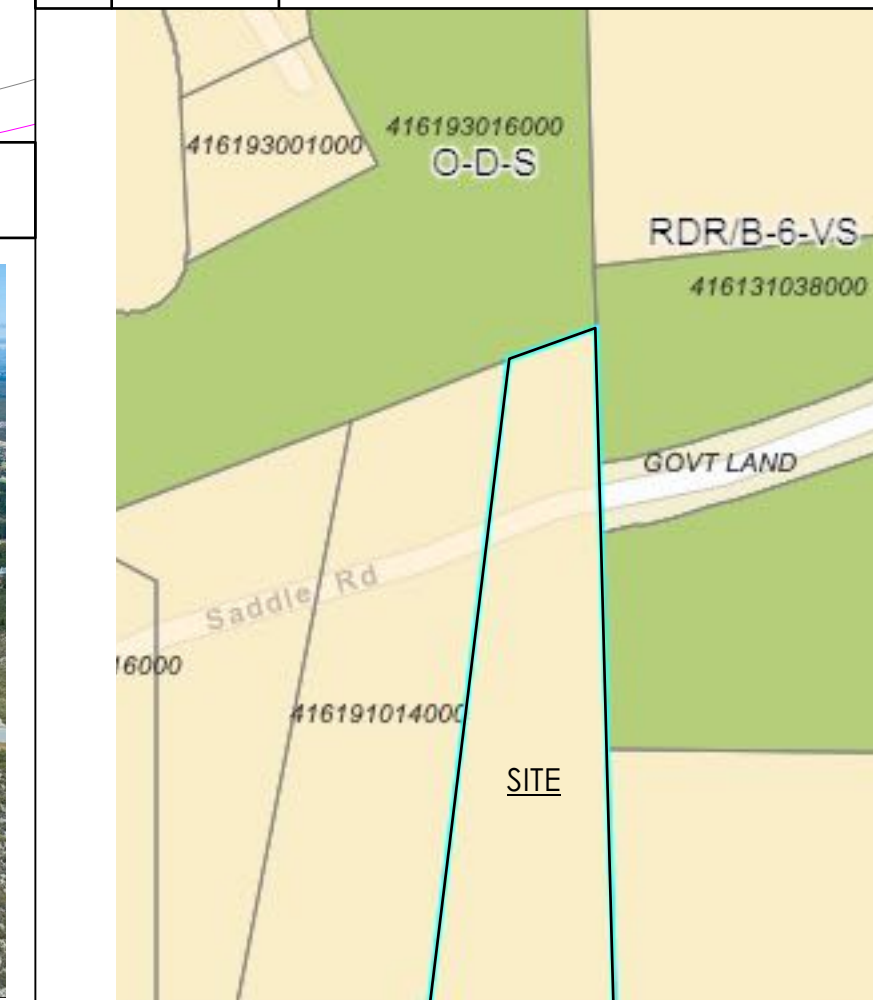
**AERIAL VIEW**  
SCALE = N.T.S.



**PROPERTY PROFILE**



**2 1" = 50' OVERALL SITE**



**1 N.T.S. ACCESSOR'S PARCEL MAP**

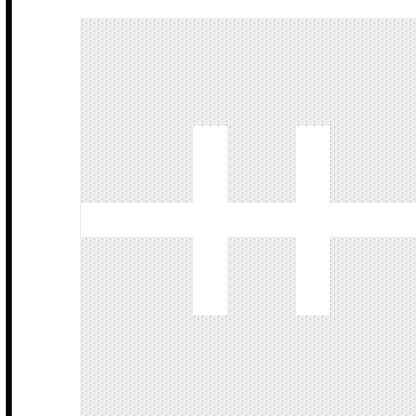
**4 1/8" = 1'-0" SITE PLAN**



**3 N.T.S. SITE PHOTOGRAPHY**

PLANNING REVISIONS  
 05.12.2022

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 ARCHITECTS AIA  
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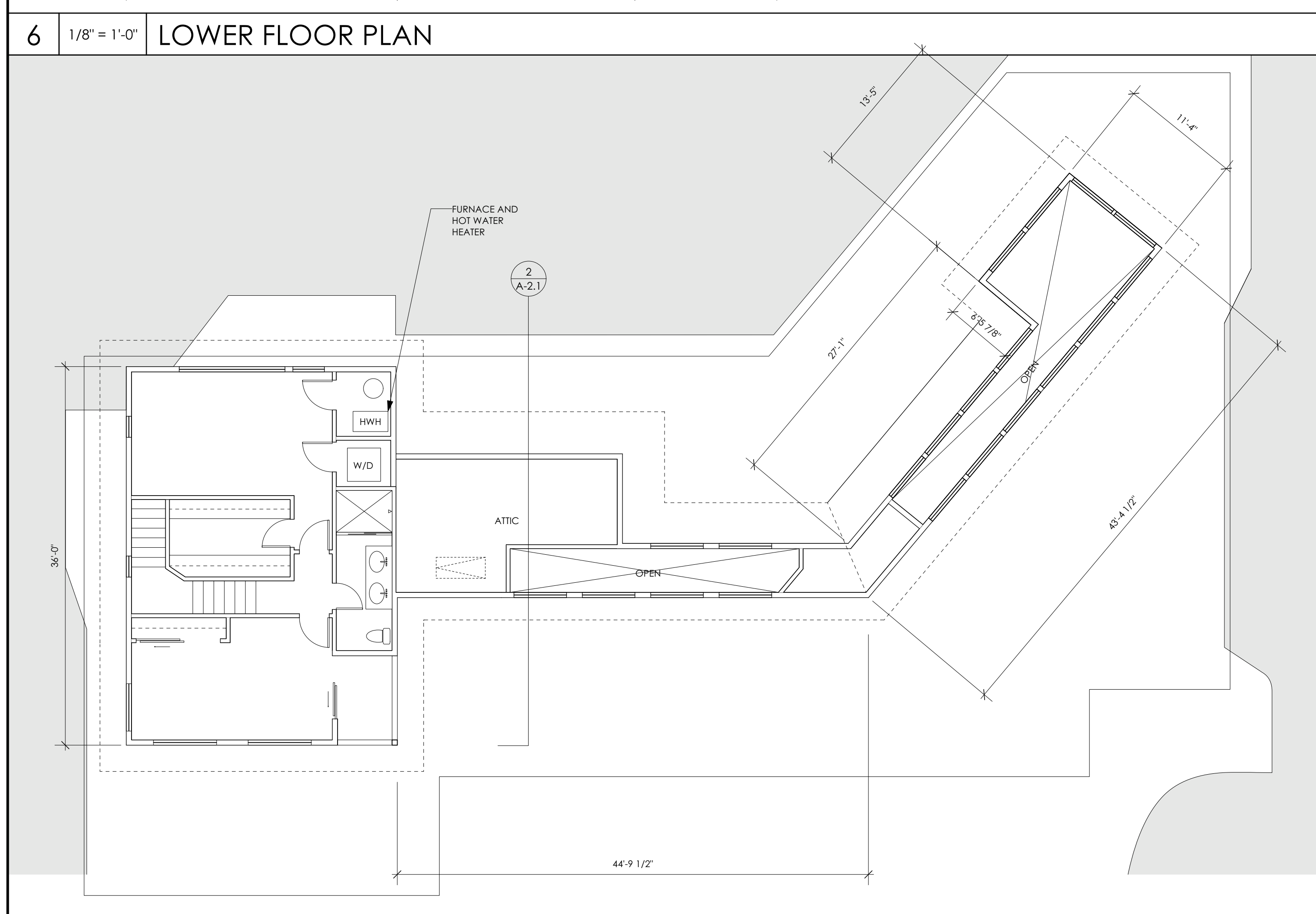
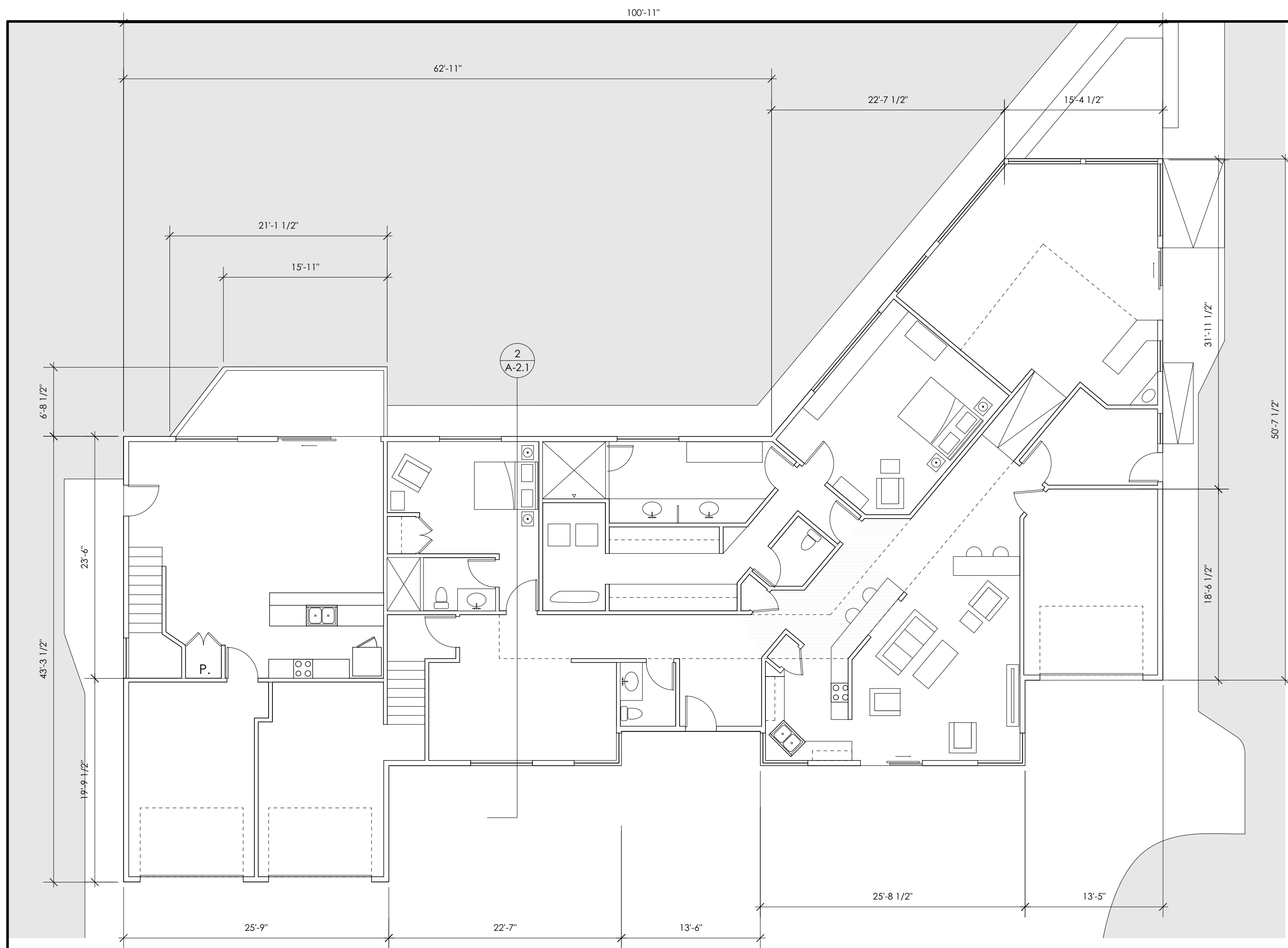


**BRUCE RESIDENCE**  
 10995 SADDLE ROAD  
 MONTEREY, CA 93940

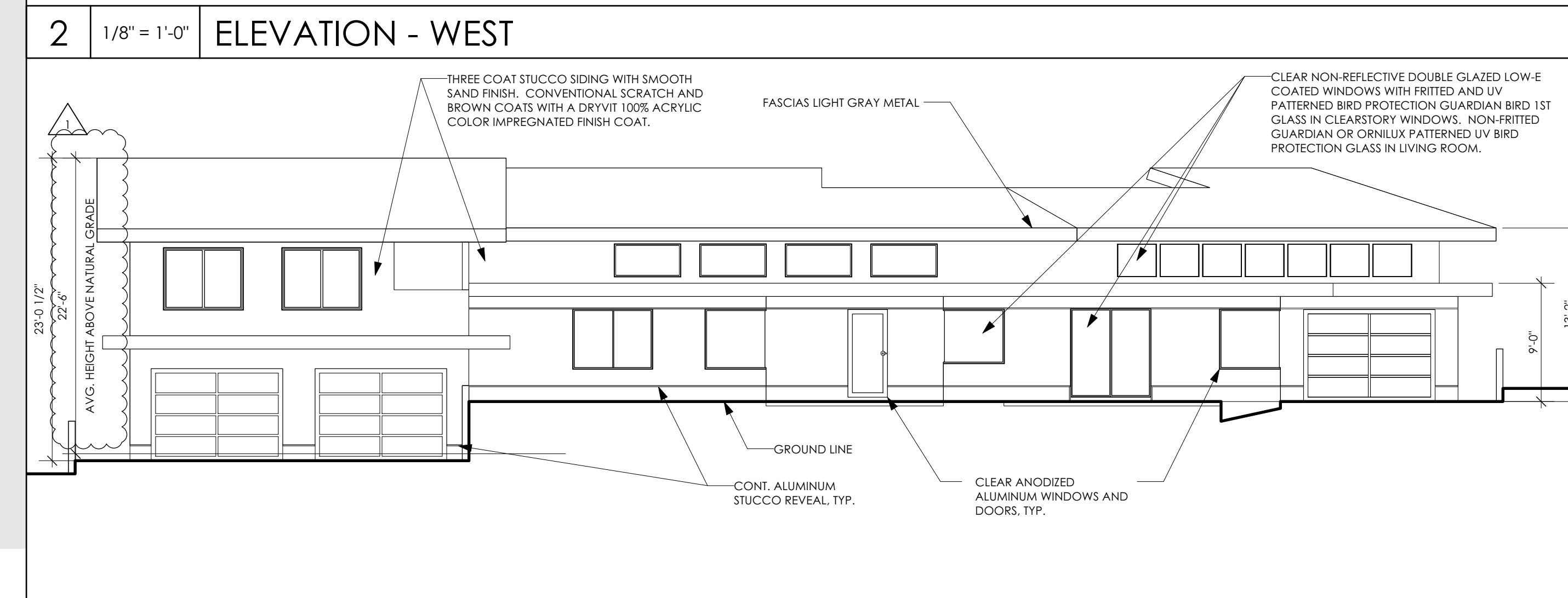
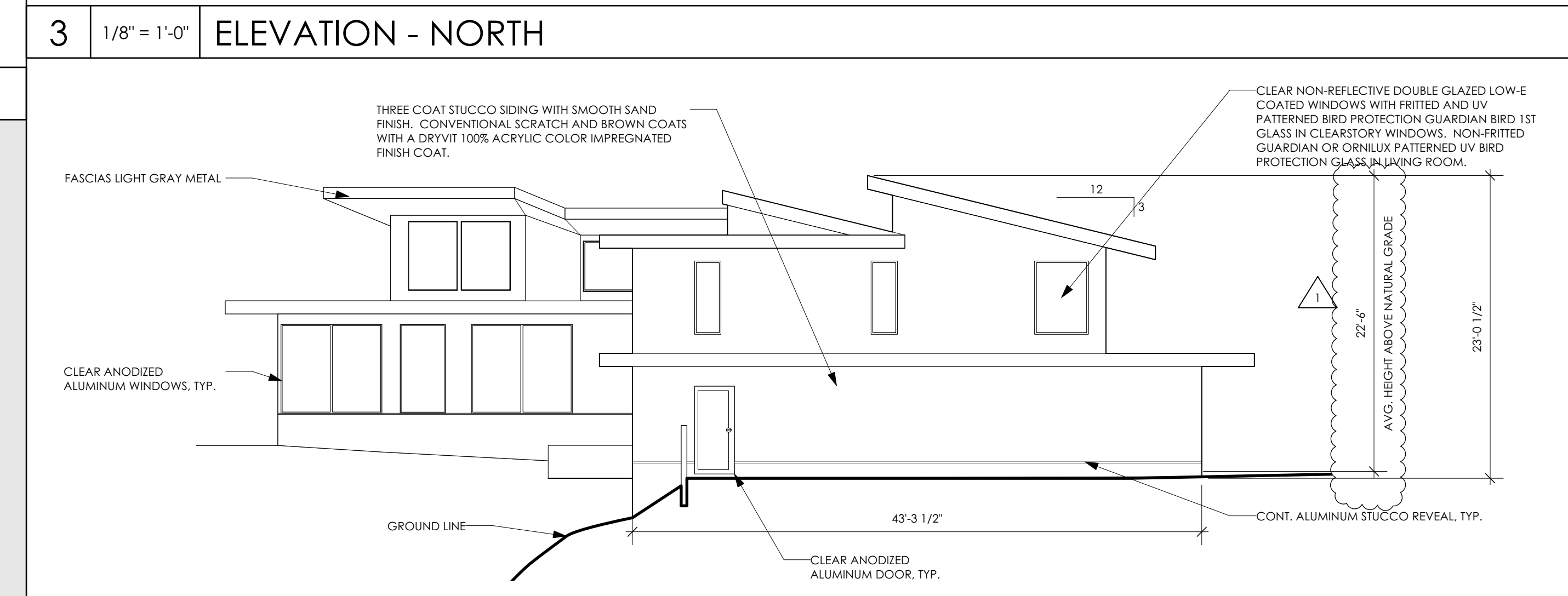
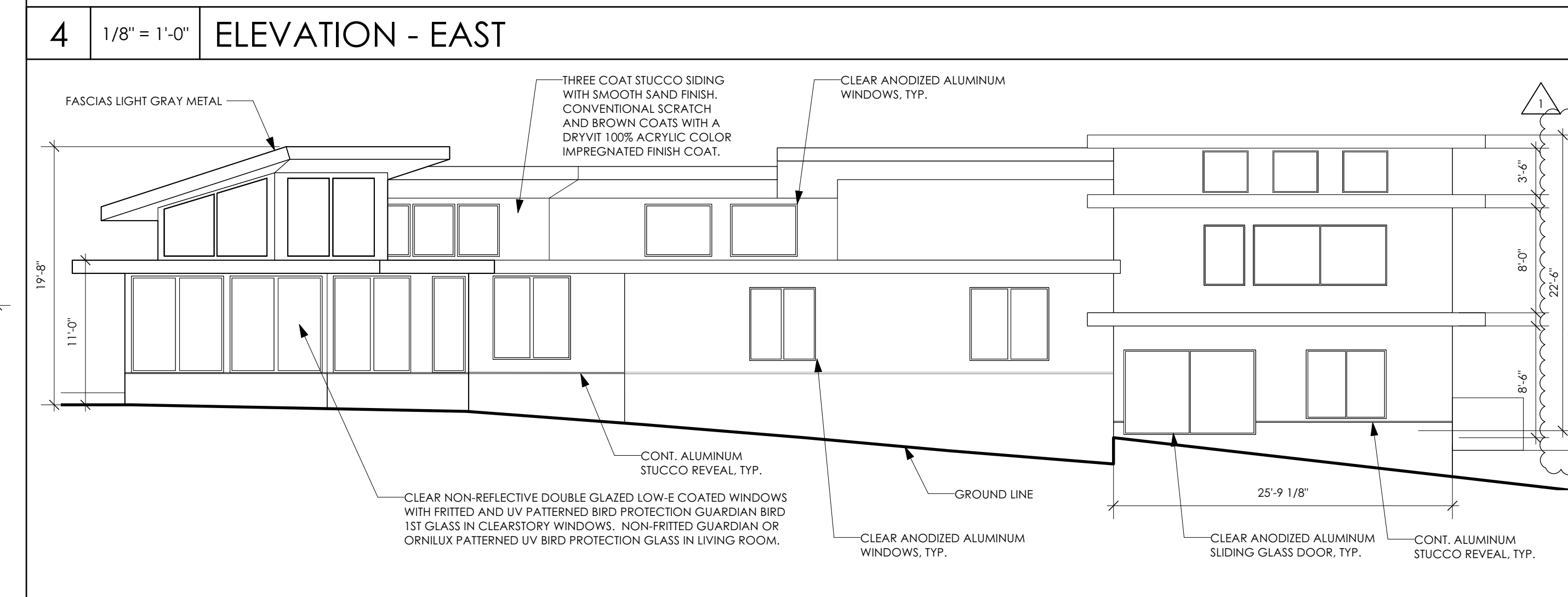
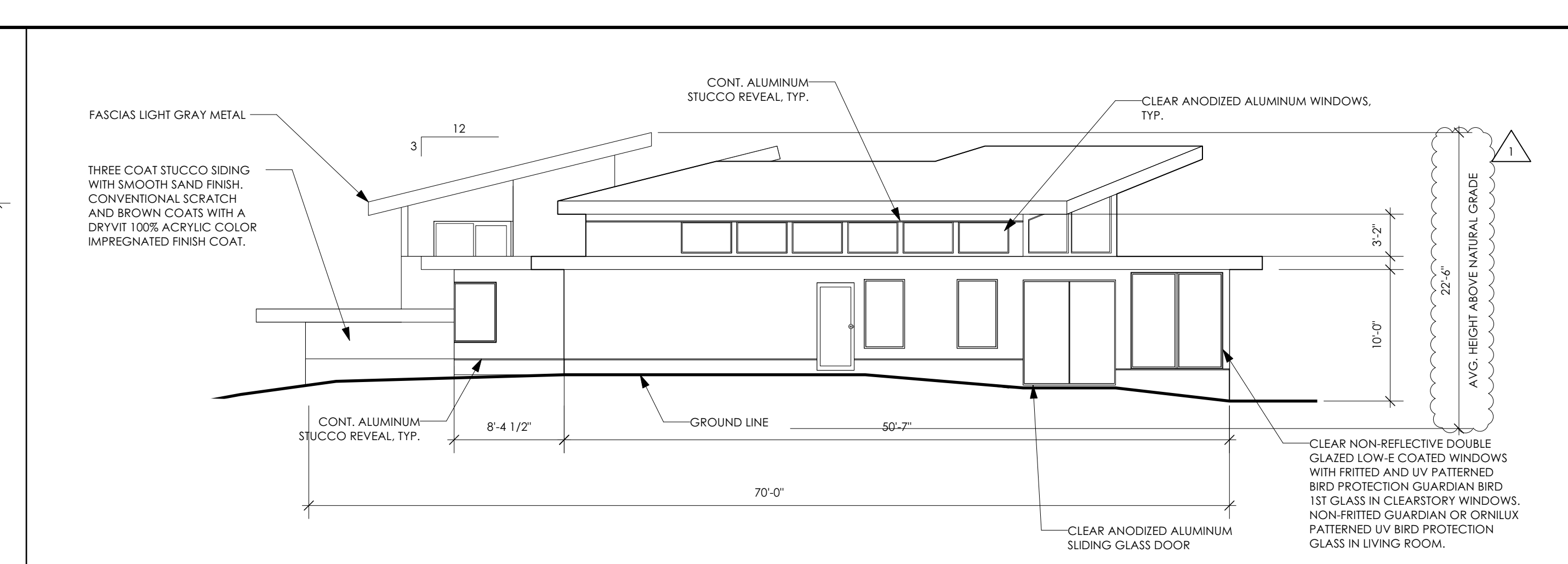
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 DRAWN JL  
 JOB NO 2149

**A-1.0**





5 1/8" = 1'-0" UPPER FLOOR PLAN

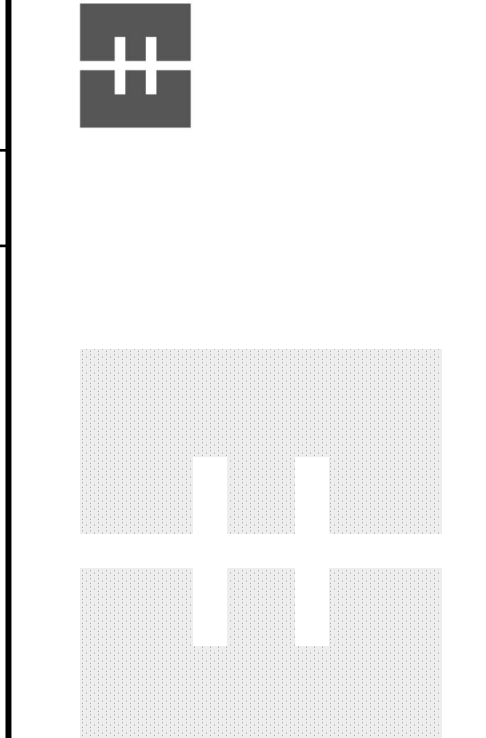


1 1/8" = 1'-0" ELEVATION - SOUTH

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 05.12.2022

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DATE 4.8.22  
 DRAWN JL  
 JOB NO 2149

**A-2.0**



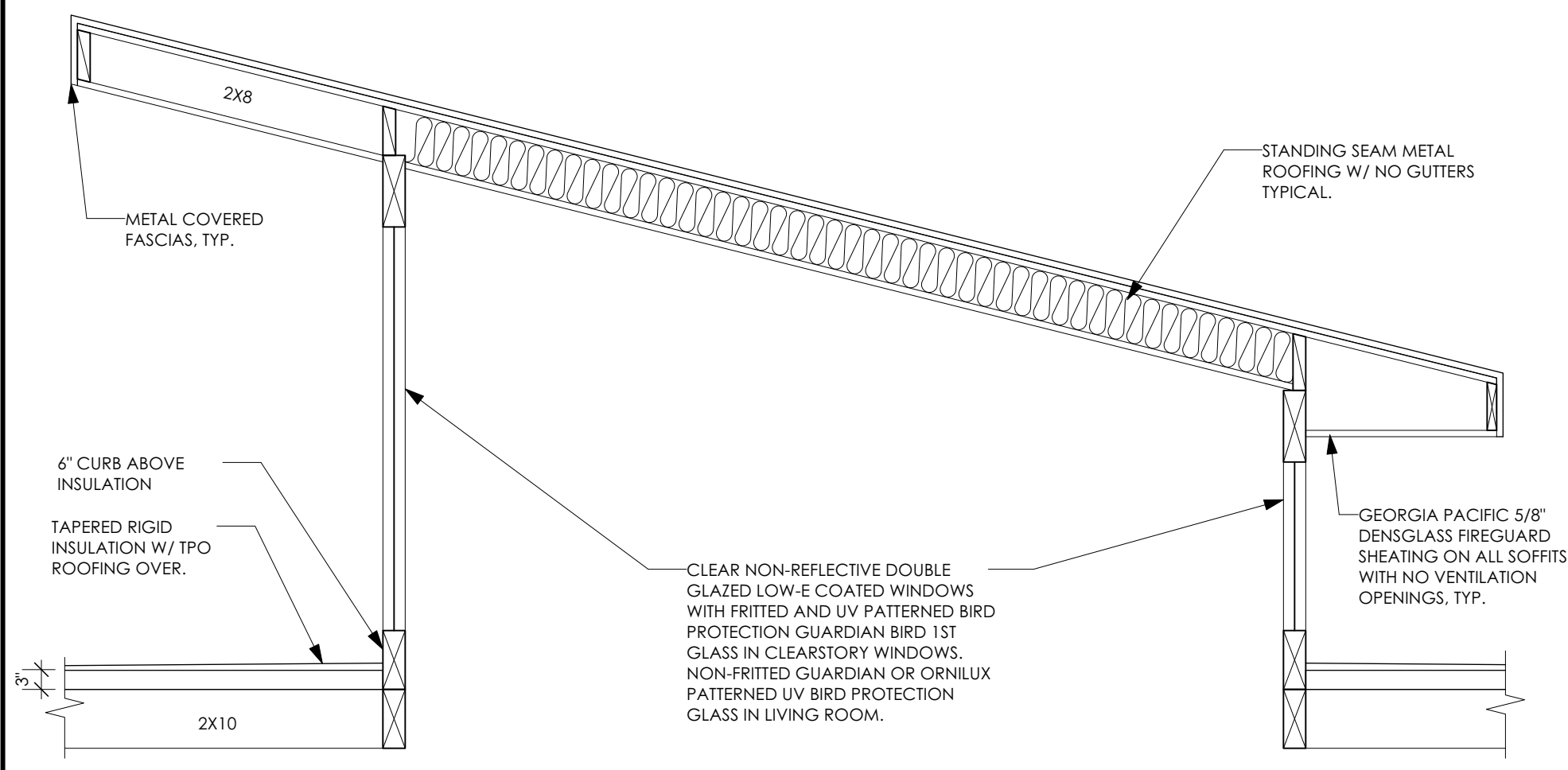
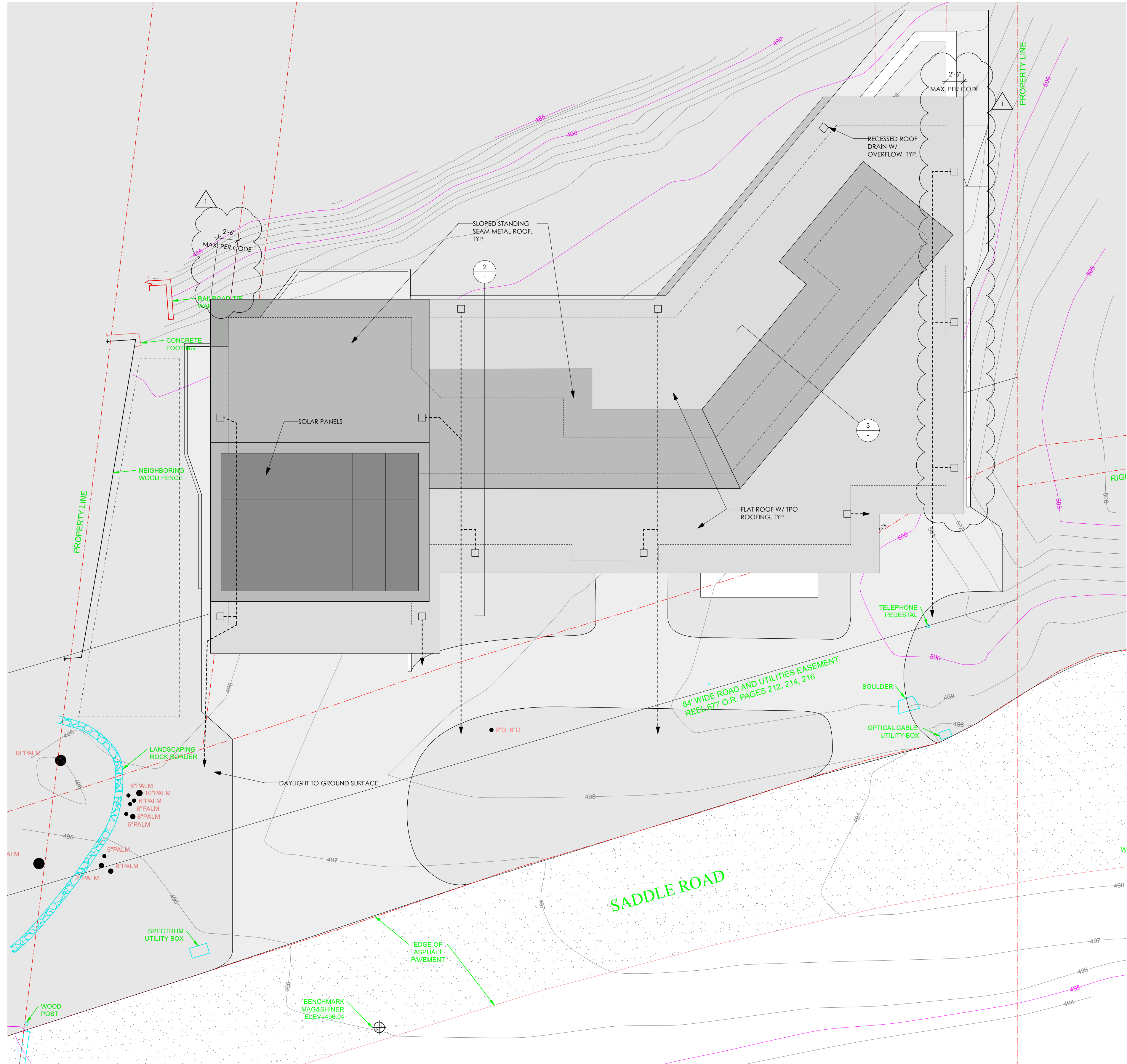


STANDING SEAM METAL ROOF STYLE AND COLOR EXAMPLE

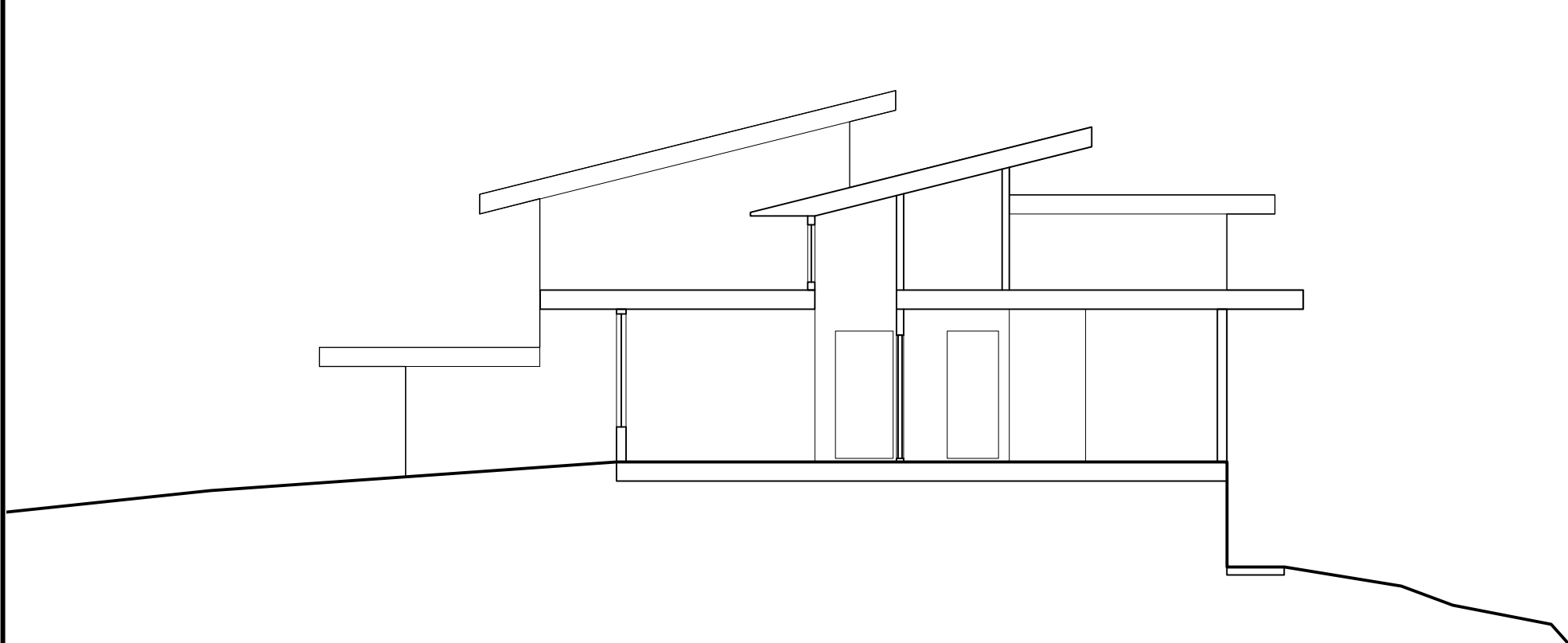


TPO FLAT ROOFING EXAMPLE

**DRAINAGE NOTE:**  
 ROOF DRAINAGE IS TO GO THROUGH INSIDE WALLS TO UNDERFLOOR SPACE AND BE DIRECTED TO SOUTH YARD AREAS TO DAYLIGHT AND TRANSITION TO SURFACE DRAINAGE.  
 STANDING SEAM METAL ROOF DRAINS DIRECTLY TO FLAT ROOF AREAS.



3 1/2" = 1'-0" CLERESTORY SECTION DETAIL



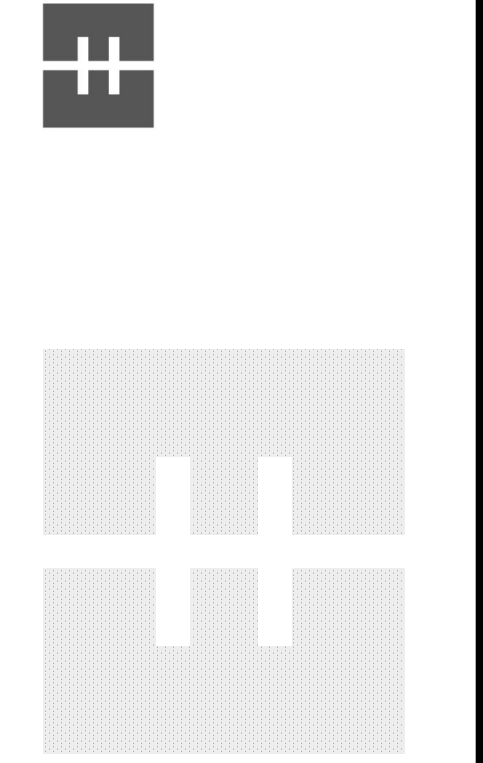
2 1/8" = 1'-0" SECTION AA

1 1/8" = 1'-0" ROOF PLAN AND DRAINAGE PLAN

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PLANT GRAPHIC	PLANT NAME	PLANT SIZE	PHOTOGRAPHS
1 	<i>Ceanothus griseus horizontalis</i> CARMEL CREEPER	WIDTH : 1'-6" TO 2'-6" HEIGHT: 5'-0" TO 15'-0"	
2 	<i>Chandropetalum tectorum</i> SMALL CAPE RUSH	WIDTH : 2'-0" TO 3'-0" HEIGHT: 3'-0" TO 4'-0"	
3 	<i>Echium candicans</i> PRIDE OF MADIRA	WIDTH : 4'-0" TO 6'-0" HEIGHT: 4'-0" TO 6'-0"	
4 	<i>Epilobium canum</i> CALIFORNIA FUCHSIA	WIDTH : 1'-0" TO 2'-0" HEIGHT: 4'-0" TO 5'-0"	
5 	<i>Kniphofia uvaria</i> RED HOT POKER	WIDTH : 3'-0" TO 4'-0" HEIGHT: 3'-0" TO 4'-0"	
6 	<i>Lamandra fluvialis</i> BABY BREEZE	WIDTH : 1'-0" TO 2'-0" HEIGHT: 1'-0" TO 2'-0"	
7 	<i>Lavandula angustifolia 'Munstead'</i> MUNSTEAD LAVENDER	WIDTH : 1'-0" TO 1'-6" HEIGHT: 1'-0" TO 1'-6"	
8 	<i>Perovskia atriplicifolia</i> LITTLE SPIRE RUSSIAN SAGE	WIDTH : 2'-0" HEIGHT: 2'-0"	
9 	BLACK LA PAZ PEBBLES PREMIUM PEBBLES SAND, GRAVEL & DECORATIVE AGGREGATES  3/8" TAFFY CRUSHED ROCK SAND, GRAVEL & DECORATIVE AGGREGATES	DIFFERENT SIZES AVAILABLE	



INTEGRALLY COLORED LIGHT TAN CONCRETE EXAMPLE



CORTEN LANDSCAPE TERRACE WALL EXAMPLE

NOTE:  
COLOR OF THE CONCRETE WALKWAYS  
AND PATIOS TO BE INTEGRALLY COLORED  
LIGHT TAN CONCRETE



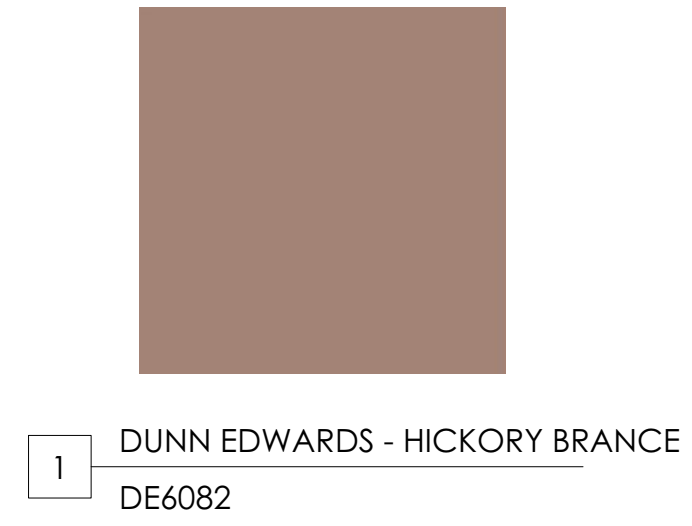
1 1/8" = 1'-0" PLANTING PLAN

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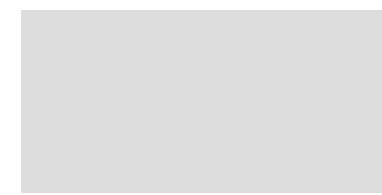
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JOB NO 2149



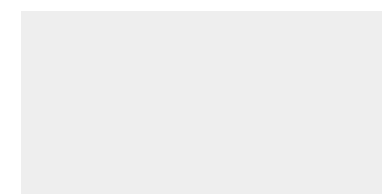
1 DUNN EDWARDS - HICKORY BRANCE  
DE6082



2 DUNN EDWARDS - TERRACOTTA SAND  
DE6136



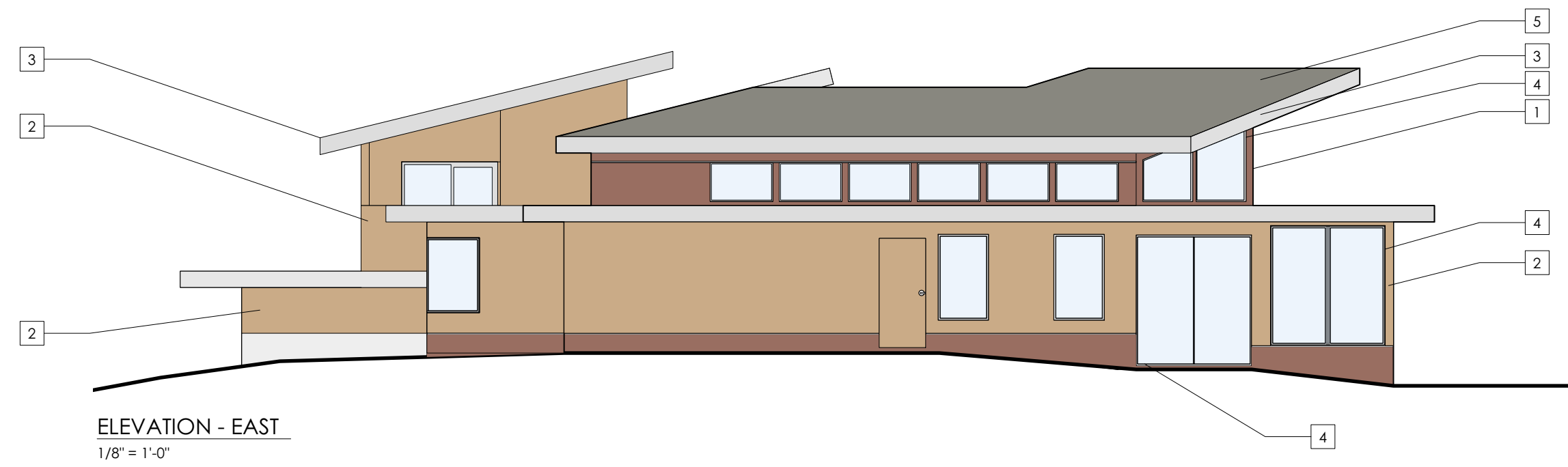
3 LIGHT GREY METAL FASCIA DUNN-EDWARDS



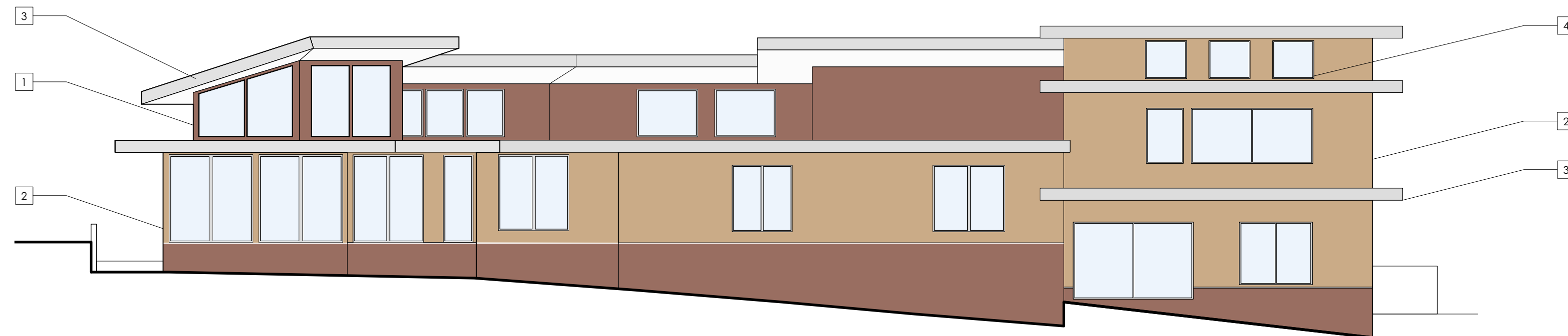
4 CLEAR ANODIZED ALUMINUM WINDOW & SLIDIG GLASS DOOR



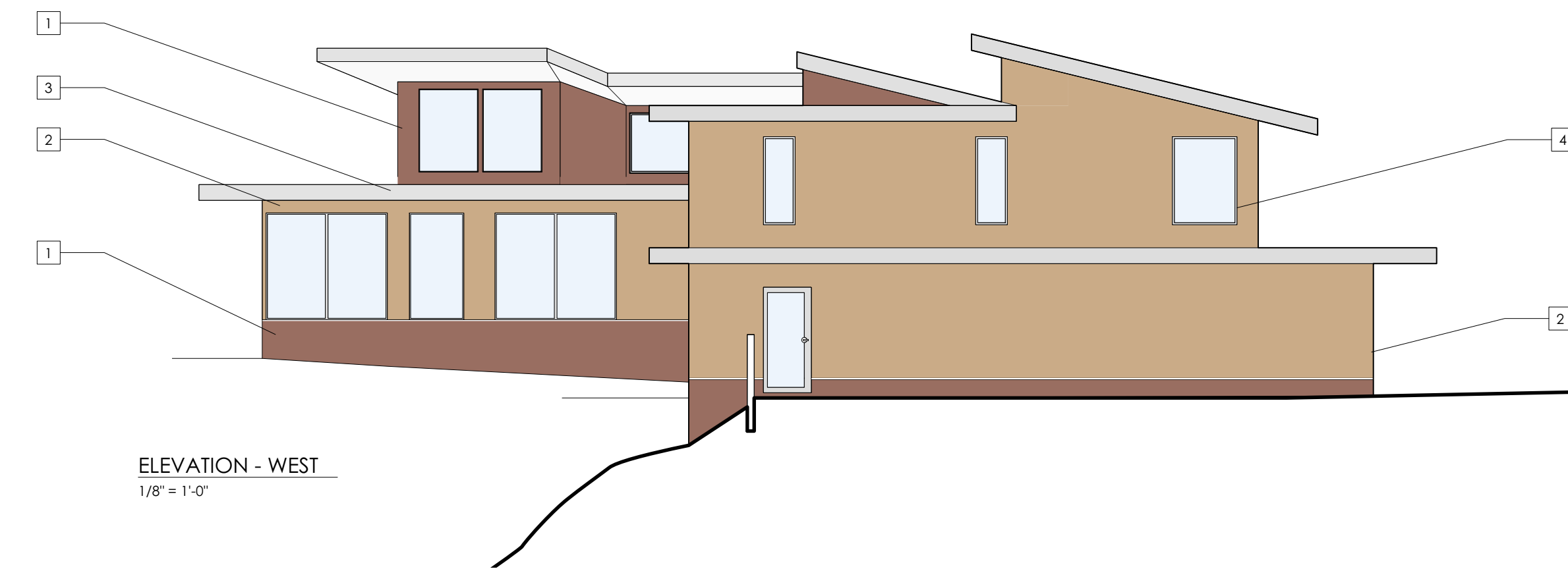
5 METAL SALES VERTICAL SEAM METAL ROOF  
OLD TOWN GREY W25



ELEVATION - EAST  
1/8" = 1'-0"



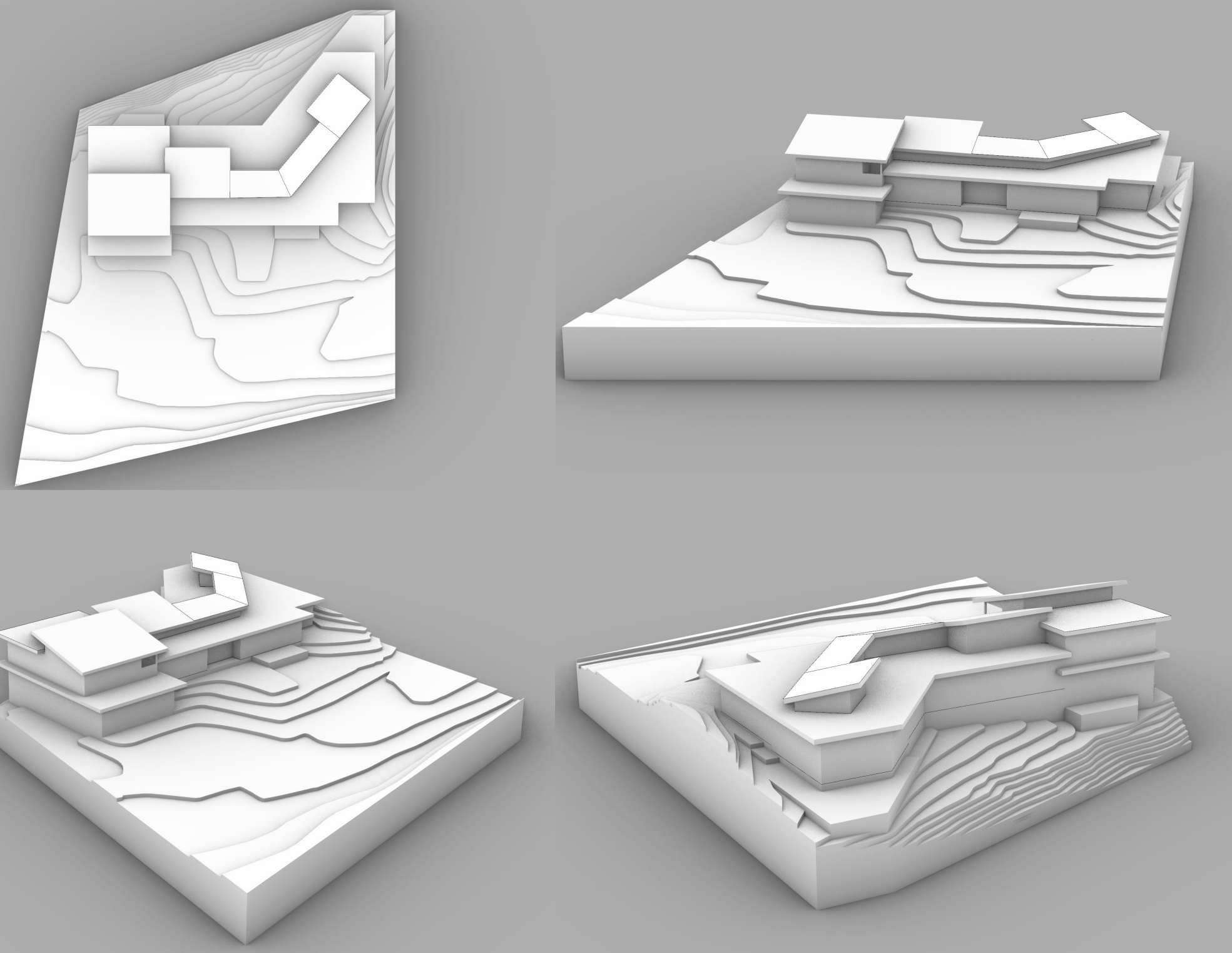
ELEVATION - NORTH  
1/8" = 1'-0"



ELEVATION - WEST  
1/8" = 1'-0"



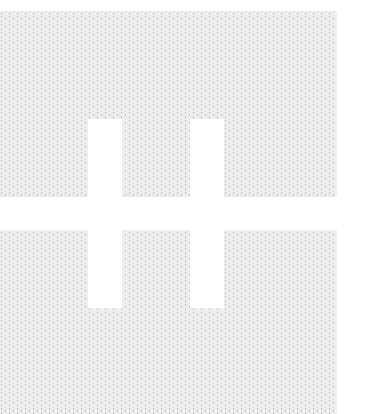
ELEVATION - SOUTH  
1/8" = 1'-0"



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10995 SADDLE ROAD  
 MONTEREY, CA 93940

DATE 4.8.22

DRAWN JL

JOB NO 2149

THIS PLAN SET CONSISTING OF SHEETS C-1, C-2, C-3 AND C-4 DETAILS THE PROPOSED LATERALS OF THE PRIMARY AND SECONDARY LEACHFIELDS FOR THE ONSITE WASTEWATER TREATMENT SYSTEM.

NOT ALL EXISTING OR PROPOSED SITE FEATURES ARE SHOWN. REFER TO PROJECT PLANS BY ARCHITECT FOR FURTHER DETAILS.

**LEGEND**

	ALTERNATE LEACHFIELD LOCATIONS
	PROPOSED LEACHFIELDS
	PROPERTY LINE
	HORIZONTAL SETBACKS
	MINOR CONTOURS
	MAJOR CONTOURS
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	TYPICAL 10 FOOT TREE SETBACK
	TEST LOCATION PER GRICE ENGINEERING
	TYPICAL 2 FOOT TREE SETBACK FOR DRIP DISPERSAL

PROPERTY AND SYSTEM INFORMATION:  
 SITE ADDRESS: 10995 SADDLE ROAD, MONTEREY, CALIFORNIA  
 A.P.N.: 416-191-013-000  
 AREA OF PARCEL: 2.9192 ACRES (127,160 SF)

NITROGEN BALANCE  
 EXISTING STRUCTURE: NO EXISTING STRUCTURES  
 PROPOSED STRUCTURE: 2 BEDROOM SINGLE FAMILY RESIDENCE & 2 BEDROOM ADU  
 TOTAL NUMBER OF OCCUPANTS: 3 (SINGLE FAMILY RESIDENCE)  
 3 (ADU)  
 6 (COMBINED)

(PER TABLE 5-2 MCEH OWTS)  
 ALLOWABLE APPLIED NITROGEN PER ACRE: 40 GRAMS  
 ALLOWABLE APPLIED NITROGEN ON PARCEL: 116.77 GRAMS

EXISTING APPLIED NITROGEN ON PARCEL: NOT APPLICABLE  
 PROPOSED APPLIED NITROGEN ON PARCEL: 60 GRAMS  
 EXCESS APPLIED NITROGEN: 00.00 GRAMS

**OWTS DESIGN FOR SINGLE FAMILY RESIDENCE & ADU**

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:  
 GREATER THAN 29 FEET (ELEVATION 465.00± FEET)

GROUNDWATER SETBACK PER TABLE 5-6 MCEH OWTS: 20 FEET

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 493 FEET

**PER MC-OWTS-2018 TABLE 5-4 AND SECTION 5.9.2**

SHALLOW TEST	TEST DEPTH (FEET)	STABILIZED TAFT RATE (MINUTES/INCH)	APPLICATION RATE (GALLONS/SQUARE FOOT/DAY)
P-11	0.33 TO 0.67	6.20	0.8
P-12	0.54 TO 1.58	0.65	1.2
P-13	0.75 TO 1.92	1.10	1.2
P-14	0.79 TO 2.00	0.20	1.2
P-15	0.69 TO 1.88	1.25	1.2
P-16	0.02 TO 0.83	1.25	1.2
P-17	0.38 TO 1.79	0.65	1.2
P-18	0.96 TO 2.17	0.75	1.2
AVERAGE			1.2

INFILTRATION AREA REQUIRED: 500 SQUARE FEET

LEACHFIELD TYPE: DRIP SYSTEM

PRIMARY FIELD: 528 SQUARE FEET OF AREA, 3 LATERALS; (2) 96 FEET LONG (TWO DRIPLINES, 48 FEET LONG(LOOPED), AND (1) 60 FEET LONG (TWO DRIPLINES, 30 FEET LONG(LOOPED). EACH SPACED 2 FEET APART PER LATERAL, MEASURED FROM SUPPLY LINE TO FLUSH LINE.) 126 EMITTERS TOTAL. SEE DETAILS FOR DRIP DISPERSAL ON SHEET C-4

SECONDARY FIELD: 528 SQUARE FEET OF AREA, 3 LATERALS; 84 FEET LONG (TWO DRIPLINES, 42 FEET LONG(LOOPED) EACH SPACED 2 FEET APART PER LATERAL, MEASURED FROM SUPPLY LINE TO FLUSH LINE.) 126 EMITTERS TOTAL. SEE DETAILS FOR DRIP DISPERSAL ON SHEET C-4

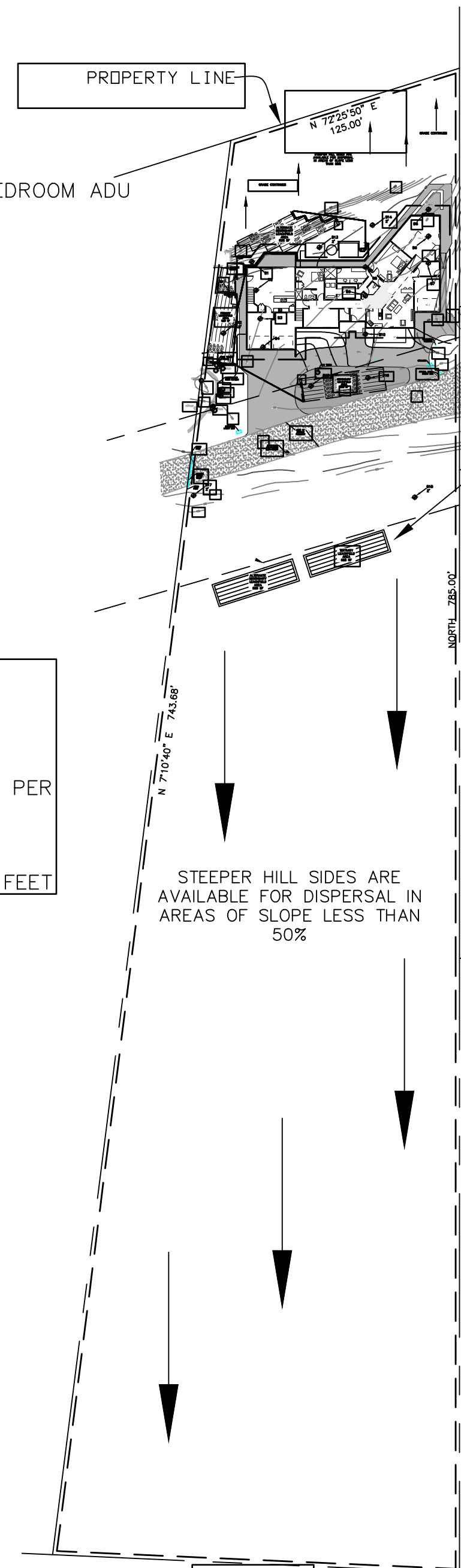
SUFFICIENT ROOM REMAINS FOR INSTALLATION OF A TERTIARY FIELD OF EQUAL SIZE. ALTERNATE LEACHFIELD LAYOUTS ARE POSSIBLE.

ACTUAL LAYOUT OF TANK, DIVERSION VALVE AND DISTRIBUTION BOXES MAY VARY. OTHER LEACHFIELD LATERAL ALIGNMENTS ARE POSSIBLE.

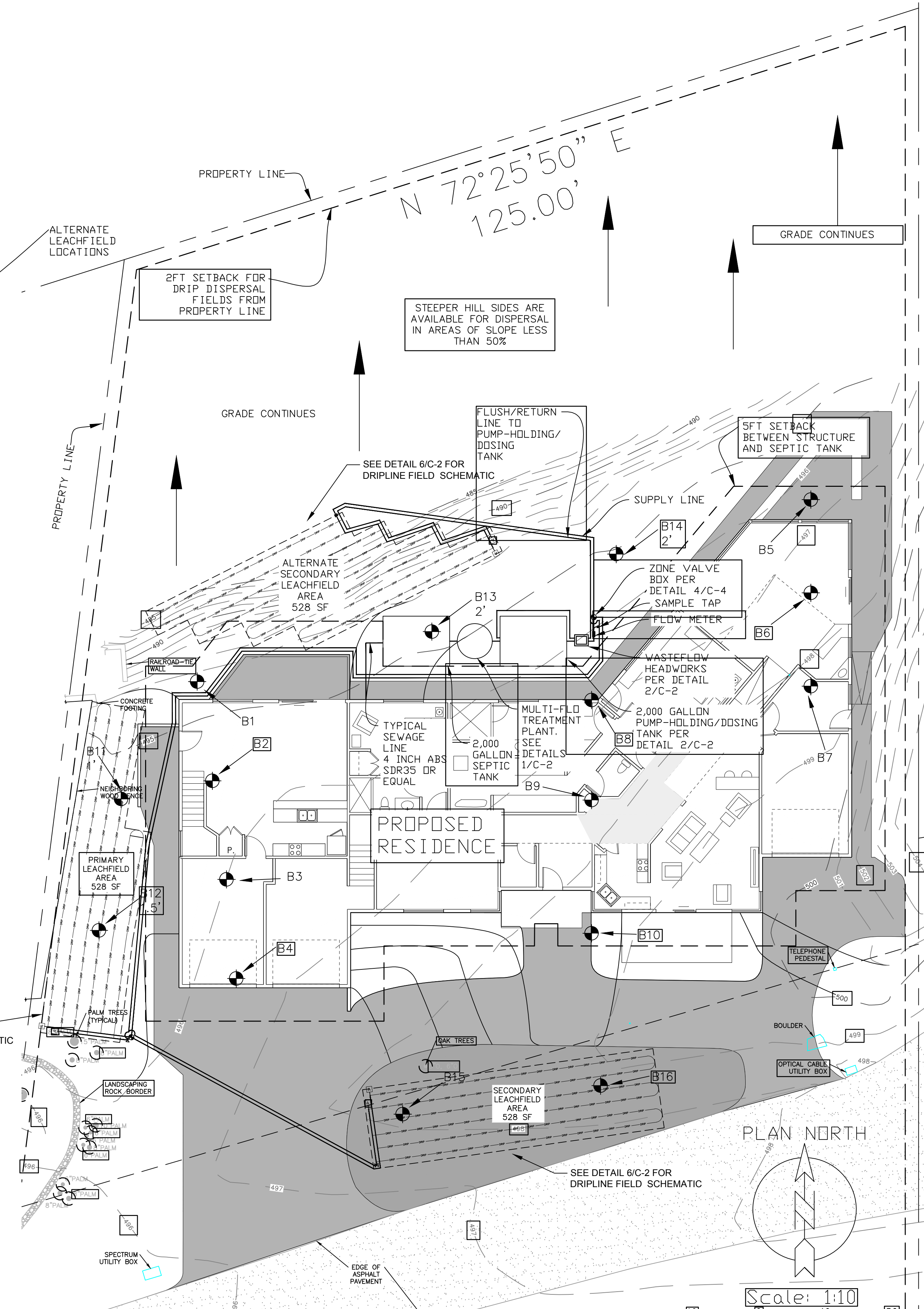
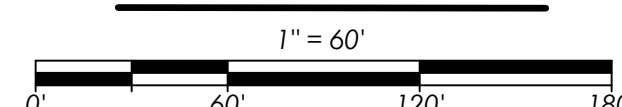
TIMED DOSING: 12 DOSES PER DAY/ZONE  
 DOSE VOLUME PER ZONE: 50 GALLONS PER DOSE  
 PUMP RUN TIME PER DOSE: 9 MINUTES, 48 SECONDS.  
 PUMP OFF TIME: 1 HR, 50 MINUTES  
 HEADWORKS: (SEE SHEET C-4 FOR DETAILS)  
 PANEL MODEL: GEO4-SIM-AUT  
 SOLENOID VALVES: SVLVB-100  
 ATU AND PUMP TANK: (SEE SHEET C-2 FOR DETAILS)  
 WASTEFLOW DRIPLINE: WASTEFLOW PC 1gph  
 PRESSURE IN DRIP TUBING: 20PSI  
 FLUSH VELOCITY: 0.5 FEET PER SECOND  
 TOTAL DYNAMIC HEAD: 72.8 FEET  
 PUMP CAPACITY: 8.1GPM/ 31.52PSI

**SYSTEM NOTES:**

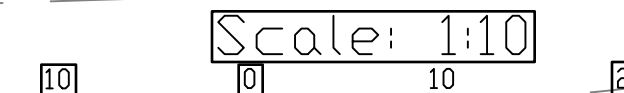
1. SYSTEM SHALL INCORPORATE AN AUTOMATIC MECHANISM FOR BACKWASHING THE DRIPLINE AND FILTERS.
2. SYSTEM SHALL BE TIME DOSED OVER A 24-HR PERIOD. DEMAND CONTROL DOSING SHALL OVERRIDE TIMED DOSING IN PERIODS OF FLOW WHERE TIME DOSING CANNOT ACCOMMODATE THE EXCESSIVE FLOW
3. SYSTEM SHALL BE DESIGNED, INSTALLED, OPERATED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, NOTWITHSTANDING THE REQUIREMENTS SPECIFIED ABOVE.



**OVERVIEW**



**SITE PLAN**



- NOTES:
1. TRACER WIRE TO BE INSTALLED AROUND DRAINFIELD. SEE SHEET C-3 FOR SPECIFICATIONS

REVISION DATES
PUB. 060222

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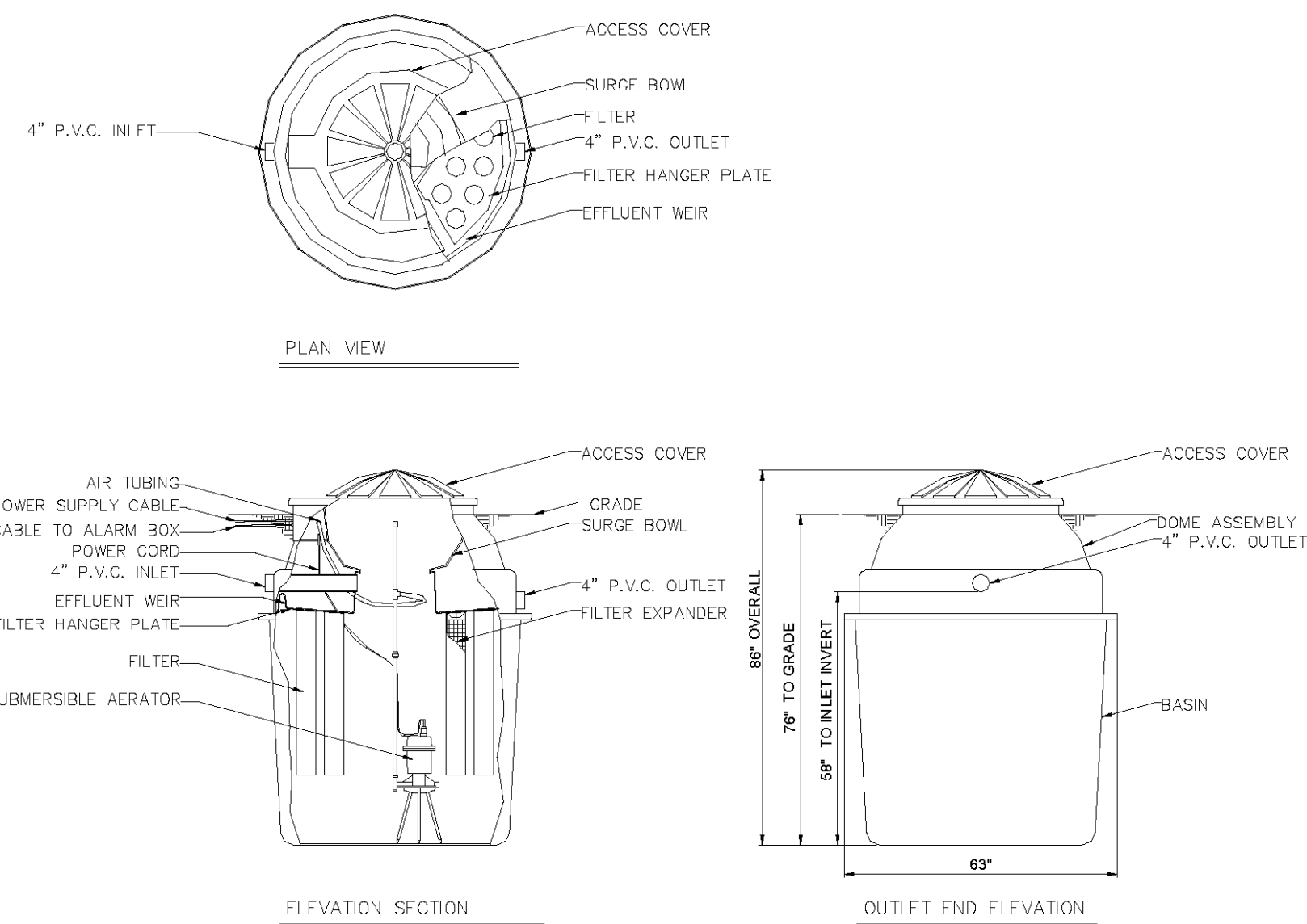
LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:  
 MR. EDWIN BRUCE AND  
 MRS. SUSAN BRUCE  
 C/O EDWIN BRUCE ASSOCIATES ARCHITECTS  
 1625 THE ALAMEDA SUITE 610  
 SAN JOSE, CALIFORNIA 95126

BRUCE RESIDENCE AND ADU;  
 10995 SADDLE ROAD, MONTEREY, CALIFORNIA  
 A.P.N. 416-191-013-000  
**ONSITE WASTEWATER TREATMENT SYSTEM**  
 SEPTIC SYSTEM- SITE PLAN

**C-1**  
 Date Plotted: Jun 02, 2022

BRUCE RESIDENCE AND ADU  
 FILE NO. 7382-21.04



**MULTI-FLO MODEL SPECIFICATIONS**

Item	FTB 0.5	FTB 0.6	FTB 0.75	FTB 1.0	FTB 1.5
Treatment (gal/day)	500	600	750	1000	1500
Volume (gal)	500	600	750	1000	1500
CBOD (lb/day)	1.5	1.5	1.5	3.0	4.5
Diameter (in)	63"	71"	71"	78"	135"x63"
Total Height (in)	86"	86"	90 1/2"	92"	86"
Grade to Inlet Invert (in)	17 1/2"	16 1/2"	16"	14 1/2"	17 1/2"
Grade to Outlet Invert (in)	19 1/2"	20"	19 1/2"	18 1/2"	21"
Excavation Depth (in)	74"	74 1/2"	81"	81"	76"
No. of Aerators	1	1	1	2	3
No. of Filters	30	30	30	30	60
Shipping Weight (lb)	380	420	450	580	920
Inlet Invert* (in)	58"	58"	62 1/2"	68"	58"
Outlet Invert* (in)	54 1/2"	54 1/2"	59"	64 1/2"	54 1/2"

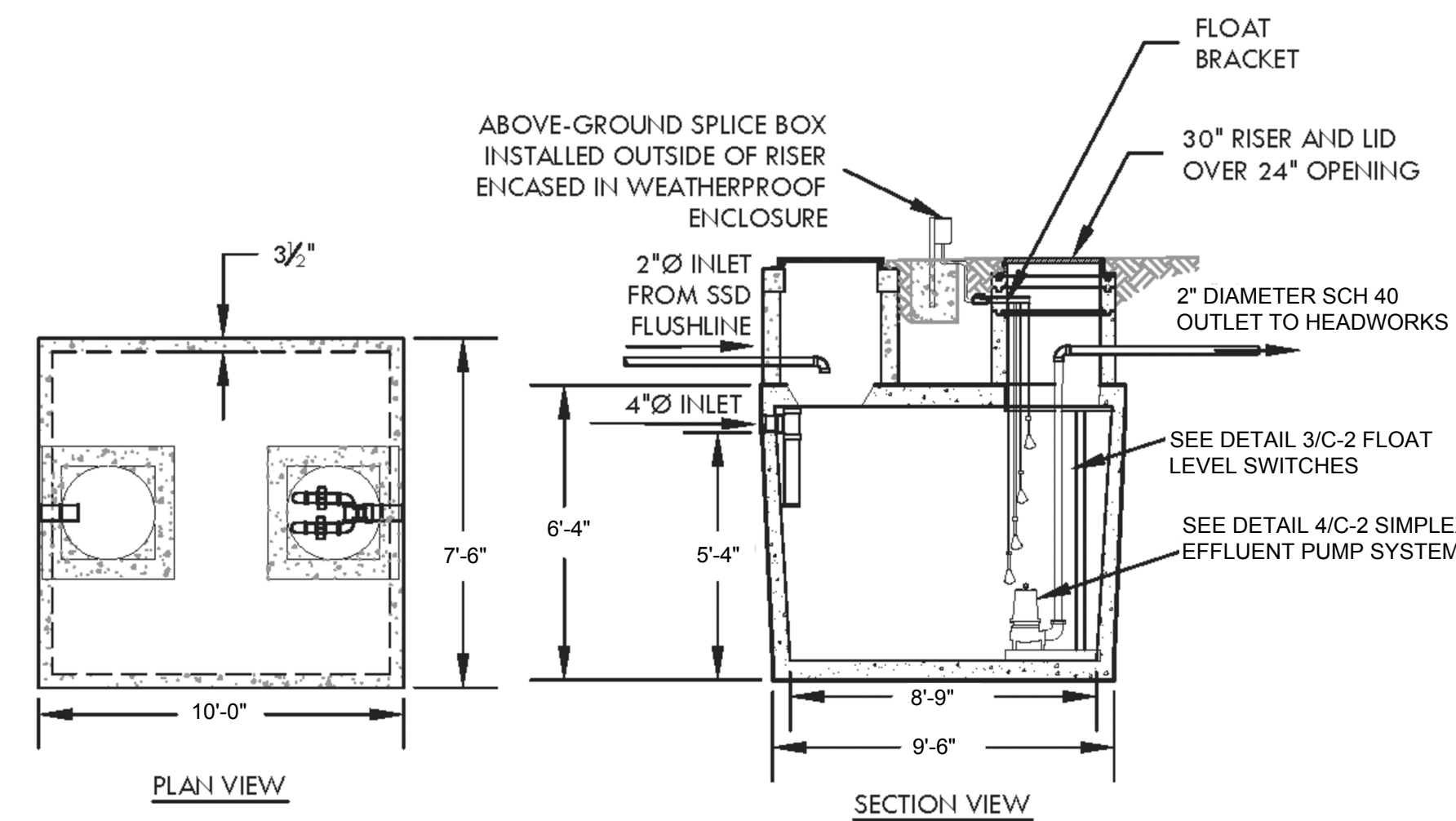
\* From Bottom of Excavation - See Drawing

**MULTI-FLO WASTEWATER SYSTEM SPECIFICATIONS**

Wastewater Treatment Performance (ANSI/NSF Standard 40 Evaluation)

TEST RESULTS (Mean Results)	INFLUENT (mg/L)	EFFLUENT (mg/L)	REDUCTION (%)
CBOD <sub>5</sub>	150	5	97
TSS	195	5	98

NOTE: CONTROL PANEL SHALL BE FIELD LOCATED.



MCEH-OWTS-2018:  
5.7.1 PUMP CHAMBERS

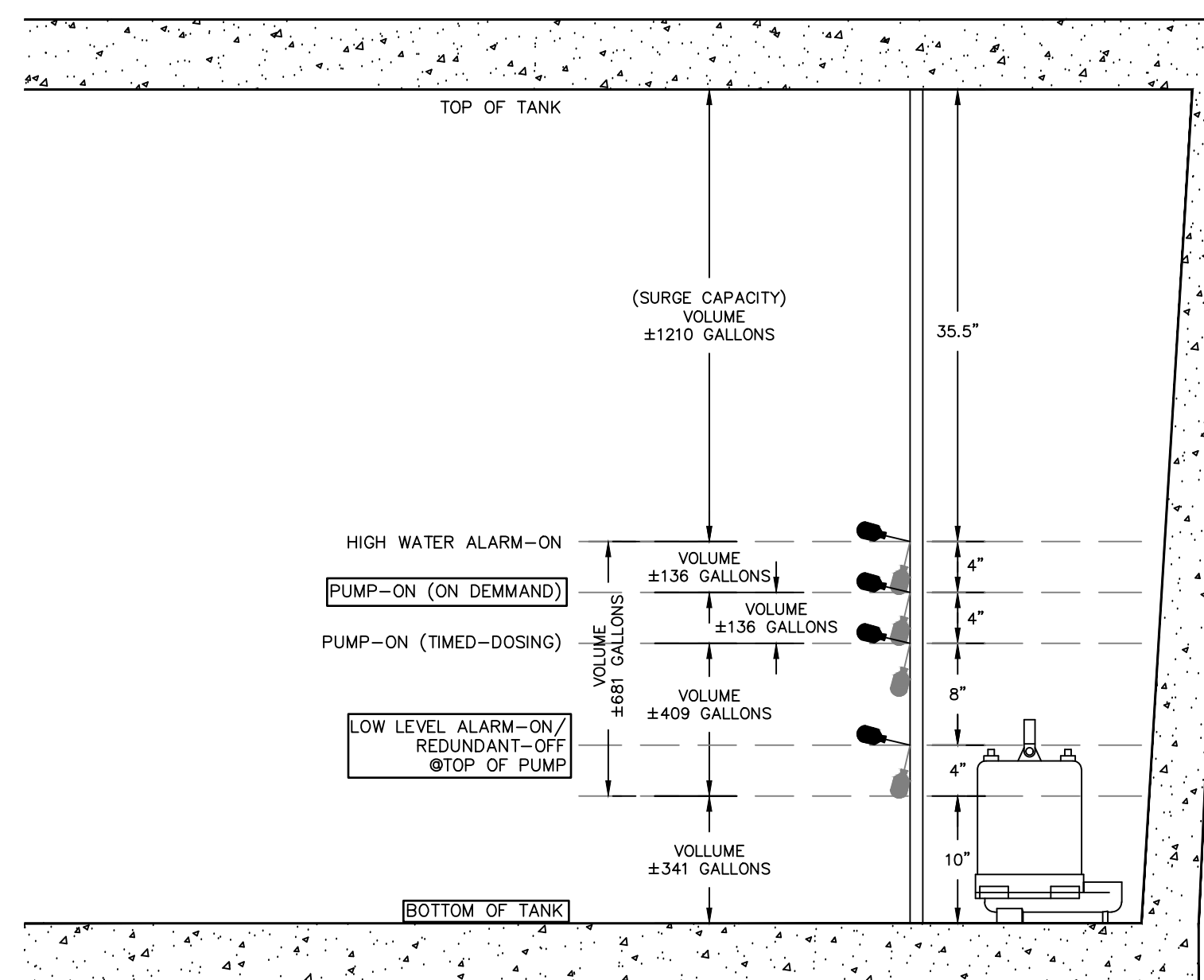
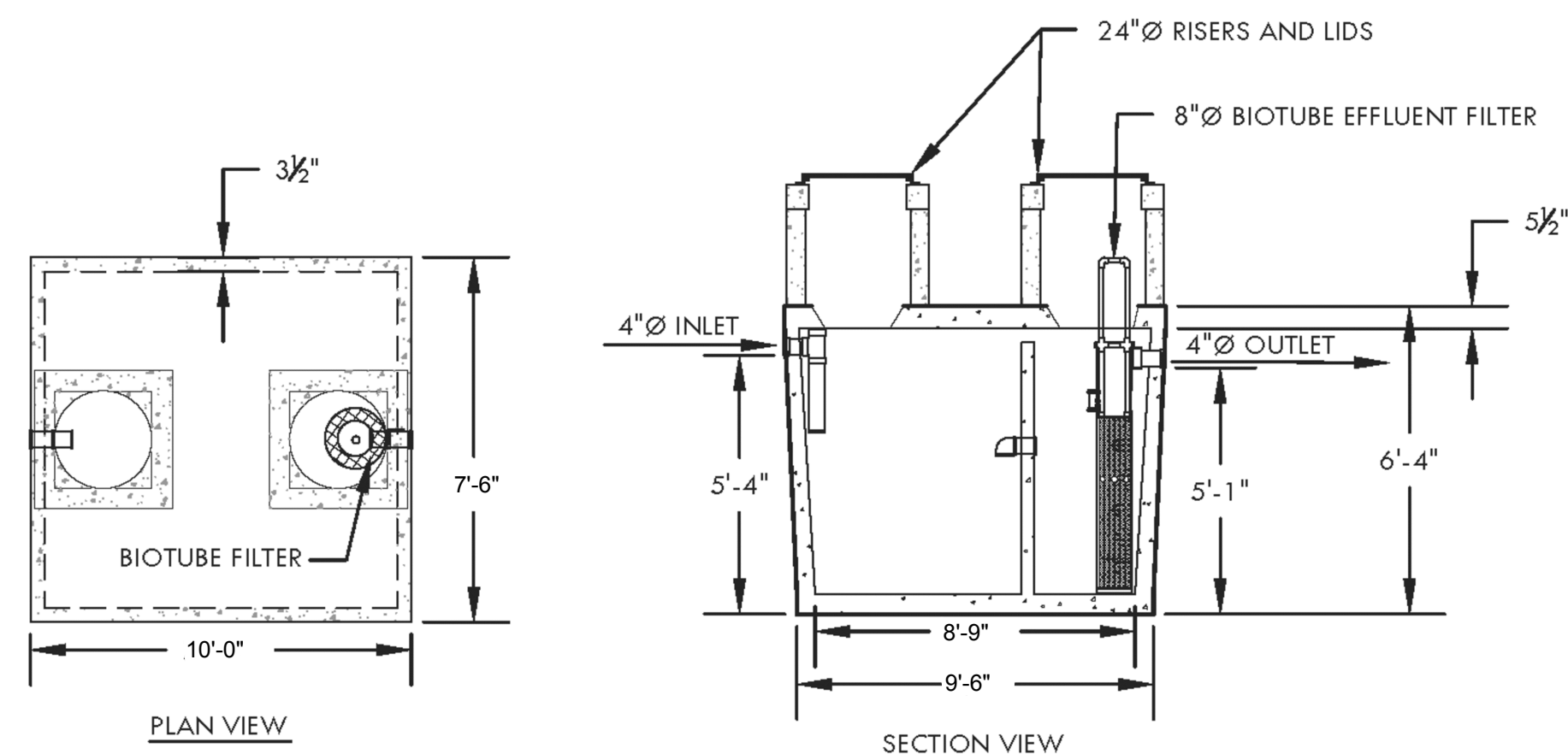
1. DUE TO VARIABLE USES OF PUMP CHAMBERS, THE CAPACITY SHALL BE AT LEAST 300 GALLONS AND SPECIFIED BY THE QUALIFIED PROFESSIONAL SO THAT THE TANK WILL HAVE A SURGE CAPACITY EQUAL TO AT LEAST 200% OF THE ESTIMATED DAILY DESIGN FLOW.
2. ALL PUMP CHAMBERS SHALL BE EQUIPPED WITH AN AUDIBLE AND VISIBLE ALARM TO ALERT WHEN THE HIGH-WATER LEVEL IN A TANK IS REACHED.
3. ELECTRICAL CONNECTION SHOULD BE MADE OUTSIDE OF THE DOSING TANK AND RISE IN A WEATHER PROOF BOX. AN ELECTRICAL PERMIT SHALL BE OBTAINED FROM THE MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY- BUILDING SERVICES DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.

**1 DETAIL OF TREATMENT TANK - MULTIFLOW FTB 0.5**

SCALE: NOT TO SCALE

**2 CONCRETE 2,000 GALLON PUMP TANK**

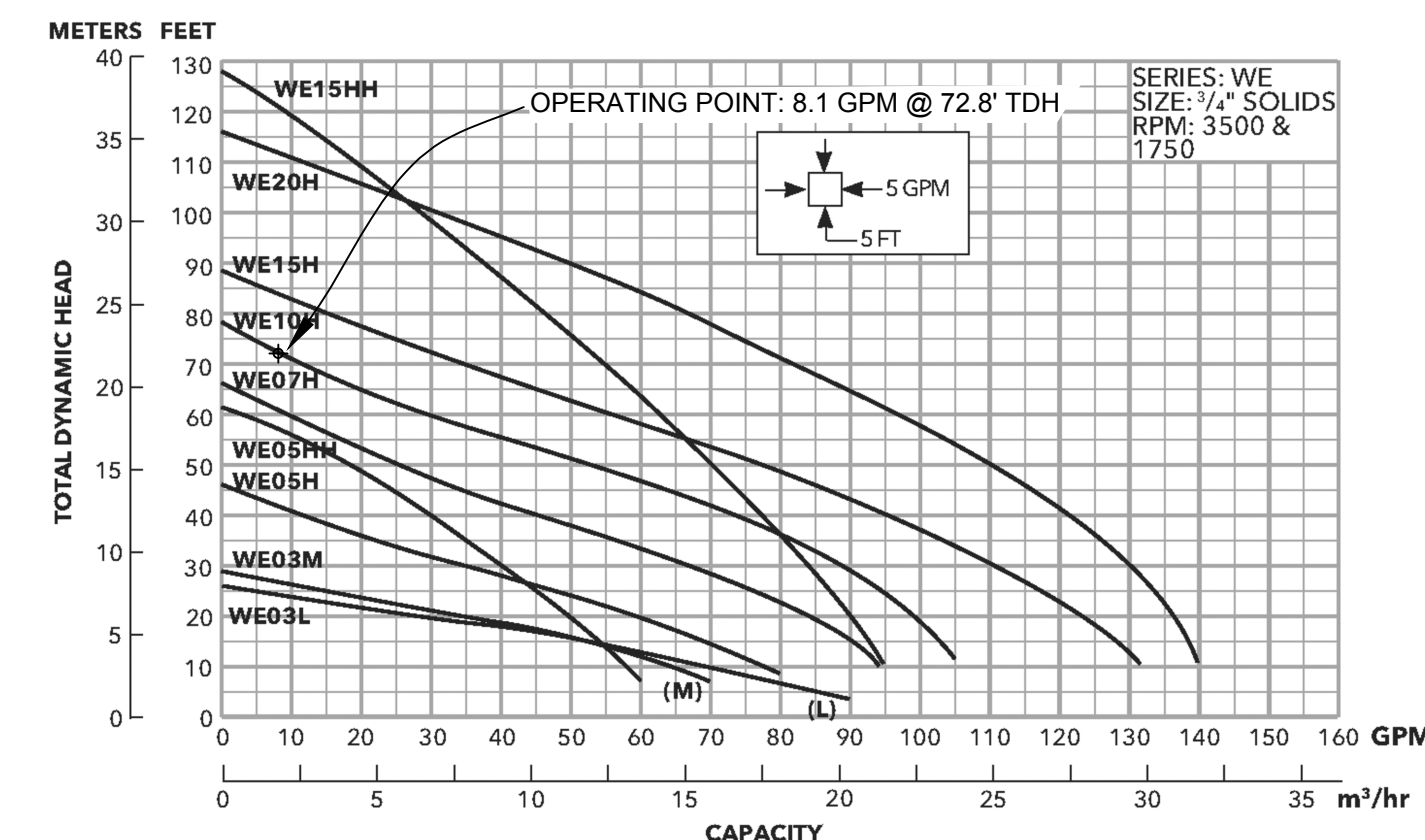
SCALE: AS DIMENSIONED



GENERAL NOTES

1. HIGH WATER ALARM: ACTIVATES THE LIQUID LEVEL ALARM LIGHT AND AUDIBLE ALARM WHEN WATER LEVEL IS HIGH. MAY BE SILENCED BY PRESSING THE ILLUMINATED "PUSH TO SILENCE" BUTTON ON THE FRONT OF CONTROL PANEL. THE ALARM WILL REMAIN ON UNTIL THE HIGH LEVEL CONDITION IS CORRECTED. THE FLOAT IS IN THE UP POSITION WHEN ACTIVATING THE ALARM.
2. PUMP ON (ON-DEMAND): THIS FLOAT ACTIVATES ON-DEMAND SETTING AND OVERRIDES TIMED -DOSING DURING EXCESSIVE FLOWS.
3. PUMP ON (TIMED-DOSING): THIS FLOAT ACTIVATES TIMED-DOSING SETTING AND TURNS THE PUMP ON.
4. LOW WATER ALARM/ REDUNDANT OFF. THIS OFF FUNCTION AFFECTS THE OPERATION OF THE PUMPS EVEN IF THEY ARE RUN MANUALLY. WHEN THE LIQUID LEVEL FALLS BELOW THIS FLOAT, THE PUMP IS TURNED OFF. THIS FLOAT ALSO ACTIVATES THE LOW LIQUID LEVEL ALARM, AND TURNS ON THE ALARM LIGHT AND AUDIBLE ALARM. THE AUDIBLE ALARM MAY BE SILENCED BY PRESSING THE ILLUMINATED "PUSH TO SILENCE" BUTTON ON THE FRONT OF CONTROL PANEL. THE ALARM LIGHT WILL REMAIN ON UNTIL THE LOW LEVEL CONDITION IS CORRECTED. THIS FLOAT IS IN THE DOWN POSITION WHEN ACTIVATING THIS ALARM.

\*FINAL FLOAT DEPTHS SHALL BE FIELD ADJUSTED.



**2A CONCRETE 2,000 GALLON SEPTIC TANK**

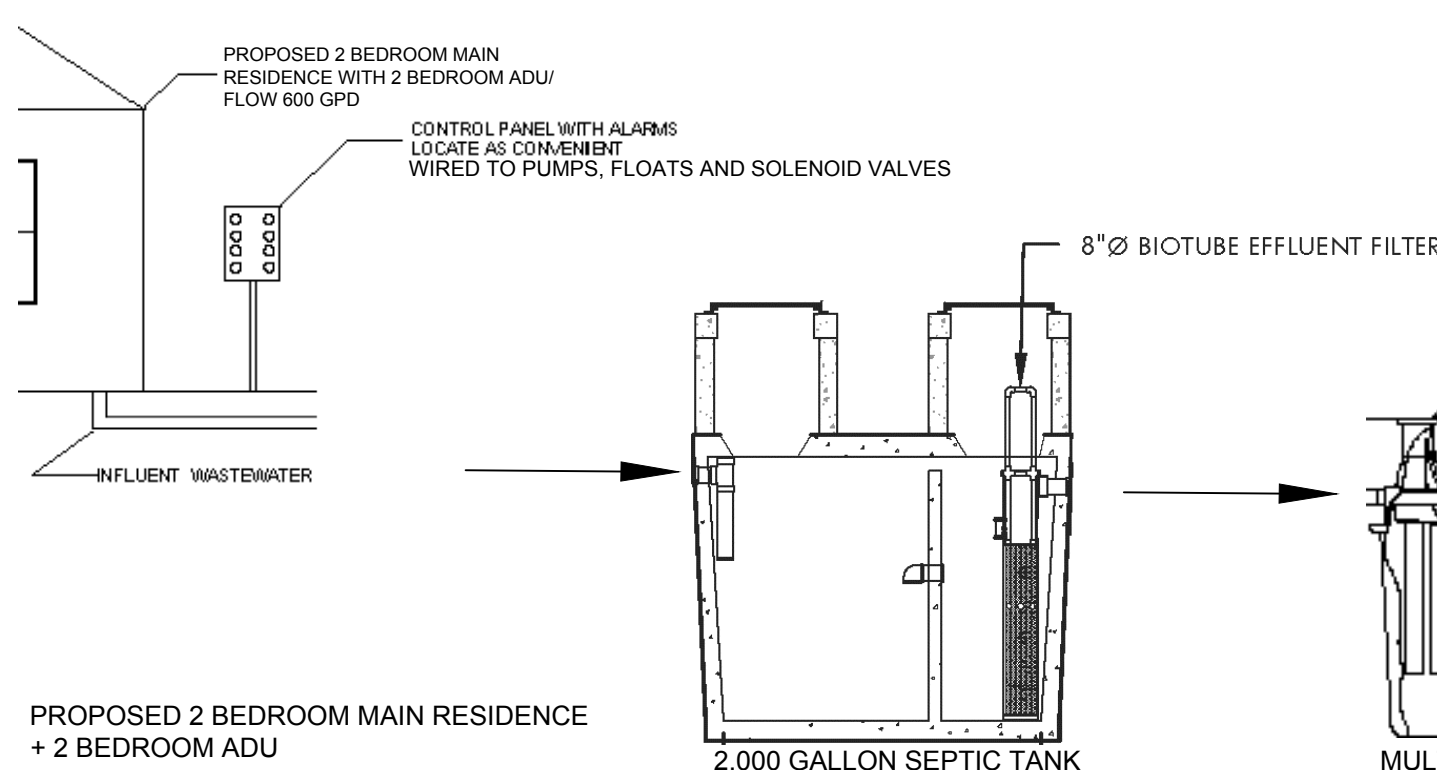
SCALE: AS DIMENSIONED

**3 2,000 GALLON ON-DEMAND FLOAT ARRANGEMENT**

SCALE: 1"= 1'

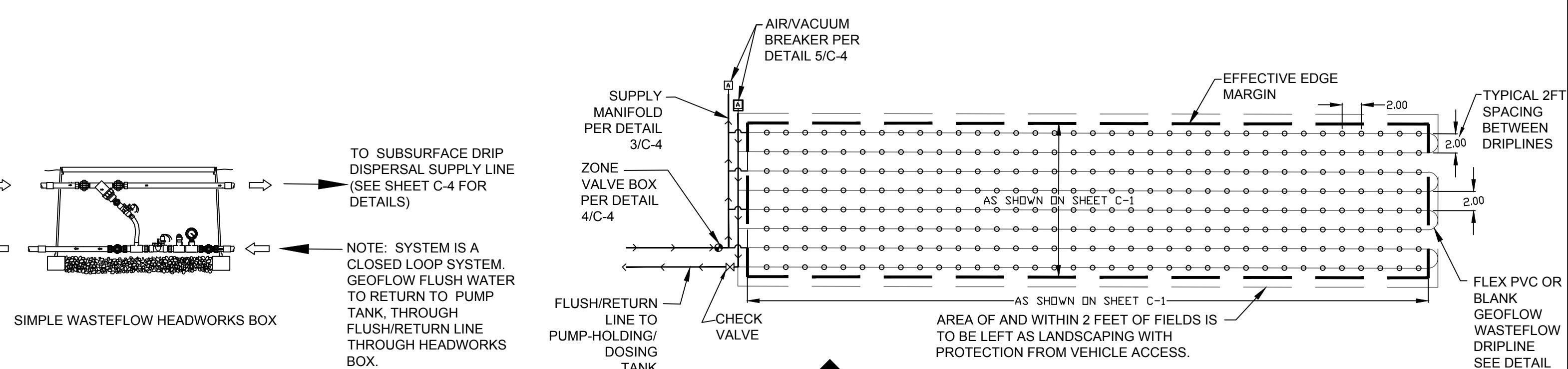
**4 EFFLUENT SIMPLEX PUMP CURVE**

GOULDS SUBMERSIBLE HIGH HEAD EFFLUENT PUMP MODEL WE1012H, 1HP, 230V (OR EQUIVALENT)



**5 WASTEWATER TREATMENT SCHEMATIC**

SCALE: NOT TO SCALE



**6 DRIPLINE LEACHFIELD SCHEMATIC**

SCALE: 1"= 10'

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PUB. 060222

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

PREPARED FOR:

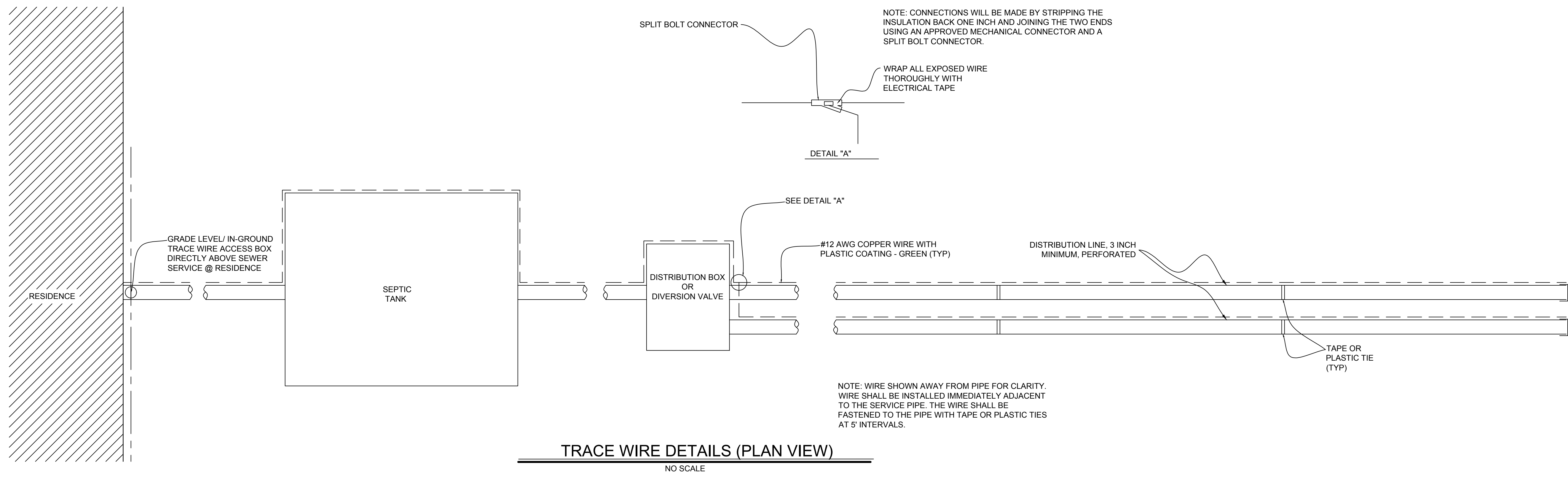
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A.P.N. 416-191-013-000  
**ONSITE WASTEWATER TREATMENT SYSTEM**  
SEPTIC - WASTEWATER SYSTEM DETAILS, SECTIONS AND PROFILES

**C-2**

Date Plotted: Jun 02, 2022

BRUCE RESIDENCE AND ADU  
FILE NO. 7382-21.04

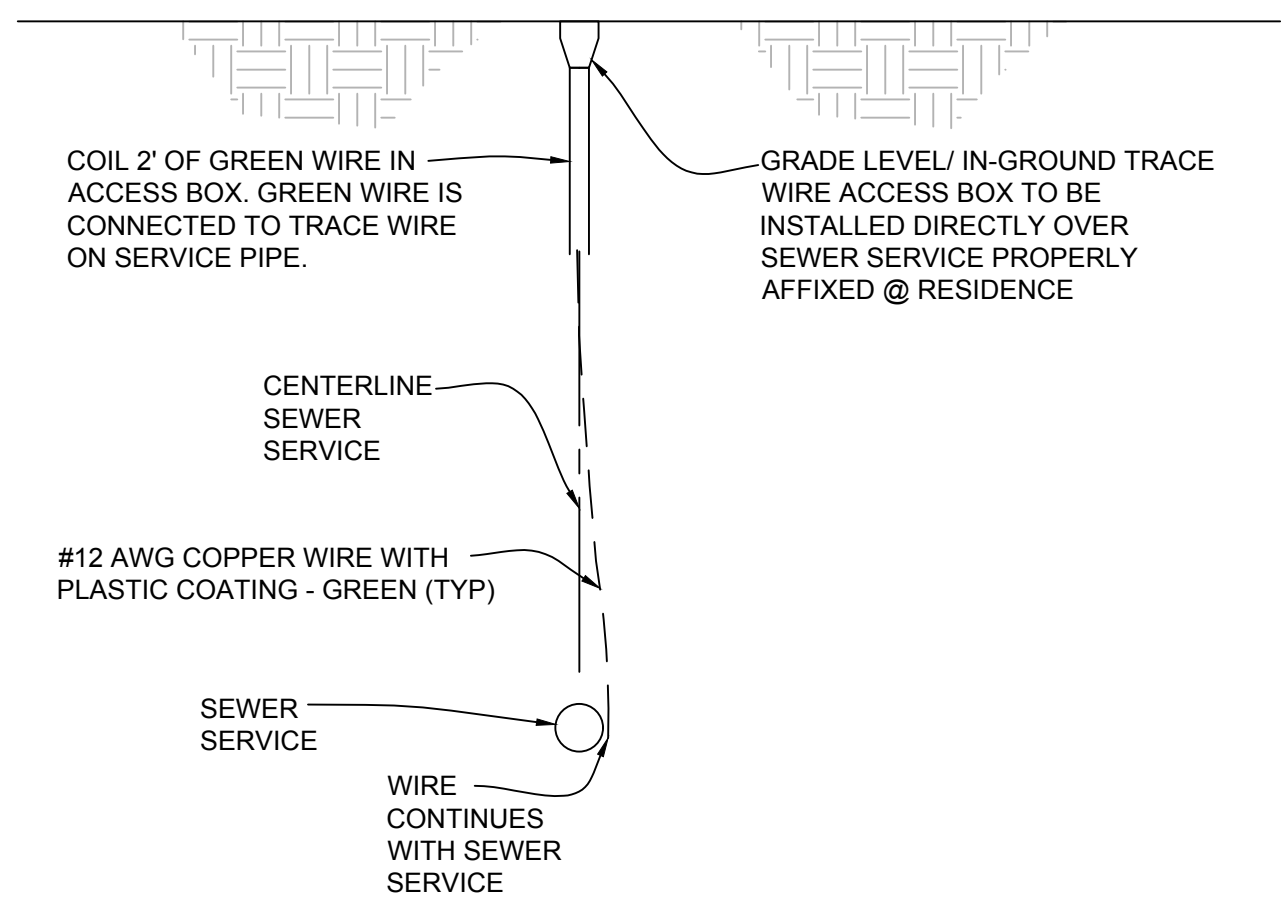


**TRACE WIRE SPECIFICATIONS**

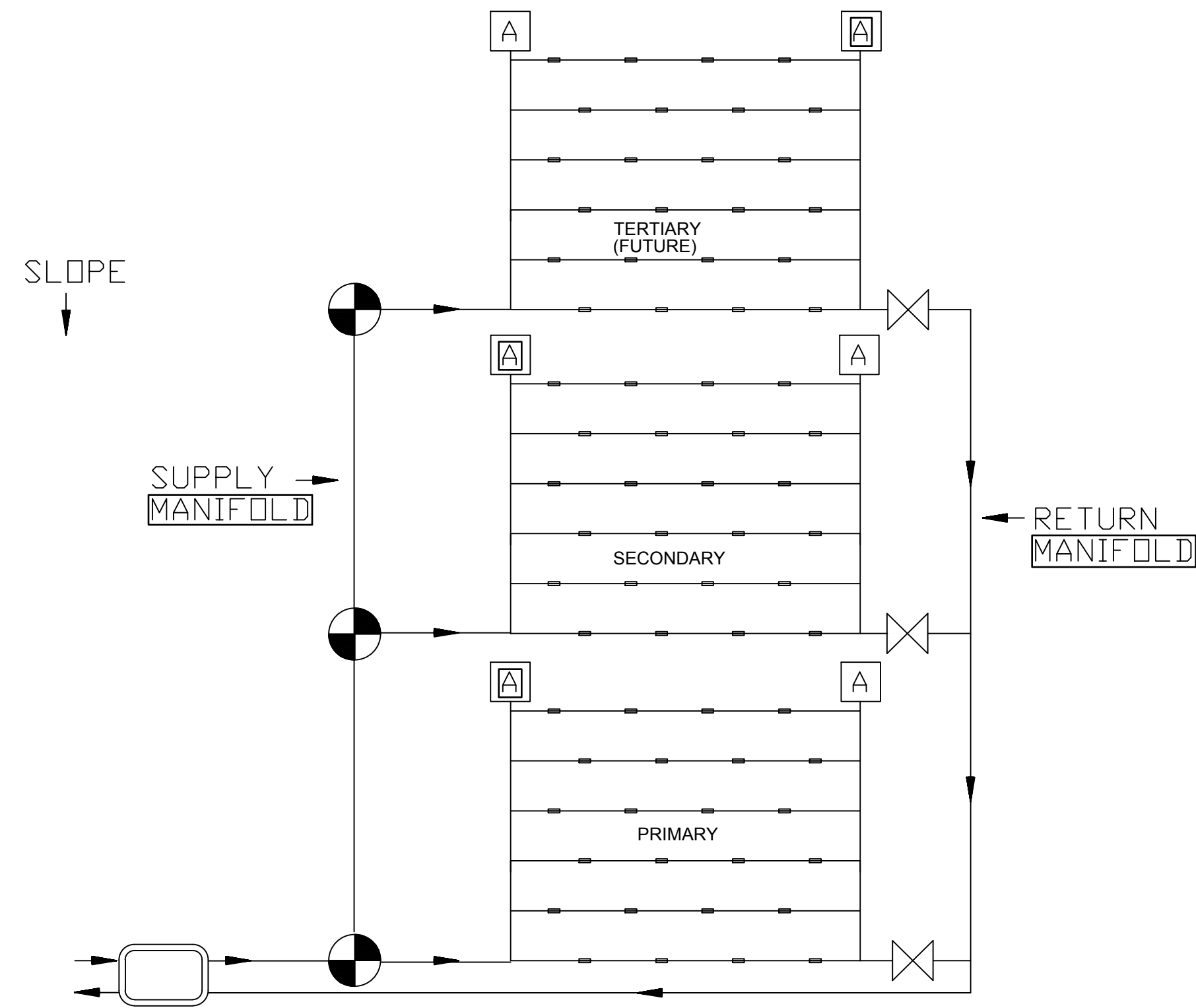
- NOTES**
1. ALL WIRE SHALL BE #12 AWG COPPER WIRE WITH PLASTIC COATING.
  2. SPLICES SHALL BE MADE WITH SPLIT BOLT CONNECTORS, AND ENCAPSULATED IN EPOXY.
  3. TRACE WIRES SHALL BE INTER-CONNECTED AT PIPE TEES AND CROSSES AND VALVES.
  4. CONTINUITY TESTS SHALL BE CONDUCTED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER PRIOR TO ACCEPTANCE.
  5. TRACER WIRE TO BE RUN BACK TO HOUSE.
- IF DRIP DISPERSAL**
1. TRACER WIRE TO BE INSTALLED AROUND DRANFIELD

**TRACER ACCESS BOX SPECIFICATIONS**

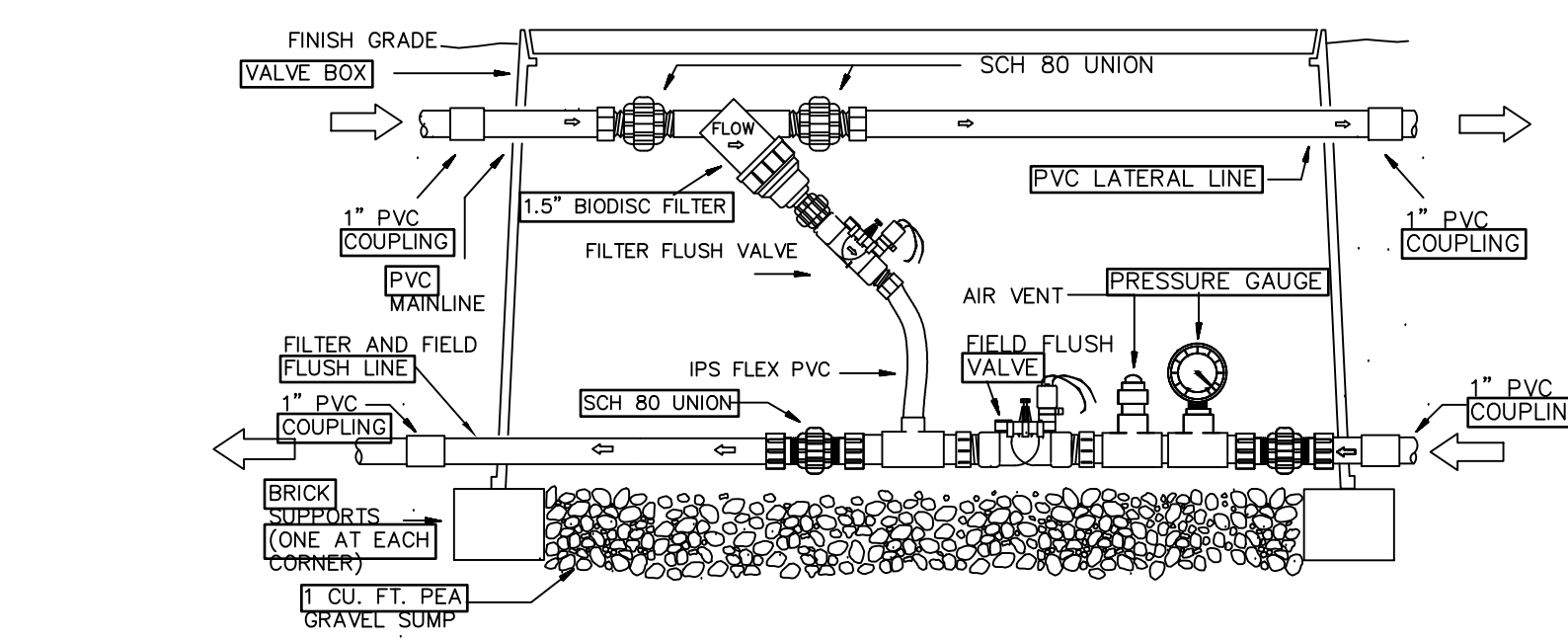
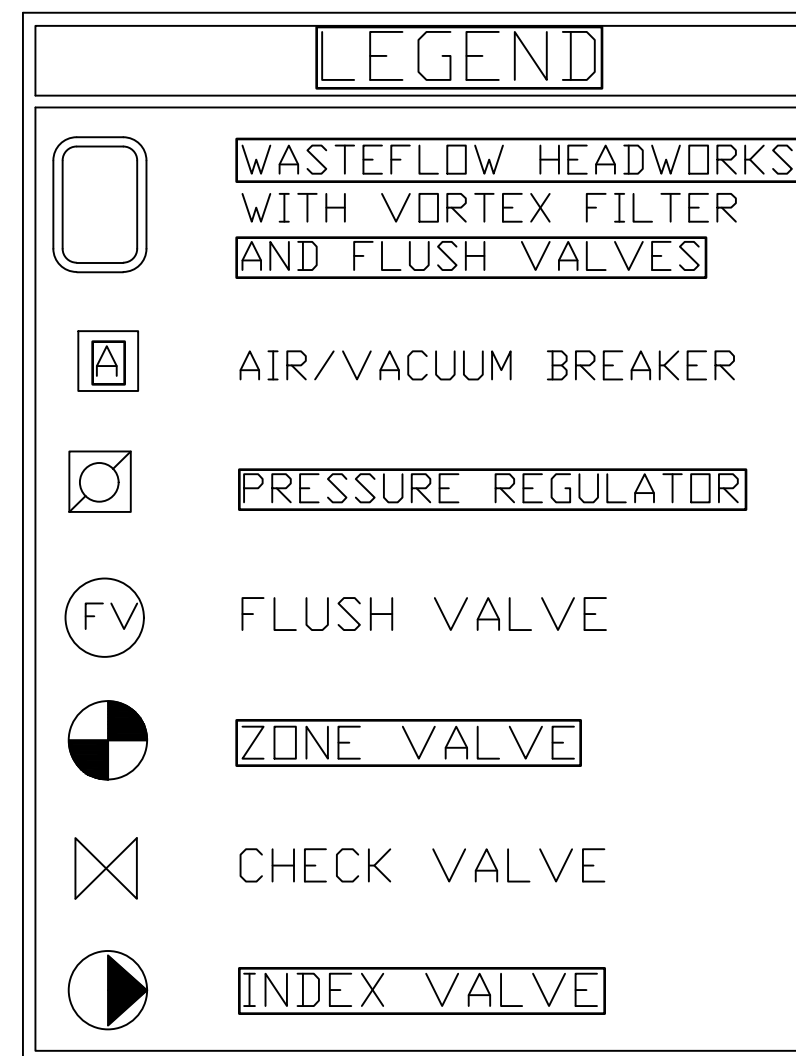
- NOTES**
1. LOCATION OF ACCESS BOX TO BE DIRECTLY ABOVE SEWER SERVICE AT RESIDENCE.
  2. ACCESS BOX SHALL BE VALVCO TYPE OR APPROVED EQUAL.



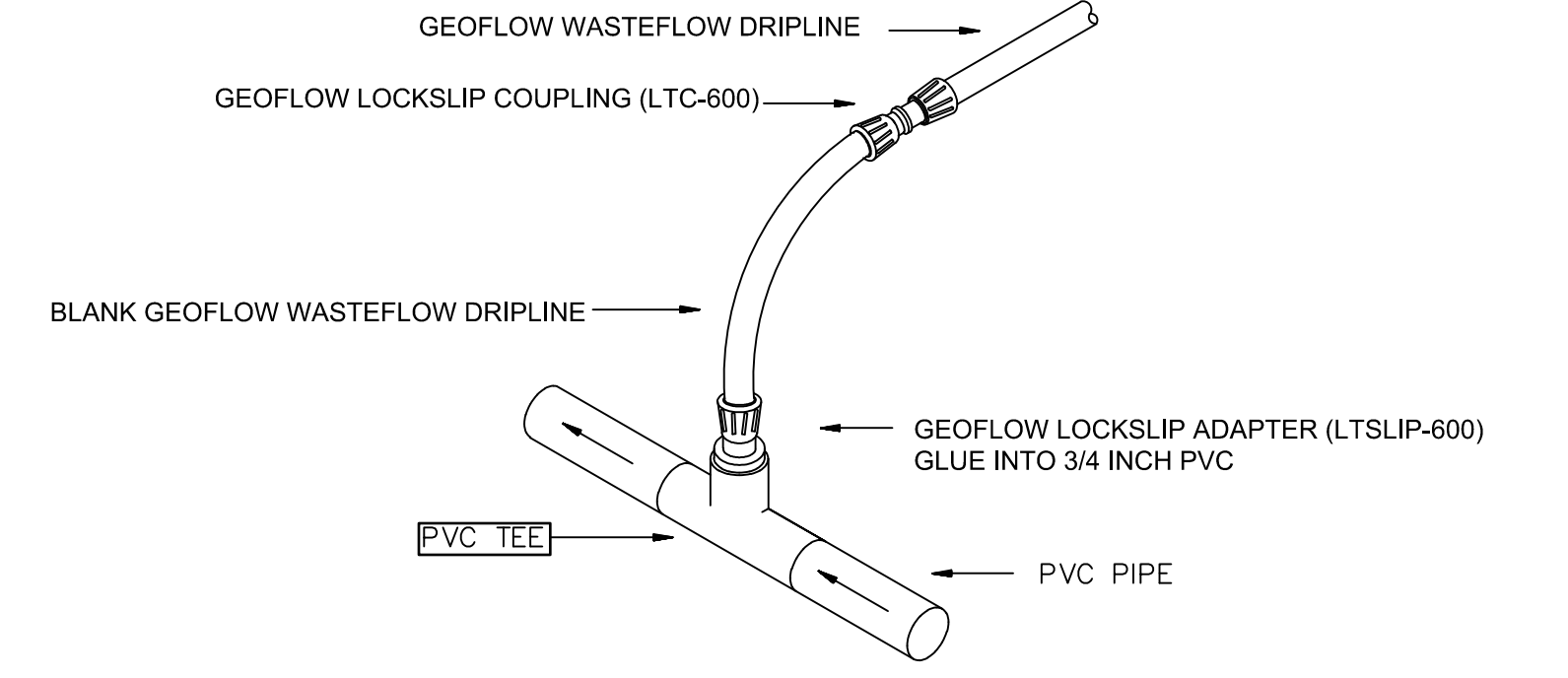
REVISION DATES
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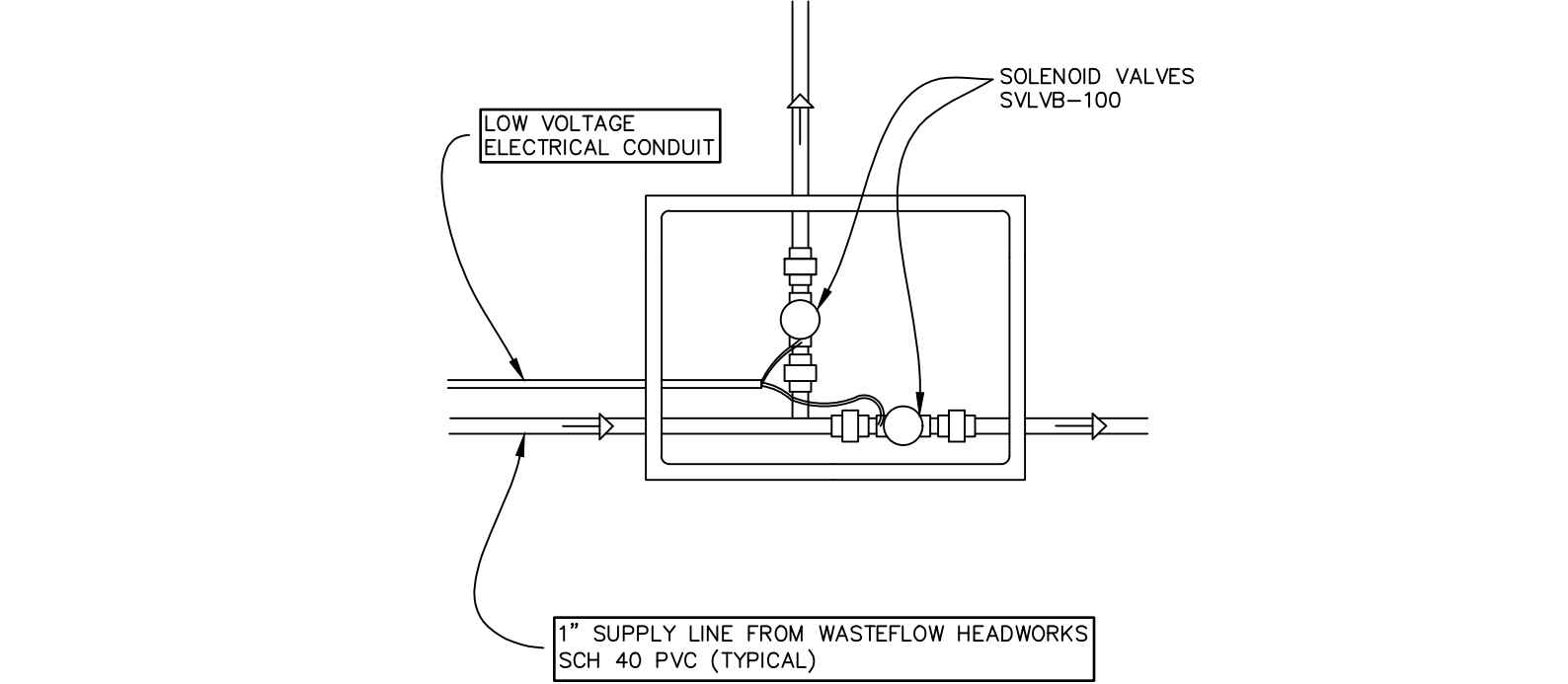
**1** MULTIPLE ZONES/ SINGLE WASTEFLOW HEADWORKS SCHEMATIC - NO SCALE



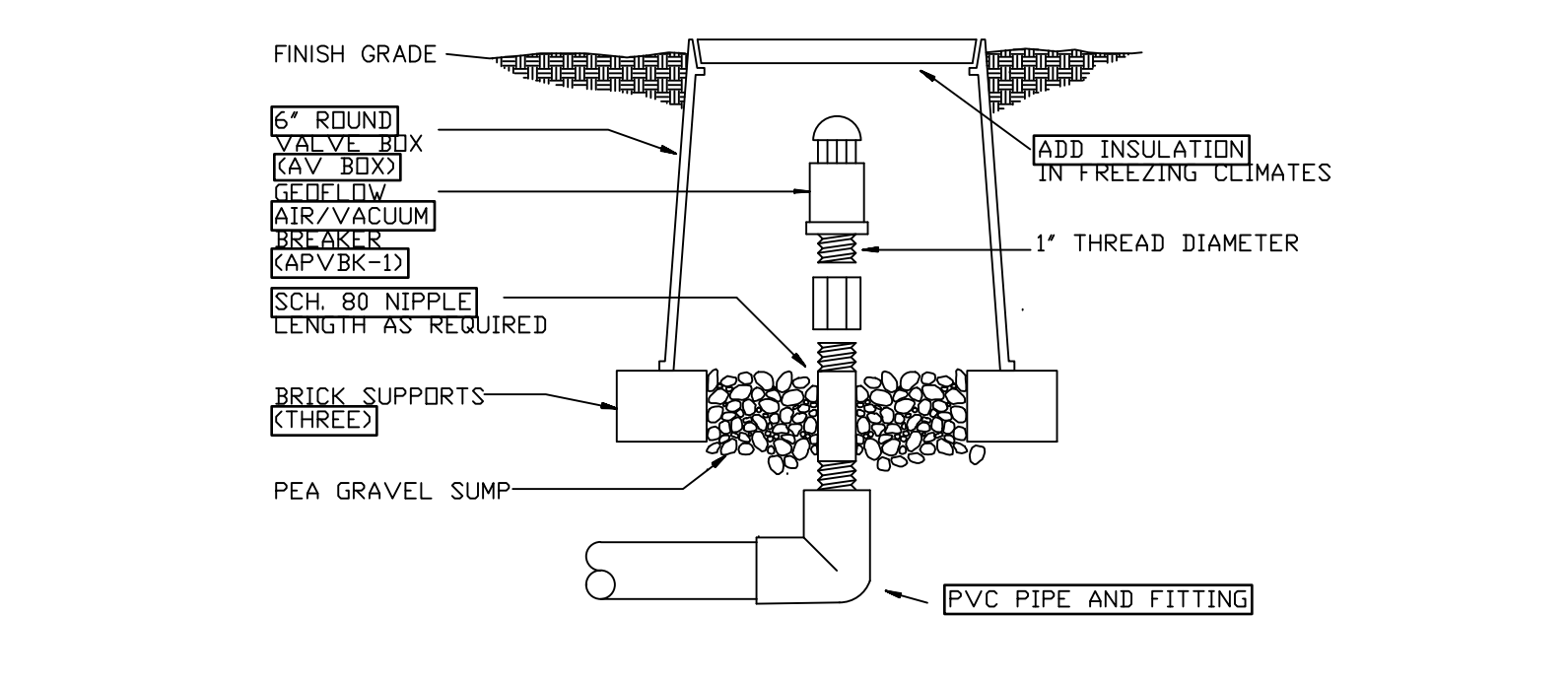
**2** SIMPLE WASTEFLOW HEADWORKS BOX-AUTOMATED SCHEMATIC - 1.5" BIODISC FILTER NO SCALE



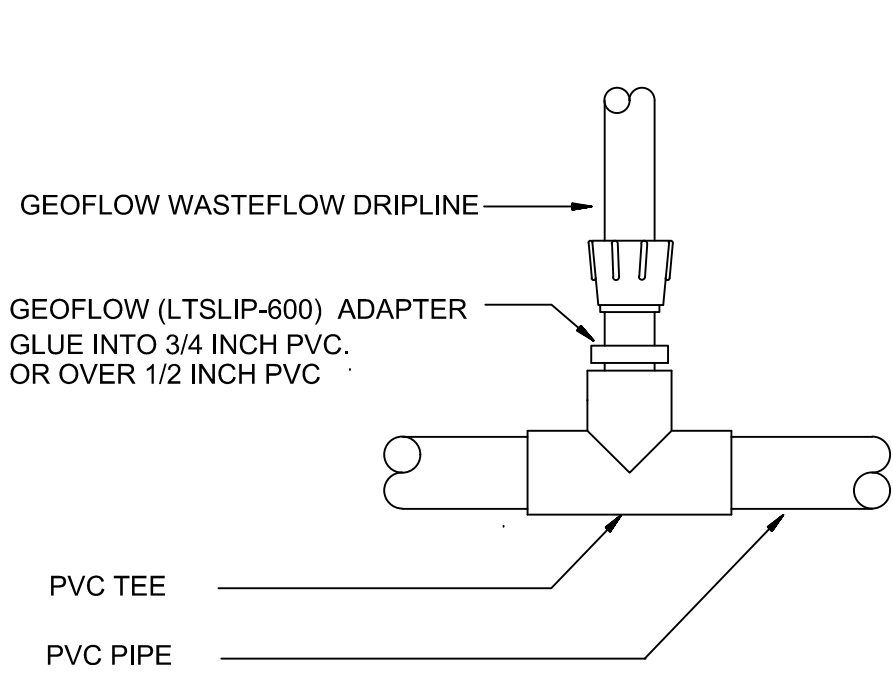
**3** MANIFOLD CONNECTION (END FEED) BLANK GEOFLOW WASTEFLOW DRIPLINE RISER - NO SCALE



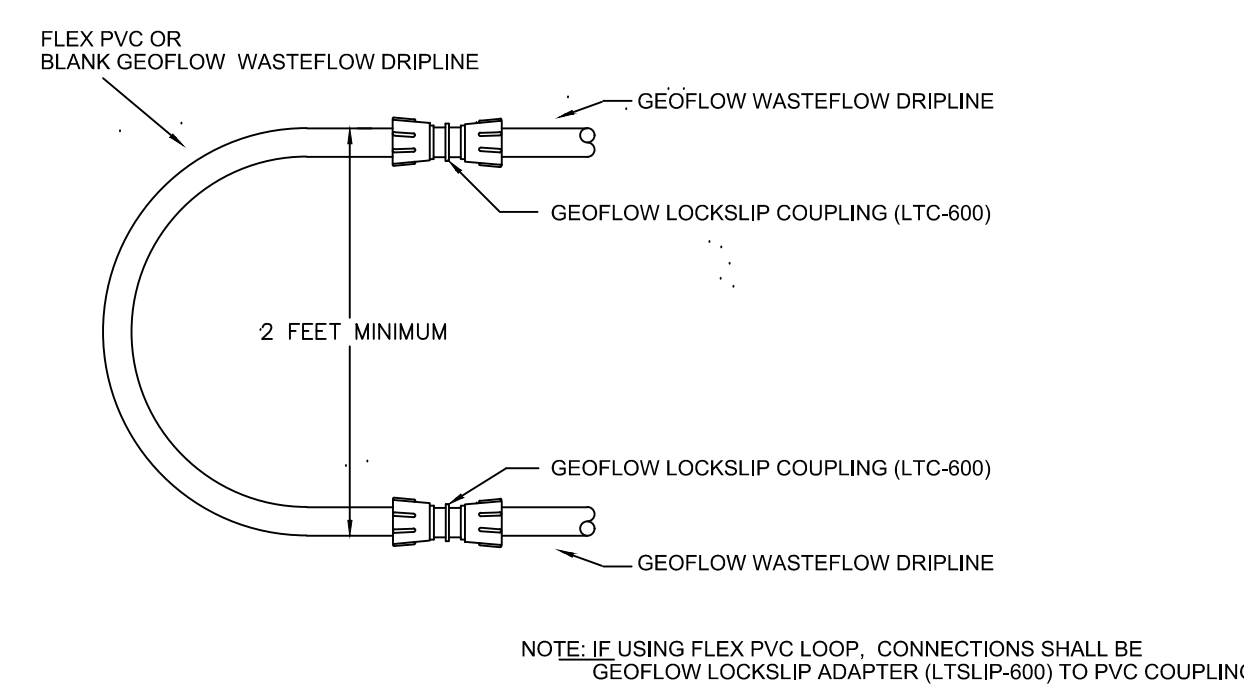
**4** ZONE VALVE BOX - NO SCALE



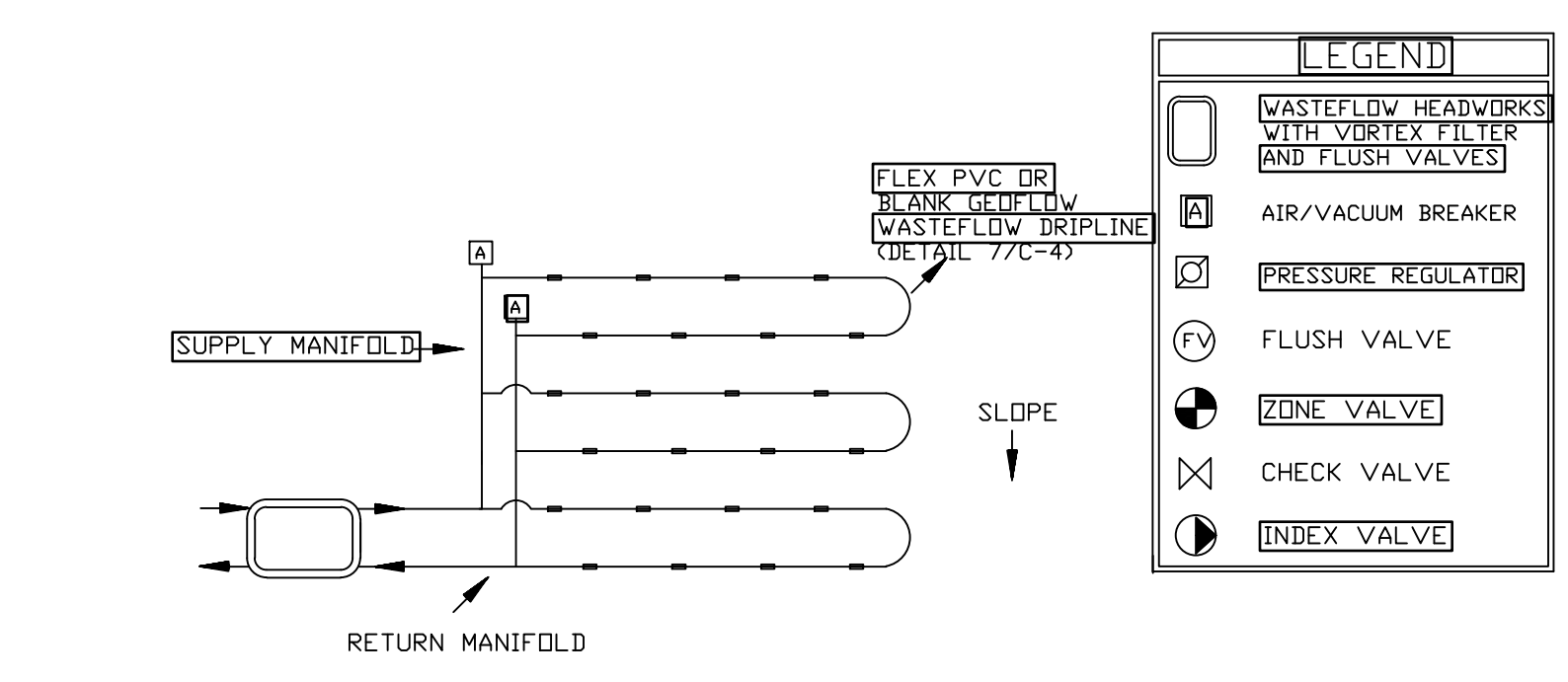
**5** 1" AIR/VACUUM BREAKER (PLUMBED TO PVC) - NO SCALE



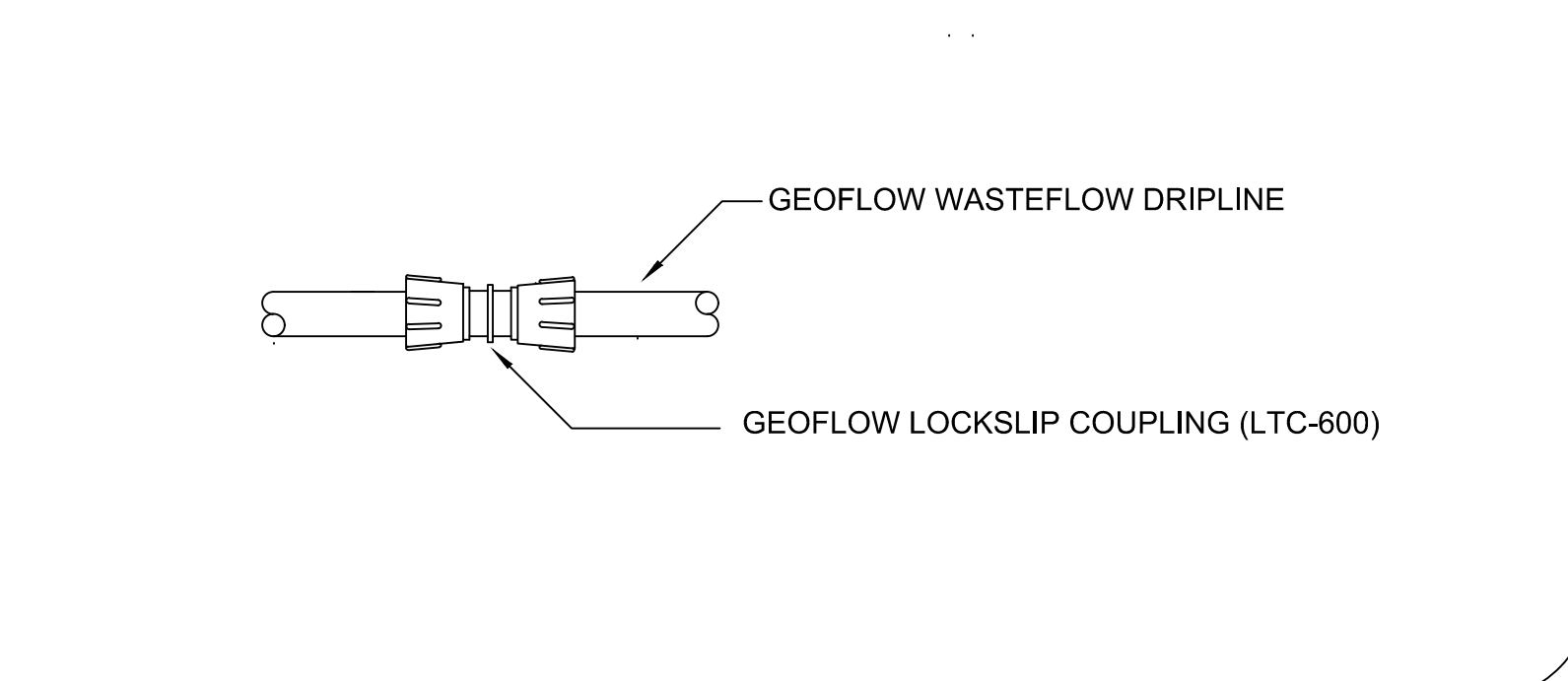
**6** MANIFOLD CONNECTION (PVC TO ADAPTER)- SECTION-NO SCALE



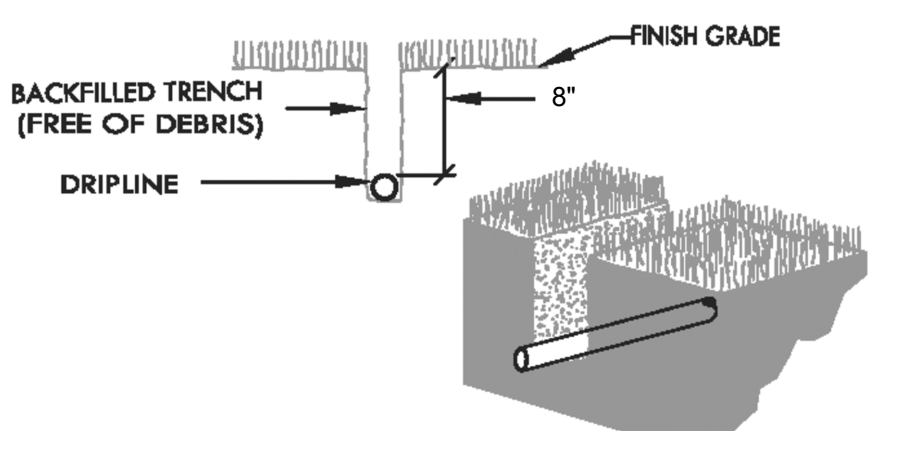
**7** LOCKSLIP COUPLING LOOP- SECTION-NO SCALE



**8** SINGLE ZONE LOOPED SYSTEM SCHEMATIC NO SCALE



**9** LOCKSLIP COUPLING (LTC-600) NO SCALE



**10** TRENCHING FOR DRIPLINE SECTION-NO SCALE

REVISION DATES

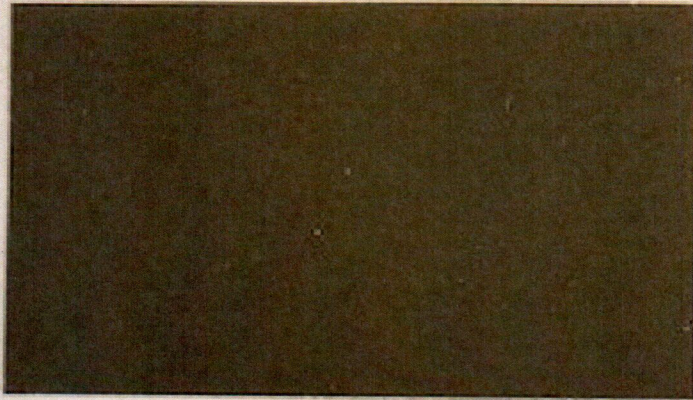
PUB. 060222



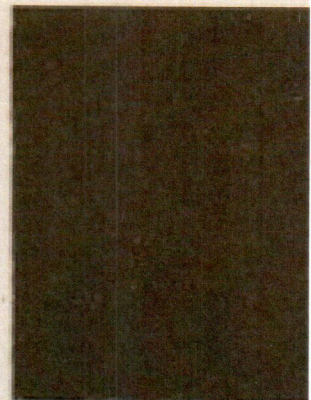


ALUMINUM Door & Windows

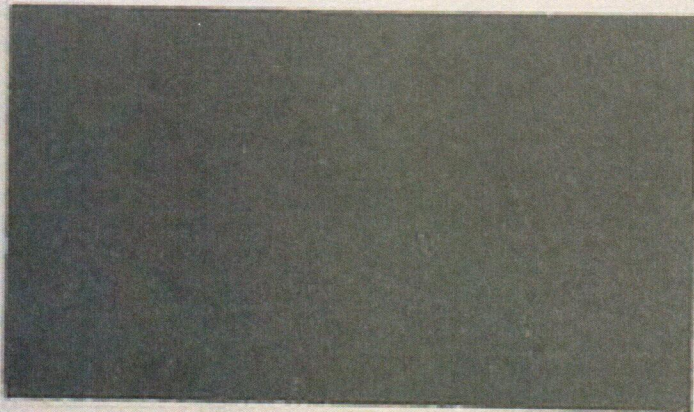
Linen White (81)



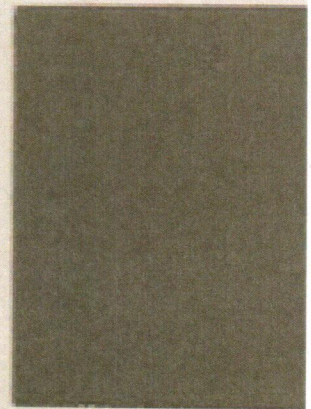
Sandstone



Medium Bronze (H4)



Weathered

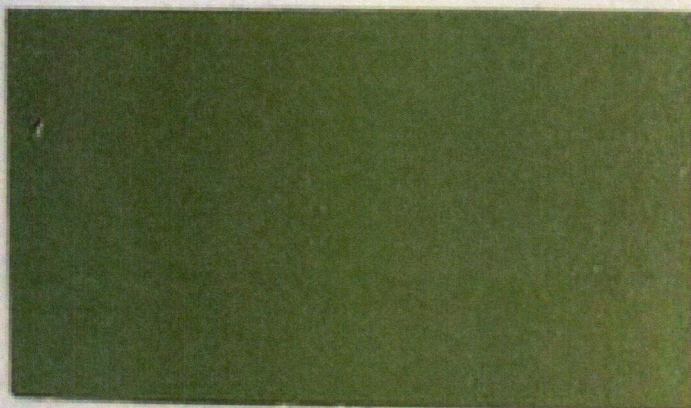


Old Town Grey (W25)

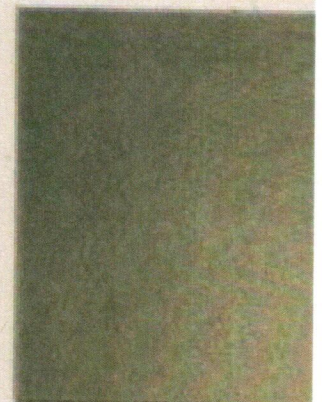
*Roof Color*



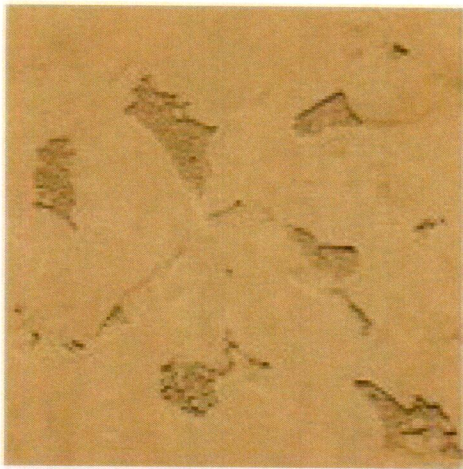
Old Zinc G



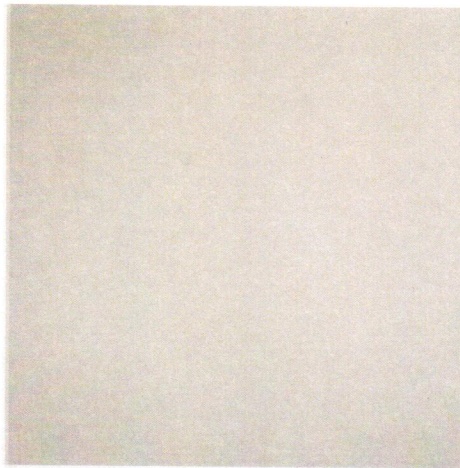
Patina Green (W58)



Hemlock G



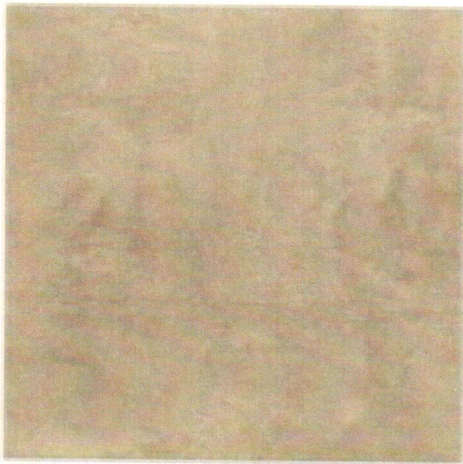
Cat Face



Smooth



Tabby Shell



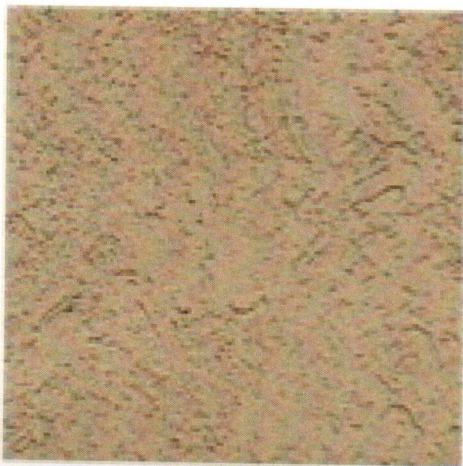
Santa Barbara

# Types of **STUCCO** FINISHES

Stucco  
Texture ↓



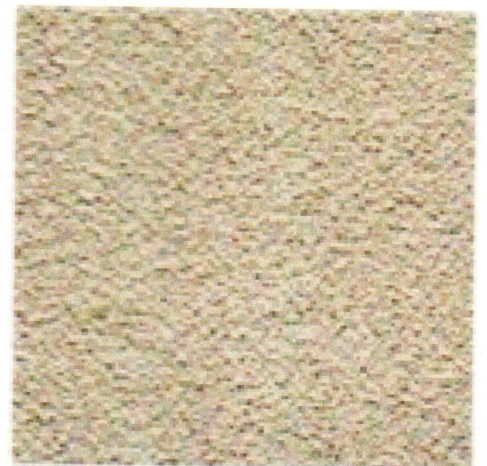
Tabby Shell



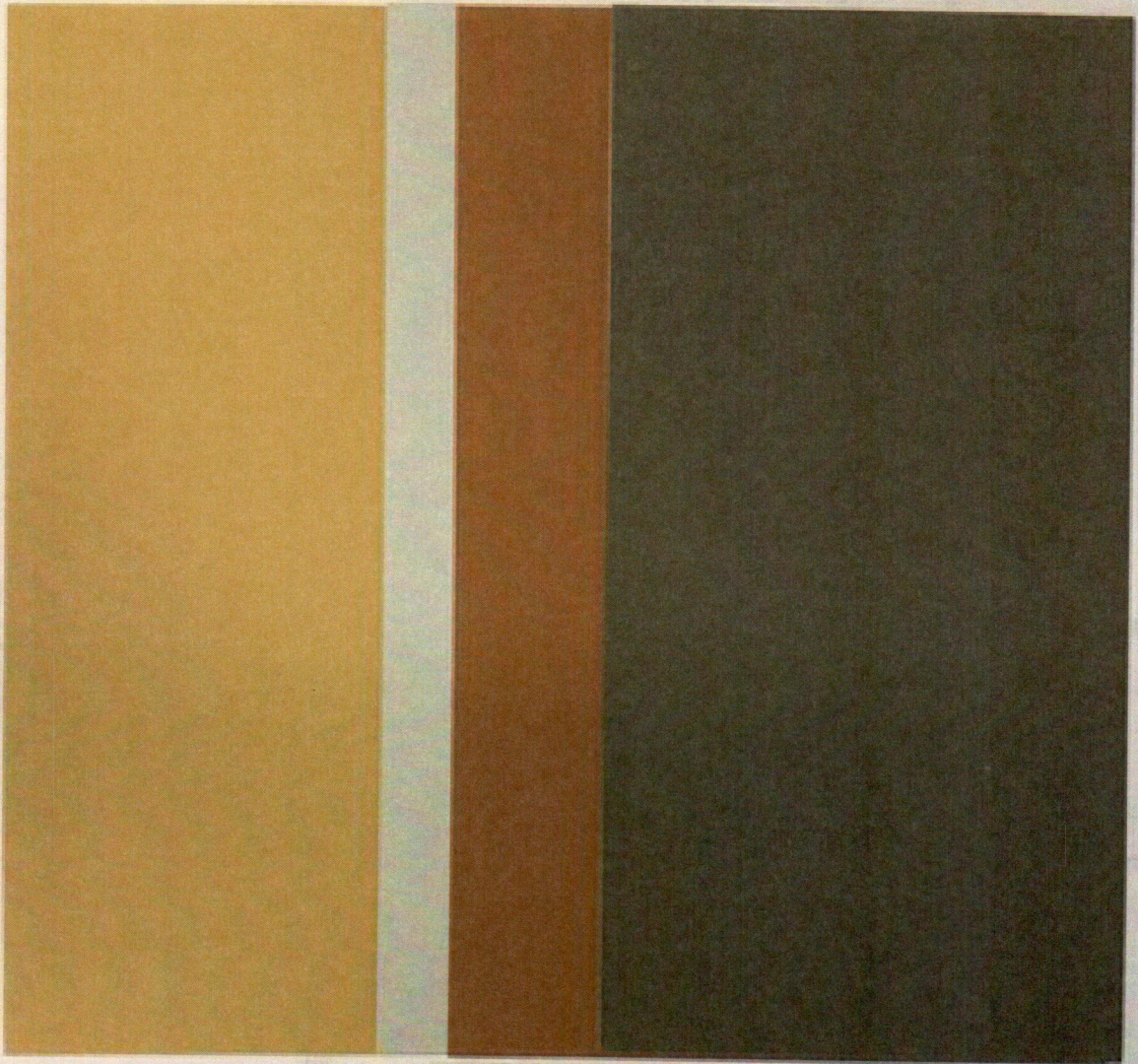
Worm - Swirl



Sand



Dash - Roughcast



House & Roof Colors

## PVDF Paint System

Snowdrift White (W81)	Linen White (81)	Sandstone (W51)	Parchment (W74)	Taupe (74)
Khaki (88)	Medium Bronze (H4)	Weathered Copper (W50)	Mansard Brown (133)	Dark Bronze (50)
Ash Gray (25)	Old Town Gray (W25)	Old Zinc Gray (W26)	Slate Gray (W38)	Matte Black (106)
Aged Copper (65)	Patina Green (W58)	Hemlock Green (M7)	Classic Green (66)	Felt Green (W58)
Patriot Red (73)	Terre Cotta (W72)	Colonial Red (W15)	Brandywine (P8)	River Teal (59)
Metallic Silver (K7)	Champagne Metallic (168)	Mistique Plus (W31)	Copper Penny (W92)	Antique Patina (M1)
Foe Blue (W11)	Ocean Blue (35)	Regal Blue (W35)	Galvalume® (41) Non-painted Finish 22 Year Warranty	CRRC RATED PRODUCT

Visit [metalsales.us.com](http://metalsales.us.com) for valuable tools and resources.

### 15 Year Paint Warranty

Colors carry a 15 year limited paint warranty. Color selections are close representations but are limited by lighting and viewing conditions. Actual samples are available by request.

# 24 GAUGE

All Colors Meet or Exceed ENERGY STAR Sleep Slope Requirements.  
\*Metallic Colors, up-charge will apply.



Roof Color



Garage Door

