

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

In the matter of the application of:

ANGTO SAIFU ET AL (PLN190217)

RESOLUTION NO. 20-028

Resolution by the Monterey County Zoning Administrator:

1. Finding that the project, as the construction of a single-family dwelling and accessory structures, qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the construction of a 5,005 square foot two-story single-family dwelling with a 300 square foot attached garage and a 568 square foot detached garage, and conversion of a test well to a permanent domestic well;
 - b. Coastal Development Permit and Design Approval to allow construction of a 425 square foot guesthouse above the detached garage;
 - c. Coastal Development Permit to allow development on slopes exceeding 30 percent; and
 - d. Coastal Development Permit to allow removal of five (5) trees (Coast Live oak).

25498 Hatton Road, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-192-005-000)

The ANGTO application (PLN190217) came on for a public hearing before the Monterey County Zoning Administrator on July 30, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan – Part 4, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development.

- EVIDENCE:**
- a) The proposed project involves the construction of a 5,005 square foot two-story single-family dwelling with a 300 square foot attached garage, a 568 square foot detached garage, and 1,052 square feet of deck area; and construction of a 425 square foot guesthouse above the detached garage. The project also involves development on approximately 450 square feet of slopes exceeding 30 percent, including construction of approximately 80 linear feet of 2-foot to 3.5-foot high retaining walls; removal of five (5) trees (Coast Live oak); and conversion of a test well to a permanent domestic well.
 - b) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan (LUP);
 - Carmel Area Coastal Implementation Plan, Part 4 (CIP); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).
 - c) 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/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.
 - d) Allowed Use. The property is located at 25498 Hatton Road, Carmel (Assessor's Parcel Number 009-192-005-000), Carmel Area LUP, Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control zoning overlay (Coastal Zone) [MDR/2-D (CZ)]. The project involves the construction of a single-family dwelling and accessory structures. Pursuant to MCC Section 20.12.040.A and H, MDR zoning allows main dwelling units and accessory structures as principle uses subject to the granting of applicable coastal development permits. Therefore, the proposed development is an allowed use for this site.

Pursuant to MCC Sections 20.64.230, 20.146.060, and 20.146.080, development on slopes exceeding 30 percent and tree removal may be allowed subject to the making of applicable findings and granting of coastal development permits (see also Finding Nos. 6 and 7, and supporting evidence). The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see also Evidence f below).

- e) Lot Legality. The subject 0.65-acre property (Assessor's Parcel Number 009-192-005-000) is identified in its current configuration as Lot 11, within Block 2 of the Hatton Fields Tract No. 1 Final Map, recorded December 7, 1925 at Volume 3, Cities & Towns, Page 31.

The County has previously recognized the legality of lots created by the subject 1925 final map. The County and property owners have also relied on the 1925 final map to direct development of lots within the subdivision, including utilities. The lots and streets, as identified on the final map, conform to the surrounding topography and the siting of lots and improvements on the final map indicate evidence of

design. Therefore, the County recognizes the subject property as a legal lot of record.

- f) Design and Neighborhood Character. Pursuant to MCC Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

The primary exterior colors and materials proposed for the residence and detached garage/guesthouse include the following: dark beige and brown stucco siding with white trim and doors, and composite shingle roofing.

The dwellings within this vicinity have a variety of architectural styles and the proposed exterior colors and finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character and setting, and are consistent with other dwellings in the neighborhood. The proposed residence is consistent with the size and scale of surrounding residences, and the proposed bulk and mass would not contrast with the neighborhood character. The proposed structures would also conform to all applicable development standards. Also, per Carmel LUP Policy 2.2.3.6, the proposed structures would be subordinate to and blend into the environment, using appropriate exterior materials and earth tone colors that give the general appearance of natural materials. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

The project planner conducted a site inspection on July 15, 2019, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character or scenic/visual resources. Additionally, per staff research of County permit records, the existing residential development in the project vicinity ranges in size from 1,100 square feet to over 7,300 square feet, not including attached and detached accessory structures such as garages, studios, and guesthouses.

Based on the evidence described above, the County finds that the project, as proposed and conditioned, conforms to the policies and development standards of the applicable Carmel LUP and ordinances related to land use development. The proposed structures and uses are consistent with the surrounding residential neighborhood character.

- g) Review of Development Standards. As proposed, the project meets all required development standards. The development standards for the MDR zoning district are identified in MCC Section 20.12.060.C.

Required setbacks for main structures in the MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). The proposed single-family

dwelling would have a front setback of 56.3 feet, side setbacks of 13.6 and 23.4 feet, and a rear setback of 53.1 feet.

For detached habitable accessory structures, the required setbacks in the MDR district are 50 feet (front), 6 feet (rear), and 6 feet (sides). The proposed detached garage and guesthouse would have a front setback of 51 feet, side setbacks of 6 and 112 feet, and a rear setback of 90 feet.

The maximum allowed height in the Carmel Area (Coastal Zone) MDR district is 30 feet for main structures. The maximum height of the proposed residence is 27.6 feet. The maximum height for detached accessory structures is 15 feet, and 12 feet for one-story detached guesthouses; however, in this case and pursuant to MCC Section 20.64.020.C.11, the applicant has applied for a coastal development permit to allow a second-story guesthouse over the detached garage. As proposed, the total height of the two-story garage and guesthouse would be 24 feet, and would provide for architectural consistency and compatibility with the main residence.

In the Carmel Area MDR/2 district, the allowed building site coverage maximum is 35 percent and floor area ratio (FAR) maximum is 45 percent. The building site is approximately 0.65 acres (28,176 square feet), which would allow structural site coverage of 9,862 square feet and floor area of 12,679 square feet. As proposed, the project would result in building coverage of 5,142 square feet (18.25 percent) and floor area of 6,298 square feet (22.35 percent).

As summarized above, the project conforms with the applicable development standards for the zoning district.

- h) Cultural Resources. The project site is located in an area identified in County records as having a moderate archaeological sensitivity, and is not within 750 feet of known archaeological resources. An archaeological survey (LIB070591) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources, and that potential impacts to archaeological resources are not anticipated from the proposed project. Based on this survey, there is no evidence that cultural resources would be disturbed by the proposed development (Carmel Area Land Use Plan Policy 2.8.2). Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Public Access. See Finding No. 5 and supporting evidence.
- j) Tree Removal/Forest Management. See Finding No. 6 and supporting evidence.
- k) Development on Slope Exceeding 30 Percent. See Finding No. 7 and supporting evidence.
- l) Visual Resources and Public Viewshed. As proposed, the project is consistent with the Carmel Area LUP policies regarding Visual

Resources (Chapter 2.2), and will have no impact on the public viewshed. The project planner conducted a site inspection on July 15, 2019, to verify that the project minimizes development within the public viewshed. Existing topography, vegetation and trees, and structures screen the project site from Highway 1.

Additionally, the proposed development would not detract from the natural beauty of the surrounding undeveloped ridgelines and slopes in the public viewshed (LUP Policy 2.2.3.1). The project site is also located in an established residential neighborhood, and the adjacent parcels have been developed with similar single-family dwellings and accessory structures. See also Finding No. 5, Evidence d.

- m) The project was referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on October 21, 2019, at which all persons had the opportunity to be heard, and voted 5 – 0 to support the project with recommended changes.

At the LUAC meeting, LUAC members and interested members of the public expressed concerns related to the visibility of the well pump, tree removal, color finishes, construction debris, and a proposed fire pit. The Applicant agreed to screen the well pump, install debris fencing during construction, and remove the fire pit. The Applicant submitted a revised plan sheet no longer showing the fire pit, and also submitted revised, muted color finishes for the structures. Regarding tree removal, Condition No. 10 will require replacement of removed oak trees as recommended by the Forest Management Plan (see also Finding No. 6 and supporting evidence).

- n) Previously-Approved Structural Development. On January 29, 2009, the Monterey County Zoning Administrator approved a Combined Development Permit (Resolution No. 070268) on this same parcel (Assessor's Parcel Number 009-192-005-000 located at 25498 Hatton Road, Carmel) to allow construction of a 4,050 square foot single-family dwelling with an attached 808 square foot garage. The permit also included development on slopes exceeding 30 percent, the removal of four (4) Coast Live oak trees, and conversion of the test well to a permanent domestic well. Per the date/timeframe indicated in the resolution, this previously-approved Combined Development Permit expired on January 29, 2013, prior to initiation of construction or use.
- o) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190217.

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

- EVIDENCE:**
- a) The project involves construction of a single-family dwelling and accessory structures on a parcel within an established residential neighborhood.
 - b) The project was reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Public Works, RMA-Environmental Services, Cypress Fire Protection District, and the Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the proposed project on the subject site conforms to the applicable plans and regulations, and that the site is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - c) The following technical reports have been prepared for the proposed project:
 - Preliminary Archaeological Reconnaissance (LIB070591) prepared by Archaeological Consulting, Salinas, California, July 7, 2000;
 - Geotechnical Investigation (LIB070592) prepared by Soils Surveys, Inc., Salinas, California, June 17, 2007;
 - Geotechnical Investigation (LIB190268) prepared by Wayne Ting & Associates, Inc., Geotechnical Consultants, Fremont, California, October 7, 2019;
 - Forest Management Plan (LIB070598) prepared by Forest City Consulting, Carmel, California, November 5, 2007; and
 - Biological Assessment (LIB070611) prepared by Rana Creek Habitat Restoration, Carmel Valley, California, July 5, 2000.
 - d) 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 proposed. All development shall be in accordance with these reports.
 - e) The project planner conducted a site inspection on July 15, 2019, to verify that the site is suitable for the proposed use.
 - f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190217.

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 RMA-Planning, RMA-Public Works, RMA-Environmental Services, Cypress Fire Protection District and the Environmental Health Bureau (EHB). Conditions have been recommended, 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) All necessary public facilities are available to the project site. Public sewer service will be provided by the Carmel Area Wastewater District (CAWD), and the CAWD wastewater collection and treatment system/facility has adequate remaining capacity for sewage disposal. Potable water service will be provided by an on-site private well. In addition, the California American Water Company will provide a connection for fire suppression service only. The proposed development would also include any required storm water drainage facilities.
- c) The on-site private well will provide potable water service for the single-family dwelling and guesthouse, which would both be served under the same connection. The County entitled the existing test well under RMA-Planning File No. PLN050397, approved on September 28, 2005 (Resolution No. 050397). The well was constructed on June 26, 2006, and all conditions have been cleared for PLN050397.

The Monterey Peninsula Water Management District has also issued a Water Distribution System Permit (No. S07-08-L2; recorded May 31, 2007; Document No. 2007043742) to allow a single connection with a maximum annual capacity of 0.655 acre-foot.

Monterey County EHB has reviewed the project and applied a condition of approval to require the owner to record a deed restriction stating: Well yields in fractured rock or non-alluvial aquifer systems have been shown to decline significantly over time due to their meager ability to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of an on-site well proposed to provide a source of domestic potable water on this parcel, the present and any future owners of this property are hereby given notice that additional water sources may be required in the future (Condition No. 12).

- d) The Zoning Administrator has also applied a non-standard condition of approval to require a dual plumbing system for separate and independent operation of the well for potable water service and the future sprinkler system for fire suppression (Condition No. 18).
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190217.

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 RMA-Planning and RMA-Building Services records and is not aware of any violations existing on the subject property.
 - b) The project planner conducted a site inspection on July 15, 2019, to verify that there are no violations on the property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190217.

5. **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 20.146.130 of the Monterey County Coastal Implementation Plan – Part 4 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 public access (Figure 3, Public Access, in the Carmel Area LUP).
 - d) The Carmel Area LUP Policy 5.3.3.4.c protects public visual access and requires that structures and landscaping placed upon land west of Highway 1 shall be sited and designed to retain public views of the shoreline. The subject property is located west of Highway 1; however, the subject property is not visible from Highway 1 and would not obstruct public views of the shoreline from the Highway 1. Therefore construction of the proposed single-family dwelling and accessory structures will not obstruct public visual access. See also Finding No. 1, Evidence 1.
 - e) The project planner completed a site inspection on July 15, 2019, to verify that the proposed project would not impact public access.
 - f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190217.

6. **FINDING:** **TREE REMOVAL/FOREST MANAGEMENT – COASTAL** – The tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) The project includes application for the removal of five (5) Coast Live oak trees. In accordance with the applicable policies and regulations, a coastal development permit is required and the criteria to grant said permit have been met.
 - b) A Forest Management Plan (FMP; LIB070598; Matt Horowitz, Forest City Consulting) prepared for the site pursuant to CIP Section 20.146.060 identified the removal of five (5) Coast Live oak within the proposed development footprint. The FMP confirmed that the trees identified for removal are the minimum necessary for the proposed development, and the FMP determined that the proposed development would not adversely impact the long-term health of the forest habitat on the property. In addition to recommendations associated with the removal of the five trees, the FMP also includes recommendations for overall improvement of forest health and reduce fire fuel loads. Large dead trees will generally be left in place because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds). Smaller dead trees will be removed in order to reduce fire hazard. Any tree on site which is

found to be dead due to a disease or infestation that can spread will be removed and properly disposed of immediately. Trees less than 12" DBH, not requiring a permit, may also be thinned to promote the growth of neighboring trees. In addition to any measures required by local fire district or California Department of Forestry, the owner must also break up and/or clear away any dense accumulations of dead or dying underbrush or plant litter. Brush clearing will be accomplished through methods which will not materially disturb the ground surface such as hand grubbing, crushing and mowing. Also, invasive species including Pampas Grass, Jubata Grass, French Broom, and Scotch Broom must be eradicated to the greatest extent feasible. Recommendations for forest management from the FMP, including fuel management and removal of invasive species are incorporated as part of the landscaping Condition of Approval for the project (Condition No. 6).

- c) The project has been sited and designed to minimize tree removal, and no other protected trees would be removed due to the proposed development. Per the FMP prepared for the project, the tree removal has been limited to that required for the development footprint (CIP Section 20.146.060.D.3), and will maintain the overall health and long-term maintenance of the forest resources on the property (CIP Section 20.146.060.D.4).
- d) The FMP recommended tree replanting at a 1:1 ratio, resulting in the replanting of five (5) five-gallon or larger oak trees (Condition No. 10). CIP Section 20.146.060.D.6 directs the replacement of native trees on the site in accordance with the recommendations of the arborist, except where it is demonstrated that replacement of trees would result in an overcrowded, unhealthy environment.
- e) As proposed, the project minimizes tree removal in accordance with the applicable goals, policies, and regulations of the Carmel Area LUP (Forest Resources) and the associated CIP.
- f) The project planner conducted a site inspection on July 15, 2019, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190217.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 30 percent.

- EVIDENCE:**
- a) Pursuant to the policies of the Carmel Area LUP and applicable MCC, development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative for the proposed development, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.
 - b) In accordance with applicable policies of the Carmel Area LUP, Carmel Area CIP, and Title 20, a coastal development permit is required and the authority to grant said permit has been met.

- c) The project includes application for approximately 450 square feet of development on slopes exceeding 30 percent, including construction of approximately 80 linear feet of 2-foot to 3.5-foot high retaining walls, to allow driveway access to the site from Hatton Road. Based on site topography, there is no feasible alternative to allow direct access to the site from Hatton Road.
- d) The project planner conducted a site inspection on July 15, 2019, to verify the proposed project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.
- e) Two separate geotechnical reports prepared for the project site (LIB070592 and LIB190268) by Soils Surveys, Inc. and Wayne Ting & Associates, Inc., identify that the site is suitable for the proposed development (see Finding No. 2, Evidence c).
- f) The property boundary topography along Hatton Road slopes steeply from the road to a large and relatively gently-sloped building area. There is no direct access to the site from Hatton Road without encroaching into slope exceeding 30 percent. The County has reviewed the project plans and visited the site to analyze possible development alternatives. Based on site topography, there is no feasible alternative to allow direct access from Hatton Road. The proposed project also adheres to required development standards, and better meets the goals and objectives of the Carmel Area LUP.
- g) Conditions of approval and changes in the development are required as deemed necessary to assure compliance with MCC Section 20.64.230.E.2 and to assure stability of the development; therefore, the following conditions have been applied: Condition No. 13 – Stormwater Control Plan, Condition No. 14 – Driveway Improvements, and Condition No. 16 – Construction Management Plan. The following will also be required and/or applied during the construction permit review process: winter grading restrictions, grading plan, erosion control plan, and geotechnical certification.
- h) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190217.

8. **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 and location of limited numbers of new, small facilities or structures, such as a new single-family dwelling and accessory structures.
 - b) The proposed project involves the construction of a single-family dwelling and accessory structures on a residentially-zoned parcel within a developed neighborhood. Therefore, the proposed development qualifies as a Class 3 categorical exemption pursuant to Section 15303 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near

or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Additionally, there is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class.

- d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on July 15, 2019.
- e) The technical reports prepared for the project do not identify any potential significant or cumulative impacts. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190217.

9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e., development on slopes exceeding 30 percent and tree removal). The project site is not located: between the sea and the first through public road paralleling the sea; within 300 feet of the inland extent of any beach or of the mean high tide line of the sea; or located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 5,005 square foot two-story single-family dwelling with a 300 square foot attached garage and a 568 square foot detached garage, and conversion of a test well to a permanent domestic well;
 - b. Coastal Development Permit and Design Approval to allow construction of a 425 square foot guesthouse above the detached garage;

- c. Coastal Development Permit to allow development on slopes exceeding 30 percent; and
 - d. Coastal Development Permit to allow removal of five (5) trees (Coast Live oak);
- in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of July, 2020.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 05 2020.

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 AUG 17 2020.

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 RMA-Planning and RMA-Building Services offices in Salinas.

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

Monterey County RMA Planning

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

PLN190217

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit allows the construction of a 5,005 square foot two-story single-family dwelling with a 300 square foot attached garage and a 568 square foot detached garage, and conversion of a test well to a permanent domestic well; construction of a 425 square foot guesthouse above the detached garage; development on slope exceeding 30 percent; and removal of five (5) trees (Coast Live oak). The property is located at 25498 Hatton Road, Carmel (Assessor's Parcel Number 009-192-005-000), Carmel Area Land Use Plan, Coastal Zone. 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 RMA Chief of 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 20-028) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 009-192-005-000 on July 30, 2020. The permit was granted subject to eighteen (18) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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. (RMA-Planning)

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. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped after completion of construction activities. A landscaping plan shall be submitted as part of the construction permit plan set, and shall be subject to review and approval by RMA-Planning, prior to the issuance of building permits. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping plan shall also include the recommendations of the Forest Management Plan (LIB070598; Matt Horowitz, Forest City Consulting). The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant shall submit a landscape and irrigation plan, as part of the construction permit plan set, to RMA-Planning for review and approval. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the landscaping shall be installed.

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be consistent with applicable General Plan and Monterey County Code requirements, including being 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. An exterior lighting plan shall be submitted as part of the construction permit plan set, and shall be subject to review and approval by 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 an exterior lighting plan, as part of the construction permit plan set, to RMA-Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on July 30, 2023, unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

9. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of completion of exterior construction activities, the applicant shall replace and/or relocate each tree approved for removal per the recommendations of the project arborist/forester. (RMA-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the planted replacement tree(s).

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

11. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

12. EHSP01 – LONG-TERM WATER SUPPLY DEED RESTRICTION (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction which includes the statement: "Well yields in fractured rock or non-alluvial aquifer systems have been shown to decline significantly over time due to their meager ability to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of an on-site well proposed to provide a source of domestic potable water on this parcel, the present and any future owners of this property are hereby given notice that additional water sources may be required in the future." (Environmental Health Bureau)

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

Prior to final inspection of construction permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB, and record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

13. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

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

14. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to Hatton Road. The design and construction is subject to the approval of the RMA. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the Owner/Applicant shall submit the design for review and approval of the RMA-PWF, and obtain an encroachment permit from the RMA.

Prior to occupancy or commencement of use, the Owner/Applicant shall construct and complete the improvements. The applicant is responsible to obtain all permits and environmental clearances.

15. PW0031 – BOUNDARY SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall have a professional land surveyor perform a boundary survey of the northerly boundary line(s) of the subject parcel and have said lines monumented. (RMA-Public Works Development Services)

Compliance or Monitoring Action to be Performed: Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the northerly boundary line(s) 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).

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA-Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

The CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permit, the Owner/Applicant/Contractor shall prepare and submit a CMP to RMA-Planning and RMA-Public Works for review and approval.

On-going through all construction phases, the Owner/Applicant/Contractor shall implement the approved measures.

17. 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. (RMA-Public Works Development Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant shall pay Monterey County RMA-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to RMA-Development Services.

18. PDSP001 – DUAL PLUMBING SYSTEM / SEPARATE OPERATION (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Development of the habitable structures on the property shall require connection to Cal Am for fire suppression. The owner shall submit evidence of separation and independent operation of the well for potable water service, and any future sprinkler system for fire suppression. The term “owner” includes the current owner and owners’ successors of interest. If the property is allowed to connect to Cal Am or its successor for potable water service at a future date, the well use shall be limited to exterior landscape irrigation only. Future development of habitable structures (e.g., residence) on this lot shall be dual-plumbed to allow this change in use. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the owner/applicant shall incorporate this condition into the construction plan design and enumerate as “Water Notes” on plans.

Prior to final inspection, the owner/applicant shall submit evidence of separation and independent operation of the well for potable water service and any future sprinkler system for fire suppression, and the ability to change the well to exterior use only when an alternative potable (e.g., Cal Am) water connection is approved.

LEGEND

- ▲ SURVEY CONTROL POINT
- O- UTILITY POLE

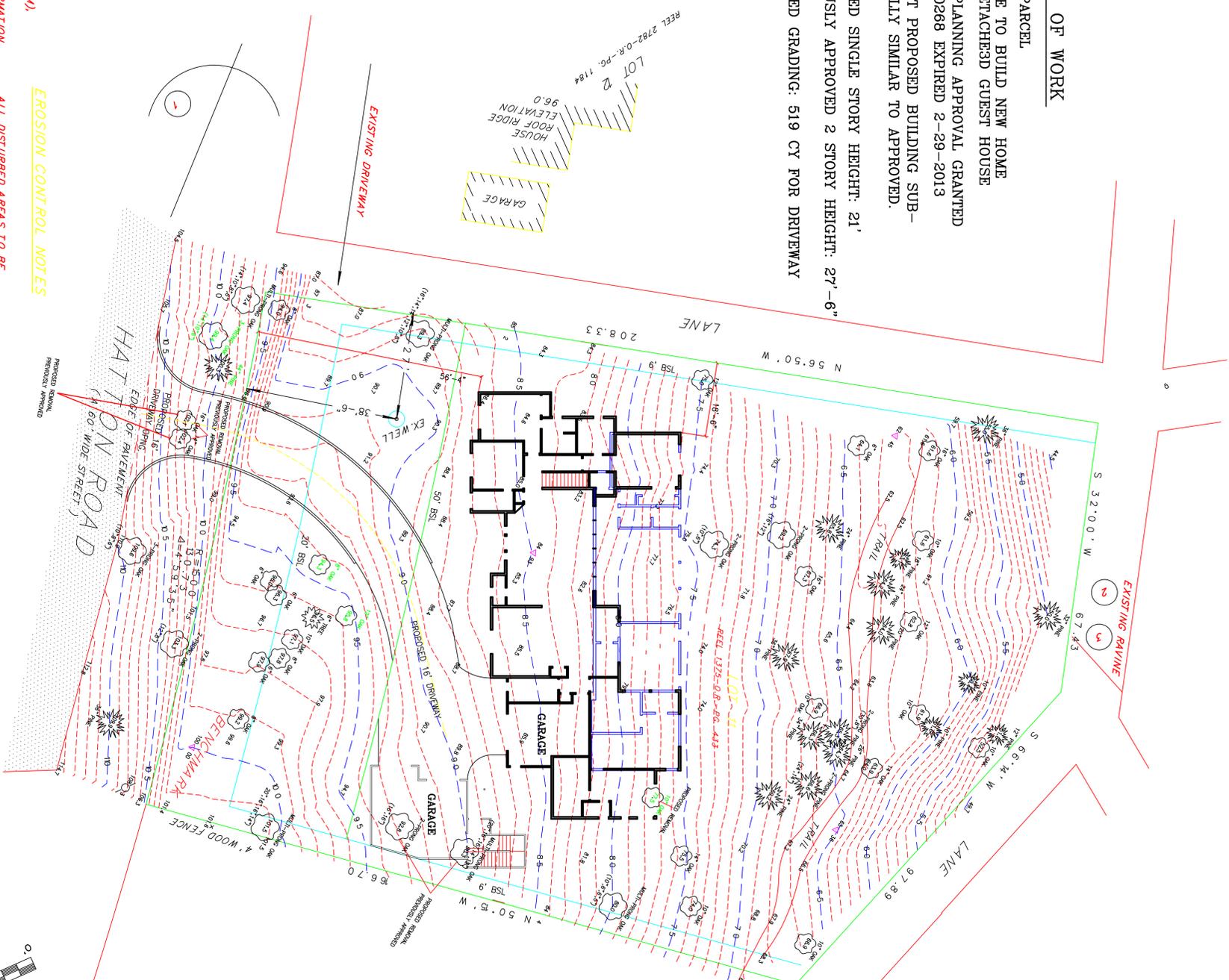
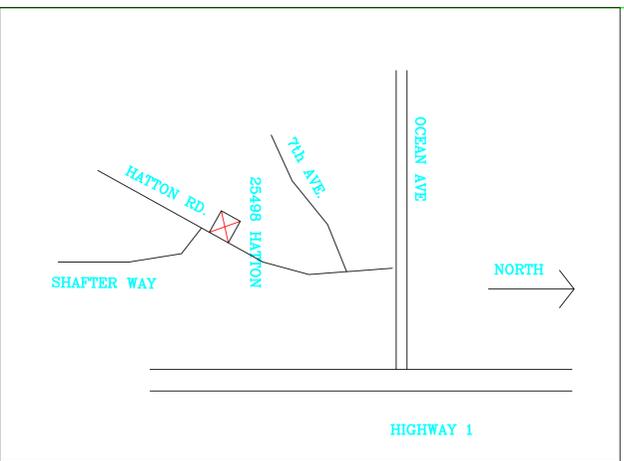
- 1 ACCESS FOR WELL DRILLING EQUIPMENT: EXISTING PAVED DRIVEWAY
- 2 DRAINAGE: EXISTING RAIVINE AT WEST END OF PROPERTY
- 3 DRAINAGE FOR 72 HOURS PUMP TEST: SEE 2
- 4 SETBACKS: AS SHOWN
- 5 DISPOSAL OF MATERIALS: (???)
- 6 EROSION CONTROL & REVEGETATION: SEE EROSION CONTROL NOTES
- 7 PROPERTY IDENTIFICATION (REEL D75-O-R- PG. 433) AS SHOWN

SCOPE OF WORK

EMPTY PARCEL
 PROPOSE TO BUILD NEW HOME WITH DETACHED GUEST HOUSE
 PRIOR PLANNING APPROVAL GRANTED PIN 070266 EXPIRED 2-29-2013
 CURRENT PROPOSED BUILDING SUB-STANTIALLY SIMILAR TO APPROVED.

PROPOSED SINGLE STORY HEIGHT: 21'
 PREVIOUSLY APPROVED 2 STORY HEIGHT: 27'-6"
 PROPOSED GRADING: 519 CY FOR DRIVEWAY

VICINITY MAP



OWNERS
 CHUN PONG NG
 1564 GRACKLE WAY
 SUNNYVALE, CA 94087

25498 HATTON ROAD
 CARMEL, CA
 APN 009 192 005
 PLN 190217

AREA DATA
 LOT SIZE = 28,176 SQ. FT. (0.65 ACRES)
 MAIN HOUSE FLOOR AREA = 3,222 SQ. FT.
 DAYLT BASEMENT FLOOR AREA = 1,783 SQ. FT.
 TOTAL MAIN HOUSE LIVING FLOOR AREA = 5,005 SQ. FT.
 GUEST HOUSE FLOOR AREA = 425 SQ. FT.
 GARAGE AREA = 868 SQ. FT.
 DECK AREA = 1,052 SQ. FT.
 TOTAL FOOTPRINT AREA = 5,142 SQ. FT.
 LOT COVERAGE = 5,142 SQ. FT. = 18.25%
 LOT COVERAGE ALLOWED = 9,862 SQ. FT. = 35%
 FLOOR AREA RATIO = 20.84 %
 FLOOR AREA RATIO ALLOWED = 12,679 SQ. FT. = 45%

DESIGN ELEVATIONS

- MAIN FLOOR ELEVATION: 90'
- GARAGE ELEVATION: 90'
- DAYLIGHT BASEMENT FF ELEVATION: 79'
- DAYLIGHT BASEMENT PAD ELEVATION: 77'-10"
- FOOT OF DRIVEWAY ELEVATION: 90'

AVERAGE GRADE

- GREAT ROOM HIGH POINT ELEVATION: 85.5'
- GREAT ROOM LOW POINT ELEVATION: 82'
- GREAT ROOM AVERAGE GRADE ELEVATION: 83.75'

TOPOGRAPHIC MAP

NEILL ENGINEERS CORP. CARMEL, CALIFORNIA
 LOT 11, BLOCK 2
 HATTON FIELDS TRACT NO. 1
 CARMEL, MONTEREY COUNTY, CALIFORNIA
 FOR
 MRS. DANIEL FOREMAN

W.O. 716
 AUG. 25, 2003
 SCALE: 1"=6'
 Professional Land Surveyor No. 4247

R. 1' 6" SIDE SET BACK 07-09-2020

SITE PLAN

SHEET

C

NOTES

- (1) BENCHMARK IS A SPIKE, ELEVATION 90.00 (ASSUMED DATUM), IN PAVEMENT NEAR THE NORTHEAST PROPERTY CORNER.
- (2) UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.
- (3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION. UNDERGROUND OR ANY OTHER SERVICES NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- (4) TREE SYMBOLS ARE NOT DRAWN TO SCALE. DOT IN CENTER REPRESENTS APPROXIMATE CENTER OF TRUNK OR GROUP OF TREES.
- (5) THE DECIMAL PLACE INDICATES THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

EROSION CONTROL NOTES

ALL DISTURBED AREAS TO BE RESEDED WITH RYE GRASS (INPUT FROM DRILLER NEEDED)

LOT SIZE = 28,176 SQ. FT. (0.65 ACRES)

MAIN HOUSE FLOOR AREA = 3,222 SQ. FT.

DAYLT BASEMENT FLOOR AREA = 1,783 SQ. FT.

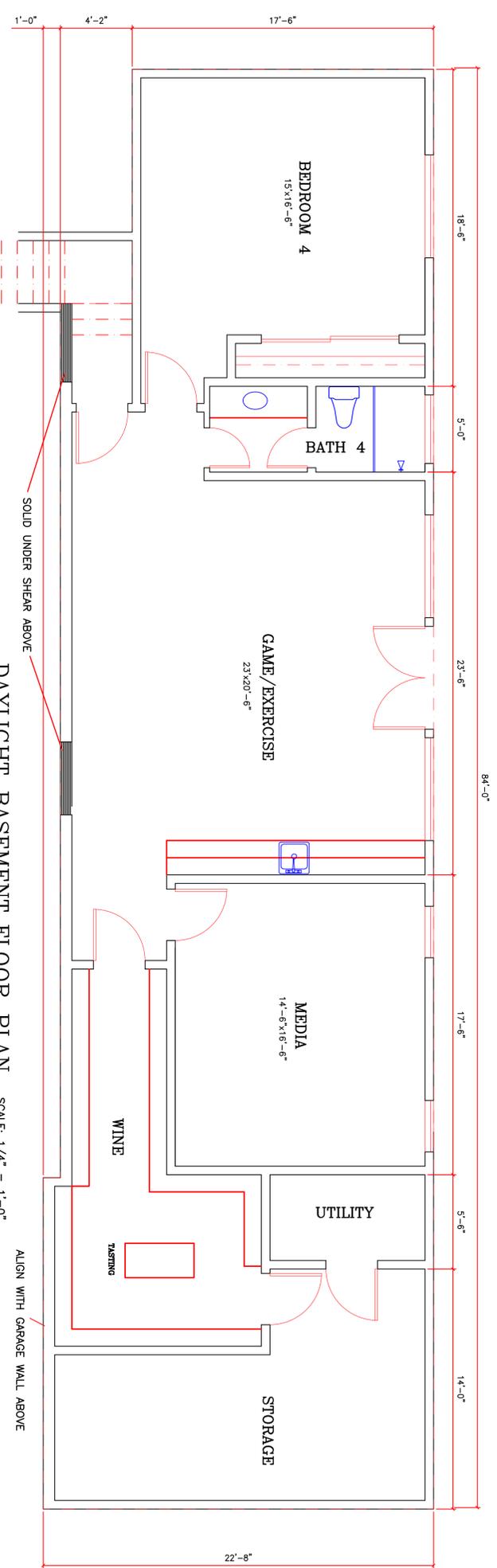
TOTAL MAIN HOUSE = 5,005 SQ. FT.

GUEST HOUSE FLOOR AREA = 425 SQ. FT.

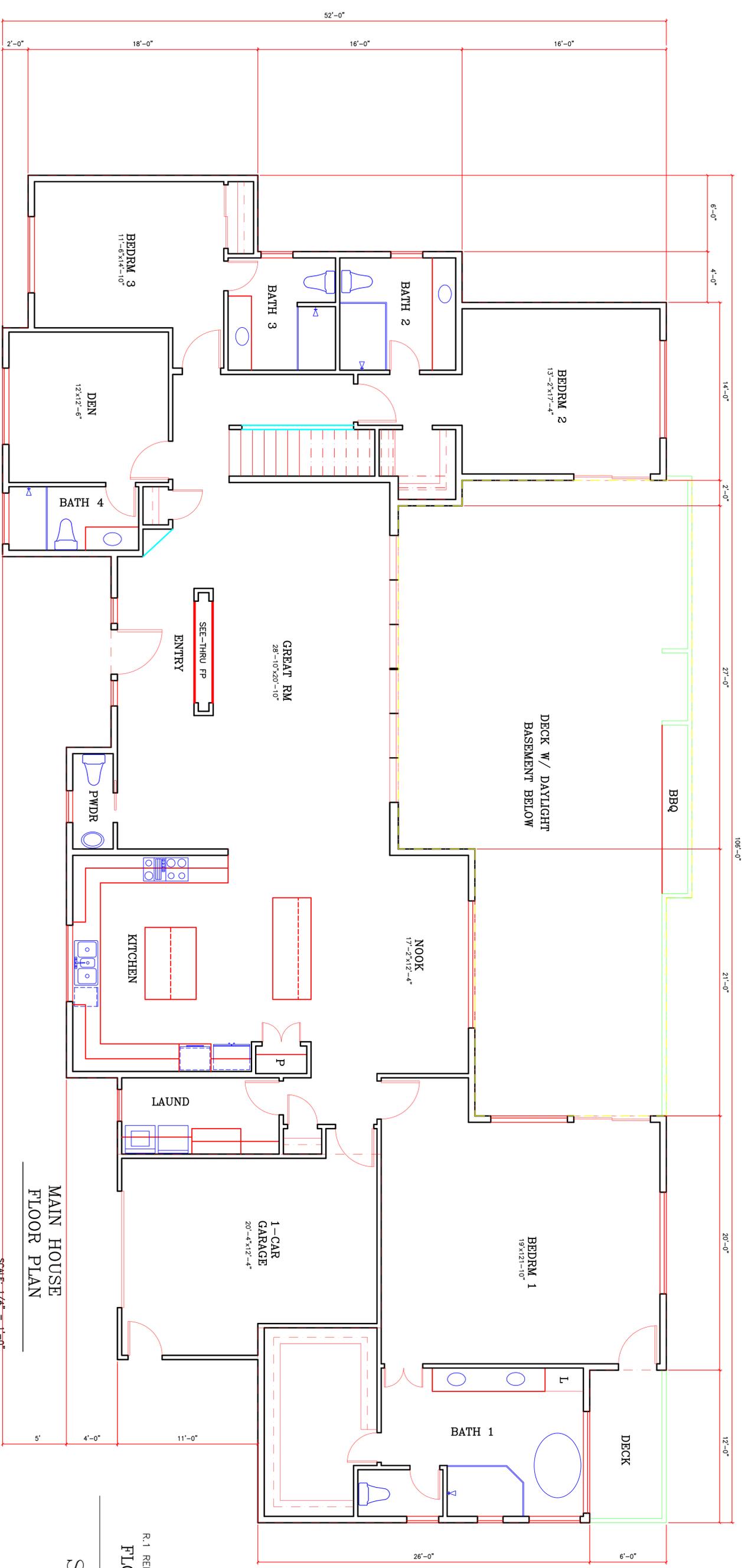
TOTAL LIVING FLOOR AREA = 5,430 SQ. FT.

GARAGE AREA = 868 SQ. FT.

DECK AREA = 1,052 SQ. FT.



DAYLIGHT BASEMENT FLOOR PLAN SCALE: 1/4" = 1'-0"



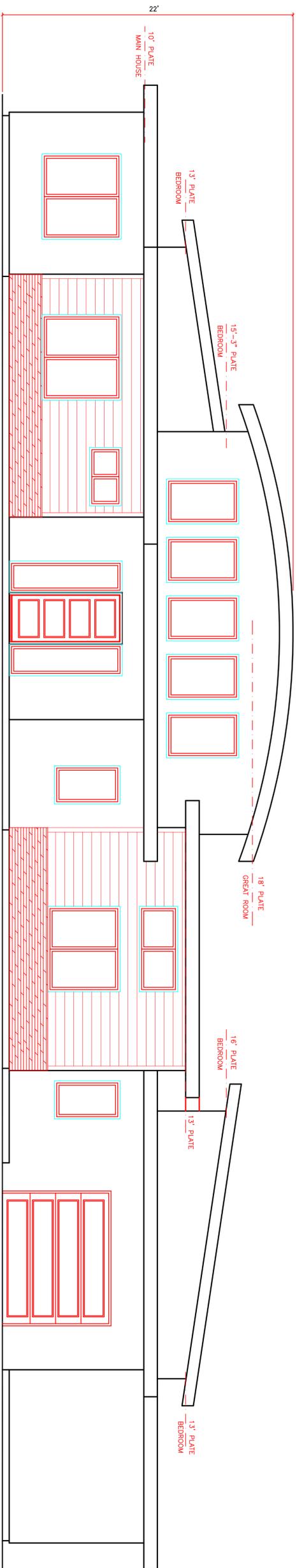
MAIN HOUSE FLOOR PLAN

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

R.1 REMOVED FIRE PIT 07-09-2020
FLOOR PLANS

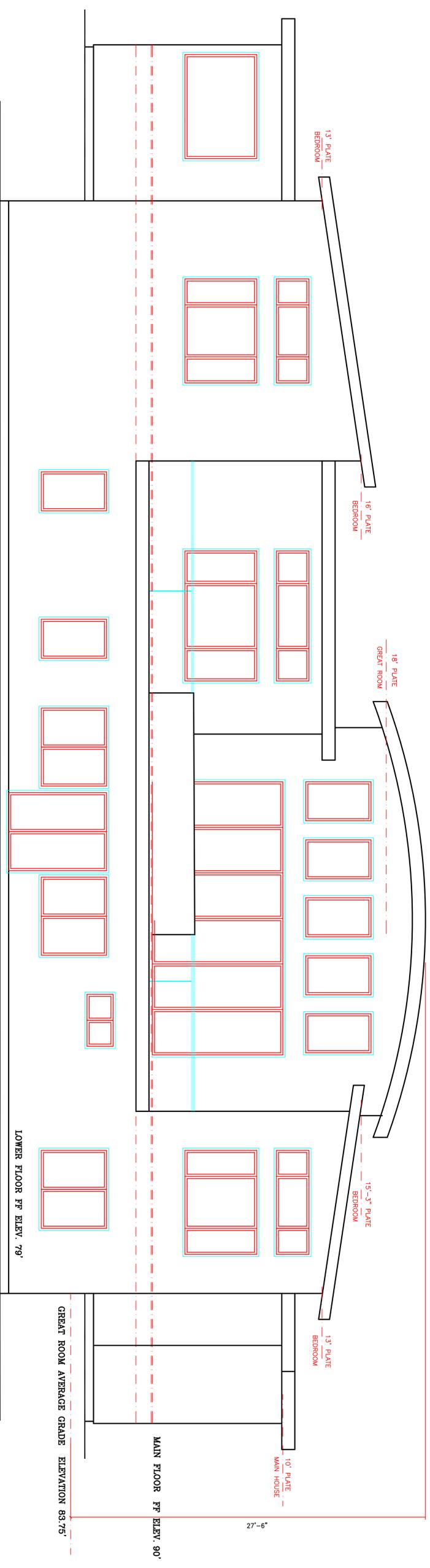
SHEET

A1



FRONT ELEVATION: MAIN HOUSE

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



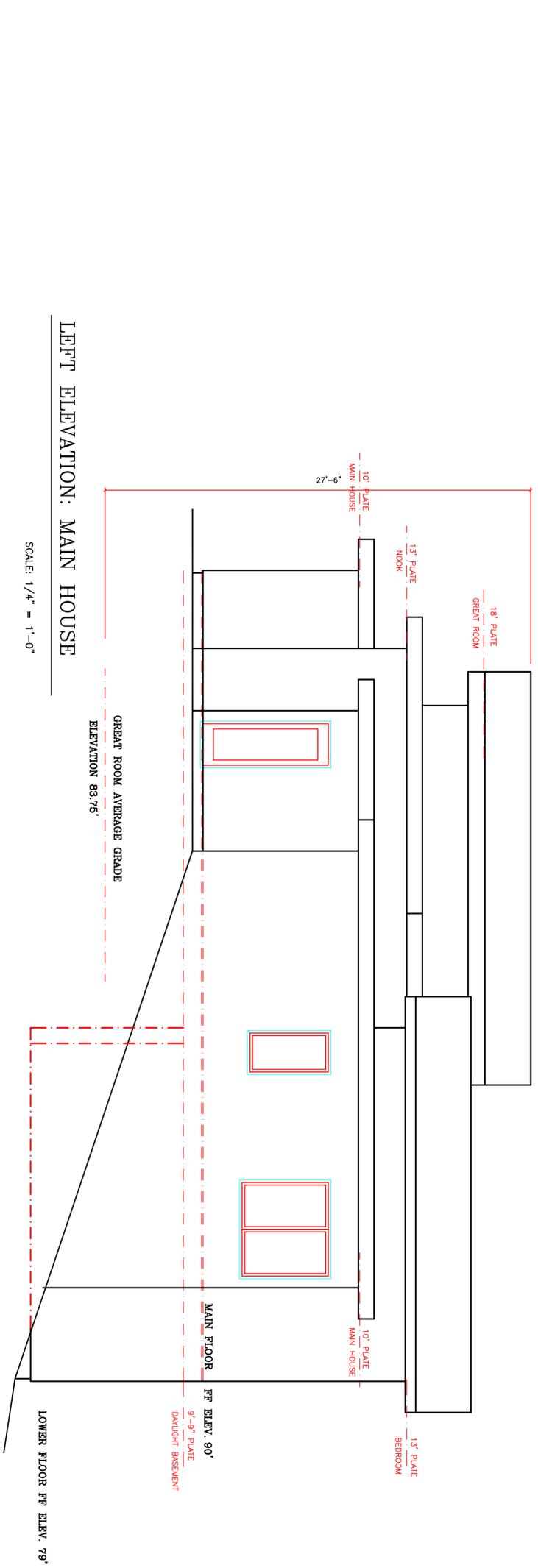
REAR ELEVATION: MAIN HOUSE

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

ELEVATIONS

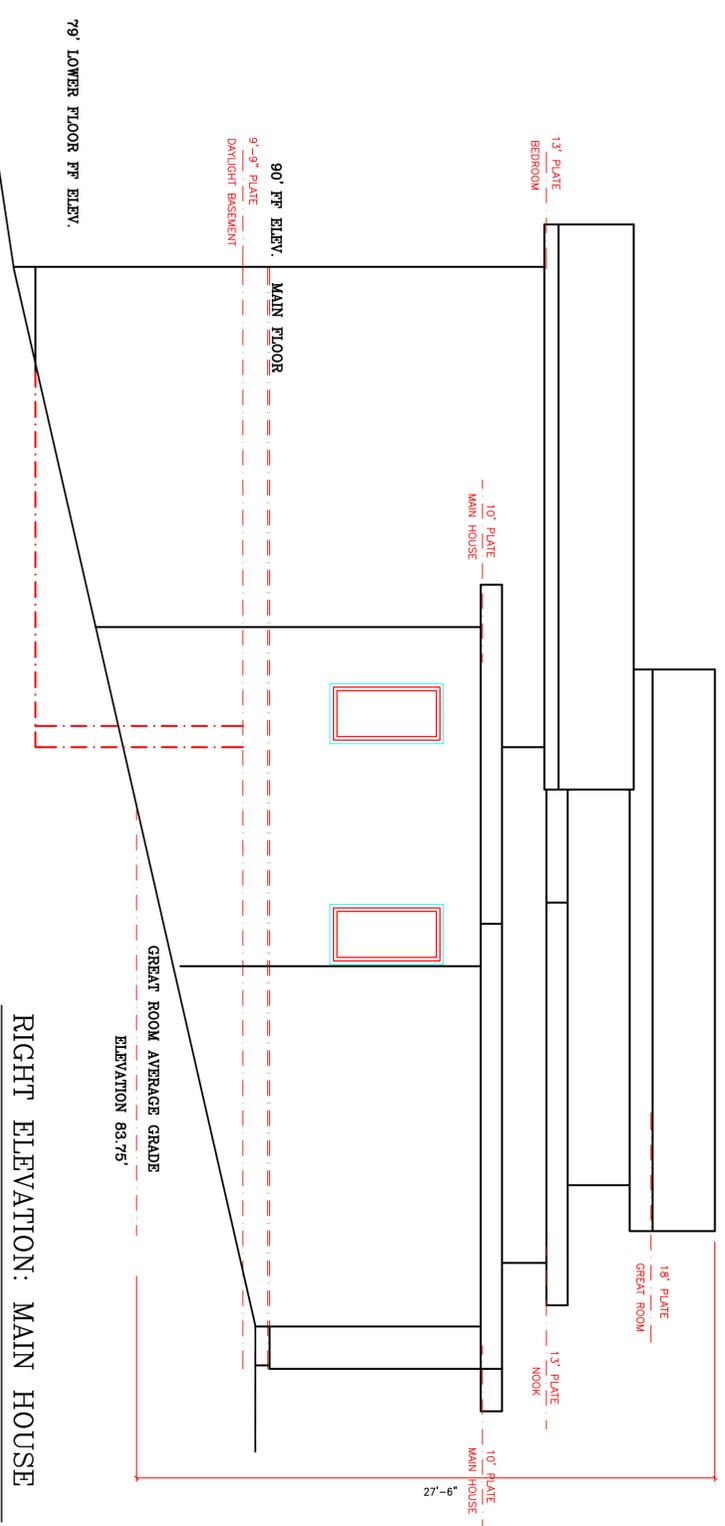
SHEET

A2



LEFT ELEVATION: MAIN HOUSE

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

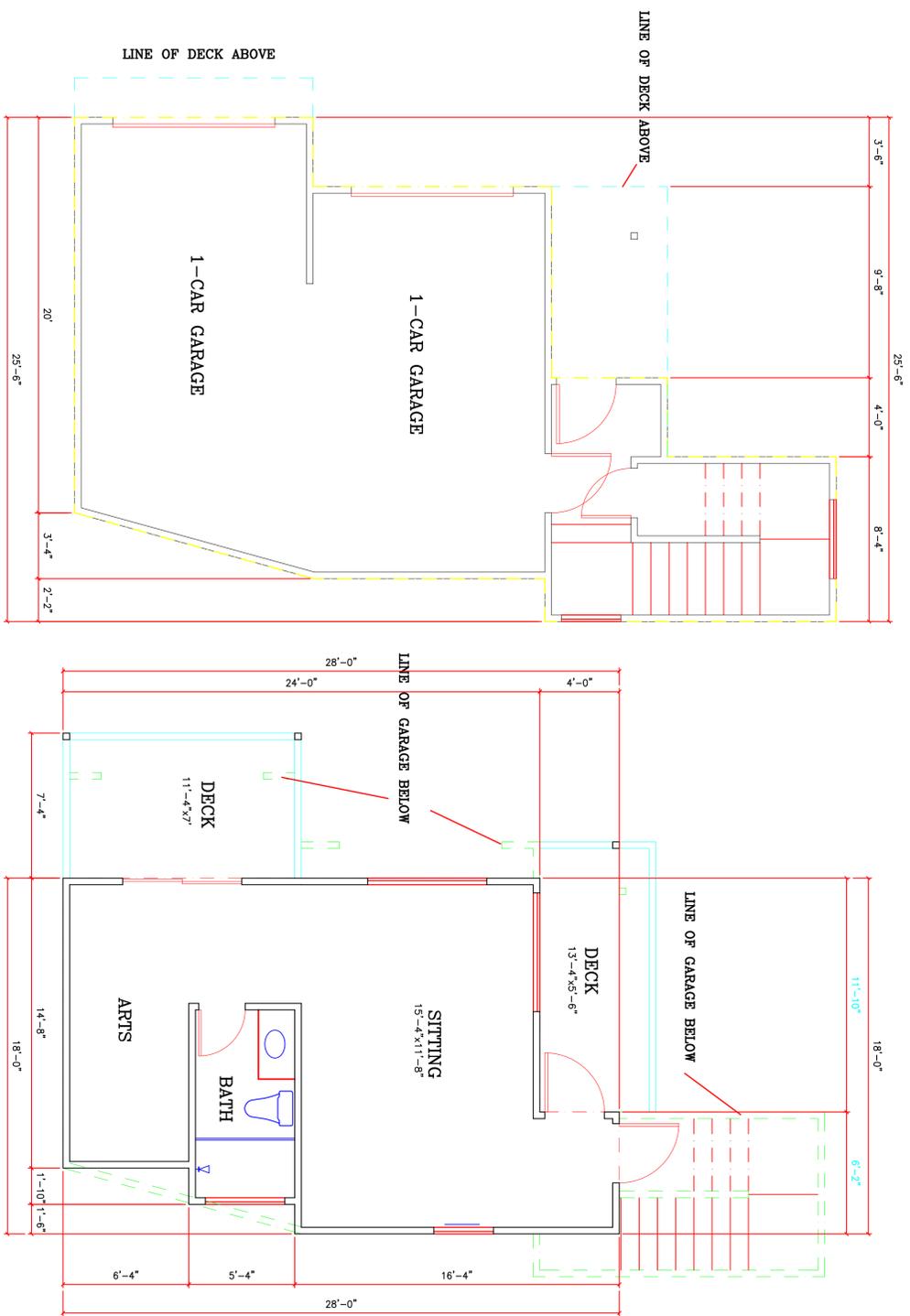


RIGHT ELEVATION: MAIN HOUSE

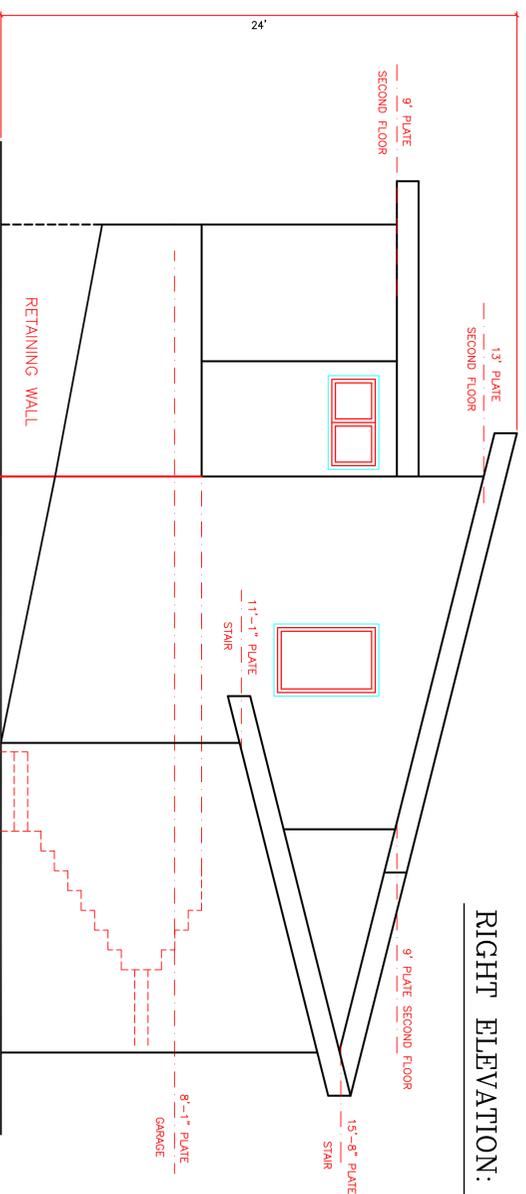
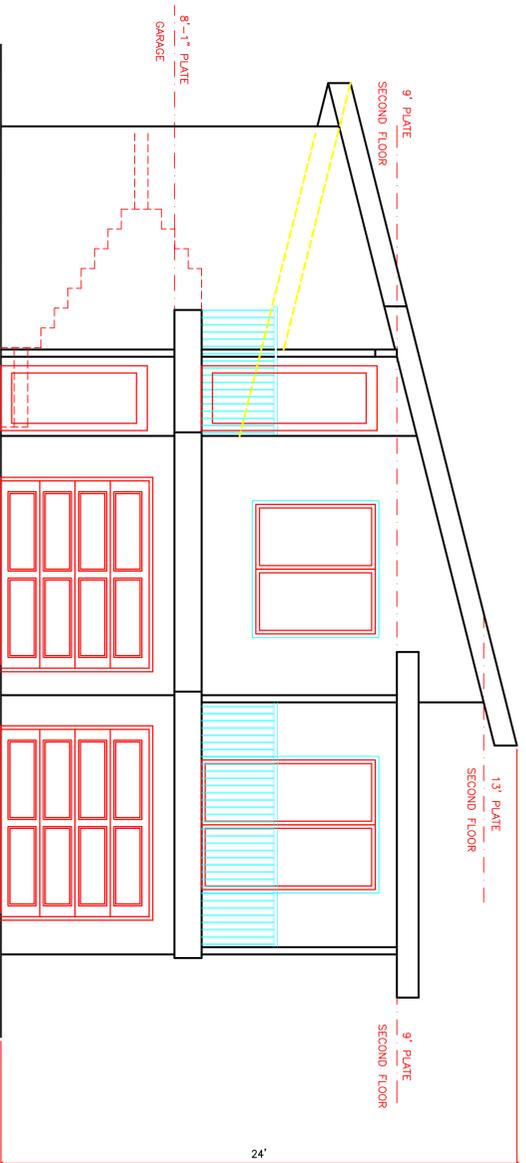
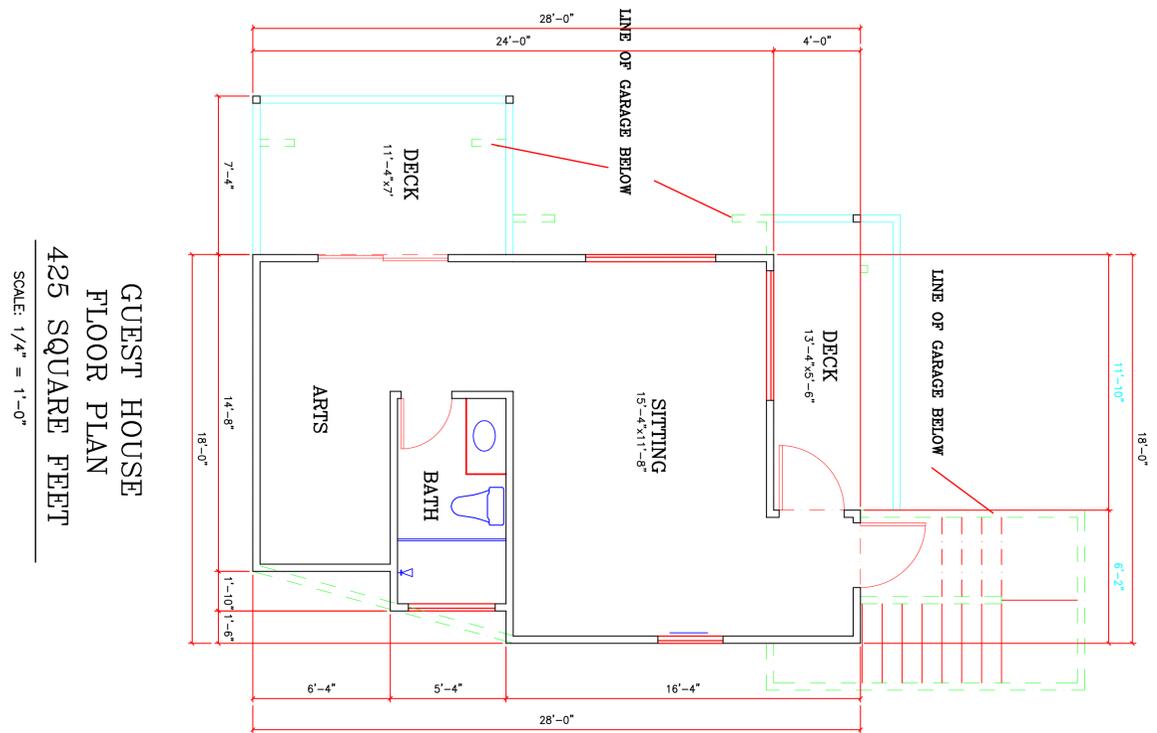
SCALE: 1/4" = 1'-0"

ELEVATIONS

SHEET



GUEST HOUSE
FLOOR PLAN
425 SQUARE FEET
SCALE: 1/4" = 1'-0"

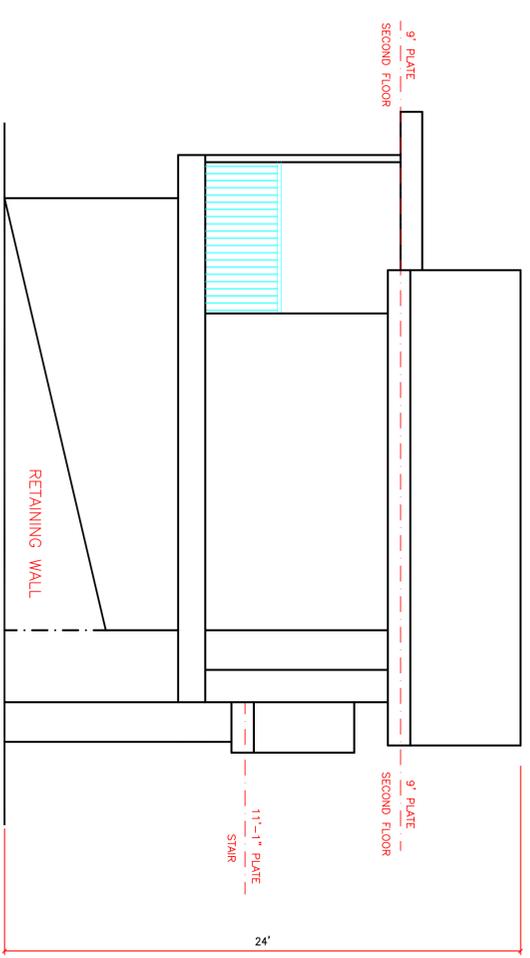
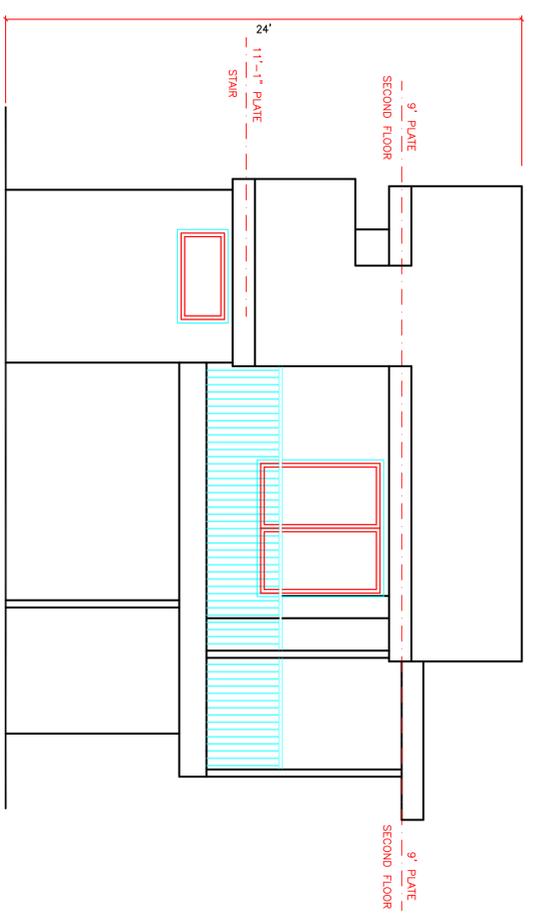


GUEST HOUSE PLAN

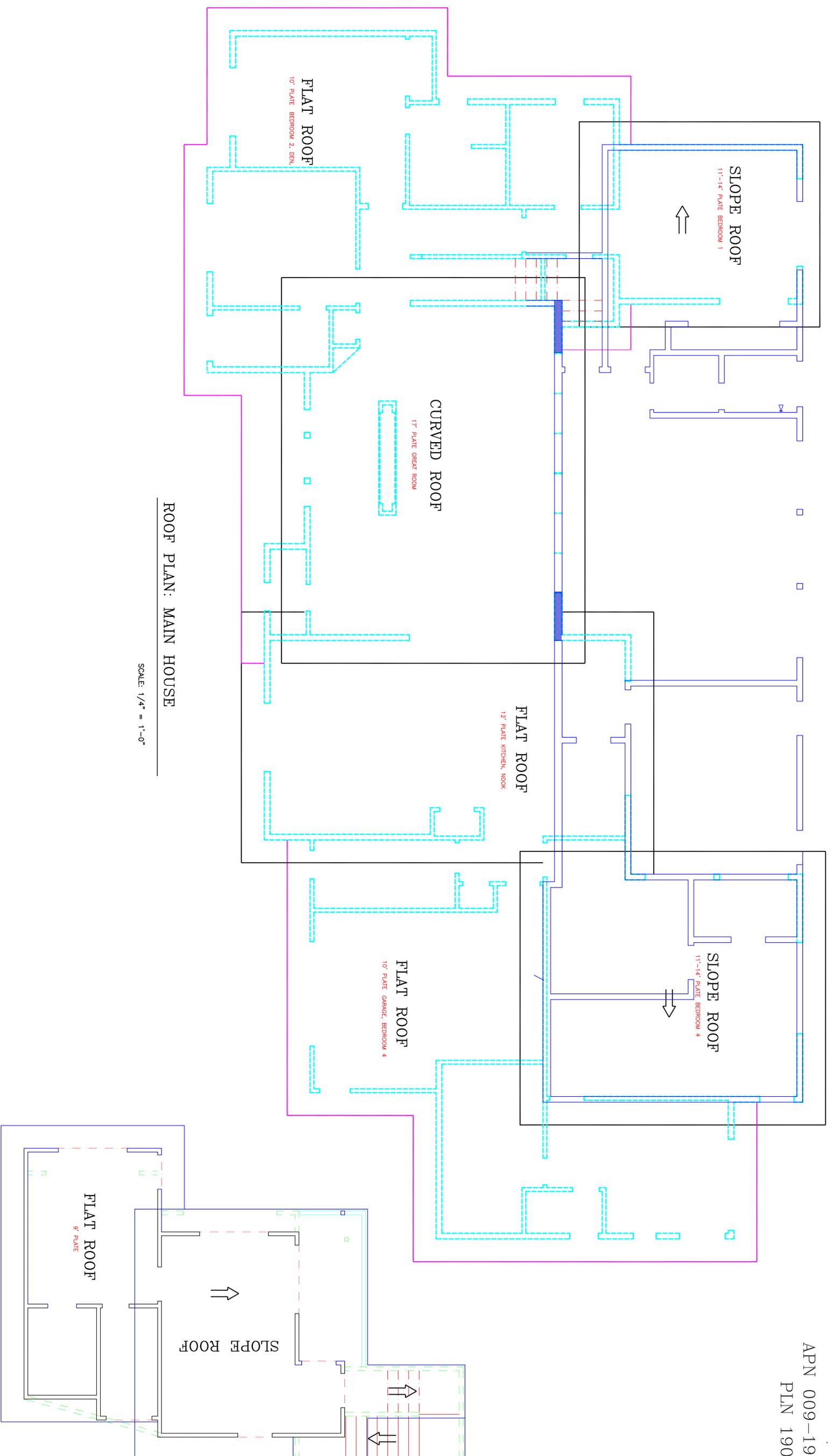
SCALE: 1/4" = 1'-0"

SHEET

A4



RIGHT ELEVATION: GUEST HOUSE



ROOF PLAN: MAIN HOUSE

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

ROOF PLAN: GUEST HOUSE

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

FLOOR PLANS

SHEET

A5

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE COUNTY A SEPERATED PERMIT SHALL BE REQUIRED.

NOTE:
WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

NOTE TO CONTRACTOR
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

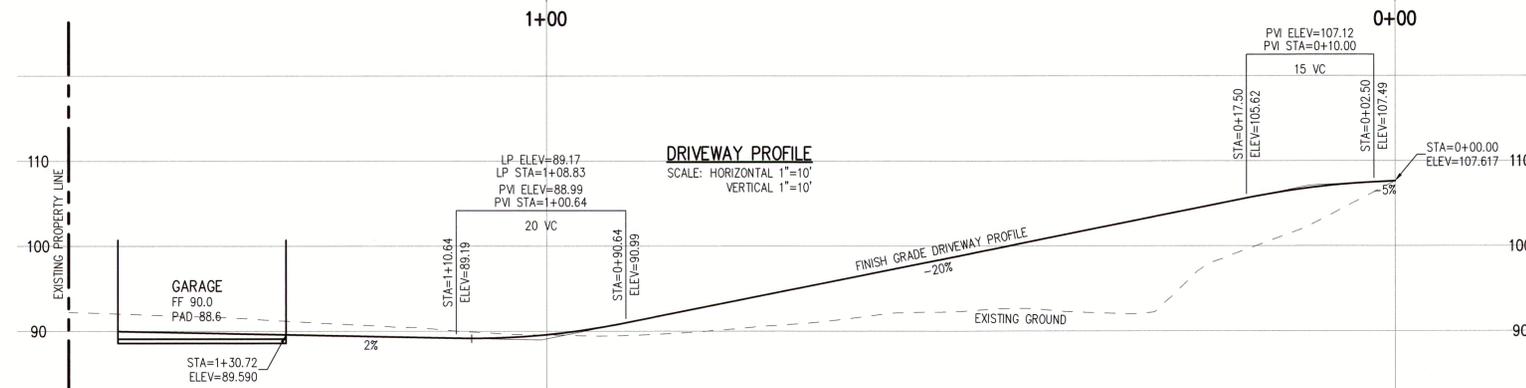
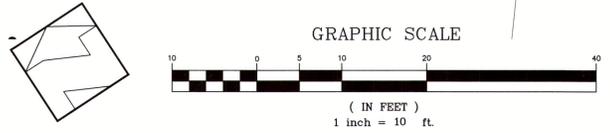
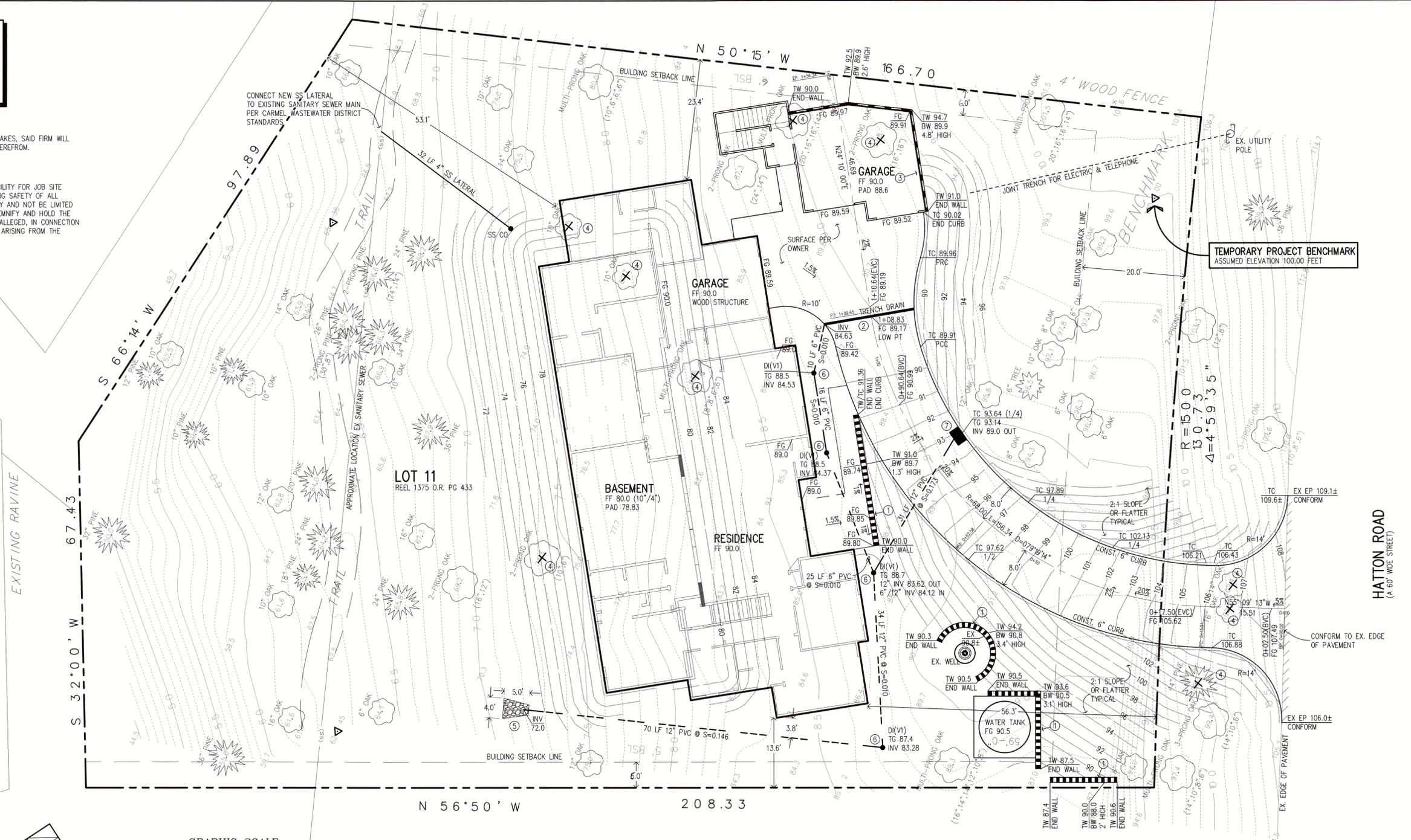
MONUMENT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

GRADING QUANTITIES

DESCRIPTION	CUT	HEIGHT	FILL	HEIGHT
HOUSE/BASEMENT	±121 C.Y.	±3.8	±72 C.Y.	±4
BASEMENT YARD	±0 C.Y.	±0	±106 C.Y.	±4
DETACHED GARAGE	±62 C.Y.	±6	±0 C.Y.	±0
DRIVEWAY	±33 C.Y.	±3.8	±57 C.Y.	±12.6
TOTAL	±216 C.Y.		±735 C.Y.	

- CONSTRUCTION NOTES:**
- CONSTRUCT "ALLANBLOCK" TYPE RETAINING WALL OR APPROVED EQUAL. SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS.
 - FURNISH & INSTALL DURASLOPE TRENCH DRAIN OR APPROVED EQUAL.
 - CONSTRUCT FOUNDATION/RETAINING WALL. SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS.
 - EXISTING TREE TO BE REMOVED.
 - PROVIDE ROCK RIP-RAP AT END OF STORM DRAIN PIPE; 4-6" MIN ROCK SIZE; 2 COURSES.
 - FURNISH & INSTALL CHRISTY TYPE V1 DRAINBOX AND GRATE OR APPROVED EQUAL.
 - FURNISH & INSTALL CHRISTY TYPE U32 DRAINBOX AND GRATE OF APPROVED EQUAL.

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.



REVISIONS:

DATE	DESCRIPTION	BY:



DATE: SEPTEMBER 2019
 HORIZ. SCALE: 1"=10'
 VERT. SCALE: NONE
 DESIGNED BY: AM
 CHECKED BY: TM
 DRAWN BY: TM

date: _____ 19
 Hanna - Brunetti
 Amanda Joy Musy-Verdel
 R.C.E. # 69278
 expires: 6/30/20

REFERENCES

Preliminary Grading & Drainage Plan

Lot 11 - 25498 Hatton Road - apn 009-192-005-000

CARMEL BY THE SEA SEPTEMBER 2019

MONTEREY COUNTY CALIFORNIA

SHEET 1 OF 2
JOB NO. 07037

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THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE COUNTY A SEPERATED PERMIT SHALL BE REQUIRED.

NOTE:
WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

NOTE TO CONTRACTOR
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

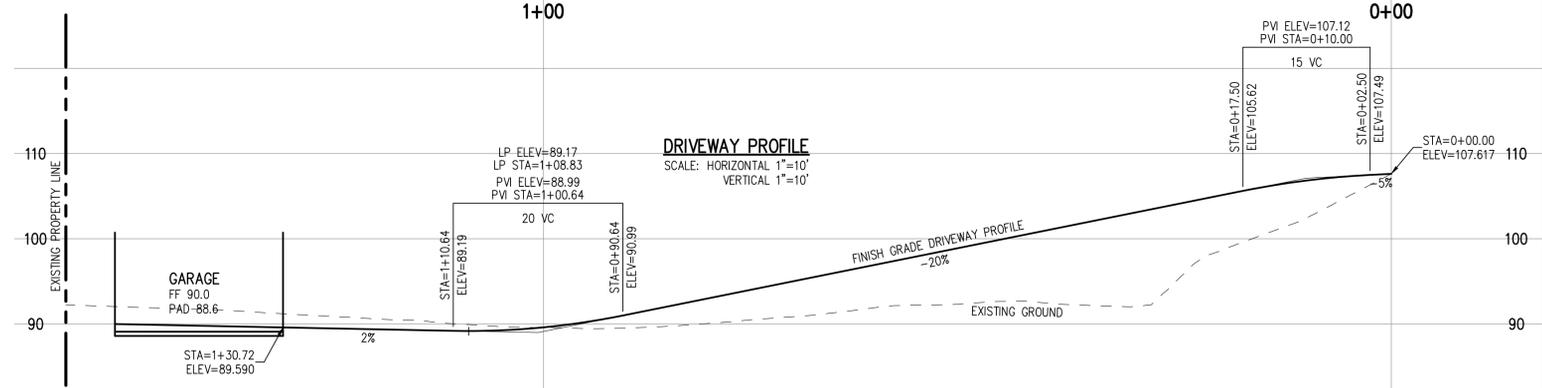
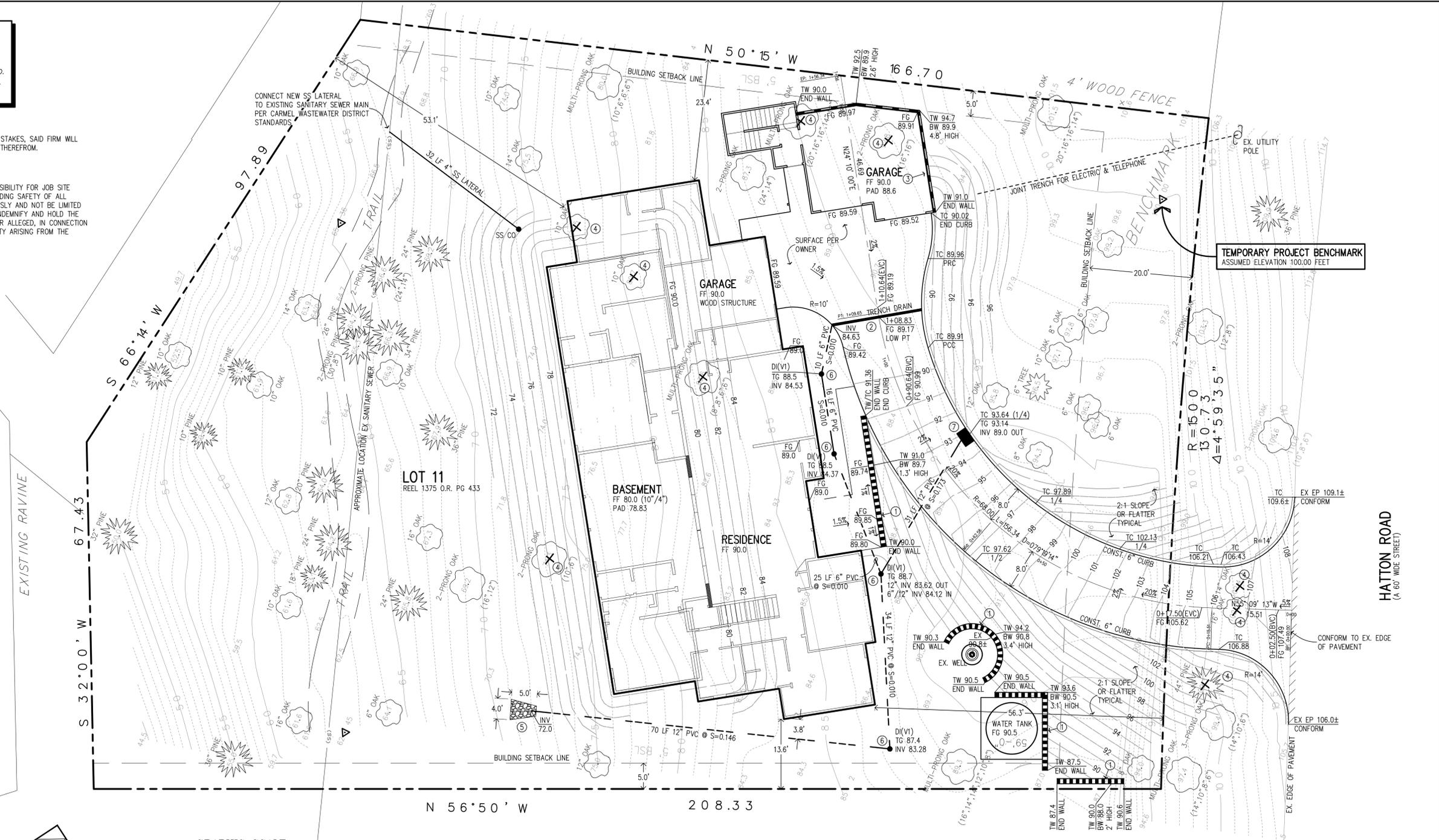
MONUMENT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

GRADING QUANTITIES

DESCRIPTION	CUT	HEIGHT	FILL	HEIGHT
HOUSE/BASEMENT	+121 C.Y.	±3.8	+72 C.Y.	±4
BASEMENT YARD	+0 C.Y.	±0	+106 C.Y.	±4
DETACHED GARAGE	+62 C.Y.	±6	+0 C.Y.	±0
DRIVEWAY	+33 C.Y.	±3.8	+57 C.Y.	±12.6
TOTAL	±216 C.Y.		+735 C.Y.	

- CONSTRUCTION NOTES:**
- CONSTRUCT "ALLANBLOCK" TYPE RETAINING WALL OR APPROVED EQUAL. SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS.
 - FURNISH & INSTALL DURASLOPE TRENCH DRAIN OR APPROVED EQUAL.
 - CONSTRUCT FOUNDATION/RETAINING WALL. SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS.
 - EXISTING TREE TO BE REMOVED.
 - PROVIDE ROCK RIP-RAP AT END OF STORM DRAIN PIPE; 4-6" MIN ROCK SIZE; 2 COURSES.
 - FURNISH & INSTALL CHRISTY TYPE VI DRAINBOX AND GRATE OR APPROVED EQUAL.
 - FURNISH & INSTALL CHRISTY TYPE U32 DRAINBOX AND GRATE OR APPROVED EQUAL.

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.



REVISIONS:

DATE	DESCRIPTION	BY:



DATE: SEPTEMBER 2019

HORIZ. SCALE: 1"=10'

VERT. SCALE: NONE

DESIGNED BY: AM

CHECKED BY:

DRAWN BY: TM

date: _____ 19
Hanna - Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278
expires: 6/30/20

REFERENCES

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Lot 11 - 25498 Hatton Road - apn 009-192-005-000

CARMEL BY THE SEA SEPTEMBER 2019

MONTEREY COUNTY CALIFORNIA

SHEET
2
OF 2
JOB NO.
07037

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Christy V1 Drain Box 8-5/8" I.D. x 12"

A reinforced concrete dual purpose box designed for either light purpose drainage installations or enclosing sewer cleanouts in foot traffic areas. Tapered shoulders prevent setting. Notch accommodates up to approximately 4" O.D. pipe or drain tile. Approximate dimensions shown.

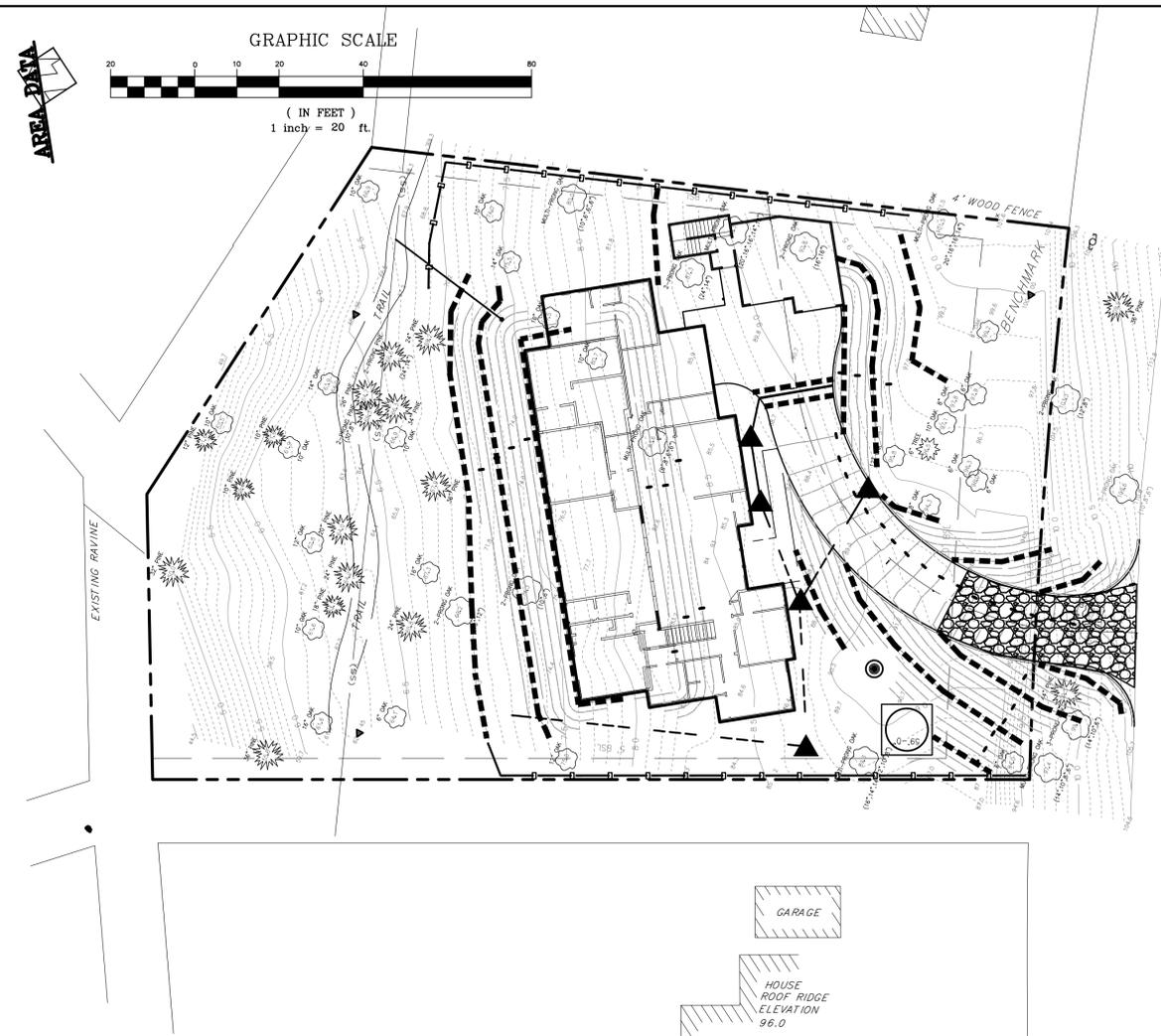
CHRISTY ORDERING CODE	ITEM	APPROX. SHIPPING WEIGHT	DESCRIPTION
VIBOX	Drain Box	45	V1 Drain Box (8-1/2" I.D. x 11-3/4" high) — 24 Per Pallet
FBC	Lid	9	D210 Reinforced Concrete
FBC	Lid	7	C210 Cast Iron
V1-71C	Grate	10	71C213 Cast Iron

TO FIND CENTIMETERS MULTIPLY INCHES BY 2.5
TO FIND KILOGRAMS MULTIPLY POUNDS BY .45

QUALITY PRECAST CONCRETE PRODUCTS

Christy "U" Series Catch Basins

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LEGEND

- PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
- PROVIDE FIBER ROLLS FOR SLOPE PROTECTION PER DETAIL SE-5
- PROVIDE SILT FENCE PER DETAIL SE-1
- STORM DRAIN INLET PROTECTION PER DETAIL SE-10

EROSION CONTROL NOTES

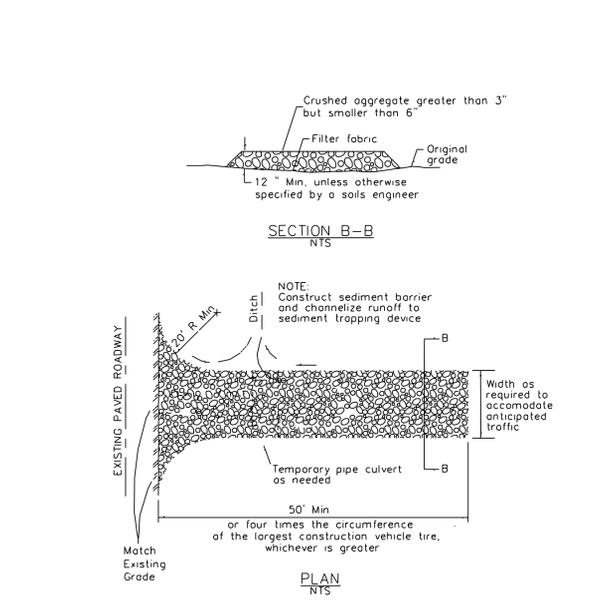
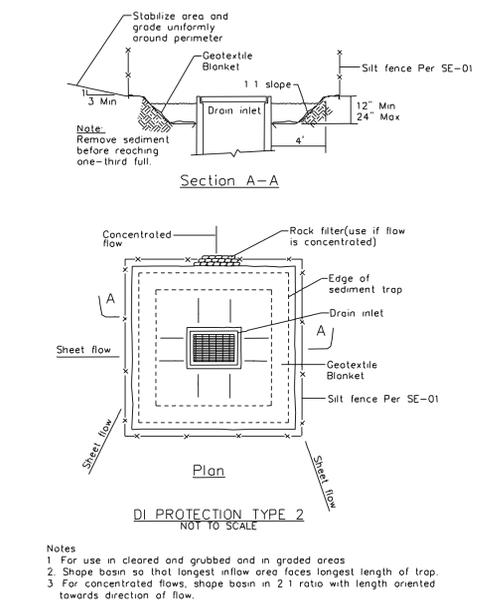
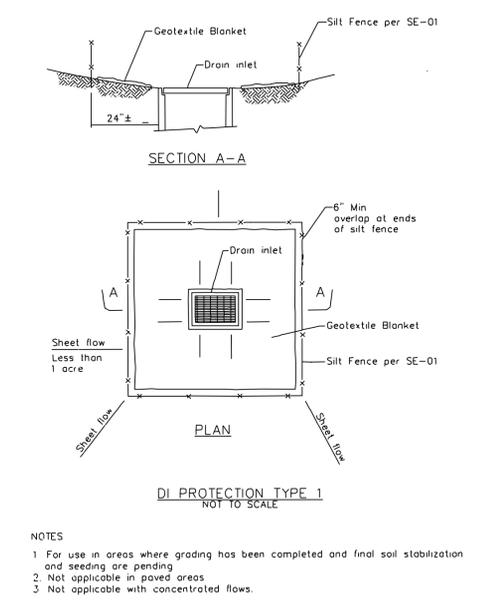
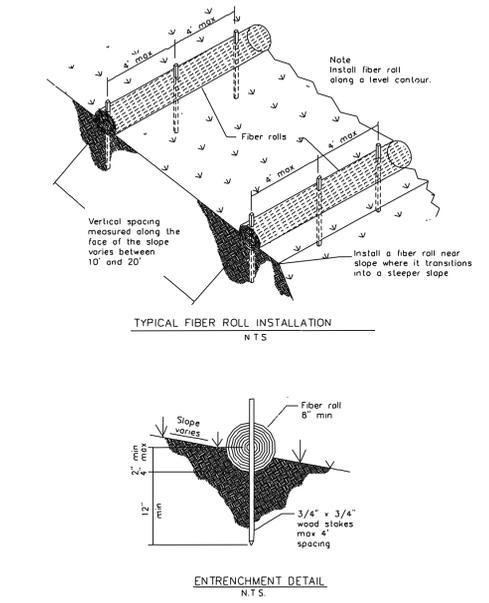
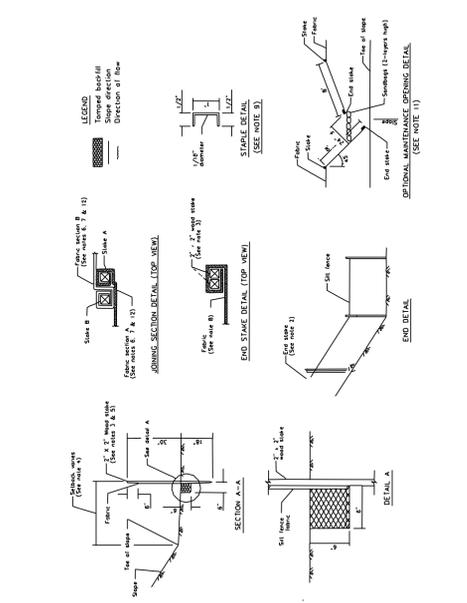
1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
3. A SILT FENCE PER "SILT FENCE DETAIL SE-1" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE SILT FENCE ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A SILT FENCE SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.
7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRACTOR SHALL MAINTAIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
13. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE MONTEREY COUNTY BUILDING OFFICIAL.

SE-1 Silt Fence SE-5 Fiber Rolls SE-10 Storm Drain Inlet Protection Storm Drain Inlet Protection SE-10 Stabilized Construction Entrance/Exit TC-1



REVISIONS:		
DATE	DESCRIPTION	BY:



DATE: SEPTEMBER 2019
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: NONE
 DESIGNED BY: AM
 CHECKED BY: TM
 DRAWN BY: TM



REFERENCES

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 SEPTEMBER 2019

Erosion Control Plan

Lot 11 - 25498 Hatton Road - apn 009-192-005-000

MONTEREY COUNTY CALIFORNIA

SHEET 4 OF 4
 JOB NO. 07037

SHEET TITLE

PROJECT NAME

