

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

In the matter of the application of:

UCELLI DI NEMI (PLN170649)

RESOLUTION NO. 18-008

Resolution by the Monterey County Planning Commission:

- 1) Finding the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of: 1) An after-the-fact Use Permit for development on slopes in excess of 25%; 2) An after-the-fact Use Permit for removal of 4 oak trees; and 3) Administrative Permit and Design Approval to allow the construction of 2,438 square foot two-story single family dwelling and 111 lineal feet of wooden and I-Beam retaining wall ranging from 5 feet to 8 feet high. [PLN170649, Ucelli 25930 Canada Drive, Carmel, Carmel Valley Master Plan (APN: 015-042-004-000)]

The Ucelli application (PLN170649) came on for public hearing before the Monterey County Planning Commission on March 14th, 2018. 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;
 - Carmel Valley Master Plan;
 - 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 property is located at 25930 Canada Drive (Assessor’s Parcel Number 015-042-004-000), Carmel Valley Master Plan. The parcel is

zoned Low Density Residential with a Design Control & Site Plan Overlays and Regulations for Residential Allocation Zoning District (LDR/1-D-S-RAZ) which allows for residential uses of the first single-family dwelling per lot subject to an Administrative Permit and Design Approval. Therefore, the project is an allowed land use for this site.

- c) The site is subject to the Design Review requirements contained in Chapter 21.44 of the Inland Zoning Ordinance (Title 21). Chapter 21.44 requires review of siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. RMA staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the LDR/1-D-S-RAZ zoning district. The classic modern architectural aesthetics incorporates simplified straight lines, avoiding ornate features. The multi-level structure subsides into the hillside and blends in seamlessly creating a less invasive and protruding effect. The proposed structure is consistent with the surrounding residential development and will blend with the natural environment since no further landscaping will be added. Landscaping will be kept at its natural state to attribute to the uniqueness of the surrounding Carmel forest. Colors and materials, comprised of earthy tones such as dark brown siding, charcoal metal roof, and stone veneer, are consistent with the surrounding character of the neighborhood.
- d) The project site is within a Site Plan Review (S) standards contained in Chapter 21.45 of the Inland Zoning Ordinance district overlay, which is intended to provide district regulations where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. A site plan was included with the application. The design and location of the proposed development are appropriate for the site. Although four oak trees have been removed and development will be on slopes in excess of 25%, the proposed site is the most feasible location. Conditions were added to include tree replacement and a Geotech report concluded that the disturbed location development will less likely adversely affect resources at the site or be adversely affected by those resources if restoration is avoided. Therefore, the project is consistent with requirements of the S district overlay.
- e) The property is located within a Residential Allocation Zoning (RAZ) overlay district which denotes a specific area that is subject to policies or ordinances which specify limitations on the number of lots or units which may be created in a given period of time. The construction of the first single family dwelling is allowable on the subject parcel pursuant to the Carmel Valley Master Plan of the 2010 General Plan, therefore the project is consistent with the RAZ zoning overlay.
- f) The project planner conducted a site inspection on October 12th, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- g) Pursuant to the 2010 Monterey County General Plan, Carmel Valley Master Plan, Title 21. Policy GMP 3.5 discourages removal of healthy Monterey oak trees. The policy requires the development of an

Ordinance to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include permit requirements, replacement criteria and exceptions for emergencies for emergencies and government agencies. Pending development of an Ordinance Section 21.64.260 D. applies. Section 21.64.260 D. requires a Use Permit for removal of three or more protected oak trees. Arborist report prepared by Frank Ono indicates of the 4 oaks trees were removed over 6 inches in diameter. A condition of project approval, (Condition No. 7), requiring the replacement/replanting of the removed trees has been applied.

- h) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it did not meet any of the guidelines for referral.
- i) The project is consistent with site development standards such as floor area ratio, setbacks and height.
- j) 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 PLN170649.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to slope/slope stability and trees. The following reports have been prepared:
 - *“Geotechnical Report” (LIB170429) prepared by Soil Surveys Group, Inc.*
 - *“Tree Resource Assessment” (LIB170430) prepared by Frank Ono, Pacific Grove, CA November 8, 2017.*

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on October 12th, 2017 to verify that the site is suitable for this use. The proposed construction is consistent with the classic modern architecture of the residence and the neighborhood. The replacement of 2:1 ratio (15 gallons) oak trees will enhance the architectural exterior to blend in with the surrounding forest environment since the site will not have any additional landscaping but will remain at its natural state.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170649.

3. **FINDING:** **TREE REMOVAL**- The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Valley Master Plan.
- EVIDENCE:** a) The project includes an-after-the-fact removal of 4 oaks trees were over 6 inches in diameter. Pursuant to Section 21.64.260 D. requires a Use Permit for removal of three or more protected oak trees. Findings for tree removal include: removal is the minimum required under the circumstances of the case and removal will not involve a risk of adverse environmental impacts such as soil erosion, water quality, ecological impacts, noise pollution, air movement, and wildlife habitat. Based on the number of trees that are on the site and the constraint parcel with mostly slopes in excess of 25%, the proposed removal is the minimum amount required. No potential environmental impacts have been identified. The project has been conditioned (see Condition No. 7) to require replacement of trees as well as implementation of tree and root protection (see Condition No. 6) for trees to remain. Protection of raptor/migratory bird nests will occur through implementation of Condition No. 4. Furthermore, the applicant is required to submit an erosion control plan to Environmental Services (see Condition No. 12) to ensure impacts caused by soil erosion are addressed
4. **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 the RMA - Planning, Cypress Fire Protection District, Public Works, Environmental Health Bureau, Environmental Services and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available. The sewer for the site will be served by Carmel Wastewater District and water will be served by Cal Am.
- c) Staff conducted a site inspection on October 12th, 2017 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN170649.
5. **FINDING:** **NO VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on the subject property prior to the site visit.

- b) Staff conducted a site inspection on October 12th, 2017 and discovered there was grading on the proposed site without the proper entitlements. A Geotechnical Report (LIB170429) prepared by Soil Surveys Group, Inc. addressed the violation and did not recommend restoration since it would increase erosion potential and cause direct impacts on native vegetation at the site.
- c) There were also indication of tree removals. An Arborist report (LIB 170430) was prepared by Frank Ono dated November 8, 2017 addressed the removal of smaller oaks. He further noted while it is unknow what trees were removed, given the density of the small stand of oaks, it is estimated at least four oaks over 6” in diameter were removed over time. The arborist recommends trees to be replaced onsite on a one-to-one (1:1) ratio. Staff recommends the ratio to be two-to-one (2:1) mature trees of 15 gallons versus the 5 gallons recommended by the arborist of the newly planted trees that are being replaced. The 15 gallon trees replacement will be closer to the condition prior to the alteration.
- d) The proposed project corrects existing violations regarding grading and tree removal. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
- e) Zoning violation abatement costs, have been paid.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170649.

6. **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 one single-family residence.
 - b) The construction of the 2,438 square foot single-story residence meets this exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 12, 2017.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Project location does not have sensitive environment to be of significant. There is no cumulative impact, since it’s a vacant lot without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a highway officially designated areas as a state scenic highway.
 - e) Staff conducted a site inspection on October 12th, 2017 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170649.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) An after-the-fact Use Permit for development on slopes in excess of 25%; 2) An after-the-fact Use Permit for removal of 4 oak trees; and 3) Administrative Permit and Design Approval to allow the construction of 2,438 square foot two-story single family dwelling and 111 lineal feet of wooden and I-Beam retaining wall ranging from 5 feet to 8 feet high.

In general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of March, 2017 upon motion of Commissioner Diehl, seconded by Commissioner Ambriz, by the following vote:

AYES: Ambriz, Diehl, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Duflock
ABSTAIN: None


Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **MAR 16 2018**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAR 26 2018**

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

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 Department office in Salinas.

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170649

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN170649) allows 1) An after-the-fact Use Permit grading on slopes in excess of 25%; 2) An after-the-fact Use Permit of unpermitted removal of 4 oak trees and 3) Administrative Permit and Design Approval to allow the construction of 2,438 square foot two-story single family dwelling. The property is located at 25930 Canada Drive, Carmel (Assessor's Parcel Number 015-042-004-000), Greater Monterey Peninsula Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-008) was approved by the Planning Commission for Assessor's Parcel Number 015-042-004-000 on March 14th, 2018. The permit was granted subject to 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 the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

4. 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.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace each tree approved for removal as follows:

- Replacement ratio recommended by arborist: 2:1 Ratio (Oaks) with mature trees of 15 gallons.

(The 15 gallon trees replacement will be closer to the condition prior to the alteration)

Replacement tree(s) shall be planted in the immediate area just to the southwest of the proposed structure and those areas with the greatest opening in the stand to allow for a minimum of competition, maximum sunlight and wind protection. (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 replacement tree(s) being planted.

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.

A follow-up report shall be submitted to the Director of RMA Planning for review and approval. This process should be monitored for the first year for the following 5 years.

8. LANDSCAPING (NATURAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The landscape shall be at its natural state. No additional exterior man-made landscaping will be performed on the property. The natural landscape areas shall be maintained by the applicant in a litter-free, weed-free, healthy, growing condition.

Compliance or Monitoring Action to be Performed: Prior to occupancy, the Owner/Applicant/shall submit photos as evidence to ensure all landscape is at its natural state and no further outdoor man-made landscaping will be performed on the property.

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

Responsible Department: RMA-Planning

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

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

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

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

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic

impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

12. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

13. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

14. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

15. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

18. DEED RESTRICTION

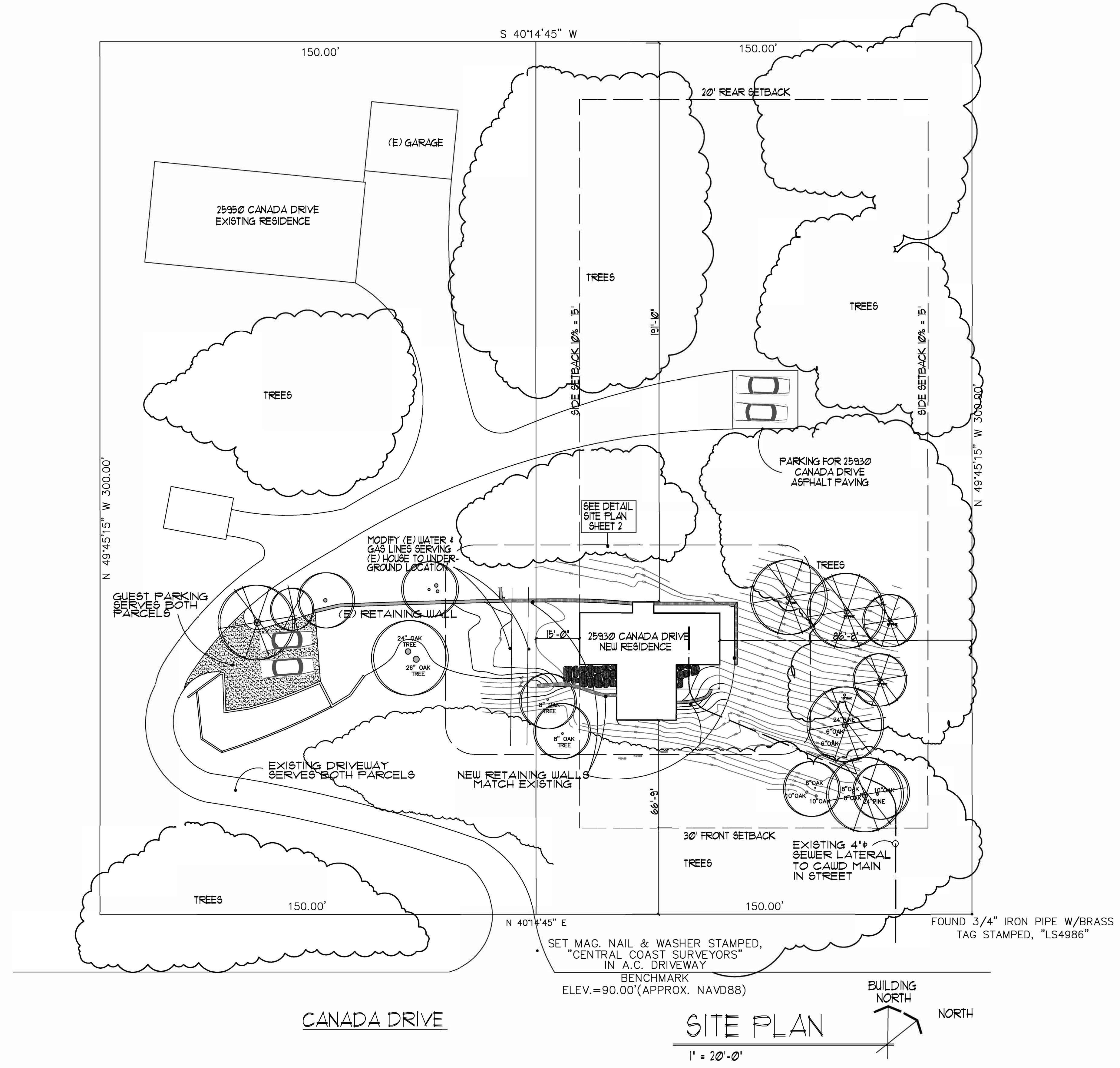
Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: " Prior to issuance of a grading or building permit, the applicant shall record a deed restriction and provide a copy of the recorded deed restriction to RMA. The deed restriction shall provide, in sum and substance, that prior to or as part of the sale of the adjacent parcel [That portion of Lot 4 of Hatton Partition of the Rancho Canada de La Segunda Book 4 of Surveys, at Page 31 APN 015-042-005, 25950 Canada Drive], the owner must reserve an easement or record an equivalent legal instrument to require that the adjacent parcel allow access to the subject parcel for the purpose of accessing parking on the subject parcel from the residential common driveway. The deed restriction must be approved as to content by RMA-Planning and approved as to form by County Counsel prior to recordation of the deed restriction".

Compliance or Monitoring Action to be Performed: Prior to issuance of a grading or building permit, the applicant shall record a deed restriction.

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 REVISED: 3-5-18



PROJECT DATA: UCELLI RESIDENCE

NEW RESIDENCE 25930 CANADA DRIVE, CARMEL - APN 015-042-004-000
 TWO STORES PLUS LOWER LEVEL BONUS ROOM
 HILLSIDE SITE EXCEEDS 30% SLOPE
 ALL EXISTING TREES ON SITE TO REMAIN
 WATER AND METER VIA MALPASO WATER PURCHASE
 DRIVEWAY ON ADJACENT PARCEL (SAME OWNERSHIP)
 SERVES BOTH PARCELS.

OWNER: ALESSIA UCELLI
 25950 CANADA DRIVE (ADJACENT PARCEL)
 CARMEL, CALIFORNIA 93923

AFN 015-042-004-000

ZONING: LDR/I-D-S-RAZ

FLOOR AREAS:

MAIN FLOOR	1268 SF
UPPER FLOOR	831 SF
LOWER FLOOR	333 SF
TOTAL	2438 SF

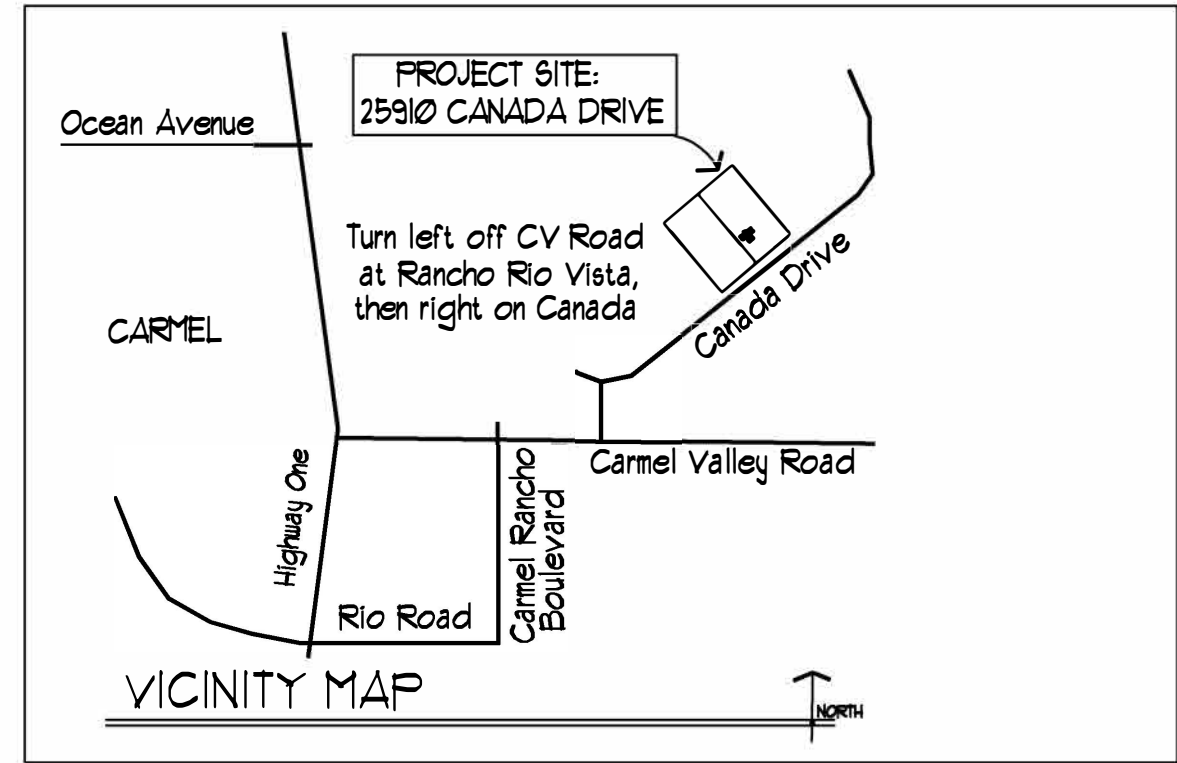
LOT SIZE: 45,000 SF. = 1.03 ACRES
 LOT COVERAGE: 2.8% LESS THAN 25% OK

SETBACKS:

	ALLOWED	PROPOSED
FRONT:	30'	66'-9"
SIDE (10% OF SITE WIDTH):	15'	15'/26'-8"
REAR:	20'	19'-10"
HEIGHT:	30'	23'-1"

SETBACKS SHOWN AS DASHED LINES ON SITE PLAN.

OCCUPANCY: R-3
 CONSTRUCTION TYPE: V-N SPRINKLERED.
 CODE EDITIONS:
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA GREEN BUILDING CODE



- INDEX TO DRAWINGS**
- 1 KEY SITE PLAN & PROJECT DATA
 - 5 IMPROVEMENT SURVEY (BY OTHERS)
 - 2 ENLARGED SITE PLAN - AREA OF HOUSE
 - 3 GRADING PLAN AND SECTIONS
 - 4 MAIN AND UPPER LEVEL FLOOR PLANS
 - 5 LOWER LEVEL FLOOR PLAN, BUILDING SECTIONS
 - 6 BUILDING ELEVATIONS
 - 7 BUILDING ELEVATIONS
 - 8 STAKING PLAN

**DESIGN REVIEW SUBMITTAL
 ADDRESS REVISED 3-5-18**

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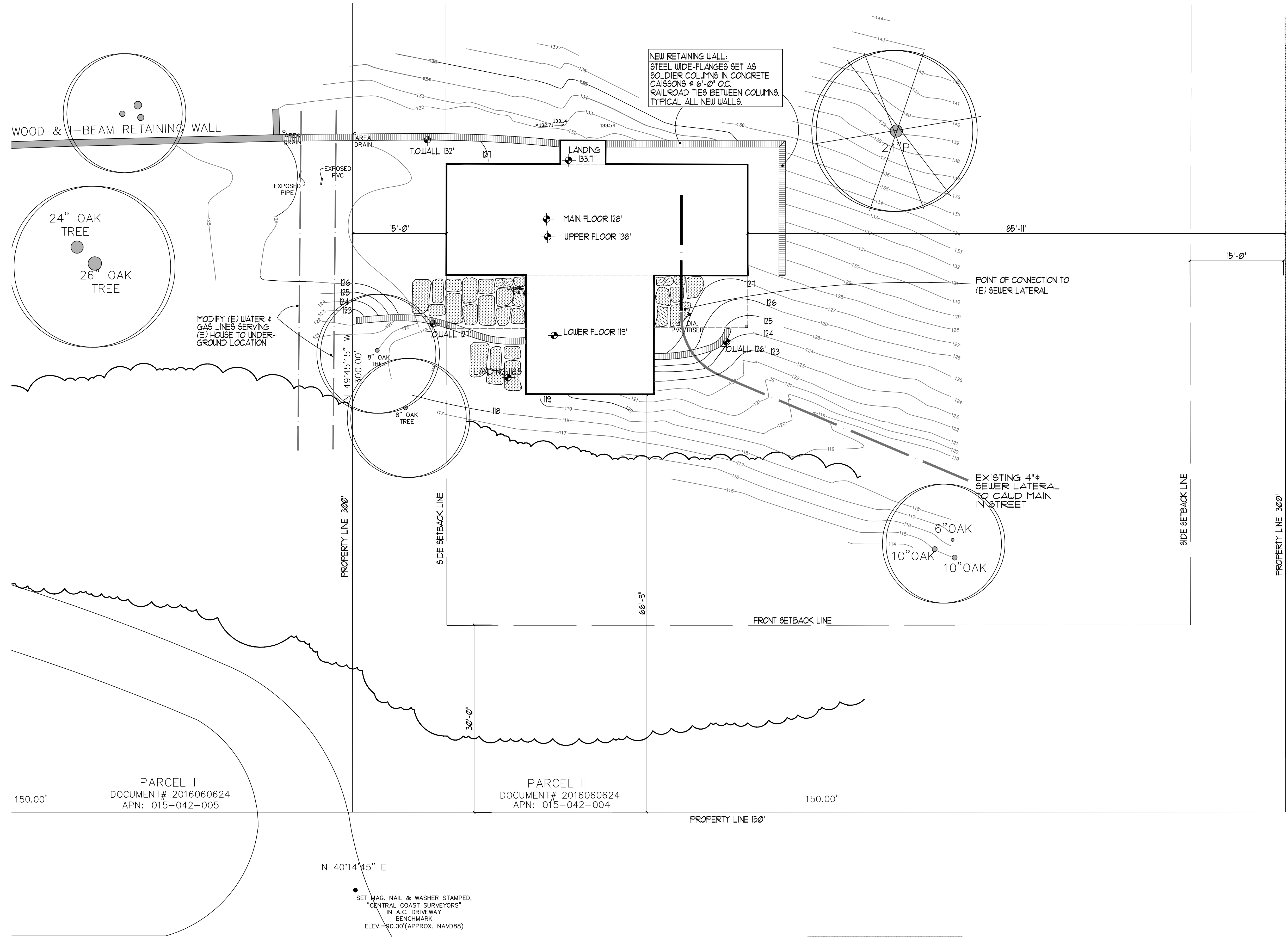
UCELLI RESIDENCE

25930 CANADA DRIVE, CARMEL, CALIFORNIA 93923 - APN 015-042-004-000

SHEET NUMBER
1
 1 OF 5

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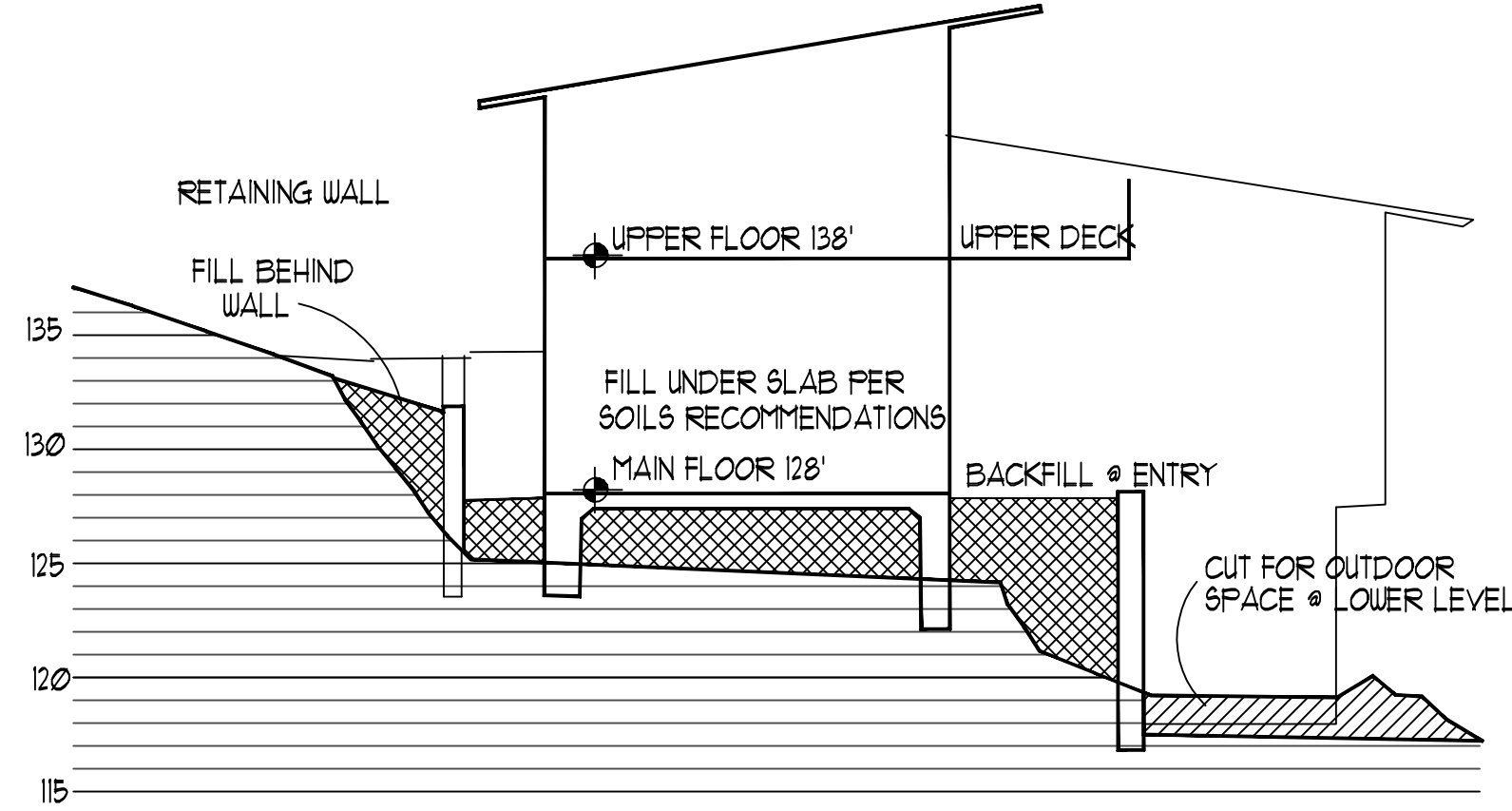
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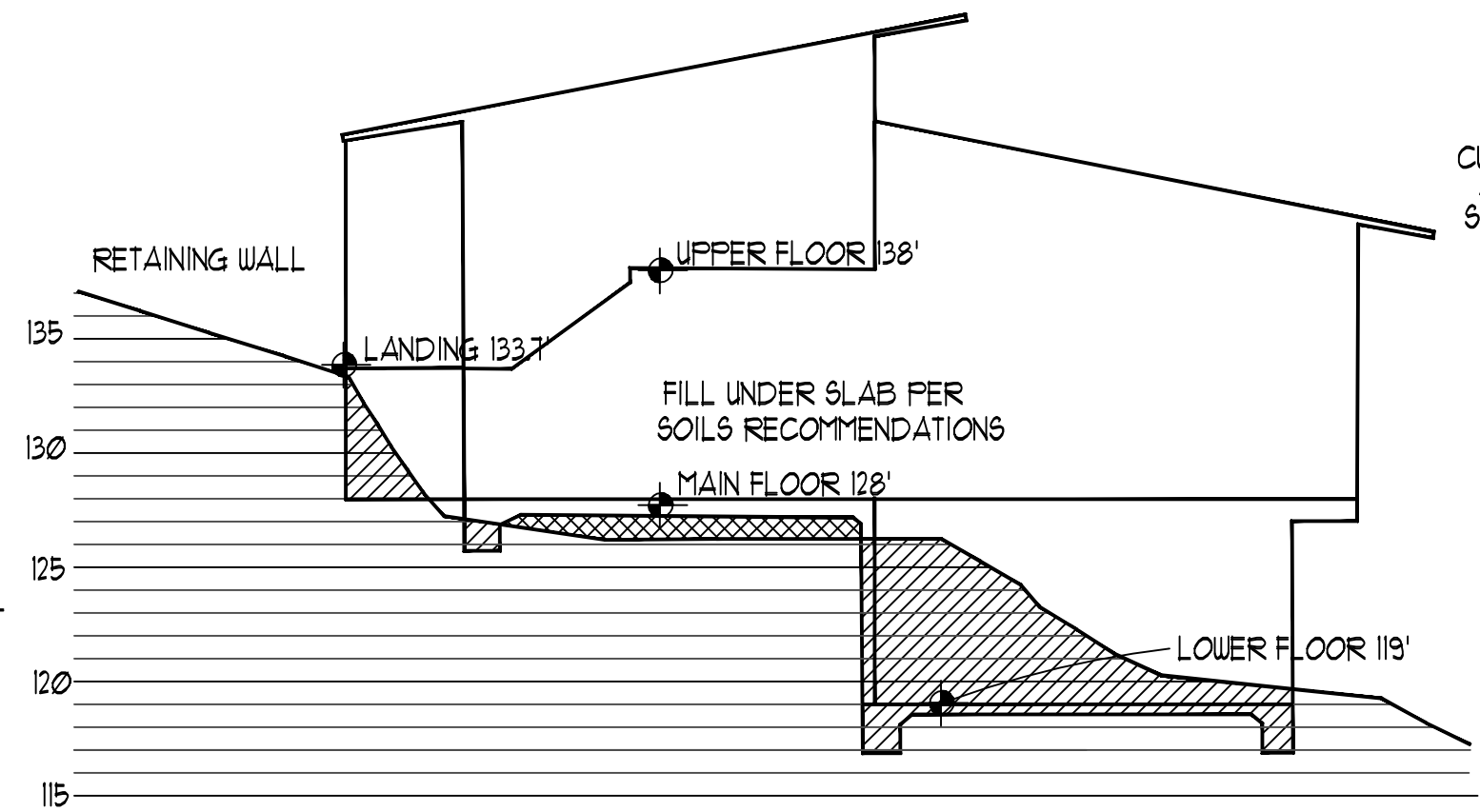
28930 CANADA DRIVE - CARMEL, CALIFORNIA 93923

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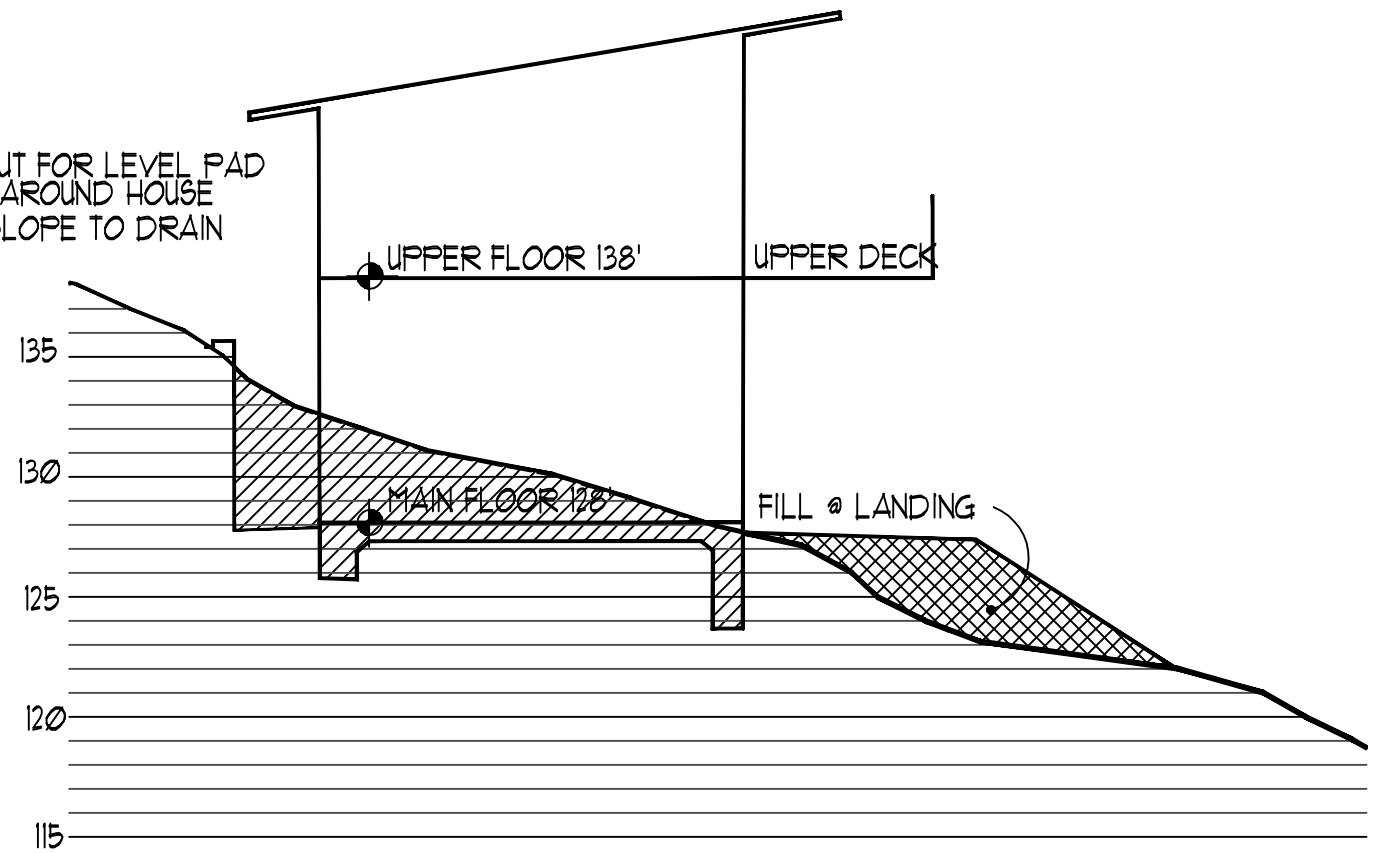
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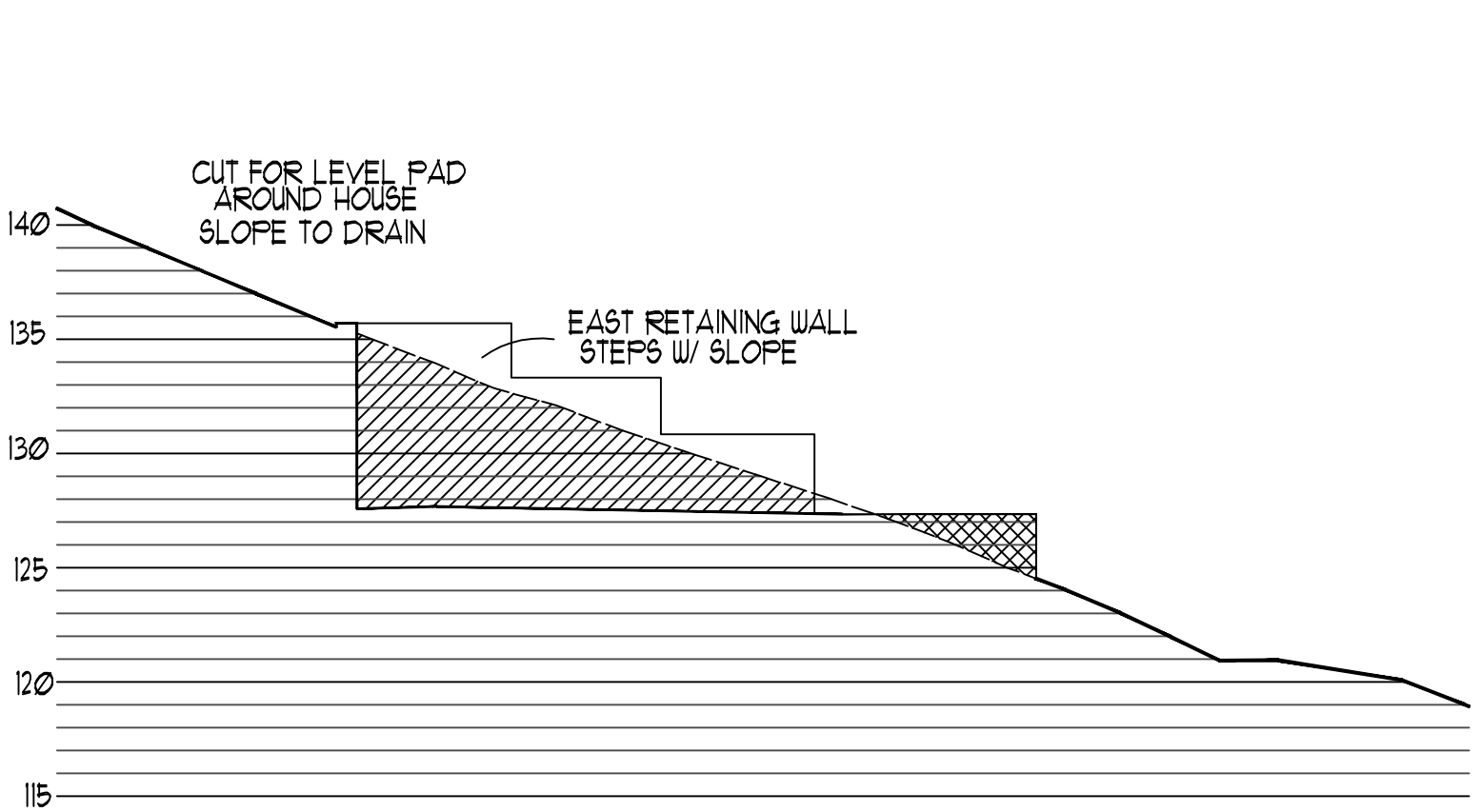
① SECTION @ WEST END
 1/8" = 1'-0"



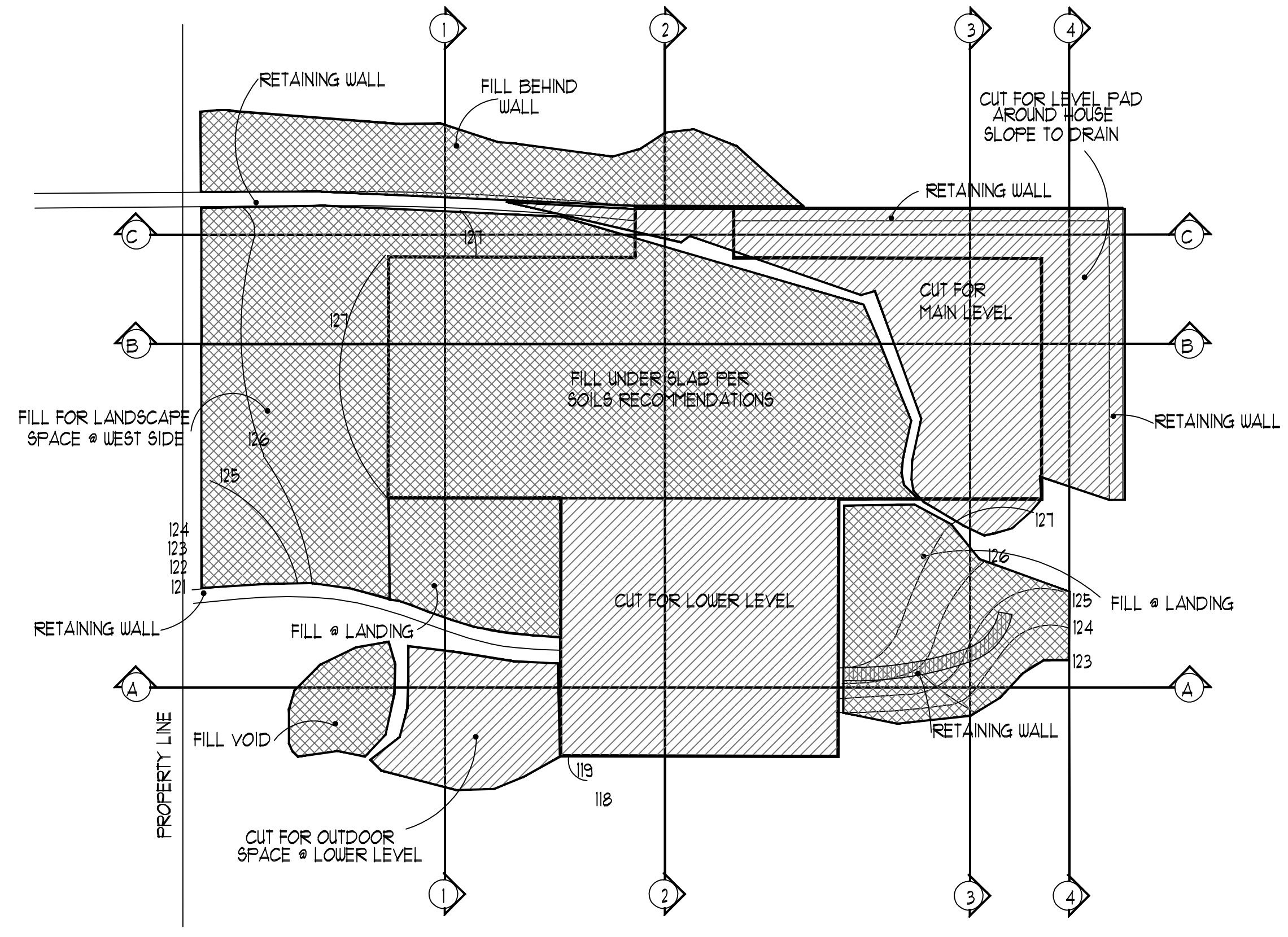
② SECTION @ CENTER OF HOUSE
 1/8" = 1'-0"



③ SECTION @ EAST END
 1/8" = 1'-0"



④ SECTION @ EAST RETAINING WALL
 1/8" = 1'-0"



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

CUT & FILL:
 THE PROPOSED RESIDENCE HAS BEEN DESIGNED TO CONFORM TO THE GENERAL SLOPES OF THE EXISTING SITE. PROPOSED CUT & FILL IS INTENDED TO ACCOMMODATE NEEDED RETAINING WALLS AND PROVIDE OUTSIDE AREAS ADJACENT TO THE HOUSE.

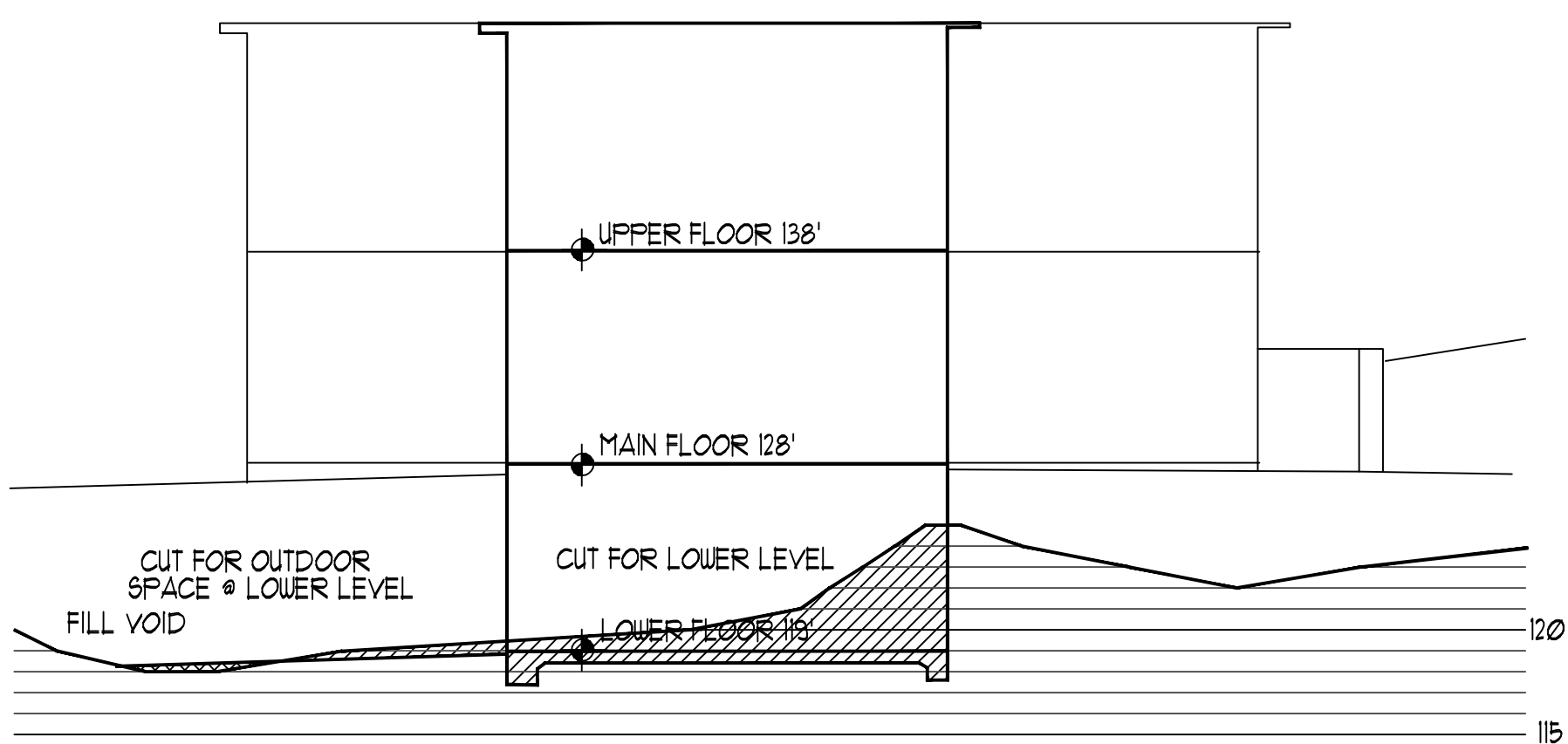
CUT VOLUMES:

CUT FOR LEVEL HOUSE PAD	421 SF x 5 = 2084
CUT FOR LOWER LEVEL PAD	391 SF x 3 = 1173
CUT FOR LOWER LEVEL OUTDOOR	102 SF x 1 = 102
TOTAL	3,359 CU. FT./21 = 124.4 CU. YARDS

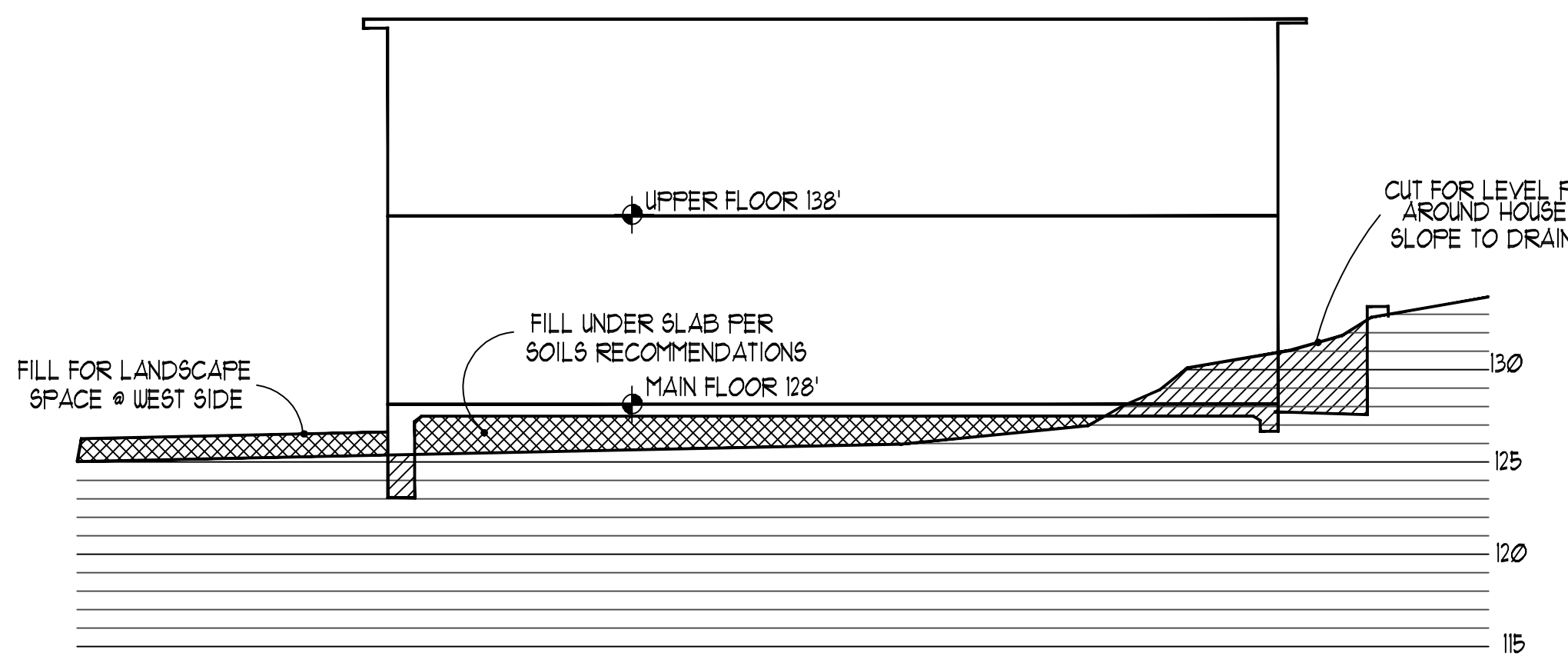
FILL VOLUMES:

FILL UNDER MAIN FLOOR SLAB	622 SF x 15 = 933
FILL BEHIND RETAINING WALL	192 SF x 3.5 = 672
FILL FOR MAIN LEVEL OUTDOOR	440 SF x 1.5 = 660
FILL FOR WEST ENTRY SPACE	96 SF x 5 = 480
TOTAL	3,248 CU. FT./21 = 120 CU. YARDS

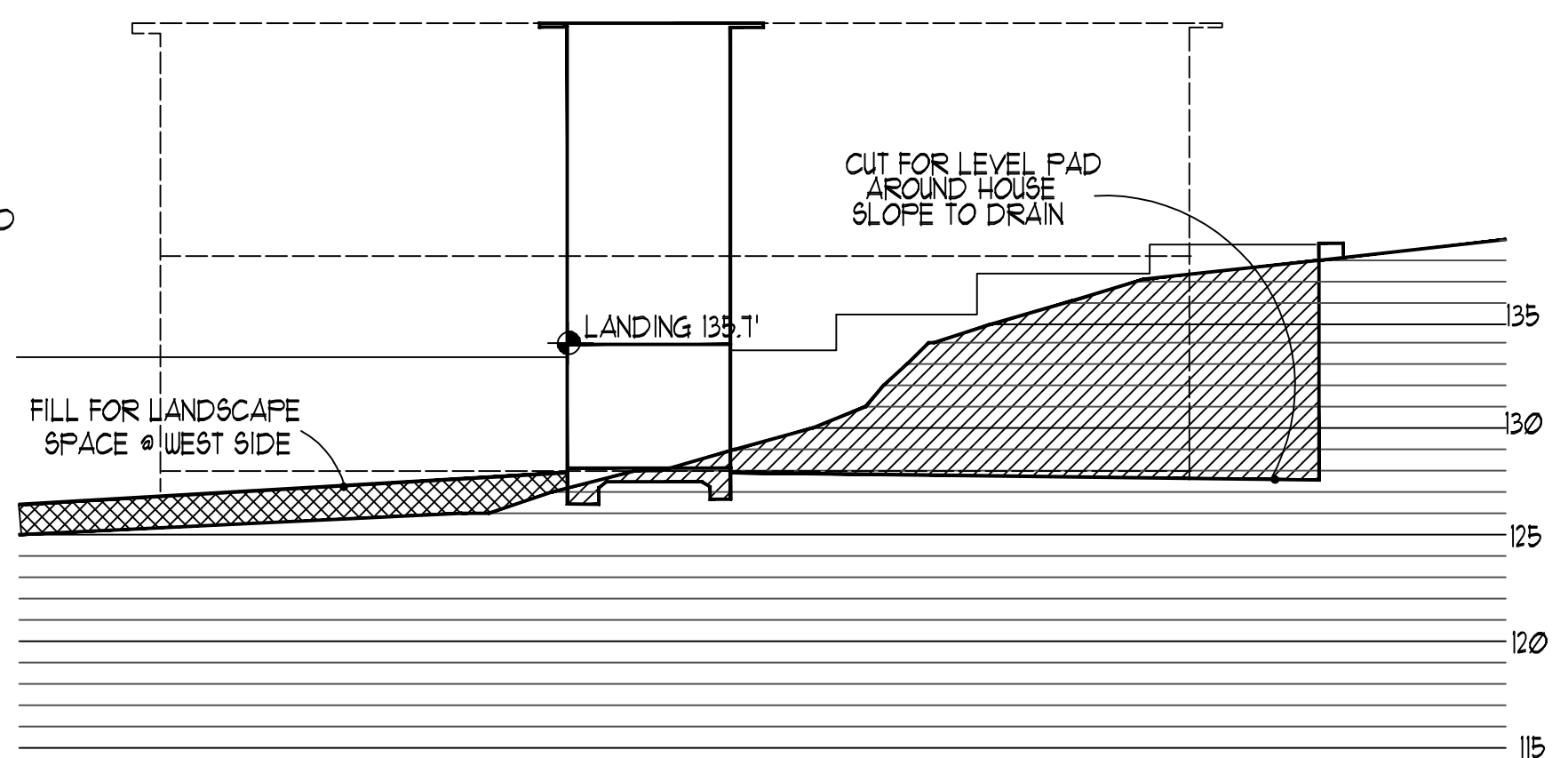
NET CUT/FILL = 124.4 CUT - 120 FILL = 4.4 NET CUT



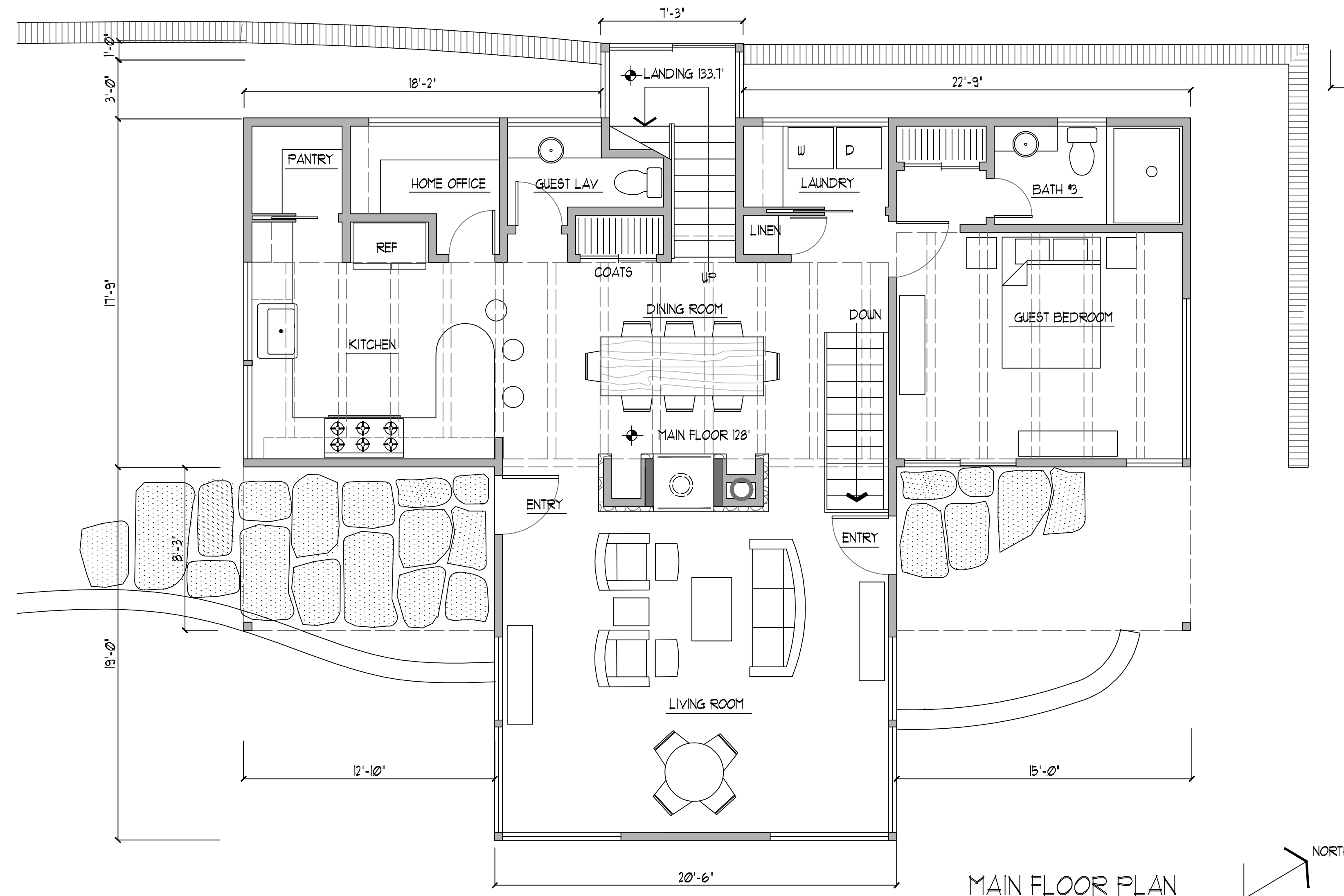
① SECTION @ SOUTH SIDE
 1/8" = 1'-0"



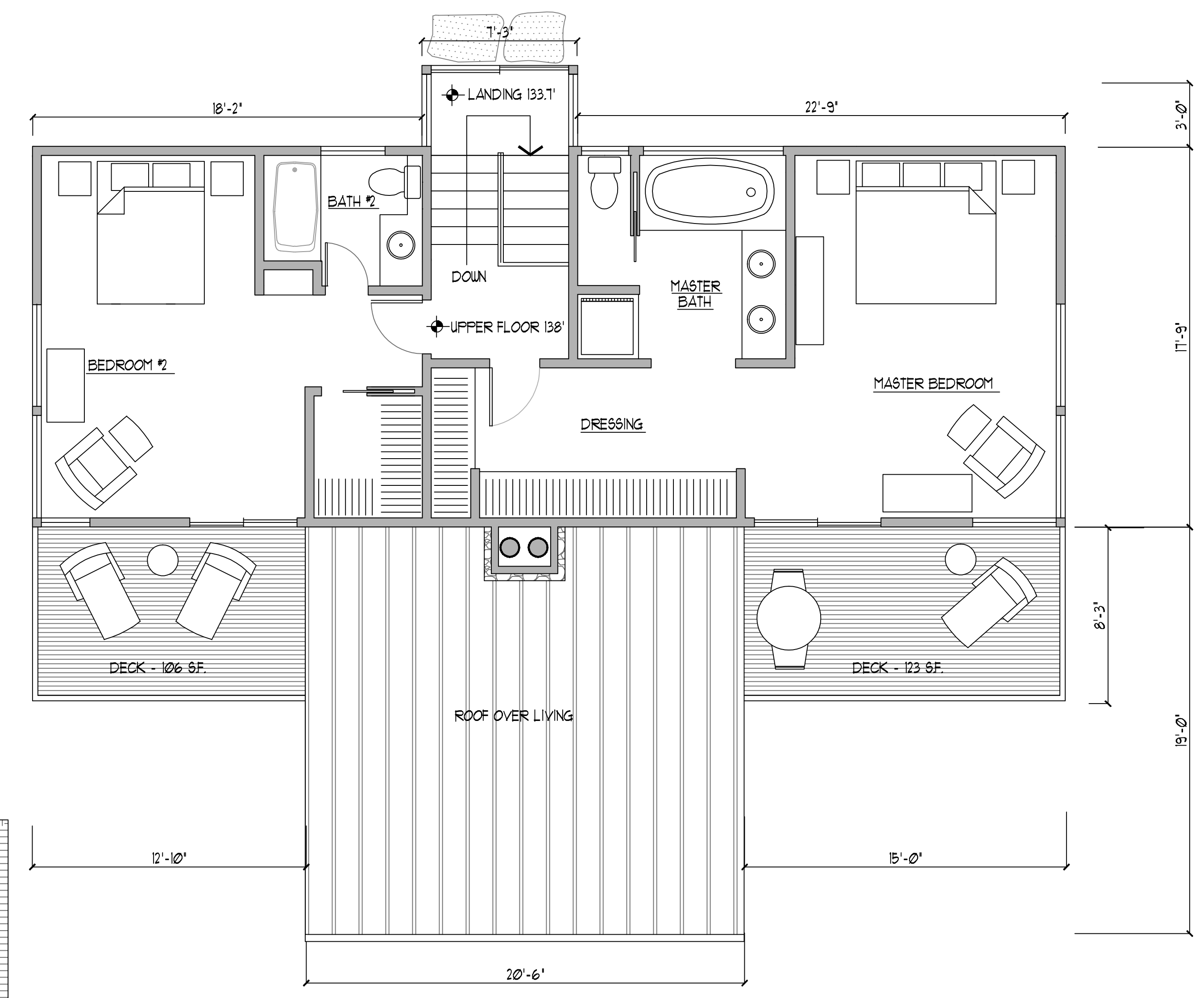
② SECTION @ CENTER OF HOUSE
 1/8" = 1'-0"



③ SECTION @ NORTH RETAINING WALL
 1/8" = 1'-0"



MAIN FLOOR PLAN
 1273 SF.
 TOTAL HOUSE AREA 2,462 SF.



UPPER FLOOR PLAN
 855 SF.

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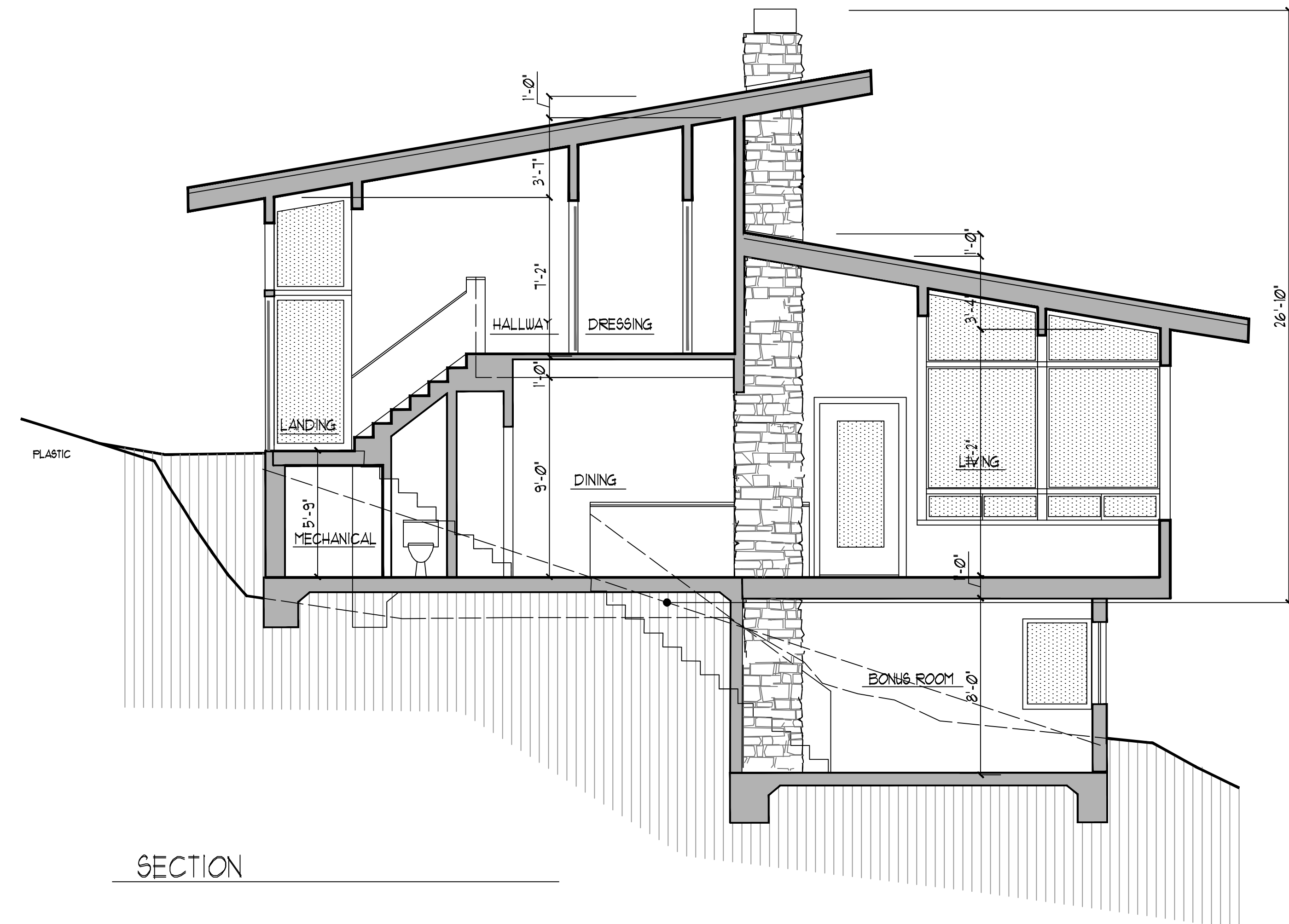
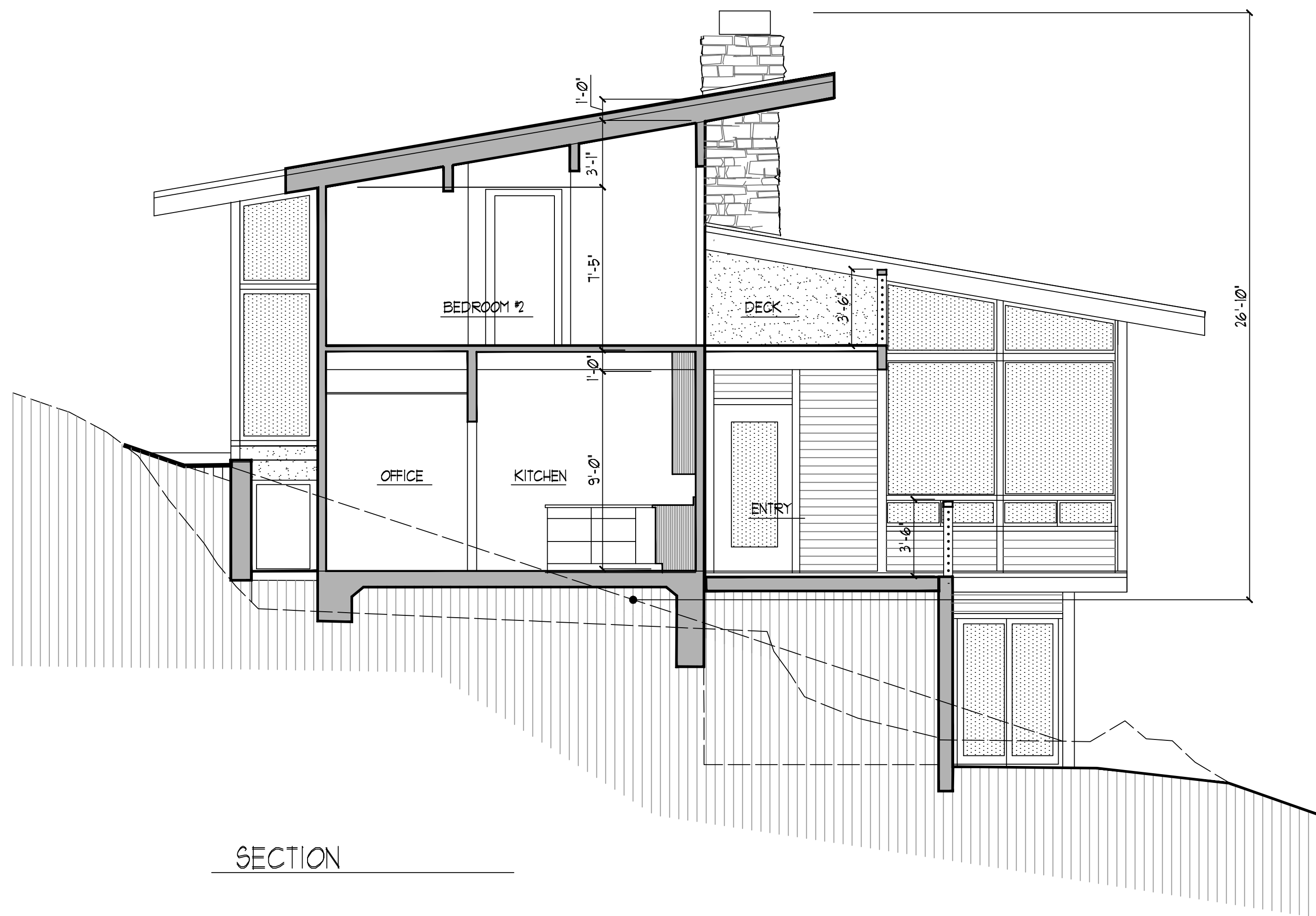
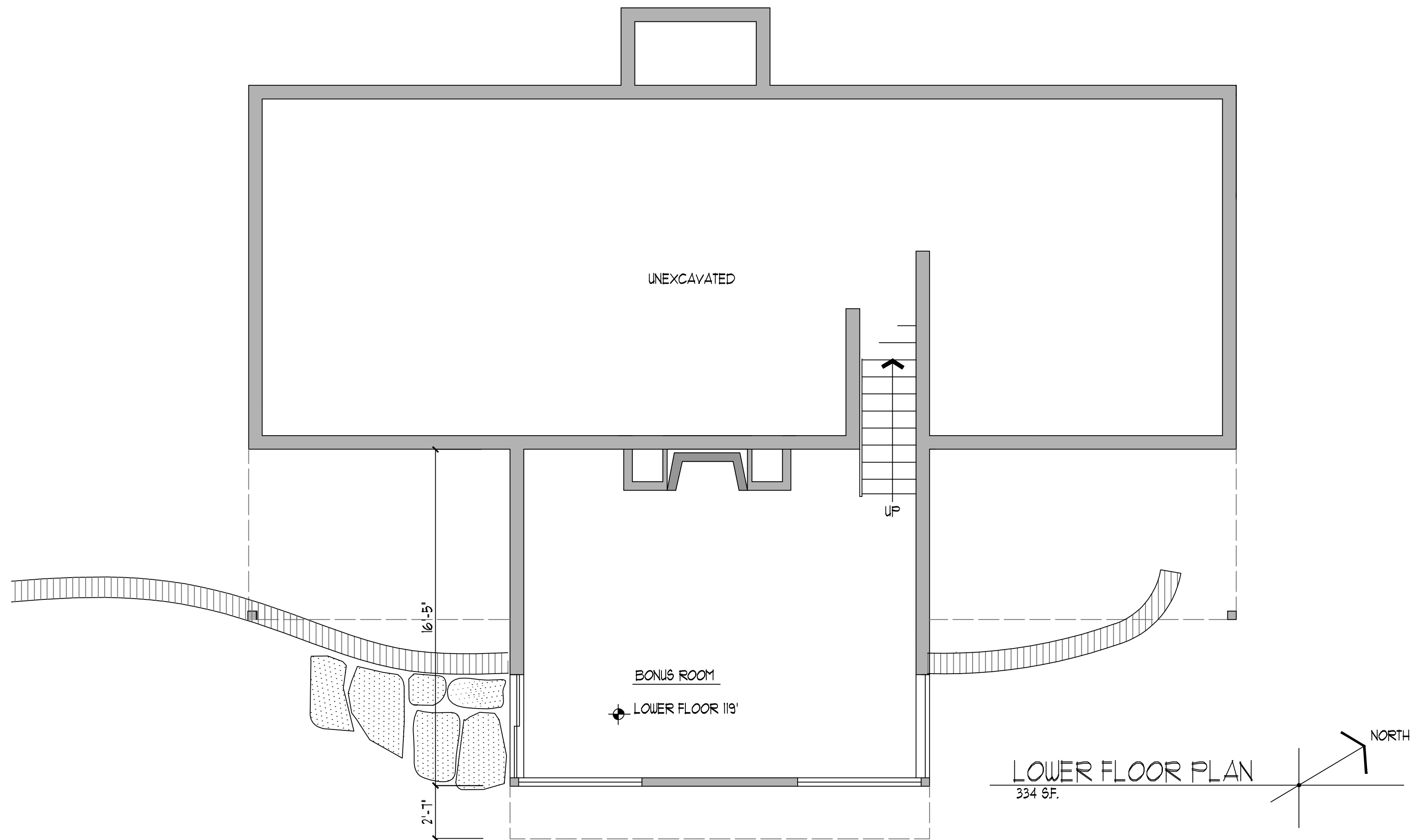
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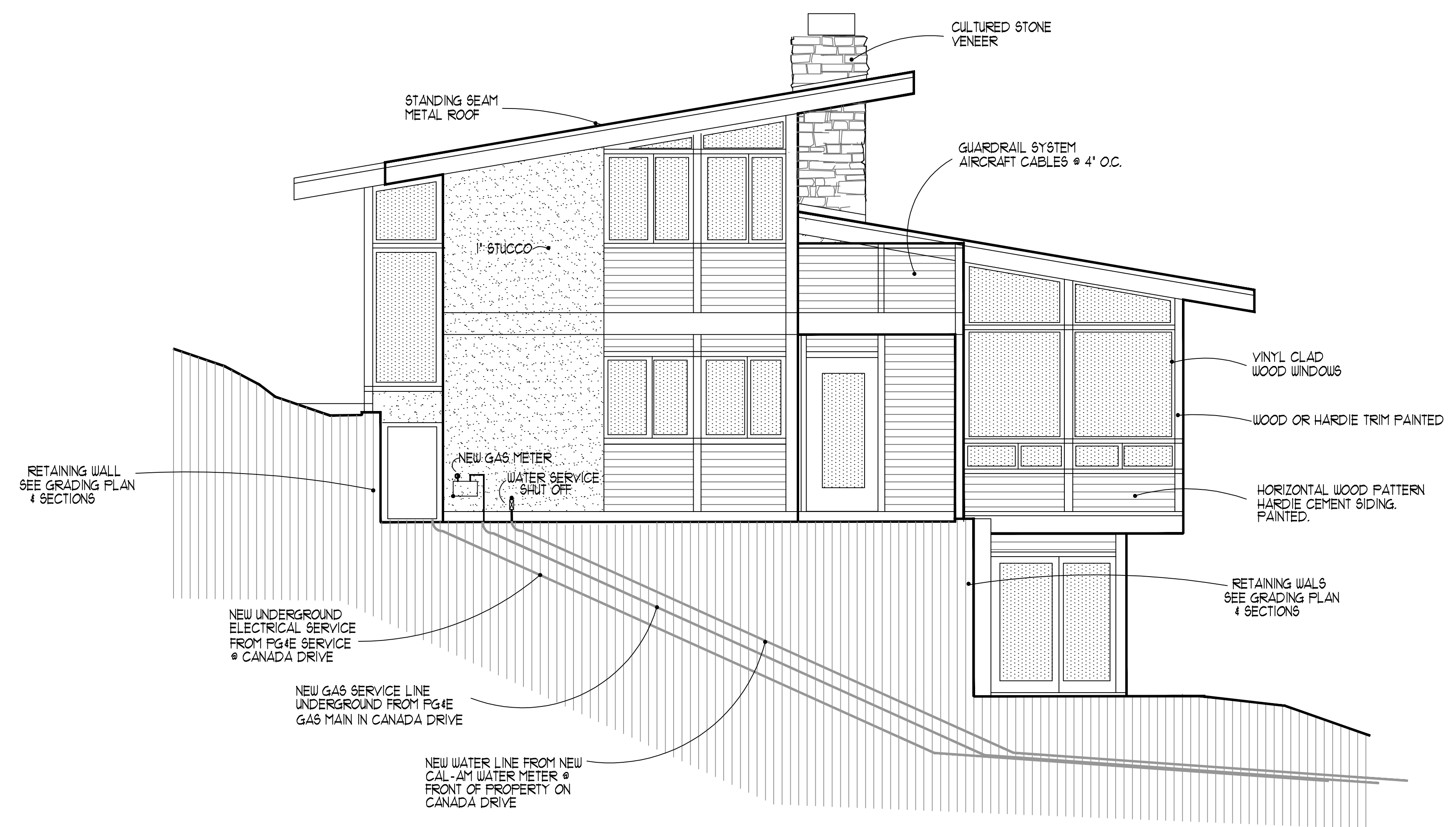
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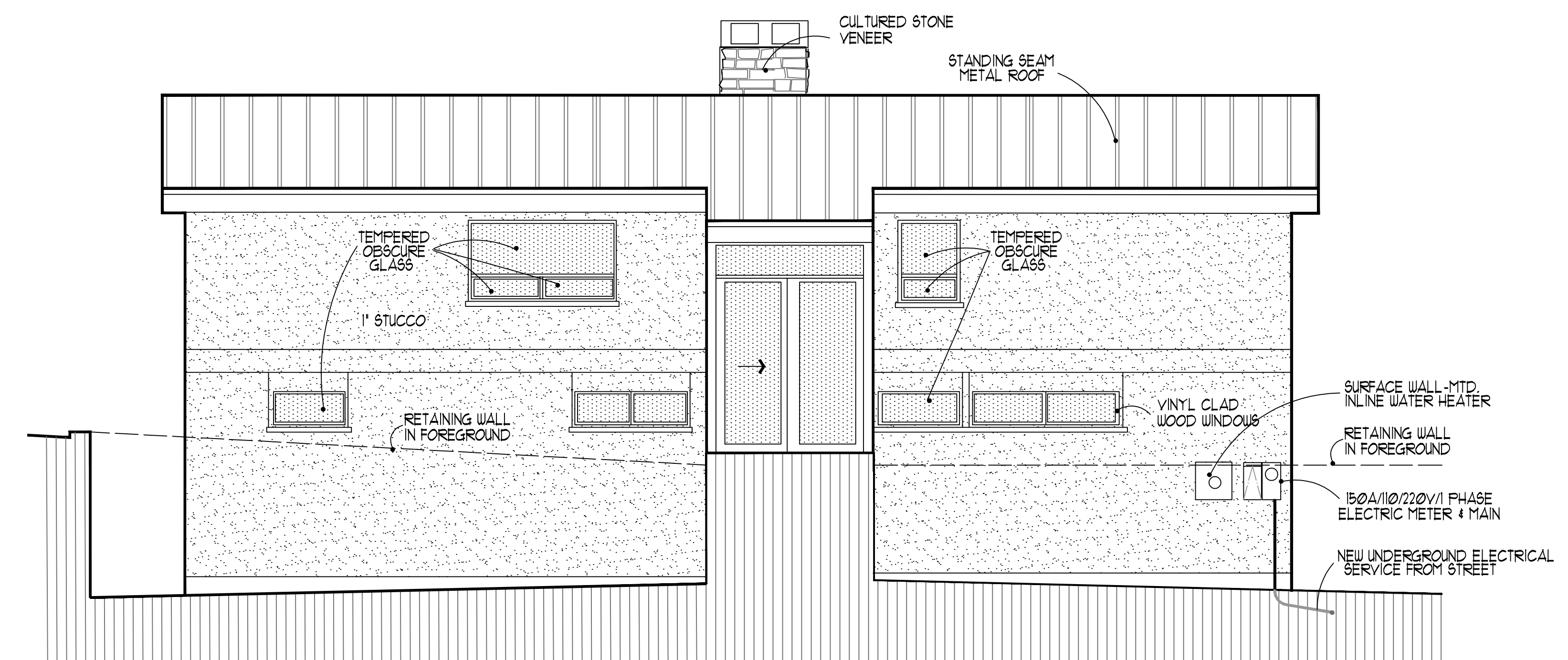


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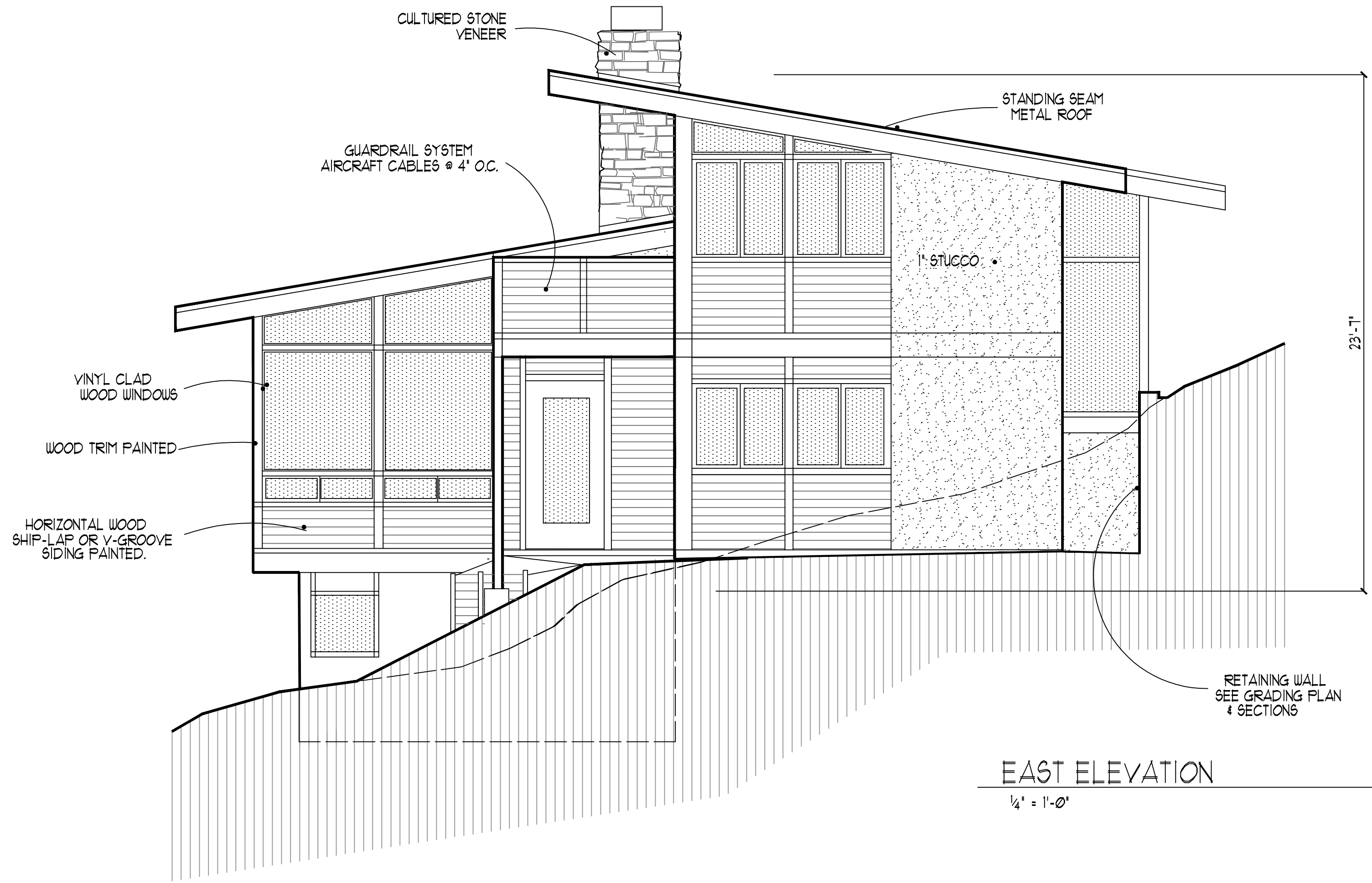
WEST ELEVATION
 1/4" = 1'-0"



NORTH ELEVATION
 1/4" = 1'-0"

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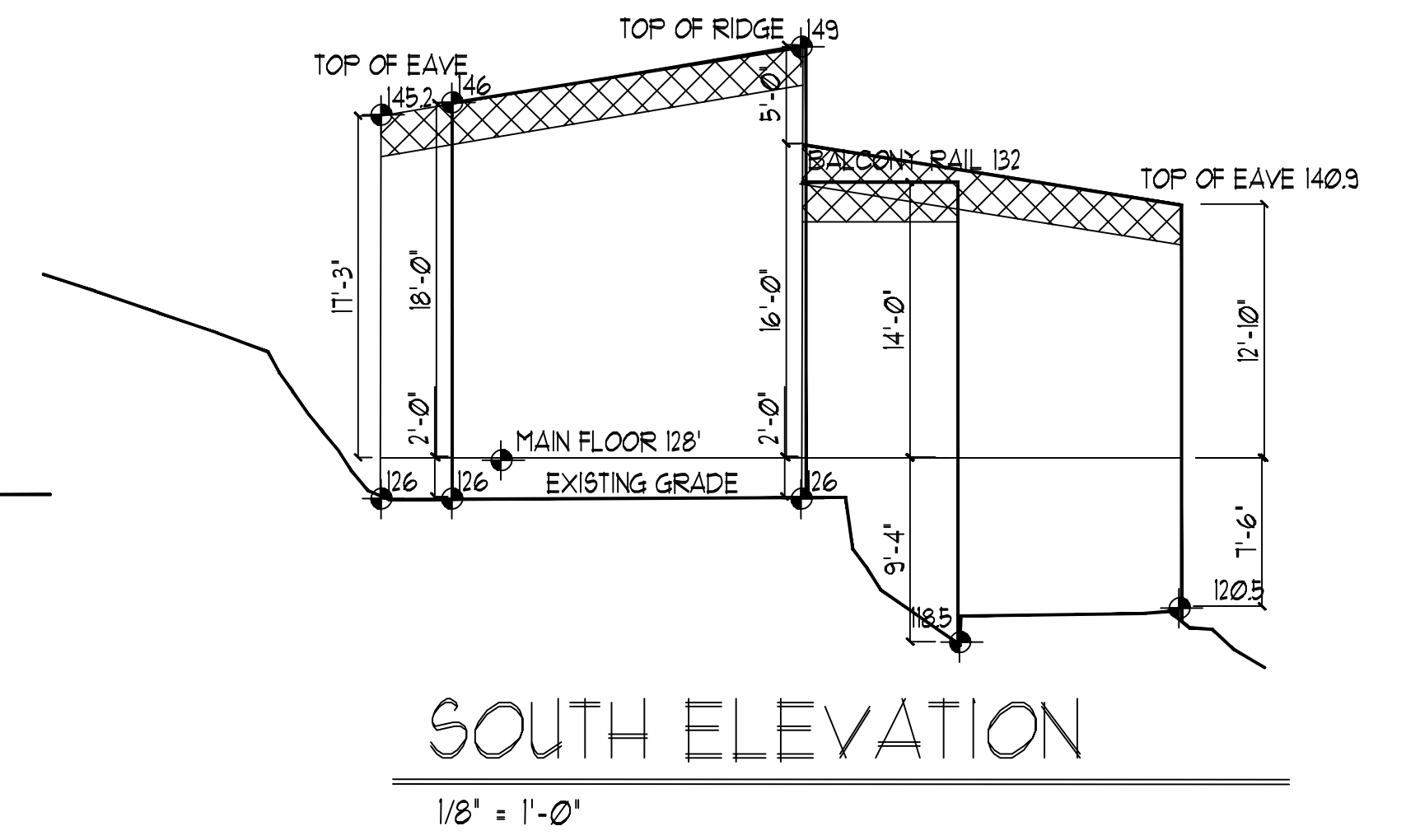
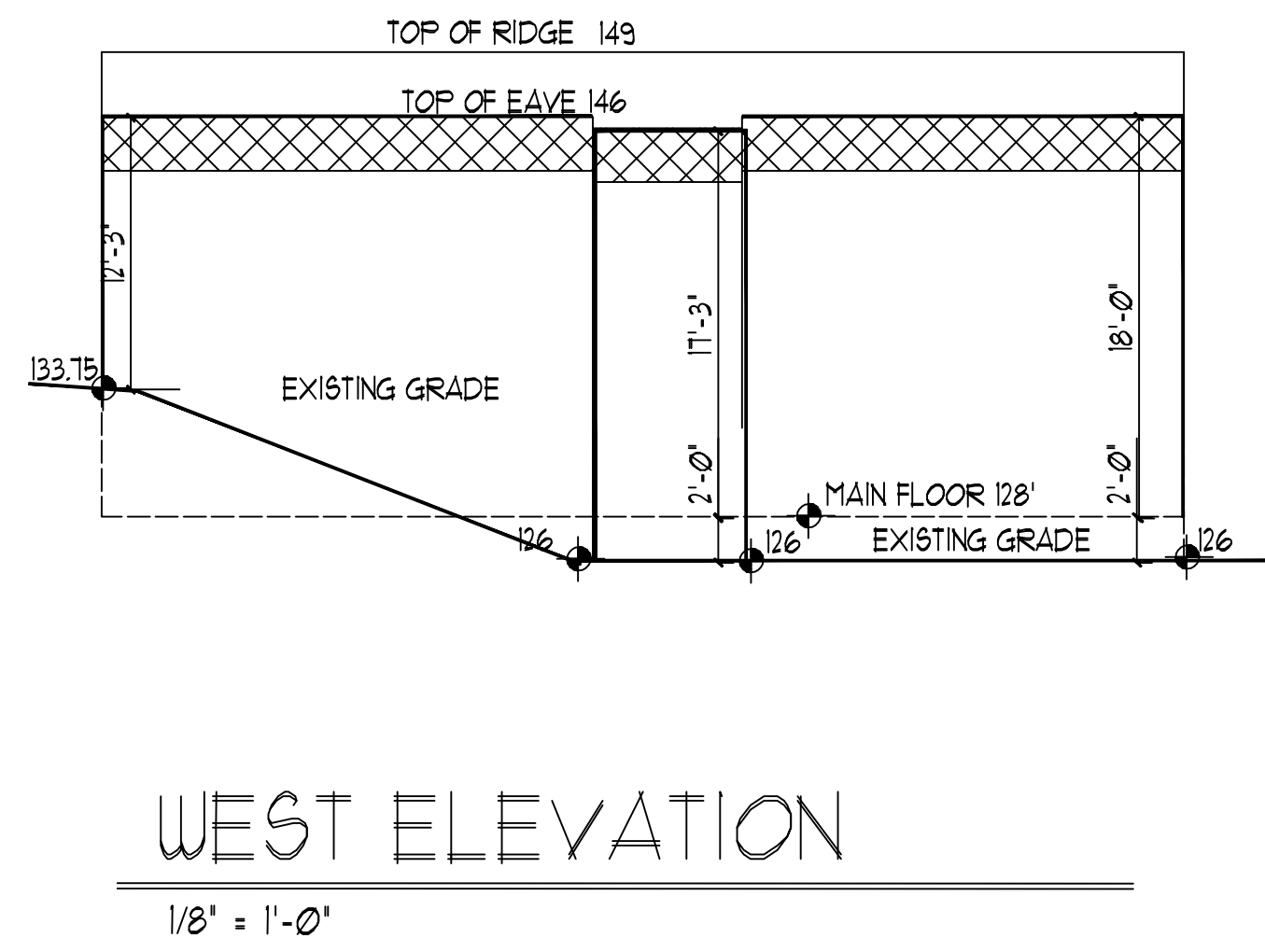
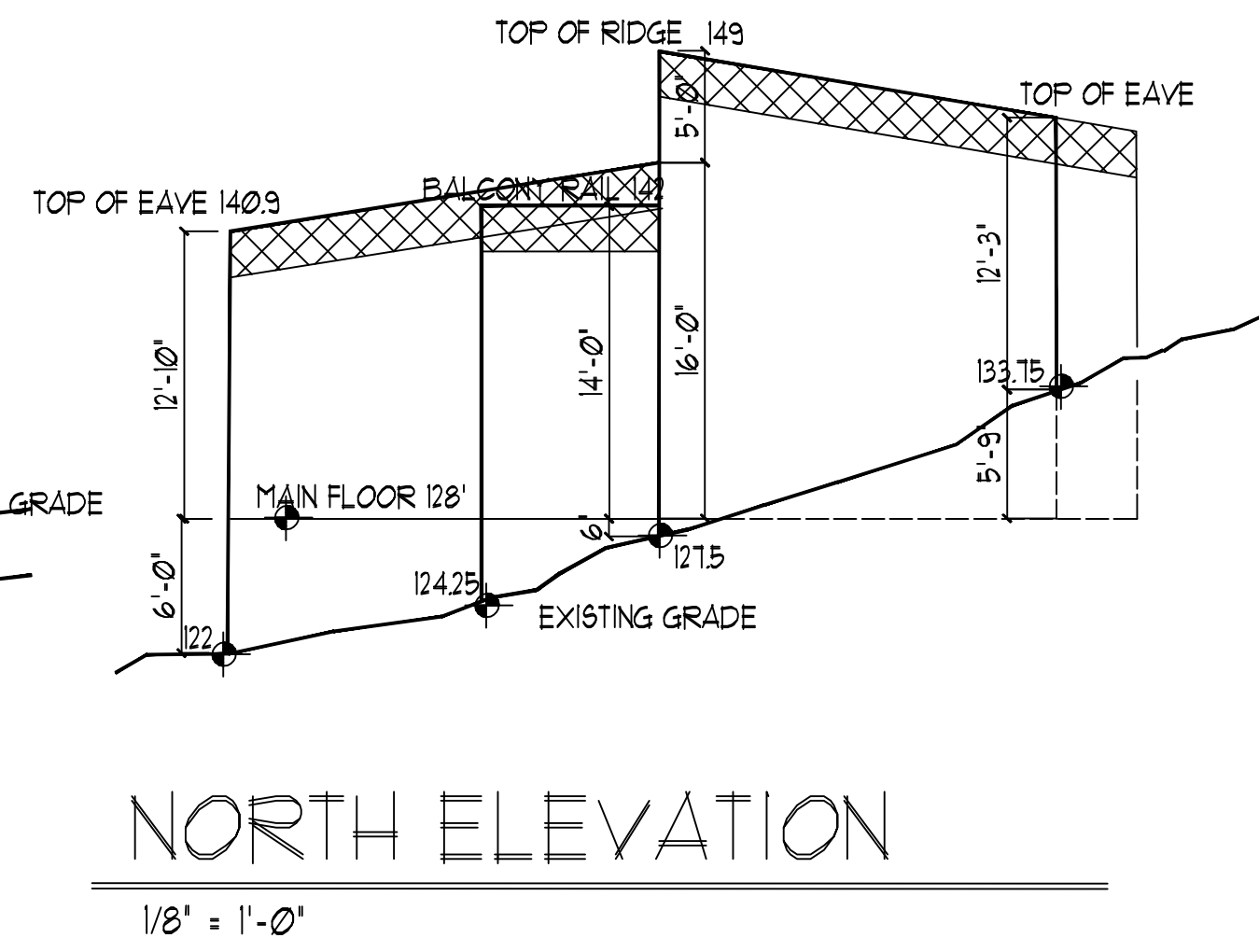
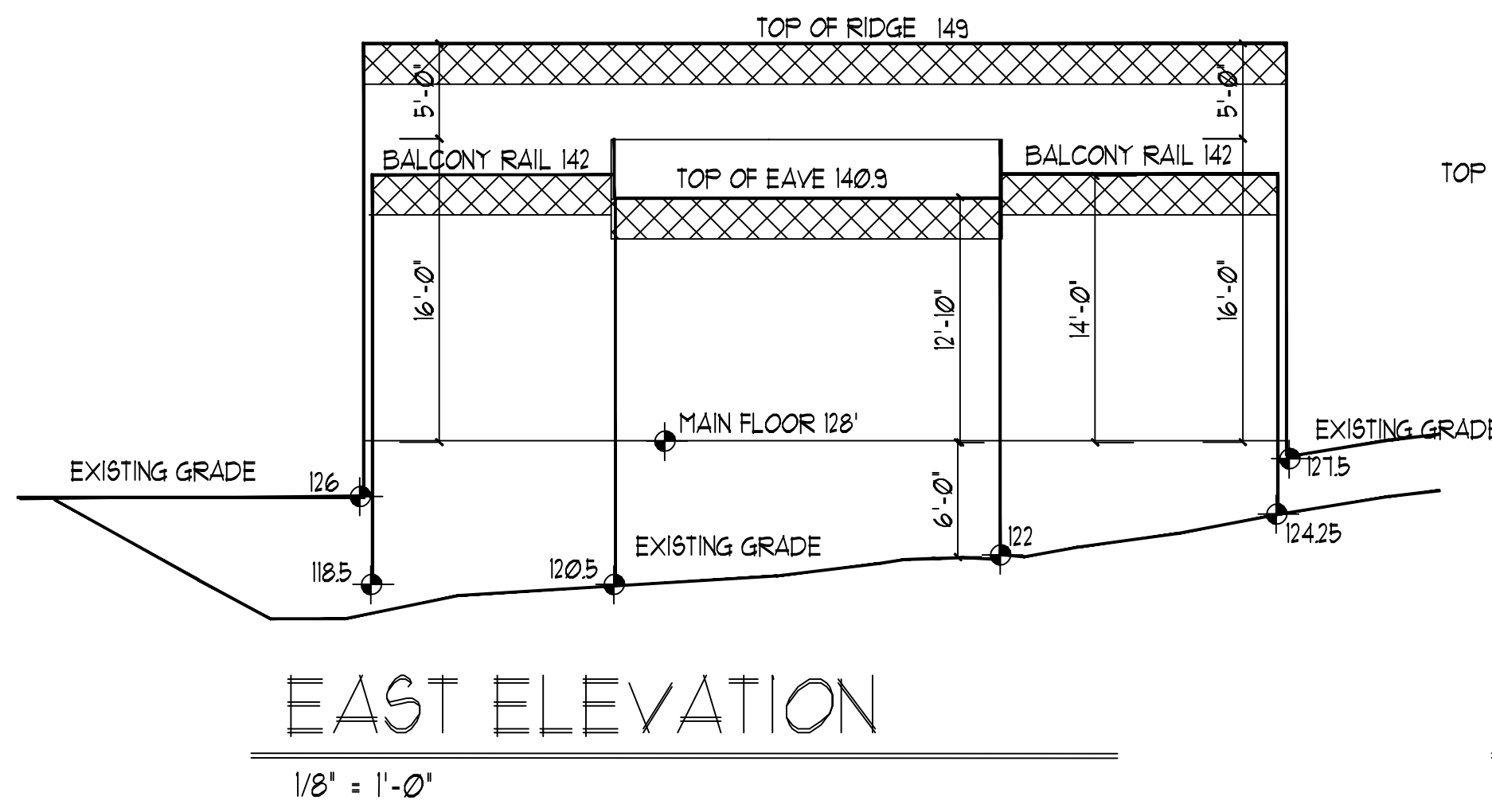
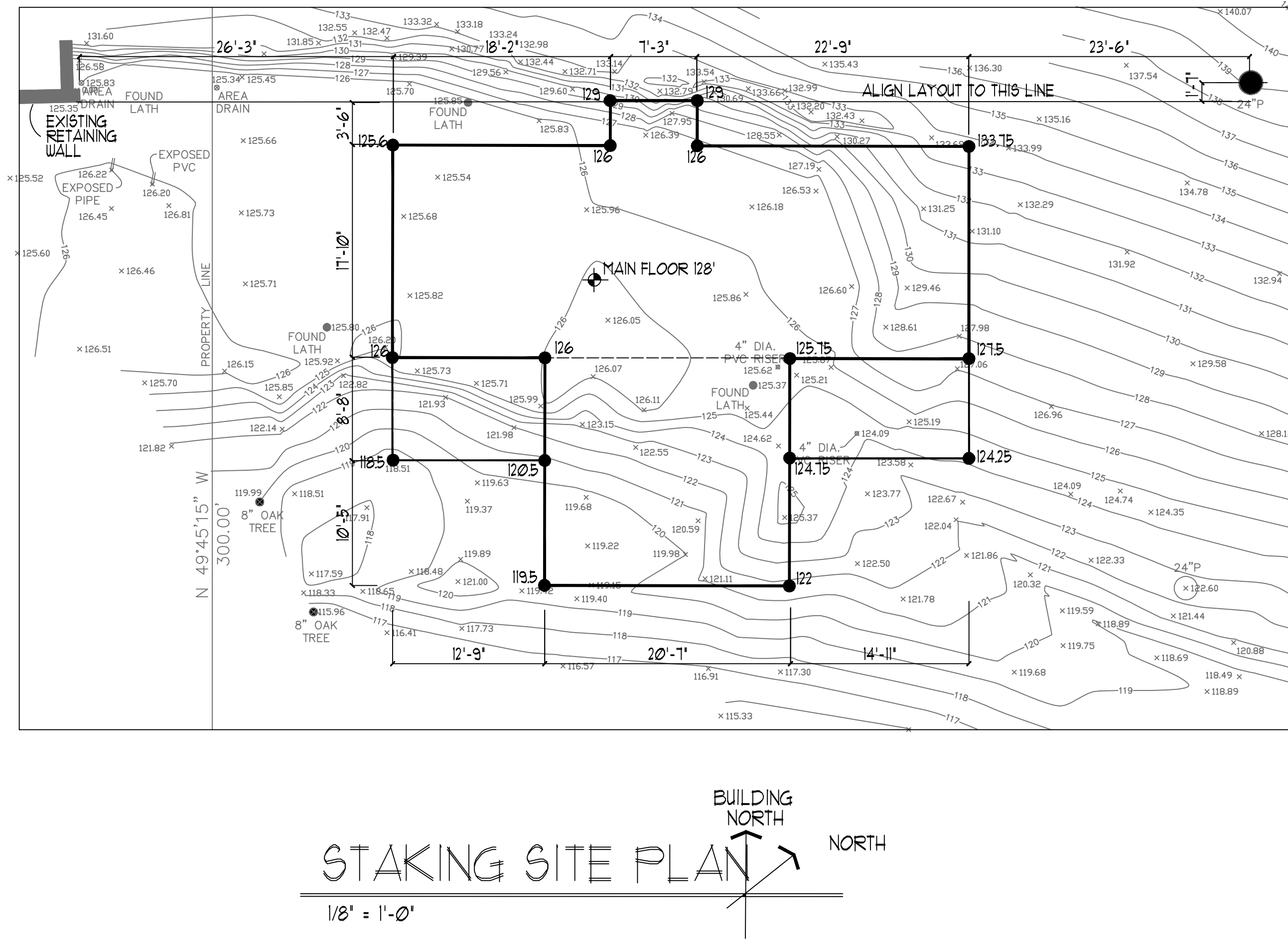
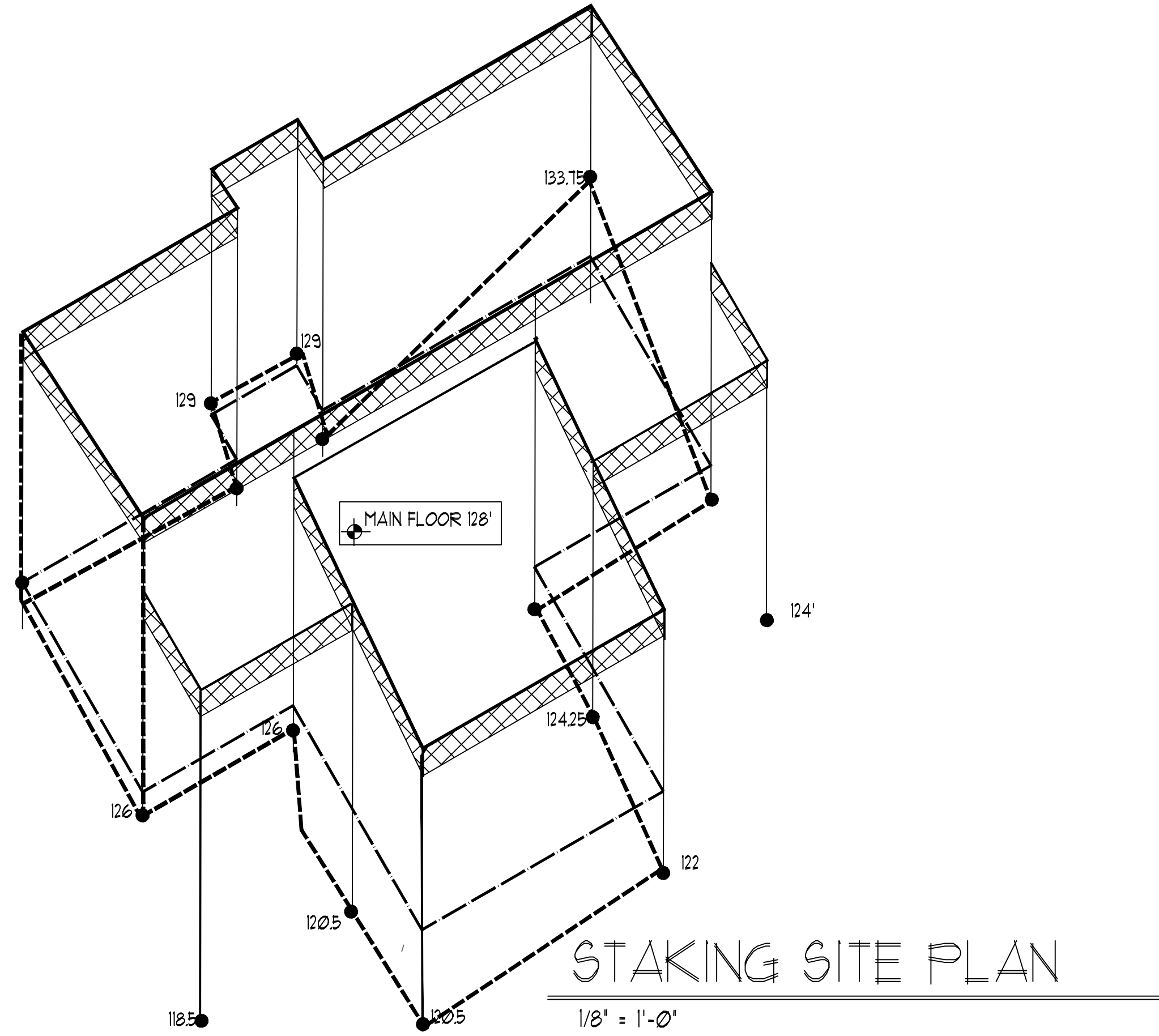
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EAST ELEVATION
 1/4" = 1'-0"



SOUTH ELEVATION
 1/4" = 1'-0"



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