

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

In the matter of the application of:

DUBLIN F2 INC - (PLN220214)

RESOLUTION NO. 24-026

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project is limited development consisting of new construction of a single-family dwelling and habitable accessory structure which qualify as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to allow the construction of a two story single family dwelling with an attached garage (8,864 square feet) with an Accessory Dwelling Unit (1,200 square feet) in the Visual Sensitivity "VS" zoning district;
 - b. Use Permit to allow the removal of up to 35 Coast live oak trees including one landmark tree (34 inches in diameter); and
 - c. Use Permit to allow approximately 7,000 square feet of development on slopes greater than 25 percent.

27155 Upper Forty Dr., Carmel, Greater Monterey Peninsula Area Plan (APN: 416-082-040-000)

The DUBLIN F2 INC application (PLN220214) came on for a public hearing before the Monterey County Planning Commission on August 14, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies.
EVIDENCE: a) Staff has reviewed the project for consistency with the following applicable text, policies, and regulations:
 - 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and

- Monterey County Zoning Ordinance (Title 21).
- b) The property is located at 27155 Upper Forty Dr, Monterey (Assessor's Parcel Number 416-082-040-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation with a density of ten acres per unit and Visual Sensitivity overlay district and a 20 foot height restriction or "RC/10-VS(20)". Single family dwellings and accessory structures are allowed uses within the RC zoning district. Within the VS district, they require an Administrative Permit if, after flagging, staking and an on-site inspection, pursuant to Section 21.46.060, the development is determined to not have the potential to create a substantial adverse visual impact when viewed from a common public viewing area. Within the VS district, exterior color and material of structures requires a Design Approval pursuant to the provisions of Chapter 21.44. Due to vegetation and topography of the site, Use Permits are required for development on slopes and for removal of trees. With these permits, the proposed project is an allowed use.
- c) Project. The project is the first single family dwelling and associated improvements on a vacant lot. The habitable area of the main dwelling is proposed on the second floor (4,414 square feet) and includes three bedrooms, a great room, kitchen, office and two outdoor spaces: an approximately 1,512 square foot patio area on the west end and a separate approximately 196 square foot garden area on the southeast. The first floor is proposed as the auto collector's garage (4,450 square feet). The roof is flat. The project includes a one-story three-bedroom 1,200 square foot accessory dwelling unit (ADU), also with a flat roof. Access to the main dwelling by a driveway that is approximately 190 feet in length and terminates in a hammerhead which complies with fire safety code requirements (more than 60 feet across at the minimum of 12-foot-wide terminus). The ADU is accessed by a cement stairway with railings from the driveway.
- d) Design. Within the VS district, exterior color and material of structures requires a Design Approval pursuant to the provisions of Chapter 21.44. The proposed residence and ADU are proposed in modern design architectural style with traditional Japanese aesthetic influences. Colors and materials are gray board form concrete, blackened metal siding, stucco with black paint, and clear anodized glazed glass. Doors, window frames, fascia and railings are black metal. The dark-colored architecture is designed to recess into the forest. Furthermore, 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. An exterior lighting plan shall be required prior to the issuance of the construction permit for building and shall be verified to limit offsite glare and utilized down-lit recessed or shielded light fixtures (Condition No. 15). Therefore, the project as proposed demonstrates consistency with Chapter 21.44 regulations of design.
- e) Lot Legality. The irregularly-shaped 10-acre lot was created as Parcel 1 with a 3.98-acre scenic easement on the west, a 0.54-acre scenic easement on the east, a 40-foot-wide powerline easement to Pacific Gas & Electric in the eastern section, and a 10-foot-wide equestrian trail

easement on the southeast property line with Newsome et al. subdivision recorded September 5, 2002 in Volume 21, Parcel Maps, page 64. Therefore, the lot is recognized by County as a legal lot.

f) Yard Regulations. This parcel is zoned RC/10-VS(20), therefore site development standards for a main structure include a 30-foot front setback, a 20-foot side setback, and a 20-foot rear setback with a maximum allowed height of 20 feet. As illustrated in the attached plans, the proposed setbacks of the main structure and ADU are more much more than the minimum. There are two front setbacks, due to the parcel shape, and they are approximately 205 feet and 256.5 feet. Other setbacks are 73 feet side, and 179.5 feet rear. The proposed height is 16.5 feet from average natural grade. Accessory structure setbacks for the zoning district are 50-foot front, 4 foot side and rear and 10 feet from the main structure, while the height is limited to 16 feet. Like the main structure, front, side and rear setbacks are met and the project setback between structures is 74 feet, ten inches. The proposed ADU height is 14 feet and 7 inches from average natural grade. Therefore, the project as proposed meets all development standards outlined in the RC zoning district. As described in Finding 1, evidence "e", a Pacific Gas and Electric easement exists on the property. The structures are set back from the edge of the easement by at least 40 feet. The building site is setback from the nearest scenic easement by 80 feet. Building site coverage in the RC zoning district is limited to a maximum of 25 percent, or 435,600 square feet in this case. The proposed project building site coverage is 1.3 percent, or 5,650 square feet. All yard regulations are met.

g) Visual Resources. The project is located west of Laureles Grade and is within a Visually Sensitive District ("VS") zoning designation and is identified as "sensitive" by Figure 14 regarding Visual Sensitivity and in relation to GMP-1.1 and GMP-3.3 of the Greater Monterey Peninsula Area Plan (GMPAP). Pursuant to GMP-3.3, development which is located in areas mapped as "sensitive" or "highly sensitive" and which would be visible, even momentarily, from a designated scenic route shall maintain the visual character of the area. In order to adequately mitigate the visual impacts of development in such areas, the following shall be required:

- Development shall be rendered compatible with the visual character of the area using appropriate siting, design, materials, and landscaping (this requirement is met, as described below in this evidence, in evidence "d" of this Finding and in Finding 2, evidence "d");
- Development shall maintain no less than a 100-foot setback from the scenic route right-of-way (this requirement is met, as shown in the attached Plans, Sheet A1.10);
- The impact of any earth movement associated with the development shall be mitigated in such a manner that permanent scarring is not created (this requirement is met, see evidence "i" of this Finding, Finding 7, and attached Plans);
- Tree removal shall be minimized (this requirement is met, see evidences "h" and "k" of this Finding and Finding 6);

- Landscape screening and restoration shall consist of locally native plant and tree species consistent with surrounding native vegetation (this requirement is met, see Finding 2, evidence “d” and conditions of approval).

The VS district and the “sensitive” classification is applied properties in the areas adjacent to Laureles Grade to regulate the location, height, and design of structures and ensure landscape screening within this unique scenic corridor. Pursuant to Title 21 section 21.46.060.C, Development Standards for the VS district include the requirement that structures are located and sited so as to minimize tree removal, grading, and visibility from common public viewing areas. The potential for visual impacts were contemplated in the formation of the subject parcel in the 2002 subdivision as two scenic easements were included in the parcel, limiting the potential building site to the area of least potential disturbance to the public viewshed. Staff conducted a visual impact assessment pursuant to Chapter 21.46 of the Monterey County Zoning Ordinance, Visual Sensitivity, and found the impact to viewshed would be minimized due to distance from the highways and the site’s topography. The view from Highway 68 is over 2.5 miles away and is not disturbed by the development due to distance and the natural screening of forest canopy. The subject site cannot be viewed from Carmel Valley Road (2 miles away) because it is obscured by the natural topography of ridges. The area surrounding the proposed development is forested and well screened from Laureles Grade. One small corner of the main dwelling’s second floor and flat roof would be visible from a hilltop on the roadway that does not offer a turnout for sustained viewing approximately 0.6 miles away when driving south. The distance, combined with the anticipated 1-2 seconds of time that the part of the structure would be visible while driving at normal speeds, were found to be a minimal impact to the visual resources of the area.

- h) Visual Resources – Tree Removal. Pursuant to Title 21 section 21.46.060.C, Development Standards for the VS district include the requirement that structures are located and sited so as to minimize tree removal. The Forest Management Plan indicated that approximately 1/3 of the property is forested. It estimated that at a rate of 116 trees/acre, there are approximately 350 trees of varying diameters in the forested areas. The FMP also estimated 0.5 acre of the 10-acre parcel will be permanently impacted; this estimate was not updated to a smaller area in later arborist addenda. Therefore, the construction of the homestead is expected to impact the canopy by as much as 15 percent (0.5 acre/3.333 acres). However, tree replacement is required such that 36 Coast Live Oak (*Quercus agrifolia*, CLO) trees would be planted. The new planting shall fill every 10-foot diameter circular space available near the removals. The saplings would be monitored for 100% survival for a period of four years (see Finding 6, evidence “c”). At this level of monitoring, these trees should survive to grow to the height that is typical of the rest of the canopy, which is approximately 20-25 feet in height. In this way, the project as conditioned would have no long-term viewshed impacts due to tree removal.

- i) Visual Resources – Grading and Development on Slopes. Pursuant to Title 21 section 21.46.060.C, Development Standards for the VS district include the requirement that structures are located and sited so as to minimize grading and visibility from common public viewing areas. Given the constraints of the parcel's shape and easements, the proposed development minimizes grading by utilizing the areas which were graded in the past under prior ownership. Historic grading which is briefly visible when traveling south on Laureles Grade shall be stabilized during re-grading and, where not dedicated to driveway or drainage controls, landscaped. The grading associated with the proposed structures is further minimized by clustering the development. A Landscape Plan which incorporates long-term stabilization of slopes with native plants and CLO is a condition of approval (Condition No. 14). The landscaping will lessen the visual impact of the grading and driveway on slopes. In these ways, the project as conditioned would not have visual resource impacts due to the grading and development on slopes.
- j) Archaeological Resources. The subject parcel is in an area of moderate archaeological sensitivity. Therefore, a Phase 1 cultural resource inventory of the parcel (archaeological report) was prepared by Reilly Murphy of Albion Environmental, Inc. on December 1, 2021 (HCD Library Document No. LIB230106). The background research portion of the report found 8 previous cultural resource studies have been conducted within a 0.25-mile radius of the parcel and all reports concluded negative finding for archaeological resources. The archaeologist conducted a pedestrian survey of the property which revealed no archaeological materials on the surface and no evidence of precolonial or historic-era archaeological deposits. Therefore, the report concluded that no further archaeological investigation is warranted. The standard condition of approval for negative archaeological reports is applied to the project as Condition No. 3. If any potential cultural resources are uncovered during tree removal, excavation and grading or construction, the work will be stopped, and a qualified archaeologist will inspect the possible resource and formulate any required action plan.
- k) Tree Removal. An arborist assessment conducted in the summer of 2022 was reported on by Frank Ono on August 3, 2022. The assessment determined the site is composed primarily of Coast live oak trees (*Quercus agrifolia*, CLO). An addendum was prepared by Rob Thompson on October 17, 2023. Both of these reports were prepared for a site plan with a larger development footprint, therefore they concluded that 46 CLO trees would require removal. A second addendum was prepared by Rob Thompson on June 10, 2024 to assess the updated site plan with the ADU moved closer to the main dwelling. The second addendum identified and confirmed a total of 35 CLO trees that would require removal in preparation for construction activities. The reports are available as HCD Library Document Nos. LIB230105 and LIB240058, respectively, and attached to the August 14, 2024 Staff Report to the Planning Commission. As demonstrated in Finding 6 and

supporting evidence, the proposed tree removal is the minimum required under the circumstances.

- l) Biology. The applicant submitted a biological review of the subject property dated June 5, 2023, which found the parcel to be occupied by oak woodland with a mostly intact native understory in the area proposed for development (Patrick Regan, HCD Library Document No. LIB230285). In other areas of the parcel, the biologist noted there were patches of mixed grassland and coastal scrub species. The biologist stated that CLO woodland provides nesting habitat for many species of native birds and mammals and amphibians. State, federal and international laws protect all native bird nesting activity. If the trees are removed during the typical breeding season there is potential for impacts to bird nesting or rearing behavior. Therefore, the County standard nesting bird survey prior to vegetation removal condition of approval is applied to the project (Condition No. 11). The report indicated the potential for Monterey dusky-footed woodrat on the parcel but did not indicate any nests existed within the construction area during the site assessment. The review concluded that development of this lot would not adversely affect sensitive species in the area.
- m) Slopes. The 2010 Monterey County General Plan, GMPAP, and Title 21 Zoning Ordinance regulates development on slopes in excess of 25 percent. Development on slopes greater than 25 percent is prohibited unless findings are made that there is no feasible alternative which would allow development on slopes of less than 25 percent or the proposed development better achieves the resource protection objectives. The applicant proposes about 7,000 square feet of development on slopes greater than 25 percent, which reports associated with the project and the County have found to be the minimum necessary for development (See Finding 7 with supporting evidence).
- n) Land Use Advisory Committee (LUAC). HCD-Planning attempted to refer the project to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. However, a review was not possible due to lack of a quorum for three attempts. Therefore, there was no LUAC review.
- o) Staff conducted site inspections on December 11, 2023 and May 22, 2024 to make visual impact observations with staking and flagging in place, to verify the site plan and tree removals for proposed development, as well as assess the other impacts related to the project.
- p) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN220214.

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: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Monterey County Regional Fire Protection District. Conditions recommended by HCD-Planning and HCD-Engineering Services have been incorporated.

- b) Technical reports prepared for the site indicate that there are no physical or environmental constraints that would render the site unsuitable for the use proposed. Reports in the Project File (PLN220214) include:
 - Geotechnical Investigation and Percolation Report for 27155 Upper Forty Drive, APN 416-082-040-000 (LIB230286), prepared by Belinda Taluban January 26, 2023.
 - Harvey Residence Harvey Residence Tree Resource Construction Impact Assessment, and Forest Management Plan (LIB230105), prepared by Frank Ono, August 3, 2022;
 - 27155 Upper Forty Drive pre-construction tree removal assessment addendum and second addendum (LIB240058), prepared by Rob Thompson, October 17, 2023 and June 10, 2024; and
 - Biological Assessment of 27155 Upper Forty Drive, (LIB230285), Patrick Regan, June 5, 2023.
 - Phase I Cultural Resource Inventory report for APN 416-082-040-000 (LIB230106) prepared by Reilly Murphy of Albion Environmental, Inc., December 1, 2021.
- c) Landscaping and fire fuel management are required. A fuel management plan was provided with the proposed Forest Management Plan and landscape plans. A reduced fuel zone one hundred feet from the structure as well as a fuel break line thirty feet from the structure are proposed. Within these areas, vegetation will be managed by removal of dead brush and branches and limbing of trees to prevent spread of fire into tree canopies. GMPAP policy GMP-3.3, section 5, requires landscape screening and restoration to consist of locally native plant and tree species consistent with surrounding native vegetation. Policy GMP-3.4 requires plant materials to be used to integrate manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas. The preliminary landscape plan includes proposed planting of manzanitas and toyons, which would blend with the natural viewshed. Other plants proposed would be less likely to blend with the natural viewshed (Japanese maples and bougainvillea); these bright and colorful non-natives will be disallowed by staff during final Landscape Plan review prior to construction permit issuance to ensure the development does not stand out from the oak woodland, consistent with GMPAP policies GMP-3.3 and GMP-3.4.(Condition No. 13).
- d) The project requires the installation of a new onsite wastewater treatment facility. The location of the onsite treatment and leach field are indicated in the plan set. The EHB reviewed the submittal during application completeness review and did not add any conditions of approval. A separate EHB permit for the OWTS is required.
- e) Staff conducted site inspections on December 11, 2023 and May 22, 2024 to verify the site is suitable for the proposed development.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development are found in Project File PLN220214.

3. FINDING: **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the

circumstances of the 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 has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Monterey County Regional Fire Protection District. 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) Water is available to the proposed development through California American Water Company and waste would be collected into a new onsite wastewater treatment facility (see Finding 2, Evidence "d") which has been designed to have adequate capacity to serve the new home and ADU.
- c) The project is anticipated to require 1,987 cubic yards of cut and 735 cubic yards of fill. The large amount of cut and placement of fill is required to create a level pad on the hillside for the house and ADU, and to create a driveway that meets fire safety regulations. The remaining soil will be hauled to an appropriate destination. The project plans show Monterey Regional Waste Management in Marina and 205 River Road as the two destinations. A final Construction Management Plan is required with the construction permit application (Condition No. 16). A draft Erosion Control Plan is part of the project plan set. It was reviewed by HCD staff listed above and was found sufficient to retain erodible soils within the construction site. Erosion controls are always reviewed during construction permit application review, therefore no condition of approval is required.
- d) Staff conducted site inspections on December 11, 2023 and May 22, 2024 to verify the proposed development has a minimal potential to adversely affect human health and safety.
- e) The application, project plans, and related supporting materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development can be found in Project File PLN220214.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

- a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property. The site is currently vacant and maintains natural vegetation.
- b) Staff conducted site inspections on December 11, 2023 and May 22, 2024 to verify no violations exist on the property, as well as assess the other impacts related to the project.

5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review.

- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) categorically exempts new construction of one single family residence and accessory structures, or a second dwelling unit in a residential zone. The applicant proposes to construct the first single family home and an ADU. The Resource Conservation zoning district allows development in the more remote and mountainous areas in the County while protecting the significant and substantial resources of those areas. Residential use is a primary use for the zoning district. The project will not have a significant effect on the environment and qualifies for a categorical exemption as one residential home on a lot which allow residential use as a primary use. ADUs are usually ministerially approved by County of Monterey Housing and Community Development, as they are streamlined by State housing laws. The inclusion of an ADU in this project is also categorically exempt pursuant to CEQA Guidelines Section 15303 (a).
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Reports provided conclude that the proposed project would not significantly impact any resources. Adequate evidence has been presented to support finding that there are no unique circumstances for potential impact in this case. Tree removal is addressed through careful siting and conditions of approval which require successful replacement and long term maintenance. Views from Laureles Grade (a scenic route) are protected. Project location within a visually sensitive corridor is addressed by the established scenic easements on the most sensitive portions of the lot, and viewshed is further protected through careful siting and tree replacement. The site is not located in a particularly sensitive environment (there is no Environmentally Sensitive Habitat). The project site is surrounded by residential development on large lots and/or roadways.

As to cumulative considerations, the subject parcel and surrounding lands are in a Visually Sensitive (VS) zoning district. The district requires the application of scenic easements during parcel formation and a second level of design review as part of structural development application review and decision. The VS district overlay ensures views from the scenic route are protected in every case of new development. Therefore, there are no significant cumulative effects of residential development pertaining to protected views on these lands. Tree removal (35 protected Coast Live oaks, including one landmark tree, as well as one unprotected toyon tree) as conditioned for replacement and monitoring for 100 percent survival will have a minor and temporary impact to the cumulative effect on oak woodland. The project-specific Forest Management Plan concluded that tree removal estimated at an additional eleven trees would not cause an adverse impact to the oak woodland. Finally, there are no historical resources and no hazardous waste sites involved. As designed and conditioned, the project will not significantly impact resources cumulatively.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220214.

6. FINDING: **TREE REMOVAL** – The project is consistent with all tree removal policies of to the 2010 General Plan, the GMPAP and Title 21 of the Monterey County Code. Up to 35 Coast live oak trees (CLO) including one landmark tree (34 inches in diameter) are proposed for removal to accommodate development. The Planning Commission finds, based on substantial evidence, that the tree removal is the minimum required under the circumstances of the case, the removal will not involve a risk of adverse environmental impacts such as soil erosion, adverse impact to water quality of ground and surface waters, adverse ecological impacts or significant reduction to wildlife habitat. The Planning Commission also finds the removal will not cause substantial noise pollution or significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur.

EVIDENCE:

- a) The removal of more than three protected trees requires a Use Permit pursuant to Section 21.64.260 of the zoning ordinance Title 21 (preservation of oaks and other protected trees) and policies of the GMPAP. A Use Permit is included in this Combined Development Permit resolution.
- b) The 2010 General Plan states that tree removal that requires a permit shall be guided by the area plans (Policy OS-5.9). GMPAP Policy GMP-3.5 discourages the removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area. The applicant submitted a Forest Management Plan (FMP) which examined impacts of the tree removal on the site and within the forest setting. The FMP (Ono, August 2022) identified the need to remove 46 protected trees to accommodate residential development; however, during the course of project reviews the owner/applicant made every effort to retain CLO. By redesigning the ADU to be closer to the main dwelling and removing some hardscape, 11 trees were able to be retained. The proposed project involves 35 CLO, including one landmark tree (34 inches in diameter). The project plans and a second addendum arborist report (Thompson, June 2024) reflect the tree evaluations and number. As designed, impacts to trees cannot be avoided in this case. The site is constrained by three easements within the parcel. Moving the house and ADU would require additional tree removal and development on slopes greater than 25 percent. The proposed Dublin F2 Inc. homestead has been sited to avoid and minimize tree removal to the extent feasible.
- c) Staff has reviewed the FMP and addenda and agrees with most conclusions. The FMP recommended any treeless areas where a 10-foot diameter circle exists as appropriate candidate areas for planting. Depending on the landscape plan, the FMP found it possible to plant 26 five-gallon Coast Live Oaks at the immediate area of construction. The remaining 10 trees will need to be replanted in other areas of the oak woodland where the proscribed open area of 10-foot diameter circle is

found. Recommended conditions of approval for the project include to 1) remove trees only after a construction permit has been obtained (Condition No. 10), 2) protect the CLO not permitted to be removed (Condition No. 9), and 3) restore the understory with natural materials after construction (Condition No. 12), and 4) replant CLO trees to fully replace pursuant to Title 21, Chapter 21.64 (Condition No. 14. The replanting plan proposed by Thompson was limited to monitoring to demonstrate one-year survivorship, the standard minimum. Given the location of the project in the VS district with as much as 15 percent canopy loss due to the project, this is insufficient to ensure the public viewshed shall be returned to the quality of natural oak woodland that it was. Therefore, staff added three years of monitoring for 100 percent survival of all 36 CLO saplings to Condition No. 14, for a total of four years' monitoring. The location of replanting shall be as close to the location they were taken from as possible, so the viewshed as assessed by staff during visual impact assessment (at average, 23-foot-tall trees screening the 16.5 foot from average natural grade structure, visually peaking at approximately 20 feet tall). As proposed, and with conditions incorporated, the remaining oak woodland on the property will be retained and enhanced.

- d) The project would not adversely affect the long-term maintenance of the forest habitat on the site and in the area. Connectivity with the surrounding forest is provided in the front, side, and rear yards of the proposed development. Tree replacement and restoration of the understory with natural materials would assure on-going health of the forest in the area. The FMP did not indicate that removal and replanting of the CLO would result in adverse ecological impacts or significant reduction to wildlife habitat. The FMP also recommended management activities to improve the ecological health of the stand, such as retaining large dead trees because of their great value for wildlife habitat, particularly as nesting sites for insect-eating birds.
- e) The tree removal would not involve significant soil erosion or adverse impact to water quality of ground and surface waters through adherence with the FMP's recommendations such as clearing methods for brush and other undergrowth which do not materially disturb the ground surface (hand grubbing, crushing, and mowing as methods of choice). Impacts would also be minimized through adherence with all conditions of approval. Erosion controls are required where tree removals occur on slopes, and these would be required as part of the landscape plan package which would be submitted to HCD-Planning prior to tree removal (Condition No. 13).
- f) The tree removal would not involve significant noise through adherence with the FMP's recommendations such as any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw or other approved root pruning equipment, and adherence with the Noise Control ordinance.
- g) The tree removal would not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur. This is due to the larger stand of oaks

which would retain at least 85 percent of the canopy and the forested condition of other surrounding ridges.

h) Staff conducted a site inspection on May 22, 2024 to verify the condition of the CLO stand, note the trees cataloged and proposed for removal was accurate, and conduct a general assessment.

7. FINDING:

SLOPES - There is no feasible alternative which would allow development to occur on slopes of less than 25 percent. Also, the proposed development better achieves the resource protection objectives of the GMPAP and Title 21.

a) The 2010 General Plan Policy OS-3.5 prohibits development on slopes greater than 25 percent unless findings are made that there is no feasible alternative which would allow development on slopes of less than 25 percent or the proposed development better achieves the resource protection objectives, subject to a Use Permit and public hearing. Policy OS-3.5 also requires that this discretionary permit evaluate possible building site alternatives that better meet the goals and policies of the general plan, identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques, and minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety. Title 21 section 21.64.230 regulates development on slopes in excess of thirty percent. The same findings must be made to approved development on slopes as those stated in 2010 General Plan Policy OS-3.5.

b) Other policies and regulations guide the development on the subject parcel in relation to resource protection. GMPAP policy GMP-3.5 states that removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area shall be discouraged. Policy GMP-3.3 requires siting of new development to reduce visual impacts. Title 21 Chapter 21.36 states the purpose of this property's Resource Conservation zoning district as one which allows development in the more remote and mountainous areas in the County of Monterey while protecting the significant and substantial resources of those areas, allowing only such development that can be achieved without adverse effect and which will be subordinate to the resources of the particular site and area. Among the sensitive resources inherent in such areas and found in the subject parcel are viewshed, watershed, and oak woodland. Finally, Title 21 section 21.64.260 provides regulations for the protection and preservation of oak and other protected trees in the Inland Zone. Required findings must be made to support the entitlement of a Use Permit for removal of more than three protected trees. These findings are made in Finding 6. The Planning Commission finds that these policies are better achieved by the siting of the proposed dwelling and ADU in the proposed clustered development which inherently disturbs slopes in excess of 25 percent.

c) The applicant proposes approximately 7,000 square feet of development on slopes greater than 25 percent. The natural terrain on the subject parcel contains slopes in excess of 25 percent on approximately 3/4 of

the parcel. Previously graded internal access paths already exist on approximately 7,035 square feet of the steep slopes (appearing on Google Earth aerial imagery at about the year 2004). The applicant has sited this development to utilize the previously graded area where possible and avoid new cut on steeper slopes; only 790 square feet of the area sloped in excess of 25 percent is within the structural footprint, and it is manmade slope. This is achieved in part by stacking the habitable space of the dwelling (4,414 square feet) above the collector's garage (4,450 square feet). Although steeper slopes are avoided, the area requires a large amount of cut to create two flat pads on a hill with an average of approximately 20 percent slope in the area of the house and 16 percent slope in the area of the ADU. The driveway will be installed in an area with as much as 22 percent slope. (See Plans, Sheet C2.3 for cross sections.) Altering steep hillsides for residential development can introduce impervious surfaces that contribute to accelerated runoff and erosion, increasing problems for downslope habitats and existing risks in the drainage conditions. These issues require engineered measures to reduce potential impacts. They are proposed in the civil sheet of the attached plans. Related improvements are shown in the drainage control plan and site-specific planned onsite wastewater system to the east and north of the structures. A section of the driveway and a stormwater concrete swale/storm drain is proposed to traverse the previously graded area. Disturbance to slopes in excess of 25 percent cannot be avoided in this case, but engineered measures reduce potential impacts.

- d) Siting of the structure balances the goals, policies, and objectives of the General Plan by avoiding viewshed impacts, impacts to oak woodland, and development on slopes. There is no feasible alternative to avoid development on slopes and the proposed development is sited and designed to achieve compliance with resource protection objectives.
- e) Staff conducted site inspections on December 11, 2023 and May 22, 2024 to assess the historical grading on slopes and the staking and flagging in relation to proposed development on slopes.

8. 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 (Title 21) states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find that the project is construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
 - a) Administrative Permit and Design Approval to allow the construction of a two story single family dwelling with an attached garage (8,864 square feet) with an Accessory Dwelling Unit (1,200 square feet) in the Visual Sensitivity "VS" zoning district;
 - b) Use Permit to allow the removal of 35 oak trees, including one landmark tree (34 inches in diameter); and
 - c) Use Permit to allow approximately 7,000 square feet of development on slopes greater than 25 percent.

In general conformance with the attached plans and subject to 17 conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of August 2024 upon the motion of Commissioner Gomez, seconded by Commissioner Getzelman, by the following vote:

AYES: Getzelman, Work, Mendoza, Diehl, Monsalve, Gomez, Gonzales, Shaw

NOES: None

ABSENT: Roberts, Daniels

ABSTAIN: None

DocuSigned by:

F663AC03D70644E...
Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUGUST 15, 2024**.

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 **AUGUST 26, 2024**.

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

County of Monterey HCD Planning

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

PLN220214

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN220214) allows 1) Administrative Permit and Design Approval for construction of a two story single family dwelling with an attached garage (8,864 square feet) with an Accessory Dwelling Unit (1,200 square feet) in the Visual Sensitivity "VS" zoning district; 2) Use Permit to allow removal of 35 protected Oak trees; and 3) Use Permit to allow development on slopes in excess of 25% (7,000 square feet). The property is located at 27155 Upper Forty Drive, Carmel (Assessor's Parcel Number 416-082-040-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 24-026) was approved by the Planning Commission for Assessor's Parcel Number 416-082-040-000 on August 14, 2024. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: 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 HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (HCD - Planning)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

7. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: Planning

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

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

8. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning

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

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

9. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

Compliance or Monitoring Action to be Performed: 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.

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

10. PD011(A) - TREE REMOVAL

Responsible Department: 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. (HCD-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.

11. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: 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. (HCD - 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 HCD -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.

12. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit restoration plans to HCD - Planning for review and approval.

13. PD012 -- LANDSCAPING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Applicant/owner shall submit a Landscape Package Application in accordance with MCC Chapter 16.63 as required in Section 16.63.050 or Section 16.63.060, and subject to review and approval by the Chief of Planning. In this case, the Landscape Package Application shall be submitted prior to tree removals and shall reflect the erosion controls to retain soils and ensure water quality.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit a Landscape Package Application to HCD Chief of Planning for review and approval prior to tree removal, grading or construction permits.

Owner/Applicant shall install the Landscaping in accordance with the provisions of the approved Landscape Package. Compliance with the approved Landscape Package shall be verified by inspections in accordance with Section 16.63.120.

All other areas disturbed by construction shall be restored with natural materials per Condition No. 11.

14. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratios: 1 to 1 Coast Live Oak except one landmark (2:1)
- Monitoring: Tree shall be irrigated and maintained with protective fencing for at least one year (pursuant to Forest Management Plan).
- Applicant/owner shall submit evidence to HCD - Planning of survival of all 36 trees on an annual basis for four years. 100% survival is required.
Replacement trees shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement trees and photos of the replacement trees planted according to the Forest Management Plan.

Six months after the planting of the replacement trees, the Owner/Applicant shall submit evidence demonstrating that the 36 replacement trees are in a healthy, growing condition.

One year after the planting of the 36 replacement CLO trees, the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement trees and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

Annual reports shall be continued for three additional years (total of four years tree monitoring).

15. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: 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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

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

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

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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. (Public Works)

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 HCD-Planning and HCD- Engineering Services 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.

17. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

Owner/Applicant shall execute and cause to be notarized an agreement to this effect concurrent with the issuance of building permits, use of the property, filing of the final map, recordation of the certificates of compliance, or demand of the County Counsel's office, whichever occurs first and as applicable. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to Housing and Community Development – Planning for the County's review and signatures.
(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, the Owner/Applicant shall submit such signed and notarized Indemnification Agreement to Housing and Community Development – Planning for the County's review and signatures.

Owner/Applicant shall execute and cause to be notarized an agreement to this effect concurrent with the issuance of building permits, use of the property, filing of the final map, recordation of the certificates of compliance, or demand of the County Counsel's office, whichever occurs first and as applicable.

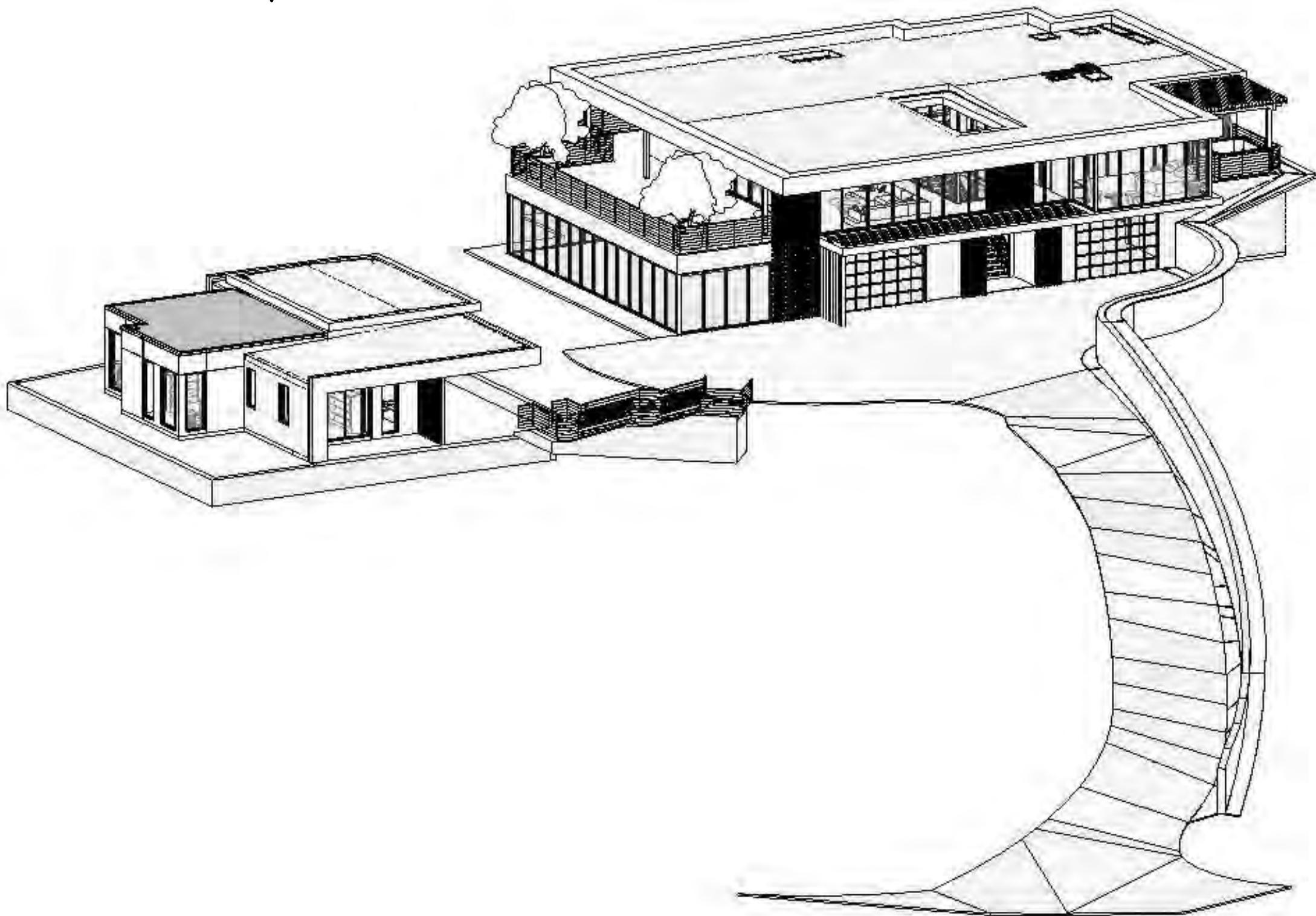
Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the HCD and Office of County Counsel-Risk Management.



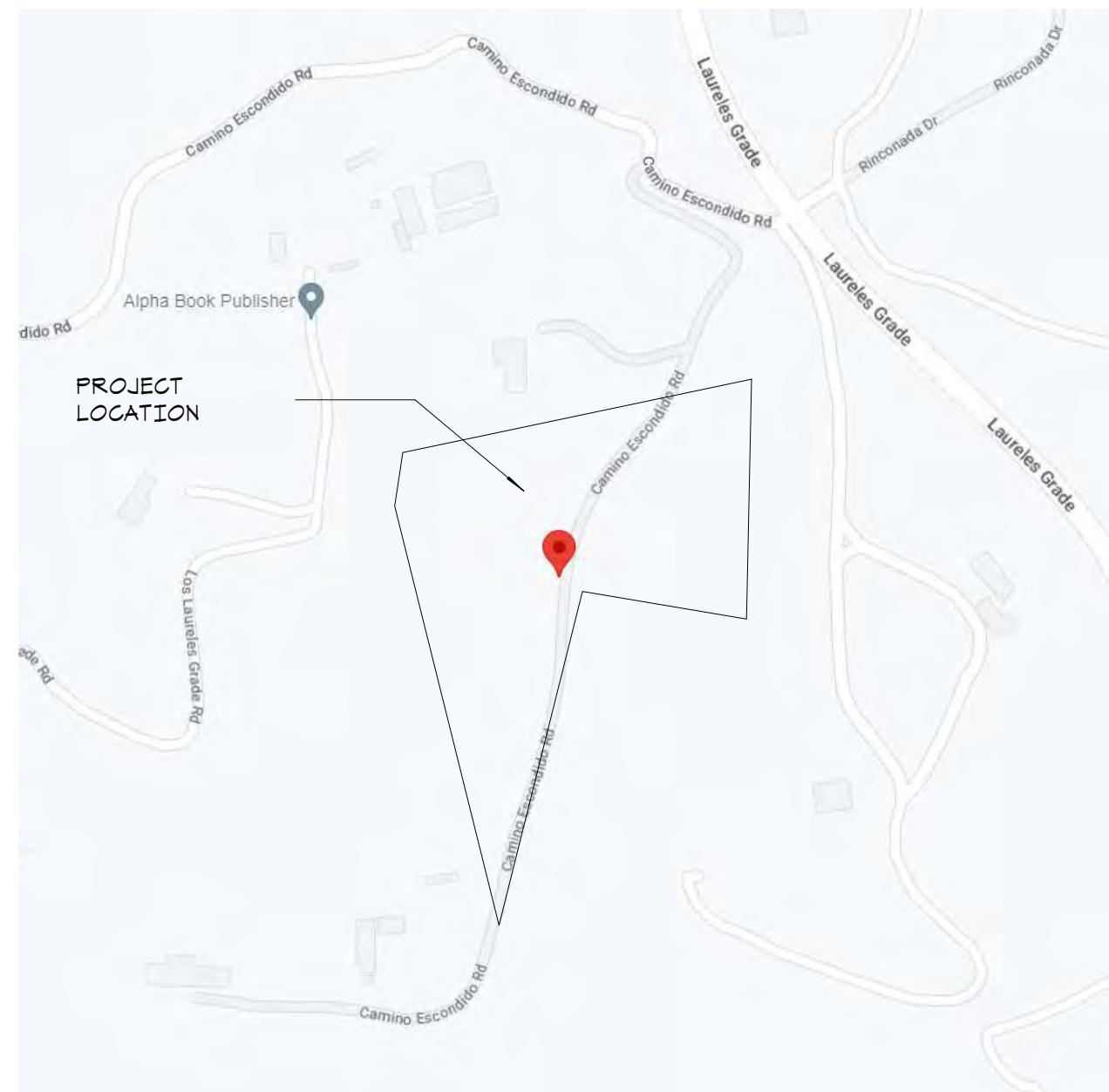
TAZ HARVEY TAZ HARVEY RESIDENCE

27155 UPPER FORTY DR., CARMEL VALLEY, CA 93924

PLANNING PACKAGE SUBMITTAL
SEPTEMBER 28, 2023



VICINITY MAP



CONTACTS

OWNER:
Dublin F2 Inc.
ADDRESS:
6363 Scarlett Ct.
Dublin, CA 94568
PHONE: 425.364.9006
CONTACT: Taz Harvey
EMAIL: tazharvey8@gmail.com

CONTRACTOR:
JCK Construction Co.
ADDRESS:
27050 Upper Forty Dr.
Carmel Valley, CA 93924
PHONE: 831.224.5868
CONTACT: John Mason
EMAIL: john@jckconstruction.com

SEPTIC DESIGNER:
Taliban Engineering, Inc.
ADDRESS:
109 Central Ave.,
Salinas, CA 93901
PHONE: 831.754.0545
CONTACT: Belinda Taliban
EMAIL: taliban@sbcglobal.net

LANDSCAPE ARCHITECT:
RA Stover & Associates, Inc.
ADDRESS:
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
PHONE: 925.433.2553
CONTACT: Rick Stover
EMAIL: rstover@rusla.com

SHEET INDEX

GENERAL
G0.01 COVER SHEET
G5.00 OFF-HAUL ROUTE MAP
G6.00 FLAGGING AND STAKING PHOTOS
G6.01 ADU FLAGGING STAKING PHOTOS & VIEW PLAN

CIVIL
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C1.0 DEMO PLAN
C2.0 SITE GRADING PLAN
C2.1 RESIDENCE AND DRIVEWAY GRADING PLAN
C2.2 ADU GRADING PLAN
C2.3 PROFILES AND CROSS SECTIONS
C2.4 PROFILES AND CROSS SECTIONS
C3.0 RESIDENCE DRAINAGE AND UTILITY PLAN
C3.1 ADU DRAINAGE AND UTILITY PLAN
C4.2 SLOPE MAP
C5.0 EROSION CONTROL PLAN
C6.0 SITE DETAILS
C6.1 UTILITY DETAILS
TR.0 TREE REMOVAL PLAN

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ARCHITECTURAL
A1.00 OVERALL SITE PLAN
A1.10 ENLARGED SITE PLAN
A1.11 SITE SECTION
A3.10 FIRST FLOOR DIMENSION PLAN
A3.11 FIRST FLOOR ANNOTATION PLAN
A3.20 SECOND FLOOR DIMENSION PLAN
A3.21 SECOND FLOOR ANNOTATION PLAN
A3.30 ADU - FIRST FLOOR ANNOTATION PLAN
A3.31 ADU - FIRST FLOOR DIMENSION PLAN
A5.00 OVERALL ROOF PLAN
A5.10 ADU - OVERALL ROOF PLAN
A6.00 EXTERIOR ELEVATIONS
A6.10 ADU - EXTERIOR ELEVATIONS
AP.00 RENDERS - MAIN HOUSE
AP.01 RENDERS - ADU
AP.02 RENDERS - AERIAL
TF.00 EXISTING TOPOGRAPHIC MAP

PROJECT DATA

REFERENCE	DESCRIPTION	INTERPRETATION
DESCRIPTION SCOPE		RESOURCE CONSERVATION
LAND USE DESIGNATION LOCATION		27155 UPPER FORTY DR. CARMEL VALLEY, CA 93924 RC/10-V5(20) 416-082-040
ZONING APN SPECIAL USE PERMIT		
GENERAL INFORMATION		
	1ST FLOOR AREA	4,450 SF
	2ND FLOOR AREA	4,414 SF
	ADU	1,200 SF
	TOTAL BUILDING AREA	8,064 SF
	ACTUAL BUILDING HEIGHT	20'-11"
	ACTUAL NUMBER OF STORIES	2 STORIES
OCCUPANCY		
CBC 310.1	GROUP - RESIDENTIAL	R-3
CBC 509.3	AUTOMATIC FIRE SPRINKLERS	YES
CBC TABLE 601	CONSTRUCTION TYPE	
CBC TABLE 504.3	ALLOWABLE BUILDING HEIGHT	
CBC TABLE 506.2	ALLOWABLE NUMBER OF STORIES	
CBC 506.2.3	ALLOWABLE BUILDING AREA	
SINGLE-OCCUPANCY MULTISTORY BUILDINGS		
Aa = [At + (Ns x If) x Sa]		
Aa = (____ + [If NOT USED] + [____ x 2])		
Aa = (____ + O + ____)		

Aa = [At + (Ns x If) x Sa]
Aa = (____ + [If NOT USED] + [____ x 2])
Aa = (____ + O + ____)



Client:
DUBLIN F2 INC/TAZ HARVEY

6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY RESIDENCE

27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924

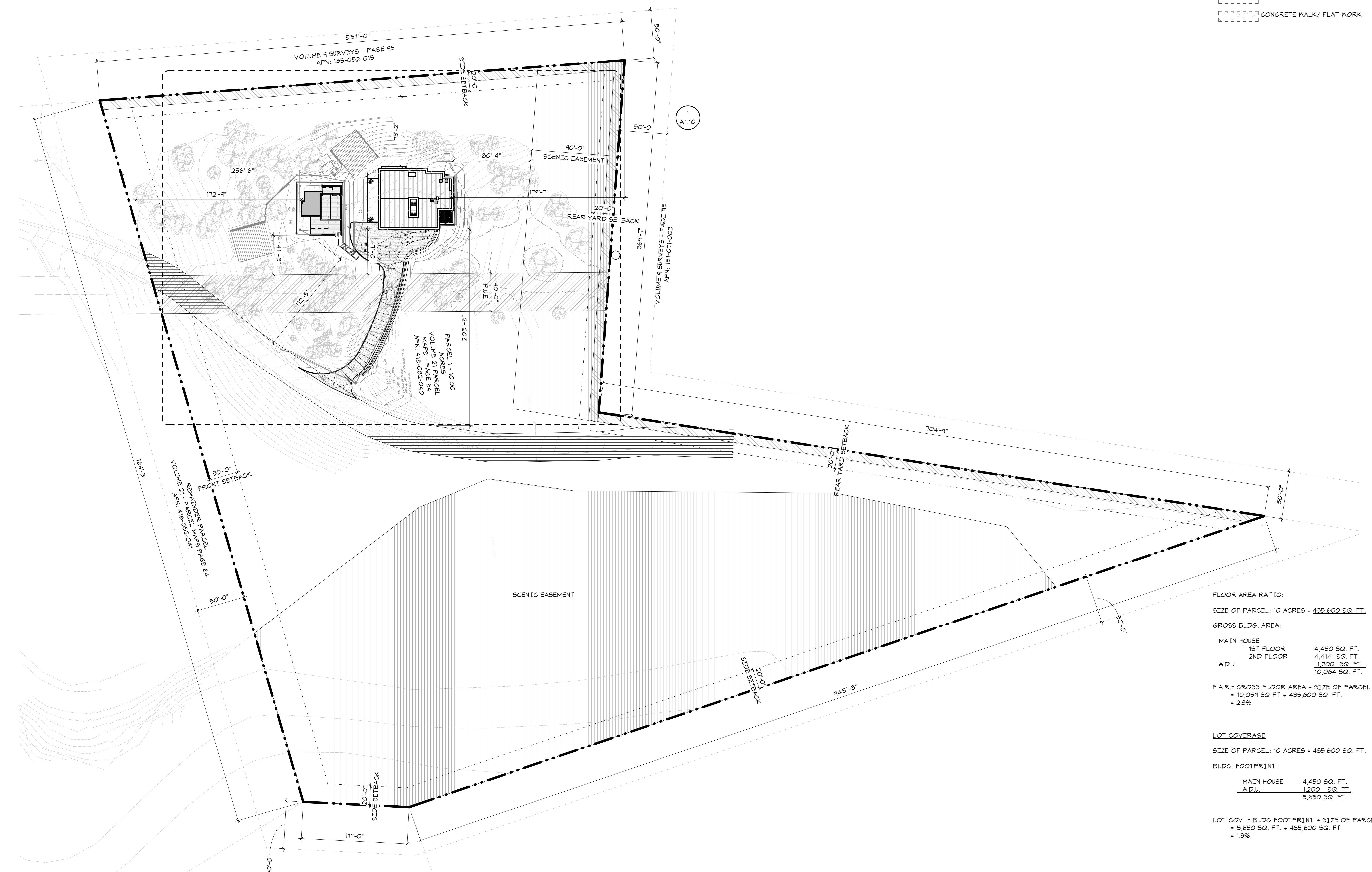
Project No.: #####
Drawn By: CA, EB
Checked By: PR

No. Description Date By

PLANNING PACKAGE
7/1/2024

COVER SHEET

G0.01



Architect:
LDA Partners, Inc
Designers & Architects
222 Central Court
Stockton, CA 95204
209.943.0405
www.ldapartners.com





LEGEND

PROPERTY LINE

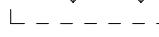
 EQUESTRIAN EASEMENT

 POWER UTILITY EASEMENT

 SCENIC EASEMENT

 ROADWAY/UTILITY EASEMENT

 LANDSCAPE/ TURF

 CONCRETE WALK/ FLAT WORK

Architect:
LDA Partners, Inc
Designers & Architects
222 Central Court
Stockton, CA 95204
209.943.0405
www.ldapartners.com

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A circular stamp with a double-line border. The outer ring contains the words "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains "PETER NICHOLAS" at the top and "CONSTRUCTION" at the bottom. At the bottom center, it says "C2705" above "October 2023". There are small five-pointed stars on either side of the date.

Client:
DUBLIN F2 INC/TAZ HARVEY

Project:
TAZ HARVEY RESIDENCE

**27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924**

Project No.: 777-1-21
Drawn By: EB, CA
Checked By: PR, EB

No. Description Date By

PLANNING PACKAGE

7/1/2024

ENLARGED SITE PLAN

1
A1.10 1" = 20'-0"



Client:
DUBLIN F2 INC/TAZ HARVEY

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DUBLIN, CA 94568
925.364.9006

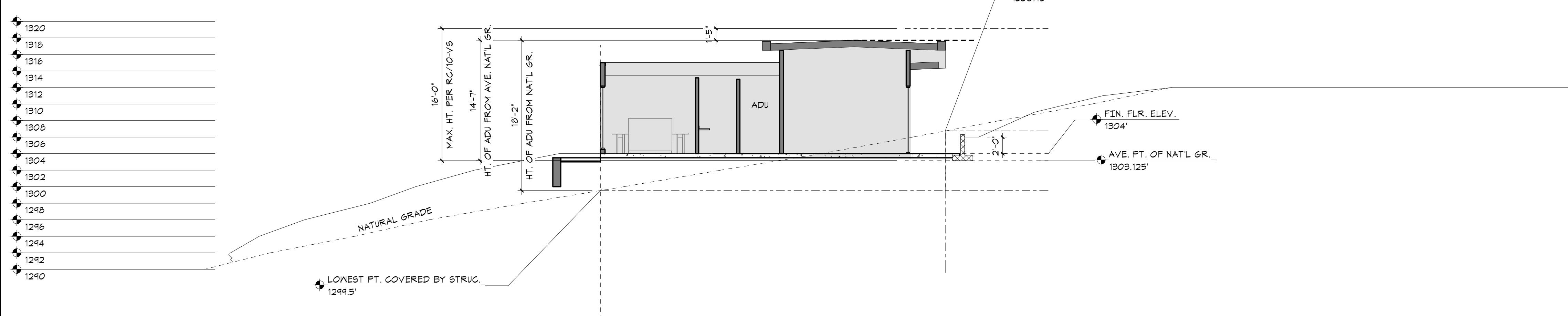
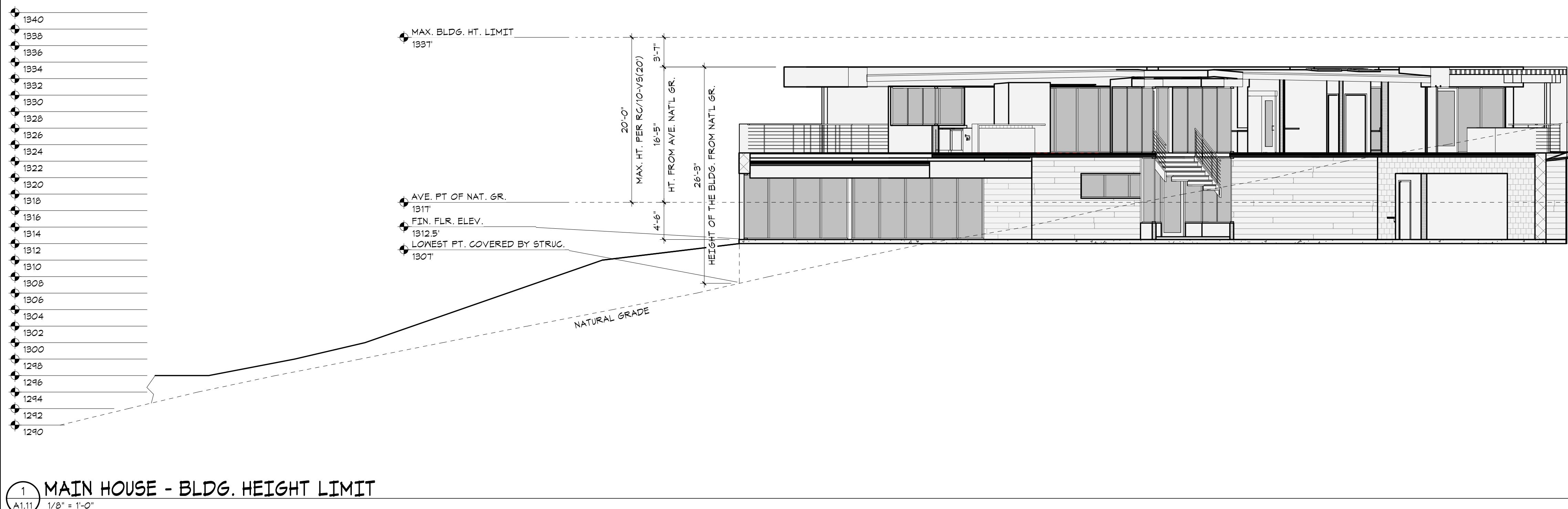
Project:
TAZ HARVEY RESIDENCE

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CARMEL VALLEY, CA 93924



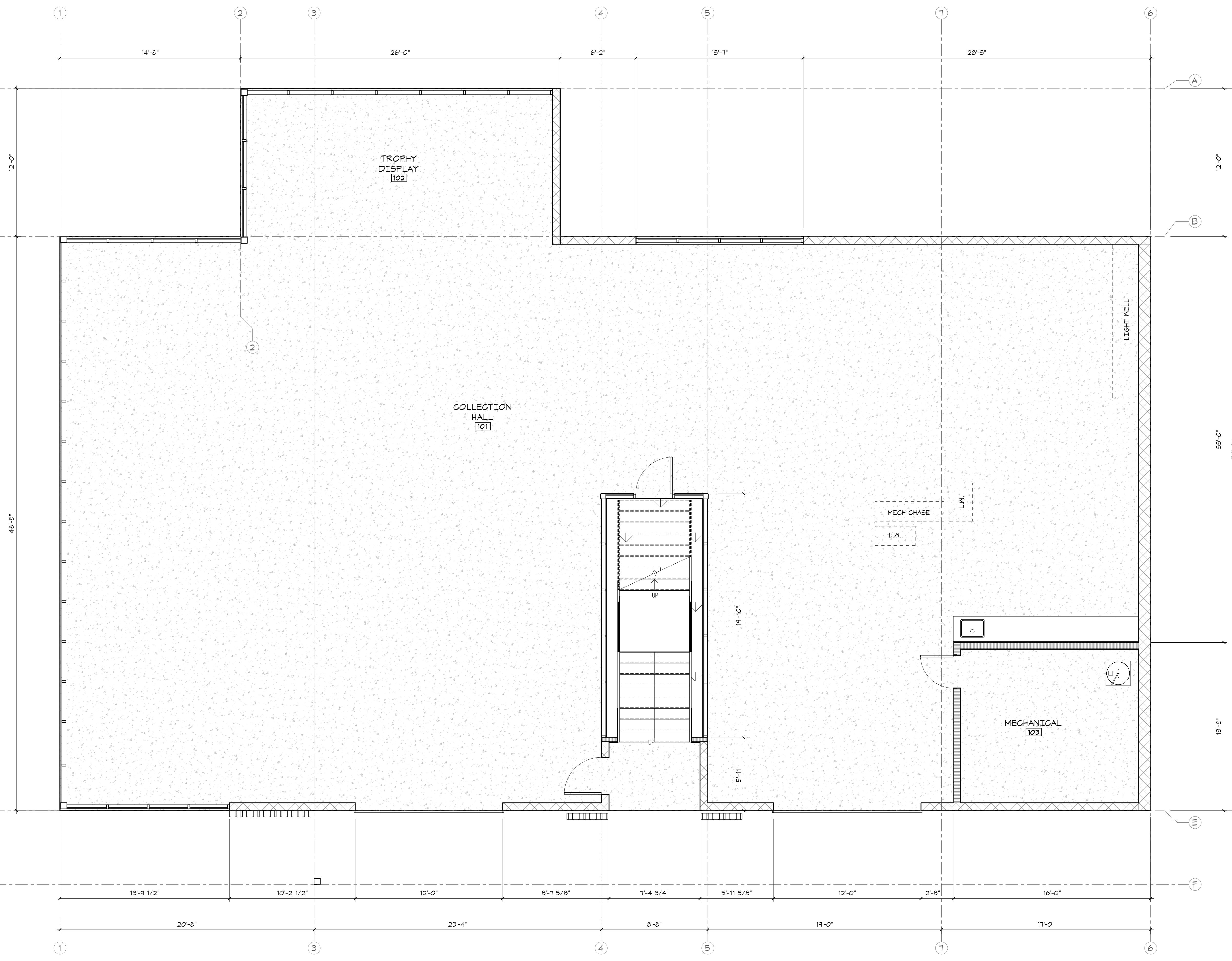
Project No.: 777-1-21
Drawn By: CA
Checked By: PR, EB

No. Description Date By



PLANNING PACKAGE
7/1/2024

SITE SECTIONS



KEYNOTES

- 5.2 PREFINISHED GALVANIZED SUSPENDED STAIRCASE WITH CONCRETE TREADS
- 8.1 ALUMINUM STOREFRONT SYSTEM - REFER TO STOREFRONT SCHEDULE
- 8.3 HOLLOW METAL DOOR - REFER TO DOOR SCHEDULE
- 8.6 SECTIONAL GARAGE DOOR WITH VISION PANELS - REFER TO DOOR SCHEDULE
- 11.4 ELECTRIC HOT WATER HEATER



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Designers & Architects
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209.943.0405
www.ldapartners.com

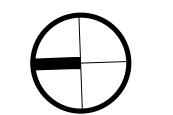


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CARMEL VALLEY, CA 93924



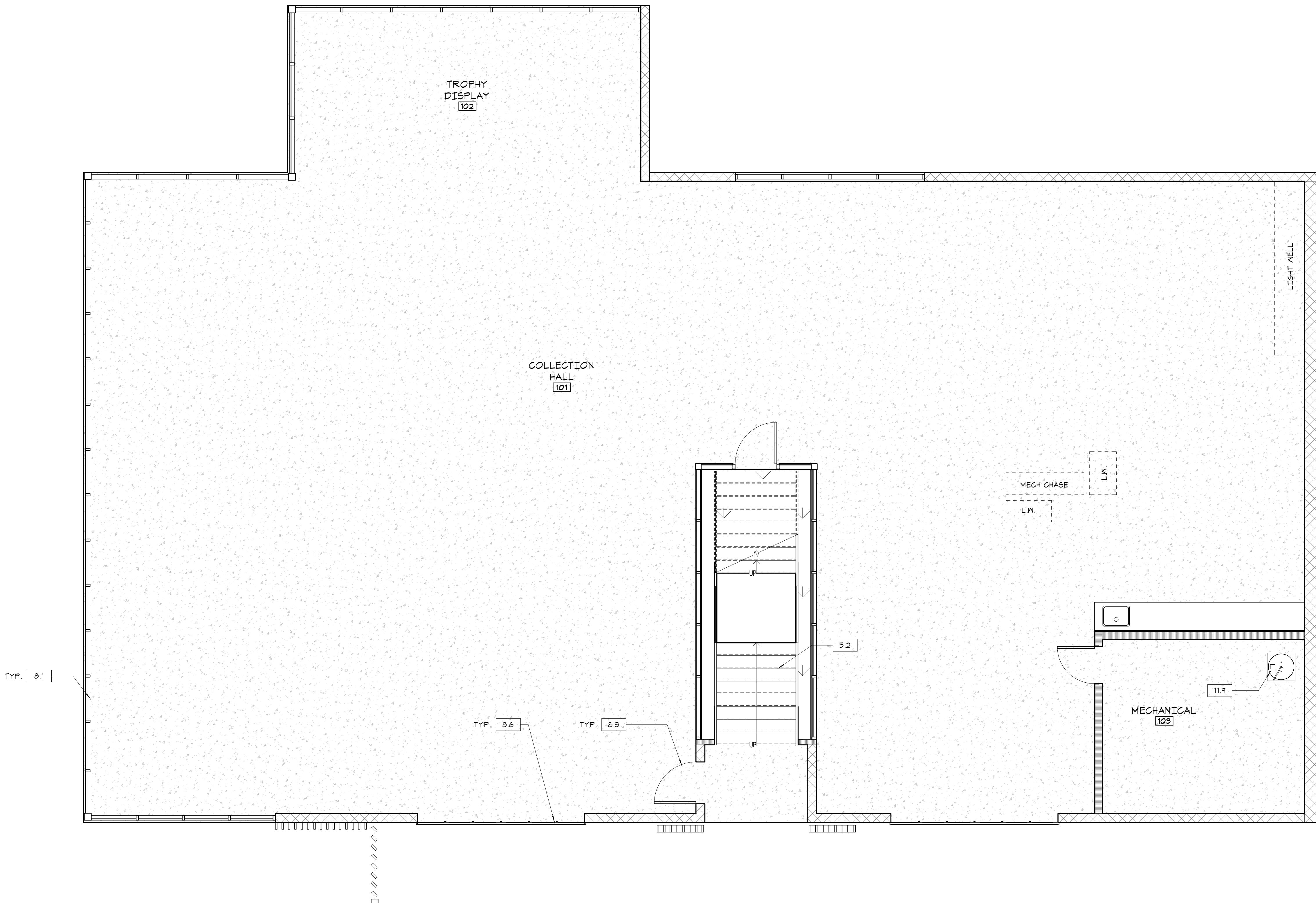
Project No.: #####-#
Drawn By: EB
Checked By: PR, EB

No. Description Date By

PLANNING PACKAGE
7/1/2024

FIRST FLOOR ANNOTATION
PLAN

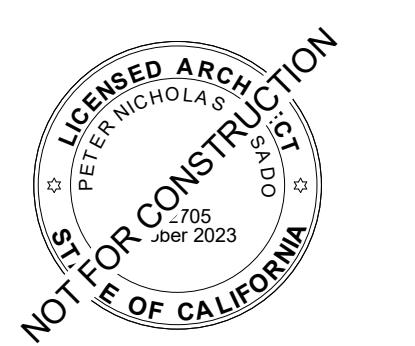
A3.11



LEGEND

- Existing wall to remain
- New metal stud wall
- New masonry wall

Architect:
LDA Partners, Inc
 Designers & Architects
 222 Central Court
 Stockton, CA 95204
 209.943.0405
www.ldapartners.com



Client:
DUBLIN F2 INC/TAZ HARVEY
 6363 SCARLETT CT.
 DUBLIN, CA 94568
 925.364.9006

Project:
TAZ HARVEY RESIDENCE
 27155 UPPER FORTY DR.
 CARMEL VALLEY, CA 93924

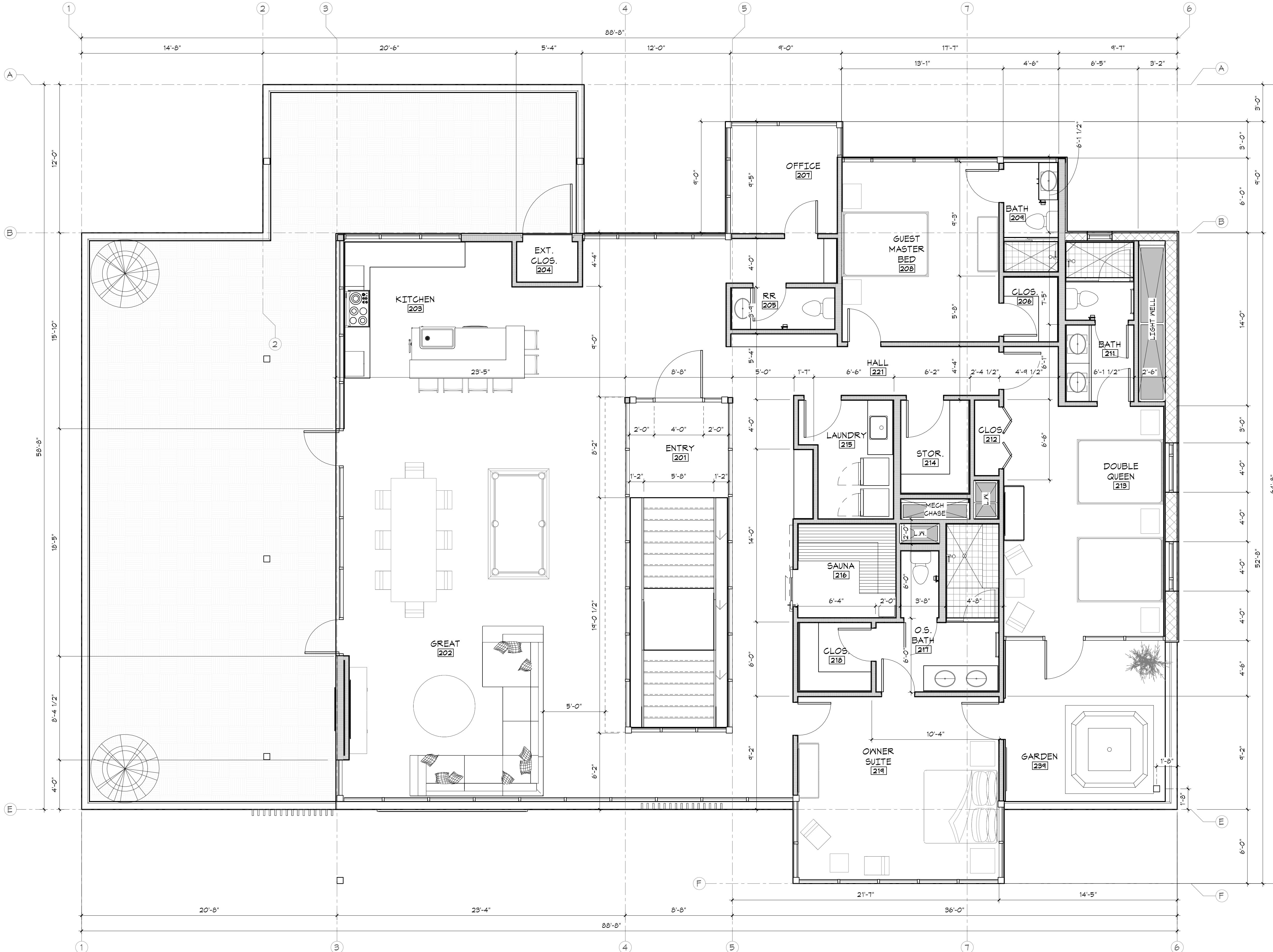
Project No.: #####
 Drawn By: EB
 Checked By: PR, EB

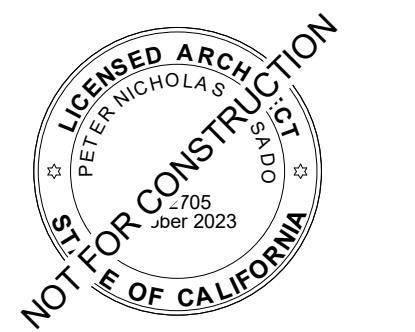
No. Description Date By

PLANNING PACKAGE
 7/1/2024

SECOND FLOOR DIMENSION PLAN

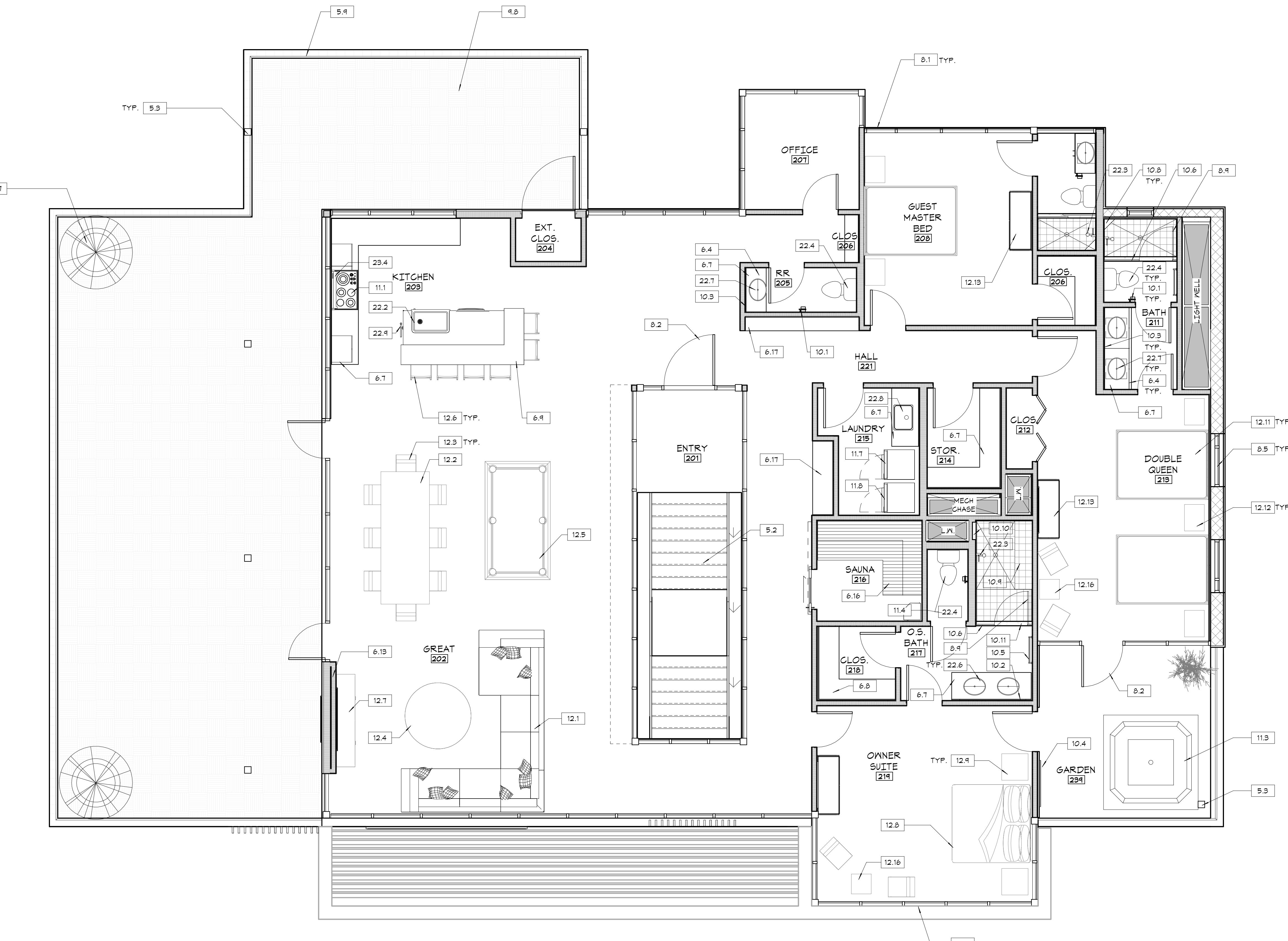
FIRST FLOOR: 4,450 SF
 SECOND FLOOR: 4,414 SF

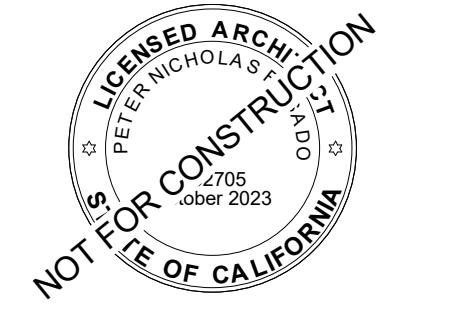




Client:
DUBLIN F2 INC/TAZ HARVEY
6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY RESIDENCE
27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924





KEYNOTES

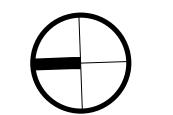
- 6.6 LAMINATED VENEER UPPER CABINET WITH DOORS AND ADJ. SHELVES - TYPE AND STYLE SELECTED BY OWNER
- 6.7 SOLID SURFACE COUNTERTOP WITH AFRON AND 4" BACKSPLASH TOP @ 2'-10" A.F.F.
- 6.19 LAMINATED VENEER FULL HEIGHT CABINET - TYPE AND STYLE SELECTED BY OWNER
- 10.4 65" LCD WALL MOUNTED FLAT SCREEN TV - BOTTOM RIM TO BE MOUNTED 3'-4" A.F.F.
- 11.1 GAS STOVE COOKTOP
- 11.5 FULL-SIZE REFRIGERATOR
- 11.7 MAYTAG FRONT LOADING STACKABLE ELECTRIC WASHER
- 11.8 MAYTAG FRONT LOADING STACKABLE ELECTRIC DRYER
- 11.12 INSTANT HOT WATER HEATER
- 22.2 UNDERMOUNT S.S. SINGLE COMPARTMENT KITCHEN SINK - S.P.D.
- 22.3 SHOWER FIXTURE WITH ADJUSTABLE NECK AND WAND - TYPE AND STYLE SELECTED BY OWNER
- 22.4 WATER CLOSET - S.P.D.
- 22.19 PORCELAIN UNDERMOUNT LAVATORY

Client:
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6363 SCARLETT CT.
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925.364.9006

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TAZ HARVEY ADU

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CARMEL VALLEY, CA 93924

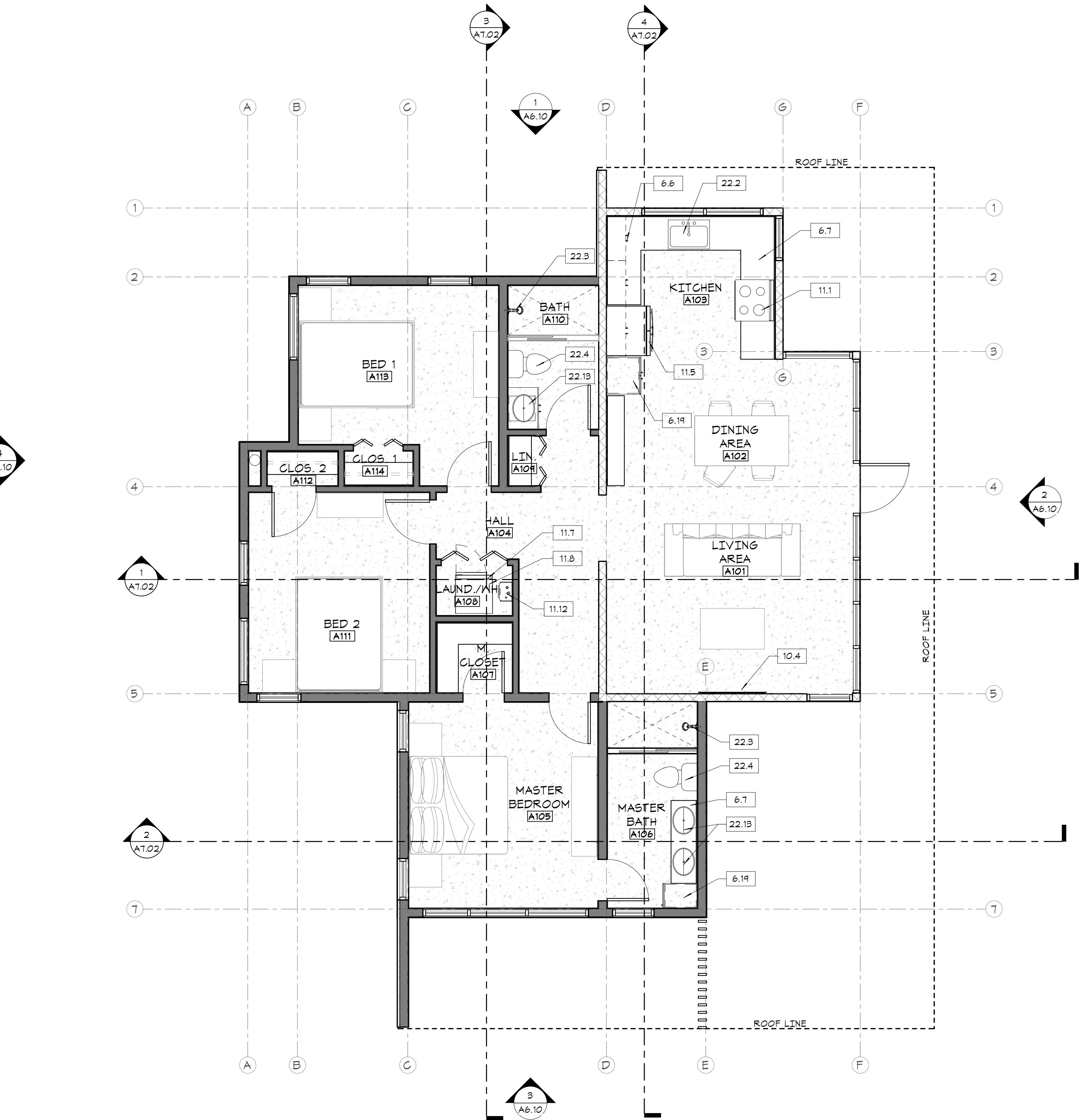


Project No.: #####
Drawn By: CA
Checked By: PR

No. Description Date By

PLANNING PACKAGE
7/1/2024

A.D.U. - FIRST FLOOR
ANNOTATION PLAN

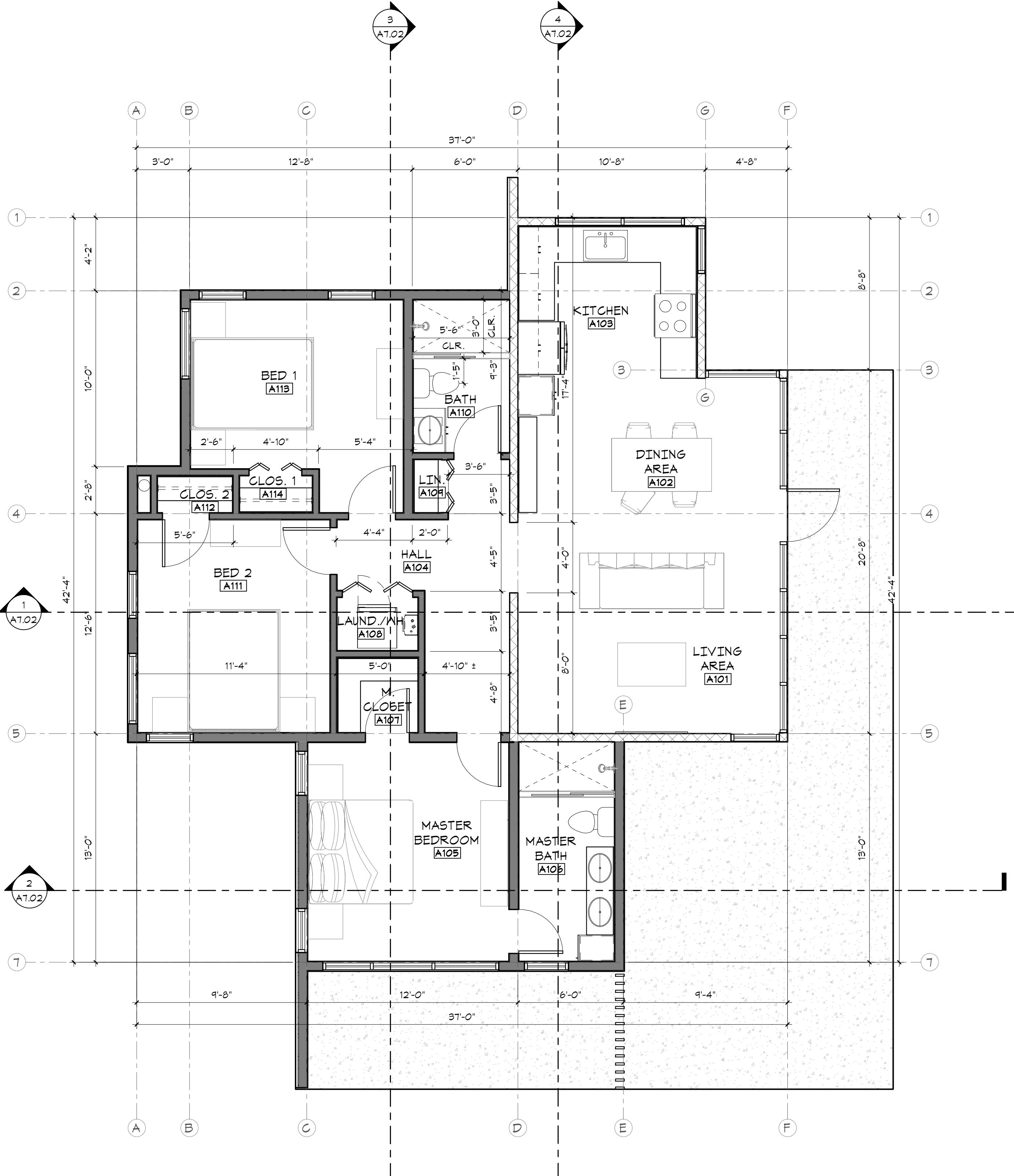


LEGEND

■ NEW METAL STUD WALL
■ NEW MASONRY WALL



Architect:
LDA Partners, Inc.
Designers & Architects
222 Central Court
Stockton, CA 95204
209.943.0405
www.ldapartners.com



GENERAL - NOTES

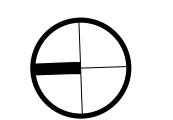
1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU.
2. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES +/- SHOWN.
3. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL-MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO SHELVES, SHELVING, TV SUPPORT BRACKETS, BILLBOARD BOARDS, MARKER BOARDS AND BATHROOM FIXTURES.
4. PROVIDE FIRE BLOCKING EVERY 10'-0" VERTICALLY & HORIZONTALLY AT CONCEALED SPACES, WALLS, PARTITIONS, CEILINGS AND INTERSECTIONS - TYP.
5. ALL INTERIOR DOORS SHALL HAVE MIN. 18" WIDTH CLEARANCE ON THE SIDE TO WHICH THE DOOR SWINGS FROM THE STRIKE EDGE OF THE DOOR.
6. ALL EXTERIOR DOORS SHALL HAVE MIN. 24" WIDTH CLEARANCE ON THE SIDE TO WHICH THE DOOR SWINGS FROM THE STRIKE EDGE OF THE DOOR.
7. EQUIPMENT IS PER OWNER UNLESS OTHERWISE NOTED. CONTRACTOR TO INSTALL ALL GAS, WATER, PLUMBING PER EQUIPMENT REQUIREMENTS. REFER TO OWNER FOR REQUIREMENTS.
8. MINIMUM 1/8:12 SLOPE FOR CONCRETE FLOORS WHERE FLOOR DRAIN OCCURS.
9. REFER TO SHEET A64.00 ACCESSIBILITY STANDARDS AND A64.10 ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION AND TYPICAL ACCESSIBLE DETAILS.
10. REFER TO ROOM FINISH PLAN FOR ALL FINISH DESIGNATIONS.
11. REFER TO STRUCTURAL DNGS. FOR LOCATIONS AND EXTENT OF CONCRETE CURB AT INTERIOR WALLS.

Client:
TAZ HARVEY

6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY ADU

27155 UPPER FORTY DR.,
CARMEL VALLEY, CA 93924



Project No.: #####-#
Drawn By: CA
Checked By: PR, EB

No. Description Date By

PLANNING PACKAGE
7/1/2024

A.D.U. - FIRST FLOOR
DIMENSION PLAN



LEGEND

	SPOT ELEVATION
	STANDING SEAM METAL ROOF
	DECK PLANKING

Architect:
LDA Partners, Inc
Designers & Architects
222 Central Court
Stockton, CA 95204
209.943.0405
www.ldapartners.com

GENERAL NOTES

1. PROVIDE 26 GA. G.I. FLASHING AT ALL VALLEY, ROOF TO WALL TO HIP CONDITIONS. ALL ROOF PENETRATIONS SHALL RECEIVE A 26 GA. ROOFSAFE SET IN MASTIC.
2. CONTRACTOR TO PROVIDE ALL ROOF PENETRATIONS CURBS AND FLASHING FOR MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AS REQUIRED.
3. DEFERRED SUBMITTAL: CONTRACTOR TO PROVIDE MANUFACTURER'S TECHNICAL DATA FOR ALL VENT DEVICES (ATTIC/SOFT) TO ARCHITECT FOR APPROVAL BEFORE INSTALLATION.
4. PROVIDE ROOF WALK PADS TO ALL ROOF TOP MOUNTED EQUIPMENT.
5. REFER TO SHEET ____ FOR ROOF VENT CALCULATIONS

KEYNOTES

BFC-1	BOARD FORMED CONCRETE - MEDIUM GRAY
MP-1	PREFINISHED GALV. METAL PANEL - PRIME AND PAINT - BLACK
MP-2	PREFINISHED GALV. FLAT SHEET METAL FASCIA - PRIME AND PAINT - BLACK
RR-1	STEEL RAILING - PRIME AND PAINT - BLACK
TR-1	METAL TRELLIS - PRIME AND PAINT - BLACK

Client:
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6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY RESIDENCE
27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924

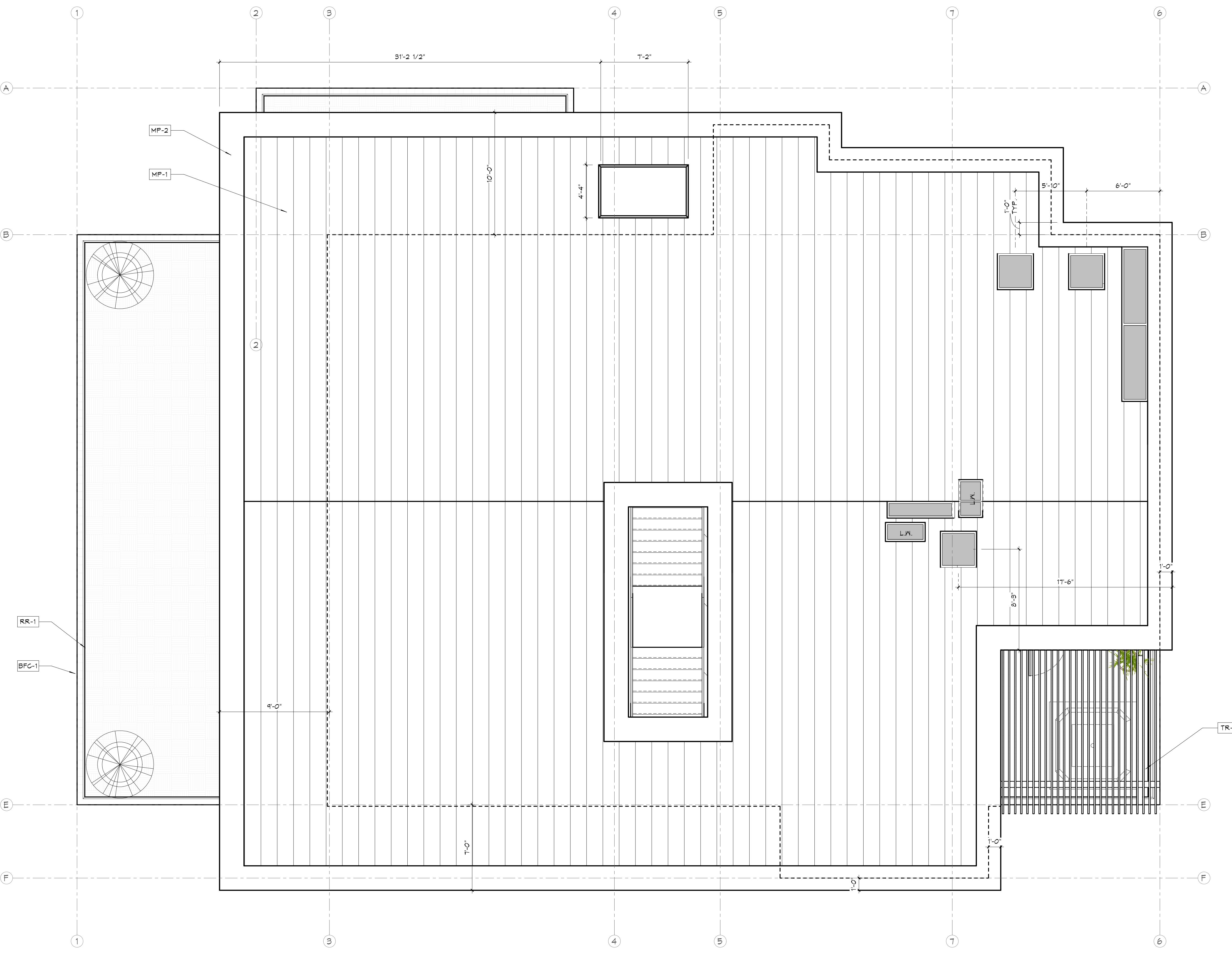


Project No.: ####-#-#
Drawn By: EB
Checked By: PR, EB

No. Description Date By

PLANNING PACKAGE
7/1/2024

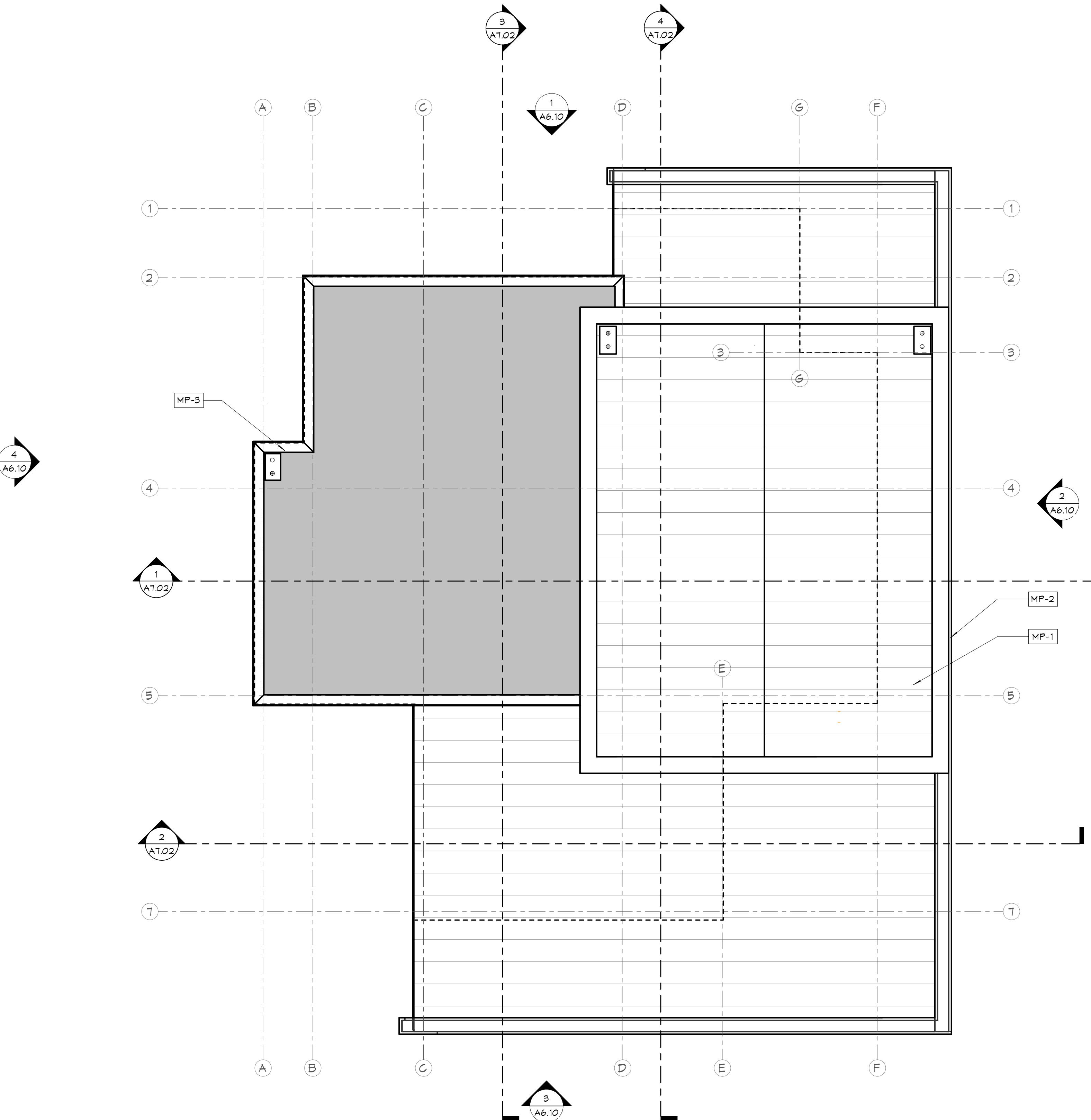
OVERALL ROOF PLAN





LEGEND

	SPOT ELEVATION
	STANDING SEAM METAL ROOF
	SINGLE-PLY TPO ROOF



GENERAL NOTES

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2. CONTRACTOR TO PROVIDE ALL ROOF PENETRATIONS CURBS AND FLASHING FOR MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AS REQUIRED.
3. DEFERRED SUBMITTAL: CONTRACTOR TO PROVIDE MANUFACTURER'S TECHNICAL DATA FOR ALL VENT DEVICES (ATTIC/SOFFIT) TO ARCHITECT FOR APPROVAL BEFORE INSTALLATION.
4. PROVIDE ROOF WALK PADS TO ALL ROOF TOP MOUNTED EQUIPMENT.
5. REFER TO SHEET _____ FOR ROOF VENT CALCULATIONS

KEYNOTES

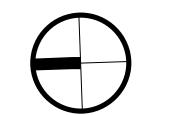
MP-1 PREFINISHED GALV. METAL PANEL - PRIME AND PAINT - BLACK
MP-2 PREFINISHED GALV. FLAT SHEET METAL FASCIA - PRIME AND PAINT - BLACK
MP-3 PARAPET CAP - PRIME AND PAINT - BLACK

Client:
TAZ HARVEY

6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY ADU

27155 UPPER FORTY DR.,
CARMEL VALLEY, CA 93924



Project No.: ####-#-#
Drawn By: CA
Checked By: PR

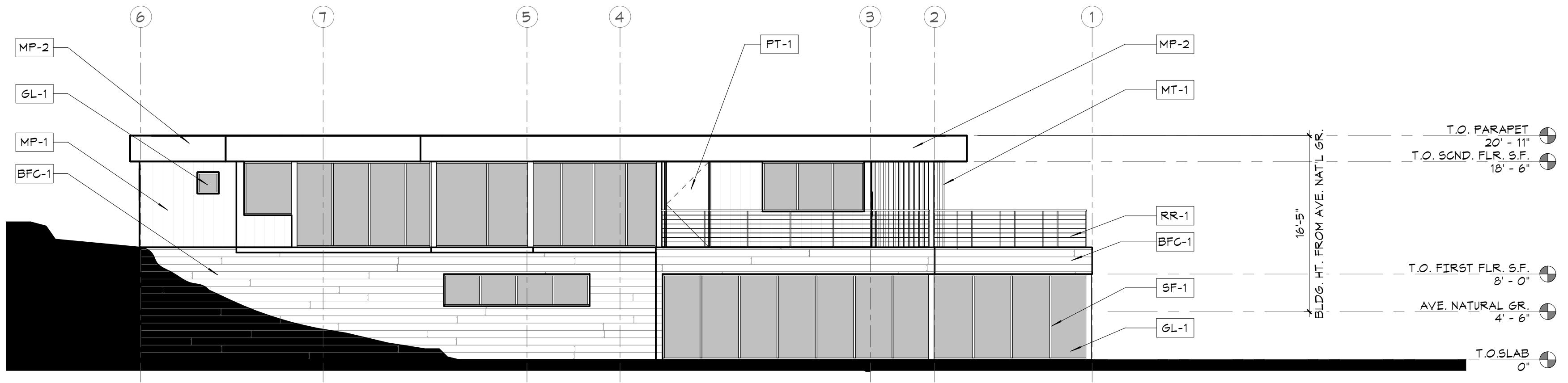
No. Description Date By

PLANNING PACKAGE
7/1/2024

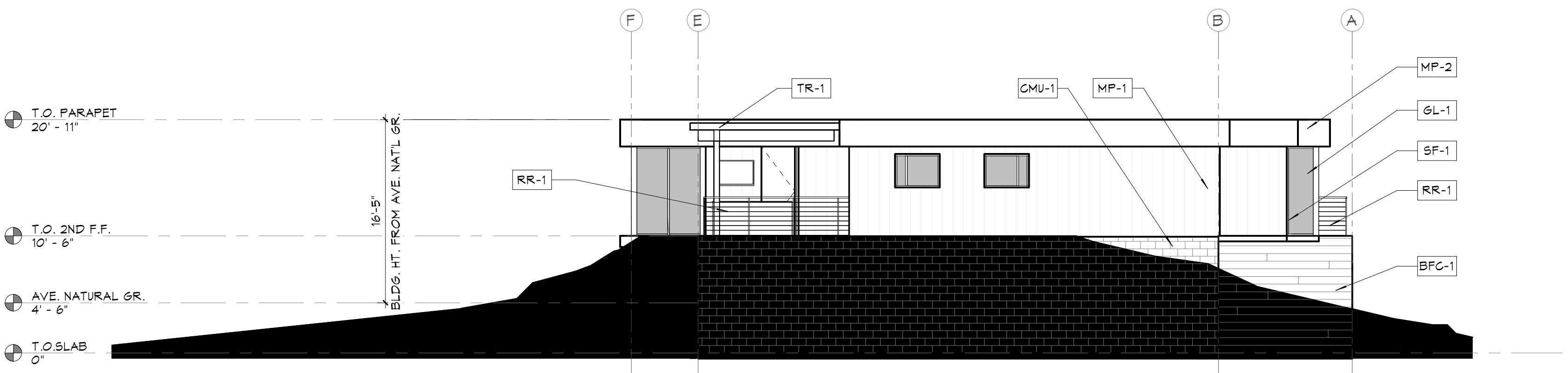
A.D.U. - OVERALL ROOF PLAN

KEYNOTES

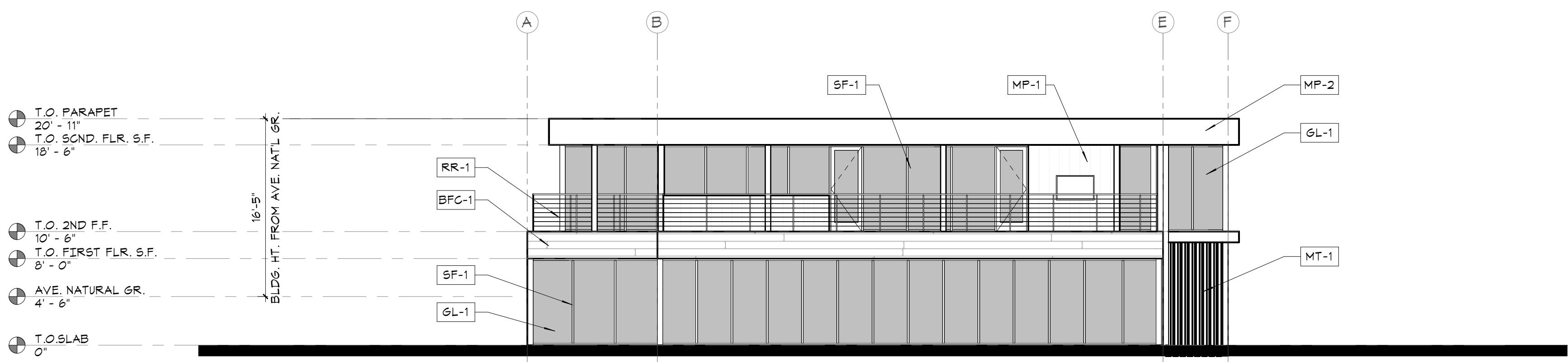
- BFC-1 BOARD FORMED CONCRETE - MEDIUM GRAY
- CMU-1 SPLIT-FACED CMU BLOCK
- GL-1 CLEAR INSULATED GLAZING SYSTEM
- MP-1 PREFRANISHED GALV. METAL PANEL - PRIME AND PAINT - BLACK
- MP-2 PREFRANISHED GALV. FLAT SHEET METAL FASCIA - PRIME AND PAINT - BLACK
- MT-1 HSS STEEL TUBE - PRIME AND PAINT - BLACK
- PT-1 EXTERIOR PAINT - PAINT - BLACK - METAL DOORS
- RR-1 STEEL RAILING - PRIME AND PAINT - BLACK
- SF-1 CLEAR ANOD. ALUM. STOREFRONT SYSTEM
- TR-1 METAL TRELLIS - PRIME AND PAINT - BLACK



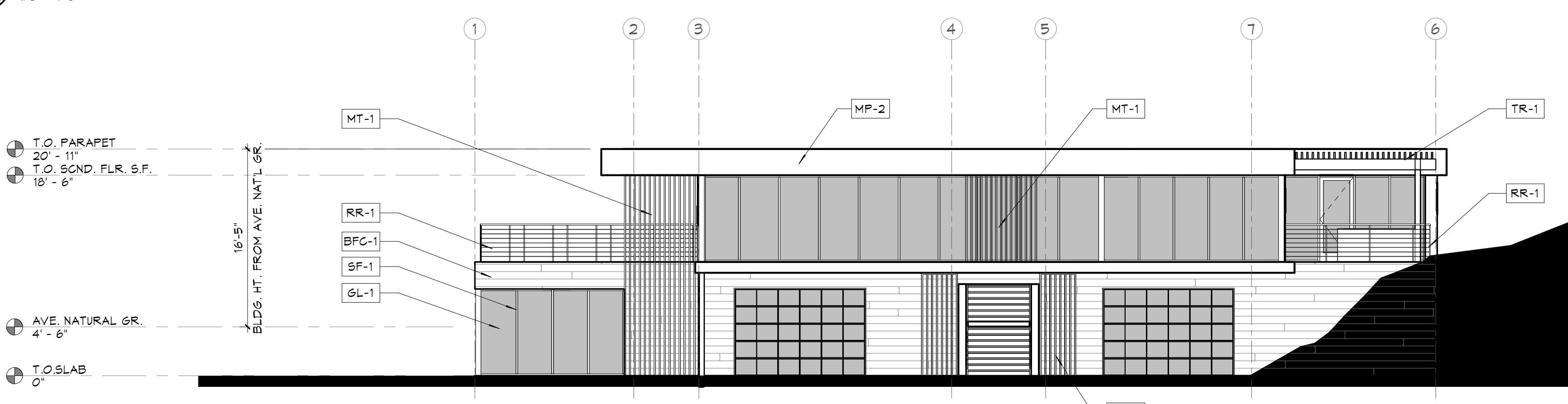
1 EXTERIOR ELEVATION - EAST
16.00 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
16.00 1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
16.00 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST
16.00 1/8" = 1'-0"

Client:
DUBLIN F2 INC/TAZ HARVEY

6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY RESIDENCE

27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924

Project No.: #####

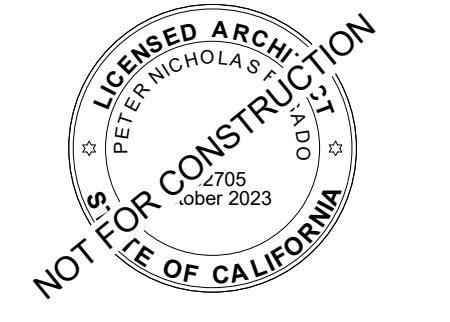
Drawn By: EB

Checked By: PR, EB

No. Description Date By

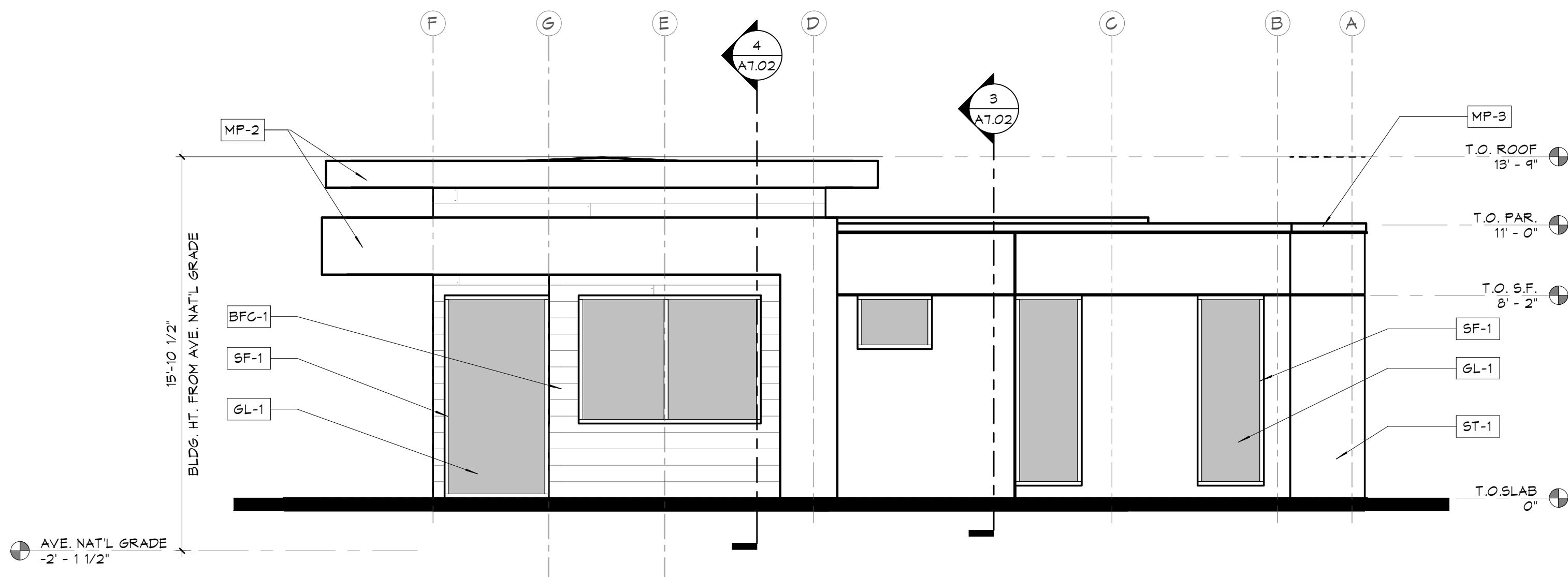
PLANNING PACKAGE
7/1/2024

EXTERIOR ELEVATIONS

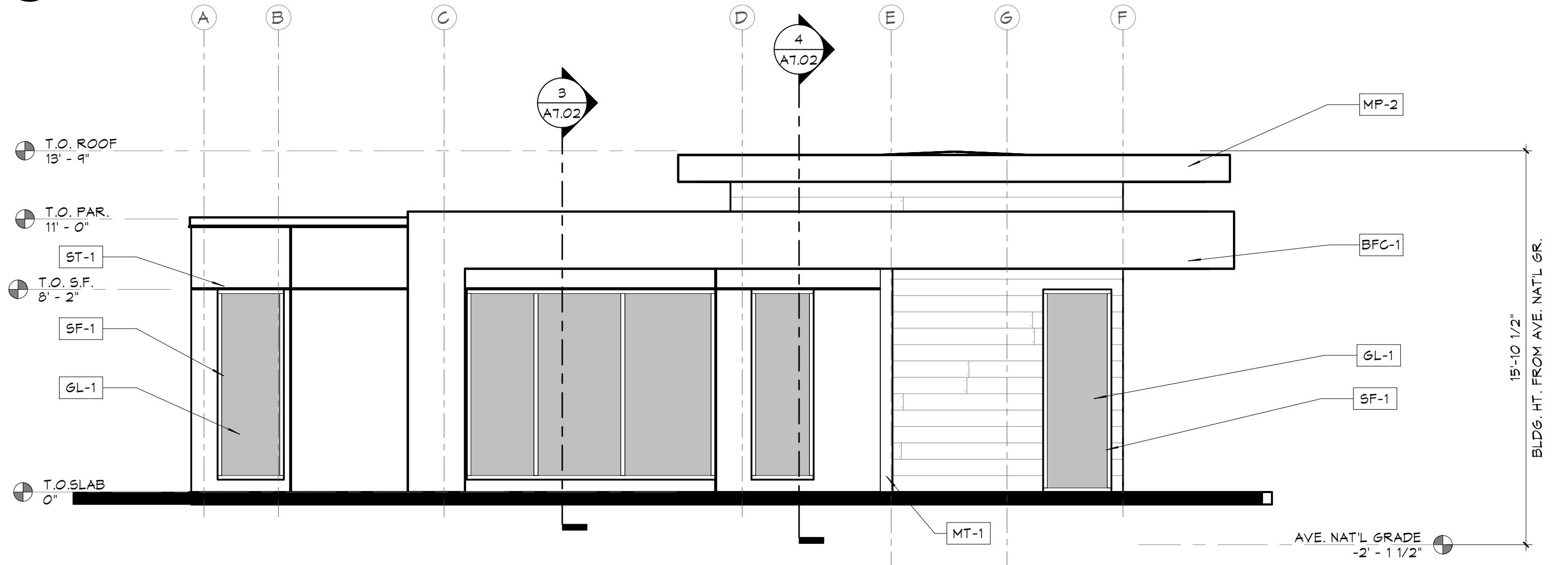


KEYNOTES

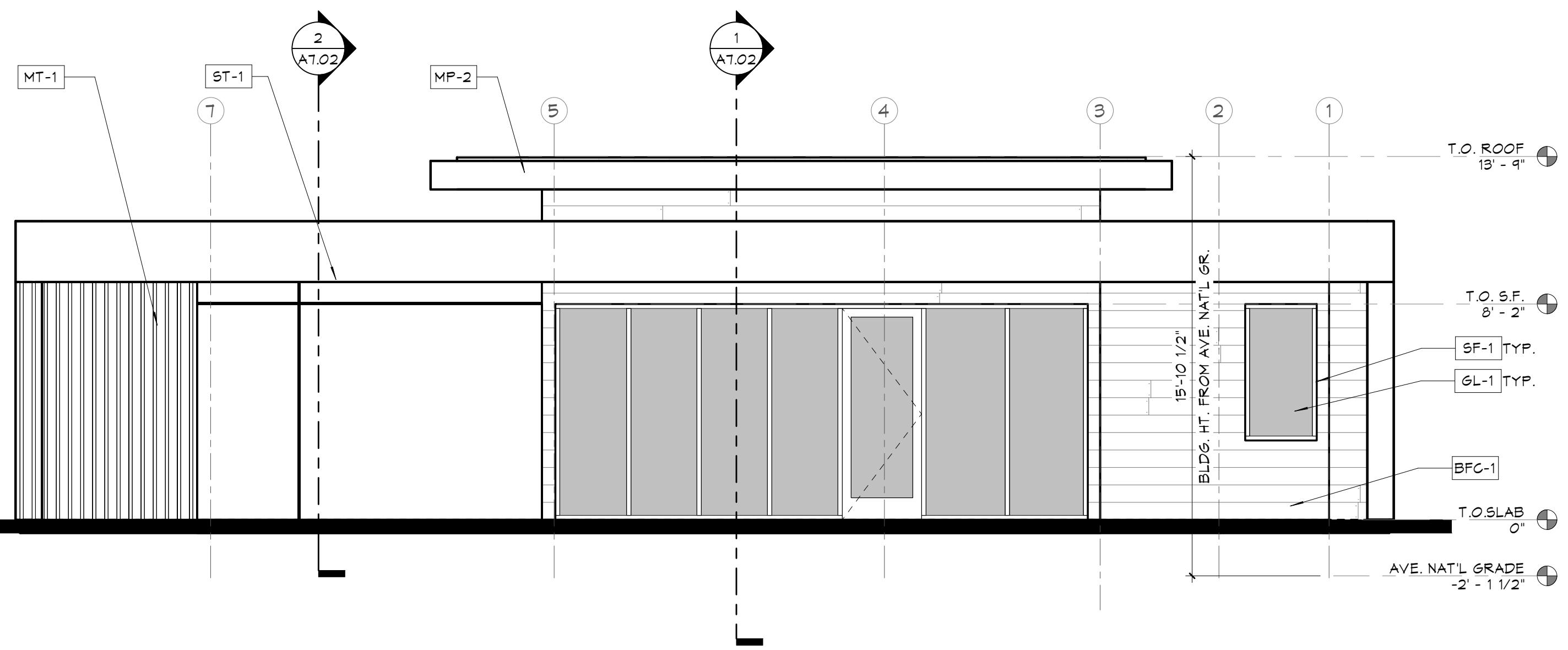
BFC-1	BOARD FORMED CONCRETE - MEDIUM GRAY
GL-1	CLEAR INSULATED GLAZING SYSTEM
MP-1	PREFINISHED GALV. METAL PANEL - PRIME AND PAINT - BLACK
MP-2	PREFINISHED GALV. FLAT SHEET METAL FASCIA - PRIME AND PAINT - BLACK
MP-3	PARAPET CAP - PRIME AND PAINT - BLACK
MT-1	HSS STEEL TUBE - PRIME AND PAINT - BLACK
SF-1	CLEAR ANOD. ALUM. STOREFRONT SYSTEM
ST-1	STUCCO - PAINTED BLACK



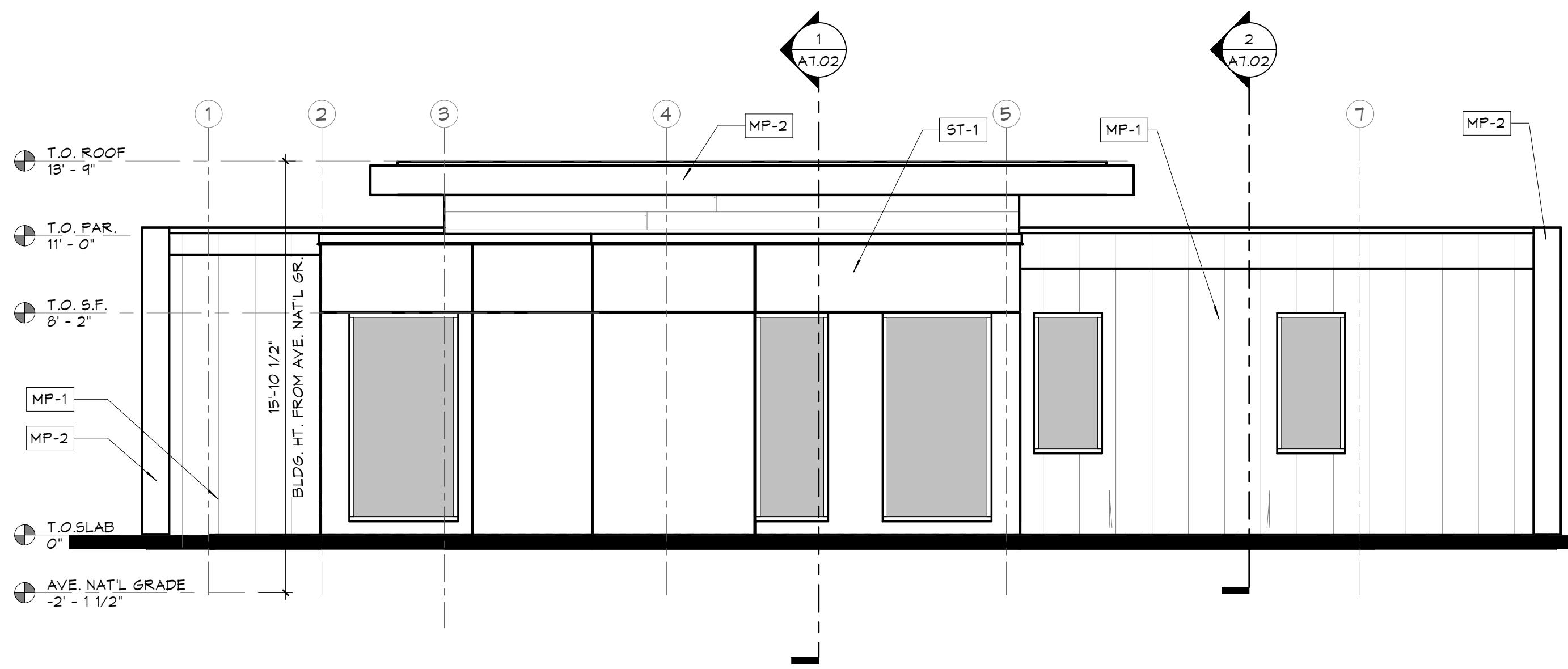
1 EXTERIOR ELEVATION - EAST
A6.10 1/4" = 1'-0"



3 EXTERIOR ELEVATION - WEST
A6.10 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
A6.10 1/4" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
A6.10 1/4" = 1'-0"

Client:
TAZ HARVEY

6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY ADU

27155 UPPER FORTY DR.,
CARMEL VALLEY, CA 93924

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EXTERIOR ELEVATIONS

A6.10



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



WEST AERIAL PERSPECTIVE

Architect:
LDA Partners, Inc
Designers & Architects
222 Central Court
Stockton, CA 95204
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7/1/2024

RENDERS - MAIN HOUSE

LEGEND

ROUTE





A - VIEW FROM THE DRIVEWAY ENTERING THE SITE



B - VIEW TOWARDS NORTH TO THE MAIN HOUSE LOCATION



C - VIEW FROM SOUTHEAST TOWARDS THE MAIN HOUSE



D - VIEW FROM THE ADU TOWARDS THE MAIN HOUSE



E - VIEW FROM SOUTHEAST TOWARDS THE NEAREST CORNER OF THE MAIN HOUSE TO THE ADU



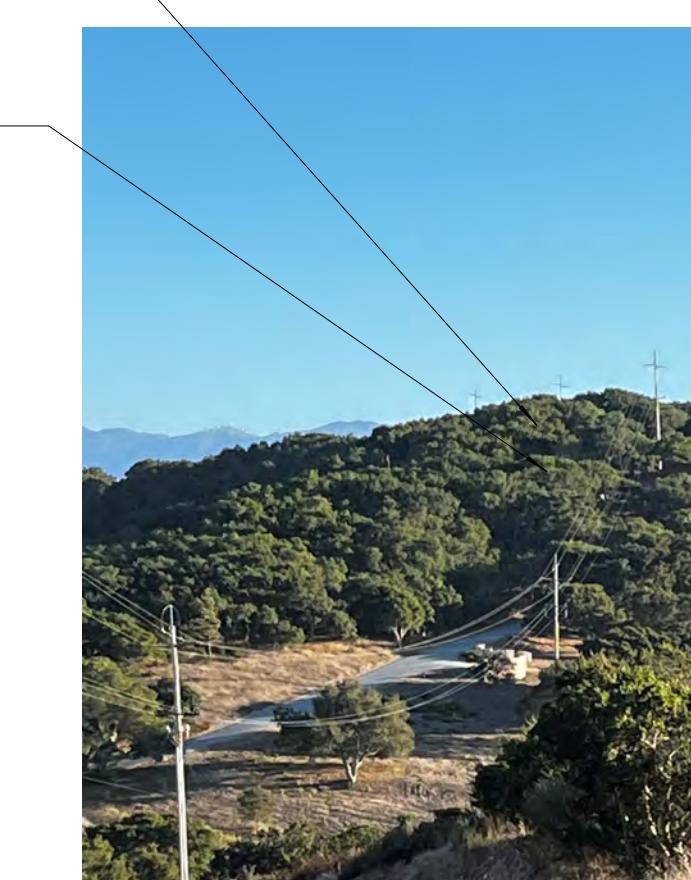
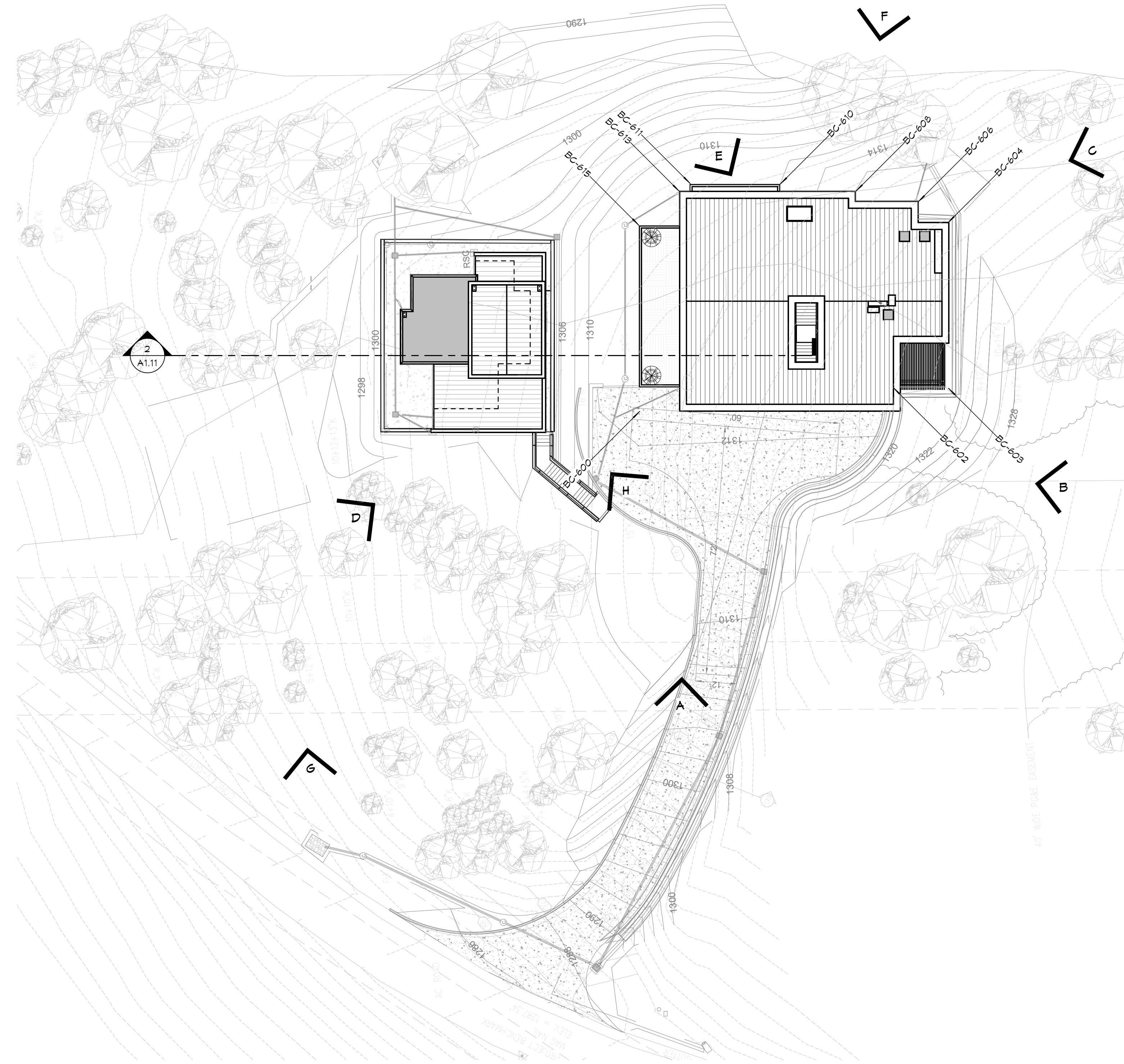
F - VIEW FROM THE WEST TO THE MAIN HOUSE



G - VIEW FROM NEAR THE ROAD TO THE LOCATION OF THE ADU



H - VIEW FROM SOUTHWEST TOWARDS THE ADU



Project No.: 777-I-21
Drawn By: CA
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No. Description Date By

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7/1/2024

FLAGGING AND STAKING
PHOTOS & VIEW PLAN

G6.00



A - VIEW TOWARDS NORTH TO THE ADU LOCATION



B - VIEW TOWARDS NORTH TO THE CORNER OF ADU



C - VIEW FROM SOUTH EAST TOWARDS THE ADU LOCATION



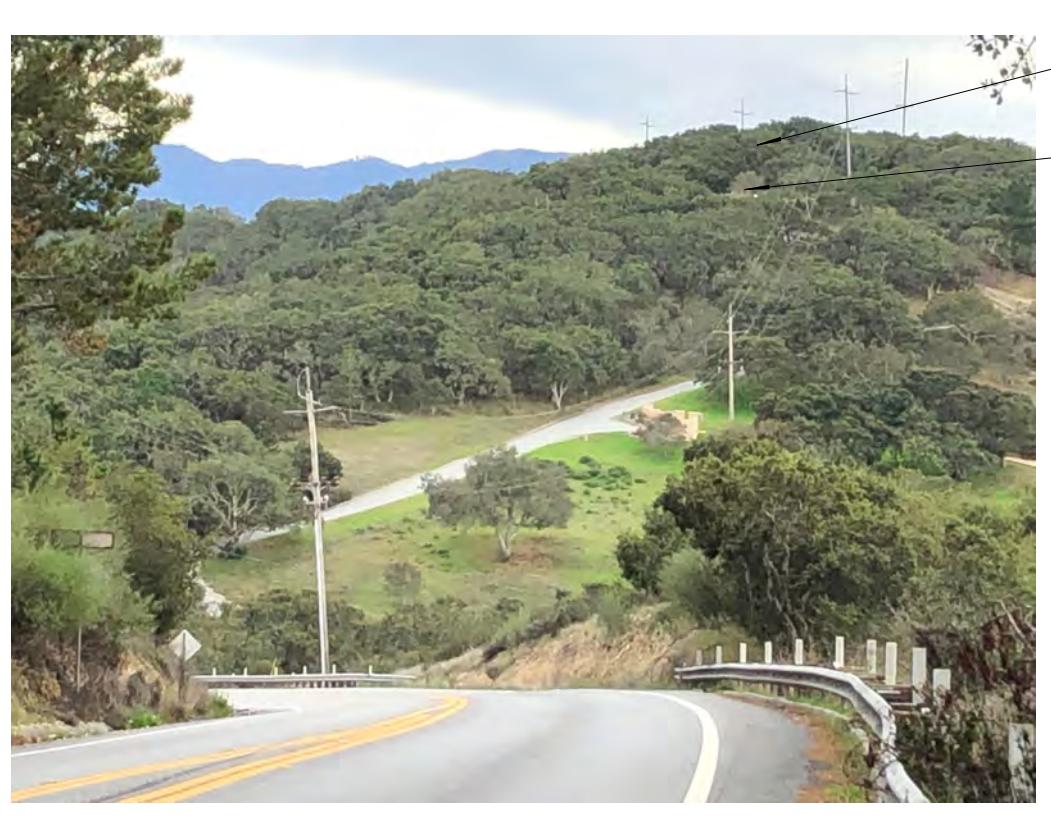
D - VIEW FROM NORTHWEST TOWARDS THE ADU LOCATION



E - VIEW TOWARDS THE SOUTHEAST CORNER OF THE ADU



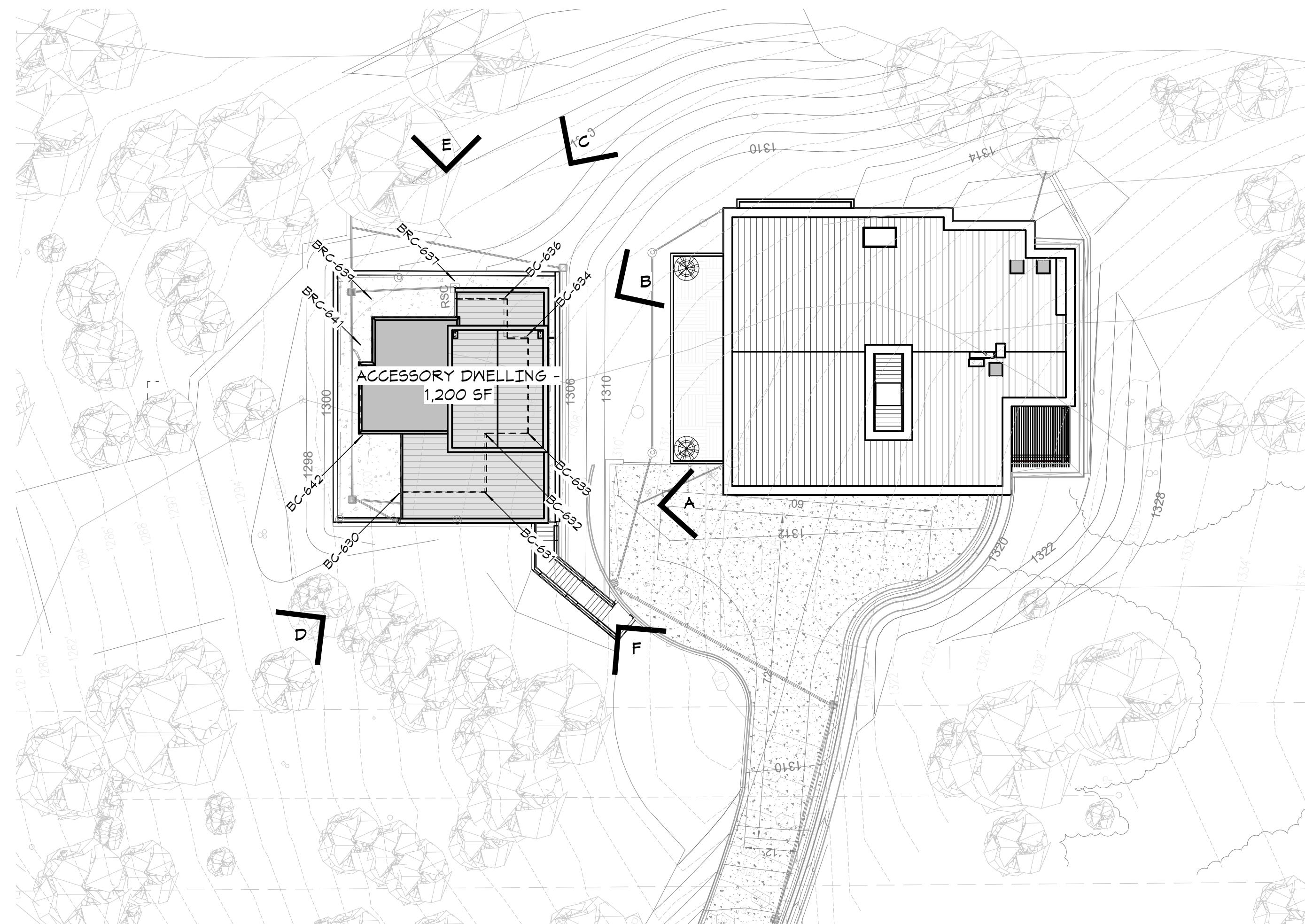
F - VIEW TOWARDS THE SOUTHWEST CORNER OF THE ADU



VIEW FROM LAURELES GRADE TO THE SITE



RENDERED VIEW FROM LAURELES GRADE TO THE SITE



VIEW PLAN - ADU OPTION 2 LOCATION

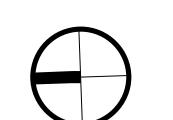
66.01 1' = 20'-0"

Client:
DUBLIN F2 INC/TAZ HARVEY

6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY RESIDENCE

27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924



Project No.: 777-I-21
Drawn By: CA
Checked By: Checker

No. Description Date By

PLANNING PACKAGE
7/1/2024

ADU FLAGGING STAKING
PHOTOS & VIEW PLAN

G6.01

GENERAL NOTES

- THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THEY ARE TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THEY ARE ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST APPLICABLE EDITION, THE LATEST EDITION OF THE COUNTY OF MONTEREY DESIGN CRITERIA, THE CALIFORNIA BUILDING CODE AND ALL OTHER FEDERAL AND STATE LAWS.
- NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE COUNTY OF MONTEREY DEPARTMENT OF PUBLIC WORKS AND THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- ALL PERMITS, CITY, COUNTY AND STATE, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 4 WORKING DAYS PRIOR TO THE START OF GRADING CONSTRUCTION.
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.
- THE BUILDING OFFICIAL OR HIS AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LAND SURVEYOR OR CIVIL ENGINEER QUALIFIED TO PRACTICE CONSTRUCTION SURVEYING IN THE STATE OF CALIFORNIA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE BUILDING DEPARTMENT PRIOR TO START OF WORK.
- THE TOPOGRAPHIC DATA WAS PROVIDED BY MONTEREY BAY ENGINEERS, INC., THEIR JOB NO. 21-076, DATED AUGUST, 2021. THIS MAP IS INCLUDED HEREWITIN.

EARTHWORK AND GRADING NOTES

- WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS AND AS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT.
- ALL GRADING SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, LATEST APPLICABLE EDITION. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE TO THE UPDATED GEOTECHNICAL INVESTIGATION PREPARED BY SOIL SURVEYS GROUP INC. PROJECT NO. B200, DATED JANUARY 26, 2023 ADDENDUM TO ORIGINAL GEOTECHNICAL AND PERCOLATION INVESTIGATION REPORT, DATED AUGUST 17, 1999.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT GEOTECHNICAL ENGINEER BELINDA A. TALUBAN, P.E., PROJECT NO. B200, (831) 757-2172 AT LEAST 4 WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY SITE CLEARING OR GRADING OPERATIONS.
- ALL EXISTING TRASH, DEBRIS, ROOTS, TREE REMAINS AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE SO AS TO LEAVE THE AREAS THAT HAVE BEEN DISTURBED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. NO BURNING SHALL BE PERMITTED.
- AFTER THE EARTHWORK OPERATIONS HAVE BEEN COMPLETED AND THE GEOTECHNICAL ENGINEER HAS FINISHED HIS OBSERVATIONS OF THE WORK, NO FURTHER EARTHWORK OPERATIONS SHALL BE PERFORMED EXCEPT WITH THE APPROVAL OF AND UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.

BIOLOGIST NOTES

PER BIOLOGICAL ASSESSMENT BY CONSULTING BIOLOGIST PATRICK REGAN, TO MINIMIZE POTENTIAL IMPACTS ON NESTING AND BIRD SPECIES, TREE REMOVAL AND GRADING ACTIVITIES SHOULD BE SCHEDULED EITHER BEFORE OR AFTER THE RECOGNIZED BIRD BREEDING SEASON, TYPICALLY OCCURRING BETWEEN FEBRUARY 22 AND AUGUST 1. ALTERNATIVELY, IF TREE REMOVAL TAKES PLACE BETWEEN FEBRUARY 22 AND AUGUST 1 IN ANY GIVEN YEAR, A COMPREHENSIVE PRE-REMOVAL SURVEY OF THE TREES TO BE REMOVED AND THEIR SURROUNDINGS MUST BE CONDUCTED TO DETERMINE WHETHER THE TREES SERVE AS NESTING OR REARING SITES FOR BIRDS.

FOR THE PRE-REMOVAL SURVEY, A QUALIFIED BIOLOGIST FROM THE MONTEREY COUNTY LIST OF APPROVED BIOLOGICAL CONSULTANTS SHALL CONDUCT THE SURVEY WITHIN 300 FEET OF THE AFFECTED TREES AND SHOULD BE COMPLETED NO MORE THAN 15 DAYS BEFORE TREE REMOVAL ACTIVITIES COMMENCE.

IN THE EVENT THAT AN ACTIVE NEST OF ANY BIRD OF PREY IS IDENTIFIED, THE TREE REMOVAL PROCESS MUST BE DELAYED UNTIL A SUBSEQUENT SURVEY CONFIRMS THAT THE NESTING OR REARING ACTIVITY HAS CEASED, OR UNTIL AFTER AUGUST 1, WHICHEVER COMES FIRST. THIS APPROACH ENSURES THAT BIRD SPECIES ARE ADEQUATELY PROTECTED DURING THEIR SENSITIVE BREEDING PERIOD.

PRELIMINARY EARTHWORK VOLUMES

	CUT (CU. YDS.)	FILL (CU. YDS.)	NET (CU. YDS.)
HOUSE, ADU, AND DRIVEWAY	1987	735	(1252)
TOTAL OFFHAUL	1987	735	(1252)

EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES. EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREON. ACTUAL EARTHWORK VOLUMES WILL VARY.

CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS SATISFACTION PRIOR TO CONSTRUCTION.

ALL EXCESS EXCAVATION (CUT) TO BE OFFHAUL FROM SITE AND DISPOSED OF AT THE COUNTY LANDFILL OR OTHER APPROVED SITE.

ABBREVIATIONS

SHEET INDEX	
C0.0	COVER SHEET & GENERAL NOTES
C1.0	DEMO PLAN
C2.0	SITE GRADING PLAN
C2.1	RESIDENCE AND DRIVEWAY GRADING PLAN
C2.2	ADU GRADING PLAN
C2.3	PROFILES AND CROSS SECTIONS
C3.0	RESIDENCE DRAINAGE AND UTILITY PLAN
C3.1	ADU DRAINAGE AND UTILITY PLAN
C4.0	SLOPE MAP
C5.0	EROSION CONTROL PLAN
C6.0	SITE DETAILS
C6.1	UTILITY DETAILS

MATERIAL DATA	
SUBMIT ALL MATERIALS TO ENGINEER FOR APPROVAL	
1. ASPHALT CONCRETE	
2. ENERGY DISSIPATOR ROCK	
3. CLASS II AGGREGATE BASEROCK MATERIAL	
4. CONCRETE MIX AND REINFORCEMENT BAR	
5. V12 CATCH BASIN (CHRISTY OR APPROVED EQUAL)	
6. V64 CATCH BASIN (CHRISTY OR APPROVED EQUAL)	
7. ACO KLASSIC DRAIN K100 OR APPROVED EQUIVALENT	
8. SDR26 STORM DRAIN PIPE	

LEGEND

CATCH BASIN	
CLEAN OUT	
ENERGY DISSIPATOR	
BUILDING AREA	
CONCRETE	
MAJOR CONTOUR	
MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
WATER LINE	
EXISTING WATER LINE	
EXISTING OVERHEAD ELEC.	
STORM DRAIN	
DRIVEWAY ALIGNMENT	
(SEE PROFILE)	
SILT FENCE	
LIMITS OF DISTURBANCE	
STRAW WATTLE OR FILTREXX SOCK AS NOTED	
INLET PROTECTION	
STORM DRAIN INLET	
GRAVEL CONSTRUCTION ENTRANCE	



VICINITY & PROJECT MAP

(SCALE 1"=250')

DISCLAIMER

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APN 416-08-204

REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

COVER SHEET
FOR TAZ HARVEY
27155 UPPER FORTY DRIVE
SITUATE IN
CARMEL VALLEY, CALIFORNIA

SCALE 1" = 250' DRAWN JG/CMM JOB NO. 28908 SHEET
DATE JUNE 28, 2024 CHECKED BRR INDEX MONTEREY
DESIGN JG/CMM DWG NAME CO.0 TITLE FILE NO. 28908 OF CO.0



811
Know what's below.
Call before you dig.

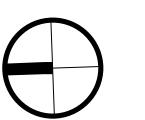


Client:
DUBLIN F2 INC/TAZ HARVEY

6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY RESIDENCE

27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924

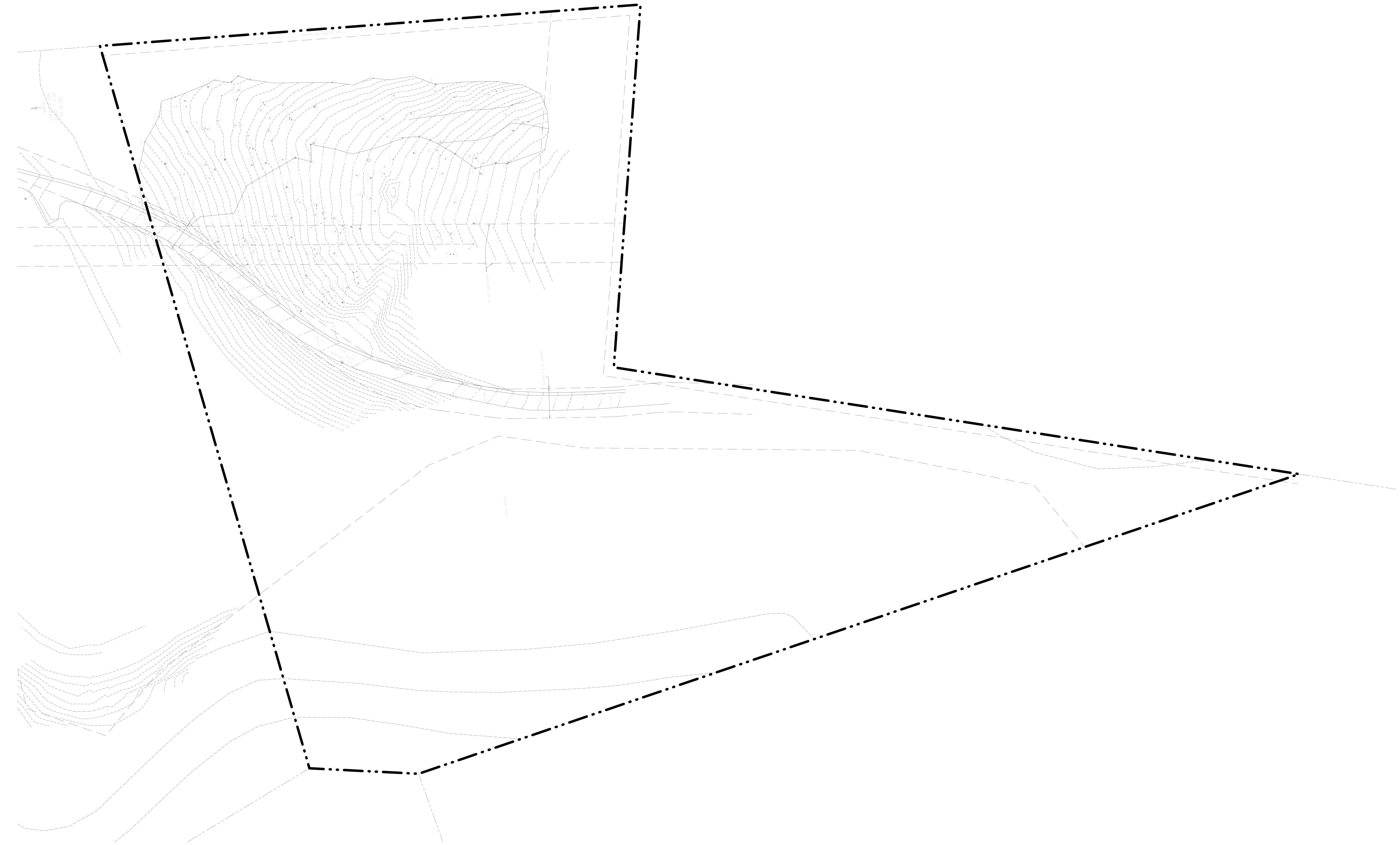


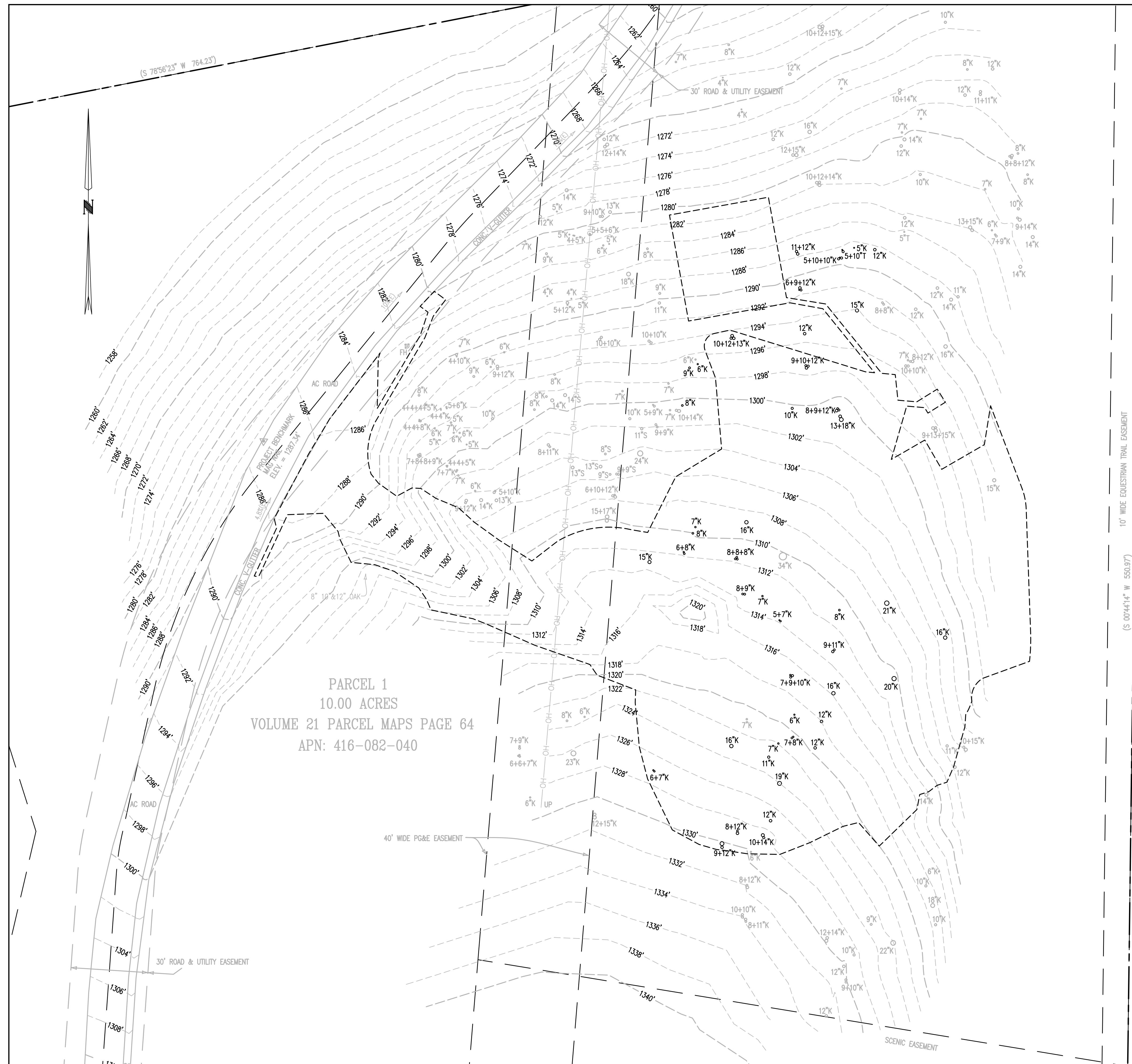
Project No.: 777-1-21
Drawn By: CA
Checked By: PR

No. Description Date By

PLANNING PACKAGE
7/1/2024

EXISTING TOPO MAP





LEGEND

ASPHALT TO BE REMOVED	
EXISTING MAJOR CONTOUR	190
EXISTING MINOR CONTOUR	189
EXISTING OVERHEAD ELEC.	OH
TREE REMOVAL	
LIMITS OF WORK	

TREES TO BE REMOVED

QUANTITY	TYPE
35	OAK (DESIGNATED WITH "K" ON PLAN)

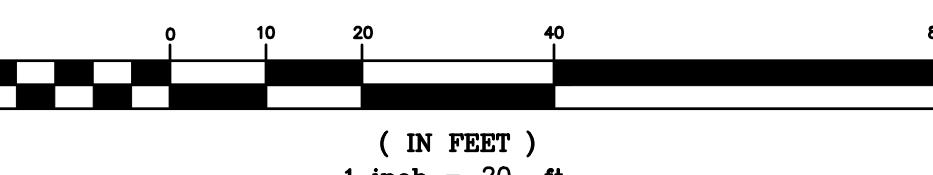
BIOLOGIST NOTES

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GRAPHIC SCALE

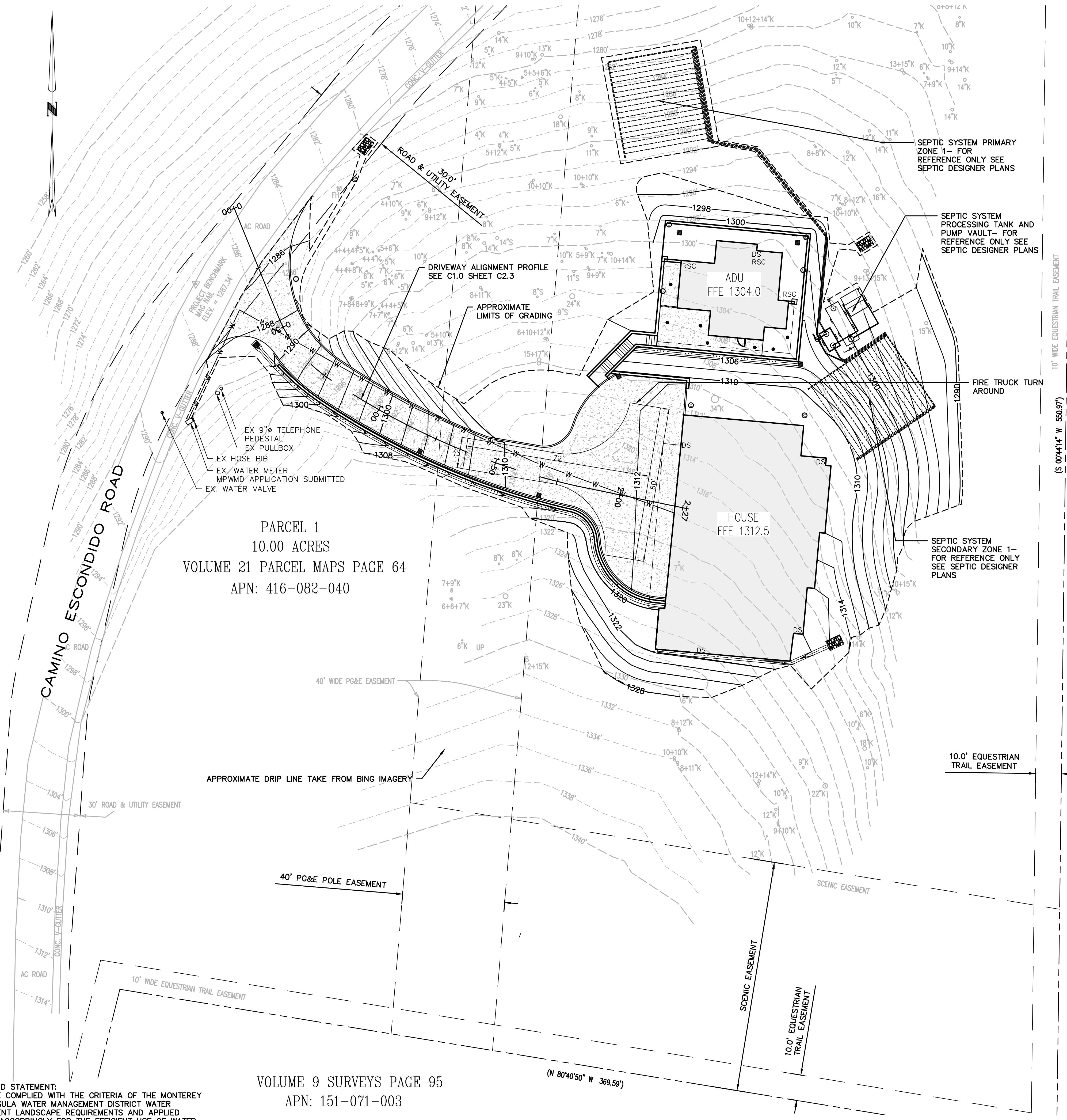


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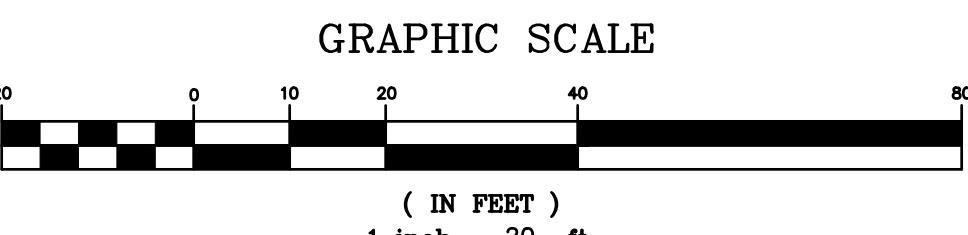
REVISED	BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		DEMO PLAN
FOR TAZ HARVEY 27155 UPPER FORTY DRIVE SITUATE IN CARMEL VALLEY, CALIFORNIA		81	
SCALE 1" = 20'	DRAWN JG/CMM	JOB NO. 28908	SHEET
DATE JUNE 28, 2024	CHECKED BRR	INDEX MONTEREY	C1.0
DESIGN JG/CMM	DWG NAME C1.0 DEMO	FILE NO. 28908	OF 13

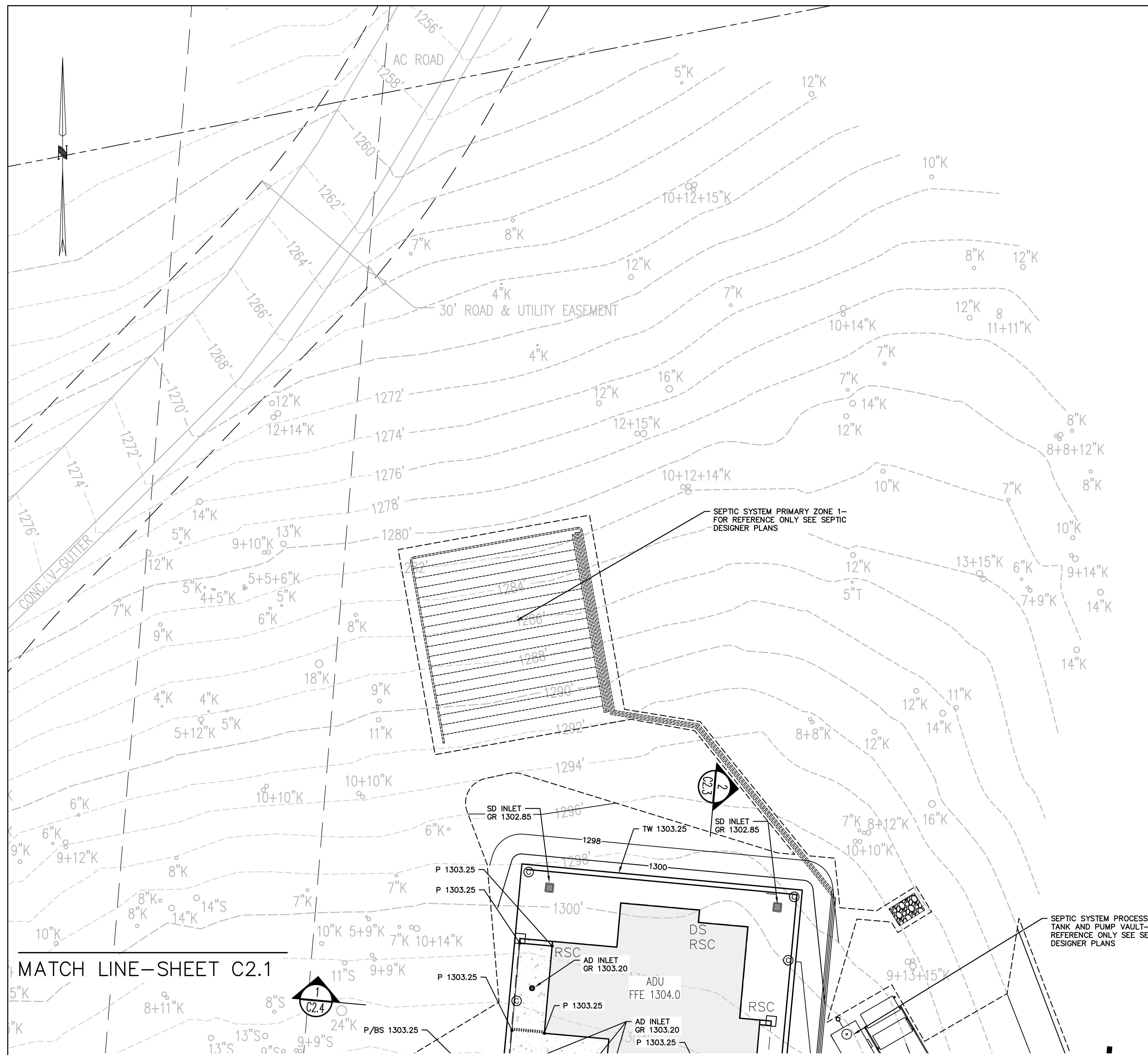


VOLUME 9 SURVEYS PAGE 95
APN: 185-052-015

APN 416-08-204	REVISED	BOWMAN & WILLIAMS		SITE GRADING PLAN	
		CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		FOR TAZ HARVEY 27155 UPPER FORTY DRIVE SITUATE IN CARMEL VALLEY, CALIFORNIA	
		3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		INDEX MONTEREY	
SCALE 1" = 20'	DRAWN JG/CMM	JOB NO. 28908	sheet C2.0	DATE JUNE 28, 2024	CHECKED BRR
DESIGN JG/CMM	DWG NAME C2.0 GRADING	FILE NO. 28908	OF 13		

811
Know what's below.
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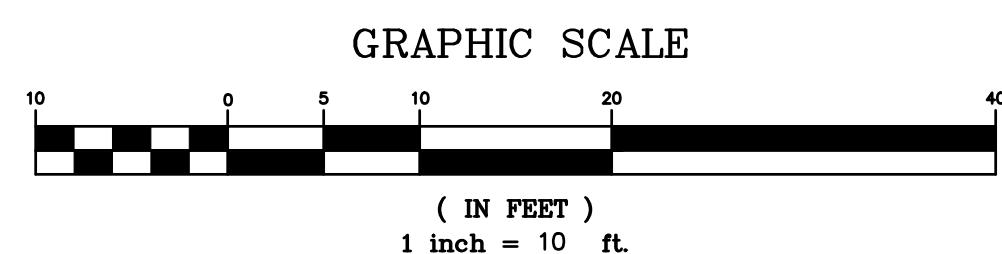
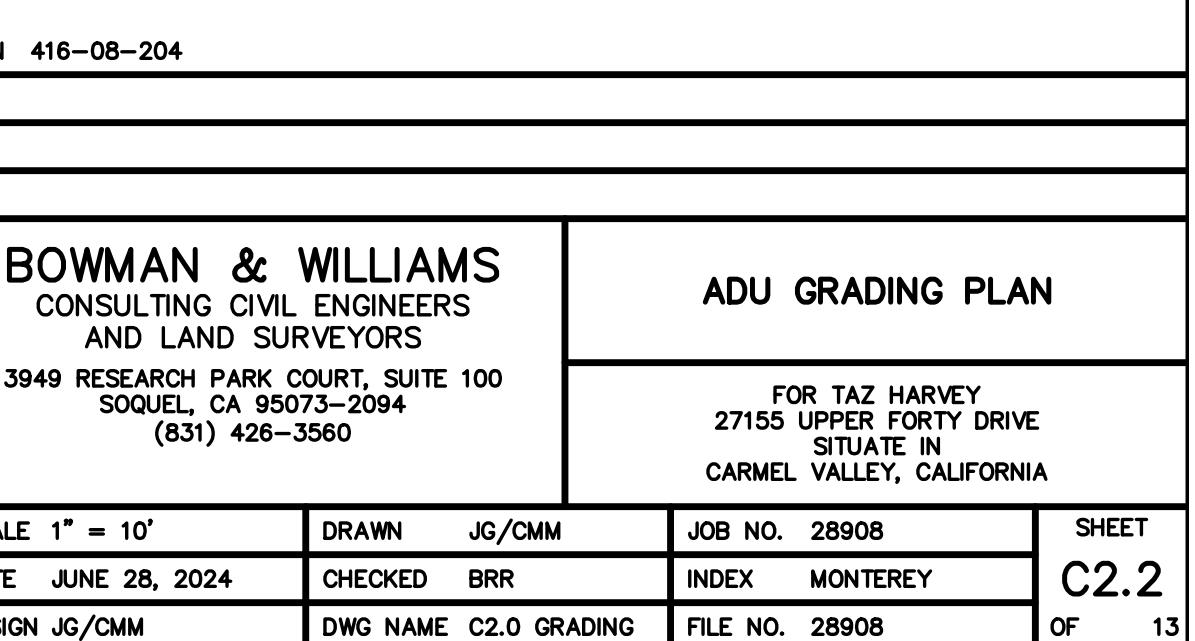


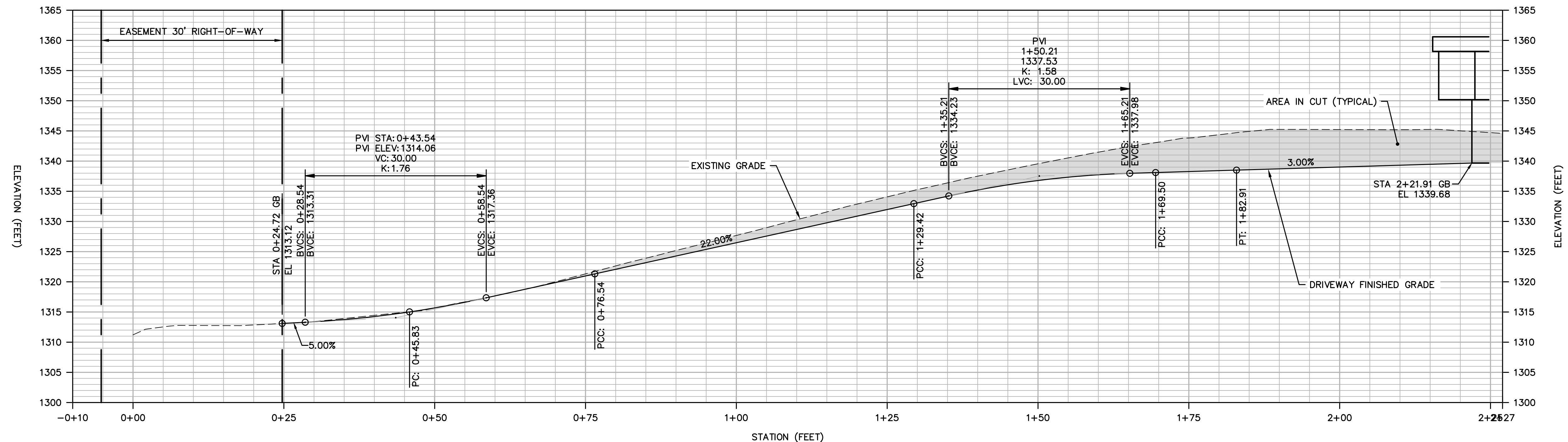


***MPWMD STATEMENT:**
I HAVE COMPLIED WITH THE CRITERIA OF THE MONTEREY
PENINSULA WATER MANAGEMENT DISTRICT WATER
EFFICIENT LANDSCAPE REQUIREMENTS AND APPLIED
THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER
IN THE GRADING DESIGN PLAN.



**Know what's below.
Call before you dig.**

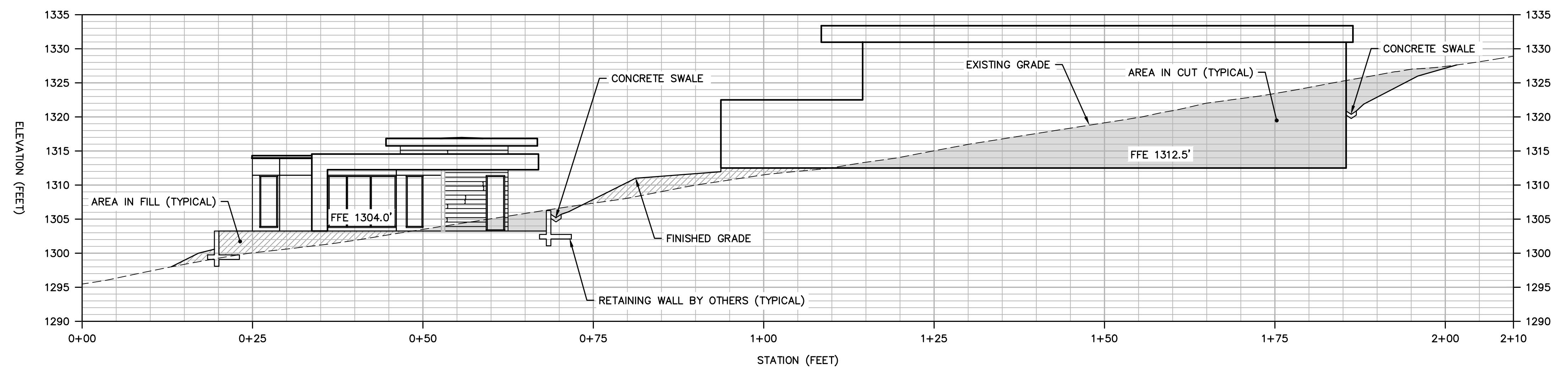




1
C2.3

PAVED ACCESS ROAD PROFILE

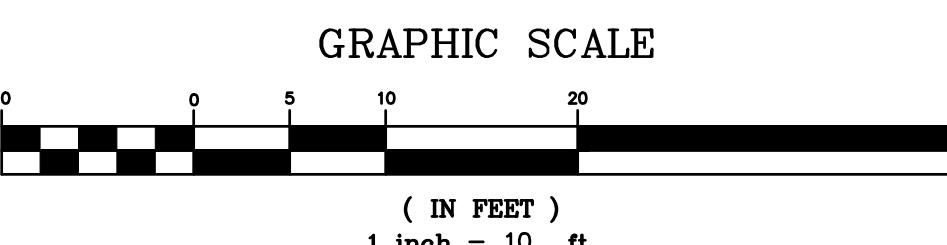
SCALE: 1" = 10' H & V



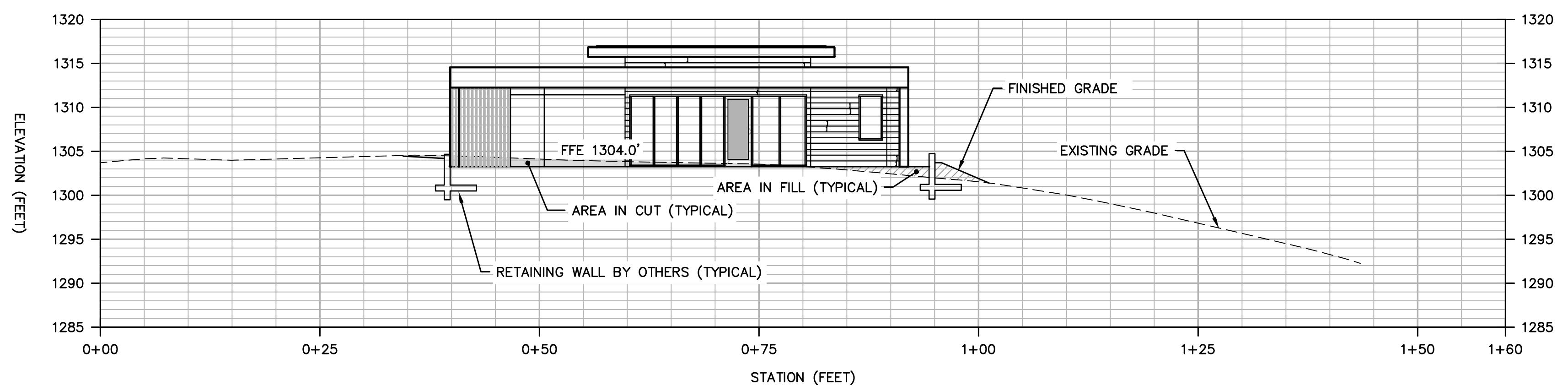
2
C2.3

CROSS SECTION ADU & MAIN RESIDENCE

SCALE: 1" = 10' H & V

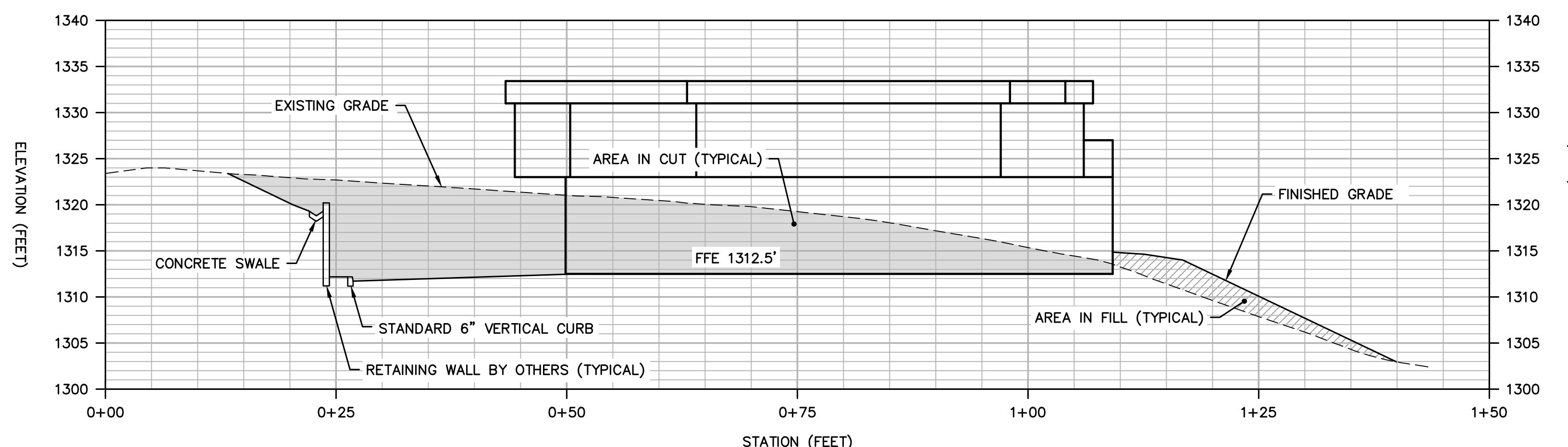


APN 416-08-204	REVISED	BOWMAN & WILLIAMS		PROFILES & CROSS SECTIONS
REGISTERED PROFESSIONAL ENGINEER BENJAMIN R. RYLANDER C77954 STATE OF CALIFORNIA CIVIL		3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		FOR TAZ HARVEY 27155 UPPER FORTY DRIVE SITUATE IN CARMEL VALLEY, CALIFORNIA
811	Know what's below. Call before you dig.		SCALE 1" = 10' DATE JUNE 28, 2024 DESIGN JG/CMM	
	DRAWN JG/CMM	JOB NO. 28908	INDEX MONTEREY	SHEET C2.3
	CHECKED BRR	FILE NO. 28908	DWG NAME	OF 13



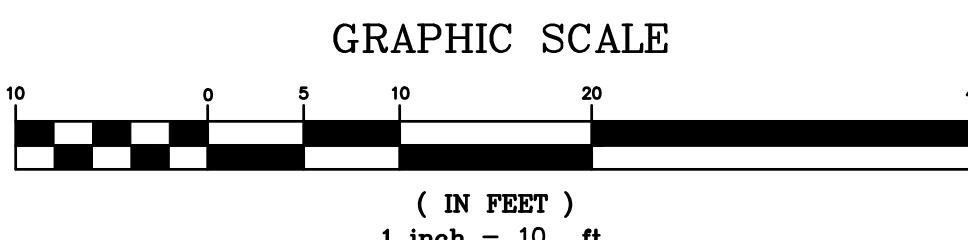
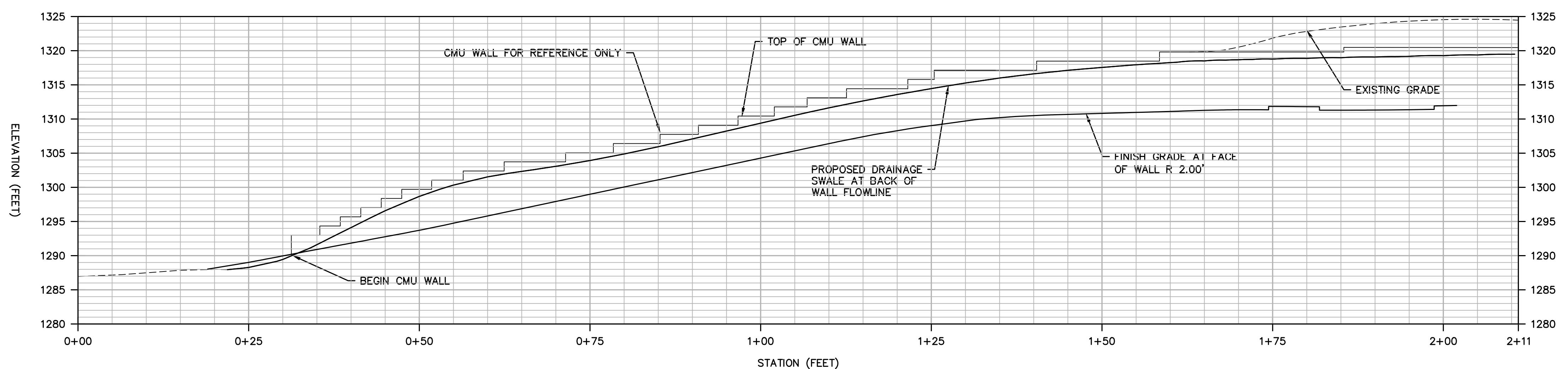
CROSS SECTION ADU

SCALE: 1" = 10' H & V



CROSS SECTION MAIN RESIDENCE

SCALE: 1" = 10' H & V



CMU FACE OF WALL PROFILE

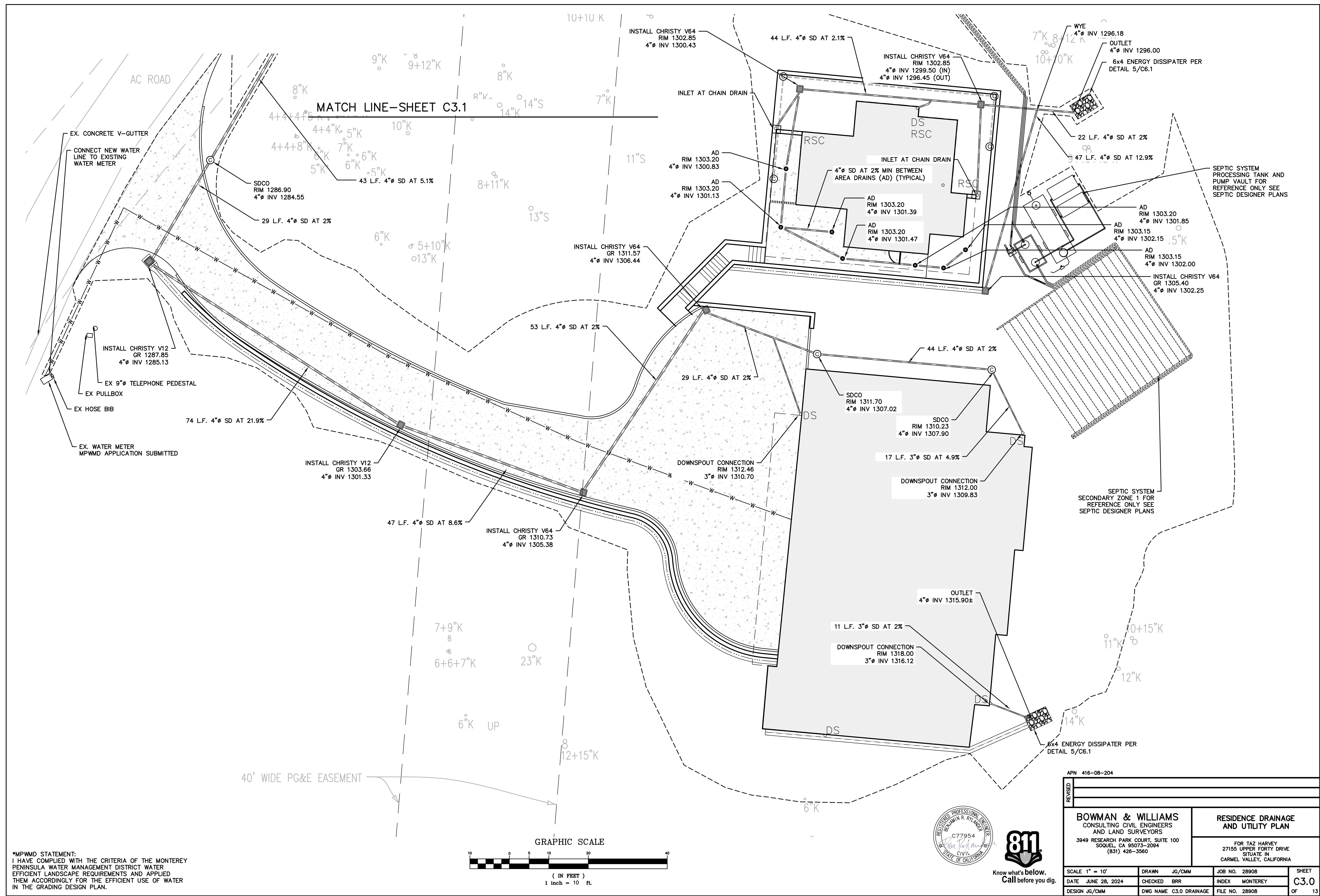
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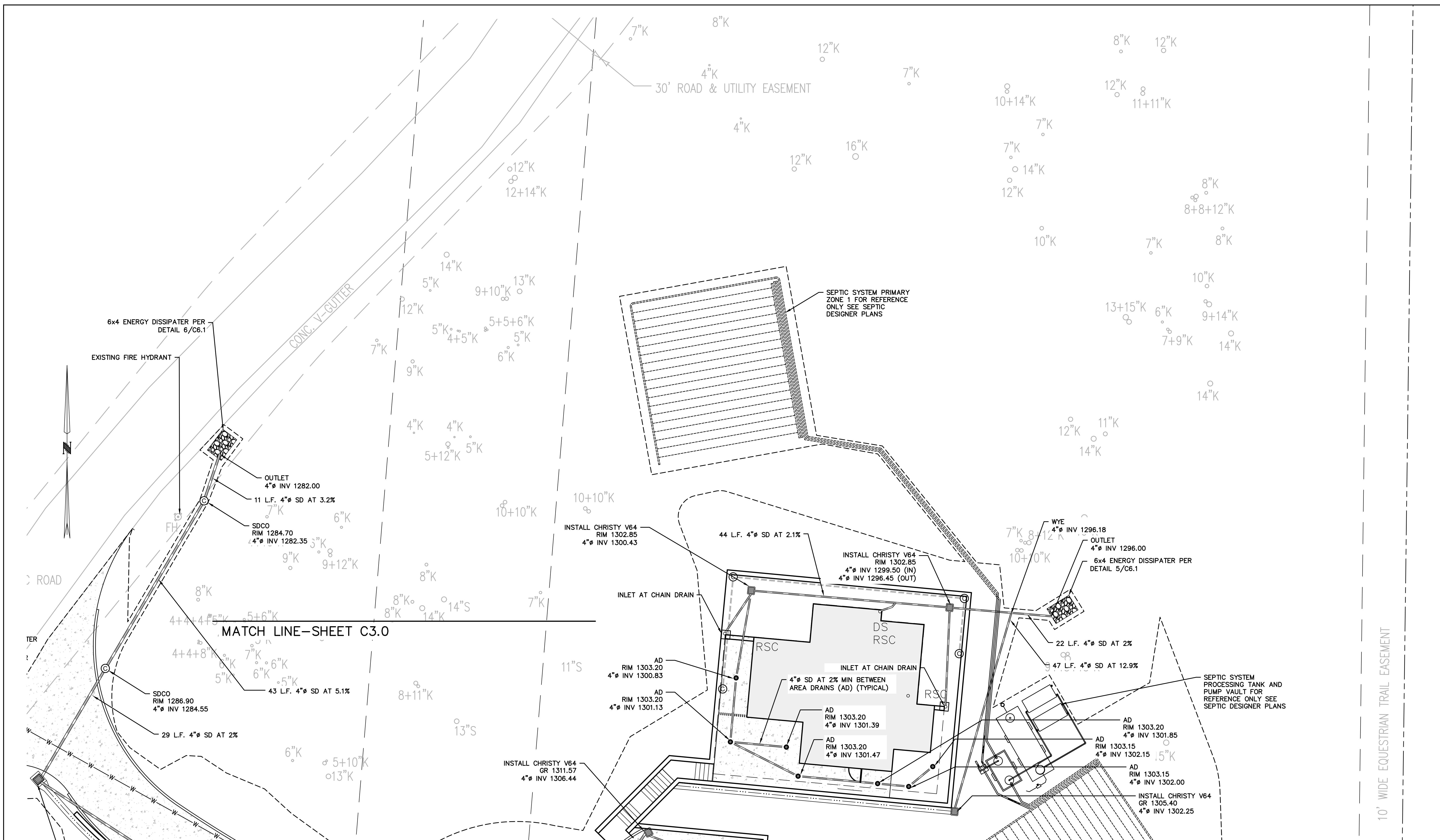
APN 416-08-204



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REVISED	BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560			PROFILES & CROSS SECTIONS
FOR TAZ HARVEY 27155 UPPER FORTY DRIVE SITUATE IN CARMEL VALLEY, CALIFORNIA				
SCALE 1" = 10'	DRAWN JG/CMM	JOB NO. 28908		SHEET C2.4
DATE JUNE 28, 2024	CHECKED BRR	INDEX MONTEREY		
DESIGN JG/CMM	DWG NAME	FILE NO. 28908		OF 13



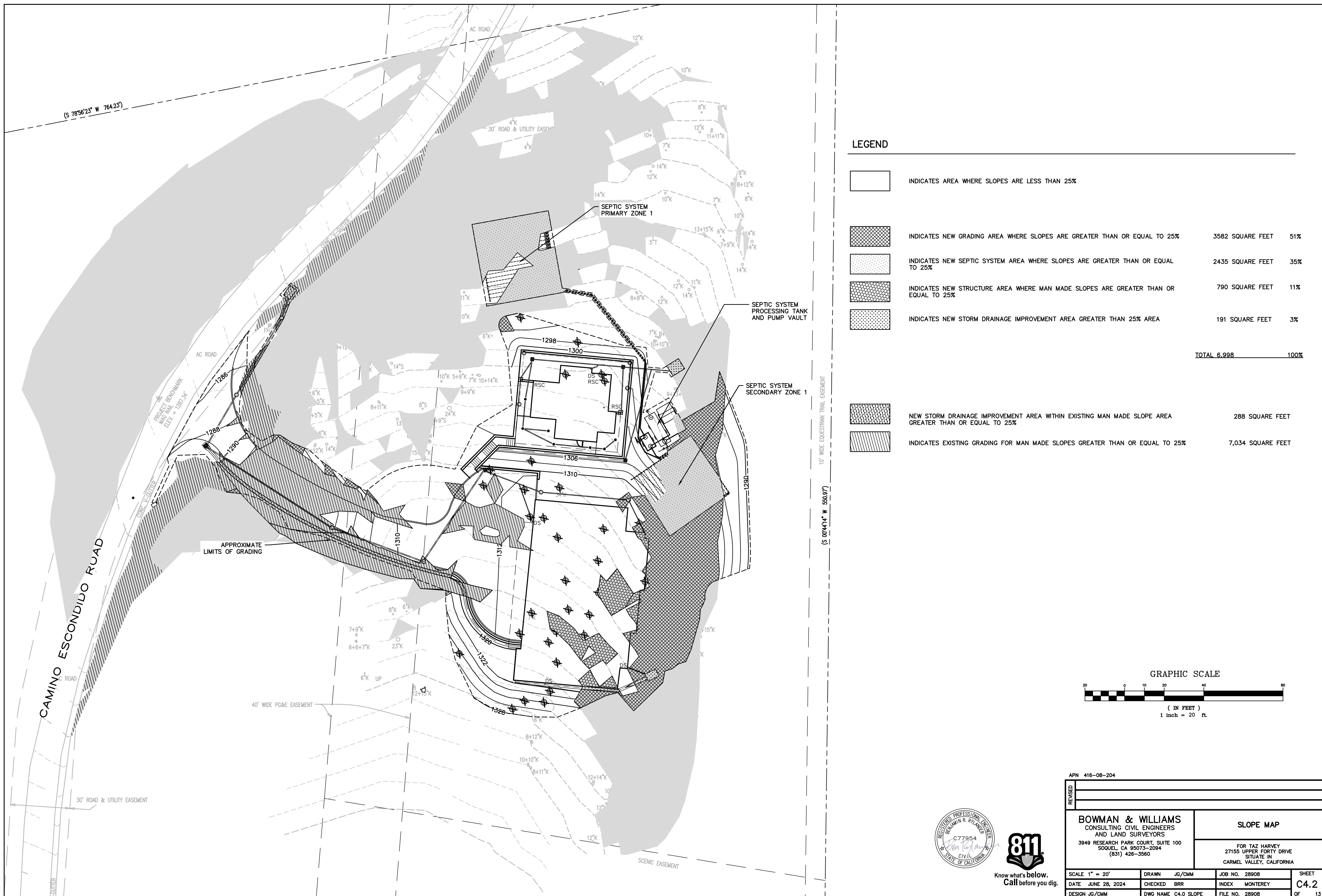


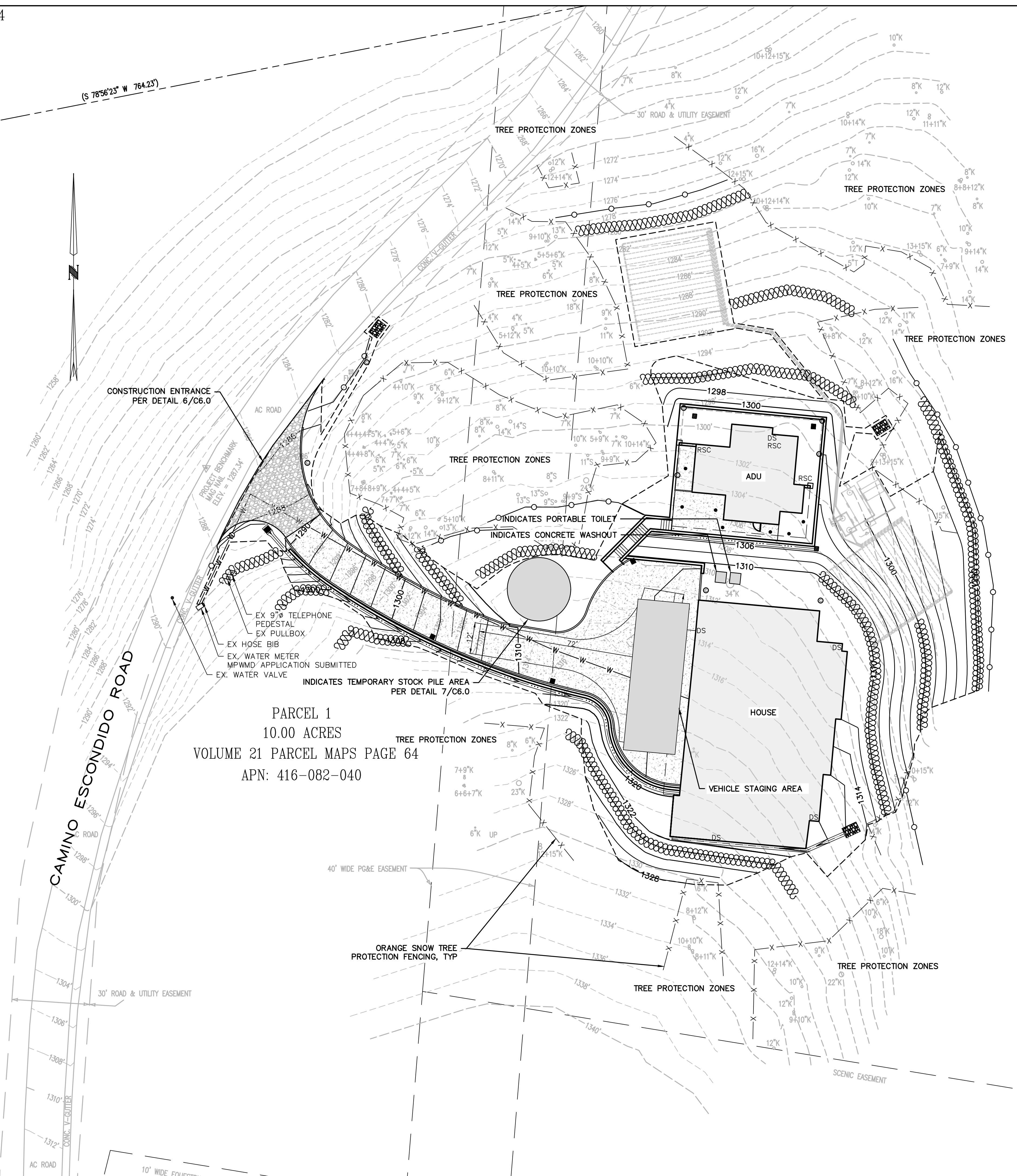
***MPWMD STATEMENT:**
I HAVE COMPLIED WITH THE CRITERIA OF THE MONTEREY
PENINSULA WATER MANAGEMENT DISTRICT WATER
EFFICIENT LANDSCAPE REQUIREMENTS AND APPLIED
THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER
IN THE GRADING DESIGN PLAN.



**Know what's below.
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APN 416-08-204			
REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		ADU DRAINAGE AND UTILITY PLAN FOR TAZ HARVEY 27155 UPPER FORTY DRIVE SITUATE IN CARMEL VALLEY, CALIFORNIA	
SCALE 1" = 10'	DRAWN	JG/CMM	JOB NO. 28908
DATE JUNE 28, 2024	CHECKED	BRR	INDEX MONTEREY
DESIGN JG/CMM	DWG NAME	C3.0 DRAINAGE	FILE NO. 28908
			SHEET C3.1 OF 13





LEGEND

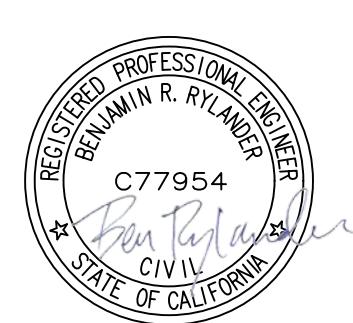
AREA OF DISTURBANCE

APPROXIMATE AREA OF DISTURBANCE: 30,368 SQUARE FEET (0.71 ACRES)

VOLUME 9 SURVEYS PAGE 95
APN: 185-052-015

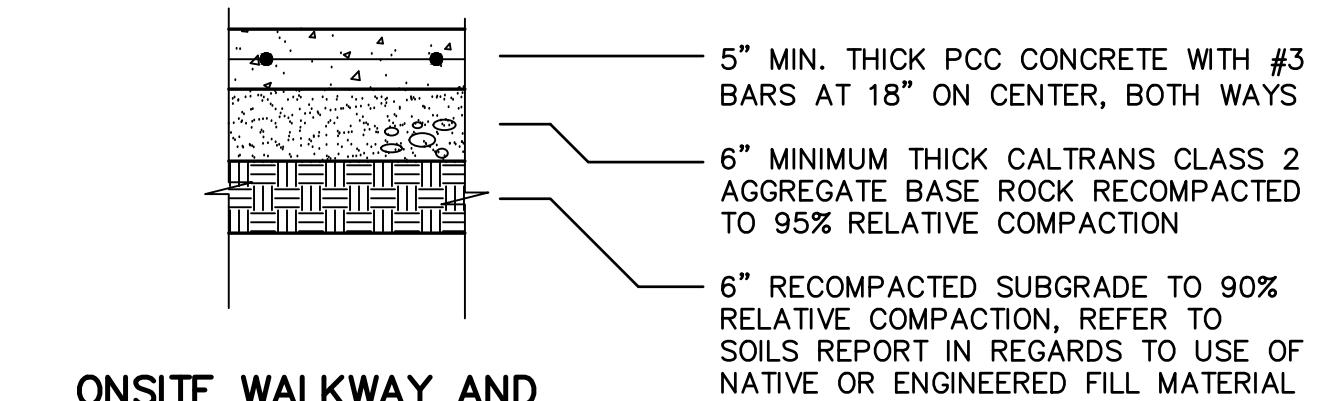
GRAPHIC SCALE

A horizontal scale bar for a map. It features a series of alternating black and white squares. Vertical tick marks are positioned at intervals of 10 feet, with numerical labels '0', '10', '20', and '40' placed above the bar. The text '(IN FEET)' is centered below the scale.

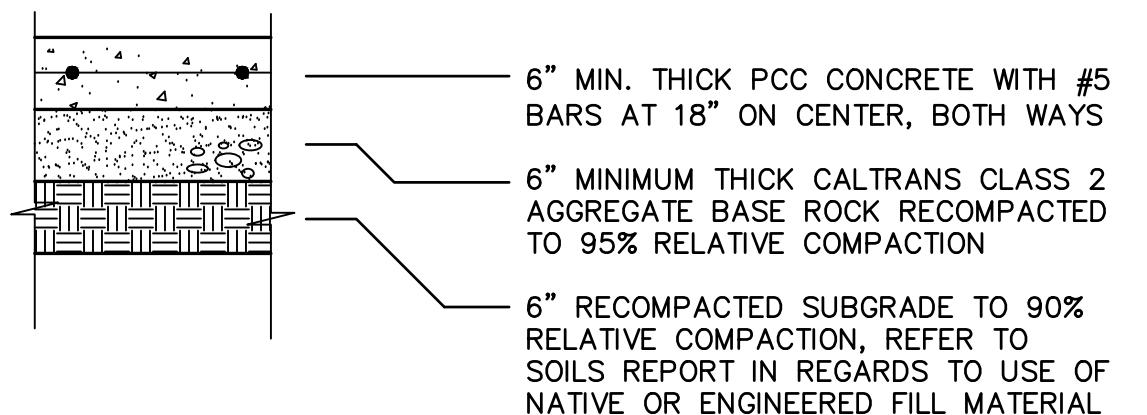


**Know what's below.
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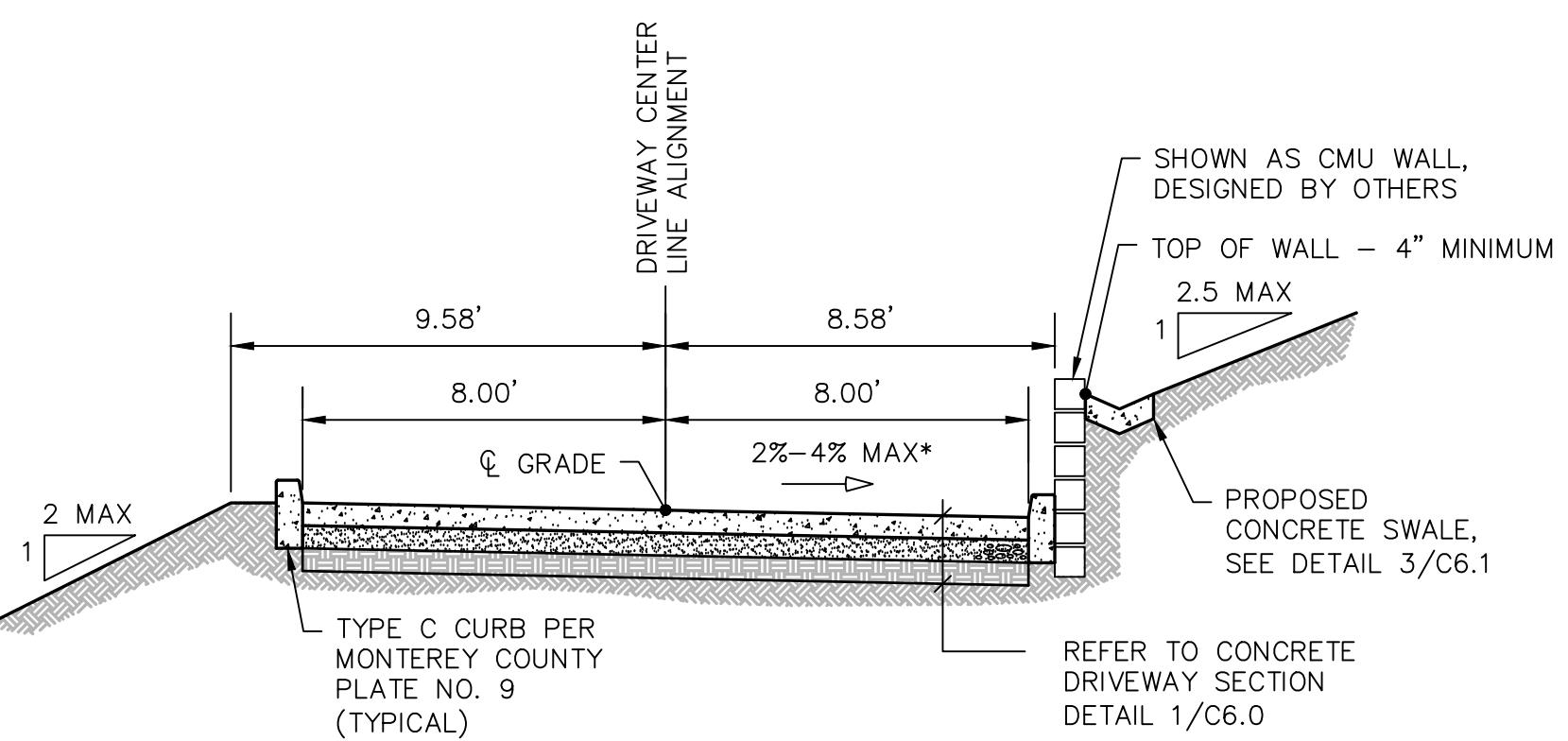
APN 416-08-204				
REVISED				
<p>BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS</p> <p>3949 RESEARCH PARK COURT, SUITE 100 SQQUEL, CA 95073-2094 (831) 426-3560</p>			EROSION CONTROL PLAN	
			<p>FOR TAZ HARVEY 27155 UPPER FORTY DRIVE SITUATE IN CARMEL VALLEY, CALIFORNIA</p>	
SCALE 1" = 20'	DRAWN JG/CMM		JOB NO. 28908	SHEET C5.0 OF 13
DATE JUNE 28, 2024	CHECKED BRR		INDEX MONTEREY	
DESIGN JG/CMM	DWG NAME C5.0 EROSION		FILE NO. 28908	



ONSITE WALKWAY AND
OTHER NON TRAFFIC AREAS

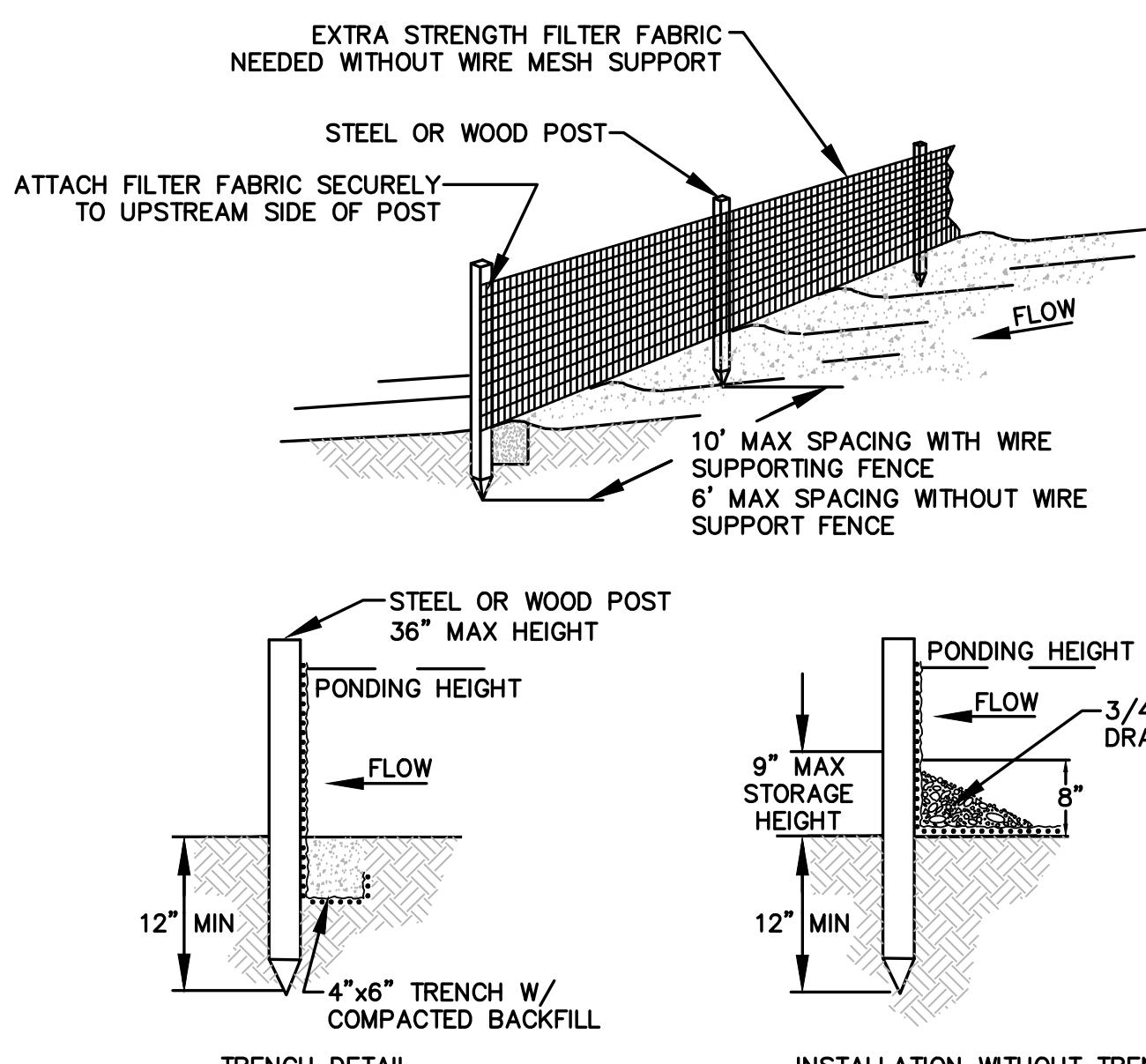


DRIVEWAY



* FOR LONGITUDINAL SLOPE > 10% USE A CROSS SLOPE OF 4%

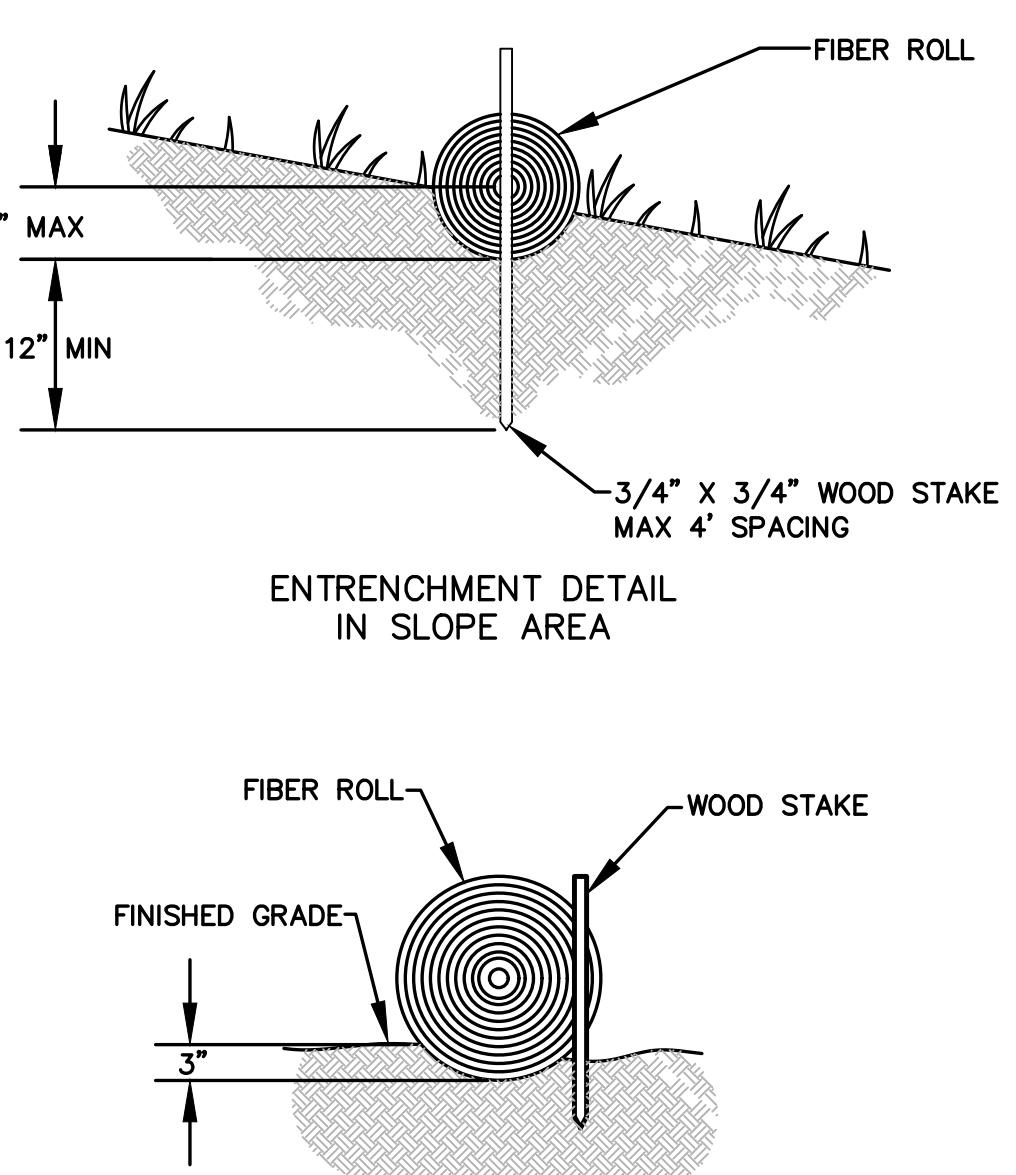
1 C6.0 RESIDENTIAL CONCRETE SECTIONS
SCALE: 3/4"=1'-0"



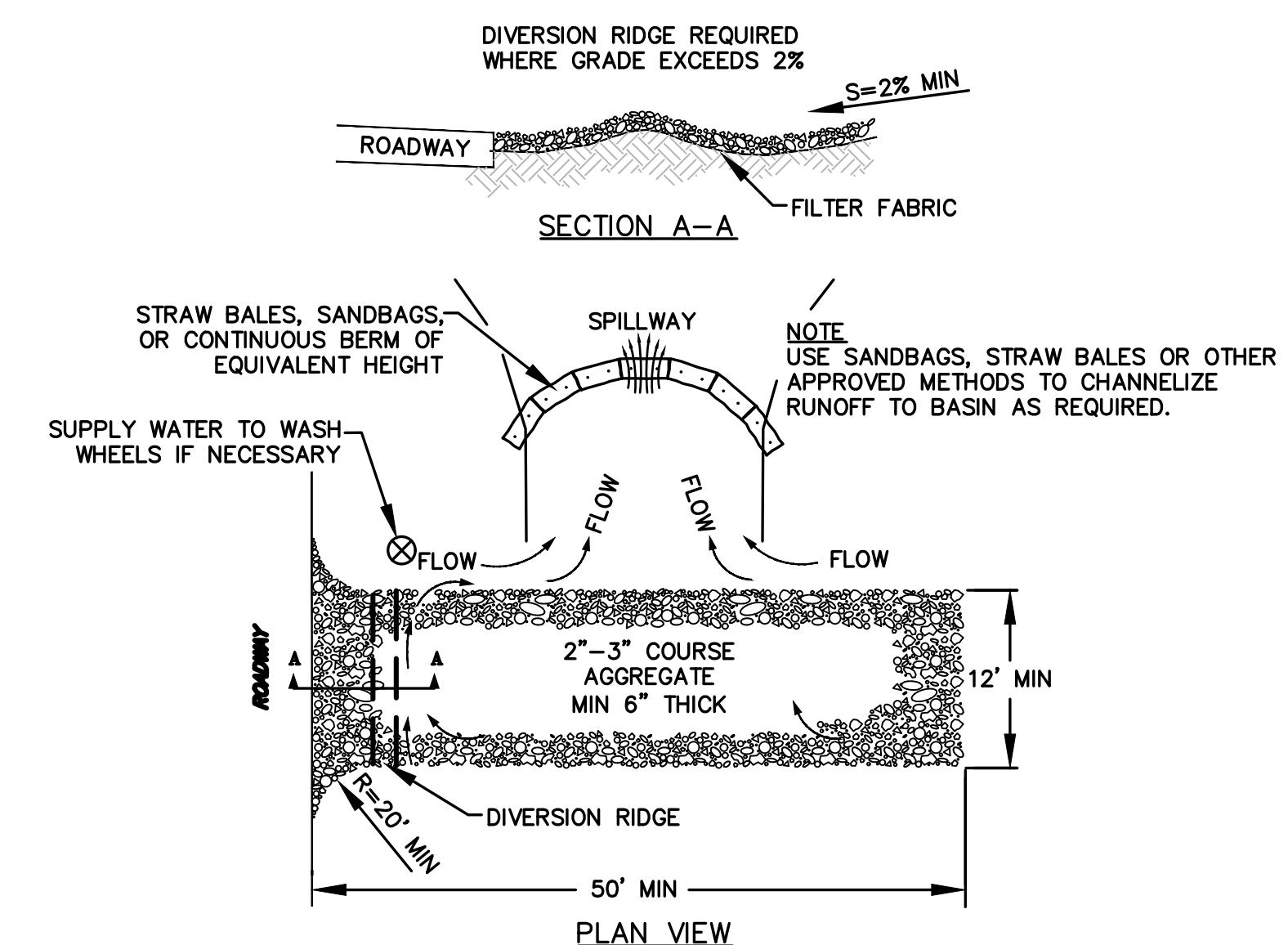
NOTES

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

2 C6.0 TYPICAL CONCRETE DRIVEWAY SECTION
SCALE: 1/4"=1'-0"



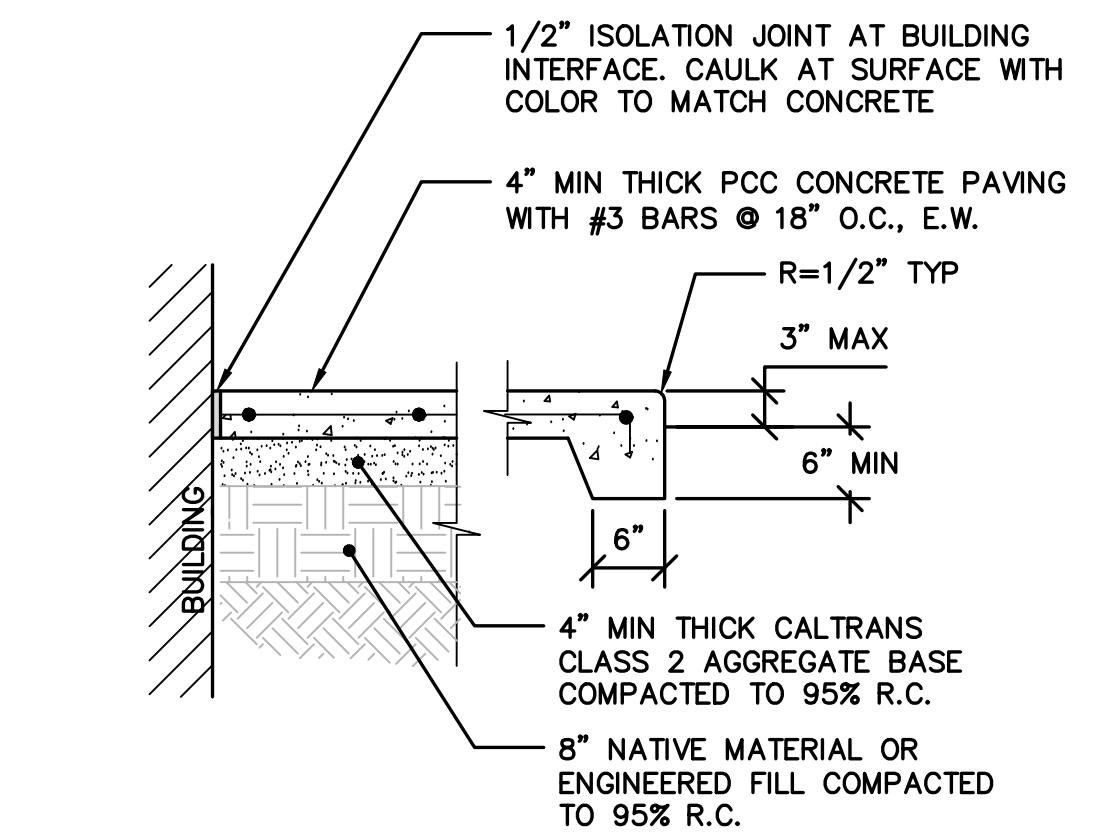
ENTRENCHMENT DETAIL
IN SLOPE AREA



NOTES

1. PROPERLY GRADE ENTRANCE TO PREVENT RUNOFF FROM CONSTRUCTION SITE. ENTRANCE ELEVATION SHOULD BE LOWER THAN STREET.
2. INSPECT ROUTINELY FOR DAMAGE AND REPAIR AS NEEDED. REQUIRE THAT ALL EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.
3. SERVICE SEDIMENT TRAPPING DEVICES REGULARLY.

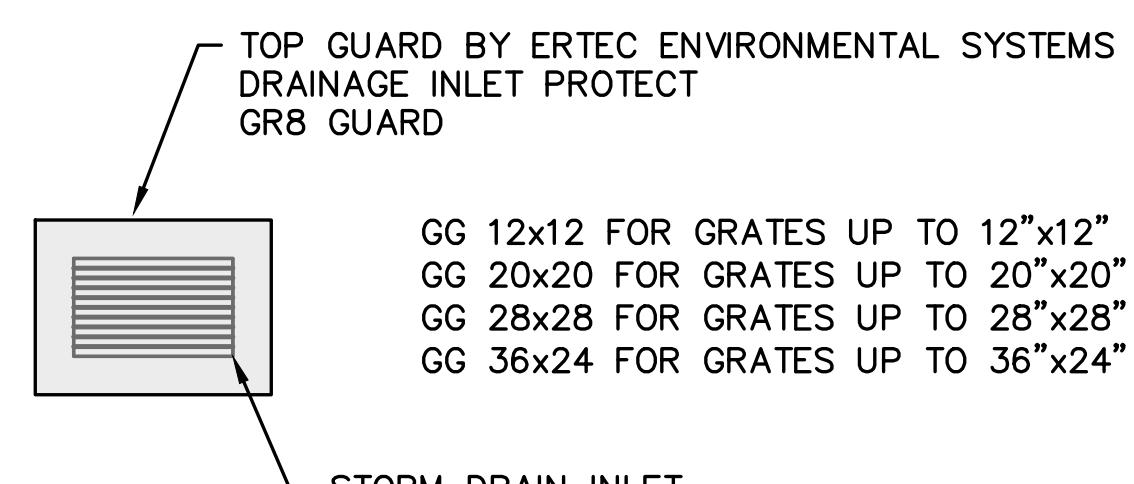
3 C6.0 CONCRETE WALKWAY DETAIL
SCALE: NTS



NOTES:

1. ALL CONCRETE SHALL BE SIX SACK MIX, CLASS "A".
2. SCORE FLATWORK EVERY 4 FT, DEEP JOINT EVERY 12 FT, AND EXPANSION JOINT EVERY 60 FT MAX.

4 C6.0 SILT FENCE
SCALE: NTS



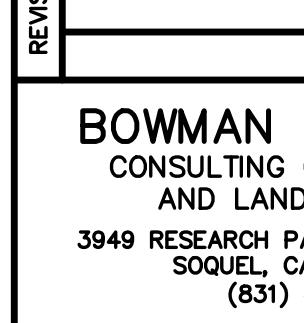
5 C6.0 FIBER/COIR ROLL
SCALE: NTS

6 C6.0 CONSTRUCTION ENTRANCE
SCALE: NTS

7 C6.0 TEMPORARY STOCKPILE
SCALE: NTS

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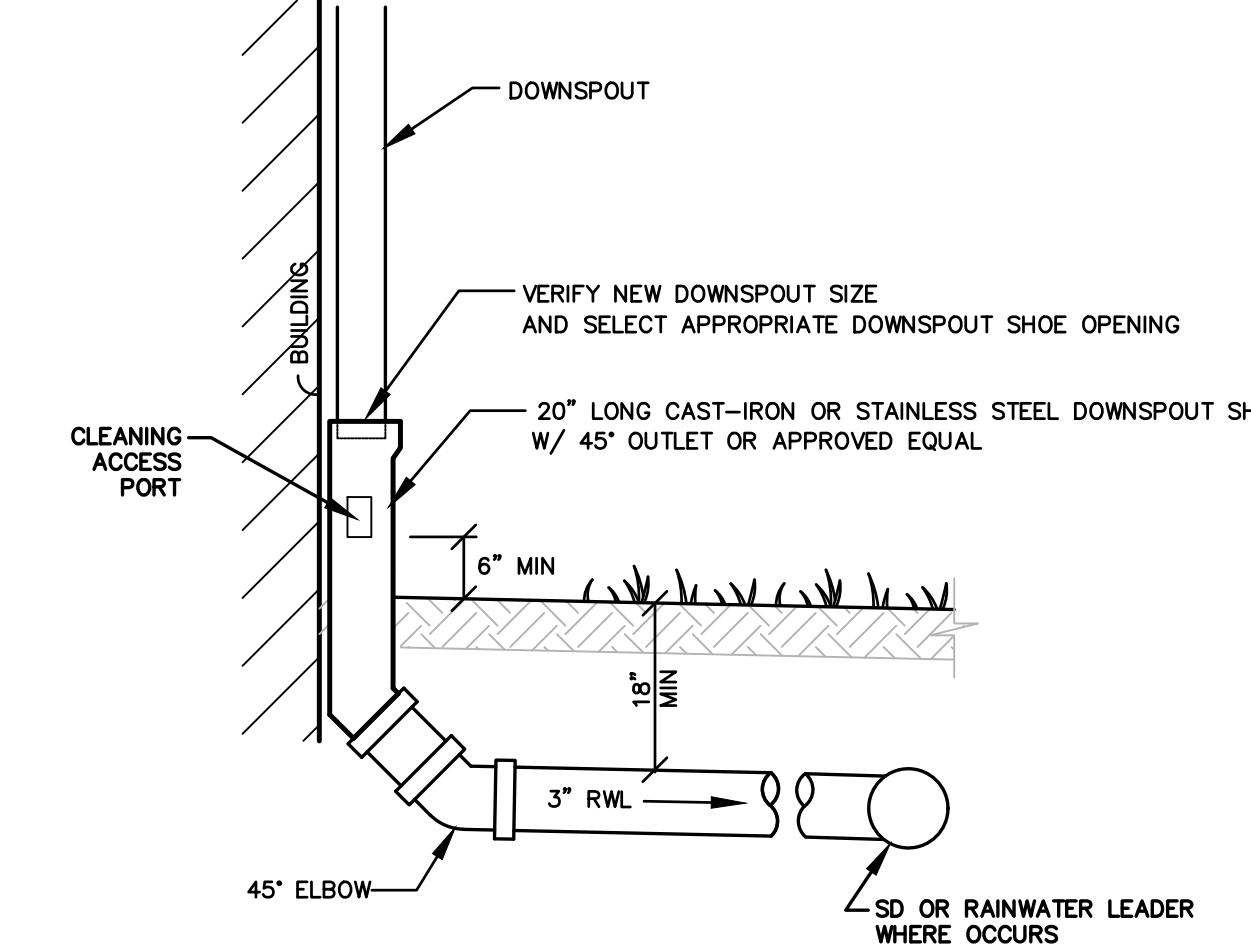
APN 416-08-204

REvised

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

SITE DETAILS
FOR TAZ HARVEY
27155 UPPER FORTY DRIVE
SITUATE IN
CARMEL VALLEY, CALIFORNIA

SCALE AS SHOWN	DRAWN JG/CMM	JOB NO. 28908	SHEET
DATE JUNE 28, 2024	CHECKED BRR	INDEX MONTEREY	C6.0
DESIGN JG/CMM	DWG NAME C6.0 DETAILS	FILE NO. 28908	OF 13

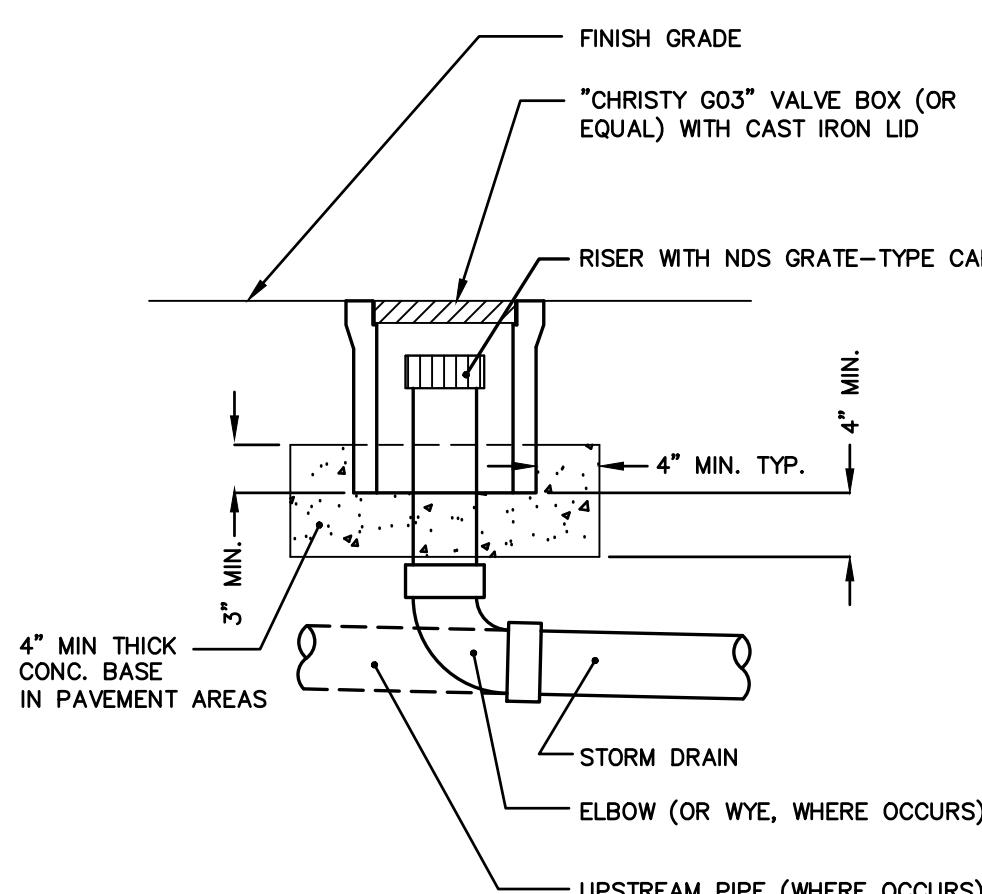




**DOWNSPOUT CONNECTION
TO STORM DRAIN**

1
C6.1

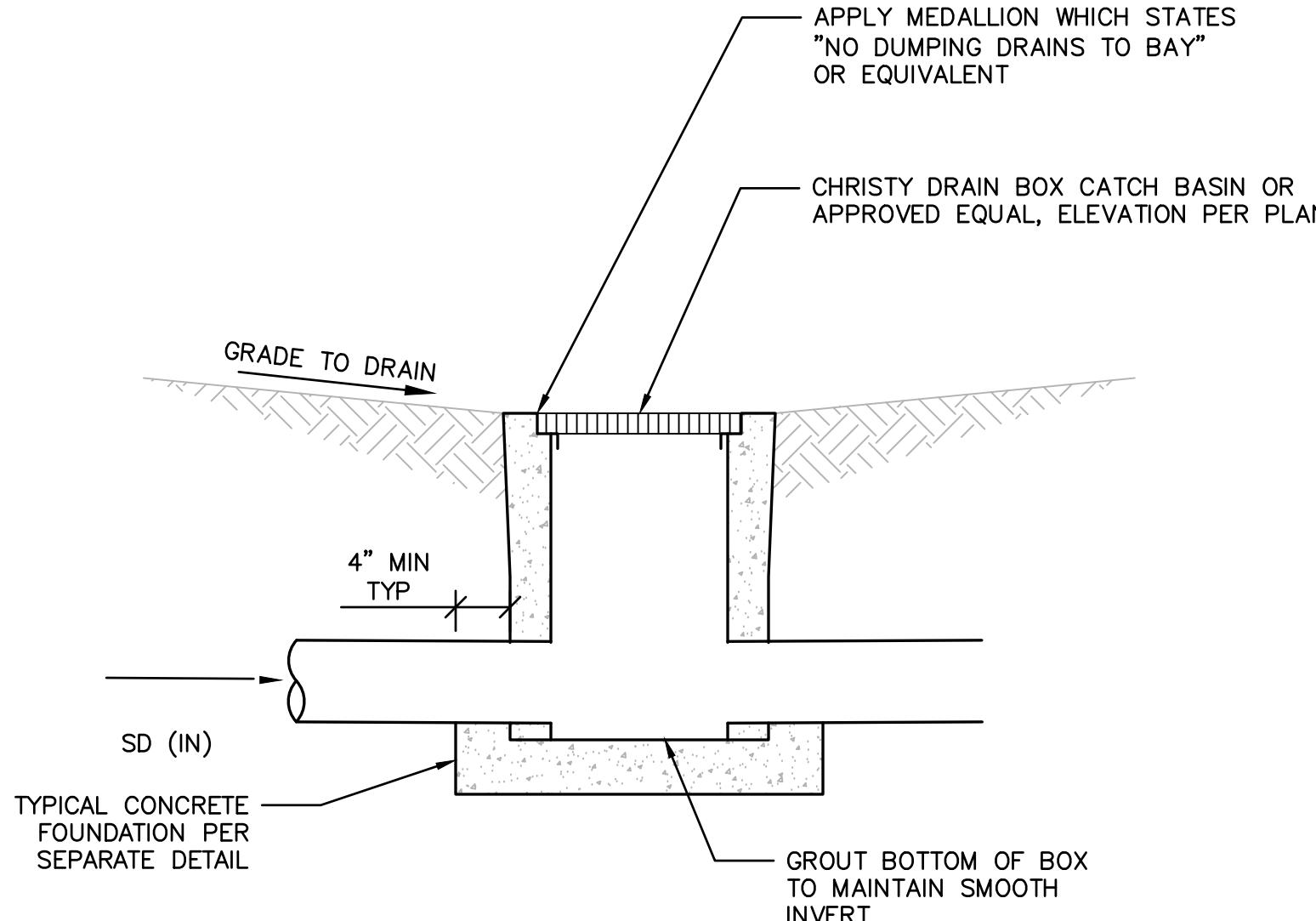
SCALE: N.T.S



STORM DRAIN CLEANOUT

4
C6.1

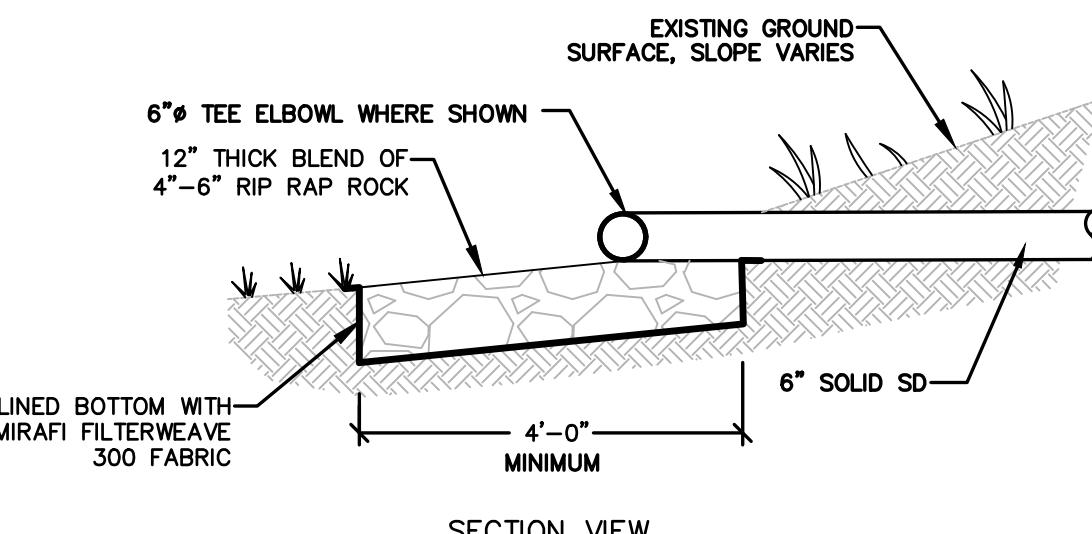
SCALE: N.T.S



TYPICAL V SERIES CATCH BASIN

2
C6.1

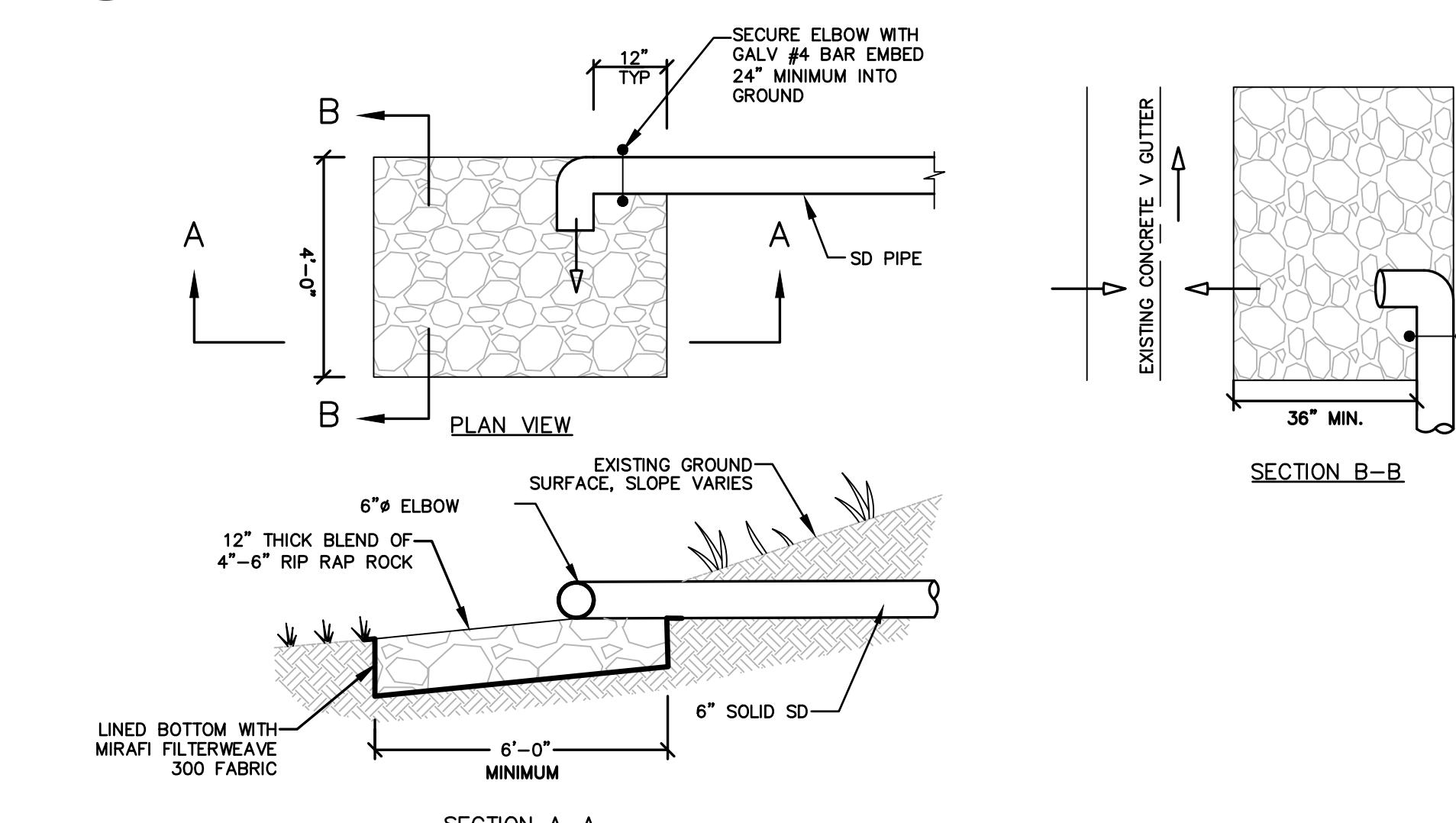
SCALE: 1"=1'-0"



18" CONCRETE SWALE

3
C6.1

SCALE: 1"=1'-0"



6X4 ENERGY DISSIPATOR AT STREET

6
C6.1

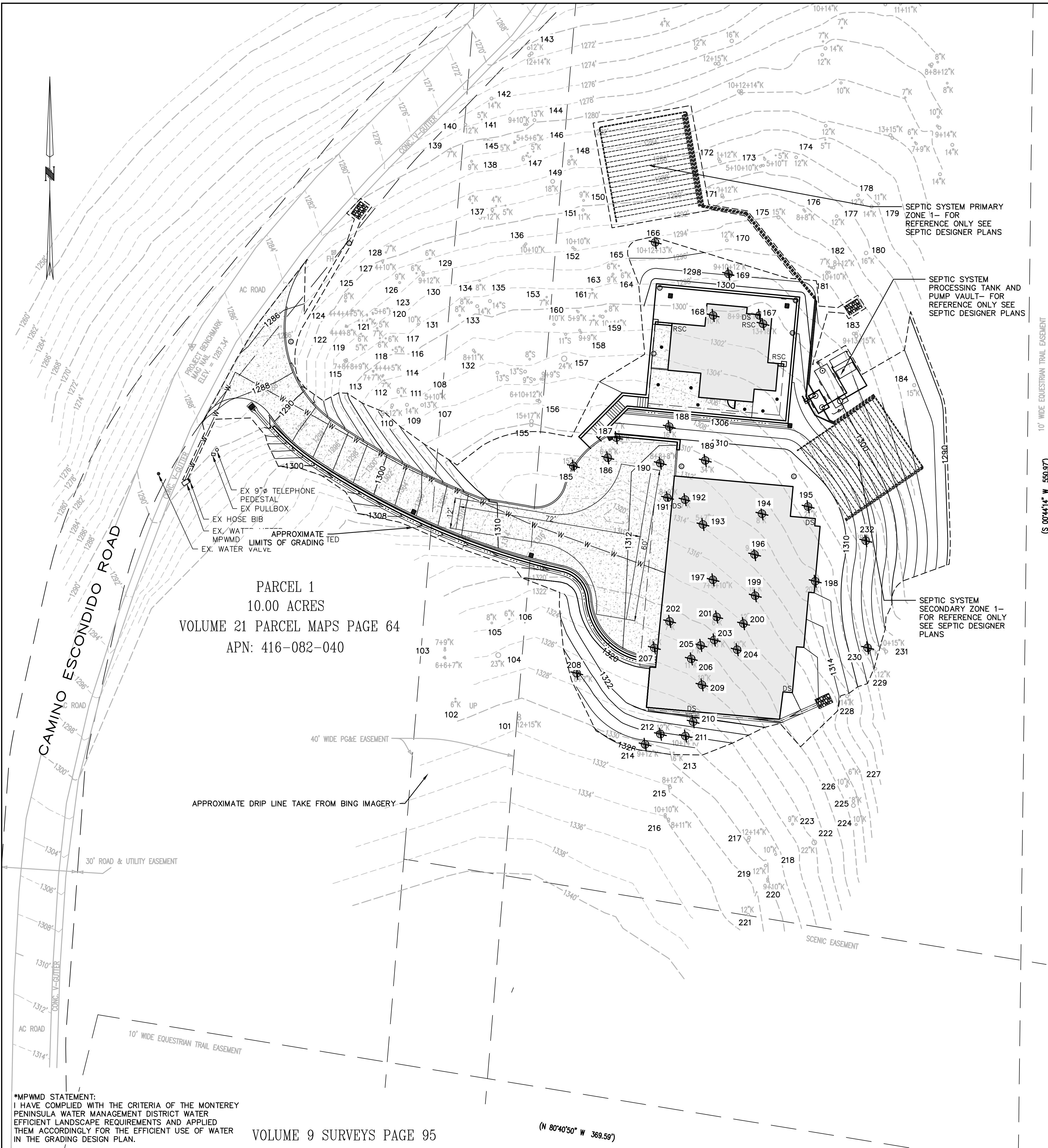
SCALE: N.T.S

DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.
APN 416-08-204

REVISED	BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		UTILITY DETAILS
			FOR TAZ HARVEY 27155 UPPER FORTY DRIVE SITUATE IN CARMEL VALLEY, CALIFORNIA
SCALE AS SHOWN	DRAWN JG/CMM	JOB NO. 28908	HEET
DATE JUNE 26, 2024	CHECKED BRR	INDEX MONTEREY	C6.1
DESIGN JG/CMM	DWG NAME C6.0 DETAIL	FILE NO. 28908	OF 13



Know what's below.
Call before you dig.



LEGEND

ASPHALT TO BE REMOVED	
EXISTING MAJOR CONTOUR	— — — 190 — — —
EXISTING MINOR CONTOUR	— — — 189 — — —
EXISTING OVERHEAD ELEC.	— — — OH — — —
TREE REMOVAL	
LIMITS OF WORK	— — — — —
INDICATES ARBORIST DESIGNATE TREE NUMBER TO BE REMOVED	184
<u>TREES TO BE REMOVED</u>	
QUANTITY	TYPE
36	OAK

BIOLOGIST NOTES

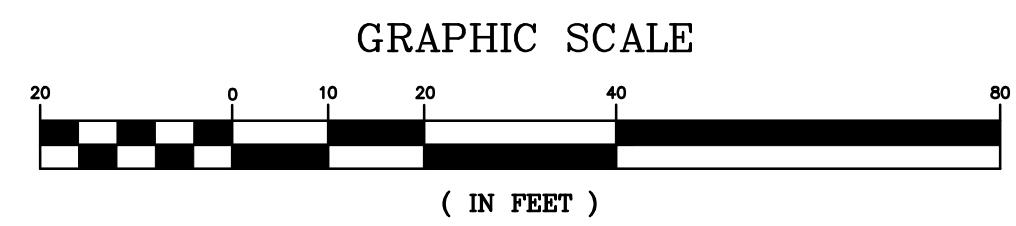
PER BIOLOGICAL ASSESSMENT BY CONSULTING BIOLOGIST PATRICK REGAN, TO MINIMIZE POTENTIAL IMPACTS ON NESTING AND BIRD SPECIES, TREE REMOVAL AND GRADING ACTIVITIES SHOULD BE SCHEDULED EITHER BEFORE OR AFTER THE RECOGNIZED BIRD BREEDING SEASON, TYPICALLY OCCURRING BETWEEN FEBRUARY 22 AND AUGUST 1. ALTERNATIVELY, IF TREE REMOVAL TAKES PLACE BETWEEN FEBRUARY 22 AND AUGUST 1 IN ANY GIVEN YEAR, A COMPREHENSIVE PRE-REMOVAL SURVEY OF THE TREES TO BE REMOVED AND THEIR SURROUNDINGS MUST BE CONDUCTED TO DETERMINE WHETHER THE TREES SERVE AS NESTING OR REARING SITES FOR BIRDS.

FOR THE PRE-REMOVAL SURVEY, A QUALIFIED BIOLOGIST FROM THE MONTEREY COUNTY LIST OF APPROVED BIOLOGICAL CONSULTANTS SHALL CONDUCT THE SURVEY WITHIN 300 FEET OF THE AFFECTED TREES AND SHOULD BE COMPLETED NO MORE THAN 15 DAYS BEFORE TREE REMOVAL ACTIVITIES COMMENCE.

IN THE EVENT THAT AN ACTIVE NEST OF ANY BIRD OF PREY IS IDENTIFIED, THE TREE REMOVAL PROCESS MUST BE DELAYED UNTIL A SUBSEQUENT SURVEY CONFIRMS THAT THE NESTING OR REARING ACTIVITY HAS CEASED, OR UNTIL AFTER AUGUST 1, WHICHEVER COMES FIRST. THIS APPROACH ENSURES THAT BIRD SPECIES ARE ADEQUATELY PROTECTED DURING THEIR SENSITIVE BREEDING PERIOD.

VOLUME 9 SURVEYS PAGE 95

APN: 185-052-015



APN 416-08-204



**Know what's below.
Call before you dig.**

TREE REMOVAL PLAN

FOR TAZ HARVEY
27155 UPPER FORTY DRIVE
SITUATE IN

CARMEL VALLEY, CALIFORNIA

JOB NO.	28908	SH
INDEX	MONTEREY	TR

1 /
*MPWMD STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE MONTEREY
PENINSULA WATER MANAGEMENT DISTRICT WATER
EFFICIENT LANDSCAPE REQUIREMENTS AND APPLIED
THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER
IN THE GRADING DESIGN PLAN.

VOLUME 9 SURVEYS PAGE 95

(N 80°40'50" W 369.59')

SCALE 1" = 20'	DRAWN	JG	JOB NO.	28908	SHEET
DATE JUNE 28, 2024	CHECKED	BRR	INDEX	MONTEREY	TR1.0
DESIGN JG/CMM	DWG NAME	C2.0 GRADING	FILE NO.	28908	OF -



Client:
DUBLIN F2 INC/TAZ HARVEY

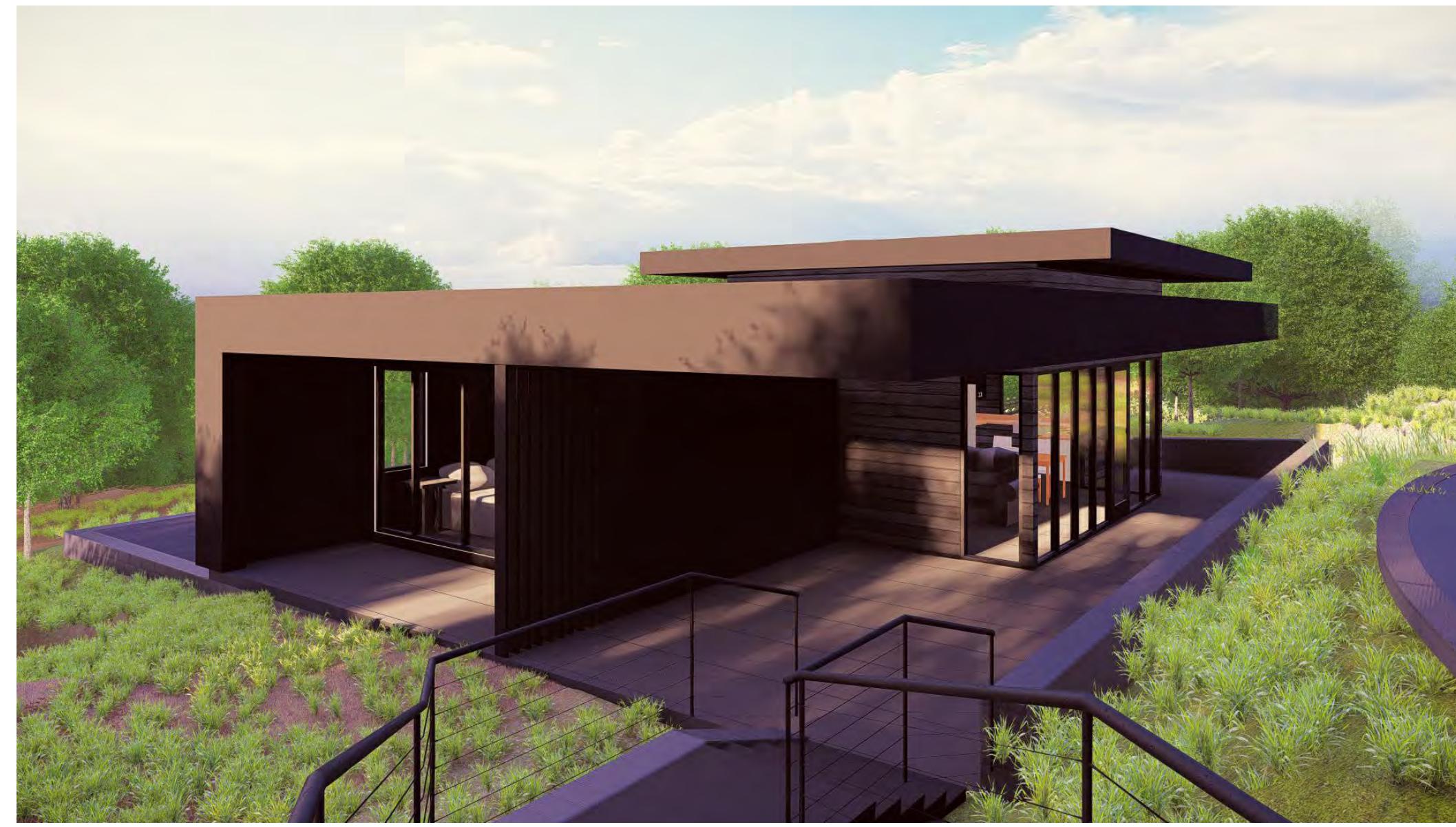
6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY RESIDENCE

27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924



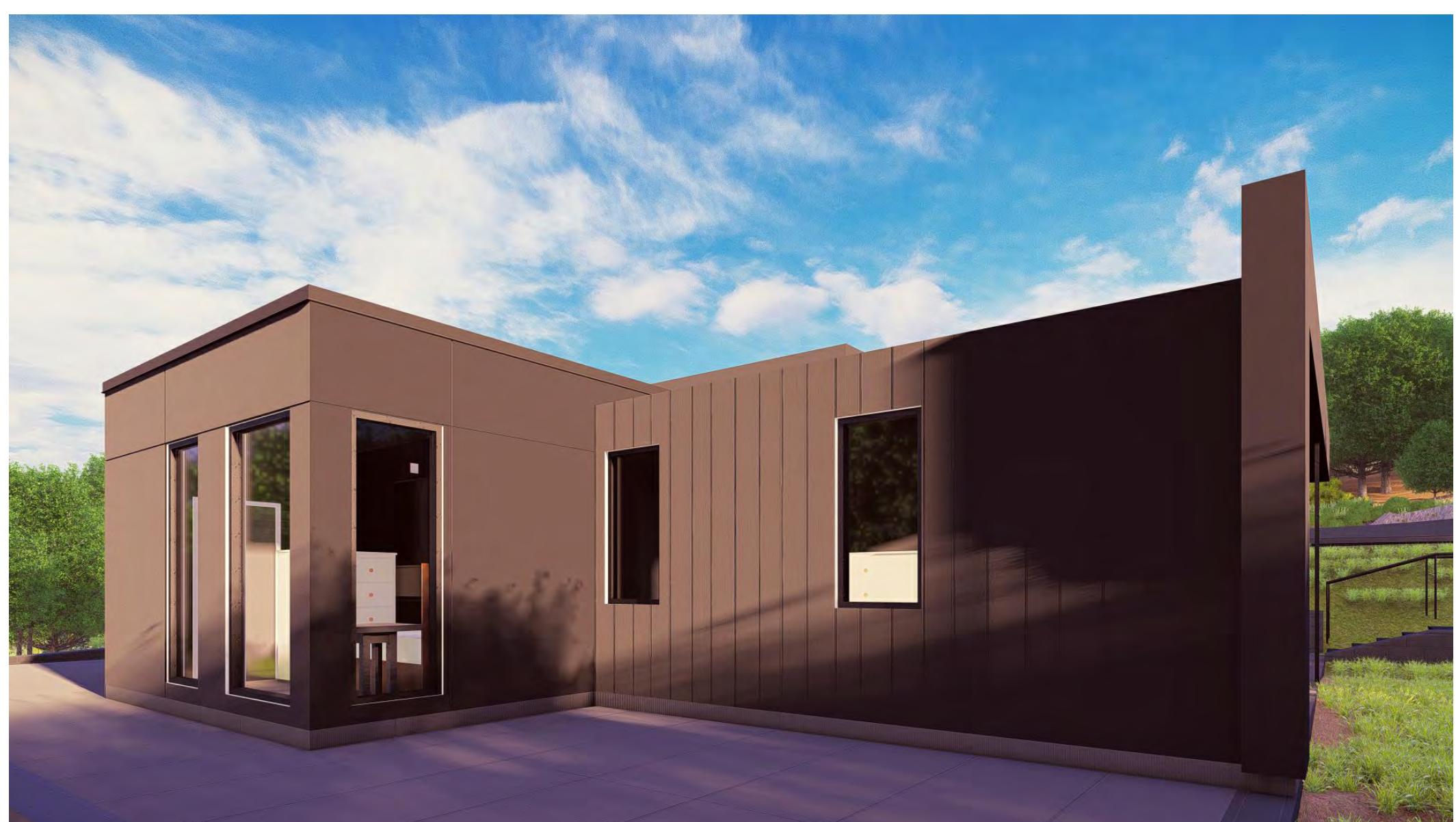
WEST PERSPECTIVE



SOUTH PERSPECTIVE



EAST PERSPECTIVE



NORTH PERSPECTIVE



NORTHEAST PERSPECTIVE

Project No.: #####
Drawn By: CA
Checked By: PR

No. Description Date By

PLANNING PACKAGE
7/1/2024

RENDERS - A.D.U.

AP.01

Architect:
LDA Partners, Inc
Designers & Architects
222 Central Court
Stockton, CA 95204
209.943.0405
www.ldapartners.com



Client:
DUBLIN F2 INC/TAZ HARVEY

6363 SCARLETT CT.
DUBLIN, CA 94568
925.364.9006

Project:
TAZ HARVEY RESIDENCE

27155 UPPER FORTY DR.
CARMEL VALLEY, CA 93924



AERIAL VIEW



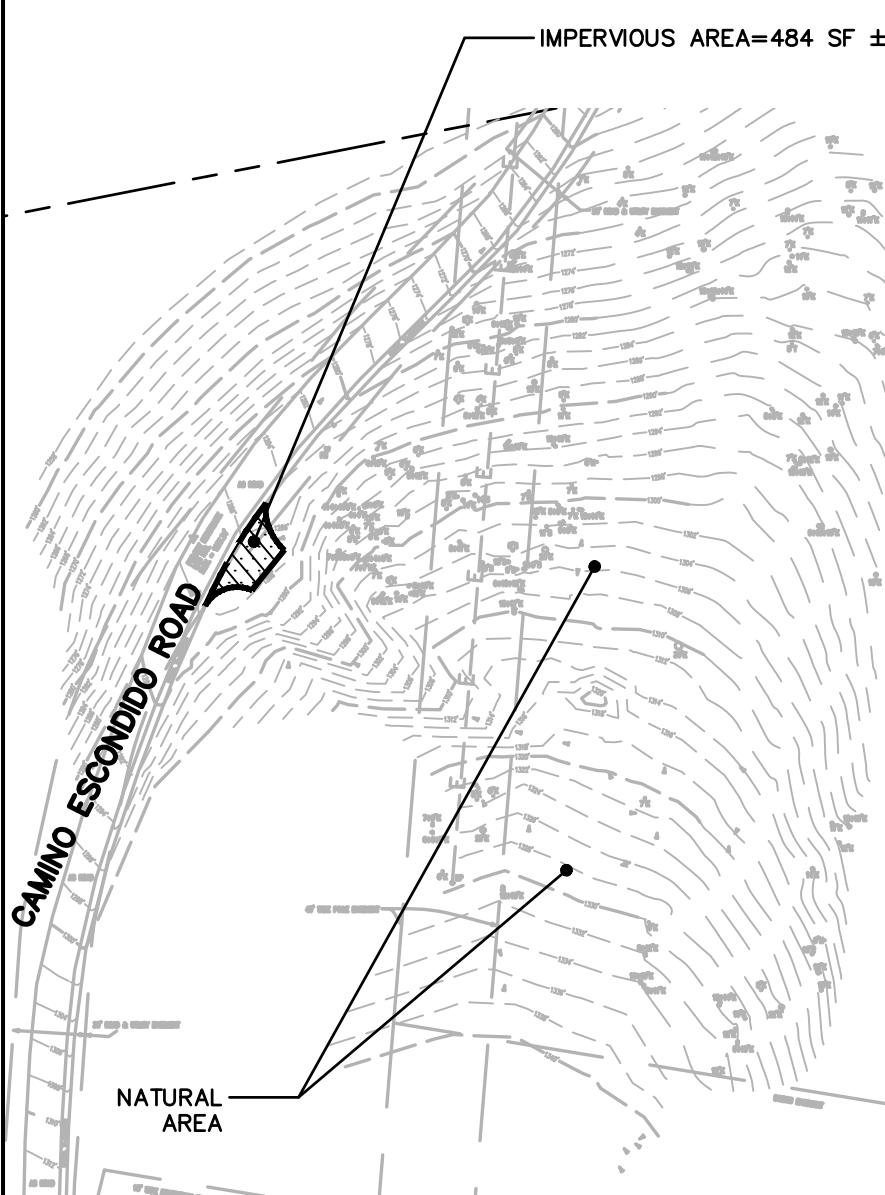
VIEW TO THE SITE FROM LAURELES GRADE

Project No.: #####
Drawn By: CA
Checked By: PR

No. Description Date By

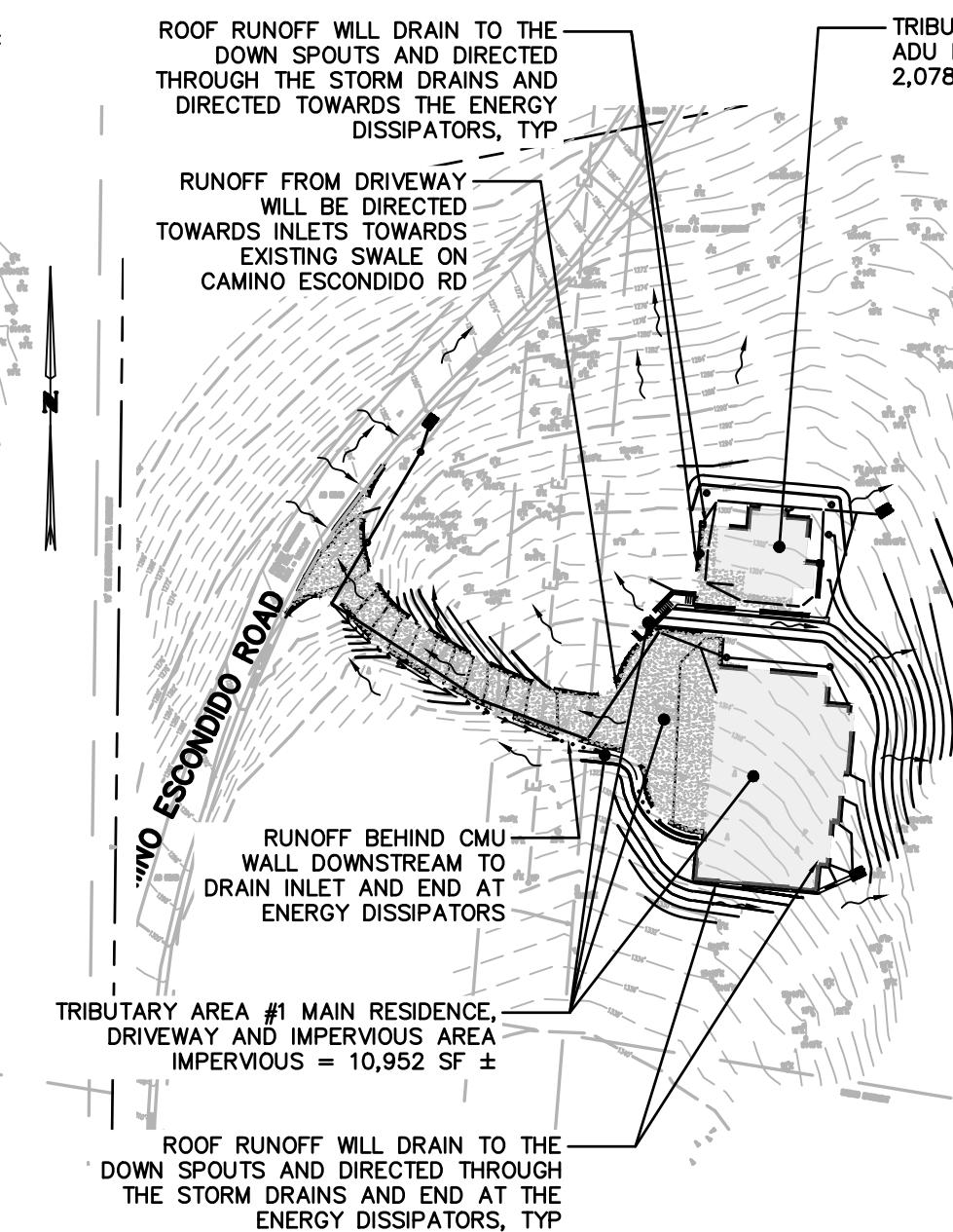
PLANNING PACKAGE
7/1/2024

RENDERS - AERIAL



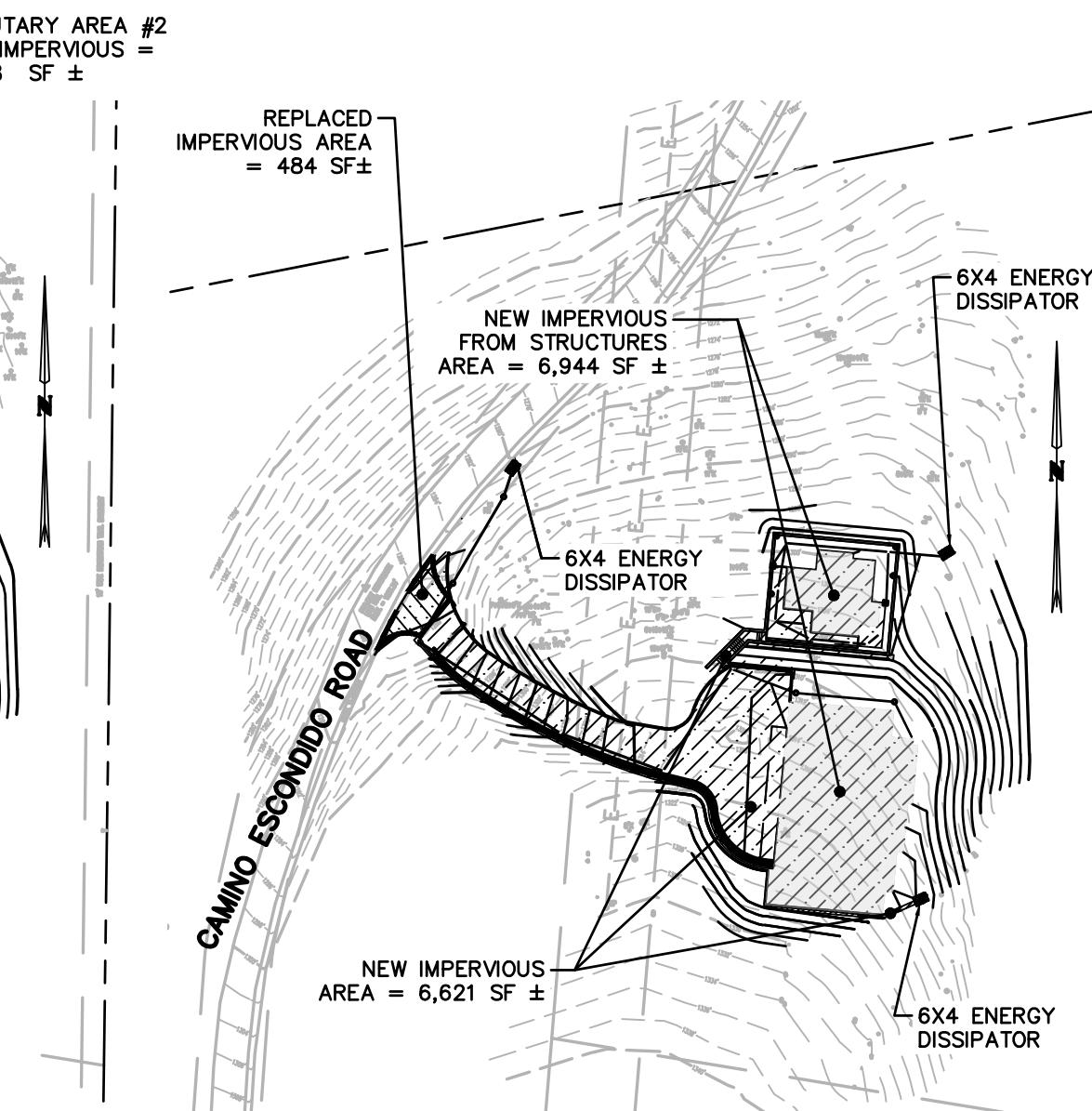
PRE-DEVELOPMENT PLAN

SCALE: 1" = 80'



POST-DEVELOPMENT PLAN

SCALE: 1" = 80'



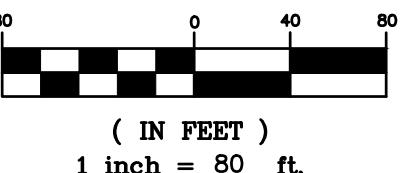
REDEVELOPMENT AREA PLAN

SCALE: 1" = 80'

LEGEND

- EXISTING IMPERVIOUS AREA
- REPLACED IMPERVIOUS AREA
- NEW IMPERVIOUS AREA

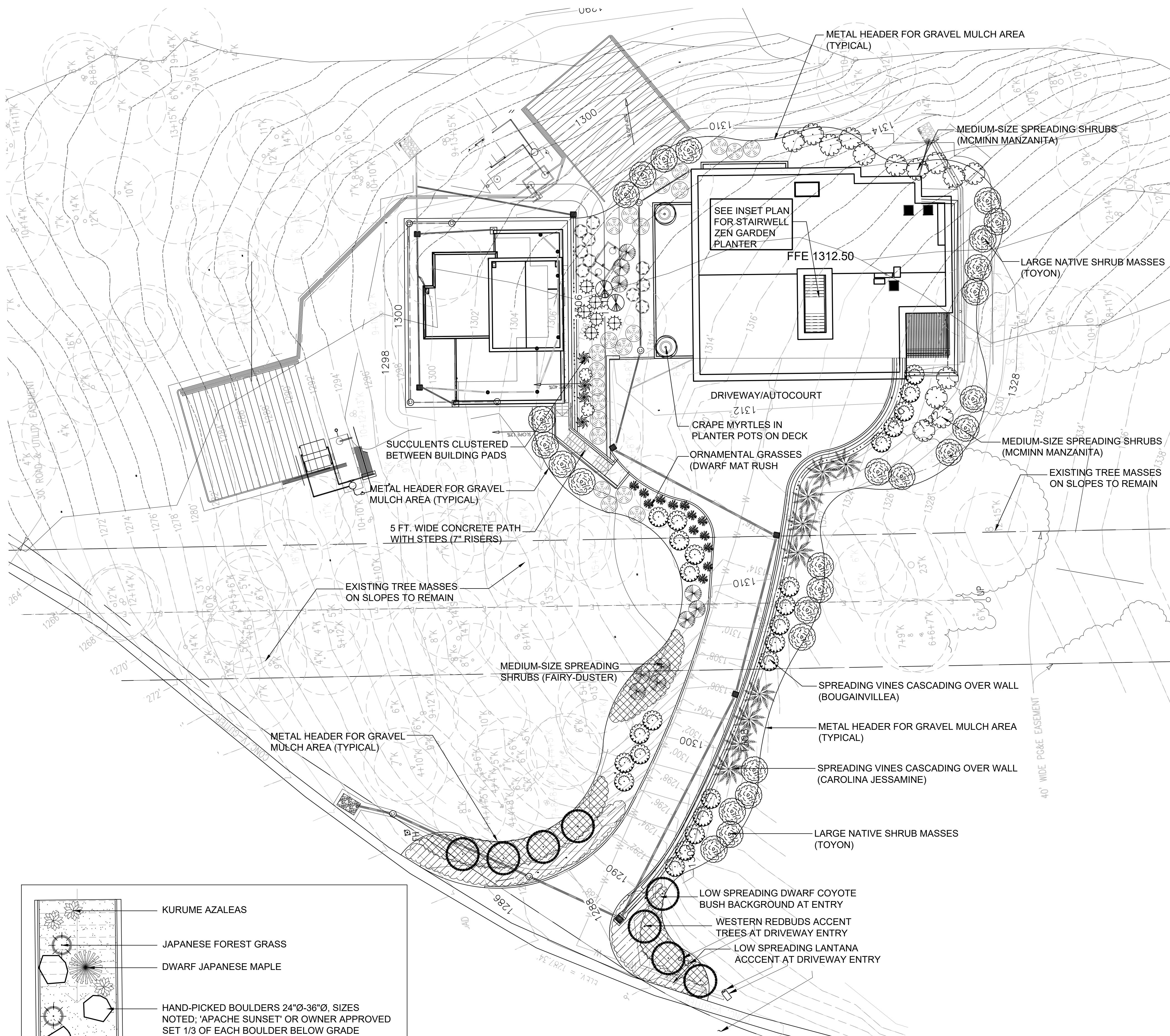
GRAPHIC SCALE



BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS

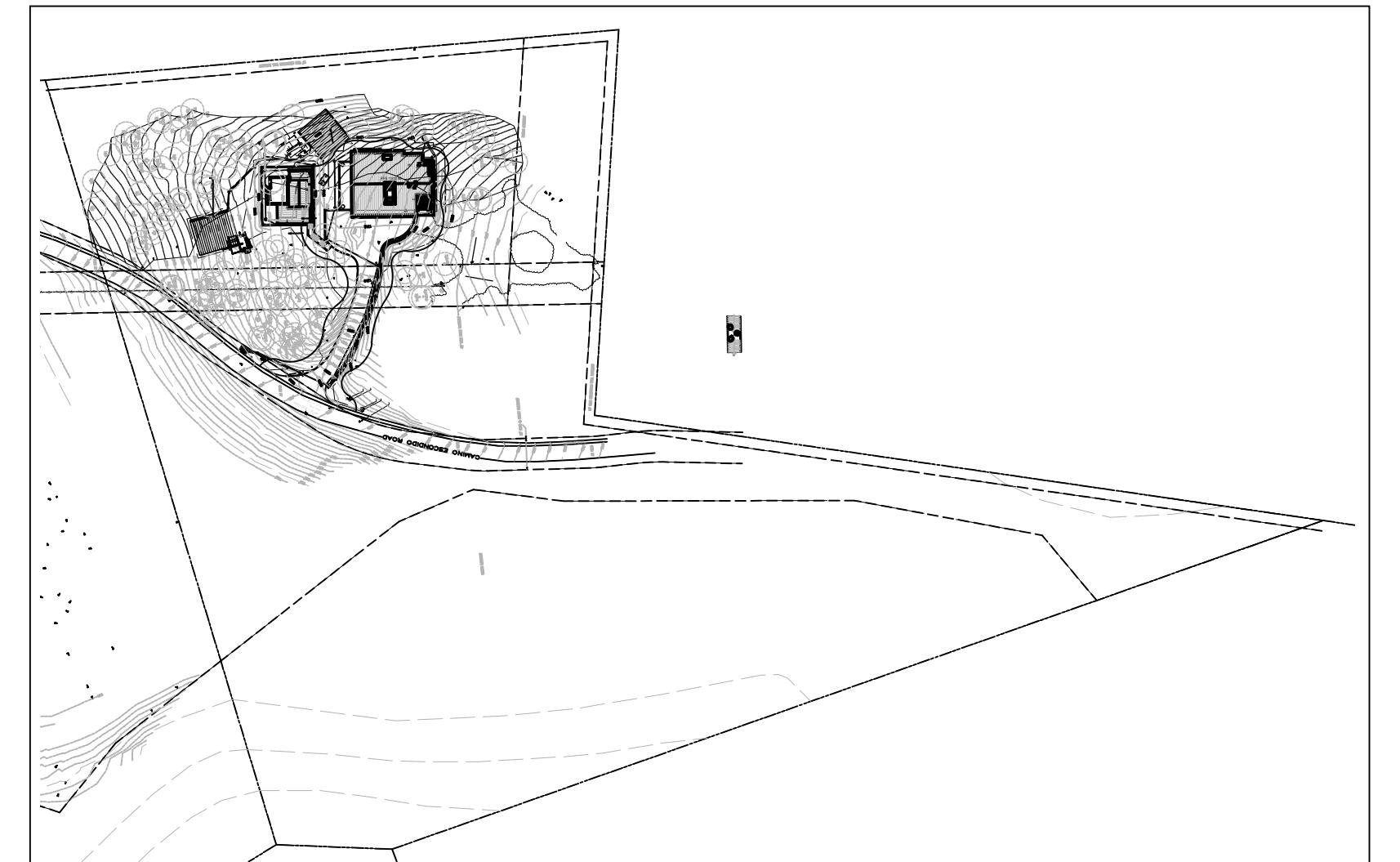
3949 RESEARCH PARK CT., STE. 100, SOQUEL, CA 95073
(831) 426-3560

SCALE 1" = 80'	JOB NO. 28908
DATE 06/25/2024	DWG NAME STORMWATER MGT. CONTROL PLAN
DRAWN JCG	FILE NO. SW MGT PLAN



INSET PLAN: STAIRWELL ZEN GARDEN PLANTER AT HOUSE

NO SCALE



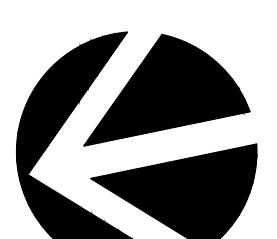
OVERALL SITE PLAN

NO SCALE

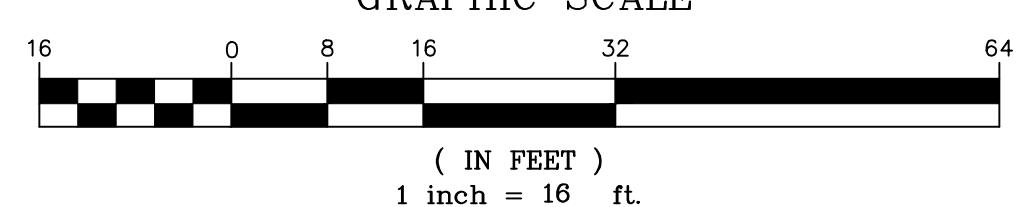


PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	WUCOLS	SIZE	MATURE SIZE	COUNT
TREES:							
●	ACER PALMATUM 'MIKAWA YATSUBUSA'	DWARF JAPANESE MAPLE	MED	5 GA	6'Hx6'W	1	
○	CERCIS OCCIDENTALIS (LOW BRANCHING)	WESTERN REDBUD	LOW	24" BOX	10'Hx10'W	8	
SHRUBS:							
●	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA	LOW	5 GA	4'Hx5'W	14	
●	AZALEA KURUME 'CORAL BELLS'	SHADE AZALEA	MED	5 GA	2'Hx3'W	4	
●	CALLIANDRA CALIFORNICA	FAIRY DUSTER	LOW	5 GA	5'Hx5'W	10	
●	HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GA	8'Hx8'W	27	
●	LANTANA 'RADIATION'	LANTANA	LOW	5 GA	3'Hx5'W	22	
●	LEUCADENDRON 'RED GEM'	CONE BUSH	LOW	5 GA	4'Hx5'W	10	
VINES:							
●	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLA	LOW	5 GA	12' SPREAD	25	
●	GELSEUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW	5 GA	12' SPREAD	16	
PERENNIALS AND GRASSES:							
●	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	MED	5 GA	18'Hx24" W	3	
●	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	1 GA	3'Hx3'W	13	
SUCCULENTS:							
●	AGAVE ATTENUATA 'KARA'S STRIPES'	KARA'S STRIPES AGAVE	LOW	5 GA	4'Hx4'W	2	
●	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW	5 GA	3'Hx3'W	2	
●	AGAVE PARRYI	AGAVE	LOW	5 GA	3'Hx4'W	6	
●	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	LOW	1 GA	12'Hx24" W	4	
GROUNDCOVERS							
●	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	LOW	1 GA	36" O.C.	908 SF	
●	LANTANA 'CONFETTI'	LANTANA	LOW	1 GA	36" O.C.	670 SF	

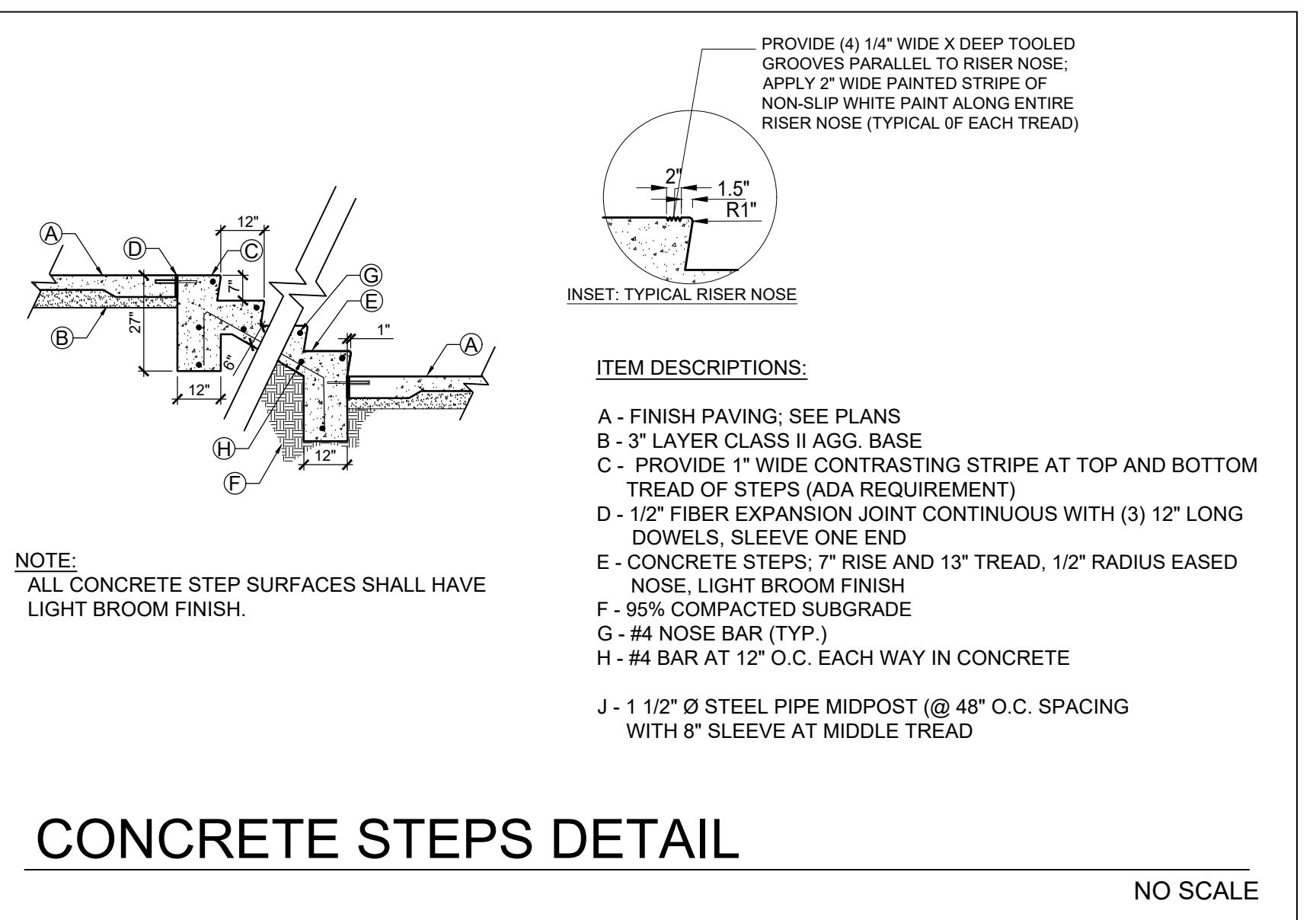


GRAPHIC SCALE



GENERAL NOTES:

- ALL PLANTING AREAS SHALL RECEIVE A 3" MINIMUM DEEP LAYER OF 1-3/8" CRUSHED GOLD GRAVEL.
- ALL NEW PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH WEATHER-BASED CONTROLLER OPERATION.
- FOR EXISTING TREE DESCRIPTIONS AND DETAILS, REFER TO ARBORIST REPORT PREPARED BY ONO CONSULTING, DATED AUGUST 3, 2022



CONCRETE STEPS DETAIL

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his or her bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design, such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making him or herself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL MANAGEMENT REPORT:

- The Contractor shall submit soil samples to the laboratory for analysis and recommendations.
- Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
- Soil analysis may include:
 - Soil texture
 - Infiltration rate determined by laboratory test or soil infiltration rate table
 - pH
 - Total soluble salts
 - Sodium
 - Percent organic matter
 - Recommendations
- Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.
- The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
- The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion. [Ord.3-2010 3 (Exh. A), eff.3-12-2010]

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). Mix The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. CCW 'Super Humus' compost and 20 lbs. organic fertilizer 'Phyta-Boost' 7-2-1 per 1,000 sq. ft., into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta Boost' 7-1-2 -pelleted (or equal) for 15 gallon trees: 1 lb., 1/2 lb. for 5 gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

SOIL MIX FOR DECORATIVE PLANTER POTS: 'super-soil' planting soil mix with 3" pea gravel in bottom of pot with filter fabric over top of gravel.

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost' 7-1-2 organic fertilizer-pelleted (or equal) at the following rates: For 5 gallon shrubs: 1/2 lb. for, 1 gallon shrubs: 1/4 lb. Mix fertilizer with backfill soil and thoroughly water shrubs immediately after planting. Do not plant any plant within 2' of any building wall.

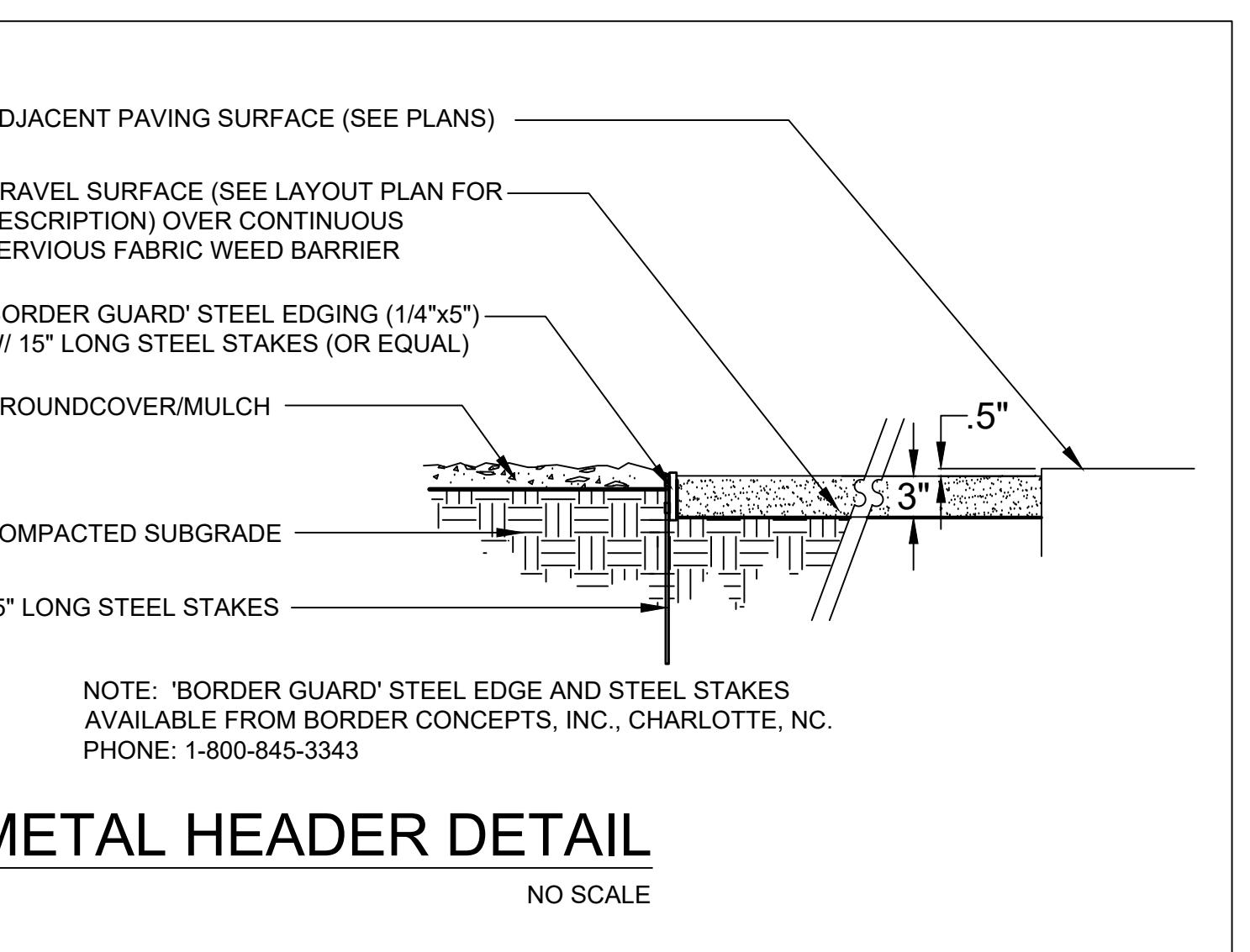
MULCHING: Mulch all planting areas, having a slope less than 2:1 with a 3 inch minimum depth of 1-3/8" crushed gold gravel with weed barrier continuous across new planter areas outside of the house. The planter under the stairwell in the house shall have a 3" layer of pea gravel with weed barrier continuous within the planter. In all instances, keep gravel 2' away from plant stems.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his or her subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

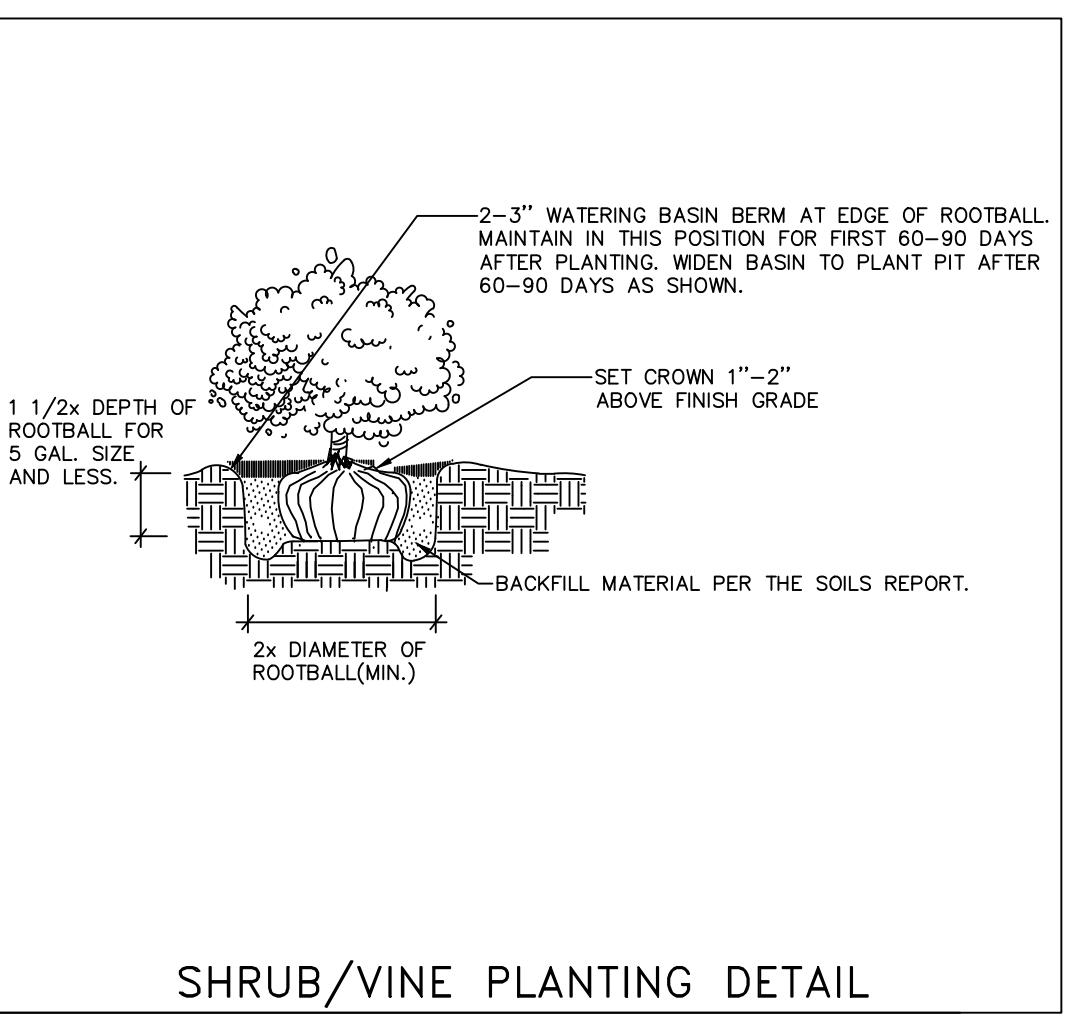
CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Fertilizers Company Inc. 1-800-269-5690 www.organicag.com
www.californiaorganicfertilizers.com. Compost available from BFI 408-888-7632 www.bfi.com



METAL HEADER DETAIL

NO SCALE



SHRUB/VINE PLANTING DETAIL

WATER EFFICIENT LANDSCAPE WORKSHEET							
REFERENCE EVAPOTRANSPIRATION (ET ₀): 48.8							
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	8,000	2962.9624	89647.4
LOW WATER USE	0.3	BUBBLER	0.81	0.6172839	72	44.444408	0.0
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	402	248.1481278	7508.0
				TOTALS:	8474	3256	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
ETWU TOTAL: 97,155							
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA): 141,014							
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA	3,256	NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.					
TOTAL LANDSCAPE AREA	8,474						
AVERAGE ETAF	0.38						
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA	3,256						
TOTAL LANDSCAPE AREA	8,474						
SITEWIDE ETAF	0.38						

CERTIFICATION STATEMENT:

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLANS COMPLY WITH THE LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS FOR THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

RICK STOVER
RW STOVER AND ASSOCIATES, INC.
LANDSCAPE ARCHITECT

3-7-23
SIGNATURE- LANDSCAPE ARCHITECT DATE

#3017
STATE LICENSE NUMBER

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE:	09-14-23
SCALE:	

TREES:



ACER PALMATUM 'MIKAWA YATSUBUSA'
(DWARF JAPANESE MAPLE)



CERCIS OCCIDENTALIS
(WESTERN REDBUD)



HAKONECHLOA MACRA
(JAPANESE FOREST GRASS)



LOMANDRA LONGIFOLIA 'BREEZE'
(DWARF MAT RUSH)



BOUGAINVILLEA 'SAN DIEGO RED'
(BOUGAINVILLEA)



GELSEMIUM SEMPERVIRENS
(CAROLINA JESSAMINE)

SHRUBS:



ACRTOSTAPHYLOS 'HOWARD MCMINN'
(MCMINN MANZANITA)



AZALEA KURUME 'CORAL BELLS'
(KURUME AZALEA)



CALLIANDRA CALIFORNICA
(FAIRY DUSTER)



HETEROMELES ARBUTIFOLIA
(TOYON)



LANTANA 'RADIATION'
(LANTANA)



ACRTOSTAPHYLOS 'HOWARD MCMINN'
(MCMINN MANZANITA)

SUCCULENTS:



LEUCADENDRON 'RED GEM'
(CONE BUSH)



AGAVE ATTENUATA 'KARA'S STRIPE'
(KARA'S STRIPE AGAVE)



AGAVE 'BLUE GLOW'
(BLUE GLOW AGAVE)



AGAVE ATTENUATA 'PARRYI'
(PARRYI AGAVE)



SENECIO MANDRALISCAE
(BLUE CHALKSTICKS)

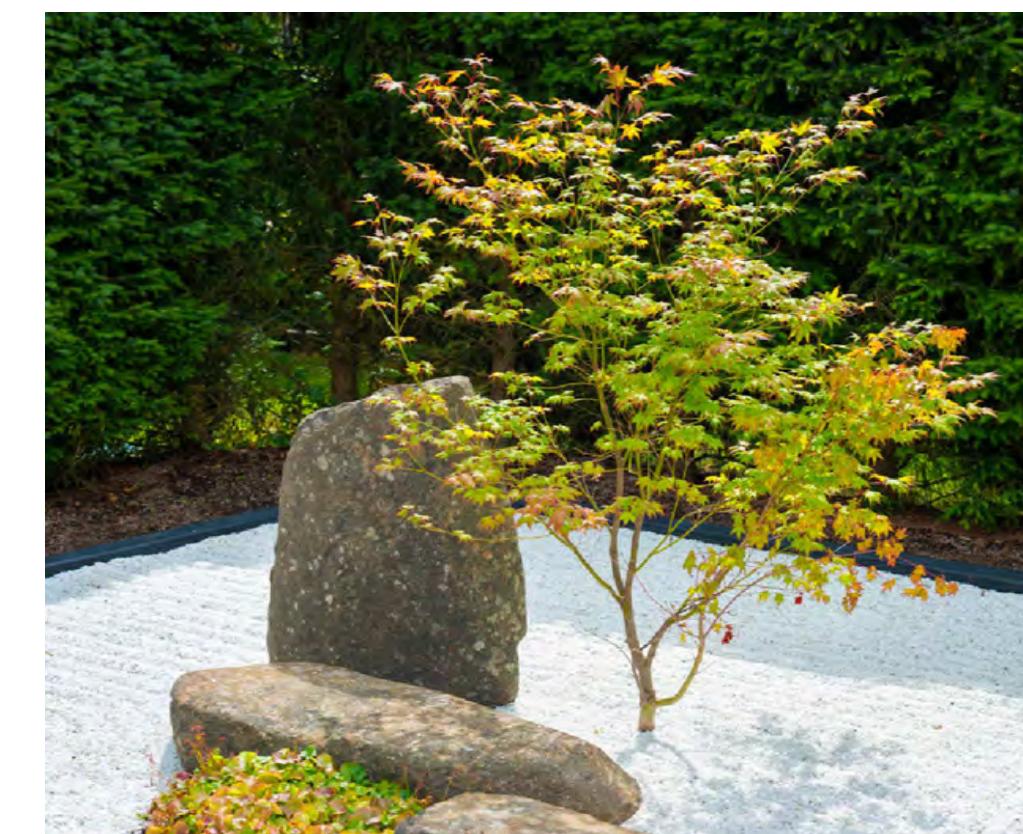
GROUND COVER:



BACCHARIS PILULARIS 'TWIN PEAKS'
(DWARF COYOTE BUSH)



LANTANA 'CONFETTI'
(TRAILING LANTANA)



EXAMPLE: ZEN GARDEN CHARACTER

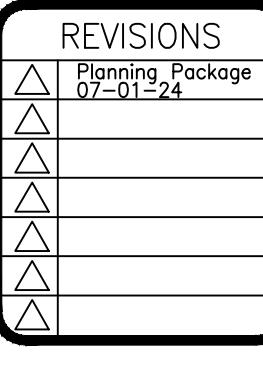


3/8"Ø CRUSHED GOLD GRAVEL MULCH

LANDSCAPE IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE	
09-14-23	
SCALE	

L3
OF SHEETS

REVISIONS


RW Stover & Associates, Inc.
 Landscape Architecture
 100 Main Street, Suite 4
 Waianae Creek, CA 94596
 Ph. 925.933.2583

HARVEY RESIDENCE
 27155 UPPER FOURTY DRIVE
 CARMEL VALLEY, CALIFORNIA