

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

In the matter of the application of:

EVERS TODD M & SHARYN F (PLN240261)

RESOLUTION NO. 25-015

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees (24", 36", and 20" diameters).

[PLN240261 [EVERS TODD M & SHARYN F], [423 Estrella D'Oro, Monterey], [Greater Monterey Peninsula Area Plan] (Assessor's Parcel Number 173-074-004-000)]

The EVERS TODD M & SHARYN F application (PLN240261) came on for a public hearing before the County of Monterey Zoning Administrator on March 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

WHEREAS, the proposed project PLN240261, located at [423 Estrella D'Oro, Monterey, Greater Monterey Peninsula Area Plan (APN: 173-074-004-000), is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Low Density Residential, with a Building Site 6 and Design Control Overlay which allows for construction of a single-family dwelling and accessory structures, subject to the granting of a Design Approval;

WHEREAS, as proposed, the project consists of construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees.

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) section 21.14.060 and 2010 General Plan Policy LU-2.2.

WHEREAS, the proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan;

WHEREAS, the proposed project includes the removal of three trees due to being within the proposed building footprint of the residence and accessory structures. In accordance with MCC section 21.64.260.D.5, the proposed tree removal is the minimum required under the circumstances of this case and will not result in adverse environmental impacts;

WHEREAS, a Phase 1 Archaeological Report was prepared when the subdivision was created. The Environmental Impact Report (EIR) for the Pasadera Subdivision, or Rancho Monterey Subdivision, had its own mitigation measures. The applicant has submitted an archaeological report waiver, and it has been approved as of February 19, 2025.

WHEREAS, the subject property (0.609 acres) is identified as Lot 78 as seen on Cities and Towns Map, Volume 20, Page 7, Tract No. 1307, and is therefore recognized by the County as a legal lot of record;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property;

WHEREAS, the project was referred to the Greater Monterey Peninsula Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on February 18, 2025 voted 3 to 0;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of residences and accessory structures. Therefore, the proposed development is consistent with CEQA Guidelines section 15303 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Zoning Administrator, and the decision of the Board of Supervisors would be final and may not be appealed.

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees.

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

PASSED AND ADOPTED this 13th day of March, 2025.

DocuSigned by:
Mike Novo
9D45DC219AC247C...

Mike Novo, AICP Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **3/14/25**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **3/24/25**.

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.
2. 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.
3. 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.

County of Monterey HCD Planning

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

PLN240261

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval Permit (PLN240261) allows for construction of a new 5,700 square foot single-family dwelling with an attached 804 square foot garage, 400 square foot Accessory Dwelling Unit, 256 square foot covered front porch, 224 square foot patio and associated site improvements including removal of three Coast live oaks. The property is located at 423 Estrella D'Oro (Assessor's Parcel Number 173-074-004-000), 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 Design Approval (Resolution Number 25-015) was approved by Zoning Administrator for Assessor's Parcel Number 173-074-004-000 on March 13, 2025. The permit was granted subject to 10 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. 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.

5. 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.

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.

6. 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

7. 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.

8. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final of construction permit, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other:

Replacement tree(s) 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 tree(s) and photos of the replacement tree(s) being planted.

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

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

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

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. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

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

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

10. 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.

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

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

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- 3/4" IRON PIPE, TAGGED LS 4876
- ◆ PROJECT BENCHMARK
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- EDGE OF PAVEMENT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ UTILITY STANDARD
- ⊙ UTILITY VAULT
- ⊙ GOUTHOLES (PROPOSED)

- TREES**
- ⊙ COASTAL OAKS TO REMAIN
 - ⊙ COASTAL OAKS TO REMOVE (20')
 - ⊙ DEAD COASTAL OAKS TO REMOVE (24' 3/4")

FORMS - CULTURAL RESOURCES

Responsible Discipline: Planning

Consulting/Retaining: 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/150 feet of the first until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Registrar of Professional Archaeologists) shall be immediately contacted by the responsible individual in absentia. 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)

FLOOR AREA

RESIDENCE	4458 S.F.
BASEMENT	440 S.F.
ATTACHED GARAGE	804 S.F.
DETACHED A.D.U.	400 S.F.

SITE COVERAGE

RESIDENCE AND GARAGE	5290 S.F.
COVERED FRONT PORCH	256 S.F.
COVERED BACK PATIO	224 S.F.
DETACHED A.D.U.	400 S.F.

TOTAL BUILDING COVERAGE	6140 S.F.
LOT AREA	28838 S.F. = 23%

PAVED SURFACES

DESCRIPTION	PERVIOUS	IMPERVIOUS
S.S. PAVEMENT	1965	
SS PAVEMENT	360	
CONC. PATIOS		533
D.G. CART PATH		432
TOTAL	2325	965
= 3290		
GROUND DISTURBANCE	9700 S.F.	

FIRE SAFETY FUEL MANAGEMENT PLAN

Rev 9-3-2024

"GREEN ZONE": Grassland within 30 feet of house, garage and ADU shall be mowed at least once annually in late spring, or more as needed to control fuel hazards.

- All annual grassland shall be mowed in late spring to a minimum height of 4 inches during the summer.
- To promote native perennial grasses and wildflower stands which are less flammable, it is best to avoid mowing more frequently than 60 days. Ideal mowing time is shortly after they have set seed.
- Flammable shrubs within 30 feet of house, garage and ADU shall be removed.

"MANAGEMENT ZONE": Grassland 30 feet to 100 feet from house, garage and ADU shall be mowed as follows:

- All grass growing under trees, out to 6 feet beyond the dripelines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

"TREE PRUNING": Coastal Live Oak Trees within 100 feet of house, garage and ADU shall be pruned or maintained to reduce fire hazards as follows:

- All branches, living or dead, less than 3 inches diameter in width and less than either 6 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 6 feet in height shall be removed.
- Healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to 8 feet above understory plants.
- Tree Service Co. shall determine additional pruning or trimming during maintenance.

Note: Fuel Management requirements are limited to project site within the property lines. No fuel management work is required outside project property lines.

"EMERGENCY VEHICLE ACCESS" Existing A.C. paved roadway Estrella d'Oro, and proposed paver Driveway designed accommodate fire apparatus in accordance with Monterey County Fire Marshal.

SITE PLAN NOTES

- Landscape design will be provided by owner and shall conform with local codes and H.O.A.
- Exterior lighting to be dark sky per Monterey County and H.O.A.
- Fire sprinkler system required by Fire Department.
- Protect trees during construction.
- All CMU retaining walls shall be finished with cement plaster (stucco) and match finish of house U.O.N.
- Water Service: California American Water Company
- Sewer Service: California American Water Company
- 2:1 maximum cut & fill slopes.
- See sheet C1, C2 for Grading and Drainage
- See sheet EC for Erosion Control Plan

Zoning: LDRB-6-D
Planning Area: Greater Monterey Peninsula
Fire District: Monterey County Regional FPD
Construction Type: VB-Sprinklered
Occupancy Group: House & ADU R-3, Garage U

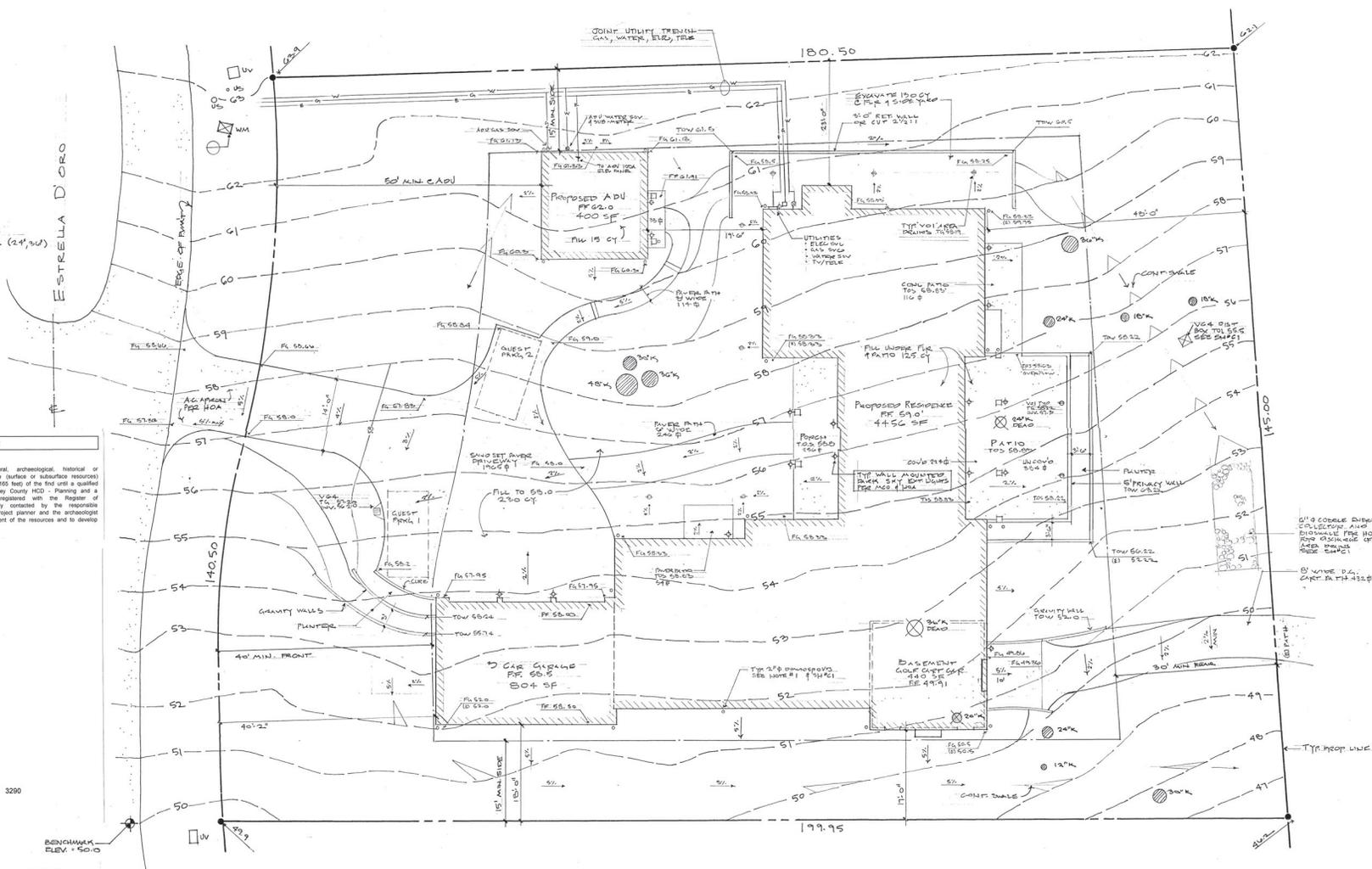
Scope of Project: Construction of a new one story single family Residence with 3 Car Garage, a detached Accessory Dwelling Unit (per State Code), covered porches, patio, driveway, cart path, site retaining walls 4 ft (max. height). Excavate 130 C.Y., Fill 370 C.Y. estimated.

Landscape Note:

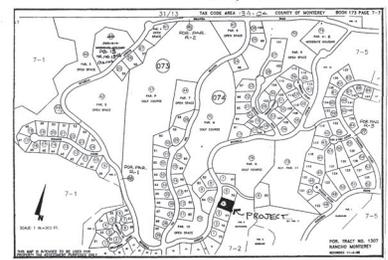
This project includes landscaped areas exceeding 500 s.f. (and less than 2500 s.f.) and shall comply with local water efficient landscape ordinance or the California Model Water Efficient Landscape Ordinance (MVELO), whichever is more stringent. Projects with landscape areas less than 2500 s.f. may comply with the MVELO's Appendix D Prescriptive Compliance Option.

DRAINAGE NOTES

- Roof drain downspouts shall be installed on all roof gutters, and shall discharge onto concrete splash blocks or pavement, and drain away from structure as noted below, or shall connect to a 4 inch dia solid HDPE underground conduit per plan. The conduit shall slope at a 1% gradient minimum and discharge into a cobble bioswale / energy collector in rear yard below structures per H.O.A. standards.
- Area Drains to be connected to closed conduit and discharged into a cobble energy collector / bio-swale in rear yard below structures per H.O.A. standards.
- All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:
 - Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Exception: Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.
 - All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.



S I T E P L A N



REVISIONS	BY
0-7-24	0
0-17-24	0
0-29-24	0
11-21-24	0

REGISTERED ARCHITECT
craft
 2100 GARLAND AVENUE / MONTEREY, CA 94038 / FAX 408-998

LOT 78
EVERS, RESIDENCE
423 ESTRELLA D'ORO
PASADENA COUNTRY CLUB, MONTEREY
APN: 173-074-004-000 PH: 831.595-6542

DATE	7-11-24
SCALE	
DRAWN	
CHECKED	17-20-24
SHEET	7-5
OF SHEETS	



RESIDENCE & GARAGE



1/4" = 1'-0"

REVISIONS	BY
8-1-24	0
8-27-24	1
8-27-24	2

DATE	8-2-24
SCALE	
DRAWN	
JOB	17-2024
SHEET	
OF SHEETS	



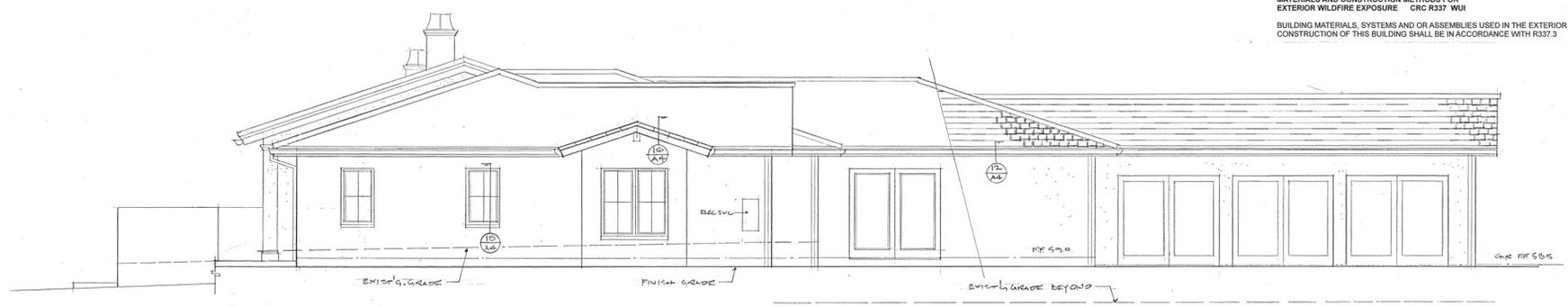
EVERS RESIDENCE
 423 ESTRELLA D'ORO
 MADRID COASTAL CLUB, MONTEREY
 APR: 173-07-4-004-000 PH: 831 595-6542

LOT 78

REVISIONS	BY
8-2-24	□
8-7-24	□
8-27-24	□
8-29-24	□

MATERIALS AND CONSTRUCTION METHODS FOR
 EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI
 BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR
 CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

WELDING DESIGN & CONSULTING
drafttect
 2100 GARLAND BLVD. #100 / MONTEREY, CA 94034 / (415) 646-9989 / FAX 415-646-9988



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

LOT 78
 EVERS RESIDENCE
 423 ESTRELLA D'ORO
 PASADENA COUNTRY CLUB, MONTEREY
 APN: 173-074-004-000 PH: 831 595-6542

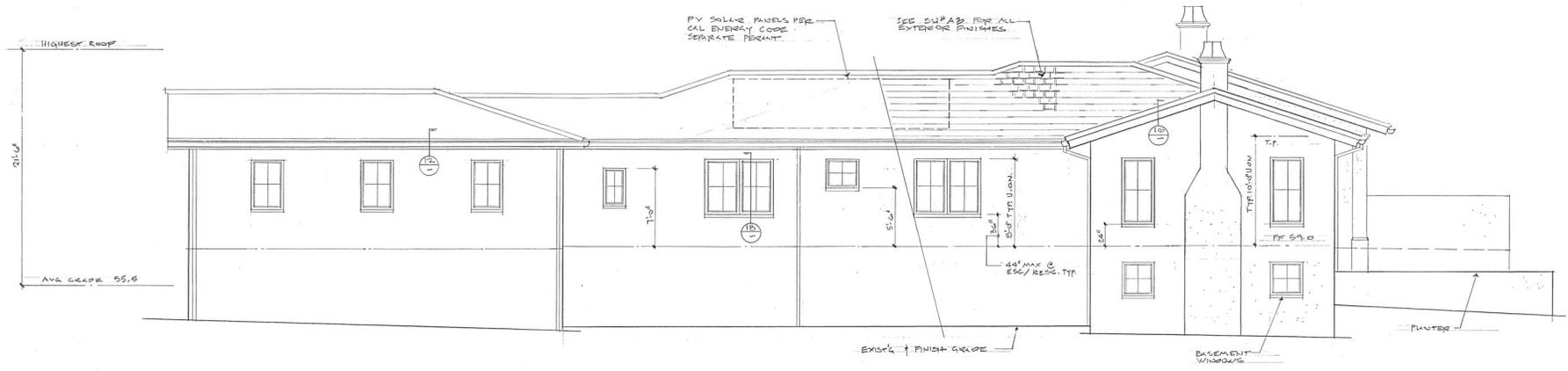
DATE 7-11-24
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 DRAWN
 JOB 172024
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A.3
 OF SHEETS

REVISIONS	BY
8-7-24	0
8-17-24	0
8-27-24	0

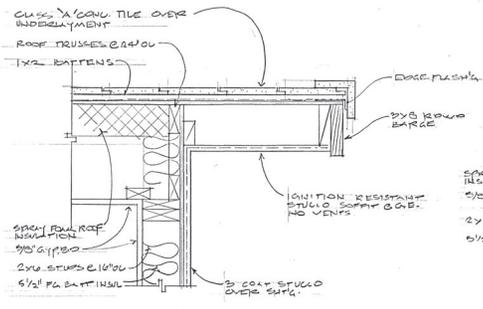
BEARING DESIGN & CONSULTING
draftcraft
 2110 W. HAYWARD AVE. SUITE 103 / MONTEREY, CALIFORNIA 94034 / FAX 656-5988

LOT 76
 EVERS RESIDENCE
 423 ESTRELLA CIRCLE
 PASADENA COUNTRY CLUB, MONTEREY
 APN: 173-074-004-000 PH: 831-595-6542

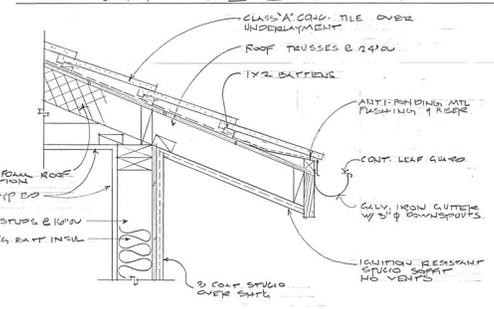
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JOB	17-2024
SHEET	
OF SHEETS	14



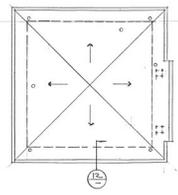
SOUTH ELEVATION



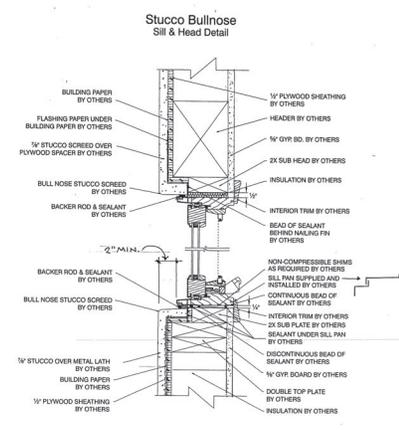
TYPICAL GABLE END 1/2" x 11'6" 16



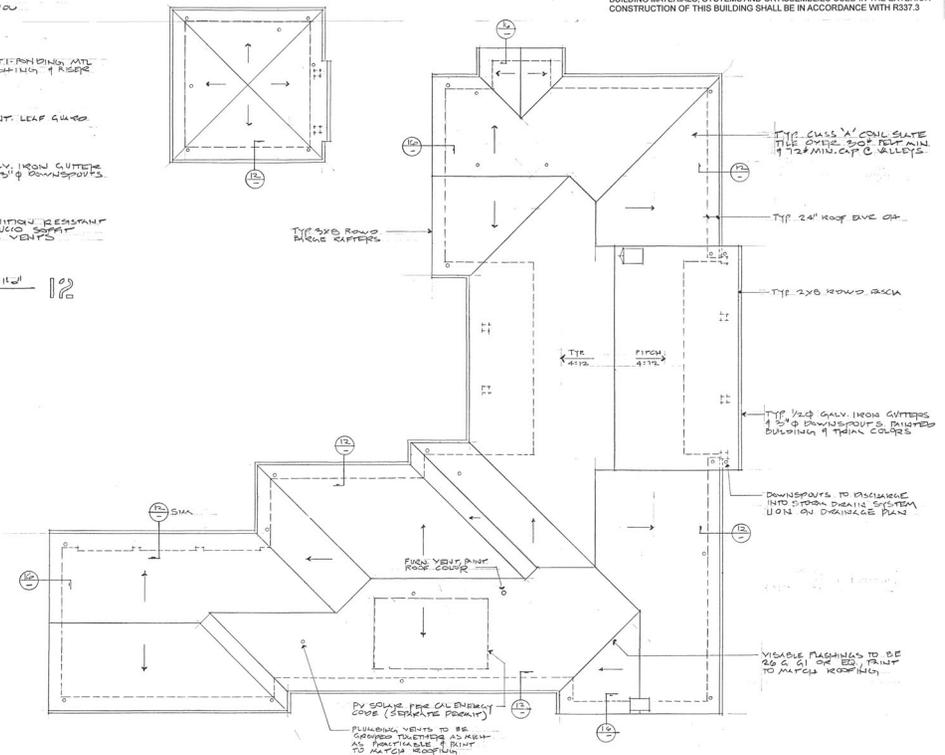
TYPICAL EAVE 1/2" x 11'6" 12



MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WU
 BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

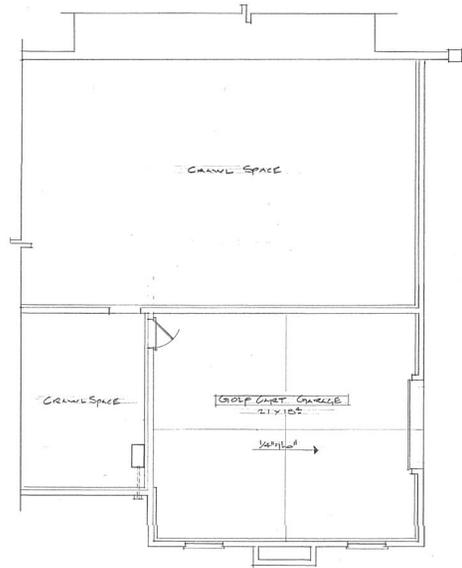


TYPICAL WINDOW 5'0" x 11'6" 18

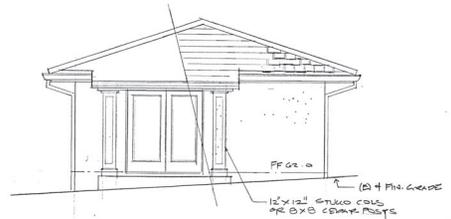


ROOF PLANS OF HOUSE & ADU

REVISIONS	BY
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0-27-24	0
0-27-24	0
11-21-24	0



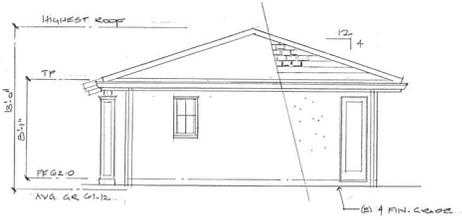
LOWER FLOOR BELOW FIN. RM. 1/4"=1'-0"



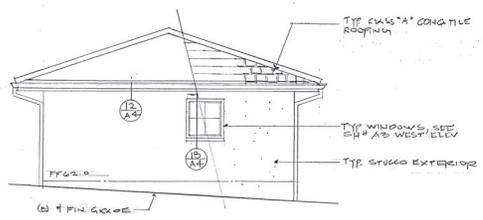
EAST ELEVATION 1/4"=1'-0"



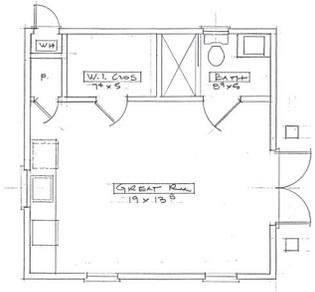
SOUTH ELEVATION 1/4"=1'-0"



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



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



ADJ. FLOOR PLAN 1/4"=1'-0"

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI
 BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

LOT 78
 EVERS RESIDENCE
 423 ESTRELLA CIRCLE
 PASADENA COUNTRY CLUB, MONTEREY
 APN: 173-074-004-000 PH: 831 685-6642

DATE 02-24
 SCALE
 DRAWN 17-2024
 SHEET
 OF 15 SHEETS

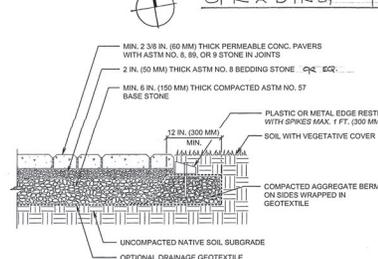
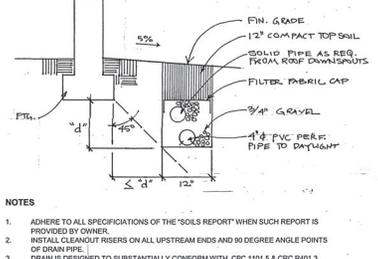
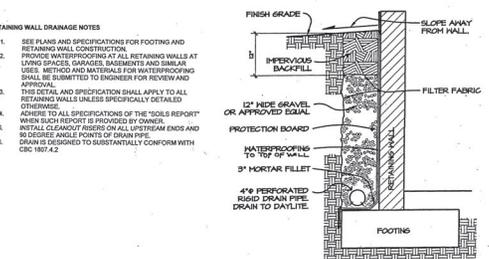
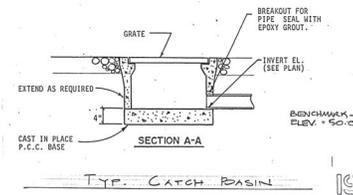
LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD LOT LINE
- 3/4" IRON PIPE, TAGGED LS 4876
- ◆ PROJECT BENCHMARK
- 50' CONTOUR (MAJOR)
- 10' CONTOUR (MINOR)
- EDGE OF PAVEMENT
- 1/2" WATER METER
- 1/2" WATER VALVE
- 1/2" UTILITY STANDARD
- 1/2" UTILITY VALVE
- 50' CONTOUR (PROPOSED)

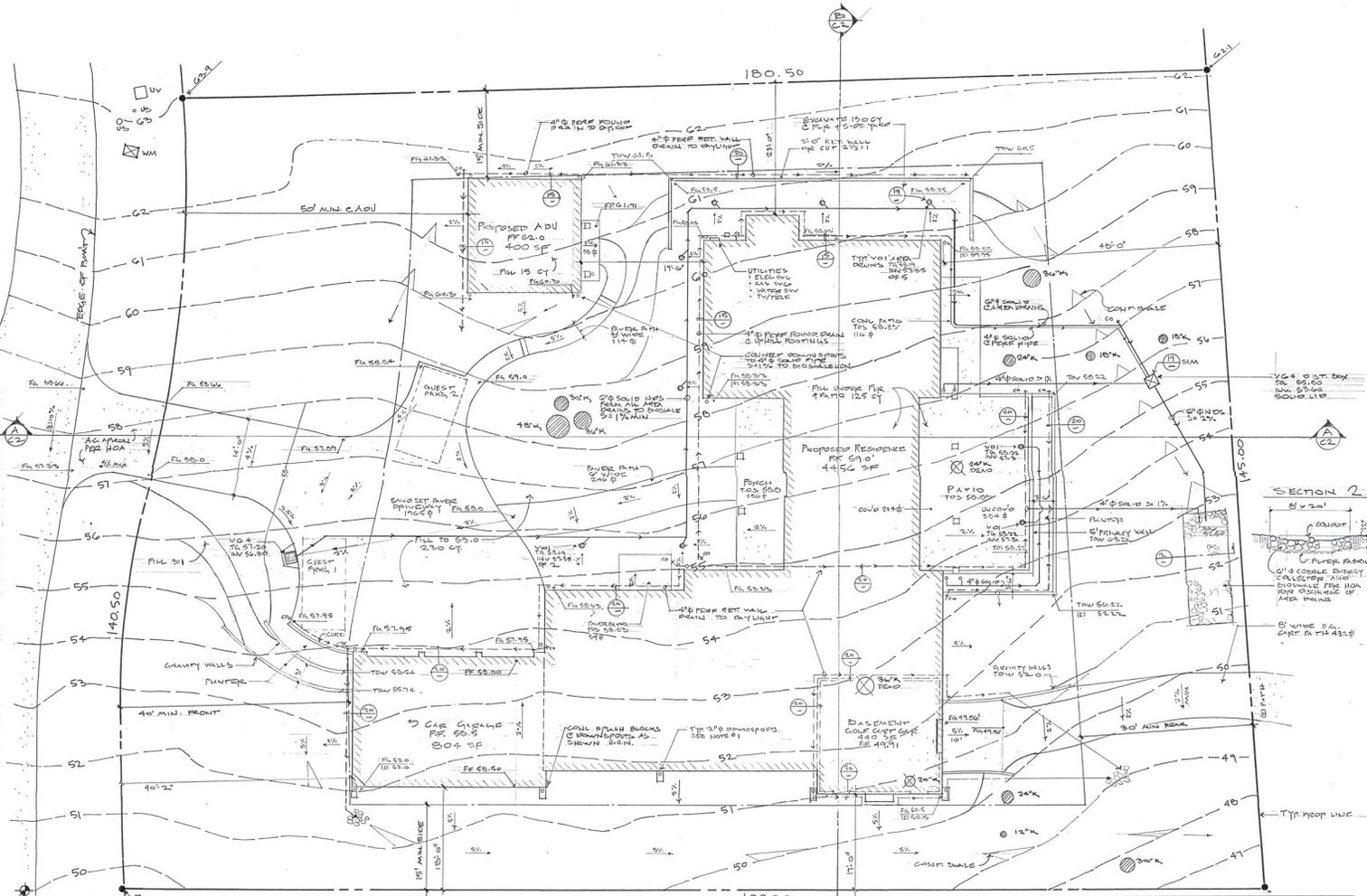
- TREES**
- COASTAL OAKS TO REMAIN
 - COASTAL OAKS TO REMOVE (20')
 - DEAD COASTAL OAKS TO REMOVE (24', SW)

DRAINAGE NOTES

- Roof drain downspouts shall be installed on all roof gutters, and shall discharge onto concrete splash blocks or pavement, and drain away from structure as noted below, or shall connect to a 4 inch dia solid NDS underground conduit per plan. The conduit shall slope at a 1% gradient minimum and discharge into a cobble bio-waste/energy collector in rear below structures per HOA standards.
 - Area Drains to be connected to closed conduit and discharged into a cobble energy collector / bio-waste in rear below structures per HOA standards.
 - All finish grades including patios, and driveways shall be contoured to slope away from proposed structures.
- Site Grading (CRC 401.3):** Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Exception: Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building. All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
- See sheet REC-1 for erosion control and BMP's.
 - Cut and fill slopes shall have a maximum slope of 2' horizontal to 1' vertical.
 - Top of all cut and fill slopes to be 3'0" minimum from property line or per HOA whichever is greater.
 - All grading shall conform with the county of Monterey County Ordinance No. 2535, and erosion control ordinance No. 2806.
 - Ultimate purpose of grading: Construct new S.F.D. and A.D.U.
 - Estimated Start Date: March 1, 2025
 - Estimated Complete date: March 1, 2028
 - Actual grading shall begin within 30 days of vegetation removal or the area shall be planted to control erosion.
 - All fill material shall comply with geotechnical report.
 - Excavate 120 cubic yards
 - Fill 370 cubic yards
 - Import 240 cubic yards
 - Final elevation shall be certified to 0.1 feet by a licensed surveyor or civil engineer, prior to digging any footings or scheduling any inspections.
 - A soils geotechnical report has been prepared by:
 - Gica Engineering, Inc.
 - File # 7803-24 08
 - 5614 Brinken Avenue
 - Salinas, CA 93901
 - 831 422-9819
 - Soils report requires foundation excavations to be reviewed by soils engineer. Prior to requesting a building division foundation inspection, the soils engineer shall inspect and approve in writing the foundation excavations.
 - When a grading permit is required, prior to calling for building division foundation inspection, preliminary grading and compaction reports shall be submitted to and approved by the building division grading inspector. Any revisions from the original soils report shall be incorporated into the plans and specifications.



- NOTES**
- ADHERE TO ALL SPECIFICATIONS OF THE 'SOILS REPORT' WHEN SUCH REPORT IS PROVIDED BY OWNER.
 - INSTALL CLEANOUT RISERS ON ALL UPSTREAM ENDS AND 90 DEGREE ANGLE POINTS OF DRAIN PIPE.
 - DRAIN IS DESIGNED TO SUBSTANTIALLY CONFORM WITH CPC 1101.5 & CRC R401.3.



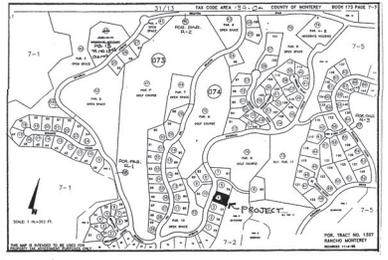
FORMER - CULTURAL RESOURCES

Responsible Department: Planning

Responsible Manager: [Name]

Responsible Planner: [Name]

During the course of construction, cultural, archaeological, historical or paleontological resources are discovered at the site (public 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 Registrar 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. (MCD - Planning)



REVISIONS	BY
0-7-14	CS
0-13-14	CS
0-29-14	CS
11-21-24	CS

REVISIONS

422 ESTRELLA C'ORO

MONTEREY COUNTY CLUB, MONTEREY

APN: 173-074-004-000 PH: 831 595-6542

LOT 78

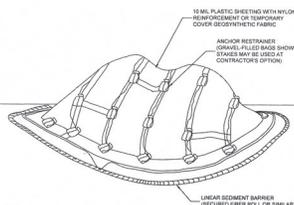
EVERS RESIDENCE

422 ESTRELLA C'ORO

PASA DERA COUNTRY CLUB, MONTEREY

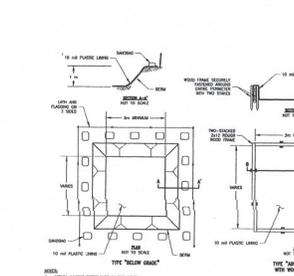
APN: 173-074-004-000 PH: 831 595-6542

DATE	7-11-24
SCALE	AS SHOWN
DRAWN	17-20-24
JOB	17-20-24
SHEET	61
OF 2	SHEETS

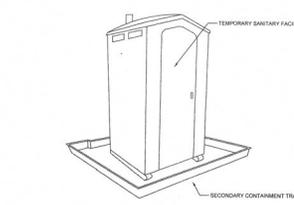
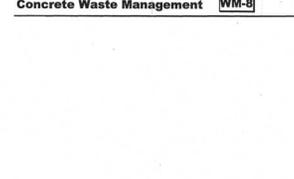


NOTES:
 1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WITH AN ACTIVE AND SECURE COVER SYSTEM.
 2. STOCKPILES SHALL BE SECURELY COVERED, UNDEGRADED, AND PROTECTED FROM FLOODING AND OTHER HAZARDOUS EVENTS.
 3. REINFORCING SHALL HAVE THE SAME TENSILE STRENGTH AS THE PLASTIC SHEET AND LAYERS DUE TO SUBJECT TO BLOWING WINDS TO MAINTAIN COVER POSITIONING AND COVER POSITIONING. COVER POSITIONING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE STOCKPILE.
 4. DO NOT LOCATE WITHIN 50 FEET OF A STOCKPILE.

TEMPORARY COVER ON STOCKPILE

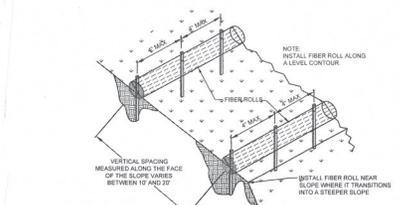
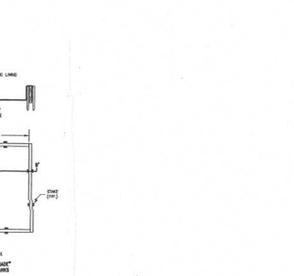


CONCRETE WASTE MANAGEMENT



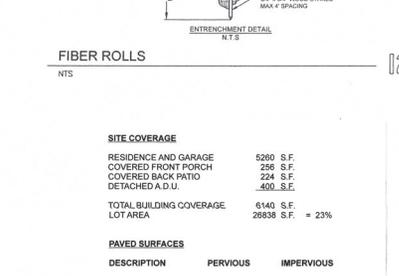
NOTES:
 1. HAZARDOUS WASTE SHALL BE STORED IN A SECURE AND PROTECTED FACILITY.
 2. HAZARDOUS WASTE SHALL BE STORED IN A SECURE AND PROTECTED FACILITY.
 3. HAZARDOUS WASTE SHALL BE STORED IN A SECURE AND PROTECTED FACILITY.
 4. HAZARDOUS WASTE SHALL BE STORED IN A SECURE AND PROTECTED FACILITY.

SANITARY WASTE MANAGEMENT



NOTES:
 1. FIBER ROLLS SHALL BE INSTALLED ALONG A LEVEL CONTOUR.
 2. FIBER ROLLS SHALL BE INSTALLED ALONG A LEVEL CONTOUR.
 3. FIBER ROLLS SHALL BE INSTALLED ALONG A LEVEL CONTOUR.
 4. FIBER ROLLS SHALL BE INSTALLED ALONG A LEVEL CONTOUR.

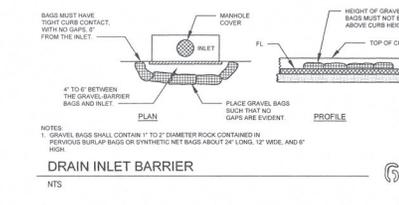
FIBER ROLLS



SITE COVERAGE

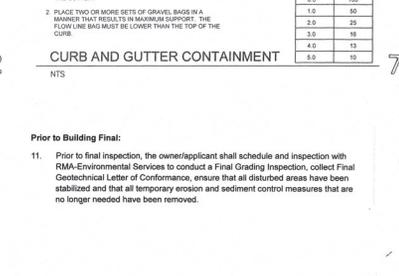
RESIDENCE AND GARAGE COVERED FRONT PORCH	5290 S.F.
COVERED BACK PATIO	256 S.F.
COND. PATIOS	224 S.F.
D.G. CART PATH	400 S.F.
TOTAL BUILDING COVERAGE	6140 S.F.
LOT AREA	26838 S.F. = 23%

PAVED SURFACES			
DESCRIPTION	PERVIOUS	IMPERVIOUS	
S.S. PAVER D.W.	1965		
S.S. PAVER WALKS	360		
COND. PATIOS		633	
D.G. CART PATH		432	
TOTAL	2325	965	3290
GROUND DISTURBANCE			9700 S.F.



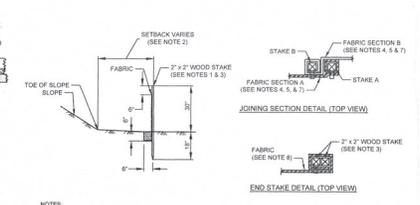
NOTES:
 1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.
 2. GRAVEL BAGS SHALL BE PLACED AT 2' ON CENTER ALONG THE CURB.
 3. GRAVEL BAGS SHALL BE PLACED AT 2' ON CENTER ALONG THE CURB.

CURB AND GUTTER CONTAINMENT



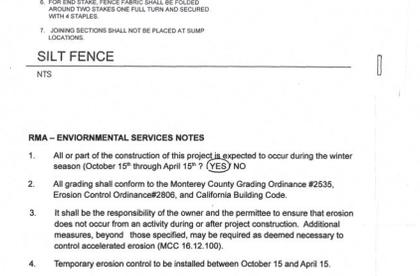
EROSION CONTROL LEGEND

- Tracking Control: Prevent tracking dirt offsite. Use gravel and corrugated steel plates or equal to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming, as needed.
- Solid Waste Management: 3 CY container w/ lid (WM-8)
- Sanitary/Specific Waste Management: Portable Bathroom w/ containment underneath (WM-9)
- Concrete Washout (WM-4)
- Perimeter Control: Fiber Rolls or Silt Fencing
- Earthmoving Equipment w/ containment underneath
- Material Delivery and Storage, cover when not in use (WM-1)



NOTES:
 1. STAKE DIMENSIONS ARE NOMINAL.
 2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
 3. STAKES SHALL BE SPACED AT 4' MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 4. STAKES OVERLAP AND FENCE FABRIC TO GO AROUND EACH STAKE AND FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
 5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW THROUGH OF SEDIMENT AT CORNERS. THE TOP OF THE STAKES SHALL BE SECURED WITH WIRE.
 6. FOR END STAKE, FENCE FABRIC SHALL BE SECURED AROUND TWO STAKES ONE FULL TURN AND FOLDED WITH 4 STAPLES.
 7. JOINING SECTIONS SHALL NOT BE PLACED AT SLUMP LOCATIONS.

SILT FENCE



RMA - ENVIRONMENTAL SERVICES NOTES

- All or part of the construction of this project is expected to occur during the winter season (October 15th through April 15th) (YES/NO)
- All grading shall conform to the Monterey County Grading Ordinance #2535, Erosion Control Ordinance #2806, and California Building Code.
- It shall be the responsibility of the owner and the permittee to ensure that erosion does not occur from an activity during or after project construction. Additional measures, beyond those specified, may be required as deemed necessary to control accelerated erosion (MCC 16.12.100).
- Temporary erosion control to be installed between October 15 and April 15.
- Vegetation removal between October 15 and April 15 shall not proceed subsequent grading or construction by more than 15 days. During this period, erosion and sediment control measures shall be in place at the end of each working day.
- During construction the applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, verify the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide verification that all necessary geotechnical inspections have been completed to that point.
- Dust from grading operations must be controlled. The owner or contractor must be required to keep adequate equipment on the grading site to prevent dust problems.
- The Director of Building Inspection (Building Official) shall stop operations during periods of inclement weather if he or she determines that erosion problems are not being controlled adequately.
- Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Store and cover materials of sand, dirt or other construction material with bags when in a storage area if not actively being used when 15 days.
- Store dirt (not treated) material under the dust control system.
- Store hazardous materials and hazardous waste (such as petroleum, paints, solvents, adhesives, sealants, and other hazardous materials) in appropriate containers, and cover them at the end of every work day or during non-work or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to over-apply.
- Store hazardous materials outdoors when not in use.
- Store hazardous materials in appropriate containers.
- Store hazardous materials in appropriate containers.
- Store hazardous materials in appropriate containers.

WASTE MANAGEMENT

- Use proper disposal methods for all waste.

EQUIPMENT MANAGEMENT & SPILL CONTROL

- Use proper maintenance and repair methods.

ENVIRONMENTAL & CONTAMINATED SOILS

- Use proper maintenance and repair methods.

PAVING & ASPHALT WORK

- Use proper maintenance and repair methods.

CONCRETE, GROUT & MORTAR APPLICATION

- Use proper maintenance and repair methods.

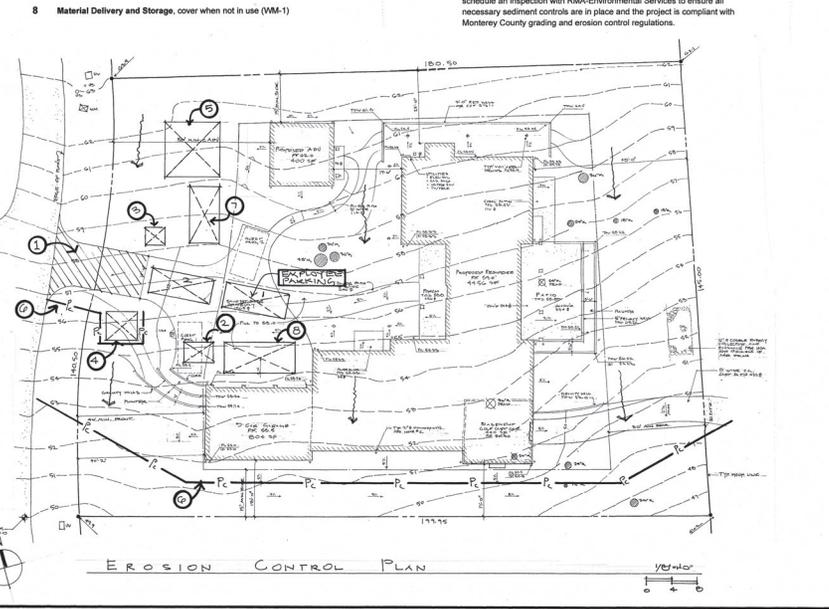
PAINTING & PAINT REMOVAL

- Use proper maintenance and repair methods.

DEWATERING

- Use proper maintenance and repair methods.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



REVISIONS BY

DATE: 11-21-17

SCALE:

DRAWN: 11-2024

SHEET: 1 OF 1

EVERS RESIDENCE
 423 ESTRELLA CIRCLE
 PASADENA COUNTRY CLUB, MONTEREY
 APN: 173-074-004-000 PH: 831 595-6542

LOT 76

EROSION CONTROL PLAN

11-21-17

11-2024

1 OF 1

Evers Residence – Lot 78

423 Estrella d'Oro

Monterey, CA

APN: 173-074-004-000

EXTERIOR COLORS

8-28-2024

Roofing: Newpoint or equal
Concrete Slate Tile
Color: Garnet Blend



Saxony® 900 Country Slate – Garnet Blend C/T

Body: Cement Plaster (stucco)
Sherwin-Williams
Oyster White # SW 7637



Trim: Window Sash, Exterior Doors,
Fascia & Tails at Roof Overhang
Sherwin-Williams
Urbane Bronze # SW 7048



Item # 8283-A61	UPC Code: 747396079943
Product Family Name: Sage Ridge™	Finish: Vintage Rust™
Category: WALL MOUNT	Category Type:
Certification 3057374	
Patents:	
Notes:	



Image File Name: 8283-A61.jpg



MEASUREMENTS

Width: 10.5	Length: 12.75	Height: 22.5	Extension: 12.75
Height Adjustable: Min Overall Height: No		Max Overall Height: No	Slope: No
Wire Length: 7	Chain Length:	Safety Cable Included: No	Net Weight: 3.37
Canopy Width: 4.63	Canopy Height: 14.0	Canopy Length: 15.5	Center to Bottom: 15.5
Backplate Width:	Backplate Height: 7.5	Center to Top:	

LAMPING

No. of Bulbs: 1	Light Type: A19 MED			
Max Bulb Wattage: 60	Socket: E26 MED			
Dimmable: Yes	Ballast:	Rated Life Hours:	Photocell Included: No	Bulb/LED Included:
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:

SHADE / GLASS

Description:	Material:
Part No.:	Quantity:
Width:	Height:
	Length:



SHIPPING

Carton Width: 12.5	Carton Height: 24.5	Carton Length: 15.0
Carton Weight: 5.896	Carton Cubic Feet: 2.658	Small Package Shippable: Yes
Master Pack Width:	Master Pack Height:	Master Pack Length:
Master Pack Weight:	Master Cubic Feet:	Multi-Pack: 1
		Master Pack: 1



Dark Sky



Wet Location



ETL Intertek



WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.