

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

In the matter of the application of:

OLEKSY (PLN160840)

RESOLUTION NO. 18-052

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project is a single-family residence which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301(e) of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a) Use Permit and Design Approval for after-the-fact development on slopes of 25% or greater for two patios totaling 1,127 square feet, a 90 linear foot concrete border wall, and a 240 square foot storage shed; and
 - b) Use Permit and Design Approval for development on slopes of 25% or greater for a 635 square foot addition to the single family dwelling, a 307 square foot attached carport, a 525 square foot two-car detached garage, and a 186 square foot wooden deck.
[PLN160840, Oleksy, 363 Calle De Los Agrinemsors, Carmel, Carmel Valley Master Plan (APN: 189-532-010-000)]

The Oleksy Combined Development Permit (PLN160840) came on for public hearing before the Monterey County Zoning Administrator on September 13th, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 21);

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

- b) The property is located at 363 Calle De Los Agrinemsors (Assessor's Parcel Number 189-532-010-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential with a Design Control & Site Plan Overlays and Regulations for Residential Allocation Zoning District (LDR/2.5-D-S-RAZ) which allows for residential uses of the first single-family dwelling and accessory structures per lot subject to an Administrative Permit and/or Design Approval. Therefore, the project is an allowed land use for this site.
- c) The site is subject to the Design Review requirements contained in Chapter 21.44 of the Inland Zoning Ordinance (Title 21). Chapter 21.44 requires review of siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. RMA staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the LDR/2.5-D-S-RAZ zoning district. The simplified architectural design incorporates straight lines with primarily wooden materials to give the structures a rustic cabin-like aesthetic. The proposed structure is consistent with the surrounding residential development and will blend with the natural environment since no further landscaping will be added. Landscaping will be kept at its natural state to attribute to the uniqueness of the surrounding Carmel forest. Colors and materials are comprised of earthy tones such as grey siding, a beige EPDM membrane (synthetic rubber material) roof, and a rust colored steel fascia; consistent with what is found in the surrounding character of the neighborhood.
- d) The project site is within a Site Plan Review (S) standards contained in Chapter 21.45 of the Inland Zoning Ordinance district overlay, which is intended to provide district regulations where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. A site plan was included with the application. The design and location of the proposed development are appropriate for the site. Although development will be on slopes in excess of 25%, the proposed site is the most feasible location. Conditions were added to include tree protection and a Geotechnical report concluded that the disturbed location development will less likely adversely affect resources at the site or be adversely affected by those resources if restoration is avoided. Therefore, the project is consistent with requirements of the S district overlay.
- e) The property is located within a Residential Allocation Zoning (RAZ) overlay district which denotes a specific area that is subject to policies or ordinances which specify limitations on the number of lots or units which may be created in a given period of time. The construction of the addition to first single family dwelling and accessory structures are allowable on the subject parcel pursuant to the Carmel Valley Master Plan of the 2010 General Plan, therefore the project is consistent with the RAZ zoning overlay. No new units are proposed.

- f) The project planner conducted a site inspection on May 16th, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- g) Pursuant to the requirements of the Monterey County Zoning Ordinance Section 21.64.260 (Preservation of Oaks & Other Protected Trees) and Carmel Valley Master Plan, Oaks, Madrones and Redwoods are protected tree species. Pines are not listed as a protected species. The site is heavily covered with trees. There is no evidence that protected trees were removed or affected by the unpermitted or proposed construction. Observation of the unpermitted development did not appear to have a negative effect to the existing trees. No damage occurred to trees observed during the construction. In fact, removal of the concrete wall and patios (restoration) would require considerable excavation and most likely create damage to adjacent trees. Based on this analysis, an after-the-fact tree removal permit was not required and the arborist did not recommend for replacement planting. The Arborist concluded that the proposed structures are sited in areas that maintain the existing oak forested environment; allowing the forest to continue to exist and generate over time. However, in order to ensure trees in proximity of the proposed construction activities are protected, a condition of project approval (Condition No. 4) has been incorporated in the project requiring implementation and maintenance of a tree protection plan during construction.
- h) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it did not meet any of the guidelines for referral.
- i) The project is consistent with site development standards such as floor area ratio, setbacks and height.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160840.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to slope/slope stability and trees. The following reports have been prepared:
 - *“Geotechnical Report” (LIB180264) prepared by Grice Engineering, Inc., Salinas, CA November, 2017.*
 - *“Tree Resource Assessment” (LIB180263) prepared by Frank Ono, Pacific Grove, CA October 9, 2017.*

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff

has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on May 16th, 2017, to verify that the site is suitable for this use. The proposed construction is consistent with the simplified architecture design of the residence and the neighborhood.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160840.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Monterey County Regional Fire Protection District, RMA-Public Works, Environmental Health Bureau, RMA-Environmental Services and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The sewer for the site will be served by septic and water will be served by Cal Am.
 - c) Staff conducted a site inspection on May 16th, 2017 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160840.

4. **FINDING:** **NO VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Violations (Monterey County Code Enforcement File No. 16CE00284) exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of any violations existing on the subject property prior to the site visit.
 - b) Staff conducted a site inspection on May 16th, 2017 and discovered there was grading on the proposed site without the proper entitlements. A Geotechnical Report (LIB180264) prepared by Grice Engineering, Inc. addressed the violation and did not recommend restoration since it would increase erosion potential and cause direct impacts on native vegetation at the site.
 - c) There were also indication of possible tree removals. An Arborist report (LIB 180263) was prepared by Frank Ono dated October, 9, 2017. The arborist's purpose was to assess and determine if any of the trees have been or will be affected by the proposed project. Furthermore, the

intended goal is to address any potential effects of the proposed development on the property while encouraging forest stability and sustainability. The arborist concluded that the proposal to construct the additional structures are planned to maintain the existing oak forested environment, allowing the forest to continue to exist and generate over time. The work observed from the previously performed work does not appear to have a negative effect to the existing trees. No damage occurred to trees observed during the construction and efforts to remove the recently installed concrete wall and patios would require considerable excavation and most likely create damage to adjacent established trees

- d) The proposed project corrects existing violations regarding grading and unpermitted structures. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
- e) Zoning violation abatement costs, have been paid.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160840.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts one single-family residence.
 - b) The construction of the single-story residence and accessory structures meets this exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 16th, 2017.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within an officially designated areas as a state scenic highway.
 - e) Staff conducted a site inspection on May 16th, 2017 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160840.

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

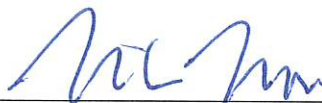
EVIDENCE: Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines; and
2. Adopt a resolution to approve a Combined Development Permit consisting of:
 - a) Use Permit and Design Approval for after-the-fact development on slopes of 25% or greater for two patios totaling 1,127 square foot, 90' linear feet of concrete border wall, 240 square foot storage shed; and
 - b) Use Permit and Design Approval for development on slopes of 25% or greater for a 635 square foot addition to the single family dwelling with attached 307 square foot carport, 525 square foot two-car detached garage and 186 square foot wooden deck. [PLN160840, Oleksy, 363 Calle De Los Agrinensors, Carmel, Carmel Valley Master Plan (APN: 189-532-010-000)], 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 September, 2018



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **SEP 14 2018**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE] **SEP 24 2018**

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN160840

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN160840) allows a: 1) Use Permit and Design Approval for after-the-fact development on slopes of 25% or greater for two patios (1,127,sq. ft.) and 90' feet of concrete border wall and 240 square foot storage shed; and 2) Use Permit and Design Approval for development on slopes of 25% or greater for a 635 square foot addition to the single family dwelling with attached 307 square foot carport, 525 square foot two-car detached garage and 186 square foot wooden deck. The property is located at 363 Calle De Los Agrinemsors, Carmel Valley (Assessor's Parcel Number 189-532-010-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit consisting of a: 1) Use Permit and Design Approval for after-the-fact development on slopes of 25% or greater for two patios (1,127 sq. ft.) and 90' feet of concrete border wall and 240 square foot storage shed; and 2) Use Permit and Design Approval for development on slopes of 25% or greater for a 635 square foot addition to the single family dwelling with attached 307 square foot carport, 525 square foot two-car detached garage and 186 square foot wooden deck. (Resolution Number 18-052) was approved by the Zoning Administrator for Assessor's Parcel Number 189-532-010-000 on September 13th, 2018. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

**Condition/Mitigation
Monitoring Measure:**

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

**Compliance or
Monitoring
Action to be Performed:**

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

Best Management Practices shall be adhered to per the arborist report prepared by Frank Ono, Urban Forester, dated October 9th, 2017.

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

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

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

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

8. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

9. EHSP01 - SEPTIC TANK INSPECTION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Submit updated septic tank inspection report. If tank is in good shape, no further action required. If tank needs repairs or replacement, appropriate repairs shall be required prior to final of construction permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall provide an updated septic tank inspection from a licensed septic system contractor/inspector.
If tank is in good working order and no repairs are required, no further action.
If tank needs repairs or replacement, upgrade shall be completed prior to final of the construction permit.

10. EHSP02 - DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS (NON-STANDAI

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Owner shall record a deed restriction indicating that any future repairs of the existing onsite wastewater treatment system on the property may require the installation and ongoing use of an alternative onsite wastewater treatment system. The Property shall be subject to any and all applicable federal, state and/or local laws, regulations and ordinances in effect at the time of permit issuance regarding the permitting, operation and maintenance or monitoring of onsite wastewater treatment systems. The single exception to this term is that an alternative onsite wastewater treatment system will be subject to an annual operating permit from the Monterey County Health Department, Environmental Health Bureau upon adoption of any State or regional regulations and/or any local ordinance authorizing such a permit. Owner agrees to disclose the contents of the Deed Restriction to any potential purchaser of the subject Property and to any person or entity to whom the Property herein described shall be conveyed. Owner is responsible to reimburse EHB for costs associated with County Counsel review of deed restriction.

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

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

11. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

12. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

13. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

PROPOSED ADDITIONS
TO RESIDENCE SHOWN
CROSS-HATCHED

PROPOSED DETACHED
STORAGE SHED.
(ALREADY CONSTRUCTED)

NEW DETACHED GARAGE

PROPOSED PATIOS
(ALREADY CONSTRUCTED)

SITE PLAN

1" = 20'

PLANNING INFORMATION

PROJECT DESCRIPTION: DEMOLISH AND REBUILD AN EXISTING ONE-STORY RESIDENCE; NEW DETACHED STORAGE SHED AND DETACHED GARAGE. NEW PATIOS AND DECKS.

ZONING: LDR/2.5-D-S-RAZ

PROJECT ADDRESS: 363 CALLE DE LOS AGRINEMSOR, CARMEL VALLEY, CALIFORNIA

APN: 189-532-010

LOT SIZE: 41,960 SQ. FT.

OWNERS: JOHN & KRISTIN OLEKSY
363 CALLE DE LOS AGRINEMSOR, CARMEL VALLEY, CALIFORNIA 93924
(978) 201-9529

LEGAL DESCRIPTION: MAP OF RANCHO LOS LAURELES, POR OF LOT 3 OF SUB OF PAR 7 SHOWN AS PAR A IN VOL 4 OF PAR MPS PG 36

FLOOR AREAS:	
EXISTING RESIDENCE:	936. SQ. FT.
NEW EXPANSION OF EXISTING RESIDENCE:	635.
NEW TOTAL RESIDENCE:	1,571.
NEW DETACHED STORAGE SHED:	240.
NEW DETACHED GARAGE:	525.
NEW TOTAL FLOOR AREA:	2,336. (5.6%)
LOT COVERAGE:	
EXISTING LOT COVERAGE:	936. SQ. FT.
EXPANDED HOUSE:	635.
NEW COVERAGE (GARAGE & SHED):	765.
NEW CARPORT:	307.
NEW PATIOS:	1,127.
NEW DECK AT SHED:	186.
NEW TOTAL LOT COVERAGE:	3,956 (9.4 %)
NEW DECK AT HOUSE (12" ABOVE GRADE):	100.

TREE REMOVAL: NONE

GRADING: 5 CUBIC YARDS

CONSTRUCTION TYPE: V-N

OCCUPANCY: R-3

APPLICABLE CODES: 2016 CBC,CMC,CPC, CEC
2016 CA ENERGY CODE

NEW IMPERVIOUS COVERAGE:	
HOUSE ADDITION:	635. SQ. FT.
NEW GARAGE:	525.
NEW SHED (POLE STRUCTURE; MULCH BENEATH)	0.
NEW PATIOS:	1,127.
TOTAL NEW IMPERVIOUS:	2,287.

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 189 PAGE 53

PROJECT LOCATION
363 CALLE DE LOS AGRINEMSOR
(189-532-010)

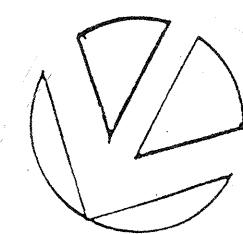
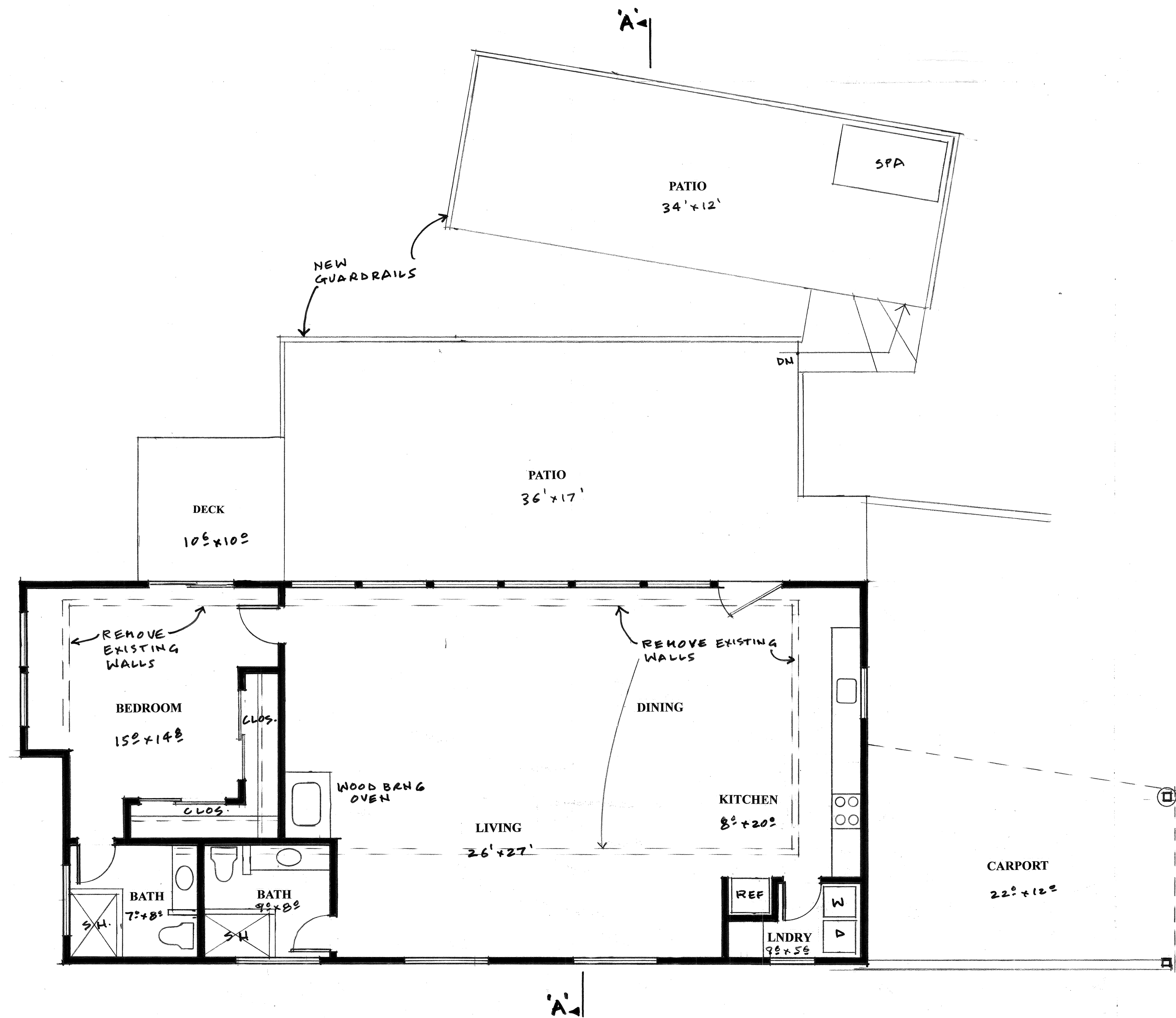
LOCATION PLAN

REPLACE EXISTING RESIDENCE
NEW PATIOS, GARAGE & STORAGE BUILDING
JOHN & KRISTIN OLEKSY
363 CALLE DE LOS AGRINEMSOR
CARMEL VALLEY, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

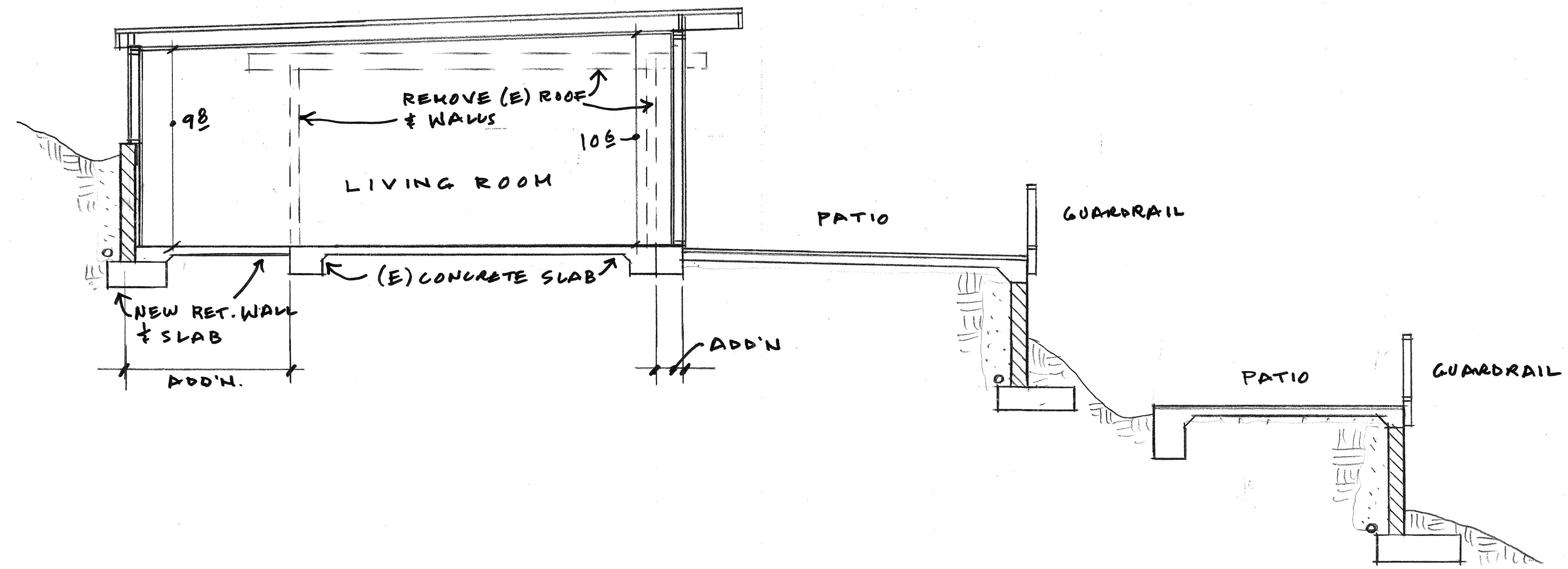
12-20-17

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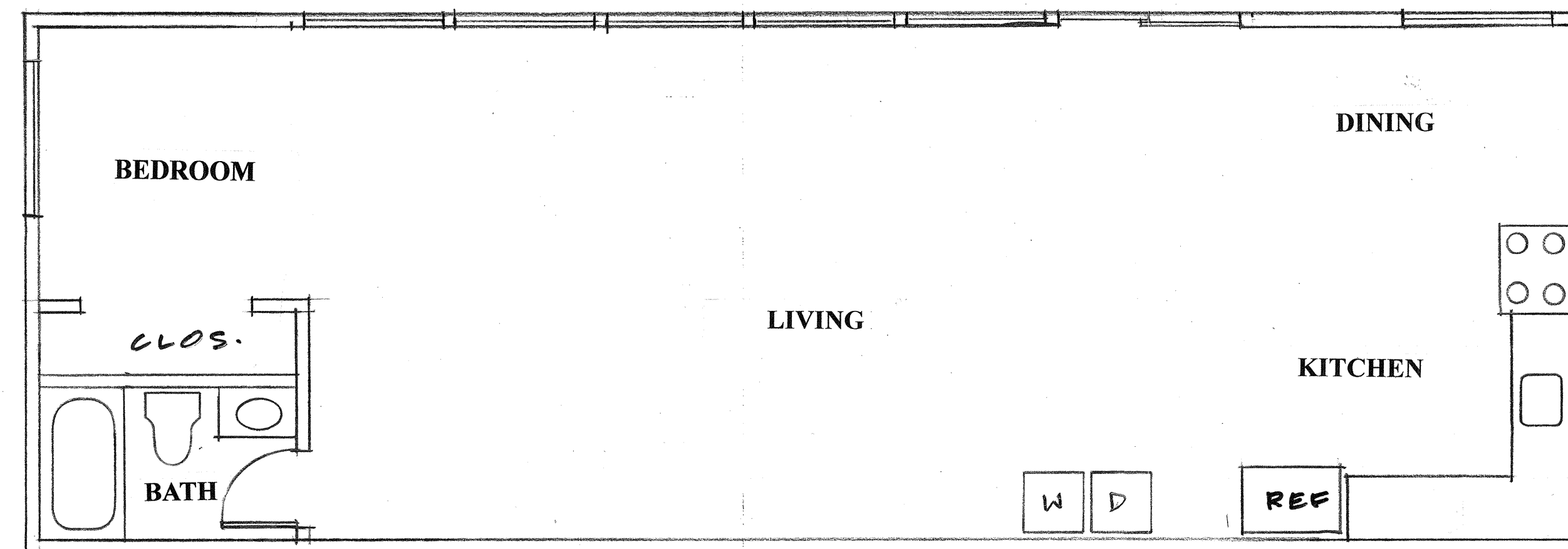


PROPOSED FLOOR PLAN

1/4" = 1'-0"



SECTION 'A-A'
1/4" = 1'-0"

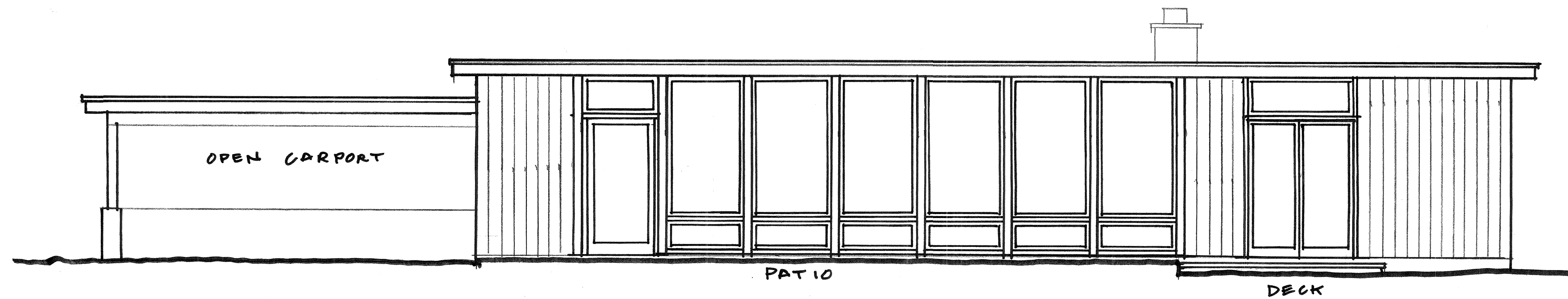


EXISTING FLOOR PLAN
1/4" = 1'-0"

REPLACE EXISTING RESIDENCE
NEW PATIOS, GARAGE & STORAGE BUILDING
JOHN & KRISTIN OLEKSY
363 CALLE DE LOS AGRINEMSDORS
CARMEL VALLEY, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

11-7-17

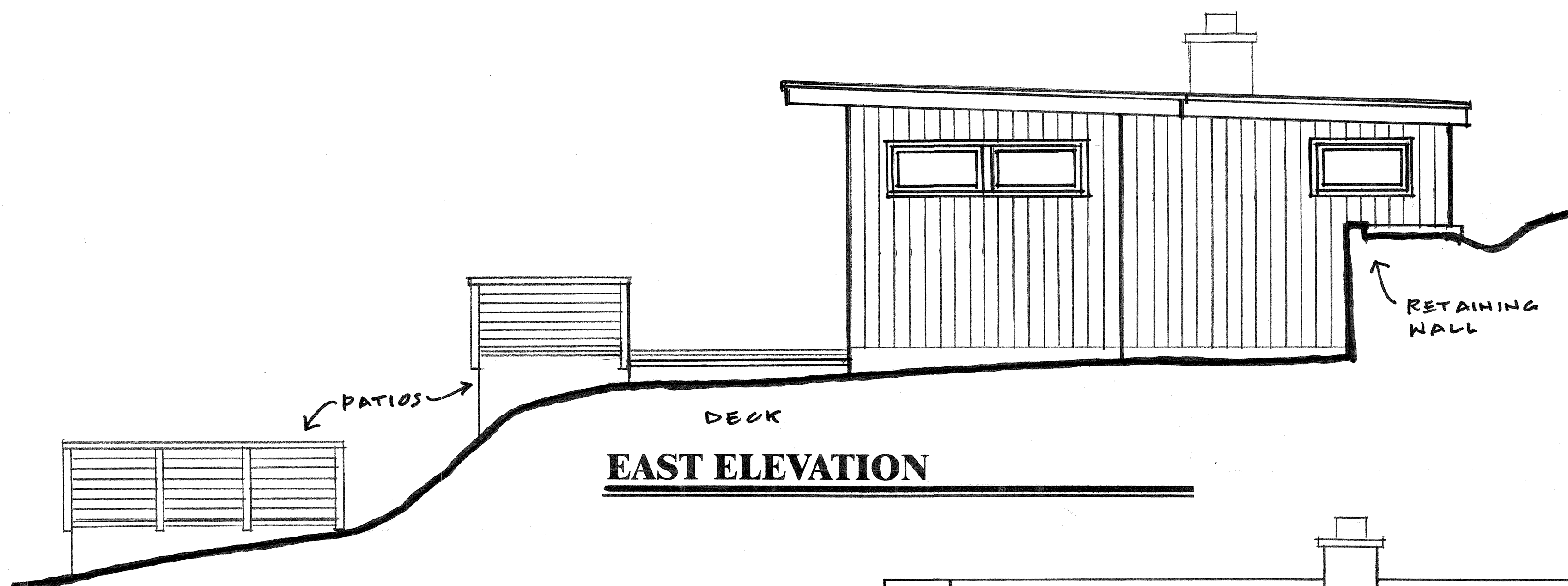


SOUTH ELEVATION

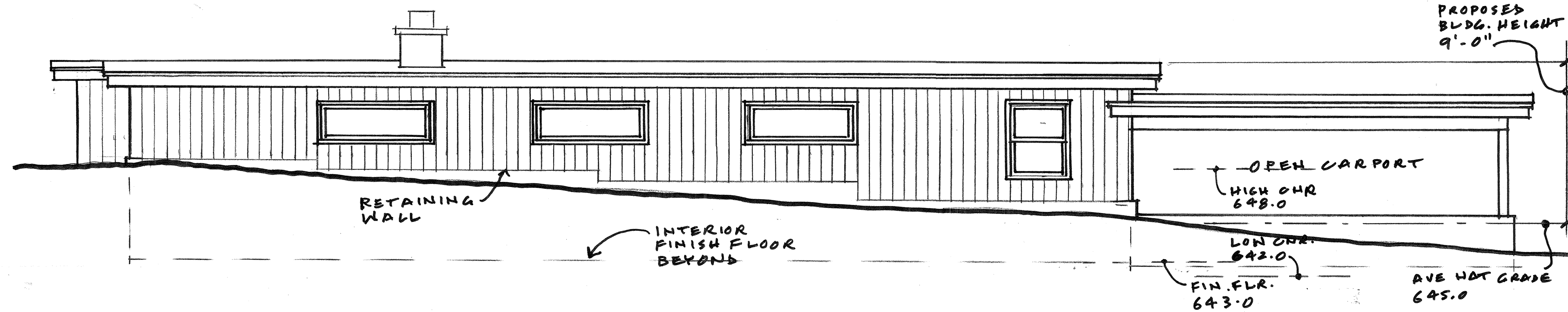
1/4" = 1'-0"

EXTERIOR MATERIALS

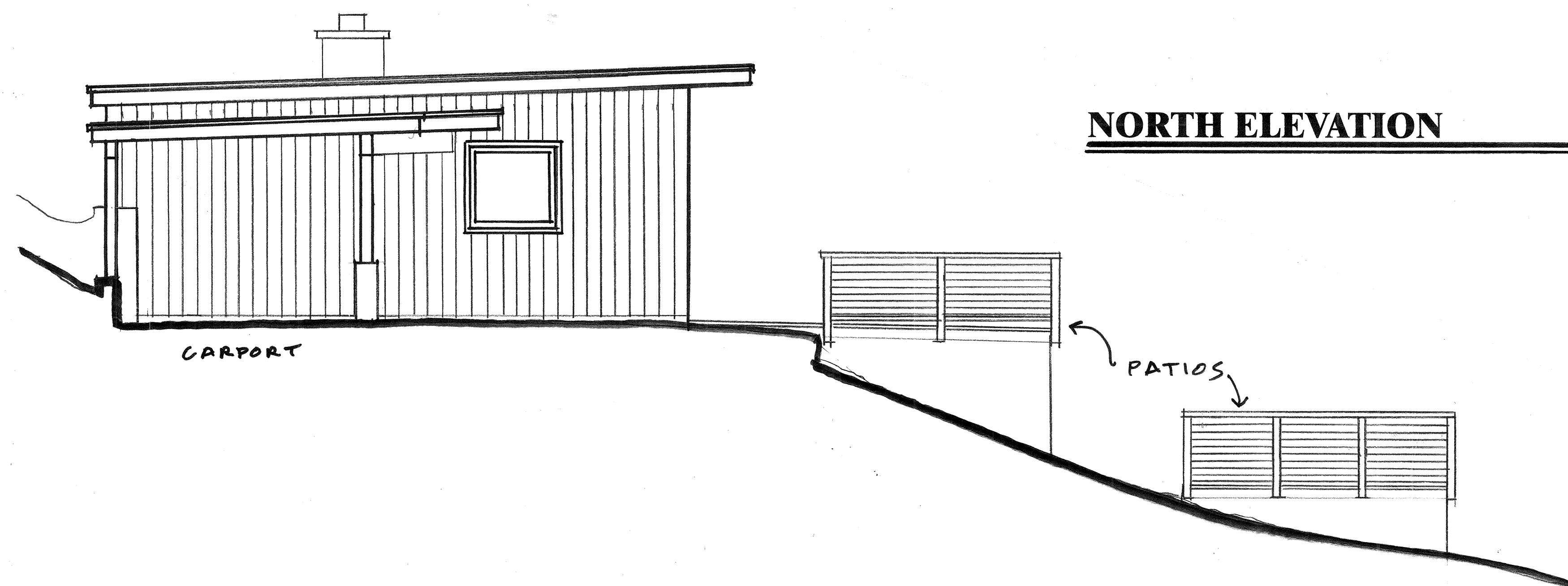
ROOF:	EPDM MEMBRANE ROOFING
WALLS:	CEMENT-BOARD SIDING VERTICAL GROOVED
WINDOWS:	VINYL WINDOWS MILGUARD OR EQUIVALENT
GUARDRAILS:	STAINLESS STEEL CABLE



EAST ELEVATION



NORTH ELEVATION

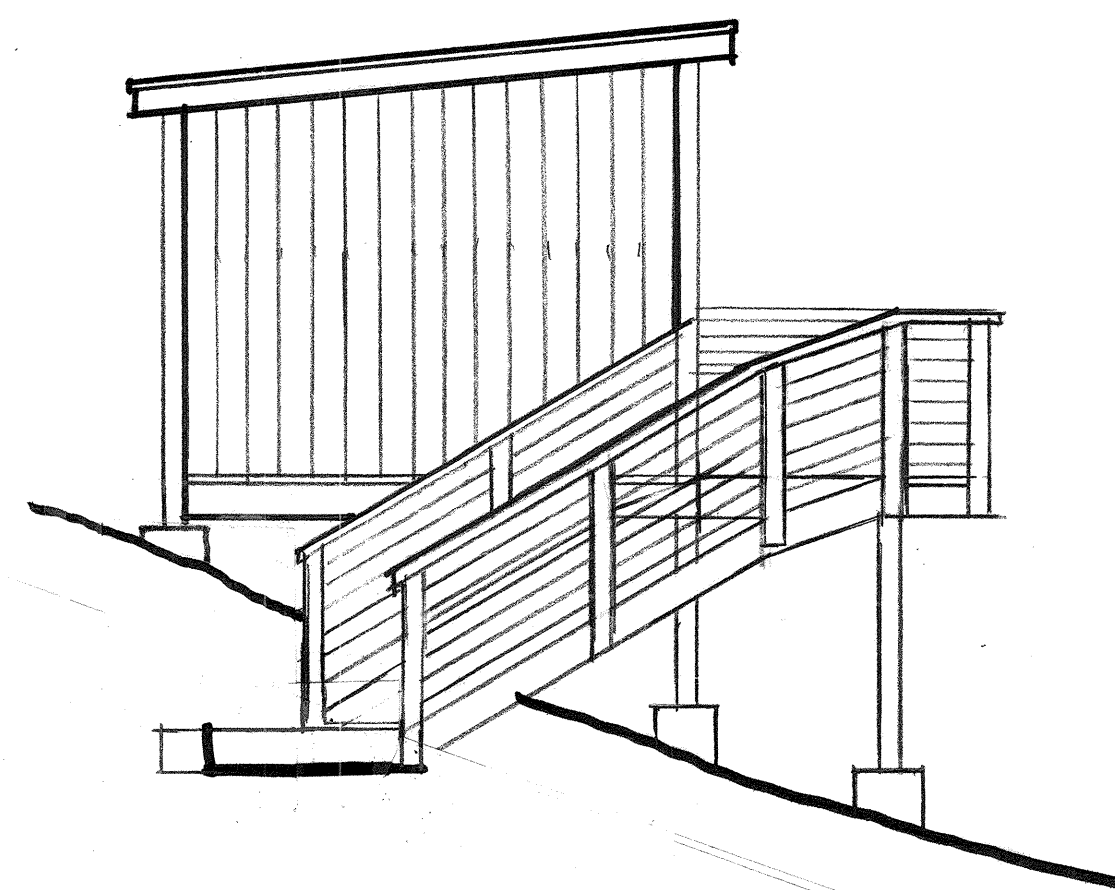


WEST ELEVATION

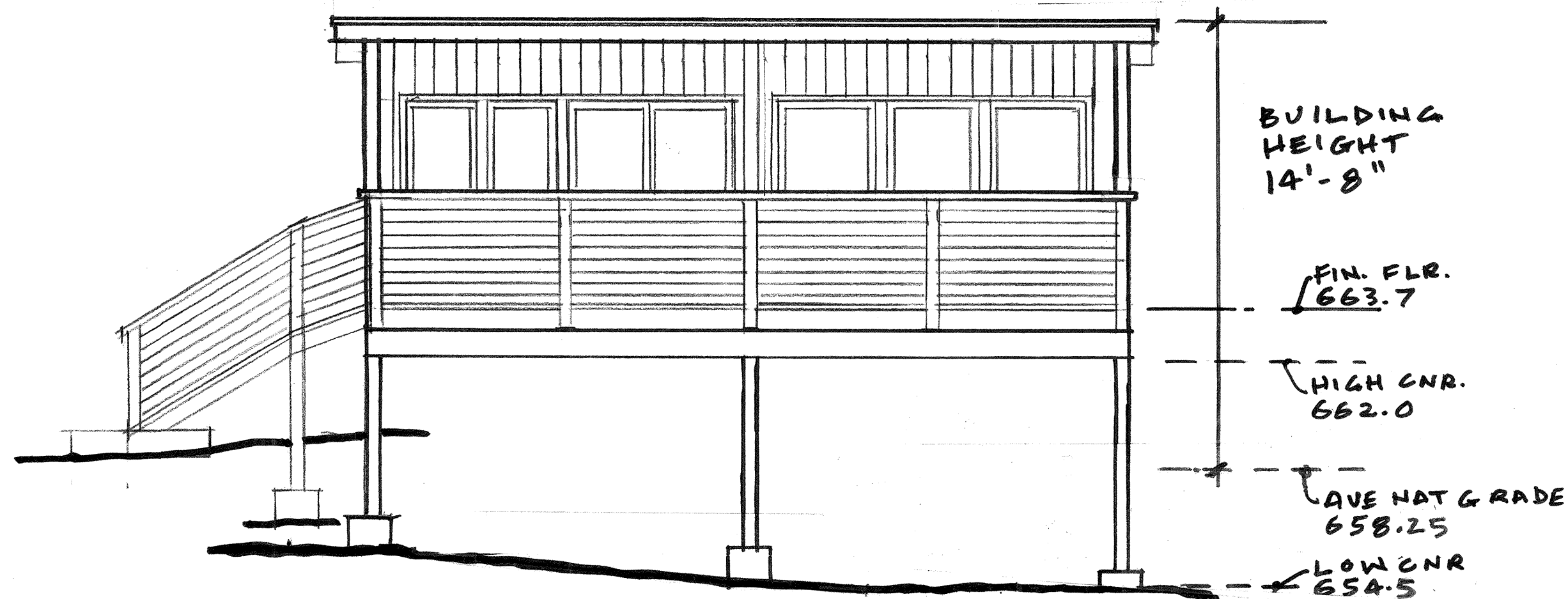
REPLACE EXISTING RESIDENCE
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CARMEL VALLEY, CALIFORNIA

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11-7-17

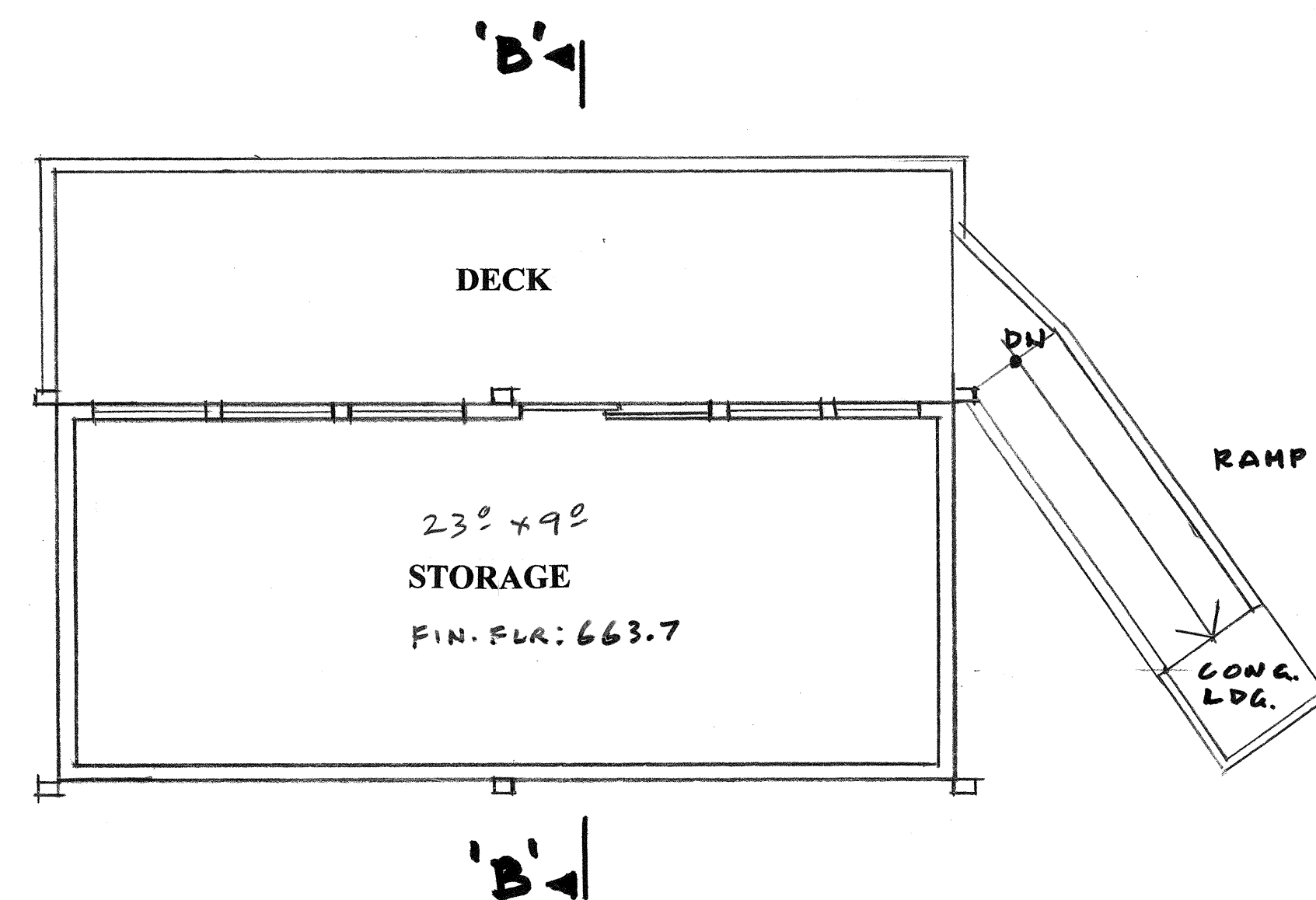


WEST ELEVATION



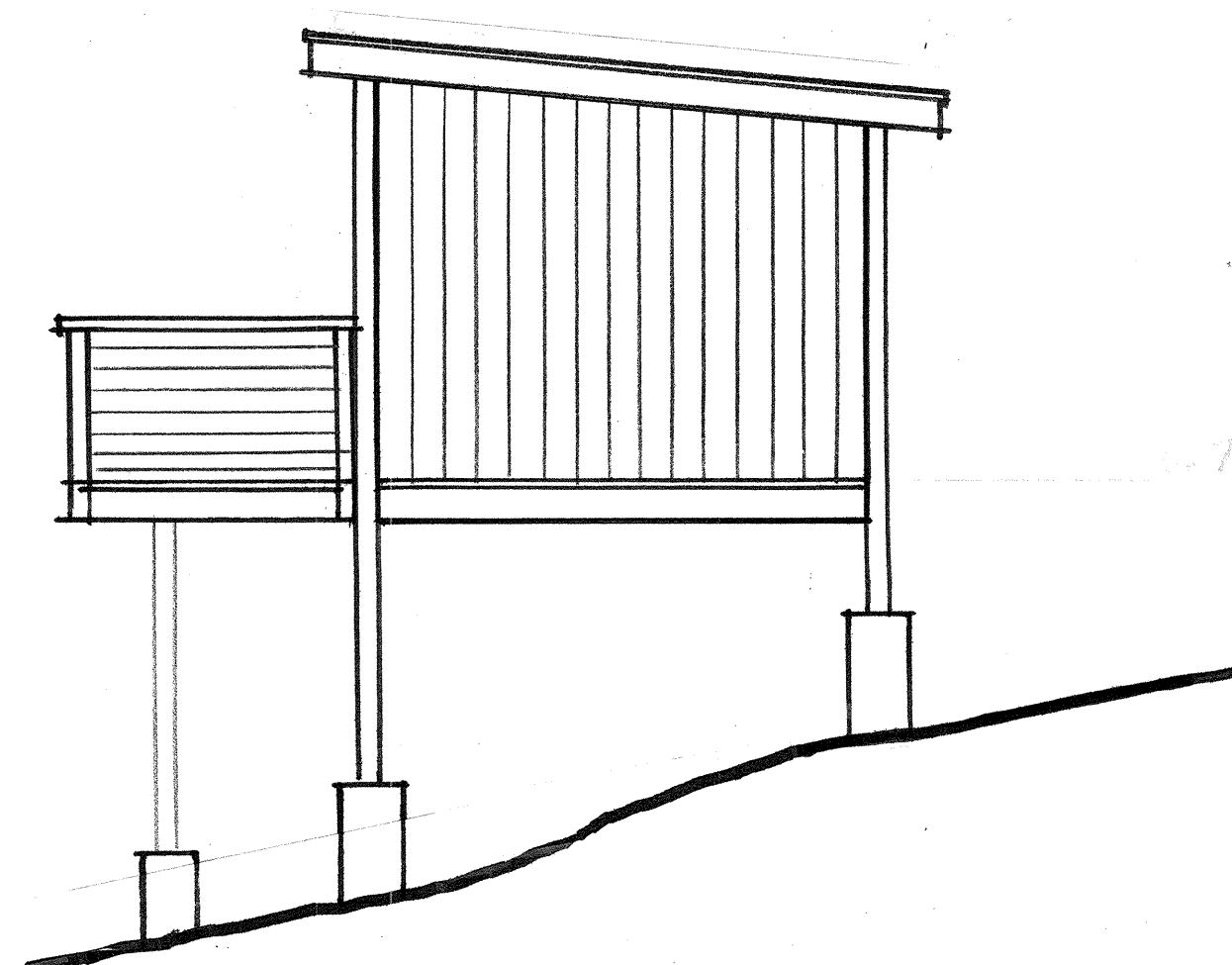
SOUTH ELEVATION

1/4" = 1'-0"

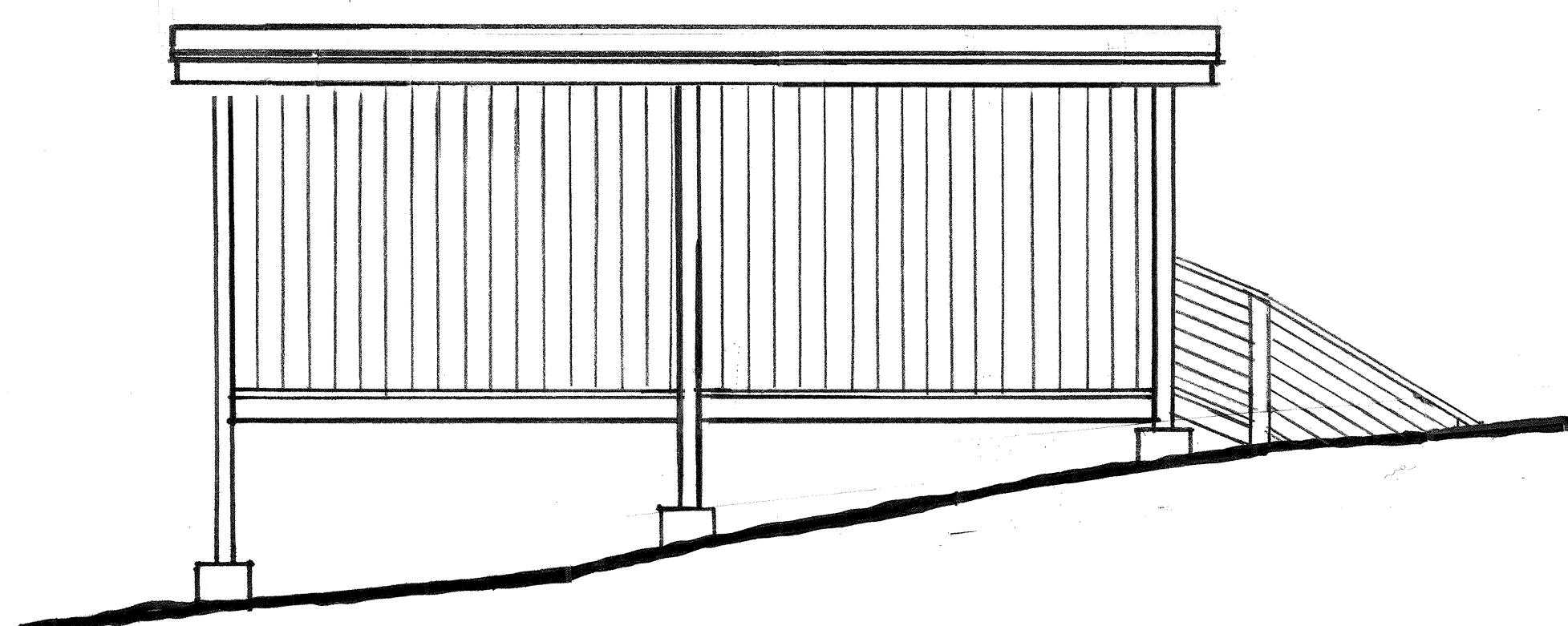


PROPOSED STORAGE SHED

1/4" = 1'-0"



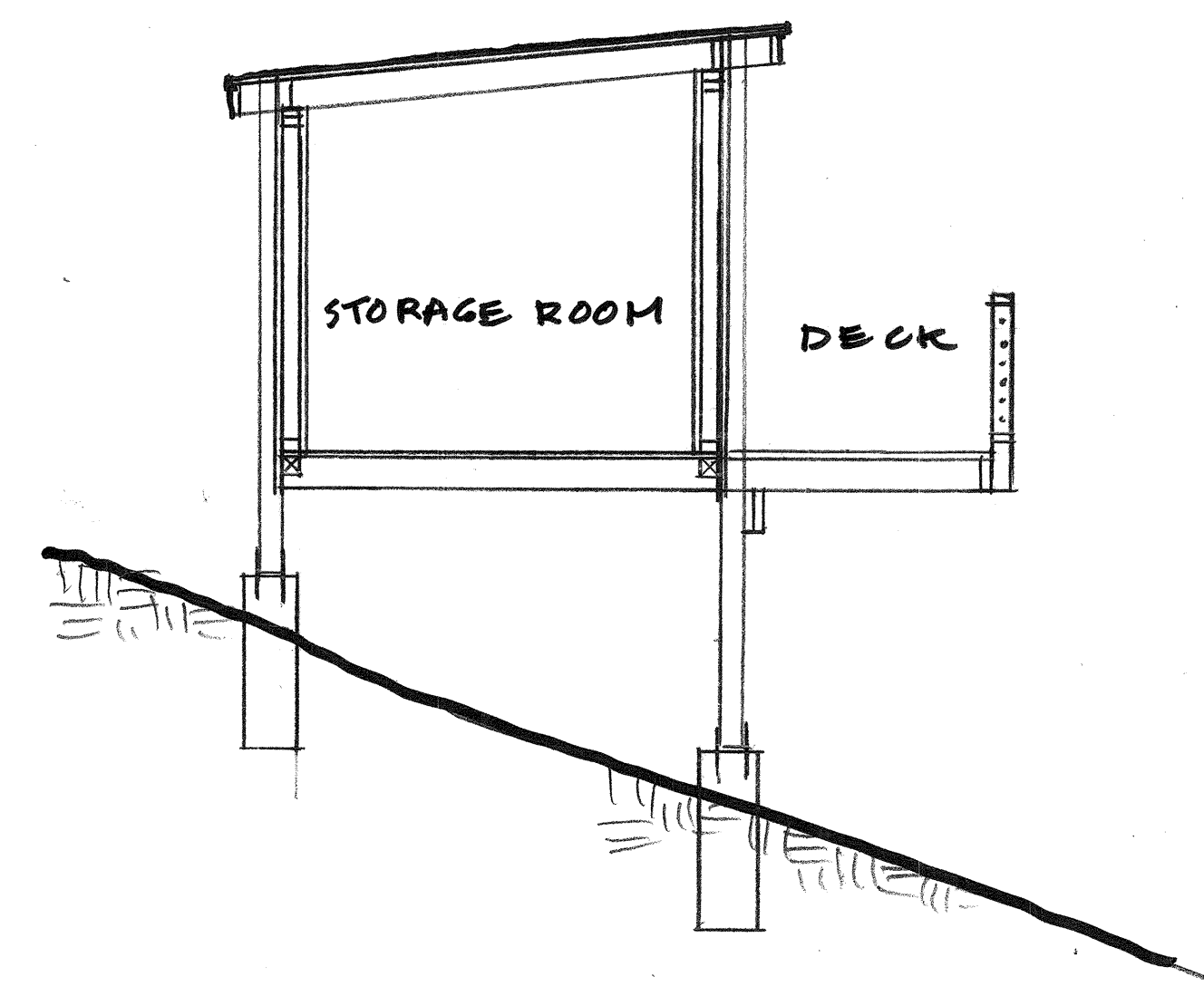
EAST ELEVATION



NORTH ELEVATION

EXTERIOR MATERIALS

ROOF:	EPDM MEMBRANE ROOFING
WALLS:	CEMENT-BOARD SIDING VERTICAL GROOVED
WINDOWS:	VINYL WINDOWS MILGUARD OR EQUIVALENT
GUARDRAILS:	STAINLESS STEEL CABLE



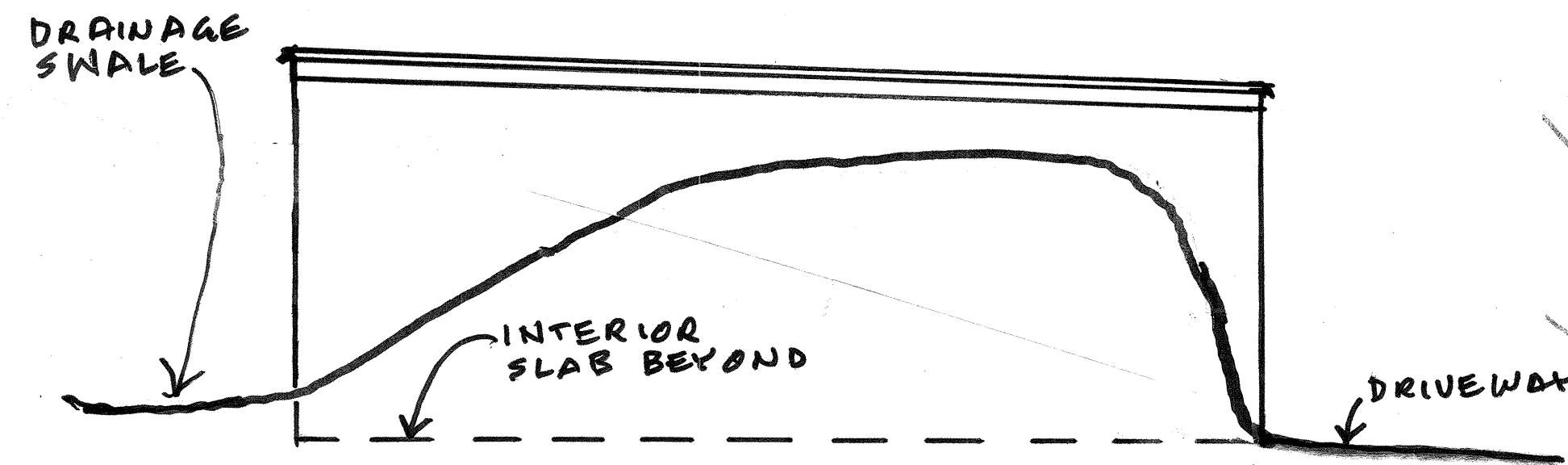
SECTION 'B-B'

1/4" = 1'-0"

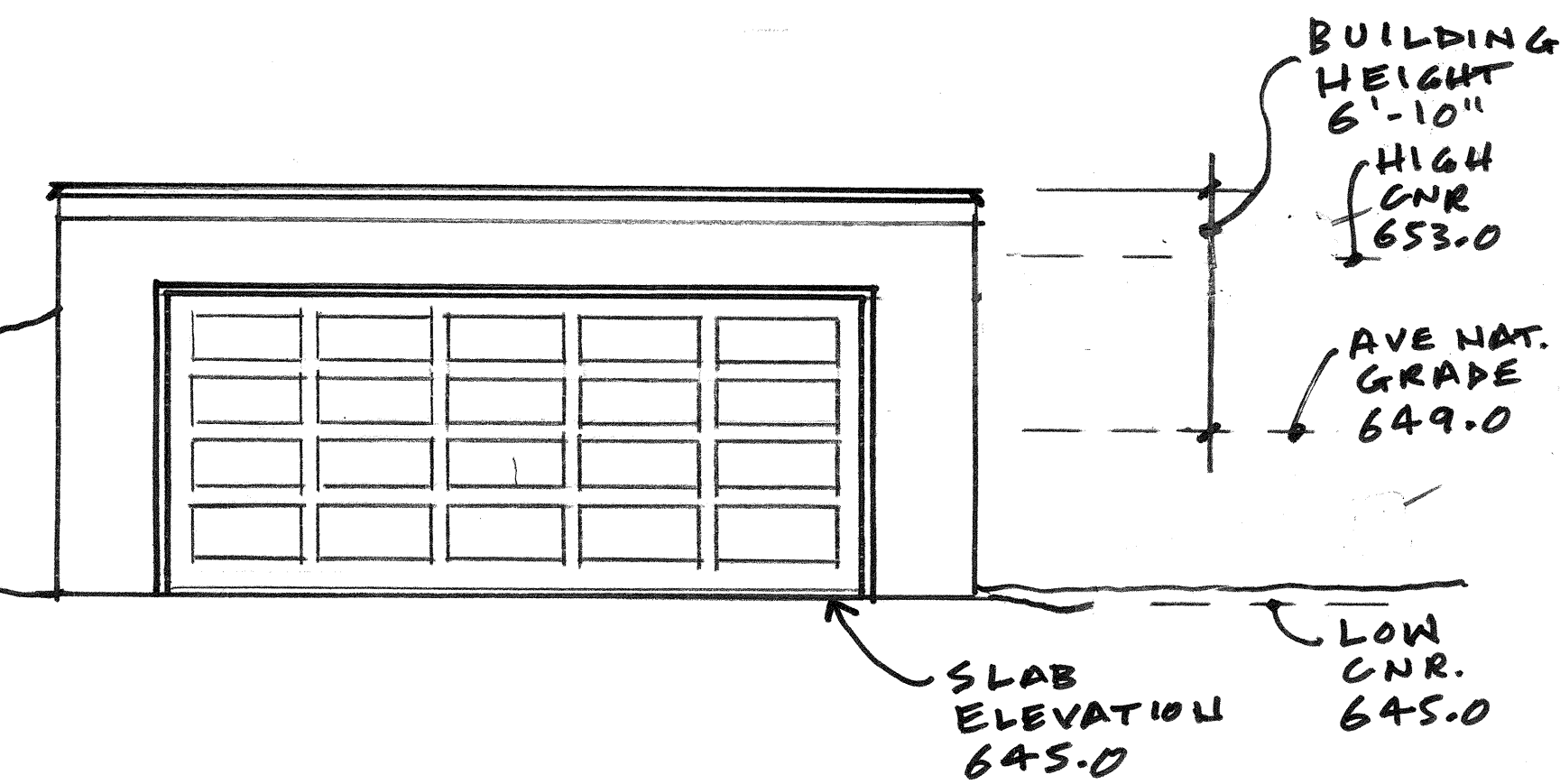
REPLACE EXISTING RESIDENCE
NEW PATIOS, GARAGE & STORAGE BUILDING
JOHN & KRISTIN OLEKSY
363 CALLE DE LOS AGRINEMBORS
CARMEL VALLEY, CALIFORNIA

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11-7-17



WEST ELEVATION

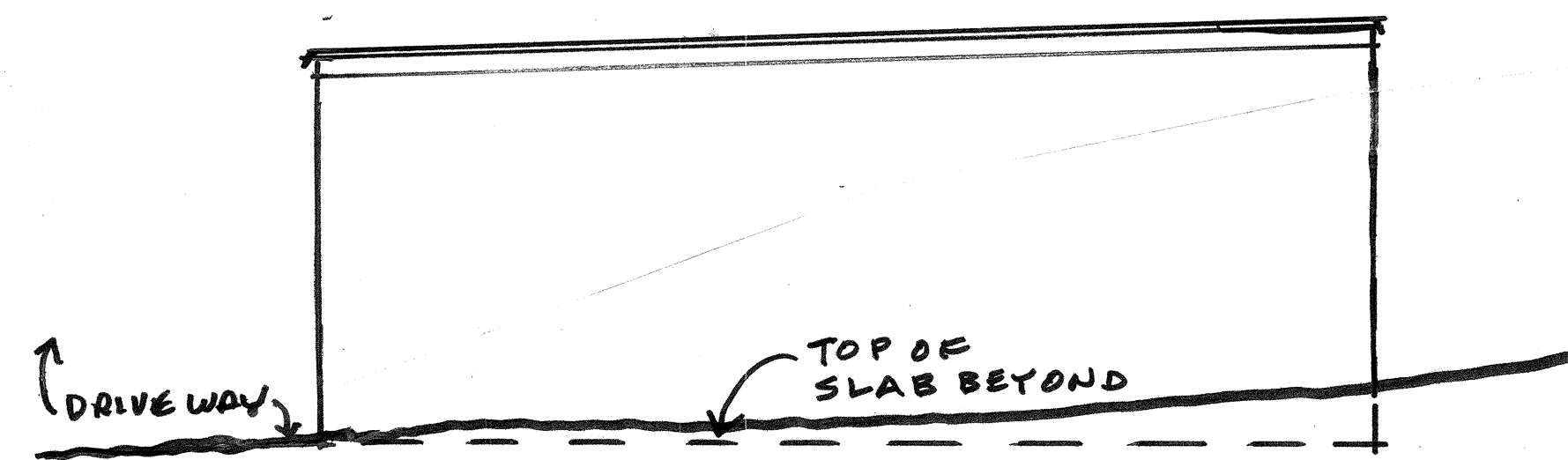


SOUTH ELEVATION

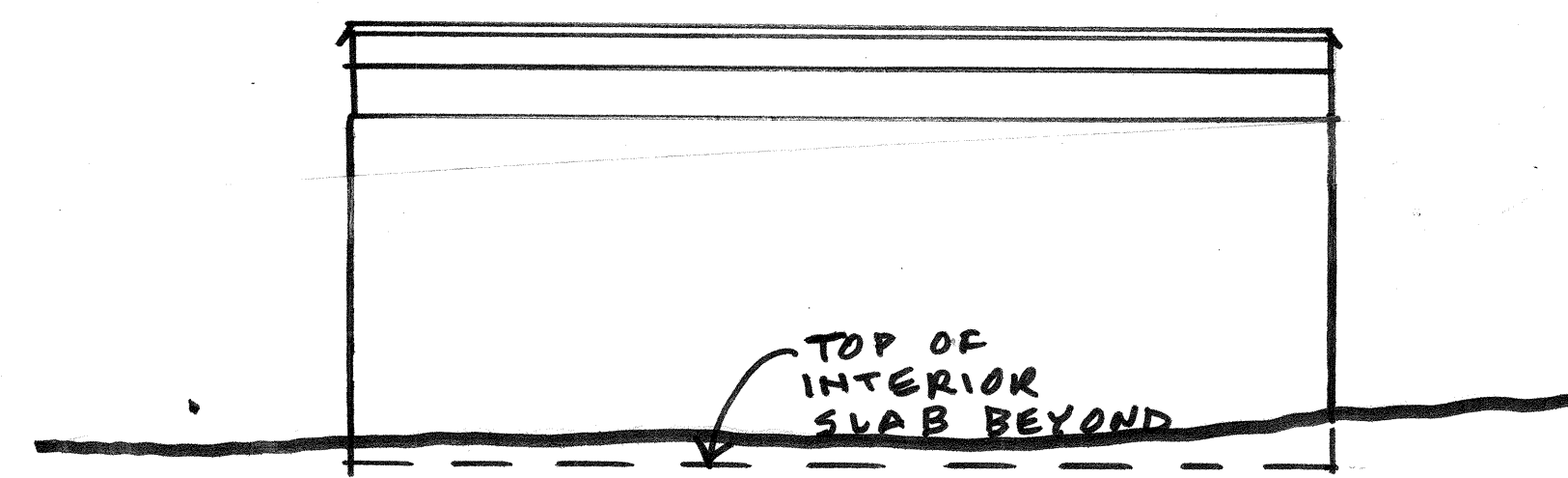
1/4" = 1'-0"

EXTERIOR MATERIALS

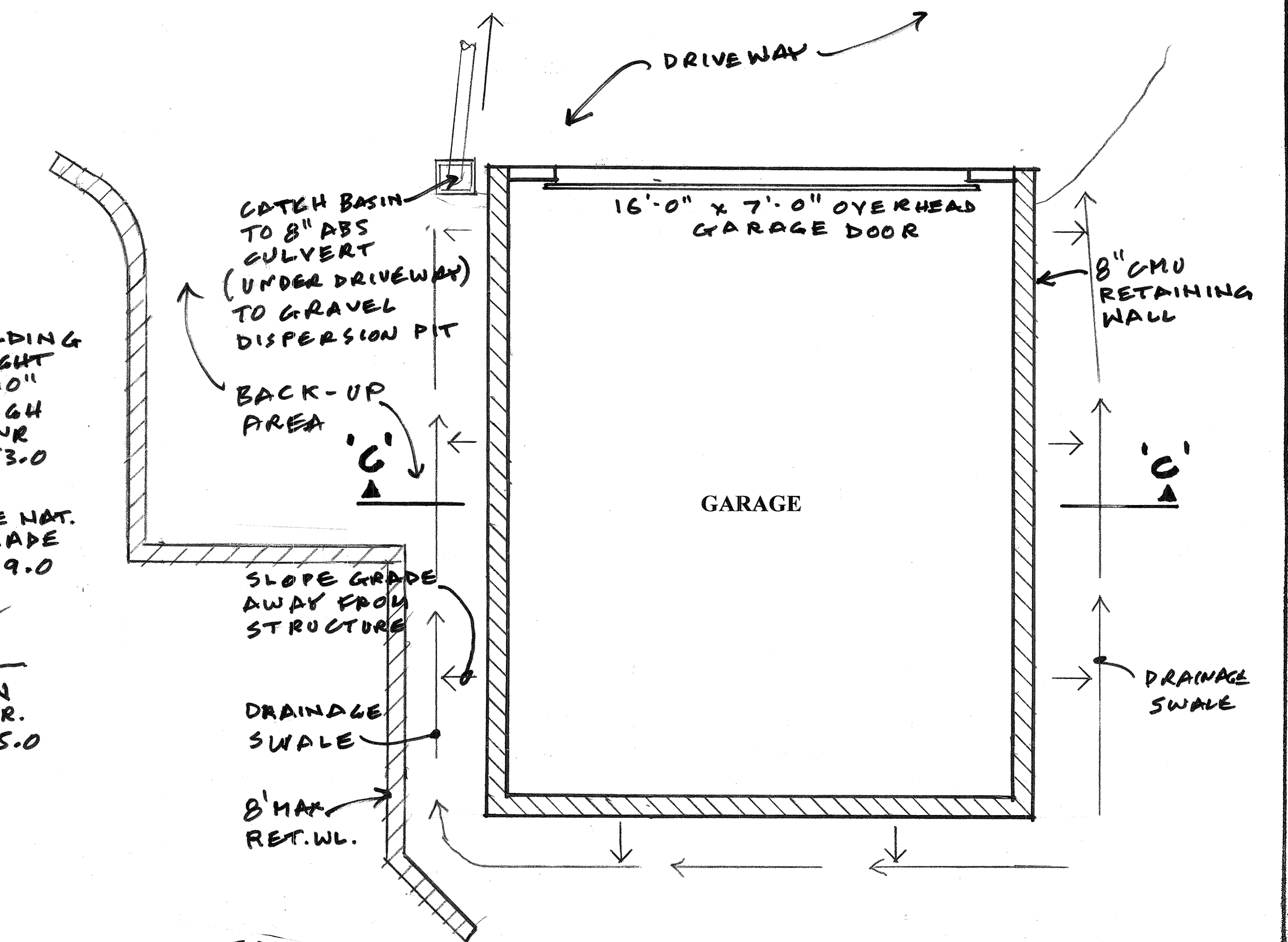
ROOF: EPDM MEMBRANE ROOFING
WALLS: CEMENT-BOARD SIDING



EAST ELEVATION

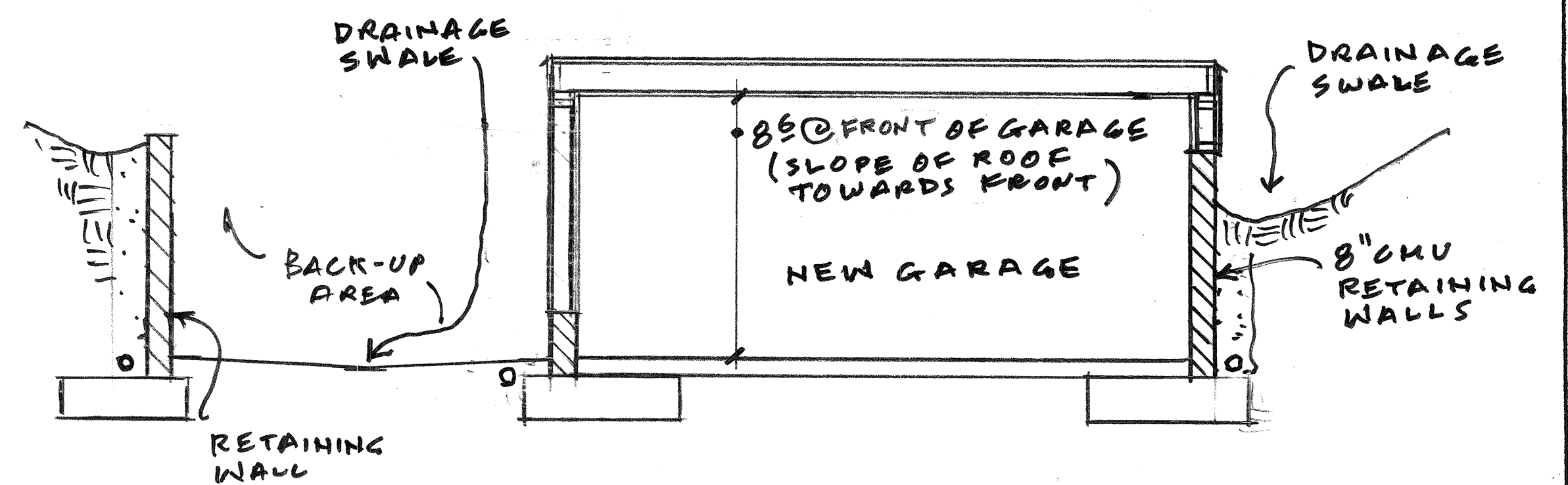


NORTH ELEVATION



PROPOSED DETACHED GARAGE

1/4" = 1'-0"



SECTION 'C-C'

1/4" = 1'-0"

REPLACE EXISTING RESIDENCE
NEW PATIOS, GARAGE & STORAGE BUILDING
JOHN & KRISTIN OLEKSY
363 CALLE DE LOS AGRINEMSORNS
CARMEL VALLEY, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

11-7-17

CONSTRUCTION WASTE MANAGEMENT PLAN

1. MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, OR RE-USE ON THE PROJECT:
- CABINETS & APPLIANCES: DONATE TO HABITAT FOR HUMANITY
 - FURNACE & WATER HEATER: RE-USE
2. NO MATERIALS TO BE SORTED ON-SITE FOR TRANSPORTATION TO A DIVERSION FACILITY
3. IF ANY MATERIALS COLLECTED FOR DIVERSION, THEY SHALL BE TAKEN TO MRWMD MATERIALS RECOVERY FACILITY IN MARINA
4. CONSTRUCTION METHOD EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED: SEPARATE WOOD PRODUCTS FOR DELIVERY TO MRWMD GREEN WASTE DISPOSAL
5. THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VALUME, BUT NOT BY BOTH.

CONSTRUCTION MANAGEMENT PLAN

1. CONTACT INFO:
- PRIMARY CONTACT: JOHN OLEKSY: (978) 201-9529
- SECONDARY CONTACT: KRISTIN OLEKSY: (978) 201-9529
2. DISCHARGE OF ANY POLLUTANTS IS PROHIBITED DURING CONSTRUCTION.
3. CLEANING & RE-FUELING OF CONSTRUCTION EQUIPMENT SHALL BE DONE AT A DESIGNATED OFF-SITE MAINTENANCE AREA.
4. ALL CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN THE AREA OF THE SITE.
5. CONSTRUCTION STAGING AND STORAGE SHALL BE COVERED ON A DAILY BASIS.
6. DRY CLEAN-UP MEASURES SHALL BE DONE WHENEVER POSSIBLE; COLLECT AND FILTER CLEAN-UP WATER WHEN DRY CLEAN-UP METHODS ARE NOT FEASIBLE.
7. MAX GRADING: APPROX. 20 YARDS/DAY
8. HOURS OF OPERATION: 8:00 AM TO 6:00PM
9. ALL CONSTRUCTION DEBRIS SHALL BE HAULED TO DUMP IN MARINA; MAX 6 LOADS/TRIPS PER DAY.

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION.

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.

PAINT AND STUCCO

All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

PERIMETER CONTROLS

Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS

Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS

Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements.

DUMPSTERS

Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

CONCRETE TRUCKS / PUMPS / FINISHERS

BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

WASHOUT AREA

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

DIRT AND GRADING

Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th - April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

EARTHMOVING EQUIPMENT

All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

STORM DRAINS

Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace captured or damaged gravel bags and remove the debris from the right-of-way immediately.

Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

PROPOSED ADDITIONS TO RESIDENCE SHOWN CROSS-HATCHED

PROPOSED DETACHED STORAGE SHED. (ALREADY CONSTRUCTED)

NEW DETACHED GARAGE

EROSION CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION

AT ALL TIMES DURING THE CONSTRUCTION OF THE SITE IMPROVEMENTS FOR THIS PROJECT, THE FOLLOWING MEASURES MUST BE TAKEN:

PERMANENT LANDSCAPE GROUND COVER AND OTHER REQUIRED PLANTING SHALL BE INSTALLED AS SOON AFTER GRADING AS IS PRACTICAL. IN ADDITION, ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH SEED AND MULCHED WITHIN 48 HOURS OF GRADING.

AT A MINIMUM, THE CONTRACTOR SHALL WATER THE SITE TWICE A DAY TO SETTLE THE DUST AND PREVENT THE TRANSPORT OF DUST TO NEIGHBORING PROPERTIES. SAID WATERING SHALL BE PERFORMED EACH DAY INCLUDING WEEKENDS AND HOLIDAYS AND SHALL BE PERFORMED MORE OFTEN THAN TWICE A DAY IF NECESSARY.

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

EROSION CONTROL MEASURES DURING WINTER CONSTRUCTION

IN ADDITION TO THE ABOVE, DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
- RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT ESCAPE OF SEDIMENT FROM THE SITE.
- ALL DRAINAGE AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH WORK DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT, BETWEEN OCTOBER 15 AND APRIL 15.

