

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

In the matter of the application of:

FENTON (PLN180172)

RESOLUTION NO. 18 - 063

Resolution by the Monterey County Zoning
Administrator:

- 1) Find that the project includes minor additions to an existing single-family dwelling, and construction of a detached garage, which qualify as a Class 1 Categorical Exemption pursuant to Sections 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
 - a. Approve: Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow construction of:
 - i. A 200 square foot addition to an existing single-family residence;
 - ii. A detached garage & art studio (Approx. 454 sq. ft.);
 - iii. An underground storage room (Approx. 129 sq. ft.); and
 - iv. A utility shed (Approx. 100 sq. ft.)
 2. Coastal Development Permit to allow for development on slopes of 30 percent or greater;
- 48681 Highway 1, Big Sur Coast Land Use Plan, Coastal Zone (APN: 420-191-006-000)

**REVISED
December 3, 2018**

**(This resolution
supersedes the previous
resolution mailed on
October 26, 2018)**

The Fenton application (PLN180172) came on for a public hearing before the Monterey County Zoning Administrator on October 25, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Big Sur Coast Land Use Plan, Big Sur Coastal Implementation Plan – Part 3, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed.

EVIDENCE: a) The proposed project involves additions to an existing single-family residence, demolition and subsequent replacement of a utility shed

with a new shed and demolition of an existing carport/tool shed and replacement with a one-car garage and arts studio.

- b) The property is located at 48681 Highway 1, Big Sur (Assessor's Parcel Number 420-191-006-000), Big Sur Coast Land Use Plan (LUP), Coastal Zone. The parcel is zoned Watershed Scenic Conservation, 40 acres per unit, with a Design Control zoning overlay (Coastal Zone) [WSC/40-D (CZ)]. Development of single-family dwellings and accessory structures are identified as allowed uses pursuant to Monterey County Code Sections 20.17.040.A and 20.17.040.E respectively, subject to the granting of the applicable Coastal Development Permit. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 5 below).
- c) The 10.13-acre (44,263 square feet) site is identified as Parcel 6, on Assessor's Map Book 420, Page 19, (Volume 8), preceded by Parcel Map Vol 4 Page 55, recorded February 14, 1973.
- d) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan;
 - Big Sur Coast Implementation Plan (Part 3); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
- e) No conflicts were found to exist with the above standards and policies. The County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- f) Design. See Finding No. 5
- g) Pursuant to Monterey County Code Section 20.70.120.A, the proposed project includes additions to an existing single-family dwelling and construction of non-habitable accessory structures (detached garage and detached utility shed) and the additions / construction being less than 1,000 square feet, the project can be exempt from a coastal development permit. Therefore, the scope of the proposed project warrant the processing of a Coastal Administrative Permit (CAP) and a Design Approval subject to a public hearing. However, the existing and proposed development are located on slope of 30 percent or greater, therefore, a Coastal Development Permit is required. The project requires 316 cubic yards of grading, due in part to accommodate an underground utility room located on grade adjacent to the existing driveway that would be sunken into the existing cut-slope. The cut materials would remain on site and distributed over the existing dirt driveway. The development also includes a foot bridge linking the existing residence to the replacement utility room located upslope of the residence. The development of the parcel as proposed is an allowed use, there are no sensitive resources impacted, and there have been no comments received by the public or immediate neighbors.

2. FINDING:

SITE SUITABILITY - The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, the Big Sur Fire Protection District, and Water Resources Agency. County staff reviewed the application

materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- EVIDENCE:**
- a) The following technical reports have been prepared:
 - Biological Assessment (LIB180348) prepared by Fred Ballerini, Pacific Grove, California, March 6, 2018.
 - Archeological report (LIB180347) prepared by John P. Schlagheck, Santa Cruz, California, November 2017.
 - Geotechnical Investigation (LIB180349) prepared Grice Engineering, Salinas, California, May 2018.County staff has independently reviewed these reports and concurs with their conclusions.
 - b) The project planner conducted a site inspection on May 18, 2018 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
 - c) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity, however, the property is not within 750 feet of known archaeological resource. Regardless, an archaeological report was prepared pursuant to the Big Sur Coast Land Use Plan, 21.145.120.B.1(a). A pedestrian reconnaissance of the site did not observe any cultural resources or artifacts. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
 - d) Biological Resources. A field survey was conducted by Fred Ballerini on November 1, 2017 and a subsequent report (LIB180348) noted that there were no observed occurrences of listed native sensitive habitat or individual special-status species within the proposed development area. The report also stated due to the impacted nature of the site and lack of native plant communities within the development zone, that impacts to native habitat constituents is expected to be less than significant.
 - e) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Coastal Development Permit subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on June 26, 2018, at which all persons had the opportunity to be heard, and voted unanimously, 4-0, to support the project as proposed. The LUAC noted no comments were made by any neighbor or the public.
 - f) The property is a developed parcel, including a 558-square foot single-family residence, detached utility shed, and detached carport. These respective structures are clustered on the lower 1/3 of the

property. The project encompasses additions to the single-family residence, and the demolition and subsequent replacement of two detached accessory structures in their present location, and an underground utility room sunken into an existing cut-slope as described within this report. The scope of the project would result in a negligible increase of lot coverage and is consistent with principal uses as allowed by MCC 20.17.040 (Title 20).

- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180172.

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:

Necessary water and sanitary facilities are available for the property. The property is and will be served by an existing private water system and an existing private septic system. The Environmental Health Bureau imposed one (1) condition relating to possible future upgrade of the OWTS should the current system require replacement or expansion (Condition 10).

4. FINDING:

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

EVIDENCE:

- a) Staff conducted a site inspection on May 18, 2018 and did not observe any code violations. Staff also researched County records to assess if any violation exists on the subject properties. There are no open code enforcement cases associated with this property. Thus, the subject property appears to be in compliance with all codes and policies.
- b) 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 PLN180172.

5. FINDING:

DESIGN – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE:

- a) The proposed project involves additions to an existing residential dwelling and new construction of two (2) separate, detached accessory structures on a 10.13-acre lot. All aspects of this project proposal are located within existing development footprints historically associated with this property, with the exception of the storage room that is located on grade with the driveway and carport. The proposed storage room would be sunken into the cut-slope with the face of this structure “daylighted” and integrated with the stairs

ascending from the driveway and garage area to the residential dwelling located upslope.

- b) D Overlay. Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
- c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the rural setting and other dwelling units in the general vicinity. The primary colors and materials for the additions and the detached utility shed include a medium brown asphalt shingle roof to match the existing resident's roof, reclaimed redwood siding on all new structural development to match the existing redwood siding found on the existing residence, and redwood window frames and doors to match existing residential components. The detached garage and arts studio would include reclaimed redwood siding to match the residential redwood siding, bronze anodized window frames, and a weathering steel roof. The daylighted exterior wall of the sunken storage room is concrete with random-pattern stone veneer that integrates with the stone stairs ascending from the driveway. The proposed exterior finishes for all structural development would blend with the surrounding environment and are consistent with the surrounding rural character.
- d) Visual Resources. The subject property is located in an area where the Local Coastal Program requires visual public access (Big Sur Coast Land Use Plan). Based on review of the project location on the landward side (east) of Highway 1, the development proposal will not interfere with visual access along Highway 1 because the property is not visible from Highway 1 due to upsloping topography and existing forestation between Highway 1 and the project site. The project site elevation is approximately 1,700 feet higher than the Highway 1 elevation in this vicinity. The proposed development is consistent with the Big Sur Coast Land Use Plan Policies 3.2.1. The existing home and proposed improvements are not visible from Highway 1 and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource policies (5.3.1(2)) and public access policies of the Big Sur Coast Land Use Plan (6.1.5.F.1).
- e) Site Visit. The project planner conducted a site inspection on May 18, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the rural character or scenic/visual resources.
- f) Conclusion. Based on the evidence described above, the proposed structures and uses are consistent with the surrounding rural character (i.e., structural design features, colors, and material finishes). In addition, the proposed development would not have an impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with the rural character, and assures visual integrity.

6. **FINDING:** **CEQA: Exempt** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e), categorically exempts minor alterations of existing structures (small additions) in a residential zone. The project includes a 201-square foot addition to a 558-square foot dwelling, resulting in a single-family dwelling of 759 square feet; construction of a detached 100 sq. ft. utility room; and construction of a detached 454 sq. ft. garage and arts studio, and underground utility room of approximately 113 sq. ft. within a zone that allows residential uses and uses accessory to residential uses. Therefore, the project is consistent with the parameters of the Class 1 categorical exemption.
 - b) A Biological Assessment was conducted by Fred Ballerini on November 1, 2017 and a subsequent report (LIB180348) noted that there were no observed occurrences of listed native sensitive habitat or individual special-status species within the proposed development area. The report concluded that due to the impacted nature of the site and lack of native plant communities within the development zone, that impacts to native habitat constituents is expected to be less than significant.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource or a hazardous waste site. The project is in the vicinity of Highway 1, a designated state scenic highway, but is not visible from the highway or any pull outs because of the topography, a site elevation approximately 1,700 feet above Highway 1, forestation, and spatial distance, about 3,000 lineal feet from Highway 1. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on May 18, 2018.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180172.
7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 6.1.1 or Section 6.1.2 of the Big Sur Coast Land Use Plan can be demonstrated.

- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- c) The subject property is not described as an area where the Local Coastal Program requires physical public access. The project is located approximately 4,800 feet east of the Pacific shoreline, east of Highway 1, and is not in proximity to access to the coast (Big Sur Coastal Land Use Plan). Additionally, the project site is not near any existing or proposed public trails as described in the Big Sur Land Use Plan (Big Sur Land Use Plan – Trails Plan Fig. 3).
- d) 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 PLN180172.

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

- EVIDENCE:**
- a) In accordance with applicable policies of the Big Sur Coastal Land Use Plan and the Monterey County Zoning Ordinance (Title 20, Parts 1 and 2), a coastal development permit is required and the authority to grant said permit has been met.
 - b) The project includes an application for development on slopes of 30 percent or greater. The existing development is located on slope of 30 percent or greater. The project proposal includes additions to an existing single-family dwelling, the demolition and reconstruction of a detached utility room, in the same location as the existing structure, and the demolition of a carport with storage room and subsequent construction of a new garage and arts studio in the same location of the carport. The project also includes a new underground storage room, along the eastern edge of the driveway/carport apron that would be sunken into the existing cut-slope. The scope of the project is contained within previously disturbed portions of the parcel, utilizing the existing conditions to accomplish the development objective. The intrusion of the underground structure is into man-made slopes of greater than 30 percent.
 - c) The project planner conducted a site inspection on May 18, 2018 to verify the subject grading on slopes exceeding 30 percent is in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180172.

9. FINDING: APPEALABILITY - The decision on this project may be appealed to the Monterey County Board of Supervisors and to the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

- b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e.; environmentally sensitive habitat and grading on slopes).


DECISION

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

- A. Find that the project includes new construction or conversion of small structures, including minor modifications to the exterior of the structure, which qualify as a Class 1 Categorical Exemption pursuant to Sections 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of:
 - i. A 200 square foot addition to an existing single-family residence;
 - ii. A detached garage & art studio (Approx. 454 sq. ft.);
 - iii. An underground storage room (Approx. 129 sq. ft.); and
 - iv. A utility shed (Approx. 100 sq. ft.)
 - b. Coastal Development Permit to allow for development on slopes of 30 percent or greater.

In general conformance with the attached plans and subject to 13 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of October 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **OCT 26 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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **NOV 06 2018**.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

Monterey County RMA Planning

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

PLN180172

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit includes development on slopes. The Coastal Administrative Permit & Design Approval permit (PLN180172) allows additions of approximately 201 square feet to an existing 558 square feet single-family dwelling. Approximately 68 square feet of this amount is floor space within a loft element. The project also includes Demolition of an existing utility shed of 20 square feet and a 378-square foot carport, and the subsequent replacement of these structures with a 100-square foot utility shed/bathroom, and a 454-square foot garage and art studio. Adjacent to the garage is a 129-square foot underground bunker to shelter utilities serving the property. The property is located at 48681 Highway 1, Big Sur (Assessor's Parcel Number 420-191-006-000), Big Sur Area Plan/Land Use 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 RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going 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 Coastal Administrative Permit and Design Approval, and a Coastal Development Permit (Resolution Number 18-063) was approved by the Zoning Administrator for Assessor's Parcel Number 420-191-006-000 on October 25, 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 RMA Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

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

3. 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.

4. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate 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 RMA Chief of Planning, prior to the issuance of building permits.
(RMA - Planning)

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

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

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

5. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the RMA Chief of Planning for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

6. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Biological Assessment (Library No. LIB180348), was prepared by Fred Ballerini on March 6, 2018 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

7. Construction Management Plan

Responsible Department: RMA-Planning

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

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 RMA-Planning Department for review.

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

8. 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. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3. (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. Standard inspection notes are available on the RMA-Environmental Services website.

9. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Report prepared by Grice Engineering, Inc. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date.

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

10. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the grading plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

11. 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.

12. EHSP01 – DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS (NON-STANDA

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Owner shall record a deed restriction indicating that any future replacement or expansion 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 preparation of the Deed Restriction. (Environmental Health)

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.

Compliance or Monitoring Action to be Performed:

13. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

PROJECT: STONERIDGE RESIDENCE REMODELING
HIGHWAY 1.
BIG SUR, CA 93920

OWNER: PETER FENTON
988 MARKET ST 9TH FL
SAN FRANCISCO, CA 94102

AGENT: ARDEN HANDSHY
P.O. BOX 51758
PACIFIC GROVE, CA 93950
PH. 831.649.6420

ARCHITECT: THOM COWEN, ARCHITECT
VISUAL POETRY STUDIO
3830 WHITMAN
CARMEL, CA 93923
PH. 831.624.4581

INFORMATION: ASSESSOR'S PARCEL # 420-191-006-000
ZONING: WSC/40(CZ)

PROJECT DESCRIPTION REMODEL EXISTING 558SF RESIDENCE WITH
NEW 201SF ADDITION, NEW 334SF DECKS
AND 38SF BRIDGE. REPLACE EXISTING
20SF UTILITY SHED WITH NEW 100SF
BATH/UTILITY SHED. REPLACE EXISTING
160SF STORAGE BUILDING AND EXISTING
378SF CARPORT WITH NEW 454SF
GARAGE/STUDIO AND NEW 120SF
UNDERGROUND UTILITY BUNKER.

PROJECT DATA LOT SIZE: 10.13 ACRES
LOT COVERAGE: .0048% 2003SF
OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: V-B
GRADING: CUT
FILL, SPREAD ON ROADS
TREE REMOVAL: NONE

LANDSCAPE NOTES

Site identified species from the below listed native plant specifications should be hand-broadcast (or hydroseeded) on all areas with disturbed or exposed soils. Seed should be broadcast in the impacted areas during the fall months to take advantage of seasonal rains. Sterile rice straw mulch, on site wood chips, or hydro-mulch application should be applied to cover bare soils and reduce the potential for erosion.

SEED MIX (Botanical Name, Common Name and Quantity) *Achillea millefolium* yarrow seed 1 # / acre *Bromus carinatus* California brome seed 6 # / acre *Danthonia californica* California oatgrass seed 9 # / acre *Eschscholzia californica* California poppy seed 2 # / acre *Elymus glaucus* blue wildrye seed 6 # / acre *Festuca rubra* red fescue seed 8 # / acre

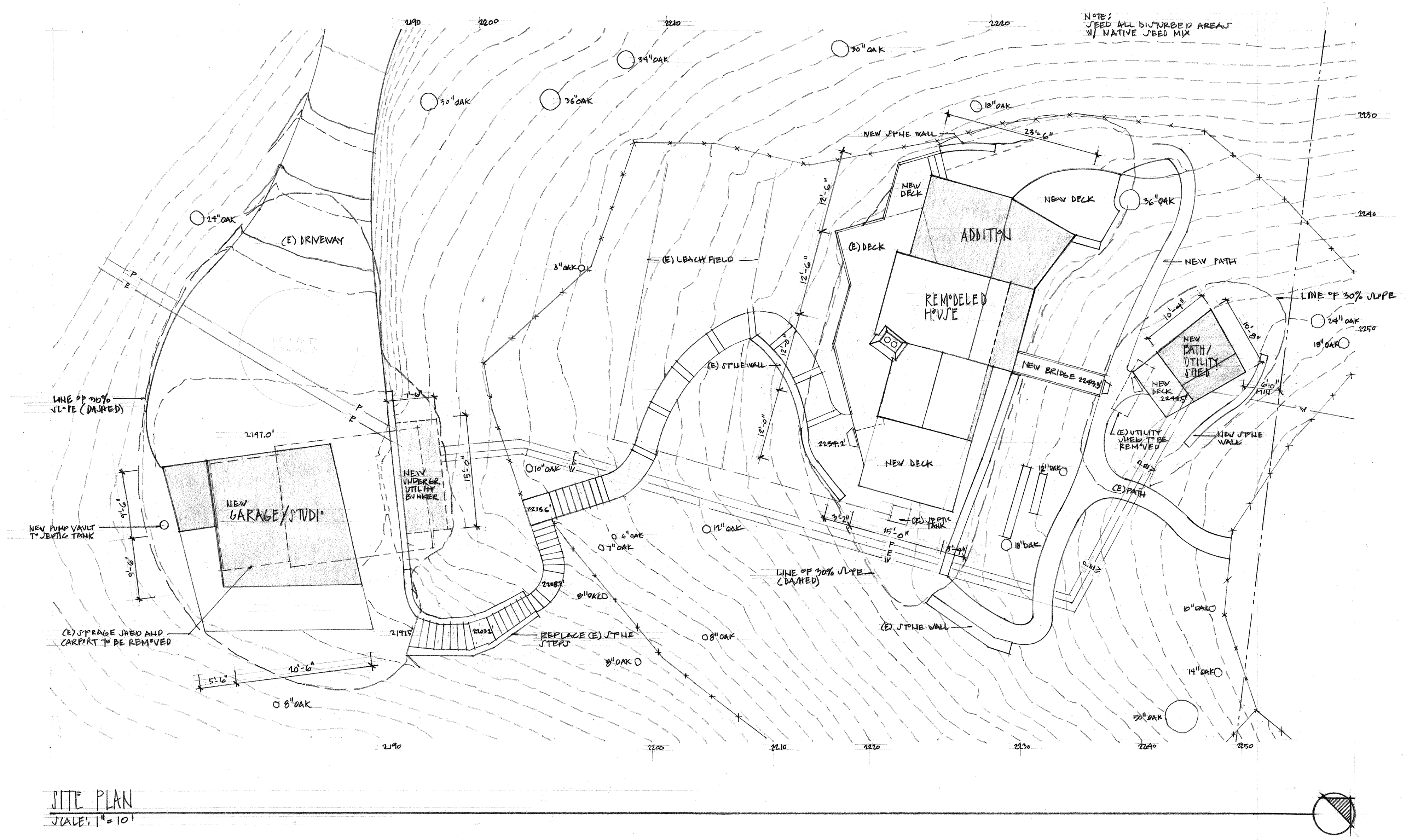
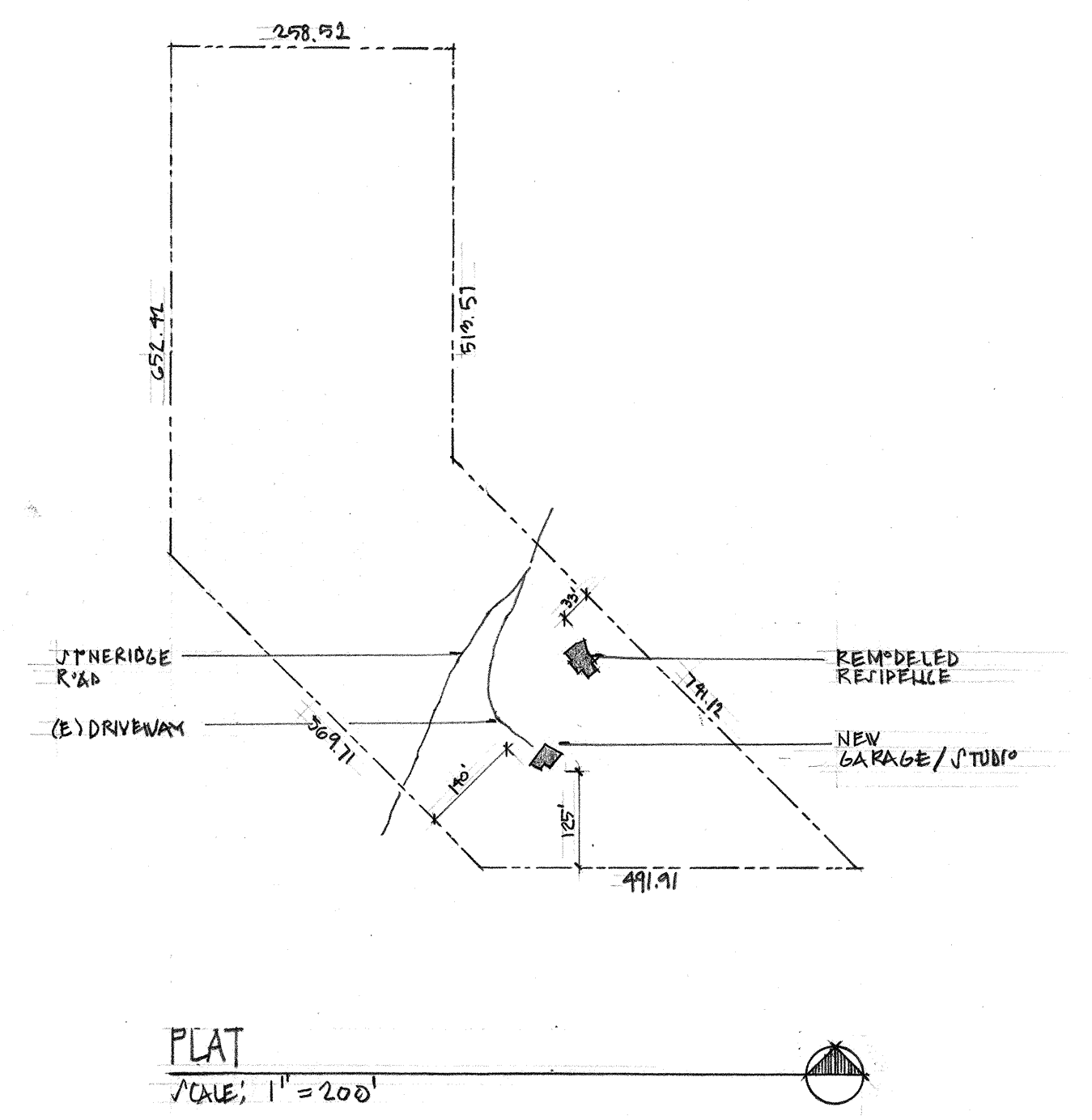
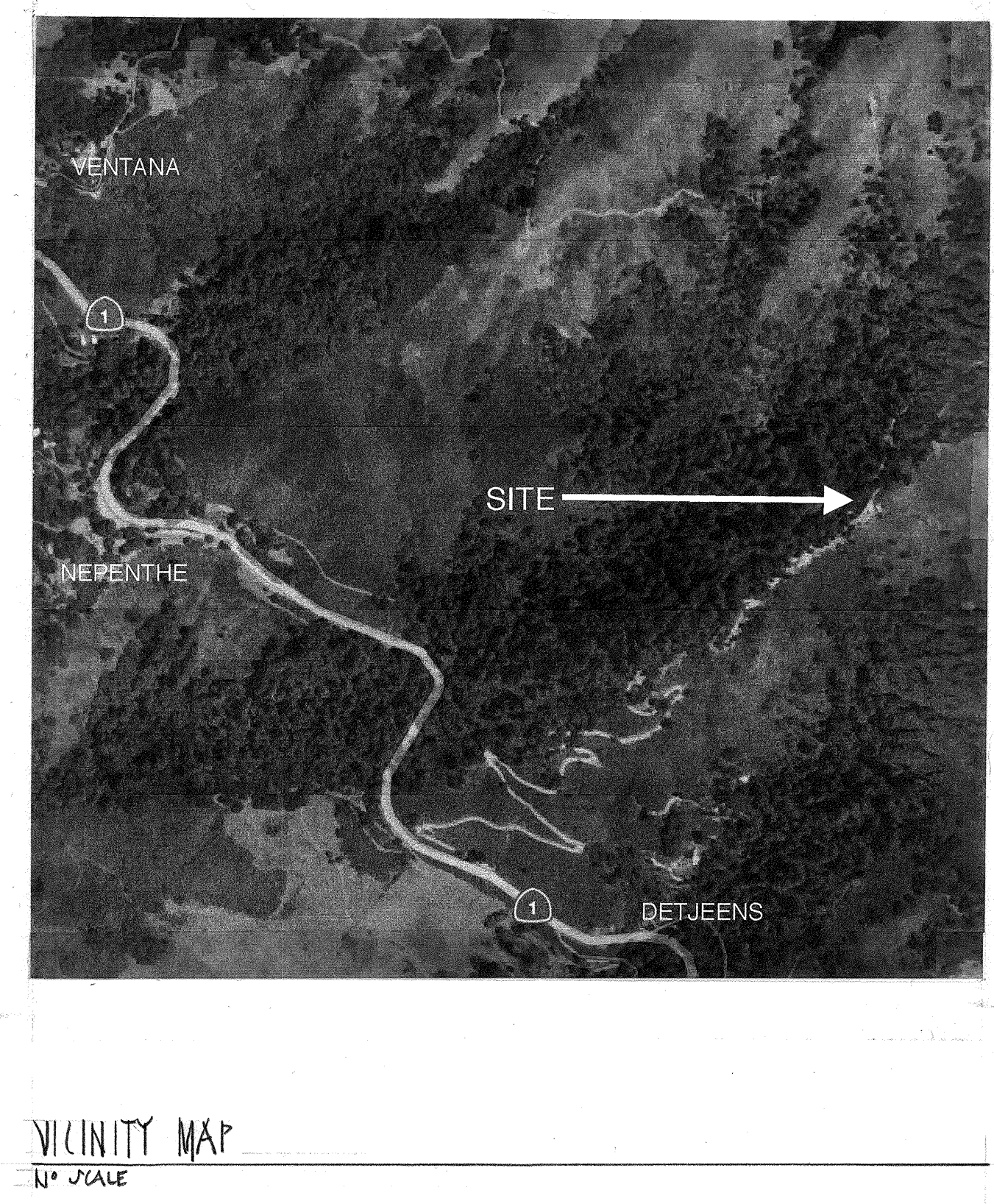
Fuel Management Plan

1. The Site is a developed garden area inside the deer fence. The "Green Zone" is within the developed garden. The garden is to be maintained.

2. The "Management Zone", the area beyond the deer fence, is native vegetation up to the property lines and will remain native vegetation.

3. Tree Pruning/Removal – The species and diameter of trees within the project area are shown on the plan. The trees will receive routine pruning and no trees will be removed.

4. Emergency vehicle access is up the existing driveway from Stoneridge Rd. Driveway width is 10' at the narrowest, percentage of slope is 15% at the steepest, and driving surface is gravel.



INDEX OF DRAWINGS

A-1	SITE PLAN
A-2	HOUSE FLOOR PLAN
A-3	HOUSE SECTION
A-4	HOUSE ELEVATIONS
A-5	GARAGE/STUDIO PLAN
A-6	GARAGE/STUDIO SECTION
A-7	GARAGE/STUDIO ELEVATIONS
C-4.0	CONST MANAGEMENT PLAN

- GENERAL NOTES
- All work to be done in accordance with all Federal, State and Local Codes.
 - Any discrepancies within the drawings or with actual site conditions are to be clarified with the architect before proceeding with any further work.
 - Contractor to obtain all appropriate permits and pay all associated fees.
 - Energy method shall be: Residential Performance Compliance Method.
 - Code editions shall be 2017 CA - Bldg, Mech, Plmbg, CFC, 2017 Cal Elec, and 2017 CA 24 Energy Code.
 - Prior too the contractor requesting a foundation inspection, the Soil Engineer shall advise the Building Official in writing that:
A. The building footing excavations and building pad were prepared in accordance with the soil report recommendations.
B. The foundation forming & grading comply w/ the soil report and approved plans.
C. Drainage system in accordance with the soil report.
 - Prior to start of construction the owner shall provide the location of a Surveyor's reference datum that shall be used to establish indicated elevations on submitted plans and, shall remain in place undisturbed throughout the entirety of the permit.

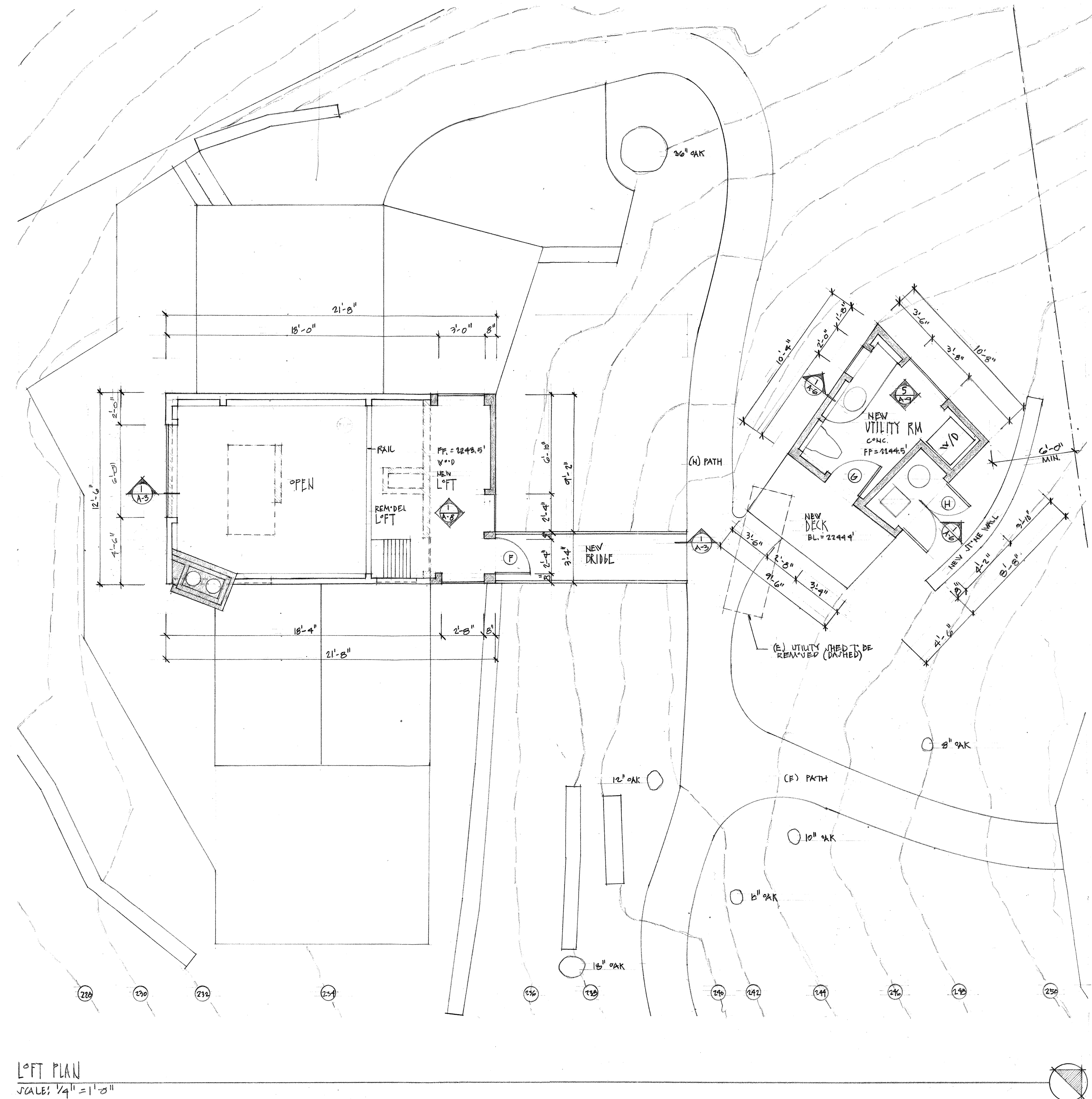
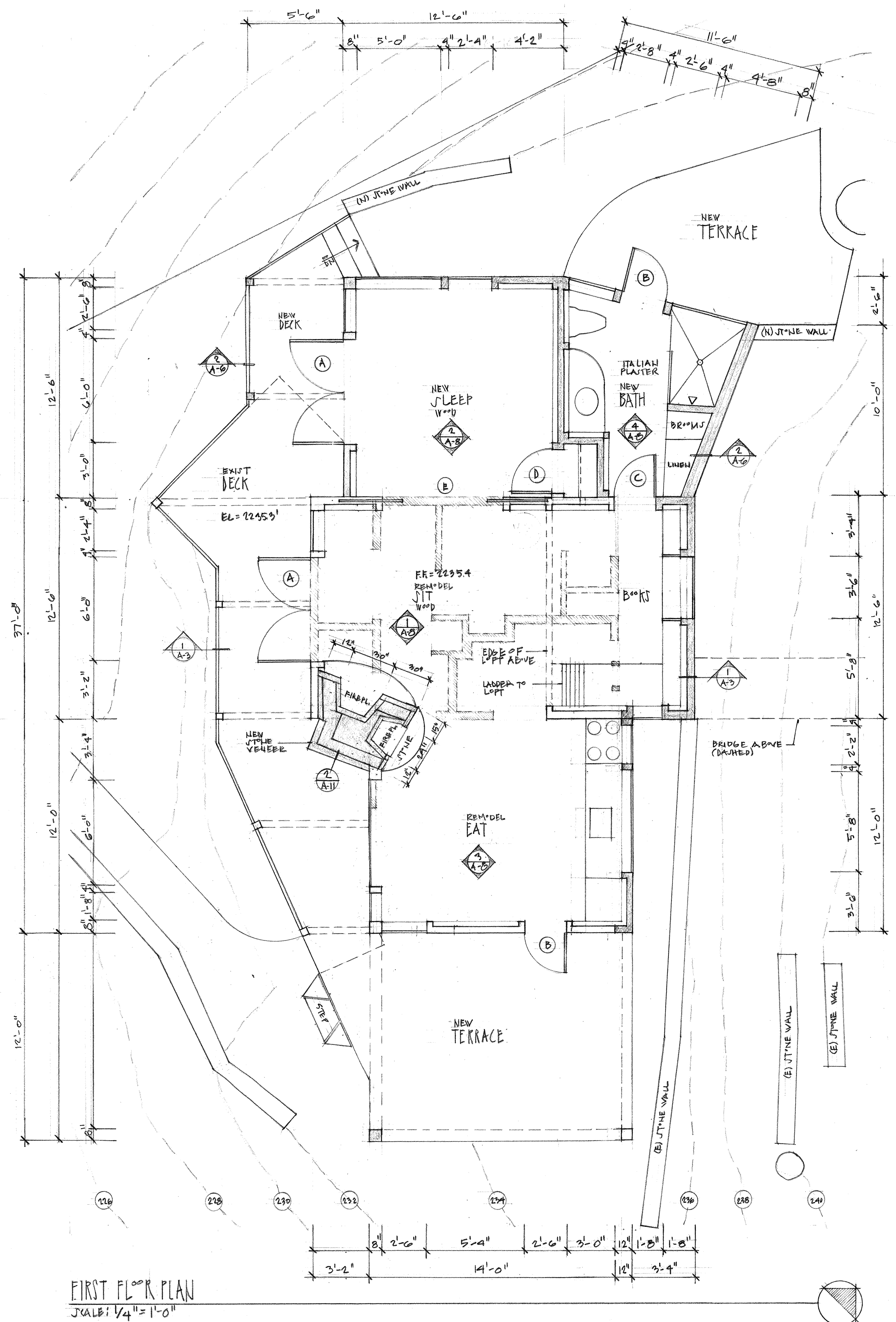
WALL TYPE LEGEND	
	EXISTING WALLS
	NEW WALLS
	WALLS TO BE REMOVED

REVISIONS	BY

VISUAL POETRY STUDIO
THOM COWEN, ARCHITECT
3830 Wilman, Carmel
CA 93923 Ph: 831.624.4581
thomcowen@gmail.com

STONERIDGE RESIDENCE REMODELING
HOUSE FLOOR PLANS

Date	5/15/18
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A-2
Of	Sheets

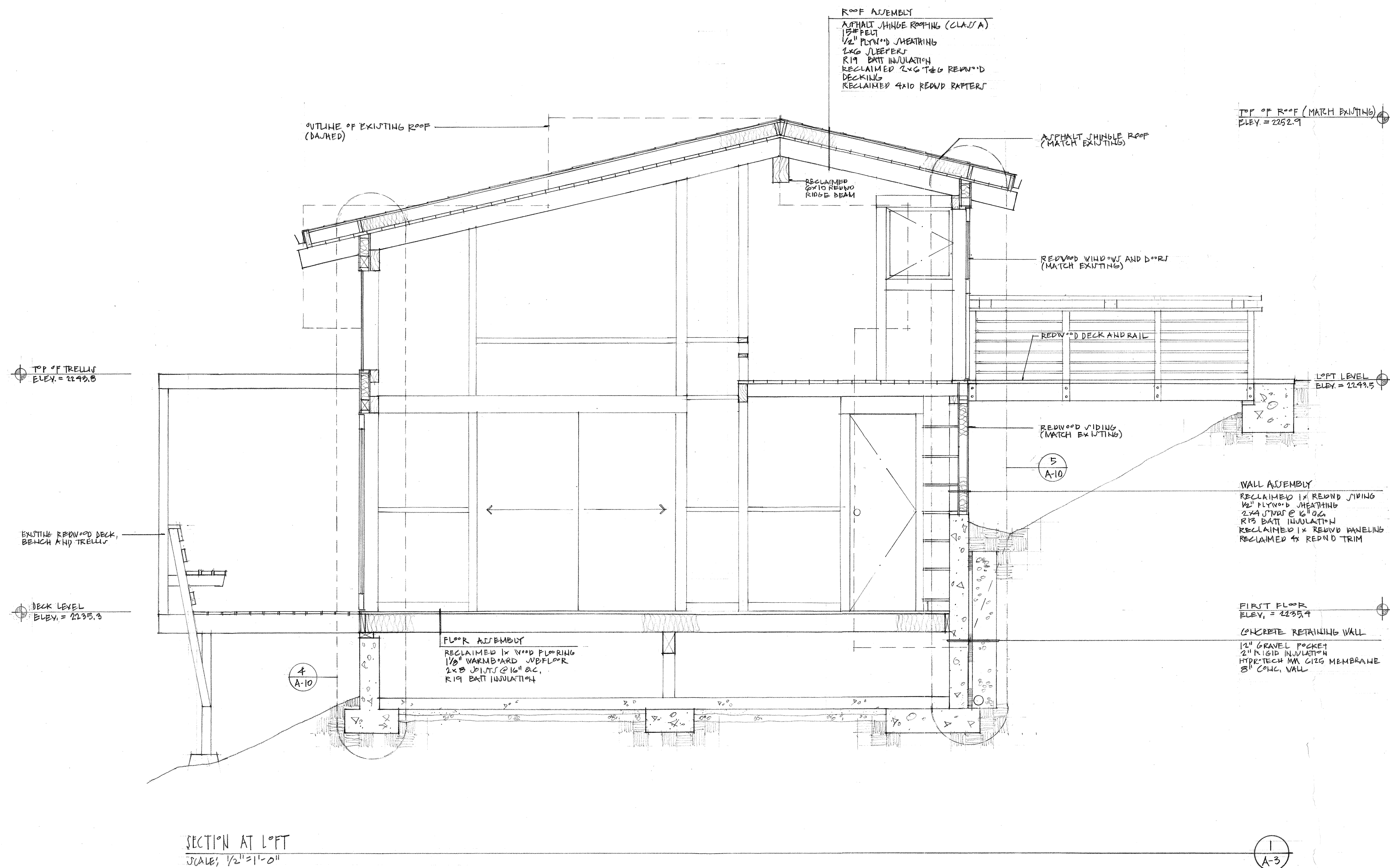


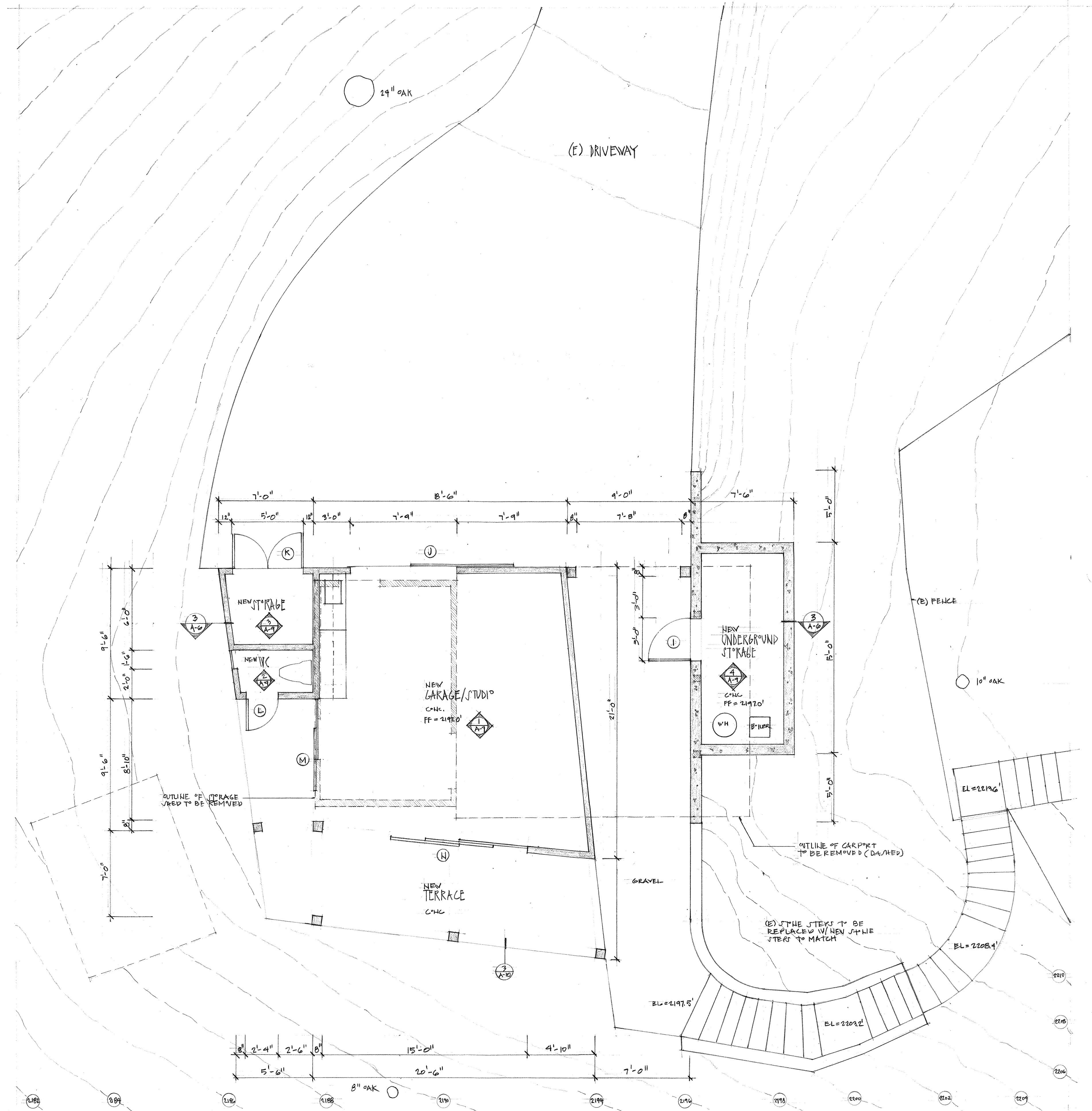
REVISIONS	BY

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thomcowen@gmail.com

STONERIDGE RESIDENCE REMODELING
HOUSE SECTIONS

Date	5/15/18
Scale	1/2"=1'-0"
Drawn	
Job	
Sheet	A-3
Of	Sheets





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

REVISIONS	BY

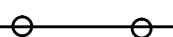
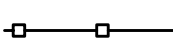
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STONERIDGE RESIDENCE REMODELING
GARAGE/STUDIO PLAN

Date	5/15/18
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A-5
Of	Sheets

REFER TO
DETAILS 2/C4.1 &
4/C4.1 FOR
INSTALLATION OF
STRAW WADDLES
AND SILT FENCING

LEGEND

STRAW ROLLS 
SILT FENCING 

INSTALL STRAW WADDLE
AT TOE OF NEW CUT AND
FILL BANKS AND AT
VERTICAL INTERVALS OF
5 FEET APPROXIMATELY.

INSTALL SILT FENCING AT
LOWER BOUNDARY
OF GRADING.

TREE PROTECTION:
TREES ARE TO BE PROTECTED FROM COMPACTION WITHIN
A ZONE DEFINED BY THE RATIO OF 1 FOOT OF PER INCH
OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE
GRADE.
REFER TO DETAIL 6/C4.1.

WIND EROSION CONTROL:
1. ALL ACTIVE AREAS AND NEW BARE EARTH SURFACES
ARE TO BE SPRAY WATERED DAILY OR AS REQUIRED TO
ELIMINATE AIRBORNE DUST.
2. CONSTRUCTION TRAFFIC TO BE LIMITED TO A
VELOCITY OF 15 MPH OR LESS.
3. HAUL TRUCKS TO UTILIZE COVERS WHEN VEHICLE
SPEEDS ALLOW WIND EROSION.

NOTE:
- 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
REGULATIONS.

- DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL
SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL
SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION,
REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs
INSTALLED, AND TO VERIFY THAT POLLUTANTS OF
CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE
TIME OF THE INSPECTION, THE APPLICANT SHALL
PROVIDE CERTIFICATION THAT ALL NECESSARY
GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO
THAT POINT.

- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT
SHALL SCHEDULE AN INSPECTION WITH
RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL
DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL
TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES
THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED

INSTALL STRAW WADDLE
AT TOE OF NEW CUT AND
FILL BANKS AND AT
VERTICAL INTERVALS OF
5 FEET APPROXIMATELY.

INSTALL SILT FENCING AT
LOWER BOUNDARY
OF GRADING.

CONCRETE WASHOUT
BASIN, DETAIL
5/C4.1

MATERIAL AND
EQUIPMENT STORAGE
YARD

REVISION
DATES

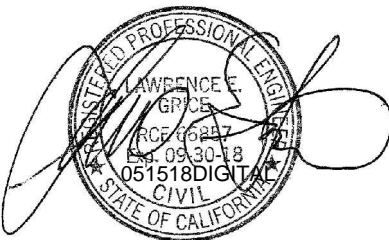
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ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES

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NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E. : R.C.E. 66857

PREPARED FOR:

MR. PETER FENTON
988 MARKET STREET, 9TH FLOOR
SAN FRANCISCO, CALIFORNIA
94102

STONERIDGE RESIDENCE; HIGHWAY 1, BIG SUR, CALIFORNIA 93920
A.P.N. 420-191-006-000

GRADING & DRAINAGE PLAN
EROSION CONTROL PLAN

C-4.0

Date Plotted: May 21, 2018

STONERIDGE RESIDENCE
FILE NO. 6939-18.03