

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

In the matter of the application of:

KAUFMANN (PLN170794)

RESOLUTION NO. 19-023

Resolution by the Monterey Zoning Administrator:

- 1) Finding the project includes construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a new 4,176 square-foot single family dwelling; and 2) Coastal Development Permit to allow the removal of four (4) Monterey Pine and three (3) Coast Live Oak trees.

3309 Camino Del Monte Street, Carmel, Carmel
Land Use Plan (APN: 009-051-017-000)

The Kaufmann application (PLN170794) came for a public hearing before the Monterey County Zoning Administrator on July 11, 2019. 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

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies.
EVIDENCE:
 - a) Staff has reviewed the project as contained in the application and accompanying materials for consistency with the following applicable text, policies, and regulations:
 - Carmel Land Use Plan
 - Coastal Implementation Plan (CIP) (Part 4)
 - 1982 Monterey County General Plan; and
 - Monterey County Zoning Ordinance (Title 20)
 - b) The property is located at 3309 Camino Del Monte Street, Carmel (Assessor's Parcel Number 009-051-017-000), Carmel Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential/2 units per acre, with a Design Control overlay (Coastal Zone) [MDR/2-D (CZ)]. MDR zoning allows residential development as a principal use subject to the granting of a Coastal Administrative Permit.

- c) The 0.20-acre (8,838 square-feet) lot was created with Carmel Woods Addition #2 Subdivision No. 1 filed in Book 9, Volume 3, Page 41 of Cities and Towns, Records of Monterey County, California, and is thus a legal lot.
- d) Setbacks. The project as proposed meets site development standards for the MDR zoning district (Section 20.12.060, Title 20). A setback exception as provided in Section 20.62.040 N of the coastal zoning ordinance (Title 20) applies to this project. The exception allows a garage to be located within five feet from the front line of the lot provided the elevation of the front half of the lot, at a point 50 feet from the centerline of the roadway, is seven feet above or below the grade of the centerline. In this case, the front half of the lot, at a point 50 feet from centerline of Camino Del Monte Street, is over seven feet above the grade of the street. Therefore, staff finds the garage may be setback five feet from the front property line. All portions of the dwelling conform to the required setbacks for the district in which it is located.
- e) Tree Removal. The project proposes the removal of four (4) Monterey pine trees and three (3) Coast Live Oak trees. The proposed tree removal is the minimum required under the circumstances (See Finding 6 with supporting evidence).
- f) Design. Pursuant to Chapter 20.44 of the Monterey County Zoning Ordinance, Title 20, a Design Control Zoning District (“D” zoning overlay) regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public view shed and neighborhood character. The proposed exterior colors, materials and finishes- predominantly caramel stucco and stone walls, simulated wood shingle roof - are appropriate for the neighborhood and will blend in with the surrounding environment. The Mediterranean design and color palette of materials are consistent with other dwellings in the neighborhood and will not disrupt the overall character of the area. Several Monterey Pine and Oak trees will be retained in the front, side, and rear yards which is consistent with the pattern of development in the neighborhood and maintains the forested appearance of the area. Therefore, the project as proposed is consistent with the neighborhood character.
- g) Land Use Advisory Committee (LUAC). The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. On April 2, 2019, the LUAC reviewed and approved the project with five in favor and none against.
- h) Archaeology. The site is located in a moderately sensitive area for archaeological resources. In October 2018, a qualified archaeologist completed a survey pursuant to Monterey County Code Section 20.146.090.B. The results of this survey were negative for the subject site, and the report concluded that there were no findings to suggest the project could not move forward as proposed. A standard condition has been placed on this project in the event that previously unidentified archaeological resources are encountered during construction.
- i) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN170794.

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, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and the Carmel Unincorporated/Highlands Land Use Advisory Committee. Conditions recommended by RMA-Planning, RMA-Environmental Services and RMA-Public Works have been incorporated.
 - b) Available technical information and reports indicate that there are no physical or environmental constraints that would render the site unsuitable for the use proposed. Reports in the Project File (PLN170794) include:
 - Preliminary Cultural Resources Reconnaissance of APN 119-051-017-000 (LIB190162), prepared by Susan Morley, M.A., October 2018.
 - Geotechnical Report (LIB190164), prepared by Belinda Taluban, P.E., Soil Surveys Group, Inc., May 21, 2018.
 - Arborist Assessment (LIB190163), prepared by Frank Ono, April 24, 2018.
 - c) Landscaping is required. Landscape plans submitted with the project application include a design intended to blend with surrounding vegetation by planting California native plants as well as utilizing drought tolerant florae that require little irrigation. Landscape plans also include tree replacement per the arborist's suggestion.
 - 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 PLN170794.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the County.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Public Works, RMA-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Water for the proposed development through California American Water service and sewer will be provided by the Monterey Peninsula Area Water Management District which has adequate capacity to serve the new home.
 - c) The application, project plans, and related supporting materials submitted by the project applicant to the Monterey County RMA -

Planning for the proposed development can be found in Project File PLN170794.

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:** Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property. The site is currently vacant and maintains natural vegetation.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review.
- a) Section 15303 (a) of the CEQA guidelines categorically exempts new construction of a single family residence, or a second dwelling unit in a residential zone. The applicant proposes to construct the first single family home in a residential zone. Therefore, the project qualifies for a categorical exemption pursuant to Section 15303 of the guidelines.
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Reports provided conclude that the proposed project would not substantially impact any resources. Adequate evidence has been presented to support finding that there are no unique circumstances for potential impact in this case. Other than tree removal, the site is not located in a particularly sensitive environment. It is surrounded on all sides by medium density residential development and/or road ways. Views from Highway 1 (a scenic highway) are protected and development will be screened with trees remaining after construction. There are no significant cumulative effects of residential development on residentially zoned lands, there are no historical resources and no hazardous waste sites involved. The project will not have a significant effect on the environment and qualifies for a Categorical exemption as one residential home on a residential lot.
- c) 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 PLN170794.
- d) The project planner conducted a site visit on April 2, 2019 to verify the staking and flagging were in place and in accordance with plans.
6. **FINDING:** **TREE REMOVAL** – The project is consistent with all tree removal policies of the Carmel Land Use Plan (LUP) and Coastal Implementation Plan (CIP), Part 4.
- EVIDENCE:** a) Four (4) Monterey Pine trees and three (3) Coast Live Oak trees are proposed for removal to accommodate the proposed development for a total of seven (7) trees to be removed. The subject site is undeveloped, contains natural forest resources and vegetation, but is bound to the east by Highway 1, to the south by Camino Del Monte, and to the west and north by developed residential properties. Development anywhere on the site will require removal of trees. In accordance with Section 20.146.060.D of the Coastal Implementation Plan, removal of trees is limited to that which is necessary for the proposed development. The

site is relatively small and the proposed dwelling is located in the center of the lot in conformance with setback requirements. The proposed development cannot be relocated on the lot to preserve trees in this case.

- b) Monterey County Code Section 20.146.060 requires a forest management plan (FMP) where development affects trees and/or forest resources. The applicant provided an FMP examining impacts of the tree removal on the site and within the forest setting. The FMP identifies the need to remove four (4) Monterey Pine trees and three (3) Oak trees to accommodate residential development on the forested lot. The FMP recommends tree protection measures and implementation of best management practices to protect trees near construction that are to be retained. Additionally, the FMP recommends four replacement trees be planted and monitored for one-year in order to comply with tree regulations standards and to support sustained and healthy woodland habitat at the site following construction. Staff has reviewed the FMP and agrees with the conclusions. Recommended conditions have been included as conditions of approval for the project. As conditioned, the remaining trees on the property will be retained and protected. Per the recommendation of the FMP, two (2) one to five-gallon indigenous Monterey Pine and two (2) five-gallon Coast Live Oak replacement trees shall be planted in appropriate and suitable locations. As proposed, and as conditioned, the project will not adversely affect the long-term maintenance of the forest habitat on the site and in the area. Connectivity with the surrounding forest is provided in the front, side, and rear yards of the proposed development and tree replacement will assure on-going health of the forest in the area.

- 7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
 - a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal to the Coastal Commission because this project involves tree removal which requires a Coastal Development Permit.


DECISION

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

- A. Find that the project includes construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- B. Approve a Combined Development Permit consisting of:
 - 1) A Coastal Administrative Permit and Design Approval to allow the construction of a new single family dwelling with attached garage (4,176 square feet); and
 - 2) A Coastal Development Permit to allow the removal of four (4) Monterey Pine trees and three (3) Coast Live Oak trees.

In general conformance with the attached plans and subject to nine (9) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of July, 2019.



Mike Novo, Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 15 2019

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 JUL 25 2019.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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 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

PLN170794

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170794) allows construction of a new single family dwelling with an attached garage (4,176 square feet) and the removal of seven (7) protected trees. The property is located at 3309 Camino Del Monte Street, Carmel (Assessor's Parcel Number 009-051-017-000), Carmel 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 19-023) was approved by the Zoning Administrator for Assessor's Parcel Number 009-051-017-000 on July 11, 2019. The permit was granted subject to nine (9) 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. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Two (2) Monterey Pine and two (2) Coast Live Oak replacement trees of five-gallon or larger size shall be planted in appropriate and suitable locations on the subject parcel. The replacement trees should be acquired from a local native plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or structural disorders. The replacement plantings shall be planted during the appropriate time of year using proper tree planting techniques and best management practices, and shall be planted in suitable locations that will support healthy establishment and maturation.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

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

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

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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 and the Department of Public Works for review and approval.

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

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

7. WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with RMA-Environmental Services during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the erosion control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with RMA-Environmental Services in the rainy season (October 15th to April 15th).

8. 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 - Chief of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

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

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

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

9. PW031- BOUNDARY SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall have a professional land surveyor perform a boundary survey of the subject parcel and have the lines monumented. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to the foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the boundary lines of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).

FIRE011 - ADDRESSES FOR BUILDINGS
All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.
Responsible Land Use Department: _____ Fire District

FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)
The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment.
Responsible Land Use Department: _____ Fire District

FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)
The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. **Responsible Land Use Department:** _____ Fire District

FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)
All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. **Responsible Land Use Department:** _____ Fire District

FIRESP - NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX - Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. **Responsible Land Use Department:** _____ Fire District

Fire Prevention/Minimum Maintenance Requirements

Zone 1/Within 30 feet of all structures or to the property line:

- Remove all branches within 10 feet of any chimney or stovepipe outlet.
- Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
- Remove all dead and dying trees, branches, and shrubs, or other plants adjacent to or overhanging buildings.
- Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds, and needles.
- Remove or separate live flammable ground cover and shrubs.
- Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs.
- Relocate exposed wood piles, unless completely covered in a fire-resistant material.

Zone 2/Within 30-100 feet of all structures or to the property line:

- Cut annual grasses and forbs down to a maximum height of 4 inches.
- Remove fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines.
- All exposed wood piles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions.
- Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches.

Defensible and Reduced Fuel Zone/Within 100 feet of all structures or to the property line:

- Logs or stumps embedded in the soil must be removed or isolated from other vegetation.

Other Requirements:

- Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.
- Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
- Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch.

- All aspects of this project shall comply with Title 24 and the following codes:

2016 California Residential Code: CRC
2016 California Building Code: CBC
2016 California Mechanical Code: CMC
2016 California Plumbing Code: CPC
2016 California Electrical Code: CEC
2016 California Energy Code: CEnC

- Any new cut and fill slopes shall be 2:1 or flatter unless retained. The native soil is suitable to be used as engineered fill provided any organics or debris are first removed from the soil to be used as fill. Any native soil used for fill, or any imported fill soil for the new building pads shall be compacted to at least 90 percent relative compaction, and any cut portions of a new building pad, if located within both cut and fill, shall be subexcavated a *minimum* of two feet, backfilled in eight inch loose lifts and recompacted to a minimum of 90 percent relative compaction. All fills placed on slope grades of 5:1 or greater shall be provided with a keyway excavated a minimum of two feet below grade, a minimum of 10 feet wide and at a 2% slope into the slope. The bottom of the keyway should be moisture conditioned, compacted (if necessary) and approved by Soil Surveys Group, Inc. prior to backfilling in eight inch loose lifts and compacting the backfill to 90 percent relative compaction. *Grading, filling, compaction operations and foundation excavations shall be inspected and tested by Soil Surveys Group, Inc.*
- COMPACTION:**
Laboratory soils compaction test method shall be *A.S.T.M. D 1557-09*. Subgrade in existing soil beneath the new building pad shall be compacted to 90 percent relative compaction unless waived by the Geotechnical engineer. Subgrade soil below any new pavement shall be compacted to 95 percent relative compaction, and aggregate base beneath new pavement shall be compacted to 95 percent relative compaction. Any imported sandy soil fill placed for the new building pad shall be compacted to a minimum of 95 percent relative compaction.

GRADING NOTES

Design/Plans
Alan Turpen/Associates
Post Office Box 3063
Carmel, CA 93921
831-624-2833

Engineering
Messmer & Associates
603 Palm Avenue
Seaside, CA 93955
831-393-2302

Soils Consultant
Soil Surveys
103 Church Street
Salinas, CA 93901
831-757-2172

Energy Consultant
Monterey Energy Group
26465 Carmel Rancho Blvd.
Carmel, CA 93923
831-372-8328

Project Data

Parcel area 8838 SF
.20 acre

Garage level 702 SF

Upper level 2772 SF

Total 3474 SF

Coverage (34%) 3085

FAR (39%) 3467

Legal

Lot No. 9/Block No. 200
2nd addition, Carmel Woods
Monterey County
A.P. No. 009-051-017

Site Address

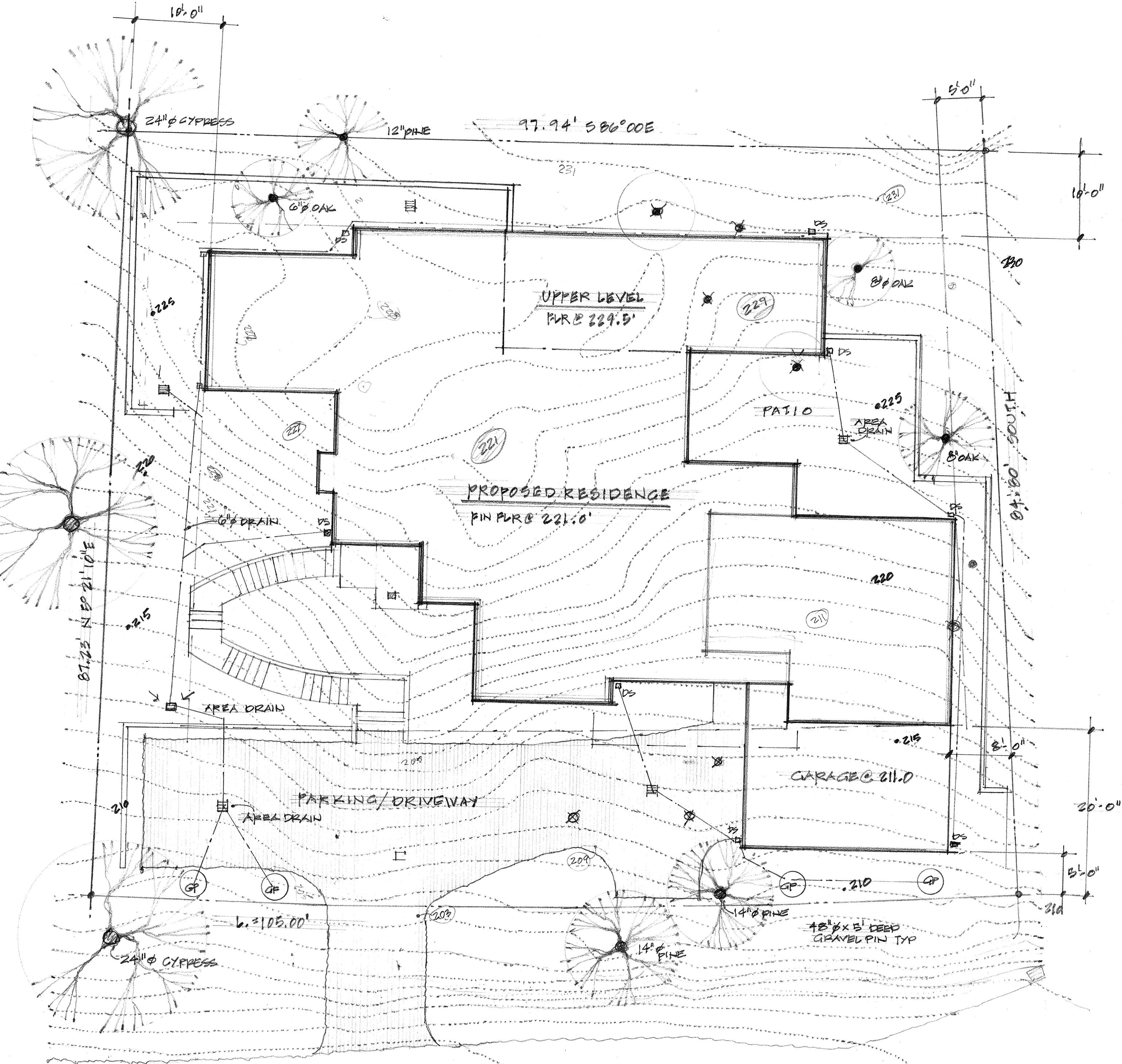
3309 Camino del Monte
Carmel, California

Owners

Mr. and Mrs. Mark Kaufmann
3092 Serra Avenue
Carmel, California 93923

SITE PLAN

SCALE : 1/8" = 1'-0"



STOP WORK - RESOURCES FOUND

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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (Planning and Building Inspection)

Occupancy group R3/U

Description of use RESIDENCE

Type of construction V.B

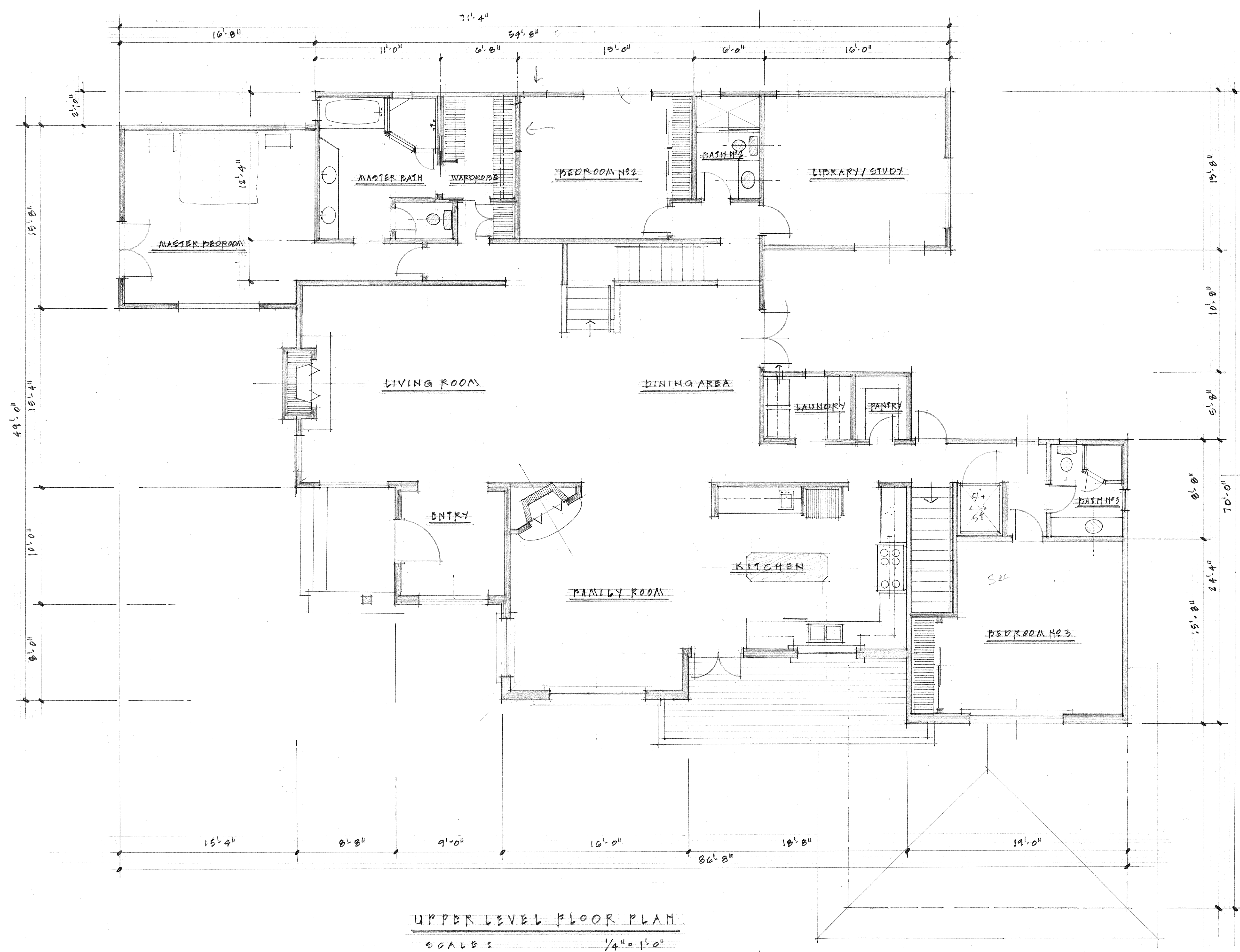
Fire sprinkler required YES

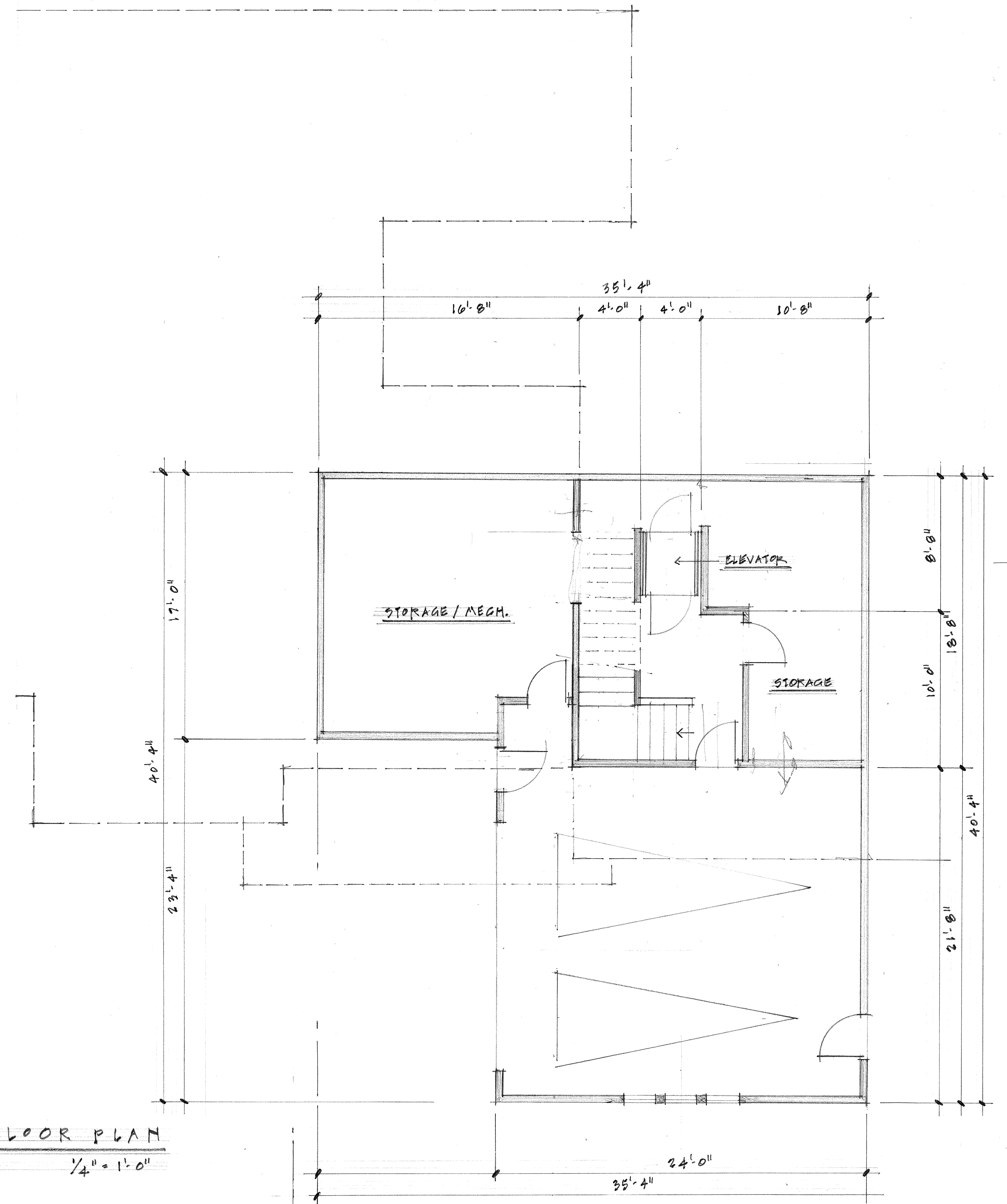
RESIDENCE FOR MR. & MRS. MARK KAUFMANN CARMEL, CA.

ALAN TURPEN / ASSOCIATES

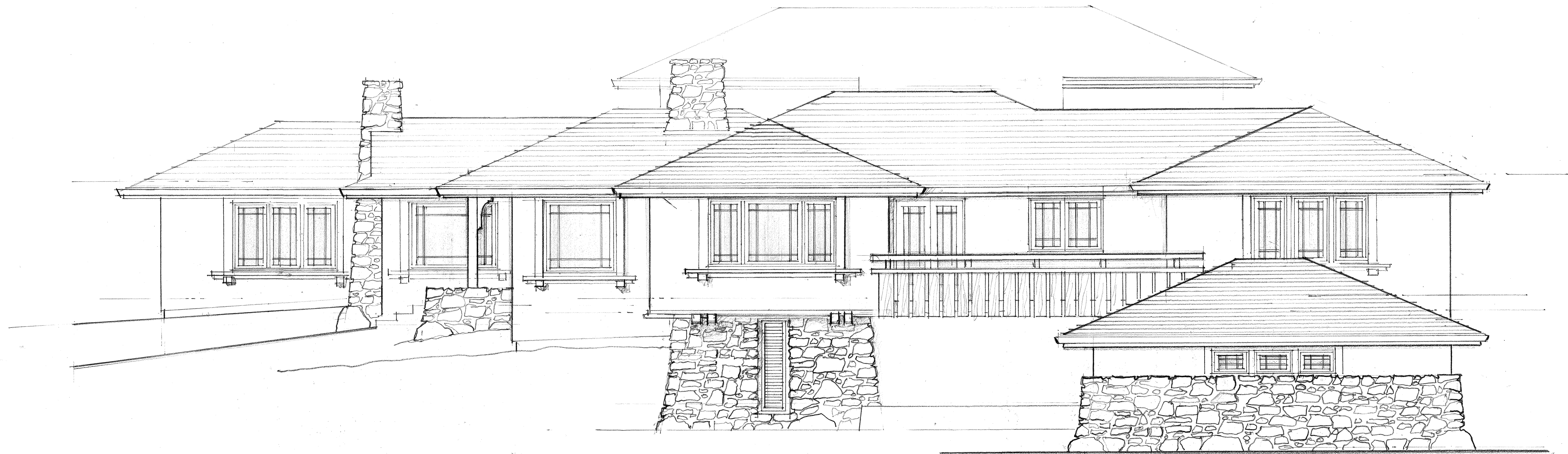
P.O. BOX 3063
CARMEL, CALIFORNIA 93921
831/624 2833

KAUFMANN

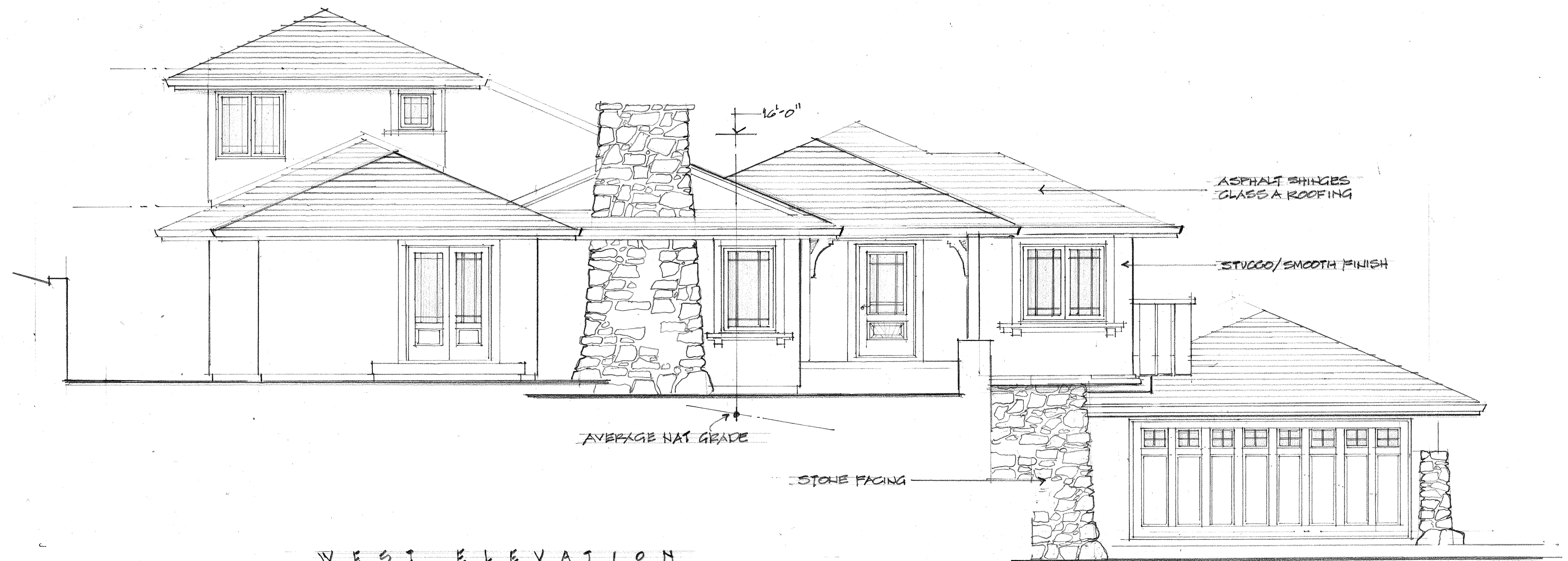




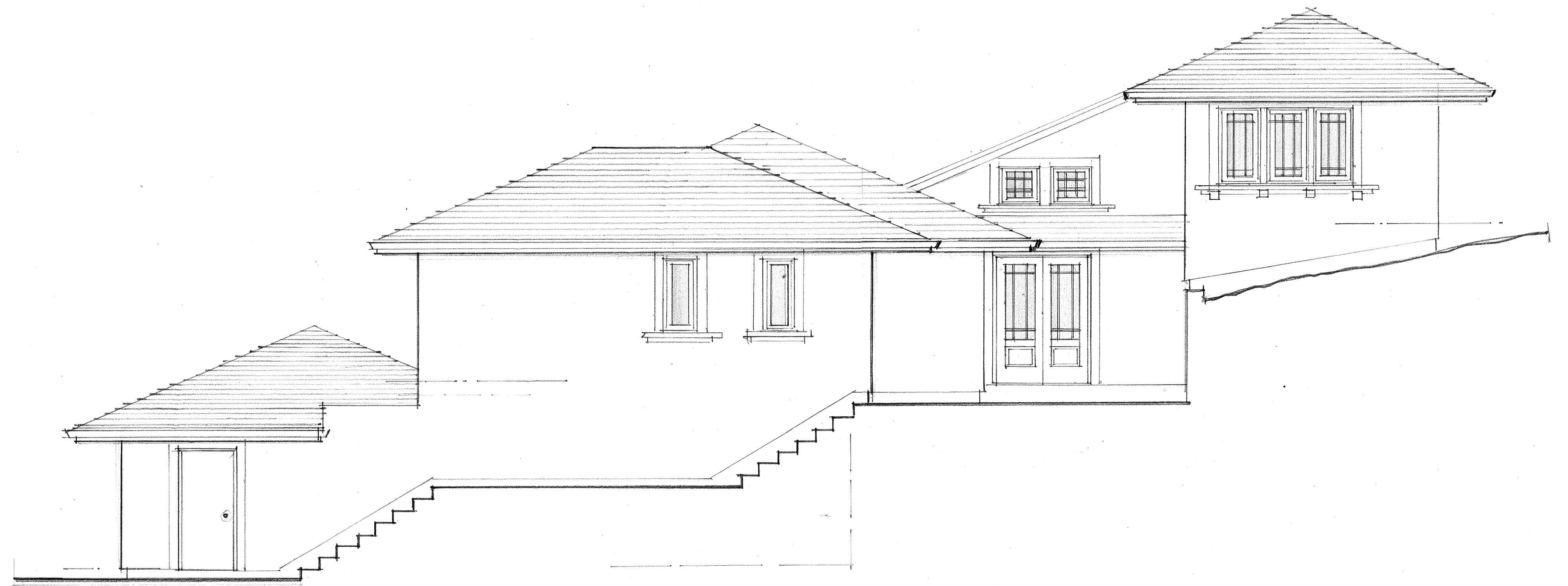
LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



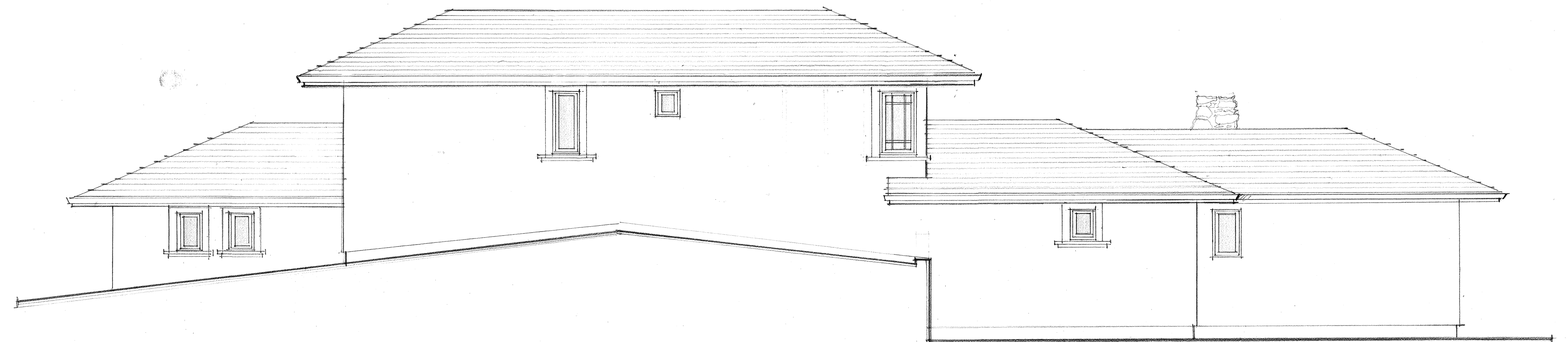
SOUTH / STREET ELEVATION



WEST ELEVATION



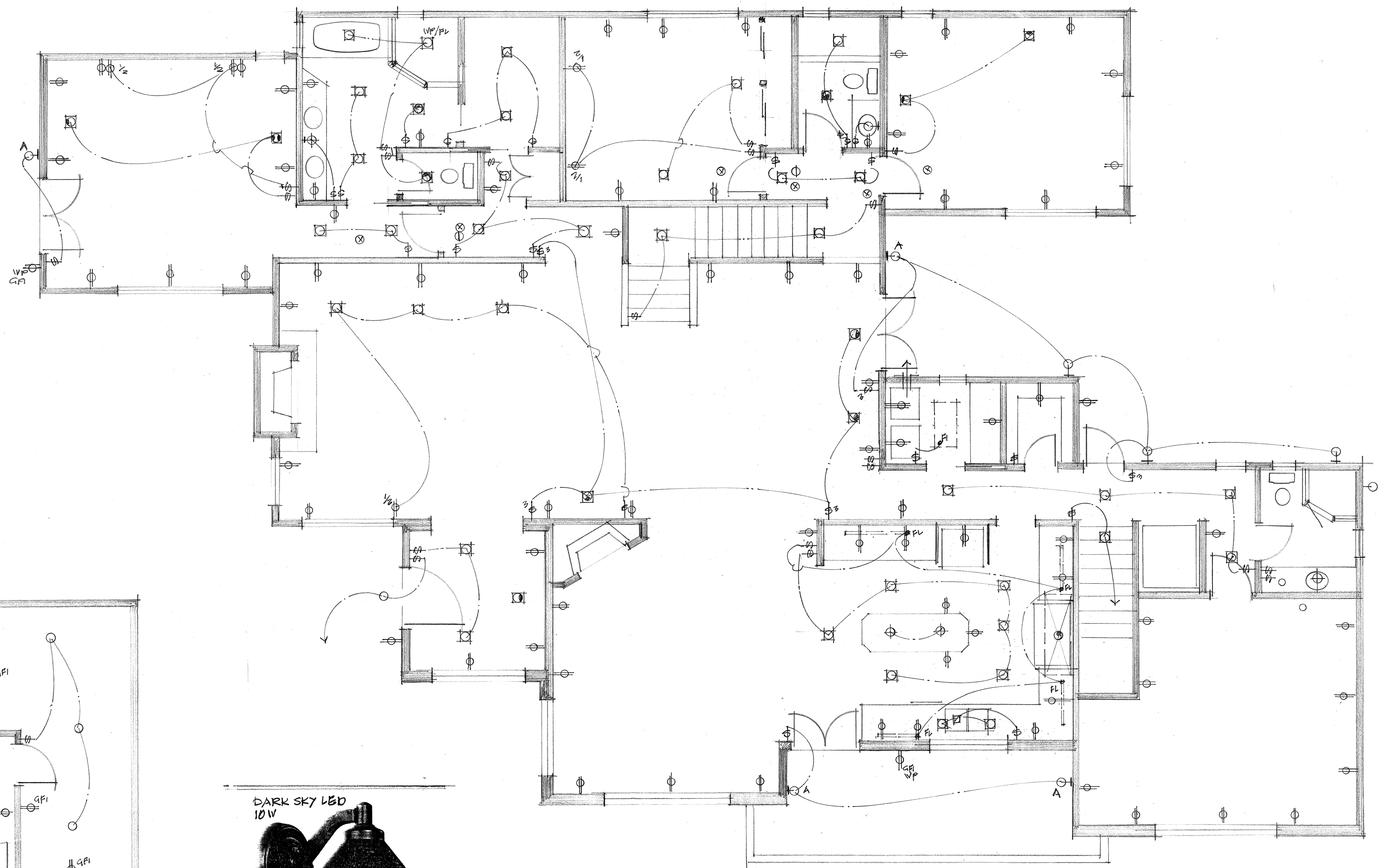
EAST ELEVATION



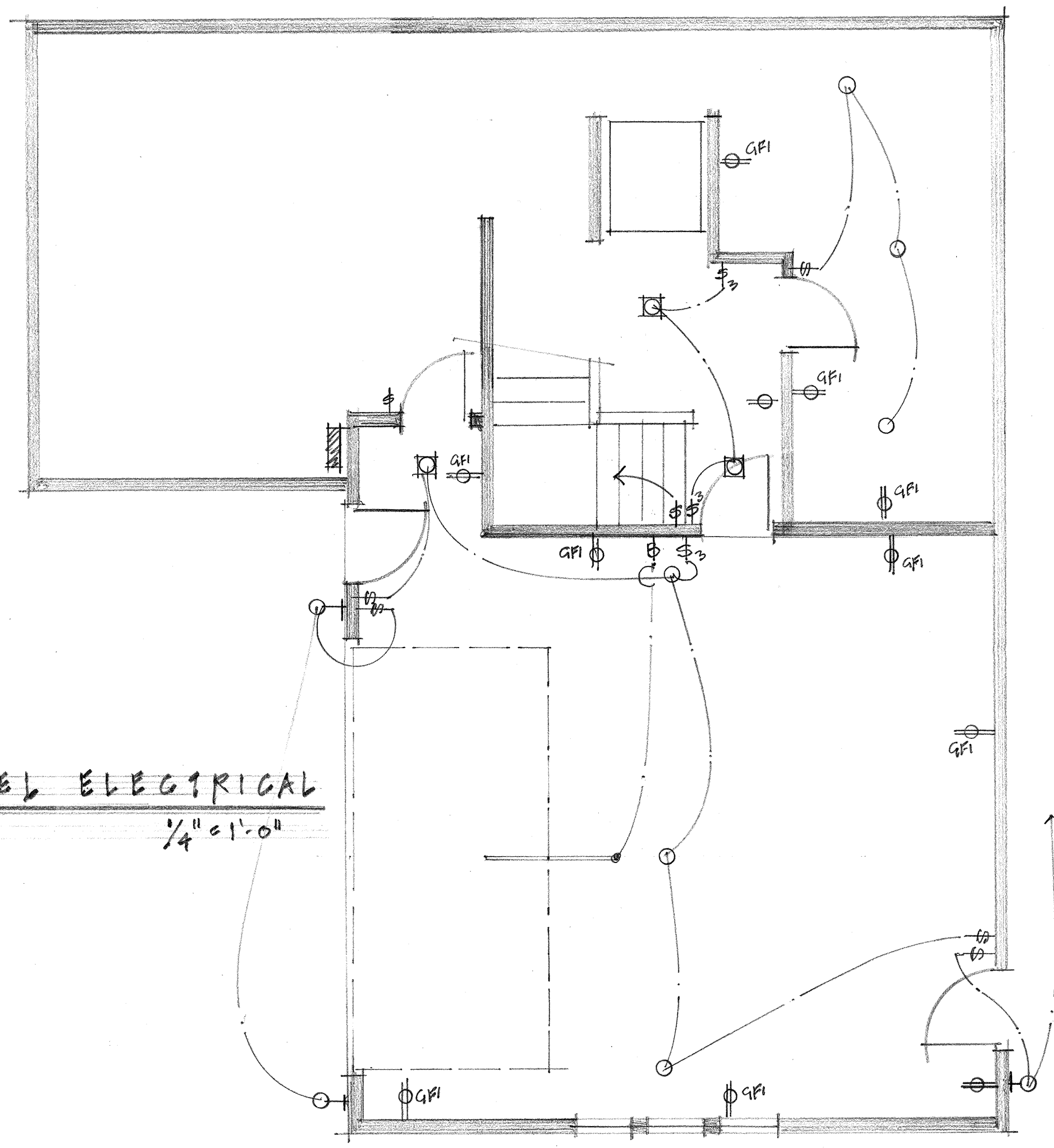
NORTH ELEVATION

- 110V/DUPLEX CONVENIENCE RECEPTACLE
- HALF SWITCHED RECEPTACLE
- 220V ELECTRICAL RECEPTACLE
- SINGLE POLE SWITCH
- SINGLE POLE SWITCH WITH DIMMER
- BUTTON SWITCH
- 110V OUTLET/GROUND FAULT INTER-CIRCUIT
- WALL MOUNT INCANDESCENT FIXTURE
- INCANDESCENT/SURFACE MOUNT
- RECESSED/CEILING INCANDESCENT FIXTURE
- RECESSED CEILING EXHAUST FAN
MINIMUM 5 AIR CHANGES PER HOUR
- EXHAUST FAN/LIGHT
- RECESSED EXHAUST FAN/HEAT LAMP/LIGHT
- RECESSED INCANDESCENT/WALL WASHER
- ONE TUBE FLUORESCENT
- "FL" INDICATES FLUORESCENT FIXTURE
- WP INDICATES WEATHER PROOF SWITCH OR FIXTURE
- TRACK LIGHTING
- TELEPHONE JACK
- TELEVISION CABLE JACK
- SMOKE DETECTOR LOCATION
- CARBON MON. DETECTOR

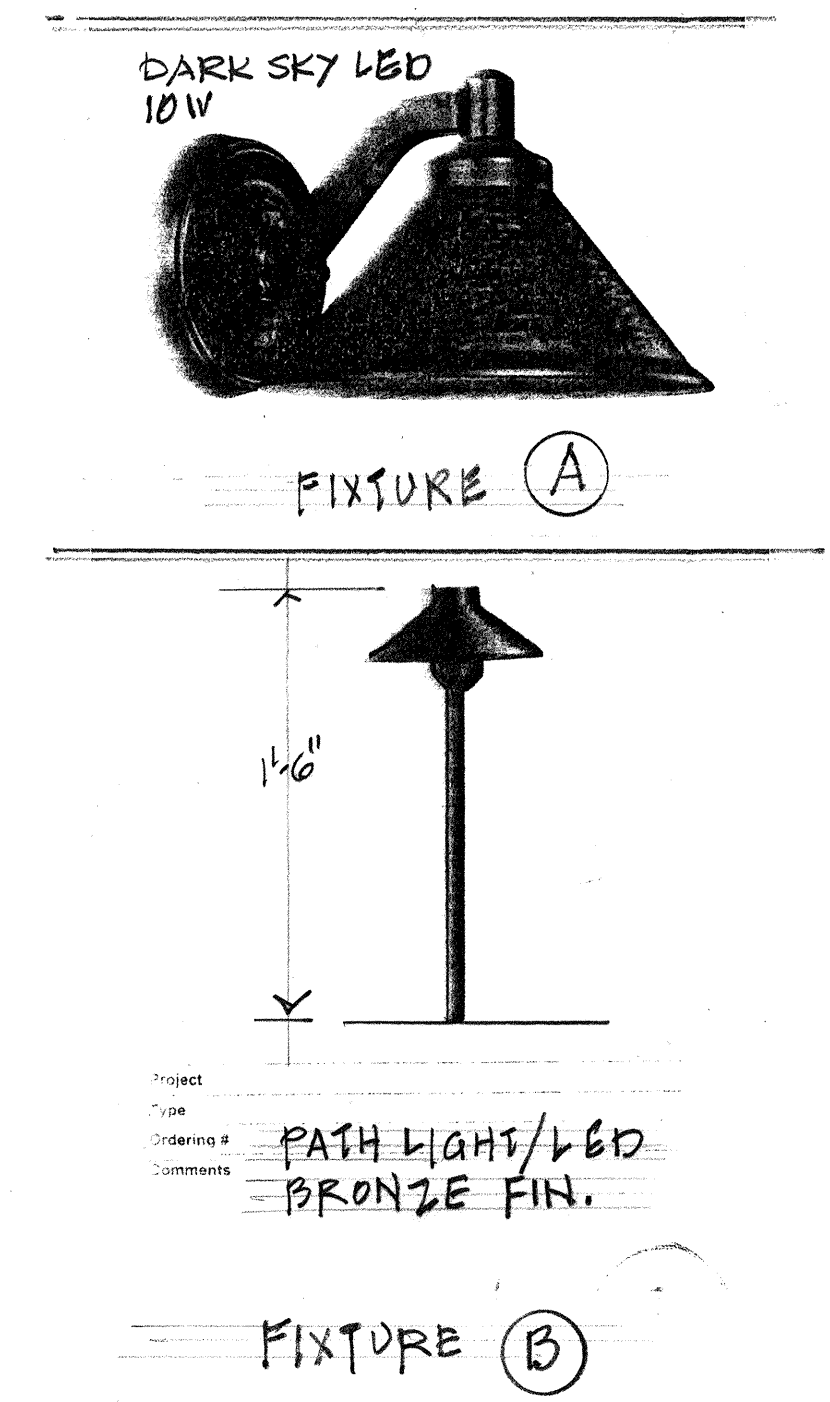
ELECTRICAL SYMBOLS



ELECTRICAL PLAN/UPPER LEVEL
SCALE: 1/4" = 1'-0"



LOWER LEVEL ELECTRICAL
SCALE: 1/4" = 1'-0"



ELECTRICAL/LIGHTING PLAN

PROPERTY OWNER:

Mark and Lisa Kaufmann
3092 Serra Ave
Carmel, CA 93923

408-568-1331
MARK@MKAUFMANN.COM

PROJECT ADDRESS:

3309 Camino del Monte
Carmel, CA 93921

Parcel # 009-051-017-000

PROPERTY INFO

Occupancy: R-3 U

Construction Type: 5-B, Asphalt Shingle

Legal Description: Lot 10, Block 200 (3-C&T-41)

Zone: MDR

Stories: Two

Grading: 850-950 cu yds to be removed

Tree Removal: See Existing Tree Schedule

Topography: Sloping

Project Code Compliance: 2016 CBS, CMC, CPC, CFC,
CENC, California Residential Code

Lot Area: 8838 sf

Lot Size: .20 acre

Lot Coverage Calcs in square feet:

Garage Level 702 sf
Upper Level 2772 sf

Total Floor Area 3474 sf

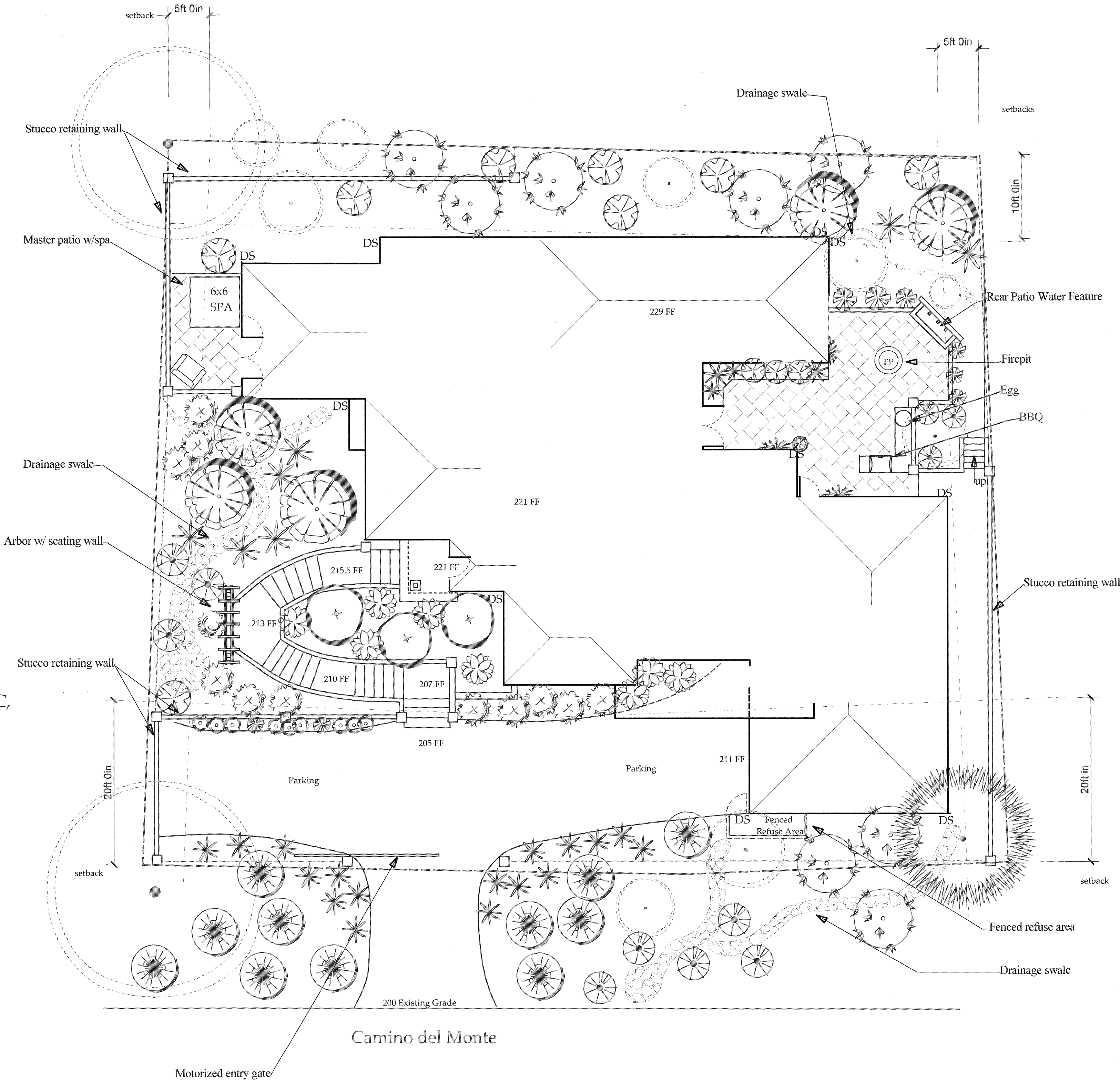
Total Coverage 3085 sf (35%)
Allowable Coverage 3093 sf (35%)

Total FAR 3467 sf (39%)
Allowable FAR 3977 sf (45%)

LANDSCAPE DESIGNER-LICENSED CONTRACTOR

Ramie Allard
26317 Valley View Ave
Carmel, CA 93923

Email: ramie@bluedoorgardendesign.com
Mobile 831-238-3774
FAX 831-293-8095



Landscape Design Intent

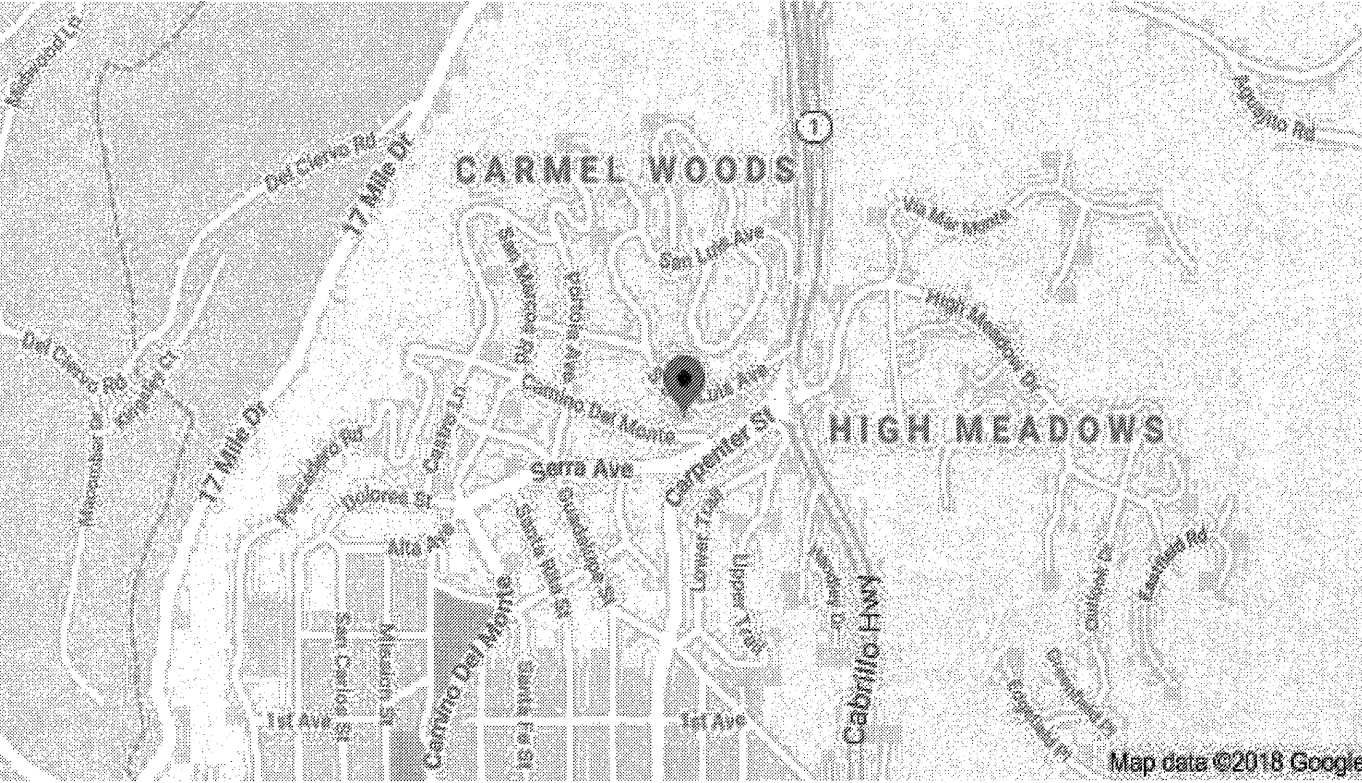
The Landscape Design is intended to be one with nature, creating native habitat and utilizing extremely drought tolerant plants requiring little or no supplemental irrigation after two seasons. There will be a combination of upper and lower canopy trees included to replace those proposed to remove.

All plant material is intended to be either California native or climate appropriate Mediterranean natives. There is no turf planned for this site.

All downspouts shall be channeled into drainage streambeds acting as energy dissipators for capturing and slowing site water runoff. The design is intended to capture and keep rainwater on the property and minimize potential for stormwater to enter the street. At the termination of the drainage swales there shall be large rocked basins for dissipation.

The property design includes retaining walls, entry stairs and walkway, entry walk arbor and seating wall, master bedroom patio w/spa, a rear patio water feature, and a fenced refuse area off the garage.

VICINITY MAP



I, Ramie Allard, certify that this Conceptual Landscaping Plan complies with all Monterey County landscaping requirements including the use of native, drought-tolerant, climate appropriate, non-invasive plant species; limited or no turf; and low-flow water conserving irrigation fixtures, sensors and smart controller.



Disclaimer: All plans created by Blue Door Garden Design, Inc. are made exclusively for landscape purposes and do not constitute civil engineering. Measurements should be field confirmed before commencing construction. Blue Door Garden Design, Inc. shall not be held liable for any damages or claims arising from the use of these plans.

C-27 Lic. # 923737

BLUE DOOR GARDEN DESIGN, INC.
C-27 Lic. No. 923737
Designer - Ramie Allard
831.238.3774

CONCEPTUAL
LANDSCAPE PLAN

009-051-017
Mark & Lisa Kaufmann Parcel #
3309 Camino del Monte
Carmel, CA 93921
Date 12/2/18 Revisions: 1/3/19

Scale: 1/8" = 1.0'

CLP-1

Sheet

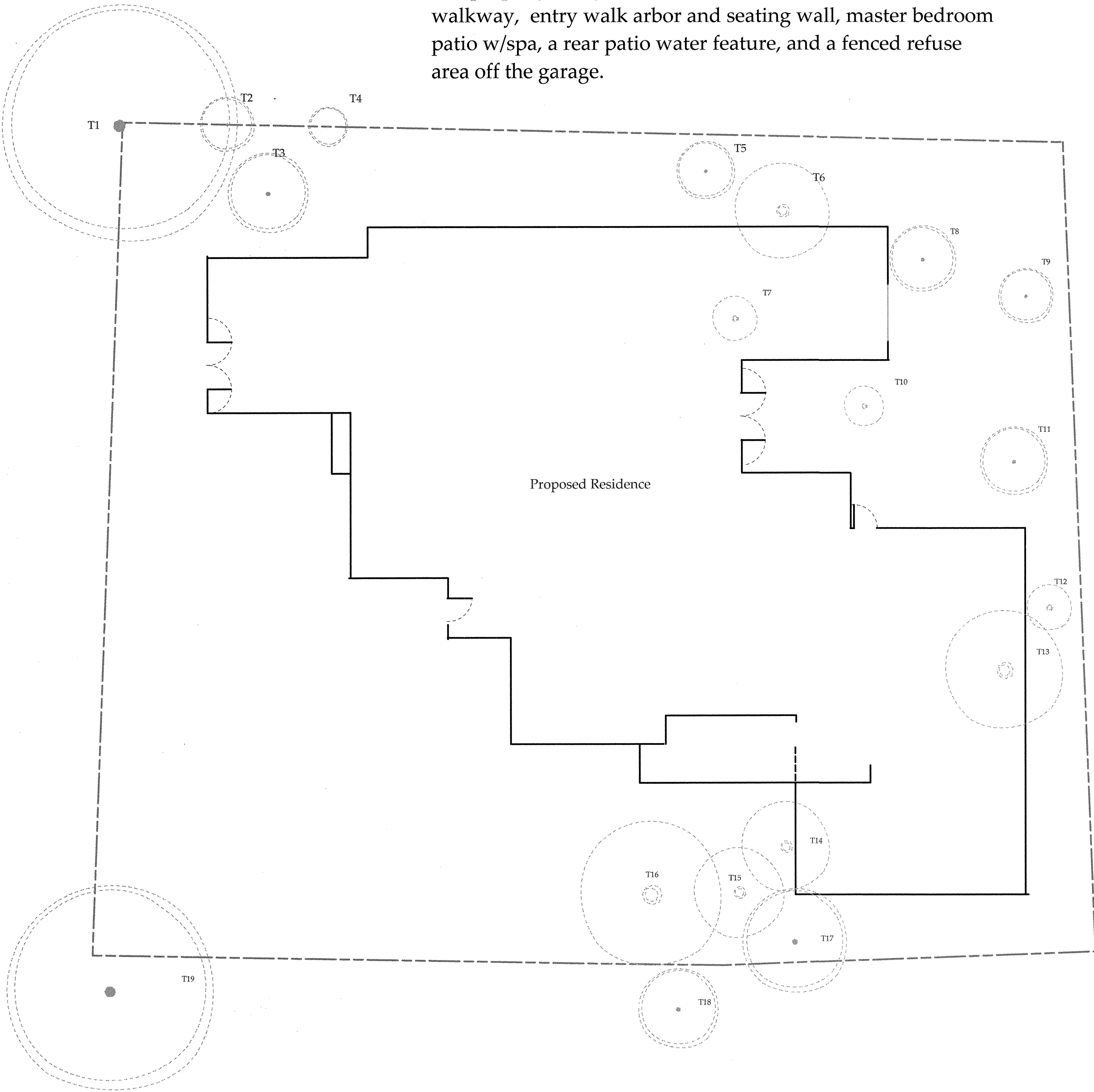
Landscape Design Intent

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Camino del Monte

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Existing Tree Schedule						
No	Species	Common Name	Trunk Diam	Spread	Status	Comments
T1	CUPRESSUS macrocarpa	Monterey Cypress	2ft in	35ft in	Retain	
T2	PINUS radiata	Monterey Pine	1ft in	5ft in	Retain	
T3	QUERCUS agrifolia	Coast Live Oak	0 ft 6 in	8ft in	Retain	
T4	PINUS radiata	Monterey Pine	1ft in	5ft in	Retain	
T5	QUERCUS agrifolia	Coast Live Oak	0 ft 8 in	6ft in	Retain	
T8	QUERCUS agrifolia	Coast Live Oak	0 ft 8 in	8 ft in	Retain	
T9	QUERCUS agrifolia	Coast Live Oak	0 ft 6 in	6 ft in	Retain	
T11	QUERCUS agrifolia	Coast Live Oak	0 ft 8 in	7 ft in	Retain	
T17	PINUS radiata	Monterey Pine	1 ft 2 in	15 ft in	Retain	
T18	PINUS radiata	Monterey Pine	1ft 2 in	12 ft in	Retain	
T19	CUPRESSUS macrocarpa	Monterey Cypress	2 ft in	25 ft in	Retain	
T6	QUERCUS agrifolia	Coast Live Oak	0 ft 11 in	10ft in	Remove	Replace w/ 4' - 6' seedlings on site
T7	QUERCUS agrifolia	Coast Live Oak	0 ft 8 in	5 ft in	Remove	Replace w/ 4' - 6' seedlings on site
T10	QUERCUS agrifolia	Coast Live Oak	0 ft 8 in	5 ft in	Remove	Replace w/ 4' - 6' seedlings on site
T12	QUERCUS agrifolia	Coast Live Oak	0 ft 6 in	6 ft in	Remove	Replace w/ 4' - 6' seedlings on site
T13	PINUS radiata	Monterey Pine	2 ft in	15 ft in	Remove	Replace w/ 8' seedling on site
T14	PINUS radiata	Monterey Pine	1ft 2 in	12 ft in	Remove	Replace w/ 4' seedling on site
T15	PINUS radiata	Monterey Pine	1ft 2 in	12 ft in	Remove	**
T16	PINUS radiata	Monterey Pine	1ft in	20 ft in	Remove	**

**There are at least 20 multi-trunk Quercus agrifolia seedlings on the site ranging in size from 2" - 5" trunk diameter that can be replanted upon excavation and used as replacement trees.

MAWA Calculations

This design will call out for point source drip irrigation. Point source drip irrigation has an IE (irrigation efficiency) of 90%. Both California Native and Mediterranean Climate Native plant material will be called out on this plan. ETadj calculations have been made using .2 for California Native plant material and .5 for Mediterranean Climate Native plant material

California Native Plant Material Area MAWA = .03 acre-feet
ETWU (Estimated Total Water Use) = 13,213 gallons per year

Mediteranean Climate Plant Area MAWA = .06 acre-feet
ETWU = 21,241 gallons per year

Total MAWA for project = .09 acre-feet
Total ETWU All Areas = 34,454 gallons per year for 2 years

Specific MAWA Calculations

California Native Landscape Area = 1700 sf.

ETo = 40.44 inches, ETadj = .22 (Plant Factor .2/Drip Irrigation Efficiency .9), .623 = gallons conversion factor, 1203 = landscape area in sf.

MAWA = 40.44 x .22 x .623 x 1700 sf.
325,851 gal/acre ft.

MAWA = 9,423
325,851 gal/acre ft.

California Native Plant Material Areas MAWA = .03 acre-feet

Mediterranean Landscape area = 1203 sf.

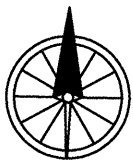
ETo = 40.44 inches, ETadj = .55 (Plant Factor .5/Drip Irrigation Efficiency .9), .623 = gallons conversion factor, 1203 = landscape area in sf.

MAWA = 40.44 x .55 x .623 x 1203 sf.
325,851 gal/acre ft.

MAWA = 16,670
325,851 gal/acre ft.

Mediterranean Climate Appropriate Native Plant Areas MAWA = .06 acre-feet

I, Ramie Allard, certify that this Conceptual Landscaping Plan complies with all Monterey County landscaping requirements including the use of native, drought-tolerant, climate appropriate, non-invasive plant species; limited or no turf; and low-flow water conserving irrigation fixtures, sensors and smart controller.



BLUE DOOR GARDEN DESIGN, INC.
C-27 Lic. No. 923737
Designer - Ramie Allard
831.238.3774

CONCEPTUAL LANDSCAPE PLAN
Tree Schedule and MAWA Calcs

009-051-017
Parcel #

Mark & Lisa Kaufmann
3309 Camino del Monte
Carmel, CA 93921

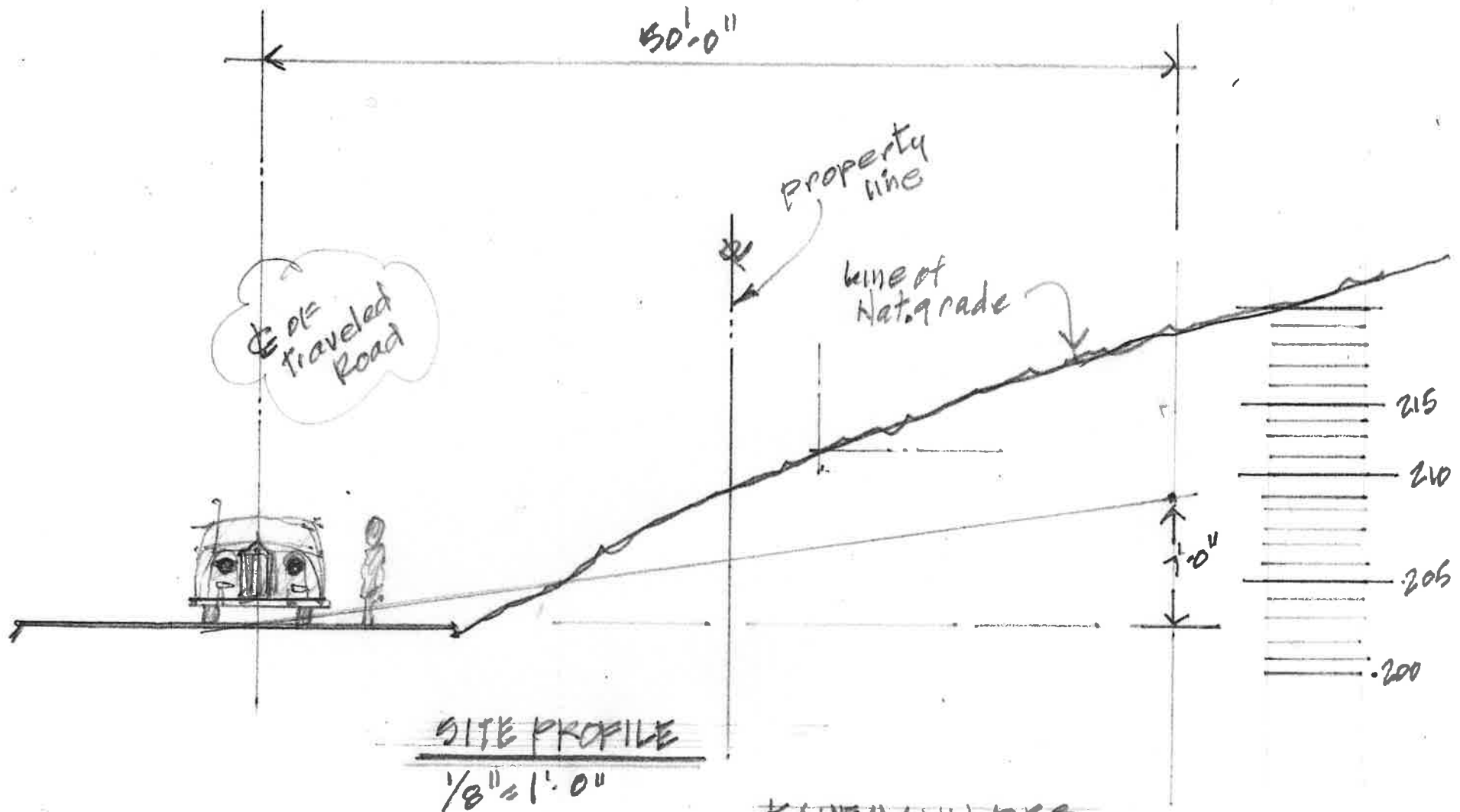
12/2/18
Revisions: 1/3/19

Scale: 1/8" = 1.0'

CLP-2
Sheet

GARAGE/SETBACK ENCROACHMENT

IF GRADE DROPS OR RISES 7'-0" (seven feet) IN 50'-0" (fifty feet)
FROM CENTERLINE OF TRAVELED ROADWAY, GARBAGE FRONT
SETBACK MAY BE 5'-0" (five feet) FROM FRONT OF PROPERTY LINE



KAUFMANN RES.

PLN 170794