

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

In the matter of the application of:

CARSON HOWARD MICHAEL & TUCKER MICHAEL KELLY (PLN190200)

RESOLUTION NO. 19-022

Resolution by the Monterey County Zoning
Administrator:

1. Finding that the project involves an addition to an existing single family dwelling and construction of an accessory structure, which qualify as a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301 (e) and 15303 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
2. Approving a Design Approval to allow a 1,370 square foot addition to an existing 1,498 square foot one-story single family including a new 590 square foot attached two-car garage; and
3. Approving a Coastal Development Permit to allow the removal of two Coast Live Oak trees and one Monterey Pine tree.

[PLN190200, Howard Michael Carson & Michael Kelly Tucker, 24713 Upper Trail, Carmel (Assessor's Parcel Number 009-071-008-000), Carmel Land Use Plan, Coastal Zone]

The CARSON & TUCKER application (PLN190200) came on 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 Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan (General Plan);
 - Carmel Area Land Use Plan (CAR LUP);
 - Carmel Area Coastal Implementation Plan, Part 4 (CIP); and
 - Monterey County Coastal Zoning Ordinance (Title 20).No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.
b) Allowed Use. The property is located at 24713 Upper Trail, in Carmel (Assessor's Parcel Number 009-071-008-000), subject to the Carmel Land Use Plan within Coastal Zone. The property is zoned

- b) Allowed Use. The property is located at 24713 Upper Trail, in Carmel (Assessor's Parcel Number 009-071-008-000), subject to the Carmel Land Use Plan within Coastal Zone. The property is zoned Medium Density Residential with a maximum density of 2 units per acre and Design Control Overlay or "MDR/2-D (CZ)." Per Title 20 Sections 20.70.120.A and CAR CIP Section 20.146.060, the addition to an existing single family dwelling, construction of an attached two-car garage and the removal of three (3) trees are allowed uses subject to a Design Approval and Coastal Development Permit. Therefore, the project is an allowed use.
- c) Lot Legality. The subject parcel (0.5 acres), APN 009-071-008-000, located on a residential subdivision was created through the La Loma Terrace Subdivision, found on a Record of Survey in Volume 34 Sur, Page 42 recorded on April 17, 2019. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design. The project is subject to the Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, materials and colors of the structures to assure protection of the public viewshed and neighborhood character. The existing single family dwelling is a California Ranch architectural style that was built in 1948. The project includes exterior changes such as installing a 130 linear foot retaining wall, stone walls with gates and a 6 foot wooden fence, and changes to the colors and materials. Colors and materials consist of: taupe stucco siding with burgundy wood trim, carmel stone accents and gray composition roof. The neighborhood consists of mainly California Ranch Style homes with similar sizes in mass. The colors and materials blends with the surrounding environment. The materials, location and nature of the project are consistent with the overall neighborhood character and does not detract the visual integrity of the site.

CAR LUP Map A does not identify the subject property as being located within the public viewshed. The single family dwelling addition and garage is within an established residential neighborhood of Carmel. Consistent with the policies and regulations for the area, the colors and materials, as described above, is subordinate to the surrounding environment and blend with the neighborhood character. Therefore, the project does not create any substantial visual impacts.

- e) Review of Development Standards. The subject parcel is zoned Medium Density Residential with a maximum of 2 units per acre, Design Control Overlay within the Coastal Zone, or "MDR/2-D (CZ)." Per Title 20 Sections 20.12.040.A and CIP Section 20.146.060, a single family dwelling with an attached garage and the removal of two Monterey Pine trees are allowed uses subject to a Coastal Administrative Permit and Coastal Development Permit.

Required setbacks for main structures are 20 feet (front), 10 feet (rear), and a 5 feet (side). The addition to the existing single family dwelling and the attached garage has a front setback of 40 feet, a rear setback of 48 feet, and side setbacks of 17 feet (north) and 11-6 feet (south). The height of the structure will be at 16 feet, below the

allowed height for this zoning district of 30 feet. The maximum building site coverage allowed is 35%, (7,780 square feet) and the coverage is 15% (3,536 square feet). The maximum floor area ratio is 45% (9,977 square feet) and the proposed floor area ratio is 15% (3,367 square feet). As summarized above, the project complies with the development standards project complies with the development standards for the LDR zoning district (Title 20, Section 20.12.060).

- f) Public Access. As demonstrated in Finding 5 below, the project is consistent with the applicable public access regulations.
- g) Tree Removal. As demonstrated in Finding 6 below, the project is consistent with the applicable tree removal regulations.
- h) Cultural Resources. CAR LUP Key Policy 2.8.2 states that areas considered archaeologically sensitive shall be maintained and protected for their scientific and cultural heritage values. CIP Section 20.146.090.B and C requires submittal of an archaeological survey for any development project located within a moderate archaeological sensitivity zone of which requires environmental assessments or on 2.5 acres or larger. The subject property, as identified in the Monterey County Geographic Informational System (GIS), is designated as moderate archaeological sensitivity. In accordance with regulation above, an archaeological survey was not required in this case. The subject properties are approximately less than 0.5 acres (see Evidence “c” above) and is categorically exempt from CEQA (see Finding 7), and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County’s standard project condition of approval (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Based on the LUAC guidelines adopted by the Board of Supervisors, the project was referred to the Carmel Unincorporated/Highlands LUAC for review on July 1, 2019. The LUAC continued the item due to the staking and flagging not being erected and a request to review the exterior lighting. The project has been conditioned for an exterior lighting plan to be provided to ensure the exterior lighting is harmonious and unobtrusive. The Staking and Flagging Criteria (Monterey County Board of Supervisors, Resolution No. 09-360) states that staking and flagging may be exempted when the project planner determines that no visual analysis is required for the project. Staff found that staking and flagging was not necessary in this case because the project is not in a visually sensitive area and does not involve a variance to height.
- j) Staff conducted a site inspection on June 24, 2019 to verify that the project on the subject property conforms to the plans submitted.
- k) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190200.

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

EVIDENCE: a) The project includes the addition to an existing single family dwelling located within an established residential zoning area within

residential neighborhood. The following reports have been prepared and submitted with the application:

- Tree Assessment/Forest Management Plan (LIB190135) prepared by Frank Ono, Salinas, CA on November 29, 2018
- Historical Assessment (LIB180022) prepared by Seth A. Bergstein, Pacific Grove, CA on June 13, 2018

County staff independently reviewed these reports and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.

- b) The project was reviewed by RMA-Planning. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- c) Staff conducted a site inspection on June 24, 2019 to verify that the site is suitable for the project.
- 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 PLN190200.

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

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning. Conditions have been recommended, 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) Potable water is provided by California American Water Company (CAL-AM) and wastewater services are provided by Carmel Area Wastewater District for the subject property. The project increases the number of bathrooms from one to three and a half. The applicant has provided a Can and Will serve letter from CAL-AM for the additional water credits resulting of the addition.
 - c) The project includes grading of approximately 90 cubic yards of excavation, which will be balanced on site. A grading plan would be required as a part of the building permit application process to ensure any grading is conducted in accordance with the 2016 California Building Code.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190200.

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

- EVIDENCE:** a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
- 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 PLN190200.

5. **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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:** a) The subject project site is not described as an area where the Local Coastal Program requires public access (Figure 3, Local Coastal Program Public Access, in the Carmel Area Land Use Plan.
- b) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the CIP can be demonstrated.
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) Staff conducted a site inspection on June 24, 2019.
- e) 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 PLN190200.

6. **FINDING:** **TREE REMOVAL** – The siting, location, size and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:** a) CAR LUP Key Policy 2.3.2 identifies specific Monterey Pine Forest areas to be considered environmentally sensitive habitat. The project includes the removal of two (2) Monterey Pine trees; however, according to CAR LUP Map B, the subject property is not within the area that is considered to be significant stands of Monterey Pine. Therefore, in this case, the Monterey Pine trees are not considered to be part of environmentally sensitive habitat.
- b) CAR LUP Policy 2.5 states that the Carmel Coast contains unique plant life and supports the diversity of forest resources, one of which are Monterey Pine trees. The property is located within an established residential neighborhood that has trees surrounding residences. The addition to the home would not impact the forest character on the site or in the area. CIP Section 20.146.060 provides regulations for the protection and maintenance of such resources and provides development standards for removal of trees or other major vegetation. In accordance with tree policies, a Tree Assessment/Forest Management Plan (LIB190135) was prepared for the property by Frank Ono, Urban Forester. The tree assessment identifies the site forested with Coast Live Oak and Monterey Pine trees, generally in fair condition.
- c) There are two (2) Oak trees to be removed, both of which are 8” in diameter. One is located within the driveway and is in a poor

condition. The roots are already exposed and would more than likely not survive the repairing and replacing of the driveway. The other Oak tree is within the addition and is in a fair health condition. The remaining tree is an 18" Monterey Pine in fair health condition within the driveway expansion for accessibility to the new attached garage. The project has been analyzed to determine the best siting and location that would meet the minimum tree removal and given the existing siting of the single family dwelling and the existing patio and driveway, the tree removal is the minimum in this case.

The Forest Management Plan listed several recommendations such as tree replanting with a 1:1 ratio with (3) five gallon Monterey Pine or Oak trees in the greatest opening to allow for minimum competition and maximum sunlight. The remaining recommendations have been incorporated as conditions of approval (see attached conditions).

- d) Staff conducted a site inspection on June 24, 2019 to verify that the project on the subject property conforms to the plans submitted.
- e) 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 PLN190200.

7. **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 the additions to existing structures.
 - b) The project is an approximately 775 square foot addition and an approximately 590 square foot attached two-car garage to an existing 1,498 square foot one-story single family dwelling. Therefore, the project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (e) of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource (see Finding 2, Evidence "a"), a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. No adverse environmental effects were identified during staff review of the development application.
 - d) 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 PLN190200.

8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030, 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) Coastal Commission. Pursuant to Title 20 Section 20.86.080, a 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.

DECISION

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

1. Find that the project involves an addition to an existing single family dwelling and construction of an accessory structure, which qualify as a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301 (e) and 15303 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
2. Approve a Design Approval to allow a 1,370 square foot addition to an existing 1,498 square foot one-story single family including a new 590 square foot attached two-car garage; and
3. Approve a Coastal Development Permit to allow the removal of two Coast Live Oak trees and one Monterey Pine tree.

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

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



Mike Novo, Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 16 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 26 2019

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.

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

PLN190200

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This permit (PLN190200) is a Design Approval to allow an approximately 1,370 square foot addition to an existing 1,498 square foot one-story single family including a new 590 square foot attached two-car garage, a new 6 foot high redwood property fence, new retaining wall to match existing, and two new iron gates; Coastal Development Permit to allow the removal of two Coast Live Oak trees and one Monterey Pine tree. The project will result in grading of approximately 90 cubic yards of cut. The property is located at 24713 Upper Trail, Carmel (Assessor's Parcel Number 009-071-008-000), Carmel Land Use Plan, Coastal Zone. The project will result in grading of approximately 90 cubic yards of cut. The property is located at 24713 Upper Trail, Carmel (Assessor's Parcel Number 009-071-008-000), Carmel Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Design Approval and Coastal Development Permit (Resolution Number 19-022) was approved by Monterey County Zoning Administrator for Assessor's Parcel Number 009-071-008-000 on July 11, 2019. The permit was granted subject to eight (8) 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 Prior to the issuance of any construction permits, the Owner/Applicant shall provide
Monitoring proof of recordation of this notice to the RMA - Planning.
Action to be Performed:

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

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring
Action to be Performed:

Prior to the issuance of any construction permits, 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. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation A notice shall be recorded with the Monterey County Recorder which states:

Monitoring Measure: "A Tree Assessment/Forest Management Plan (Library No. LIB190135), was prepared by Frank Ono, Forester on November 29 2018 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

Compliance or Monitoring Prior to the issuance of any construction permits, the Owner/Applicant shall submit
Action to be Performed: 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.

5. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Prior to the commencement of any grading or construction activities, a
Monitoring Measure: pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the RMA-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (RMA - Planning)

Compliance or Monitoring Prior to commencement of construction activities, the Owner/Applicant shall contact
Action to be Performed: RMA-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. RMA-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall replace each tree approved for removal as follows:

Monitoring Measure:

- Replacement ratio: 1:1 ratio with (3) five gallon Monterey Pine or Oak trees in the greatest opening to allow for minimum competition and maximum sunlight. Spacing between trees should be at least 8 feet and occasional deep watering (more than two weeks apart) during the late spring, summer, and fall during the first two years after establishment. (RMA - Planning)

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

Prior to the final of a construction permit, 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.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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

**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.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit a copy of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - 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, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

HEALTH DEPARTMENT NOTES

- ALL HOSES USED IN CONJUNCTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOZE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.

2016 CAL GREEN REQUIREMENTS:

- Protect annular spaces around pipes, electric cables, conduits at exterior walls against the Passage of rodents. (4.406.1)
- Cover duct openings and other related air distribution component openings during construction.
- Adhesives, sealants, and caulks shall be compliant with VOC and other toxic compound limits.
- Paints, stains and other coatings shall be compliant with VOC limits (4.504.2.2)
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and Other toxic compounds. (4.504.2.3) Verification of compliance shall be provided.
- Carpet and carpet systems shall be compliant with VOC limits. (4.504.3)
- Min. of 50% of floor area receiving resilient flooring shall comply with Sec. 4.504.4.
- Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. (4.504.5)
- Install capillary break and vapor retarder at slab on grade foundations. (4.505.2)

NOTE: Contractor shall provide documentations showing compliance with Construction Waste Management Plan per CalGreen Section 4.408.2 by diverting a min. of 65% of the nonhazardous construction demolition waste generated at the site to recycle or salvage in accordance with the California Green Building Standards, section 4.408.1.

SITE DATA

APN	009-071-008-000
SITE ADDRESS	24713 UPPER TRAIL CARMEL, CA. 93923
OWNER	MR. KELLY TUCKER 4000 RIO ROAD CARMEL, CA. 93923
ZONING	MDR/2-D-CZ
LOT AREA	22,471 S.F.
USE	R3/U
TYPE OF CONSTRUCTION	V-B -Not Sprinklered
SETBACKS:	
FRONT	20'
SIDE	5'
REAR	10'
CODES	2016 CBC; CEC; CPC, CMC & Cal. Res. Code TITLE 24 CA. Energy Compliance 2010 Cal. Fire code
AREAS	
EXISTING RESIDENCE	1,498 S.F.
DETACHED GARAGE/CARPORT	506 S.F.
PROPOSED ADDITION	775 S.F.
PROPOSED ATTACHED GARAGE	588 S.F.
PROPOSED ENTRY TERRACE	432 S.F.
TOTAL BUILDING COVERAGE & F.A.R.	3,799 S.F. = 17%
(E) PATIO/SIDEWALK AREA	1,822 S.F.
(E) AC DRIVEWAY	912 S.F. (TO BE REMOVED)
PROPOSED CONC. PAVER DRIVEWAY	820 S.F. (SAND SET PERVIOUS)
TOTAL IMPERVIOUS AREA	5,631 S.F. = 26%

PROJECT DESCRIPTION:
CONSTRUCT 775 S.F. SINGLE STORY BEDROOM / BATHROOM ADDITION ALONG WITH ATTACHED TWO CAR GARAGE. REMODEL (E) 2-BED/1-BA. HOUSE AND INSTALL 130 LIN. FT. RETAINING WALLS (48" AVE.). CONSTRUCT NEW STONE WALLS WITH GATES AND NEW 6' HIGH PROPERTY LINE WOOD FENCING. CONSTRUCT 432 S.F. ENTRY TERRACE, PLANTERS & 36' LONG WOOD ARBOR. REPLACE ALL WINDOWS AND DOORS.

PROJECT NOTES:

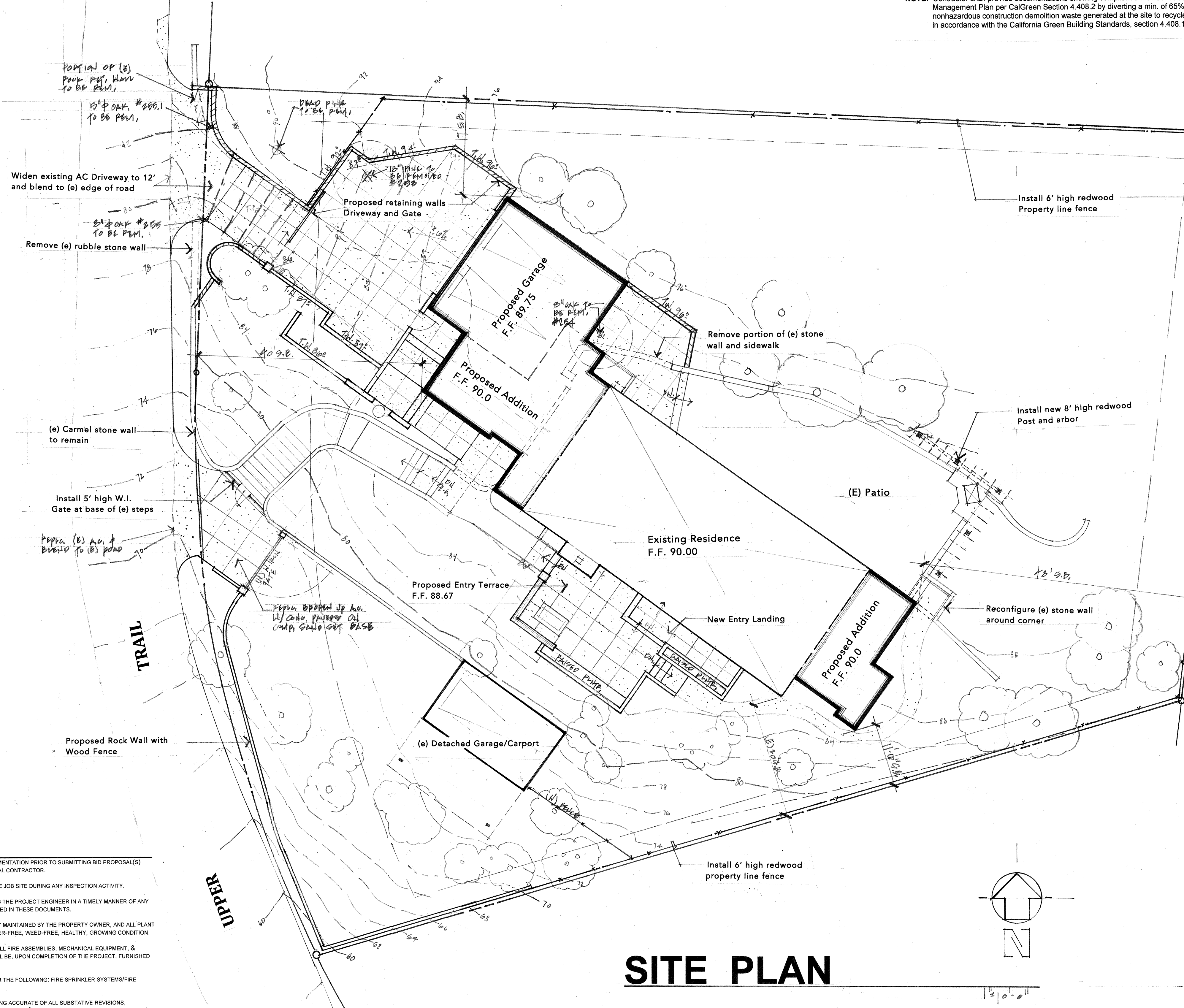
THREE TREES PROPOSED TO BE REMOVED: (1) PINE-18" and (2) OAKS-8" EACH APROX. 90 CU YDS. EXCAVATION PROPOSED AT DRIVEWAY/GARAGE TO REMAIN ON SITE.

SHEET INDEX:

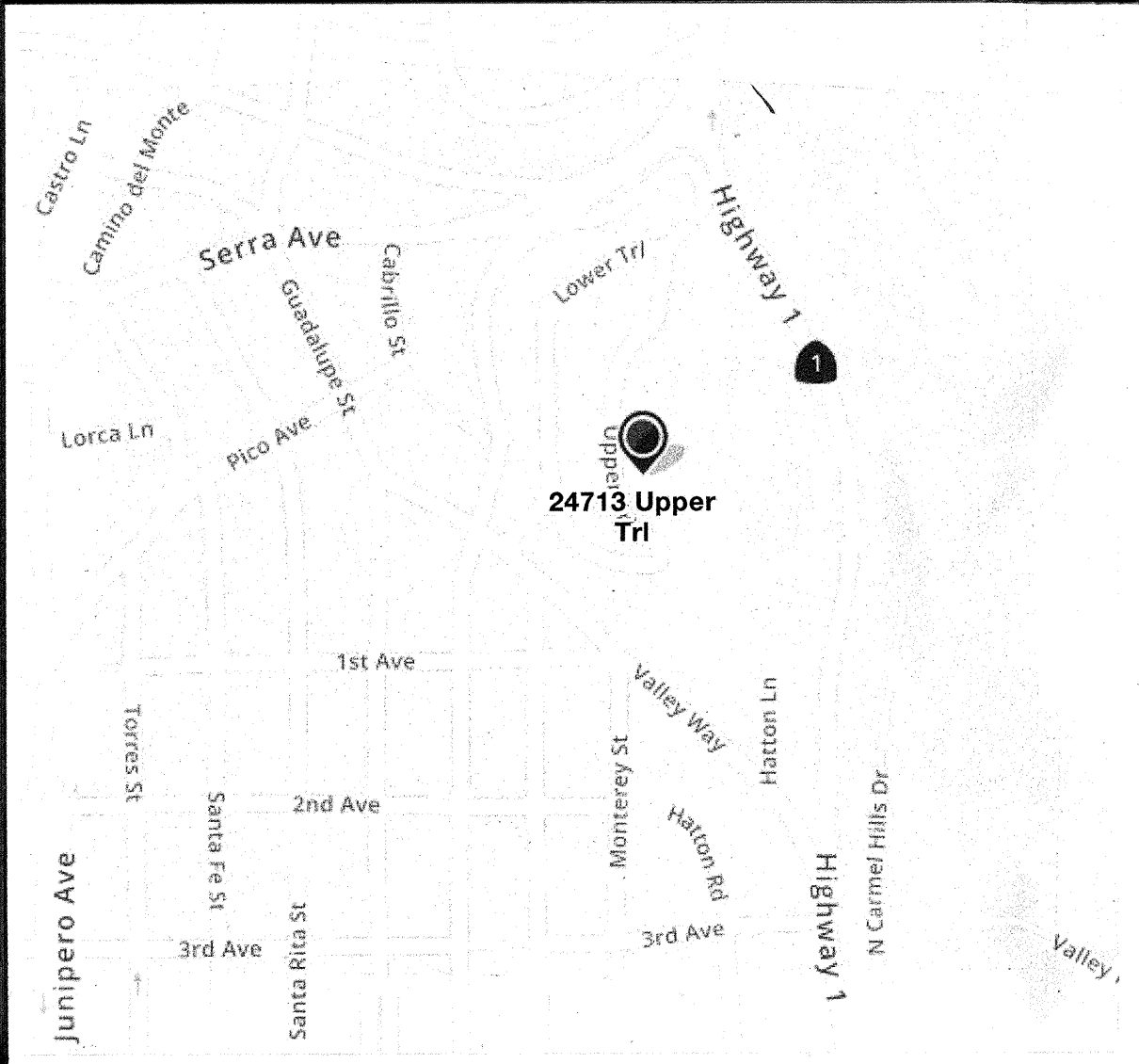
- A-1 SITE DATA, SITE PLAN & PROJECT NOTES
- C-1 PROPERTY SURVEY / TOPO
- A-2 AS-BUILT FLOOR PLANS/DEMO PLAN
- A-3 PROPOSED FLOOR PLAN WITH POWER AND LIGHTING
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS

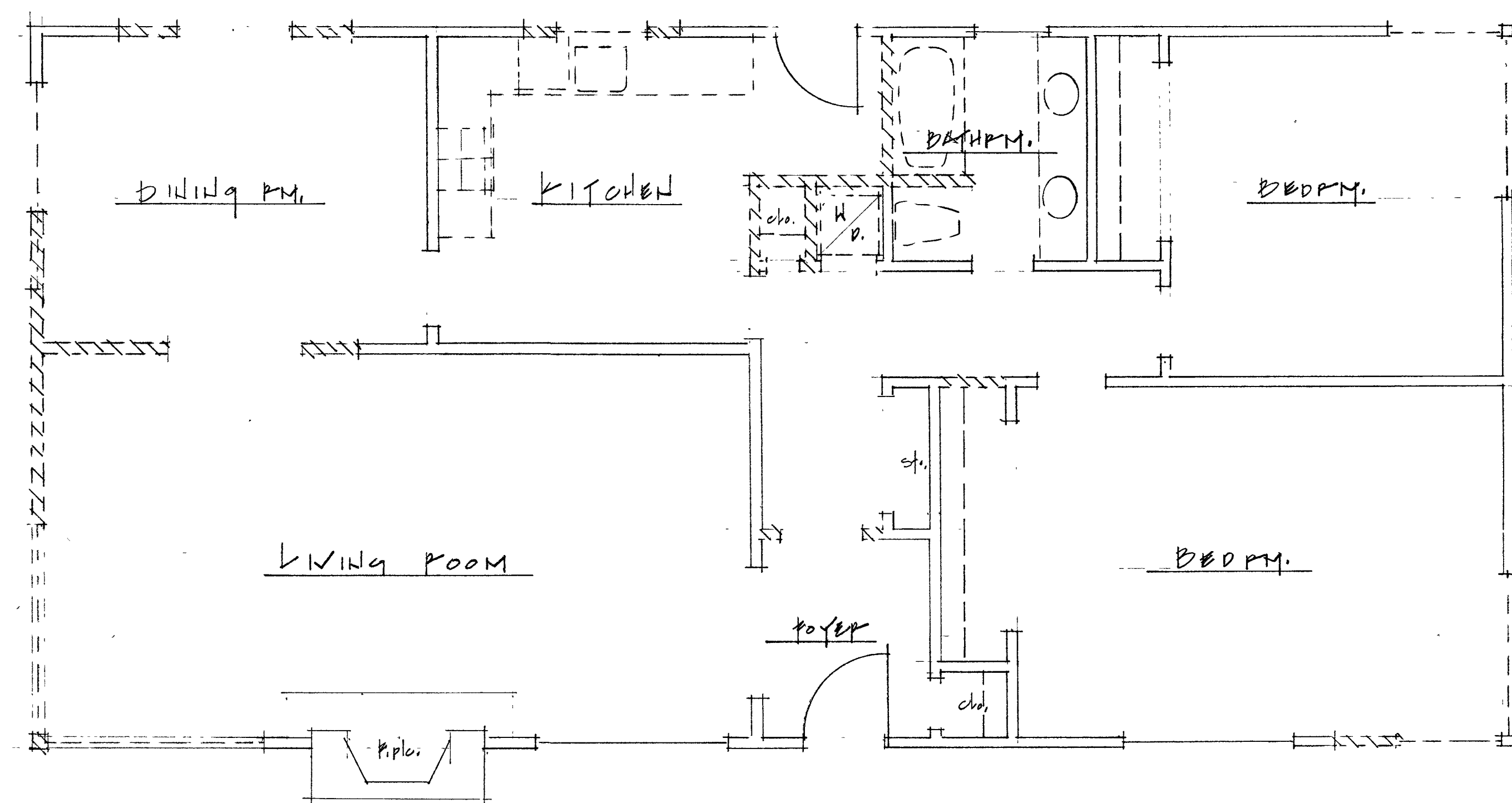
PROJECT NOTES

- RESPONSIBILITY FOR THOROUGHLY REVIEWING ALL PROJECT DOCUMENTATION PRIOR TO SUBMITTING BID PROPOSAL(S) SHALL REST WITH EACH SUB-CONTRACTOR, AS WELL AS THE GENERAL CONTRACTOR.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER IN A TIMELY MANNER OF ANY DISCREPANCIES, CONFLICTS, OR APPARENT OMISSIONS ENCOUNTERED IN THESE DOCUMENTS.
- ALL LANDSCAPED AREAS AND / OR FENCES SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER, AND ALL PLANT MATERIALS & AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER-FREE, WEED-FREE, HEALTHY, GROWING CONDITION.
- MANUFACTURERS' INSTALLATION / OPERATION INSTRUCTIONS FOR ALL FIRE ASSEMBLIES, MECHANICAL EQUIPMENT, & RELATED PRODUCTS (E.G. DOORS, WINDOWS, DAMPERS, ETC.) SHALL BE, UPON COMPLETION OF THE PROJECT, FURNISHED TO THE BUILDING OWNER / OCCUPANT.
- SEPARATE PERMIT SUBMITTALS AND APPROVALS ARE REQUIRED FOR THE FOLLOWING: FIRE SPRINKLER SYSTEMS/FIRE ALARMS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE OF ALL SUBSTATIVE REVISIONS, SUBSTITUTIONS, & DELETIONS DURING THE ENTIRE CONSTRUCTION PROCESS, & SHALL FURNISH THE PROJECT ENGINEER/ DESIGNER SAID INFO, CLEARLY MARKED ON A SINGLE SET OF AS-BUILT PRINTS.
- AT TIME OF PERMIT ISSUANCE, THE GENERAL CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKMANS COMPENSATION INSURANCE, CURRENT COUNTY OR CITY BUSINESS LICENSE, CONTRACTOR'S STATE LICENSE OR POCKET ID, AND IF AGENT OF THE CONTRACTOR, A NOTORIZED LETTER OF AUTHORIZATION.
- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED, WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT.
- MINIMUM CODE COMPLIANCE REQUIREMENTS AS OF 2016: THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAW.
- APPLICABLE CODES: 2016 CMC, CPC, CEC, CRC, TITLE 24 (CENC), & LOCAL ORDINANCES.



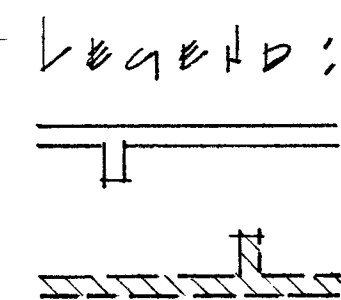
SITE PLAN





EXISTING FLOOR AND DEMO PLAN

1/4" = 1'-0"



Existing Walls
to Remain = 333 lin. ft.
Existing Walls
to be Removed = 40 lin. ft.

REVISIONS	BY

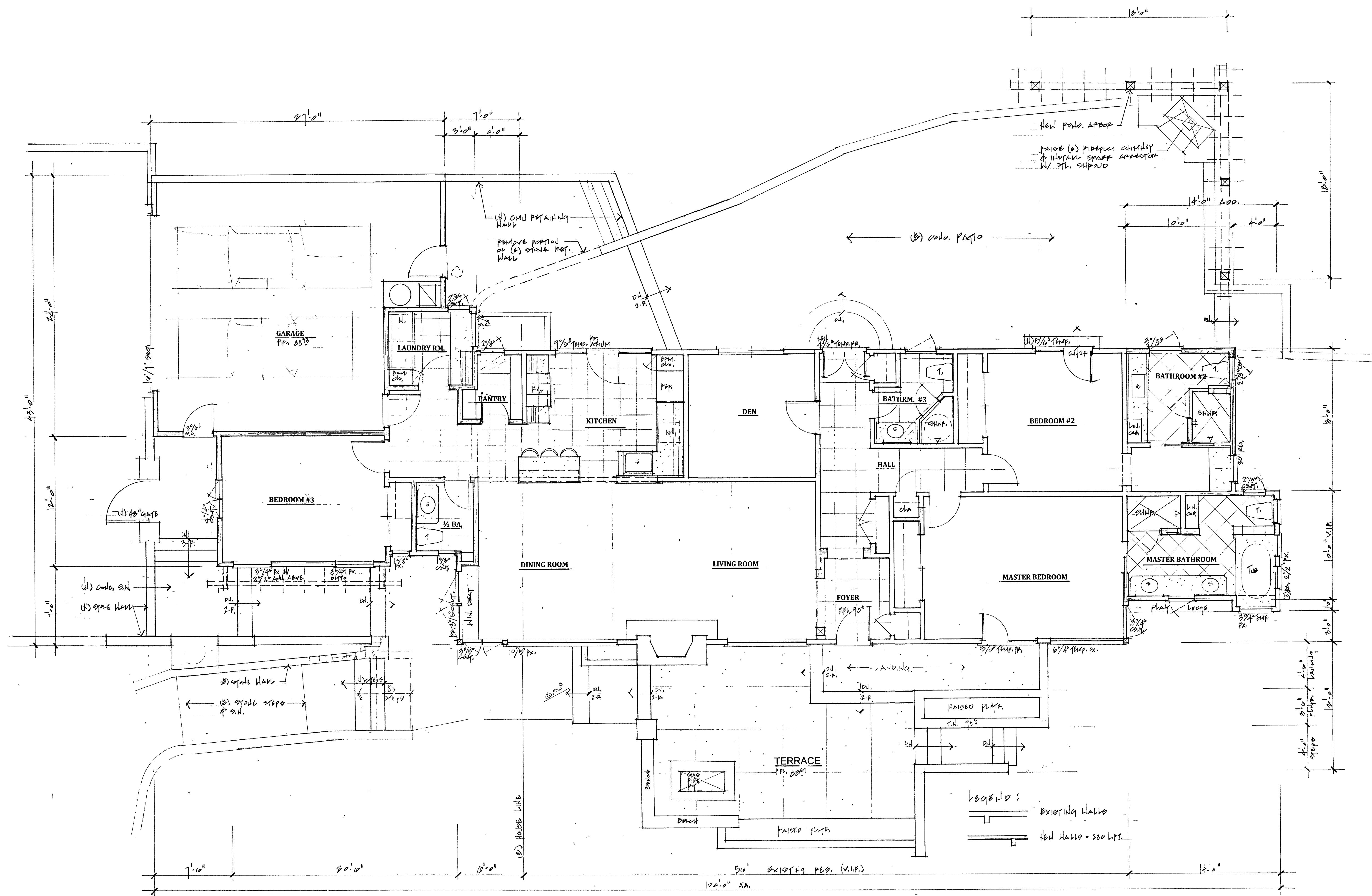
TUCKER / CARSON RESIDENCE
ADDITION / REMODEL
24713 UPPER TRAIL,
CARMEL, CA.

DATE	0.10.18
SCALE	1/4" = 1'-0"
DRAWN	
JOB	
SHEET	A-2
OF	SHEETS

REVISIONS	REVISIONS

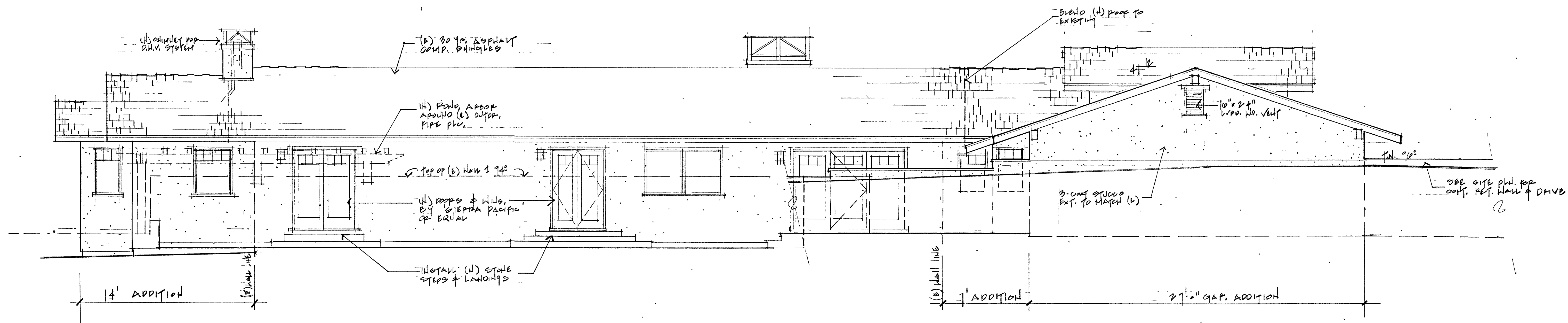
TUCKER RESIDENCE
ADDITION / REMODEL
24713 UPPER TRAIL,
CARMEL, CA.

DATE	10.10.3
SCALE	1/4" = 1'-0"
DRAWN	↓ U.
JOB	
SHEET	A-3
OF	SHEETS

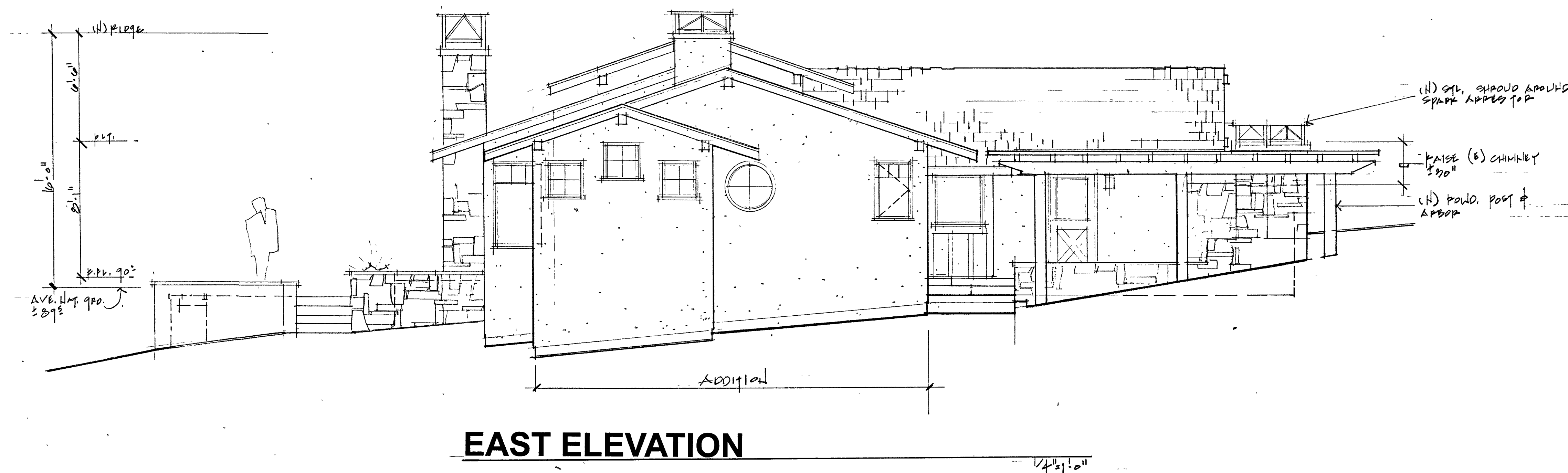


FLOOR PLAN

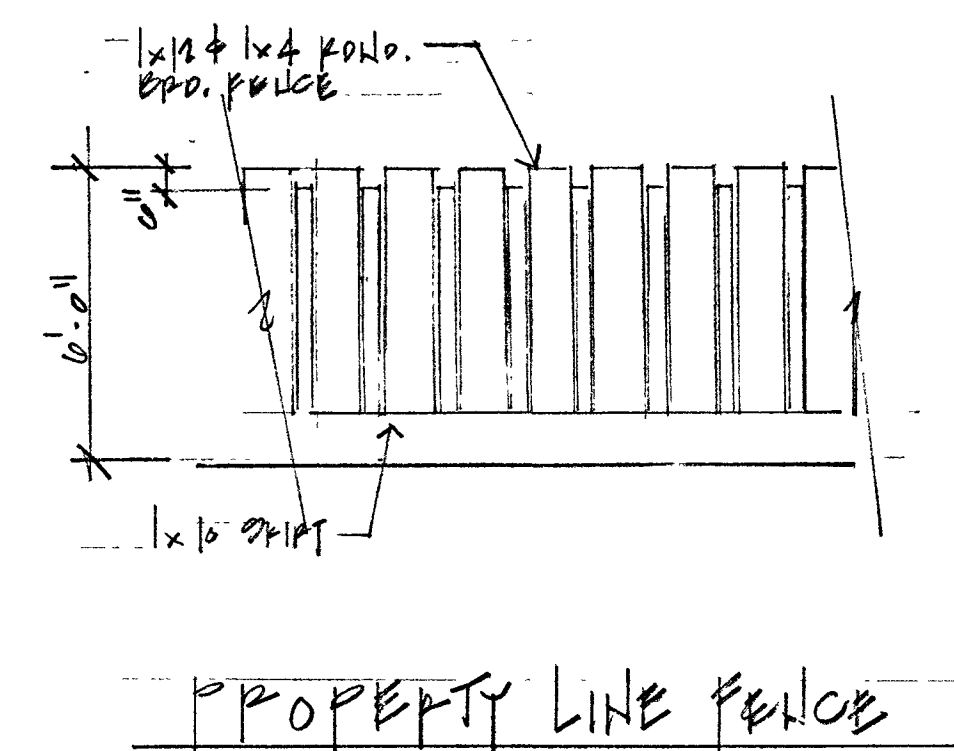
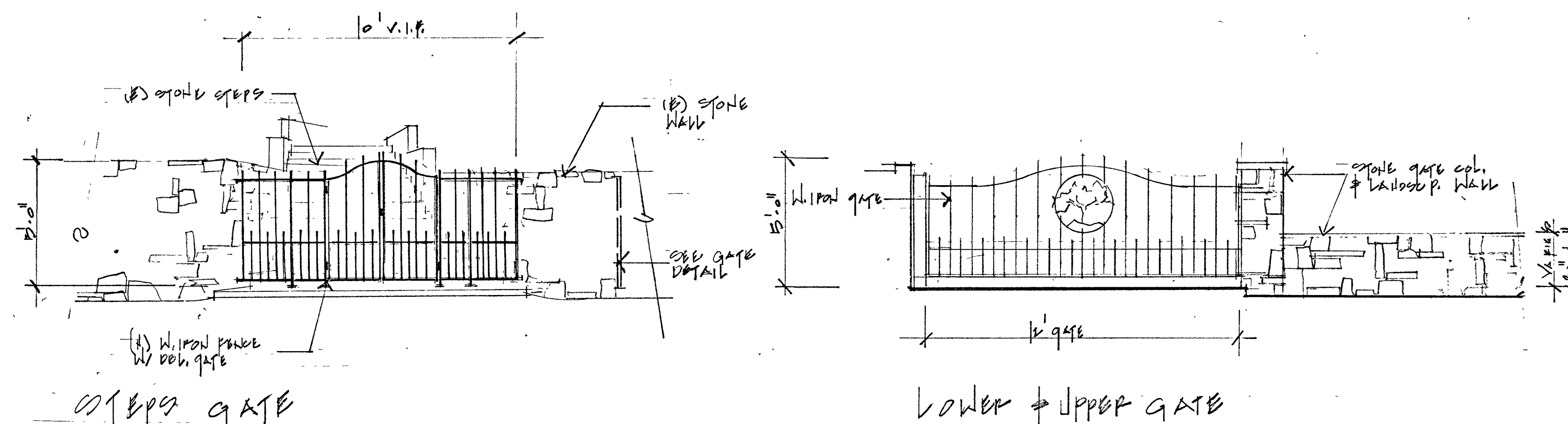
REVISIONS	E



NORTH ELEVATION



EAST ELEVATION



TUCKER RESIDENCE

ADDITION / REMODEL
224713 UPPER TRAIL,

CARMEL, CA.

DATE	0 - 0 - 8
SCALE	
DRAWN	
JOB	
SHEET	
A-5	
OF	SHEETS

PROJECT FILE NO.

~~PLN180490~~
PLN190200

PHOTOGRAPHS

RECEIVED

OCT 16 2018

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Date:

Site Address:

Planner:

Description:

PROJECT FILE

PROPOSED STONE
TO MATCH (E)
CARNEL STONE



Date: 10.10.18

Site Address: 24713 Upper Trail

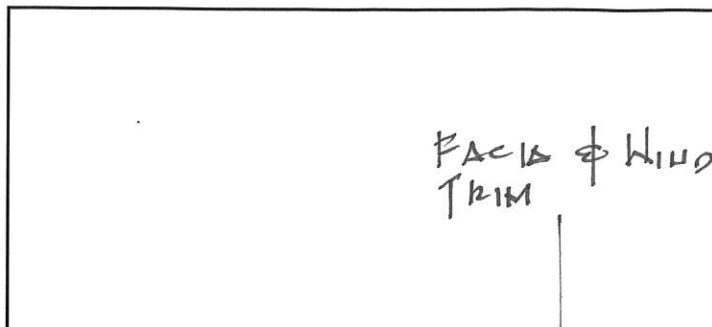
Planner:

Description:

EXISTING STONE WALL & STAIRS WITH PROPOSED W. IRON
GATE @ BOTTOM

COLOR SAMPLES FOR PROJECT FILE NO.

PLN 190200
~~PLN 180490~~

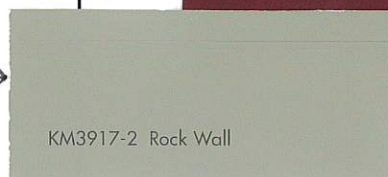


Materials:

Description:

WINDOWS & DOORS
(ALUM. CLAD) →

Siding Color
Stucco & Brd/Bott →

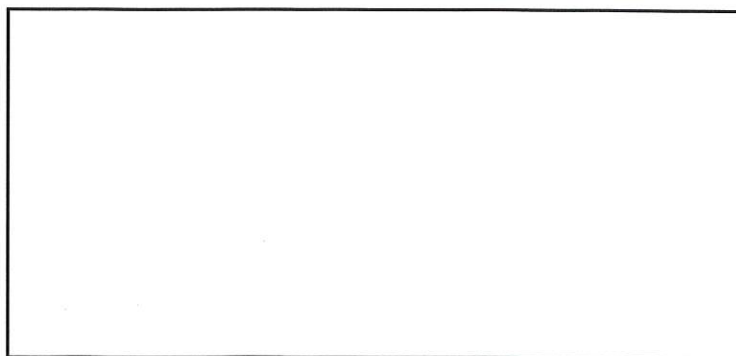


22 Soft White

Materials:

Colors:

Description:



Materials:

Colors:

Description: