

# Exhibit C

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## **DRAFT RESOLUTION**

### **Before the Planning Commission in and for the County of Monterey, State of California**

In the matter of the application of:

**WALNUT COVE LLC (PLN190097)**

**RESOLUTION NO. ---**

Resolution by the Monterey County Planning  
Commission:

1. Finding that the project involves the construction of a new single family dwelling on an existing legal lot of record, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
2. Approving a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit and Design Approval to allow for the construction of a 2,865 square foot two-story single family dwelling inclusive of an attached two-car garage;
  - b. Coastal Development Permit to allow the removal of two (2) oak trees;
  - c. Coastal Development Permit to allow development within 25 feet of environmentally sensitive habitat; and
  - d. Coastal Development Permit to allow approximately 1,600 square feet of development on slopes in excess of 30%.

[PLN190097, Walnut Cove LLC, 24418 San Juan Road, Carmel (Assessor's Parcel Number 009-013-011-000), Carmel Land Use Plan, Coastal Zone]

**The WALNUT COVE LLC application (PLN190097) came on for a public hearing before the Monterey County Planning Commission on October 9, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Planning Commission 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).

The subject property is located within the coastal zone; therefore, the 2010 Monterey County General Plan does not apply.

Concerns were raised during the project review of the application regarding the following items:

- The construction of the single family dwelling impacting slopes in excess of 30%;
- The potential for the project to result in impacts to a seasonal creek easement;
- The development impacting additional trees;
- Whether the proposed design and colors of the single family dwelling and retaining walls are consistent with the neighborhood character; and
- The construction related impacts that would result from the development of the single family dwelling.

Considering the constraints of this parcel, there is no alternative feasible option for development on slopes in excess of 30% (see Finding 7). Development within 100 feet ESHA will not impact the long-term maintenance of the habitat (See Evidence g). The tree removal is the minimum in this case and the remaining trees would be required to be protected (see Finding 8). Colors and materials are consistent with the design guidelines and the home will not detract from neighborhood character (see Evidence e), and traffic and construction related impacts would be temporary and controlled by a construction management plan (See Finding 3).

- b) Allowed Use. The subject property (0.214 acres) is located at 24418 San Juan Road, Carmel (Assessor's Parcel Number 009-013-011-000), Carmel Area Land Use Plan. The subject parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre and Design Control overlay within the Coastal Zone or "MDR/2-D (CZ)." Title 20, Section 20.12.040.A allows for the first single family dwelling per lot. The project is to construct an approximately 2,865 two-story single family dwelling, which consists of an attached 440 square foot two-car garage, 1,515 square foot main level and a 910 square foot upper level. The project also includes the construction of a 1,615 square permeable driveway, two retaining walls and the removal of two (2) Coast live oak trees. The



development is consistent with the established residential use of the property within a residential zoning district. Therefore, the project is an allowed use.

- c) Lot Legality. The subject parcel, 24418 San Juan Road (APN: 009-013-011-000, 0.214 acres) is identified as Lot 11, in Block Numbered 306, on “Licensed Surveyor’s Map of Re-Subdivision of Blocks 305 and 306, Third Addition Carmel Woods,” filed for record on June 21, 1938, in Volume 3 of Surveys, Page 164 and recognized through a Certificate of Compliance (Monterey County File No. CC180035). Therefore, the subject property is a legal lot of record.
- d) 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 property is less than 2.5 acres (see Evidence “c” above) and is categorically exempt from CEQA (see Finding 5), 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 (see attached conditions), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- e) Design Review and Neighborhood Character. Concerns regarding the design of the project and its compatibility with the neighborhood character have been raised. Commenters indicated that the home was too massive compared to the immediate vicinity. The subject property is within the Carmel Woods neighborhood. Staff conducted several site visits and found that there isn’t a consistent style of homes within this area. 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 single family dwelling will have a tudor architectural style with colors and materials consisting of: beige stucco siding with carmel stone veneer accents, bronze window doors and trim and a grey cedar roof. The design is consistent with the neighborhood character and will not detract from the surrounding environment. Further, staff conducted an analysis of the square footages of the homes within this neighborhood. The development is a 2,865 square foot two-story single family dwelling inclusive of a 440 square foot two-car garage. The actual residence is approximately 2,425 square feet. A total of

110 homes were reviewed within the Carmel Woods neighborhood within a 900 foot radius of the proposed development and based on the Monterey County Assessor's Office data. Approximately 23% of the 110 homes were over 2,500 square feet in size. The subject property is a 0.214 acre narrow parcel within the MDR zoning district. As further detailed in evidence f below, the proposed project meets the site development standards. The proposed square footage is slightly larger than the average size of homes in the area (77% of homes were less than 2,500 square feet), however, the mass of the proposed structure is not out of character with the neighborhood.

Further, CAR LUP Map A identifies the subject property as being located within the public viewshed. CAR LUP Policy 2.2 and CAR CIP Section 20.146.030 states that development within the public viewshed shall be sited the area that least visible to the public viewshed and shall be make use of colors and materials that are subordinate to and blended to the environment. The proposed development is for a two-story single family dwelling inclusive of an attached garage. The development was staked and flagged to provide visual analysis on whether the development created any new visual impacts. The site was viewed from several major points such as Highway 1, Rio Shopping Center and Point Lobos, and the proposed development was not visible from the areas. The proposed single family dwelling and garage are within an established residential neighborhood of Carmel Woods. Consistent with the policies and regulations for the area, the colors and materials, as described above, would be subordinate to the surrounding environment and blend with the neighborhood character. Therefore, the project does not create any new substantial visual impacts.

- f) Development Standards. The subject parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre and Design Control overlay within the Coastal Zone or "MDR/2-D (CZ)." Title 20 Section 20.12.040.A allows for the development of the first single family dwelling per lot. Therefore, the project is an allowed use.

The required minimum setbacks are the MDR zoning district are: 20 foot front setback, 5 foot side setback and 10 foot rear setback. The setbacks for the single family dwelling are: 20 foot front setback, 5 foot side setback and 50 foot rear setback.

The height of the structure will be at 28 feet, below the allowed height for this zoning district, which is 30 feet. The site coverage maximum is 35%. The subject property is 0.214 acre lot, which would allow site coverage of 3.269 square feet. The project results in structural site coverage of 20% or 1,952 square feet. The allowed

floor area ratio is 45% or 4,203 square feet, which the project meets at 30% or 2,863 square feet. The project complies with the development standards listed in the MDR zoning district, Title 20, Section 20.12.060.

- g) Environmentally Sensitive Habitat Areas (ESHA). Staff has reviewed the Monterey County Geographic Information System (GIS), reviewed site plans and conducted a site visit. This site is adjacent to the Pescadero Canyon, which is considered ESHA. CAR LUP Policy 2.3.3 and CAR CIP Section 20.146.040 state that development shall be avoided in critical and sensitive habitat areas, and that development adjacent to sensitive habitat areas shall only be allowed at densities which are compatible with the protection and maintenance of the resources. According to Title 20, Section 20.12.030, a Coastal Development Permit is required for development within 100 feet of ESHA.

Due to the location of the subject property, any development on the property would result in development within 100 feet or less of ESHA. In this case, the proposed development would be within 25 feet of the Pescadero Canyon. A biological report was provided for the subject property (see Finding 2, Evidence c) which concluded that the site does not support any federally and/or state protected special status species and/or sensitive habitat. A majority of the property has been previously disturbed by the construction and demolition of the existing single family dwelling. The development is within the most suitable location of the property, considering the topography, slopes, existing vegetation and shape of the parcel. There are no existing measures in place to reduce stormwater runoff and erosion to the drainage ditch and Pescadero Canyon. The biologist recommended best management practices to improve these conditions. The applicant is required to submit an erosion control plan during the construction phase as required under Monterey County Code Chapter 16.12. The erosion control plan is intended to eliminate and prevent conditions of accelerated erosion that have led to, or could lead to, degradation of water quality, loss of fish habitat, damage to property, loss of topsoil or vegetation cover, disruption of water supply, or increased danger from flooding. RMA-Environmental Services has reviewed the project and applied a standard condition of approval (see attached conditions) for the applicant to provide a stormwater control plan. The subject property is within the General Municipal Permit Boundary and is required to implement design strategies to limit disturbances to creeks and natural drainage features, minimize compaction of highly permeable soils, limit clearing and grading to the minimum area needed for the project and minimize impervious surfaces. The best management practices recommended by the biologist, and the requirement of the erosion control and stormwater

control plan, would eliminate any debris, degradation of water quality and/or erosion to the seasonal drainage ditch and Pescadero Canyon.

- h) Public Access. As demonstrated in Finding 6 below, the project is consistent with the applicable regulations for public access.
- i) Slopes in Excess of 30%. As demonstrated in Finding 7 below, the project is consistent with the applicable regulations for development on slopes in excess of 30%.
- j) Tree Removal. As demonstrated in Finding 8 below, the project is consistent with the applicable regulations for tree removal.
- k) Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Carmel Unincorporated/Highlands LUAC for review on July 1, 2019 and July 15, 2019. At the July 1, 2019, the Committee continued the application until the applicant removed a fallen tree from a neighboring property, provided color samples, lowered the overall roof plate height and re-staked the proposed development. The application went before the Committee again on July 15, 2019. In between LUAC meetings, the applicant submitted revised plans, which are reflected within the attached sketch, to reduce the height from 30 feet to 28 feet and re-staked the proposed development. At the July 15, 2019 meeting, the Committee reviewed the color samples and recommended another continuance and directed the applicant reduce the plate heights even lower. The applicant reviewed the request and found that the first revision was adequate to address the concerns. The home is designed to be two feet under the maximum allowable height for the zone in which it is located. The development is consistent and blends with the overall neighborhood character.
- l) Staff conducted site inspections on July 12, 2019 to verify that the project on the subject property conforms to the plans attached.
- m) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the development found in RMA-Planning File No. PLN190097.

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

- EVIDENCE:**
- a) The project includes a new single family dwelling associated with an established residential use in a residential neighborhood. Therefore, the use is suitable for the site.
  - b) The project was reviewed by RMA-Planning, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - c) The following reports have been prepared and submitted with the application:

- Biological Assessment (LIB190216) prepared by Thompson Wildland Management, Monterey, CA on August 3, 2019
- Geotechnical Evaluation (LIB190169) prepared by Butano Geotechnical Engineering, Marina, CA, in August, 2018
- Tree Assessment (LIB190168) prepared by Frank Ono, Forester, Pacific Grove, CA 93950 on June 12, 2019

County staff independently reviewed these reports and concurs with their conclusions. There are no 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.

- d) Staff conducted site inspections on July 12, 2019 to verify that the site is suitable for this use.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the development are found in Project File PLN190097.

3. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project 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, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services and Environmental Health Bureau (EHB). 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) Necessary public utilities are available to the subject property. Potable water is provided by California American Water (CAW) with water credits purchased through Malpas water supply. The subject property is within the boundaries of the Monterey Peninsula Water Management District (MPWMD), a water permit would need to be obtained through MPWMD as a part of the construction permit. Additionally wastewater services are provided the Carmel Area Wastewater District (CAWD).
  - c) Concerns were raised about construction impacts resulting from the project. The subject property is located in Carmel Woods neighborhood where lots are relatively small and roads are narrow. Temporary construction activities would create short-term nuisances from traffic and noise generated by the project. The applicant submitted a Construction Management Plan (CMP) during the application review process that was reviewed by RMA- Public Works. A condition of approval has been incorporated requiring submittal of a new CMP as a part of the final construction application

to include any revisions made as part of the planning review (Condition No. 4). The CMP indicated a total of 60 truck trips over a course of nine days is needed for importing construction materials. Hours of construction will be limited to Monday through Friday between 8:00 a.m. and 4:30 p.m. The construction of the project is estimated to take a total of 12 months. Implementation of the CMP would minimize traffic, identify the area of proposed construction parking and proposed haul routes.

- d) The project includes grading of approximately 20 cubic yards of cut and 720 cubic yards of fill. The soil will be obtained from the neighboring property which will be constructing a new single family dwelling during the same time as this application.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the development found in RMA-Planning File No. PLN190097.

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 development are found in Project File PLN190097.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) categorically exempts the construction of a single family dwelling on an existing legal lot of record. s to construct an approximately 2,865 square foot two-story single family dwelling inclusive of an attached two-car garage; therefore, the project qualifies for a Class 3 categorical exemption pursuant to Sections 15303 (a) of the CEQA guidelines.
  - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, 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.

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the development found in Project File PLN190097.
  
- 6. **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) 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.
    - 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 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.
    - d) Staff conducted site inspections on July 12, 2019 to verify that the project on the subject property conforms to the plans attached.
    - e) 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 PLN190097.
  
- 7. **FINDING:** **SLOPES IN EXCESS OF 30%** – The project has no feasible alternative option which would allow for development to occur on slopes less than 30%.
  - EVIDENCE:**
    - a) The property slopes steeply away from San Juan Road. The Monterey County Geographic Informational System (GIS), site plans provided by the applicant indicate the subject property is constrained with slopes in excess of 30% (see attached plans). CAR LUP Policy 2.2.4.10 and CAR CIP Section 20.126.030.C.1.a, state that buildings located on slopes requires a Coastal Development Permit in each case. In order to approve a Coastal Development Permit, the Appropriate Authority must find that there are no alternative feasible options that avoid development on slopes or that the project better achieves the goals and policies of the CAR LUP. A Coastal Development Permit has been applied for and the findings to grant the permit can be made in this case because there is no feasible alternative design or location that would allow for the construction of a two-story single family dwelling and attached garage entirely on slopes less than 30%.
    - b) The site is narrow and contains steep slopes. The areas of slopes in excess of 30% are at the front and middle areas of the property. The existing grade at the front of the parcel are slopes 30% or greater. The applicant proposes to construct a permeable driveway at a 22% grade. Since the entire front portion of the lot contains slopes in excess of 30%, avoiding a steep driveway in this circumstance would be

unfeasible. As the topography of the slope flattens towards the rear of the parcel, moving the single family dwelling in that area would result in the removal of landmark trees and more grading than what is currently proposed. The siting and location of the single family dwelling is set 20 feet from the front of the property and is in the most suitable location to prevent additional tree removal. Given these circumstances, shape and topography of the lot, there is no feasible alternative that would avoid development on slopes in excess of 30%.

- c) Staff conducted site inspections on July 12, 2019 to verify that the project on the subject property conforms to the plans attached.
- 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 PLN190097.

8. **FINDING:** **TREE REMOVAL** – The siting, location, size and design of development has been sited to minimize tree removal and the tree removal will not impact the overall health and long-term maintenance of the forest on the property.

**EVIDENCE:**

- a) There were concerns raised regarding impacts to existing trees on the property. CAR LUP Policy 2.5 states that the Carmel Coast contains unique plant life and supports the diversity of forest resources, such as Oak and Monterey Pine trees. CAR CIP Section 20.146.060 provides regulations for the protection and maintenance of such resources and development standards for removal of trees or other major vegetation. According to these regulations, a Coastal Development Permit must be obtained for the removal of native trees. In order to approve the Coastal Development Permit, a finding must be made that the tree removal is the minimum required and would not result in the exposure of the structure to the critical viewshed, removal within the riparian corridor or impact the overall health and long-term maintenance of the forest.
- b) The project includes the removal of two (2) Coast live oak tree that are located at the front of the parcel, within the proposed driveway. A Tree Assessment/Forest Management Plan (see Finding 2, Evidence c) was prepared for the property by Frank Ono, Urban Forester. The tree assessment identified the site is forested with Coast Live Oak and Monterey Pine trees, generally in fair condition. The arborist stated that the removal of the two (2) oak trees would not significantly affect the availability of wildlife habitat and the existing Monterey Pine forest environment would continue to exist and regenerate over time. Additionally, the tree removal does not occur within any environmentally sensitive habitat as the biologist stated there were no special status species on the subject property (see Finding 1, Evidence g and Finding 2, Evidence c). If the driveway or single family dwelling were to be re-sited to a different location, removal of larger trees, and even landmark trees, may occur. Therefore, the proposed tree removal is the minimum required.



- c) A condition requiring tree and root protection measures recommended by the arborist has been incorporated. Tree protection would be required prior to the issuance of construction permit and any construction related activities. A replacement ratio of 1:1 with 5 (five) gallon or larger oak trees in locations with the greatest opening for minimum competition and maximum sunlight has also been applied as a condition of approval to the project. These conditions are within attached to this resolution.
- d) Staff conducted site inspections on July 12, 2019 to verify that the project on the subject property conforms to the plans attached.
- e) 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 PLN190097.

9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and California 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) California Coastal Commission. Pursuant to Title 20, Section 20.86.080, 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.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Monterey County Planning Commission does hereby:

1. Find that the project involves the construction of a new single family dwelling on an existing legal lot of record, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
2. Approve a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit and Design Approval to allow for the construction of a 2,865 square foot two-story single family dwelling inclusive of an attached two-car garage;
  - b. Coastal Development Permit to allow the removal of two (2) oak trees;
  - c. Coastal Development Permit to allow development within 25 feet of environmentally sensitive habitat; and
  - d. Coastal Development Permit to allow approximately 1,600 square feet of development on slopes in excess of 30%.

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

**PASSED AND ADOPTED** this 9<sup>th</sup> day of October 2019 upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

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 \_\_\_\_\_.

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

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

PLN190097

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN190097) consists of a: 1) Coastal Administrative Permit and Design Approval to allow for the construction of a 2,865 square foot two-story single family dwelling inclusive of an attached two-car garage; 2) Coastal Development Permit to allow the removal of two (2) Oak trees; 3.) Coastal Development Permit to allow development within 25 feet of environmentally sensitive habitat; and 4.) Coastal Development Permit to allow approximately 1,600 square feet of development on slopes in excess of 30%. The project results in grading of approximately 20 cubic yards of cut and 720 cubic yards of fill. The property is located at 24418 San Juan Road, Carmel (Assessor's Parcel Number 009-013-011-000), 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 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** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by Monterey County Planning Commission for Assessor's Parcel Number 009-013-011-000 on October 9, 2019. 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** Prior to the issuance of grading and building permits, certificates of compliance, or  
**Monitoring** commencement of use, whichever occurs first and as applicable, the Owner/Applicant  
**Action to be Performed:** shall provide proof of recordation of this notice to the RMA - Planning.

## 3. 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 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. 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, the 12 month duration of the construction, hours of operation of Monday thru Friday from 8:00 a.m. to 4:30 p.m., truck routes, 60 estimated number of truck trips that will be generated, number of construction workers, and location of 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 a 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.

## 5. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 6. PD005(A) - NOTICE OF EXEMPTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

## 7. PD016 - NOTICE OF REPORT

**Responsible Department:** RMA-Planning

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

**Monitoring Measure:** "An Arborist Report (Library No. LIB190168), was prepared by Frank Ono, Urban Forester on June 12, 2019 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."

"A Biological Assessment (Library No. LIB190216), was prepared by Rob Thompson on August 3, 2019 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."

(RMA - Planning)

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

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.

## 8. 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, Frank Ono, Forester, or designee, who conducted the Tree Assessment (Monterey County File No. LIB190167), the Owner/Applicant, the RMA-Planning Department (if necessary) 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** Prior to commencement of any grading or construction activities, the Owner/Applicant  
**Monitoring** shall contact Frank Ono, Forester, or designee, who conducted the Tree Assessment  
**Action to be Performed:** (Monterey County File No. LIB190167) 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. Evidence shall be submitted to RMA-Planning that the pre-construction meeting occurred and appropriate measures for tree removal, retention and protection were discussed.

## 9. PD049 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to beginning any construction and/or tree removal, trees which are located close to trees approved for removal or any construction activities shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

## 10. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall replace each tree approved for removal as follows:  
- Replacement ratio recommended by arborist of a 1:1 replacement, resulting in a total of two (2) five gallon or larger sized Coast Live Oak trees in locations with the greatest opening in the stand to allow for minimum of competition and maximum sunlight. Spacing between the trees should be at least 8 feet apart with 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 issuance of any construction permits, the Owner/Applicant shall submit evidence of the location of the tree replacement to RMA-Planning for review and approval. Evidence shall be on the landscape plan.

Prior to a final on any construction permits, the Owner/Applicant shall submit evidence of the 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.



## 11. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

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

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

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

## 12. STORMWATER CONTROL PLAN (PR1)

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the completed the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

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

### 13. 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).







SHADED AREA  
30% SLOPE

**Constructors, Inc.**

Silcon Constructors Inc.  
Chad Brown  
VP / Design+Build  
3160 Ocean Terrace  
Marina CA, 93933  
831.274.2550



**FRED & SILVIA MIRANDA**  
24418 SanJuan Rd  
Carmel CA 93923  
009-013-011  
PLN190097

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
Date:	9/9/19	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet		

Plotted On: 9/9/19

# TOPOGRAPHIC SURVEY



24424 SAN JUAN ROAD  
CARMEL, CA 93923  
APN 009-013-001-000

TOPOGRAPHIC  
SURVEY  
PREPARED FOR  
MR. FRED MIRANDA

SCALE 1"=10' DRAWN J.W. JOB NO. 4196

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DATE JULY, 2017 FILE NO. 4196 TOPO

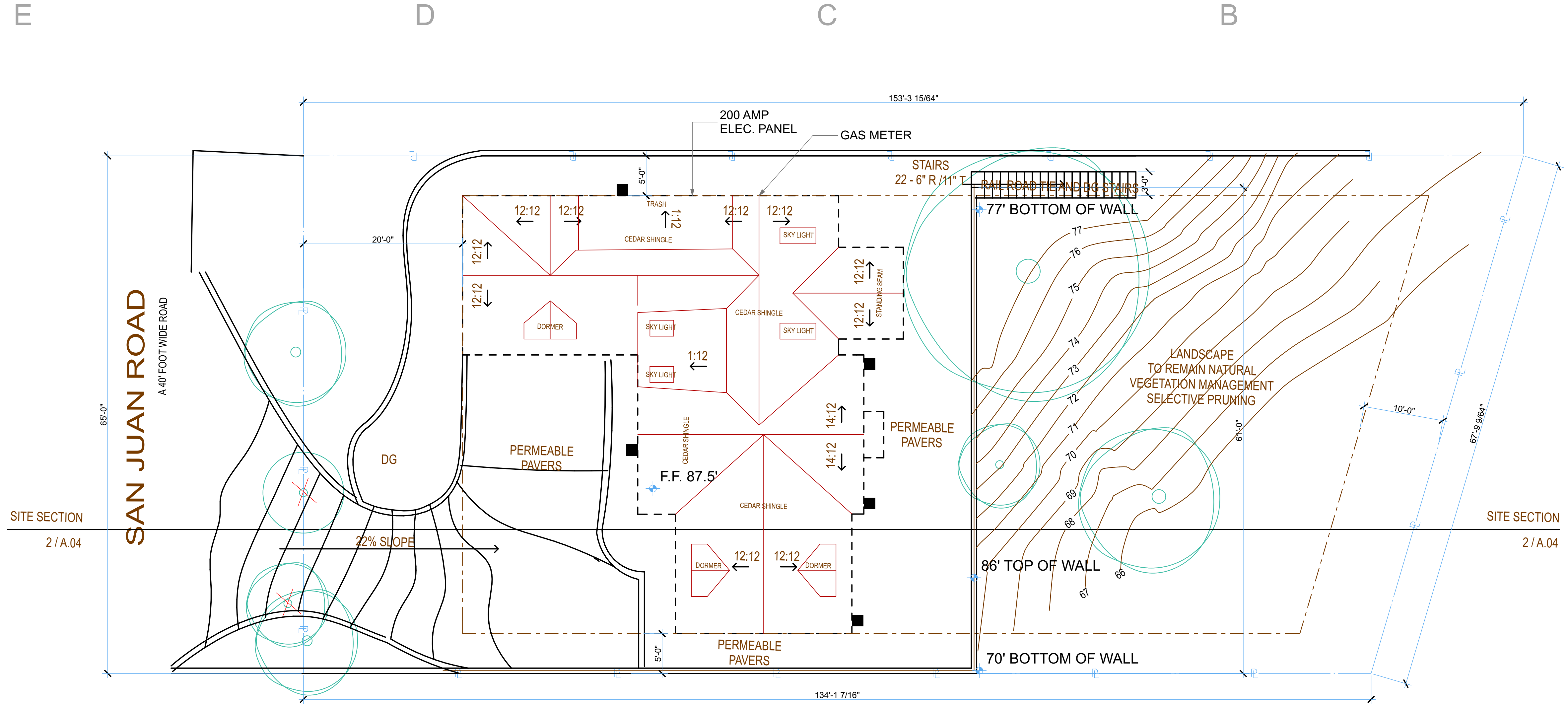
SHEET



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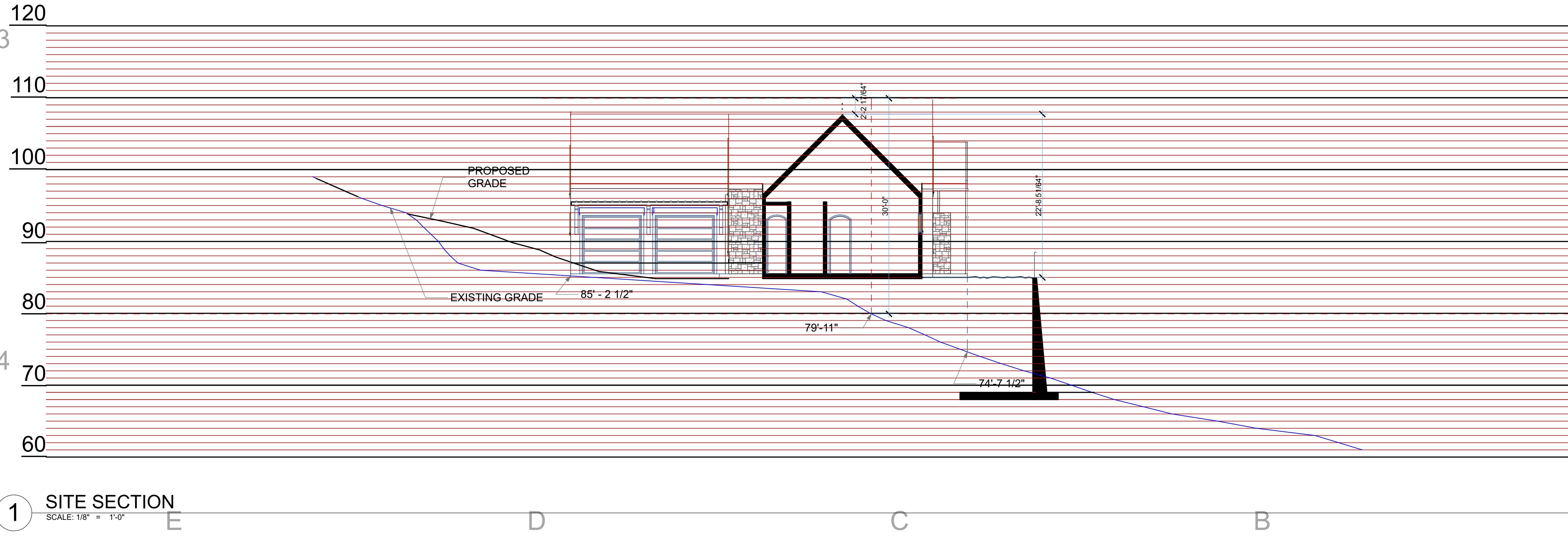
1 SITE PLAN | DWG  
SCALE: 1/8" = 1'-0"



**LEGEND**

(E) TOPO . . . . .  
(P) TOPO . . . . .  
DRAINAGE LINE ———→  
PROPERTY LINE ———→  
SET BACK ———→  
EDGE OF ASPHALT ———→  
ROOF OVERHANG ———→  
CENTER OF RD ———→  
SITE SECTION ———→  
CLEAN OUT ———→  
CATCH BASIN ———→  
SPLASH BLK. W/ CB ———→  
TREE PROTECTION ———→  
EXTERIOR LIGHT ———→

CUT 20  
FILL 720  
NET 700 FILL  
NO HAUL OFF



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

**SILCON**  
Constructors, Inc.

Silcon Constructors Inc.  
Chad Brown  
VP / Design+Build  
3160 Ocean Terrace  
Marina CA, 93933  
831.274.2550

**FRED & SILVIA MIRANDA**  
24418 SanJuan Rd  
Carmel CA 93923  
009-013-011  
PLN190097

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY REVISIONS DATE

Date: 9/24/19  
Scale: AS NOTED  
Drawn:  
Job:  
Sheet:

**A.03**  
Plotted On: 9/24/19

SITE / LIGHTING / LANDSCAPE AND SITE SECTION



## FLOOR PLANS





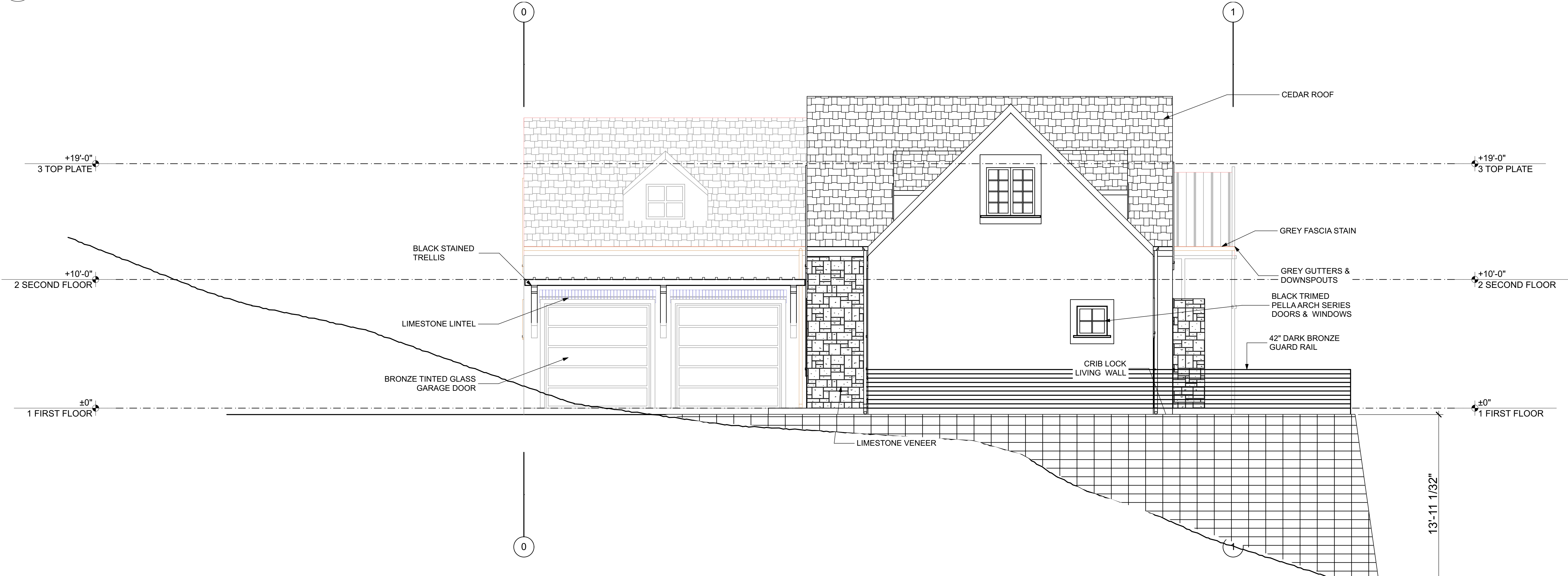
## 2ND FLOOR PLAN







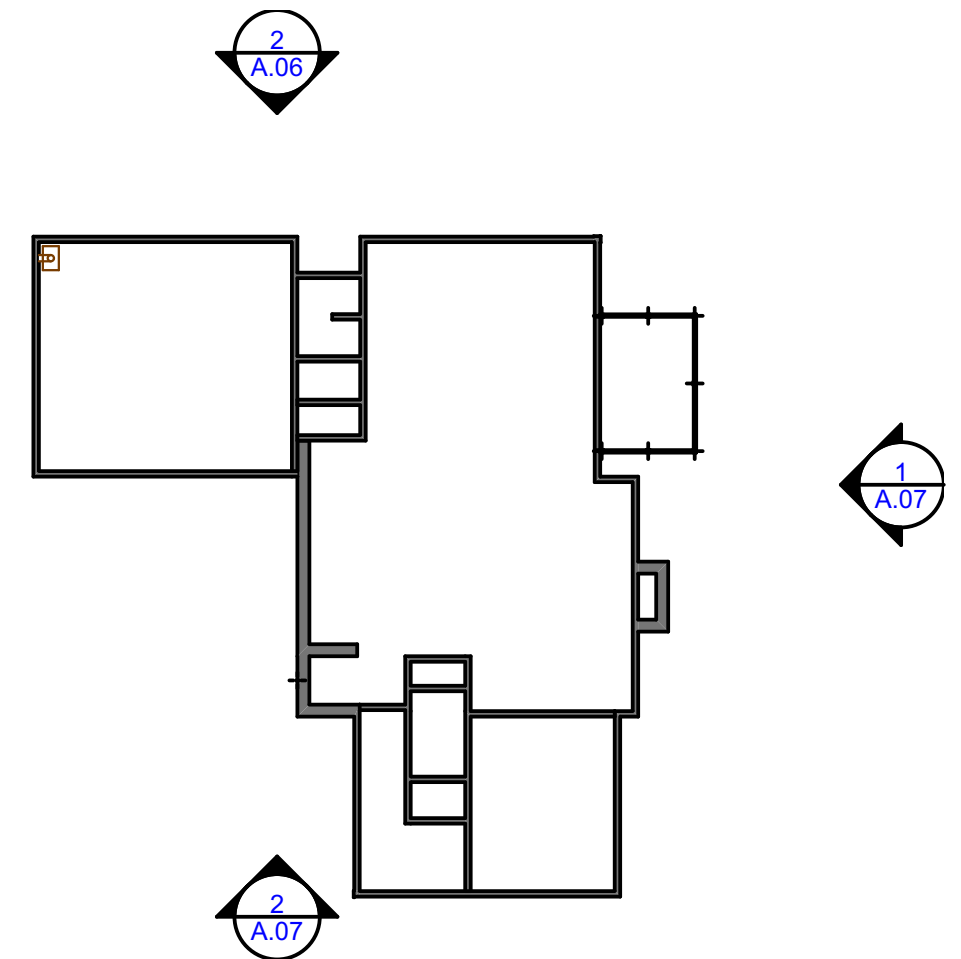
1 REAR ELEVATION  
A.07 SCALE: 1/4" = 1'-0"



2  
A.07

**SIDE ELEVATION**

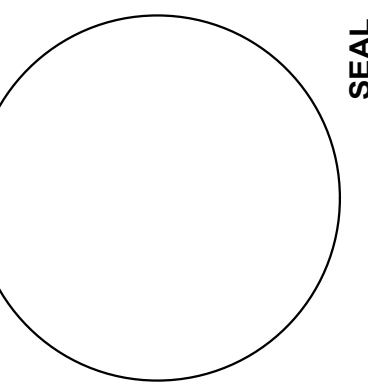
SCALE: 1/4" = 1'-0"



# SILCON

# Constructors, Inc.

**Silicon Constructors Inc.**  
**Chad Brown**  
**VP / Design+Build**  
**3160 Ocean Terrace**  
**Marina CA, 93933**  
**831.274.2550**



24418 SanJuan Rd  
Carmel CA 93923  
009-013-011  
PLN190097

THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

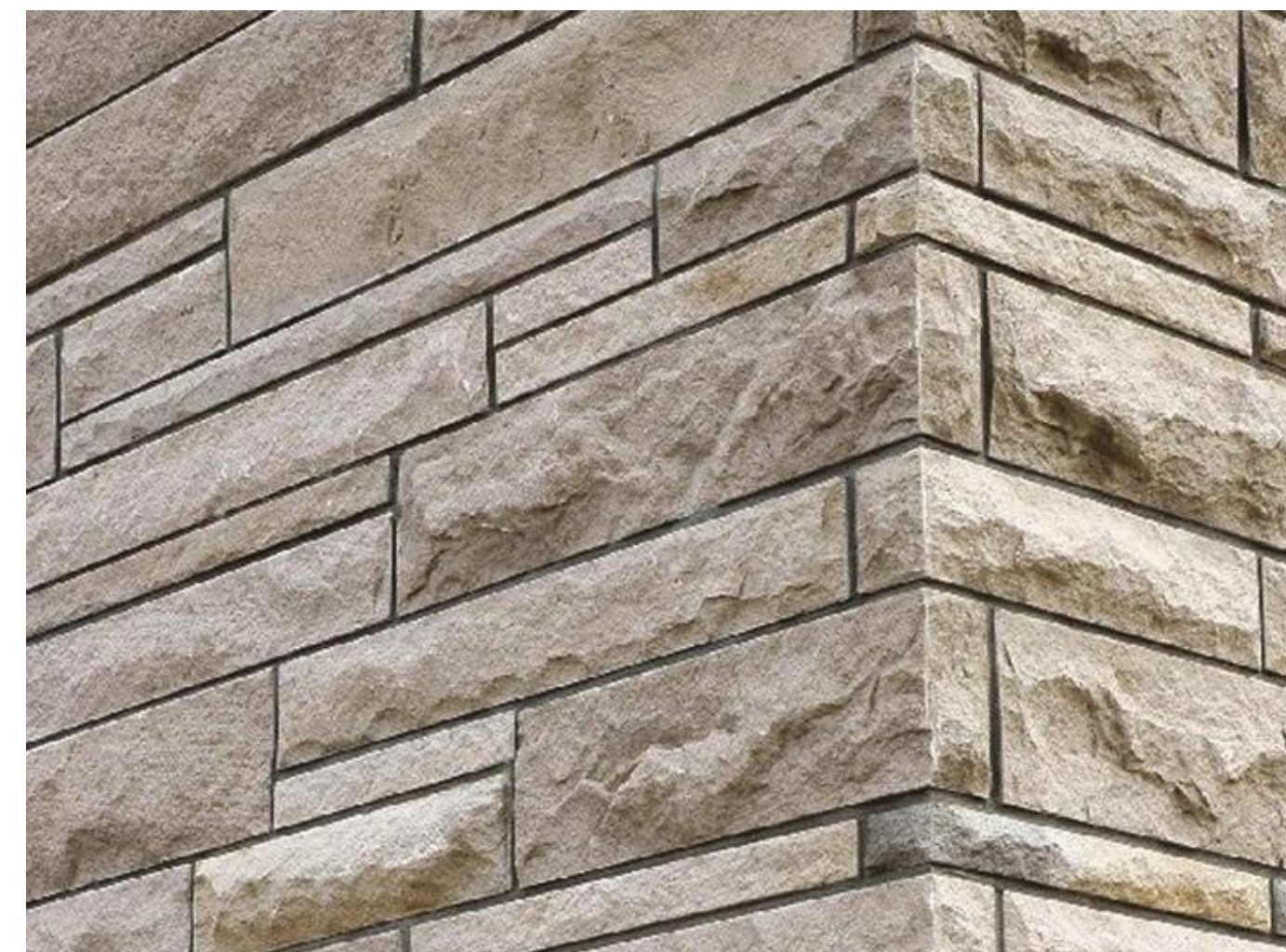
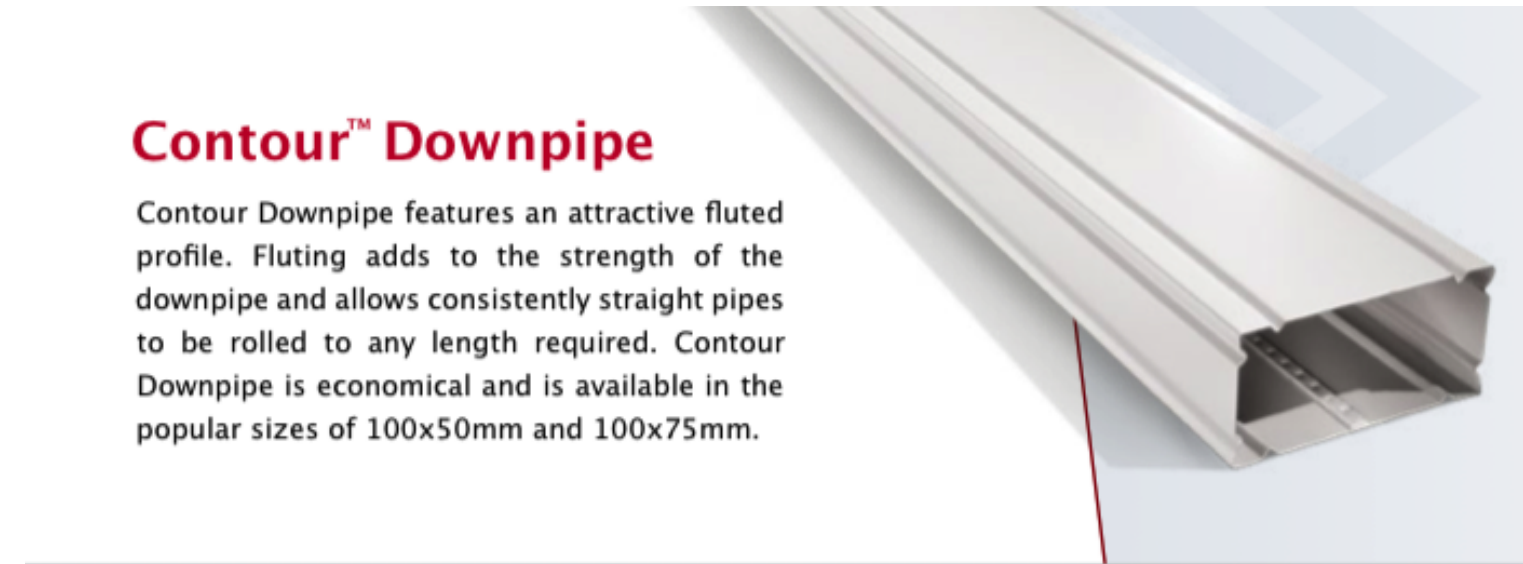
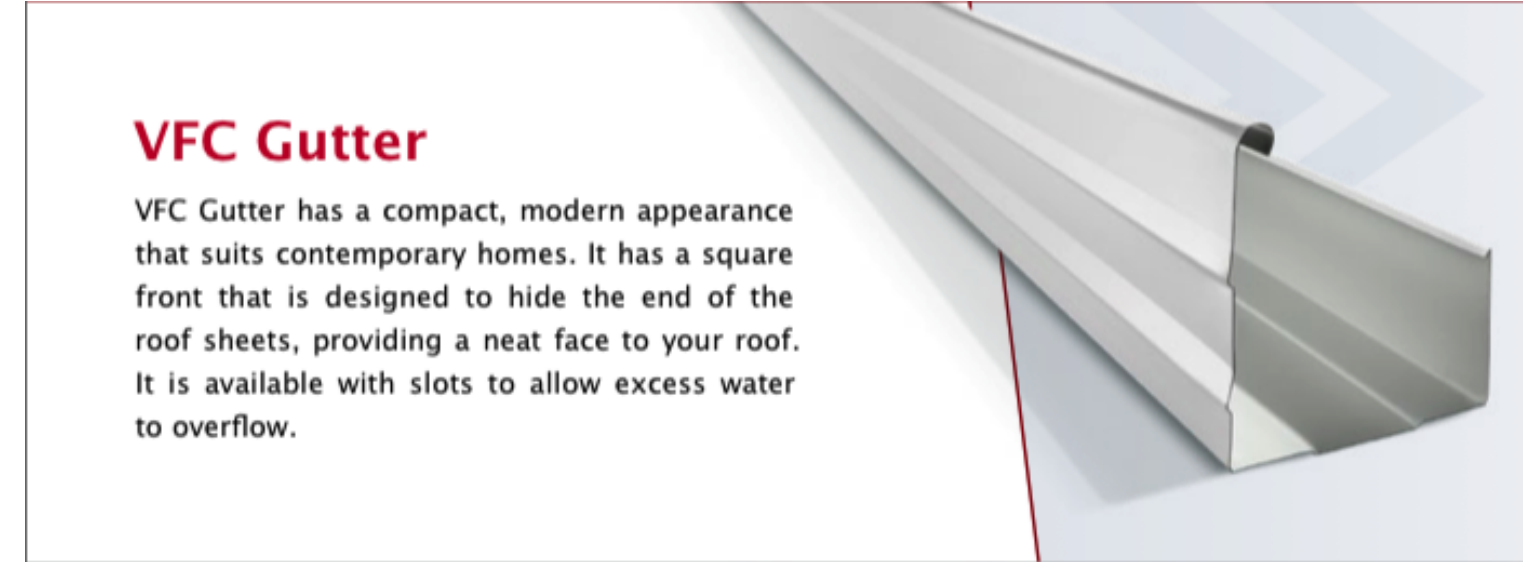
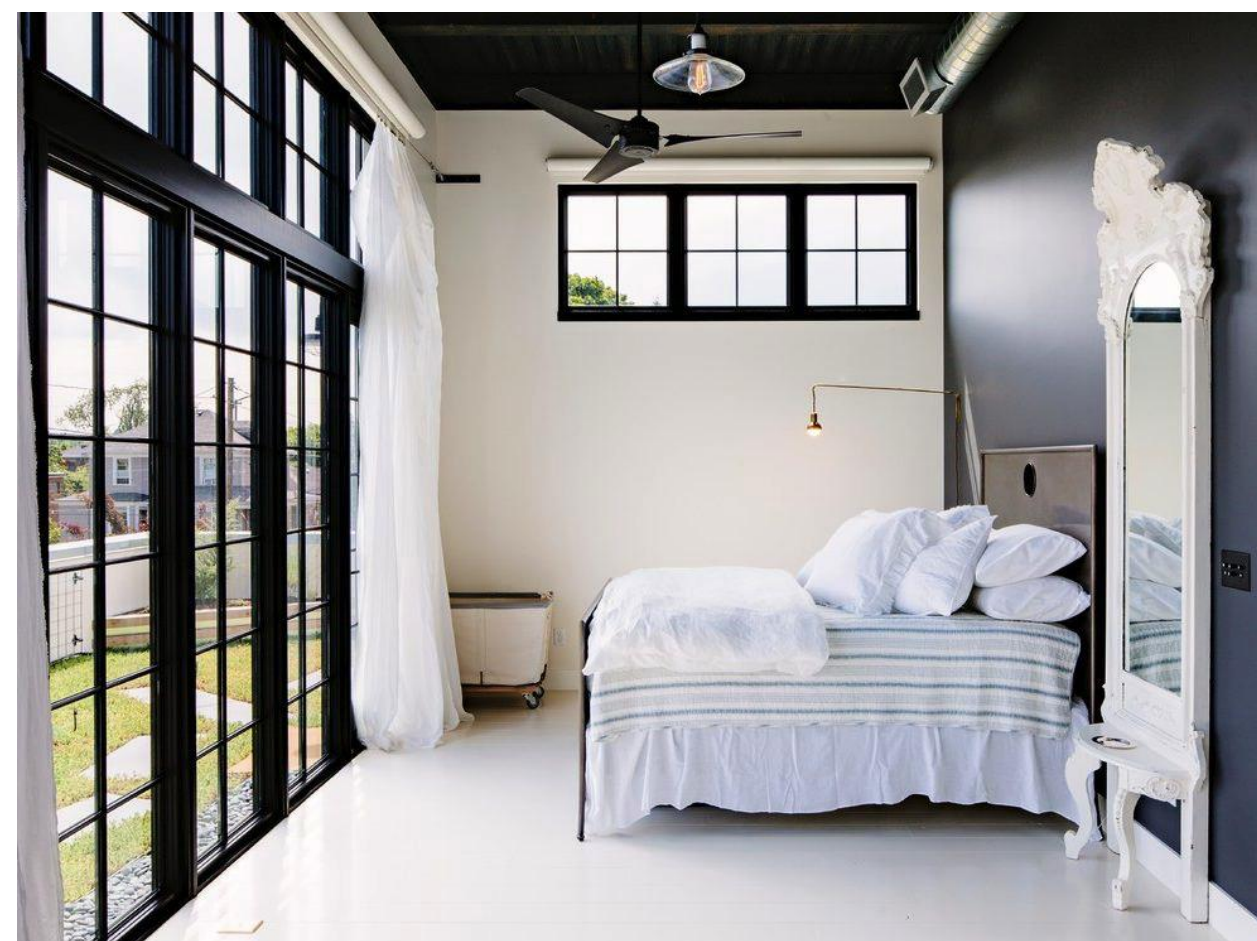
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Ceet		

## A.07

otted On: 9/9/19

BUILDING ELEVATIONS (CONT.)







PLANT LEGEND					
Botanical	Common	Quantity	Size	Water	Remarks
Tree					
Arbutus 'Marina'	Marina Strawberry Tree	1	24" Box	Low	
Cercis occidentalis	Western Redbud	1	15 Gallon	Very Low	
Heteromeles arbutifolia	Toyon	24	5 Gallon	Very Low, Low	
Quercus agrifolia	Coast Live Oak	1	24" Box	Very Low, Low	
Shrub					
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	6	1 Gallon		
Echium candicans	Pride Of Madeira	3	5 Gallon	Low	
Loropetalum chinense 'Rubrum'	Red Fringe Flower	10	5 Gallon	Medium	
Rhaphiolepis umbellata 'Minor'	White Compact Yeddo Hawthorn	1	1 Gallon	Low, Medium	
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	15	1 Gallon	Very Low	
Salvia greggii	Autumn or Texas Sage	8	1 Gallon	Very Low	'Lipstick'
Ground Cover					
Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	14	1 Gallon	Very Low, Low	
Ceanothus griseus horizontalis	Carmel Creeper	45	1 Gallon	Low	
Trachelospermum jasminoides	Star Jasmine	7	1 Gallon	Low, Medium	



IRRIGATION KEY	
-----	Main Line SCH 40 2"
-----	Sleeves SCH 40 4" or contractor to locate and use existing if possible
-----	Lateral Line Sch 40 1"
	Drip Line: Netafim Techline CV LITE with 18" Emitter spacing and 24" lateral spacing. Provide flush valves at the end of each circuit and air relief valve at the high point of each circuit.
	Rainbird Drip Valve XCS-100-PRF
	Rainbird 1800 series 6" Heads
	Rainbird Valves PEB or PEBS
	Rainbird Controller 22 station ESP-Me



Netafim Dripline



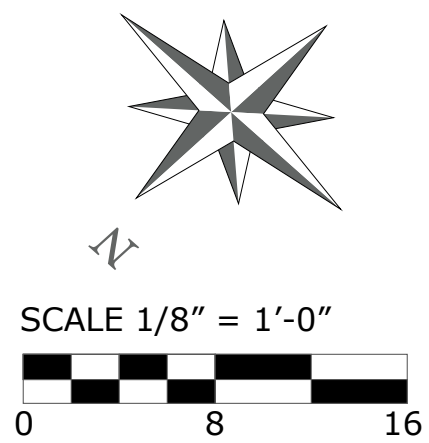
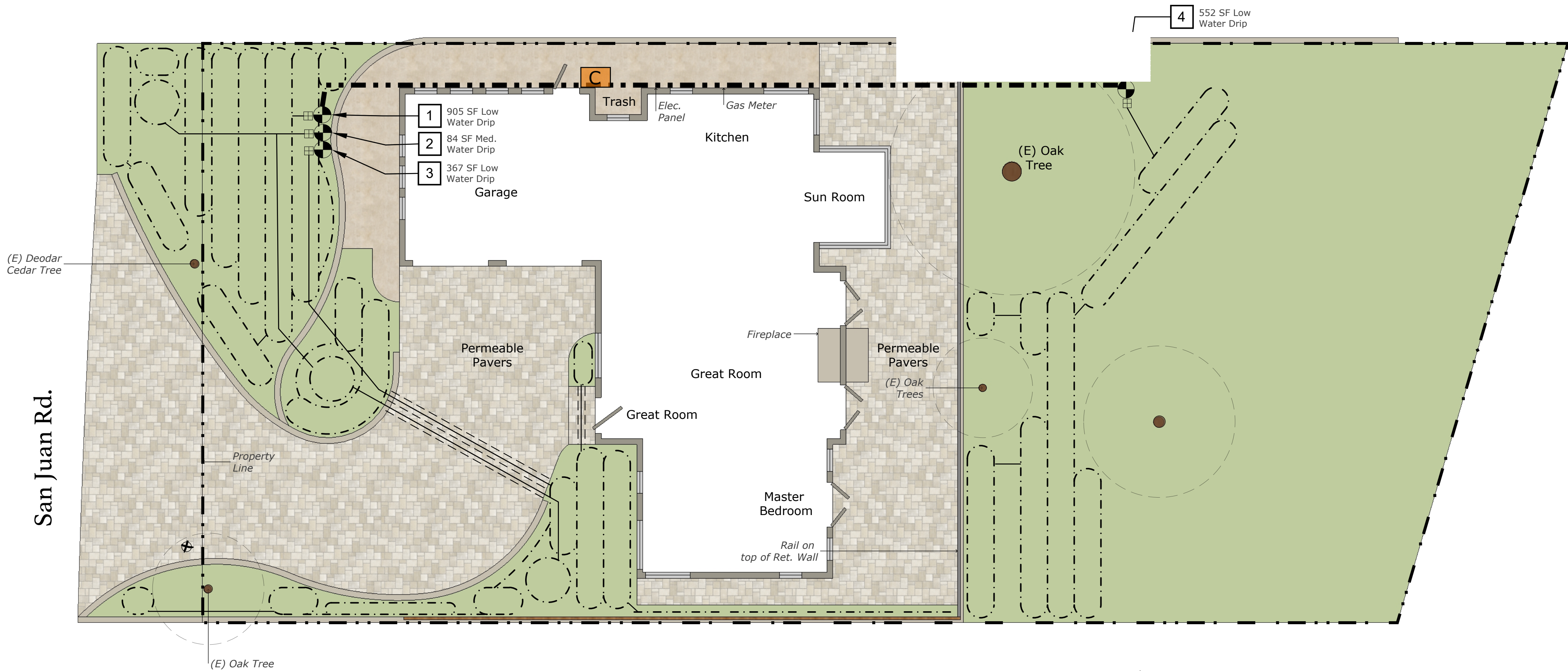
Netafim Flush Valve



Rainbird Drip Valve XCS-100-PRF



Rainbird Controller 22 station ESP-Me



\* NOTES (E) = Existing  
A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.  
Refer to L-2 for Water Calculations

REVISIONS	BY



AITKEN ASSOCIATES  
LANDSCAPE ARCHITECTS  
8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg #2239 (408) 842-0245  
aitkenassociates@gmail.com

MIRANDA RESIDENCE  
24424 San Juan Rd. Carmel CA.  
LANDSCAPE & IRRIGATION PLAN



DATE	06-28-19
SCALE	1/8" = 1'-0"
DRAWN	AD
JOB	MIRANDA



MAWA EPPT and ETWU Calculations									
Project Name:		Miranda Residence							
Project Location:		24424 # 2 San Juan Carmel							
Total Landscape Area:		1,908.0 sq. ft.							
Date:		6/28/19							
MAWA CALCULATION									
MAWA = (Eto) (.62) ((.0.55xLA) + (1-ETAF x SLA))									
MAWA = Maximum Applied Water Allowance ( gallons per year)									
Eto = Reference Evapotranspiration (inches per year)									
.62 = Conversion Factor (to gallons)									
0.55 = E1 Adjustment Factor (ETAF)									
LA = Landscape Area including SLA (square feet)									
0.45 = Additional Water Allowance for SLA									
SLA = Special Landscape Area (square feet)									
Eto =	43.1								
Conversion	0.62								
ETAF	0.55								
LA =	1,908								
SLA =	0								
MAWA =		28,042.1	gallons per year						
		3,748.9	cubic feet per year						
MAWA with EPPT									
MAWA = (Eto-Eppt) (.62) ((.0.55xLA) + (1-ETAF x SLA))									
Eppt= 25% of Annual precipitation									
Eto =	43.1								
Eppt=	3.77								
ETAF=	0.55								
LA =	1,908								
SLA =	0								
MAWA w/ EPPT =		25,613.6	gallons per year						
		3,424.3	cubic feet						
ETWU CALCULATION									
ETWU = (Eto) (.62) ((PF/E) )(LA)									
ETWU = Estimated Total Water Use Per Year (gallons)									
Eto = Reference Evapotranspiration									
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)									
LA = Landscape Area ( High, Medium, and low water use areas) square feet)									
SLA = Special Landscape Area									
.62 = Conversion Factor									
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75									
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential									
Reference Evapotranspiration (Eto)		39	Carmel Zone 2						
REGULAR LANDSCAPE AREAS									
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU		
1.) Low Water Use/Shrubs	Drip	0.3	0.81	0.37037037037037	905.0	335.2	8,104.8		
2.) Med. Water Use/ Trees	Drip	0.4	0.81	0.493827160493827	84.0	41.5	1,003.0		
3.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	367.0	135.9	3,286.7		
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	552.0	204.4	4,943.5		
					Total sf ft.	Totals	Totals		
					1,908.0	717.0	17,338.0		
SPECIAL LANDSCAPE AREAS									
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU		
				1	0	0	0.0		
					Totals	Totals	Totals		
					0	0	0.0		
							ETWU TOTAL	17,338.0	
							MAWA	28,042.1	
ETAF CALCULATIONS									
Regular Landscape Areas									
Total ETAF x Area	717.0								
Total Area	1,908.0								
Average ETAF	0.38								
Special Landscape Areas									
Total ETAF x Area	717.0								
Total Area	1,908.0								
Sitewide ETAF	0.4								
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.									

[illegible]