

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

**TRINGALI SALVATORE JOSEPH & BRIANA
SUZANNE (PLN180217)**

RESOLUTION NO. ---

Resolution by the Monterey County Zoning
Administrator:

1. Finding that the project involves the construction of accessory structures, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Design Approval to clear a Code Enforcement violation (18CE00236) for: 1) construction of a 2,924 square foot basketball court with a 10 foot black metal fence and a 5 foot retaining wall, two (2) 2-foot high retaining walls totaling approximately 455 linear feet; an 856 square foot concrete patio, a 351 square foot gazebo and a 81 square foot chicken coop and installation of associated drainage improvements; 2) demolition of a 900 square foot batting cage, a 43 square foot metal shed, a 83 square foot wooden shed and two (2) light poles; and 3) replacement of nine (9) 15 gallon Monterey Cypress trees on neighboring property.

[PLN180217, Briana Suzanne & Salvatore Joseph Tringali, 25710 Rio Vista Drive, Carmel, Carmel Valley Master Plan (Assessor's Parcel Number: 015-052-015-000)]

The TRINGALI application (PLN180217) came on for a public hearing before the Monterey County Zoning Administrator on November 14, 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:
 - 2010 Monterey County General Plan (General Plan);
 - Carmel Valley Master Plan (CVMP); and

- Monterey County Inland Zoning Ordinance (Title 21). Due to a request for a public hearing, the Design Approval has been referred for consideration by the Monterey County Zoning Administrator. The request for hearing includes nuisance concerns from unpermitted construction including grading for installation of a basketball court that resulted in over 100 cubic yards of earth movement, glare and night-time impacts of exterior lighting of the basketball court, retaining walls along the property line, increased impervious areas that may be re-directing the course of drainage, a batting cage constructed within a side setback, construction of a chicken coup, and the impact of removal of nine (9) 15-gallon Monterey Cypress trees along the property line that acted as a buffer from neighboring uses.

Concerns raised in the review of the project have been addressed. The project is an after-the-fact permit to construct accessory structures including the basketball court, retaining walls, shed, gazebo and patio, and removal of accessory structures not complying with General Plan policies or Zoning regulations including light fixtures on the basketball court, the batting cage constructed within the side yard setback area, and storage sheds placed within the front setback. Replacement of Cypress trees along the side property line is also proposed to reestablish a vegetative buffer. Remaining development including retaining walls, a gazebo, a basketball court with a chain link fence, and a chicken coup meet the site development standards for the zoning district in which they are located (see Evidence below and subsequent Findings).

- b) Allowed Use. The property is located at 25710 Rio Vista Drive, Carmel, Carmel Valley Master Plan [Assessor's Parcel Number (APN): 015-052-015-000]. The subject parcel is zoned Low Density Residential with a maximum of 1 acre per unit with a Design Control, Site Plan and Recreational Allocation Zoning Overlays or "LDR/1-D-S-RAZ." Title 21 Section 21.14.030.F allows for non-habitable accessory structures and accessory uses to any permitted use. The subject property has an established single family dwelling. The project is for an after-the-fact permit to construct non-habitable accessory structures such as 2,924 square foot basketball court with a 10 foot black metal fence and a 5 foot retaining wall, two (2) 2-foot high retaining walls totaling approximately 455 linear feet; a 856 square foot concrete patio, a 351 square foot gazebo and a 81 square foot chicken coop and install associated drainage improvements. No roosters will be kept in the chicken coup. Therefore, the project is an allowed use.
- c) Lot Legality. The subject property is 48,919 square feet in size (Assessor's Parcel Number 015-052-015-000), and is identified as a part of Rancho Rio Vista subdivision. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Cultural Resources. Title 21 Section 21.66.050, states that a Phase 1 Archaeological assessment shall be provided for development in moderate archaeological sensitivity zones if the project requires an environmental assessment. The subject property is in an area

identified in the Monterey County Geographic Informational System (GIS) as having a moderate archaeological sensitivity and although the project is categorically exempt from CEQA (Finding 5), the applicant provided a Phase 1 Archaeological Assessment (Finding 2, Evidence “c”). The report concluded that there is no evidence that any cultural resources would be disturbed. The nearest archaeological site is approximately one and a half miles away from the subject property. The potential for inadvertent impacts to cultural resources is limited.

- e) Design Review. 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 colors and materials are consistent with the existing structures that are subordinate to the surrounding environment. The gazebo and retaining walls will have stucco beige siding with the gazebo having grey composition roofing. The 10 foot fence is a black metal fencing and the basketball court material is a blue fiber that is durable for outside sport use. The chicken coup is a small wooden shed painted white to match the house and other accessory structures at the site. Lighting installed at the basketball court was inconsistent with the character of the site and with General Plan lighting policies (LU-1.13) and have been removed as part of the code enforcement actions for the site. A batting cage constructed within the side yard setback, and two small sheds constructed within the front yard setback will also be removed in accordance with this permit. The remaining structures would not be visible from Rio Vista Drive and do not impact any public viewsheds as seen from Carmel Valley Road, Highway 1 or any common shopping areas.
- f) Review of Site Development Standards. Title 21, Section 21.14.060 identifies site development standards for the LDR district. Required setbacks for accessory habitable structures are 50 feet (front), 6 feet for the front half and 1 foot for the rear half (side) and 1 foot (rear).

The attached sketch illustrates the approximate siting of the gazebo which is setback from the front lot line by more than 90 feet with a rear setback of 95 feet, and side setback of approximately 120 feet. The gazebo will have a height of 14-6 feet, which is the below the maximum 15 foot identified in LDR zoning district. The fence structure is setback from the front lot line by more than 100 feet with a rear setback of 2 feet. The structure is in the rear half of the property and has a side setback of 1 foot at the nearest point and 5 feet at the furthest point. The fence structure will have a height of 10 feet, which is the below the maximum 15 foot identified in LDR zoning district.

The allowed site coverage maximum is 25%. The subject property is 48,919 square feet, which would allow site coverage of approximately 12,229 square feet. The project results in a 2,651 square feet (5.4%) building coverage, meeting the coverage standards.

- g) Tree Replacement. The applicant pruned 10 Monterey Cypress trees on a neighboring property to the southeast, without permission from the property owner of the land on which the trees were pruned. An Arborist Report (see Finding 2, Evidence “b”) was prepared for the trees that were pruned to determine the level of impact. The arborist stated that 9 out of the 10 trees were pruned to a point where the trees will not be able to recover due to the exposed wood, and recommended that the trees be removed and replaced. According to Title 21, Section 21.64.260.C, Monterey Cypress trees are not considered native trees or a tree that would require an entitlement from the County for removal. Due to the trees benefits of providing a privacy screen and noise attenuation, the applicant is proposing to replace the impacted trees by planting nine (9) 15-gallon Monterey Cypress trees. The remaining nine (9) trees on the property shall be cut down by a licensed professional arborist and the replacement trees shall be planted within 2-5 feet of where the existing trees are to be removed. The project is conditioned to ensure the removal and replanting is in conformance with the arborist’s recommendations (see attached conditions).
- g) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the project does not propose a lot line adjustment involving conflicts, a variance, a Design Approval or any special circumstances that would warrant review by the Zoning Administrator or Planning Commission. Additionally, there were no special circumstances that required referral to the LUAC.
- h) Staff conducted a site inspection on November 4, 2019 to verify that the project on the subject property conforms to the plans submitted.
- i) 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. PLN180217.

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

- EVIDENCE:**
- a) Proposed uses are accessory to the residential use of the property in this case. The gazebo, chicken coup, and basketball court are in the rear yard of an existing single family dwelling and are intended for private residential use only.
 - b) The following reports have been prepared and submitted with the application:
 - Arborist Report (LIB190136) prepared by Frank Ono, Pacific Grove, CA on May 7, 2019
 - Archaeological Report
 County staff independently reviewed this report 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 this report.
 - c) Staff conducted a site inspection on October 28, 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 PLN180217.

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) Drainage. The project adds 3,520 square feet of impervious areas (basketball court, sheds, gazebo, patios), bringing the total impervious areas on the 48,919 square foot property to 9,136 square feet inclusive of the garage, driveway, and other improvements. The subject property is within the Municipal General Permit Boundary, which is subject to implementing a design strategy that limits impacts of drainage on creeks or natural drainage features. In addition, the subject property is also required to minimize stormwater runoff by implementing one or more of the following: directing roof runoff to be re-usable or onto vegetated areas, directed runoff from sidewalks, patios, pavements and driveways to vegetated areas, or constructing accessory structures with permeable surfaces. The attached plans illustrate an existing drainage system with catch drains that route runoff from the driveway and basketball court to a pit with a pump. Stormwater is then pumped to a dispersion trench onsite. Additionally, the remaining structures are also tied into this drainage system through either down spouts or existing drains. The project is conditioned for the applicant to submit a detailed engineered drainage and grading plan that conform to Monterey County Chapter 16.12 and illustrate how the drainage will be maintained on-site.
 - c) Grading. The project includes after-the-fact grading of 490 cubic yards, 70 of which is cut and 420 which is fill. The project has been conditioned for the applicant to provide final grading plans that conform to Monterey County regulations in Chapter 16.12.
 - d) Nuisance. Lighting on the basketball court will be removed from the site which will both resolve a conflict with dark sky lighting requirements while also limiting the ability to use the court during night-time hours. A batting cage constructed within the side yard setback will be removed and vegetative screening will be replaced along the property line to aid in restoration of the noise and visual attenuation provided by that vegetation. The remaining development includes allowed accessory uses that conform with site development standards for the site.
 - 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. PLN180217.

4. **FINDING:** **NO VIOLATIONS** – The subject property is not compliance with all rules and regulations pertaining to zoning. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.
- EVIDENCE:** a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records which indicate an existing violation (Code Enforcement case No. 18CE00236) on the subject property. The violation includes the construction of the gazebo, basketball court, retaining walls, sheds, a batting cage and grading without County permits. The project is an after-the-fact Design Approval to: 1) construct a 2,924 square foot basketball court with a 10 foot chain link fence and a 5 foot retaining wall, two (2) 2-foot high retaining walls totaling approximately 455 linear feet; a 856 square foot concrete patio, a 351 square foot gazebo and a 81 square foot chicken coop; 2) demolish a 900 square foot batting cage, a 43 square foot metal shed, a 83 square foot wooden shed and two (2) light poles; and 3) replace of nine (9) 15 gallon Monterey Cypress trees on neighboring property (see Evidence in Finding 1). Upon approval of this permit, removal of the batting cage, sheds, and lights, and replanting of vegetation along the side property line, the violation will be corrected.
- 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 PLN180217.
5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Sections 15301 (l) and 15303 (e) categorically exempts the demolition and construction of accessory structures.
- b) The project includes the construction a 2,924 square foot basketball court, fence and retaining wall, installation of associated drainage improvements, and demolition existing accessory structures such as storage sheds, a batting cage and chicken coup. Therefore, the project qualifies for these exemptions.
- c) 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.
- 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 PLN180217.
6. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Planning Commission. Pursuant to Title 21 Section 21.80.040.B, an appeal may be made to the Planning Commission for discretionary decisions of the Zoning Administrator.

DECISION

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

1. Finds that the project involves the construction of a minor accessory structures, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approves a Design Approval to clear a Code Enforcement violation (18CE00236) for: 1) construction of a 2,924 square foot basketball court with a 10 foot black metal fence and a 5 foot retaining wall, two (2) 2-foot high retaining walls totaling approximately 455 linear feet; a 856 square foot concrete patio, a 351 square foot gazebo and a 81 square foot chicken coop and installation of associated drainage improvements;; 2) demolition of a 900 square foot batting cage, a 43 square foot metal shed, a 83 square foot wooden shed and two (2) light poles; and 3) replacement of nine (9) 15 gallon Monterey Cypress trees on neighboring property. 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 14th day of November, 2019.

Mike Novo, Monterey County Zoning Administrator

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 NOT THE COASTAL ZONE BUT IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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 construction permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no construction 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

PLN180217

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN180217) clears a Code Enforcement violation (18CE00236) for an after-the-fact permit for the: 1) construction of a 2,924 square foot basketball court with a 10 foot chain link fence and a 5 foot retaining wall, two (2) 2-foot high retaining walls totaling approximately 455 linear feet; a 856 square foot concrete patio, a 351 square foot gazebo and a 81 square foot chicken coop; 2) demolition of a 900 square foot batting cage, a 43 square foot metal shed, a 83 square foot wooden shed and two (2) light poles; and 3) replacement of nine (9) 15 gallon Monterey Cypress trees on neighboring property. The property is located at 25710 Rio Vista Drive, Carmel (Assessor's Parcel Number 015-052-015-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Design Approval (Resolution Number _____) was approved by Monterey County Zoning Administrator for Assessor's Parcel Number 015-052-015-000 on November 14, 2019. The permit was granted subject to seven (7) 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. COMPLETION OF WORK (NON-STANDARD CONDITION)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The owner/applicant/agent shall complete the permitted work as described in Condition No. 1 within one (1) year from the date of approval. (RMA – Planning)

Compliance or Monitoring Action to be Performed: Within one (1) year of approval, owner/applicant/agent shall submit proof to RMA-Planning that all work associated with this permit has been completed and final construction permits have been obtained.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall remove nine (9) Monterey Cypress trees that were impacted due to excessive pruning, and replace each of these trees, on the neighboring property to the southeast of the subject property as follows:

Replacement ratio recommended by arborist: replacement trees totaling nine (9) 15-gallon Monterey Cypress trees are to be replanted in between the removed trees, a few feet (2-5) of where the trees have been removed where ample light is found and where water can be supplied for survival. The root crown of the new trees must be planted at grade and not be buried so as to have the tree planted too deeply. The trees must be properly irrigated until they are self-sufficient for the first year, including building earthen planting wells to contain water over the new root balls. These wells can be removed after the first year. Additional recommendations from Arborist Report prepared by Frank Ono on May 7, 2019, and on file with the Monterey County Resource Management Agency as LIB190136, shall be incorporated. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within 60 days of permit approval, 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.

6. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a letter from a licensed engineer certifying the completed drainage and grading activities. The letter shall include an as-built drainage plan showing the locations of drainage improvements and construction details. The letter shall include an as-built grading plan with contour lines and cross-sections that identify the existing grade, the extent of any excavation and/or fill, and grading quantities. The letter shall also include any grading observation and testing data, who conducted inspections (i.e., PG, PE, and/or Special Inspector), a description of inspections, and the completion date. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

7. STORMWATER CONTROL PLAN (PR1)

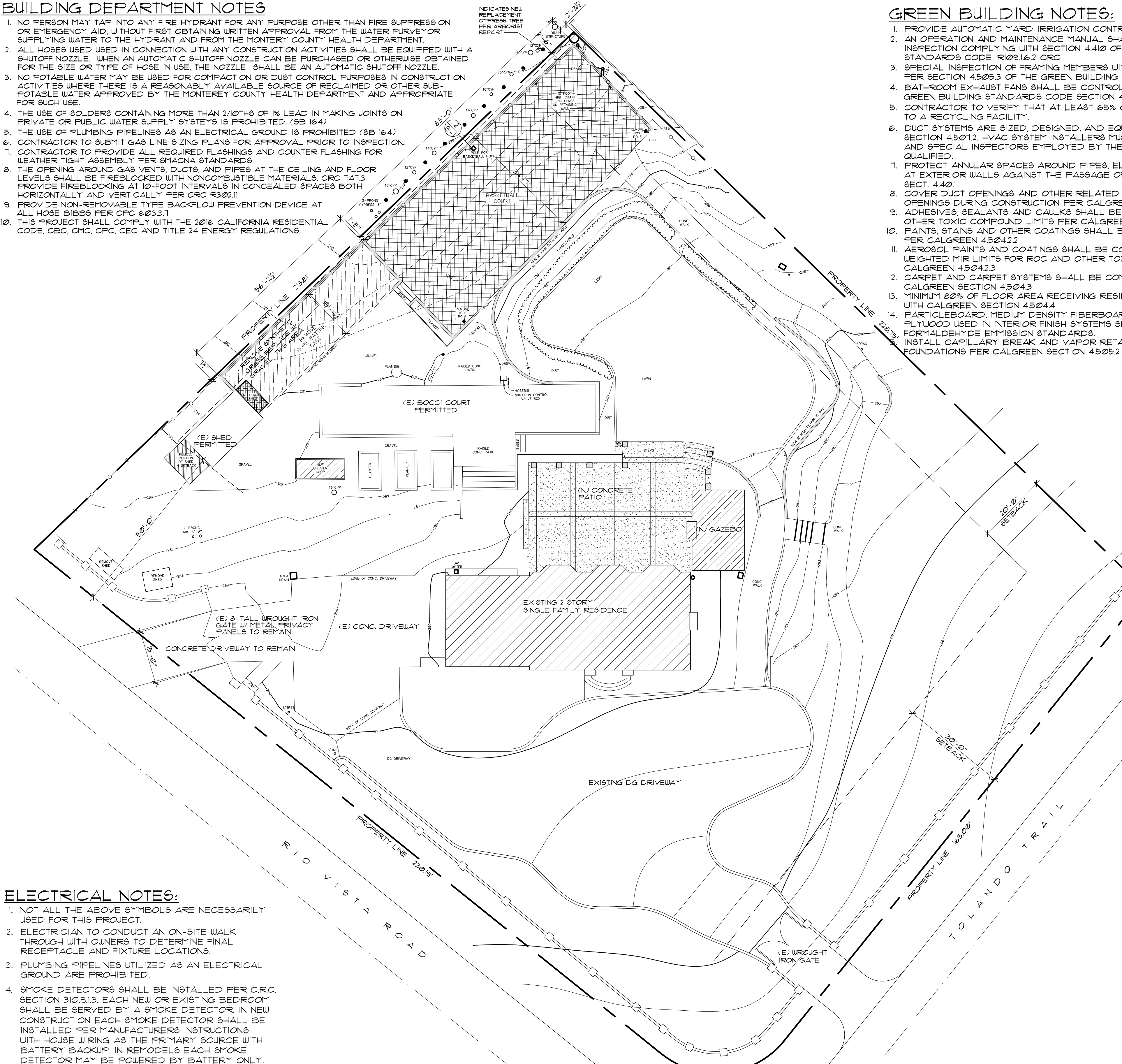
Responsible Department: Environmental Services

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 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 completed Site Design and Runoff Reduction Checklist, and a stormwater control plan to RMA-Environmental Services for review.

BUILDING DEPARTMENT NOTES

1. 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.
2. ALL HOSES USED USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
3. 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.
4. THE USE OF SOLDER CONTAINING MORE THAN 2/10THS OF 1% LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED. (SB 164)
5. THE USE OF PLUMBING PIPELINES AS AN ELECTRICAL GROUND IS PROHIBITED (SB 164)
6. CONTRACTOR TO SUBMIT GAS LINE SIZING PLANS FOR APPROVAL PRIOR TO INSPECTION.
7. CONTRACTOR TO PROVIDE ALL REQUIRED FLASHINGS AND COUNTER FLASHING FOR WEATHER TIGHT ASSEMBLY PER SMACNA STANDARDS.
8. THE OPENING AROUND GAS VENTS, DUCTS, AND PIPES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS. CRC 1413 PROVIDE FIREBLOCKING AT 10-FOOT INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY PER CRC R302.11
9. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE AT ALL HOSE BIBBS PER CFC 6023.1
10. THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL CODE, CBC, CMC, CFC, CEC AND TITLE 24 ENERGY REGULATIONS.



ELECTRICAL NOTES:

1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS PROJECT.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL RECEPTACLE AND FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.
4. SMOKE DETECTORS SHALL BE INSTALLED PER C.R.C. SECTION 3109.13. EACH NEW OR EXISTING BEDROOM SHALL BE SERVED BY A SMOKE DETECTOR. IN NEW CONSTRUCTION EACH SMOKE DETECTOR SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS WITH HOUSE WIRING AS THE PRIMARY SOURCE WITH BATTERY BACKUP. IN REMODELS EACH SMOKE DETECTOR MAY BE POWERED BY BATTERY ONLY. DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS W/ ALL INTERVENING DOORS CLOSED.
5. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 AND 20 AMP OUTLETS (LIGHTS & RECEPTACLES) INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12(B).
6. ALL LIGHTING INSTALLED IN SINGLE FAMILY RESIDENCES SHALL BE HIGH EFFICACY AND CONTROLLED BY A DIMMER OR MOTION SENSOR.
7. RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.

8. 125 AND 250V RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED (CEC ARTICLE 406.8 (B) (1))
9. ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11
10. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER C.R.C. SECTION R315 INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE AREA OF THE BEDROOM(S) IN DWELLING UNITS AND ON EVERY LEVEL INCLUDING BASEMENTS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. IN NEW CONSTRUCTION EACH CO DETECTOR SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS WITH HOUSE WIRING AS THE PRIMARY SOURCE WITH BATTERY BACKUP. IN REMODELS EACH CO DETECTOR MAY BE POWERED BY BATTERY ONLY, WHERE MORE THAN ONE CO ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

SITE PLAN

1/16" = 1'-0"

ELECTRICAL LEGEND

- ⊕ PENDENT MOUNTED SUSPENDED FIXTURE
- ⊕ GFI GROUND FAULT INTERRUPT (W.P. EXTERIOR OUTLET)
- ⊕ SINGLE POLE SWITCH
- ⊕ GAS OUTLET

GREEN BUILDING NOTES:

1. PROVIDE AUTOMATIC YARD IRRIGATION CONTROLLERS FOR LANDSCAPING.
2. AN OPERATION AND MAINTENANCE MANUAL SHALL BE SUPPLIED AT FINAL INSPECTION COMPLYING WITH SECTION 4.410 OF THE GREEN BUILDING STANDARDS CODE, R1091.6.2 CRC
3. SPECIAL INSPECTION OF FRAMING MEMBERS WITH A MOISTURE METER IS REQUIRED PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE. 4109.1.4.1 CRC
4. BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. R303.3.1 CRC
5. CONTRACTOR TO VERIFY THAT AT LEAST 65% OF CONSTRUCTION WASTE IS TAKEN TO A RECYCLING FACILITY.
6. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.501.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
7. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS PER CALGREEN SECT. 4.401.
8. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION PER CALGREEN SECTION 4.504.1
9. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CALGREEN SECTION 4.504.2.1
10. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS PER CALGREEN 4.504.2.2
11. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIX LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS PER CALGREEN 4.504.2.3
12. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS PER CALGREEN SECTION 4.504.3
13. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN SECTION 4.504.4
14. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
15. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS PER CALGREEN SECTION 4.509.2



VICINITY MAP

NTS

PROJECT DATA

OWNER:	MR. & MRS. SAL TRINGALI 25710 RIO VISTA ROAD CARMEL, CA 93923 (831) 921-9213	STRUCTURAL ENGINEER: STRUCTURAL E, INC. - CHRISTIAN LEE 230 6TH STREET PACIFIC GROVE, CA 93950 (831) 320-1865
SITE ADDRESS:	25710 RIO VISTA ROAD CARMEL, CA	
APN:	015-052-015	
SITE AREA:	48919.2 SF	
ZONING:	LDR1-D-S	
CONSTRUCTION TYPE:	VB	
SFRINKLERS:	YES	
CODES:	2016 CRC, TITLE 24, 2016 CMC, 2016 CFC, 2016 CEC, 2016 CECr 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND CURRENT EDITION OF MONTEREY COUNTY CODE	
OCCUPANCY GROUP:	R-3 (RESIDENCE) U-1 (GARAGE)	
STORIES:	2	
PROJECT SCOPE:	RETROACTIVE PERMIT TO ALLOW 2924 SF BASKETBALL COURT W/ 10' HIGH CHAIN LINK FENCE ON 2 SIDES, 81 SF CHICKEN COOP, 164 LF OF CONCRETE RETAINING WALL, 281 LF OF 2' HIGH SITE WALLS 1444 SF CONCRETE PATIO, 351 SF GAZEBO AND BUILD 2194 SF OF CONCRETE WALKS. REMOVE NON-PERMITTED 900 SF BATTING CAGE AND 43 SF METAL SHED, RE-LOCATE 38 SF WOOD SHED. REMOVE 83 SF UNPERMITTED ADDITION TO EXISTING PERMITTED SHED ON EXISTING 11/2 AC SITE WITH SINGLE FAMILY RESIDENCE. REPLACE 9 CYPRESS TREES ON NEIGHBORING PROPERTY.	

BUILDING AREA:	
EXIST 1ST FLOOR	1340.0 SF
EXIST GARAGE	674.0 SF
EXIST 2ND FLOOR	1691.0 SF
TOTAL EXIST FLOOR AREA	3615.0 SF
EXISTING SHED (LESS 83 SF ADDITION)	217.0 SF
NEW GAZEBO	351.0 SF
CHICKEN COOP	81.0 SF
WOOD SHED	38.0 SF
(E) CONCRETE DRIVEWAY AND PATIO	3202.0 SF
(E) STEPS TO BOCCI COURT	119.0 SF
(E) FRONT PORCH	114.0 SF
(N) CONCRETE PATIO 4 STEPS	856.0 SF
(N) CONCRETE WALKS 4 STEPS	2194.0 SF

BUILDING SITE COVERAGE	
ALLOWED	12229.8 SF (25%)
EXISTING	2264.0 SF (4.6%)
PROVIDED	2651.0 SF (5.4%)
IMPERVIOUS COVERAGE (INCLUDING BLDG)	
EXISTING	5616.0 SF (11.5%)
PROPOSED	9136.0 SF (18.7%)

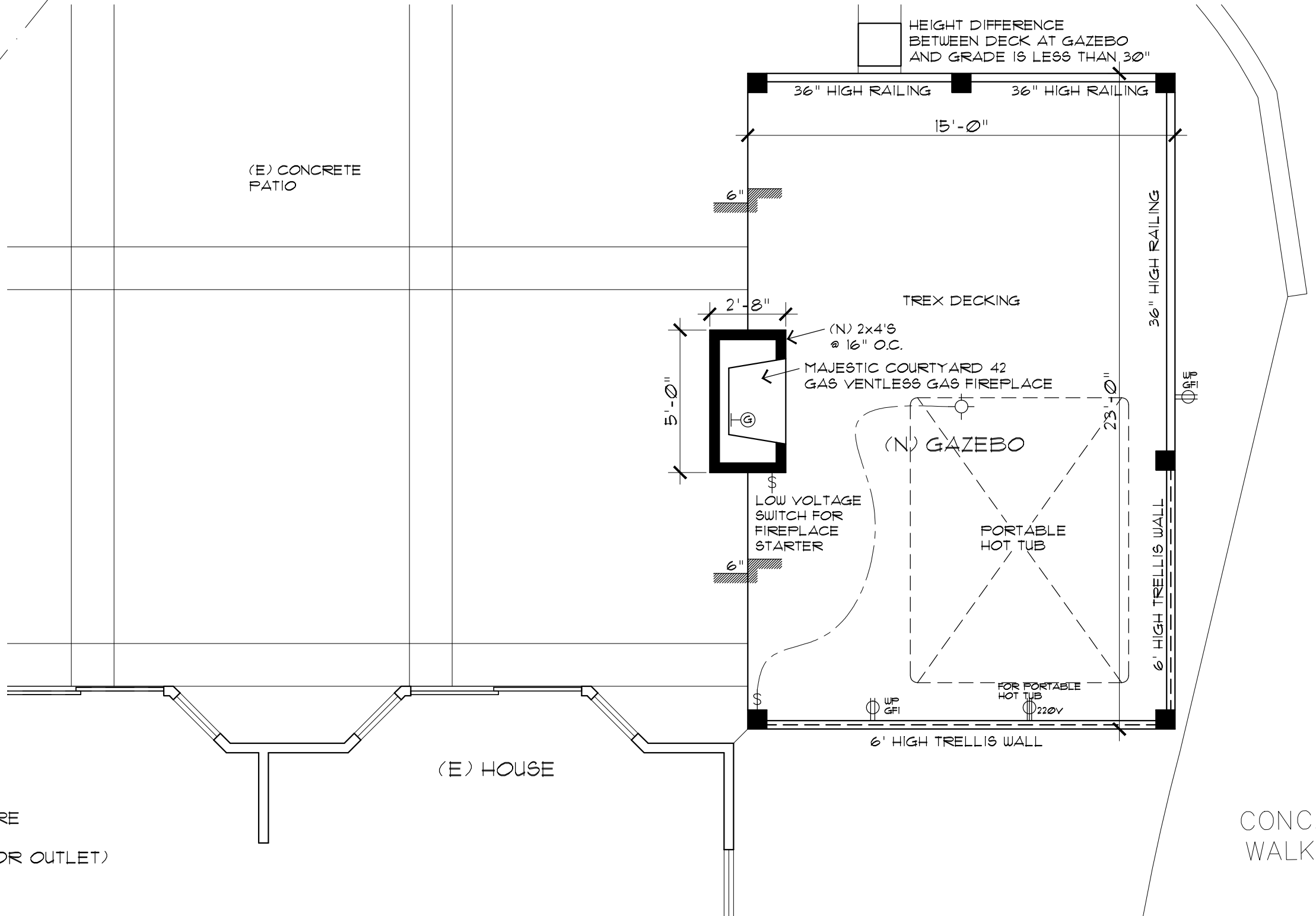
TREE REMOVAL	NONE
GRADING	CUT 691 CYD FILL 417.8 CYD

WATER SUPPLY BY CAL AM
SEWER SERVICE BY CARMEL AREA WASTE WATER DISTRICT

DRAWING INDEX

- A-1 SITE PLAN, FLOOR PLAN, PROJECT DATA, VICINITY MAP
- A-2 GAZEBO PLAN & ELEC. PLAN
- A-3 EXTERIOR ELEVATIONS
- A-3 GRADING AND DRAINAGE PLAN
- S-1 GAZEBO FLOOR FRAMING PLAN, GAZEBO ROOF FRAMING PLAN, STRUCTURAL DETAILS

NOTE: VERIFY SMOKE DETECTOR IN EACH BEDROOM AND HALLWAY LEADING TO BEDROOMS AND AT LEAST 1 ON EACH LEVEL OF RESIDENCE. VERIFY CO DETECTOR ON EACH LEVEL OF RESIDENCE.



GAZEBO PLAN

1/4" = 1'-0"

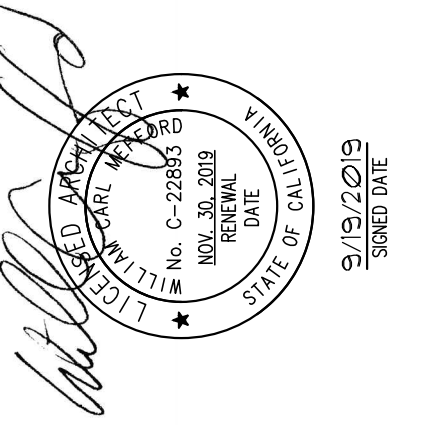
REVISIONS

NO.	DATE

WILLIAM C. WELFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893



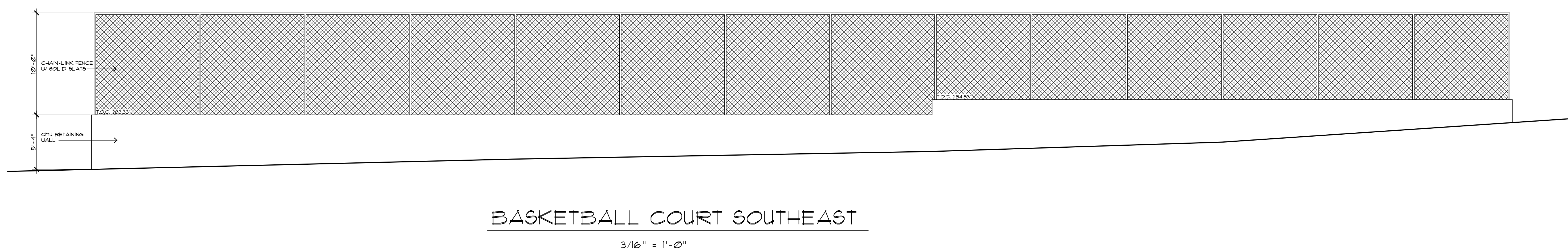
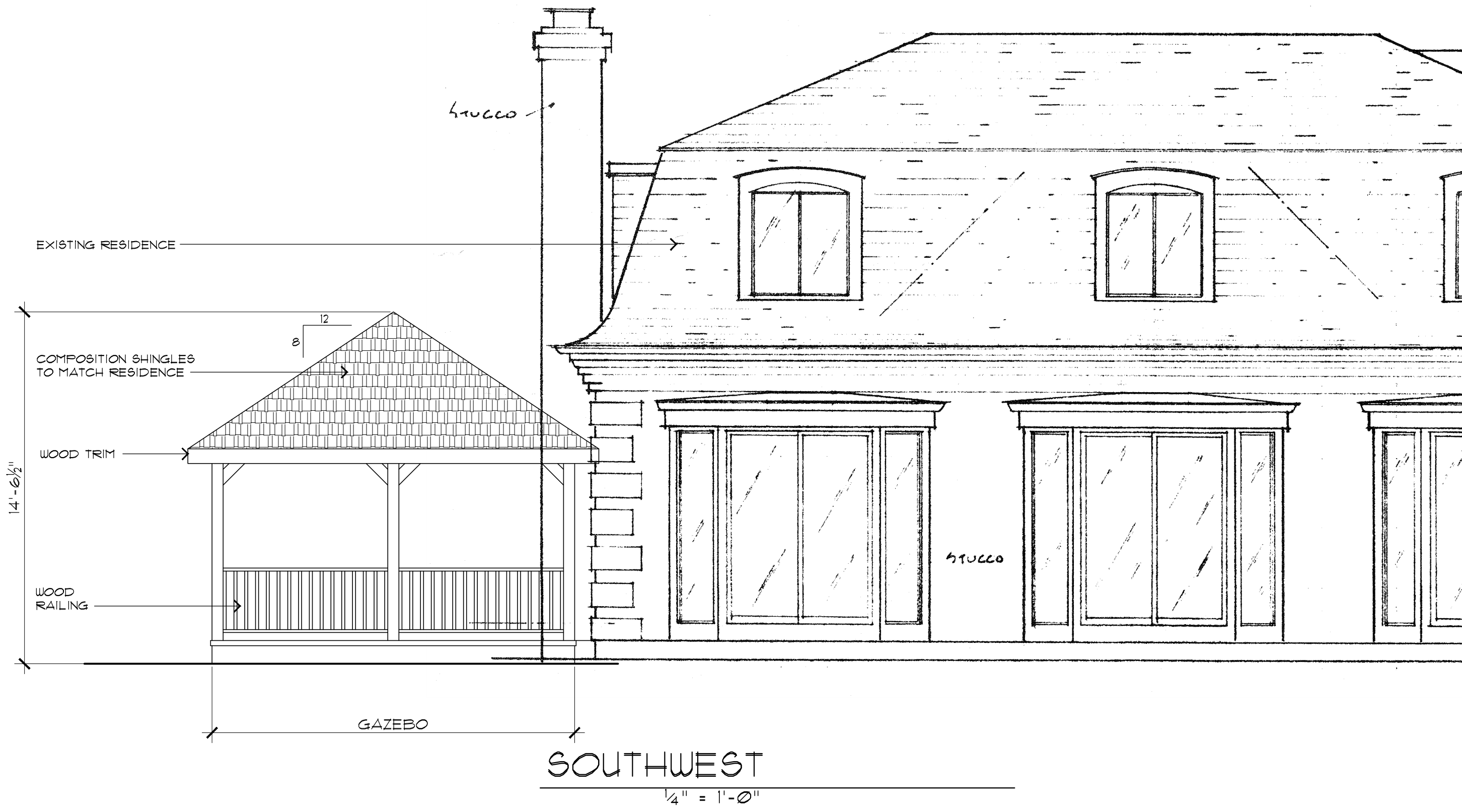
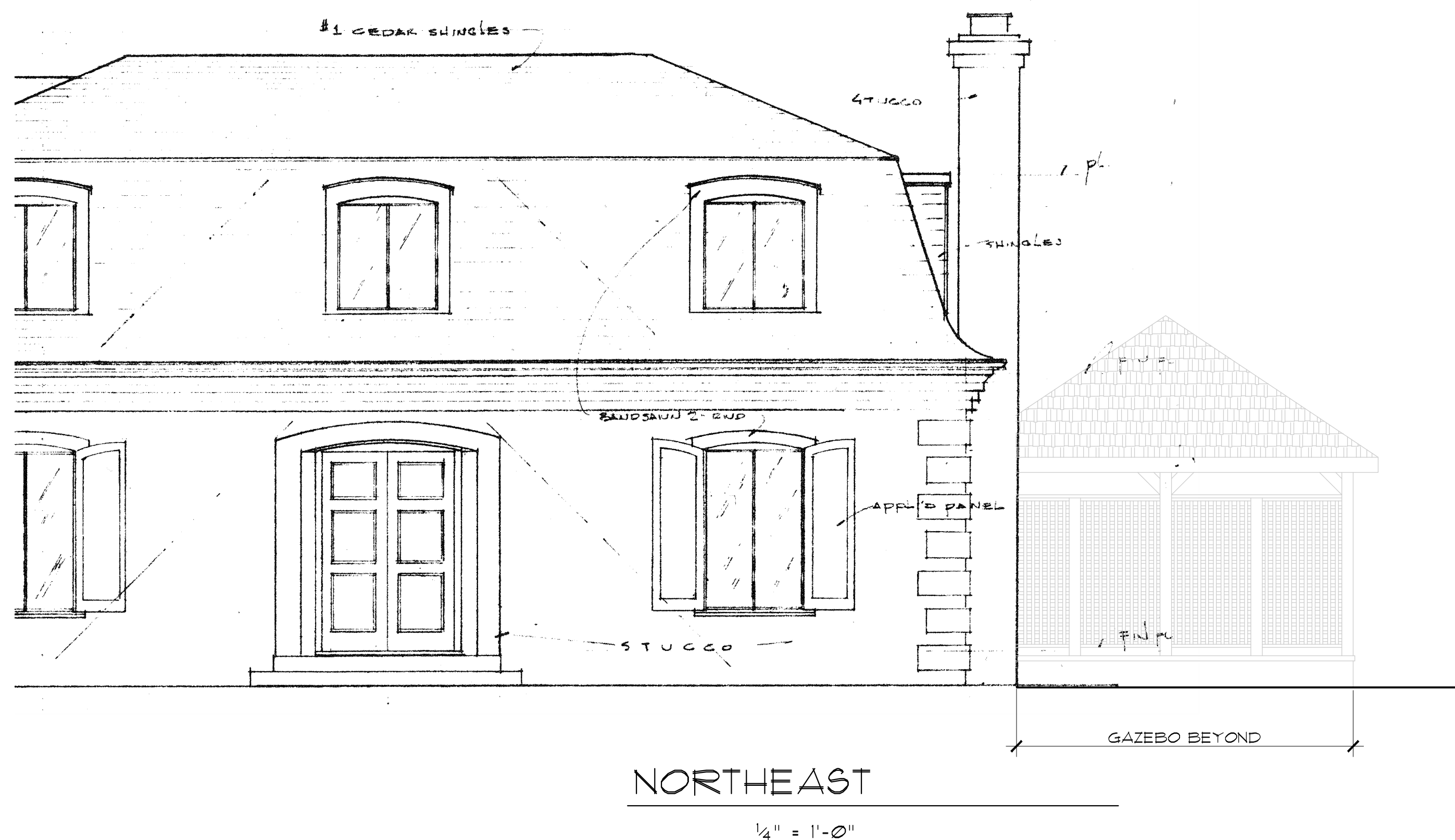
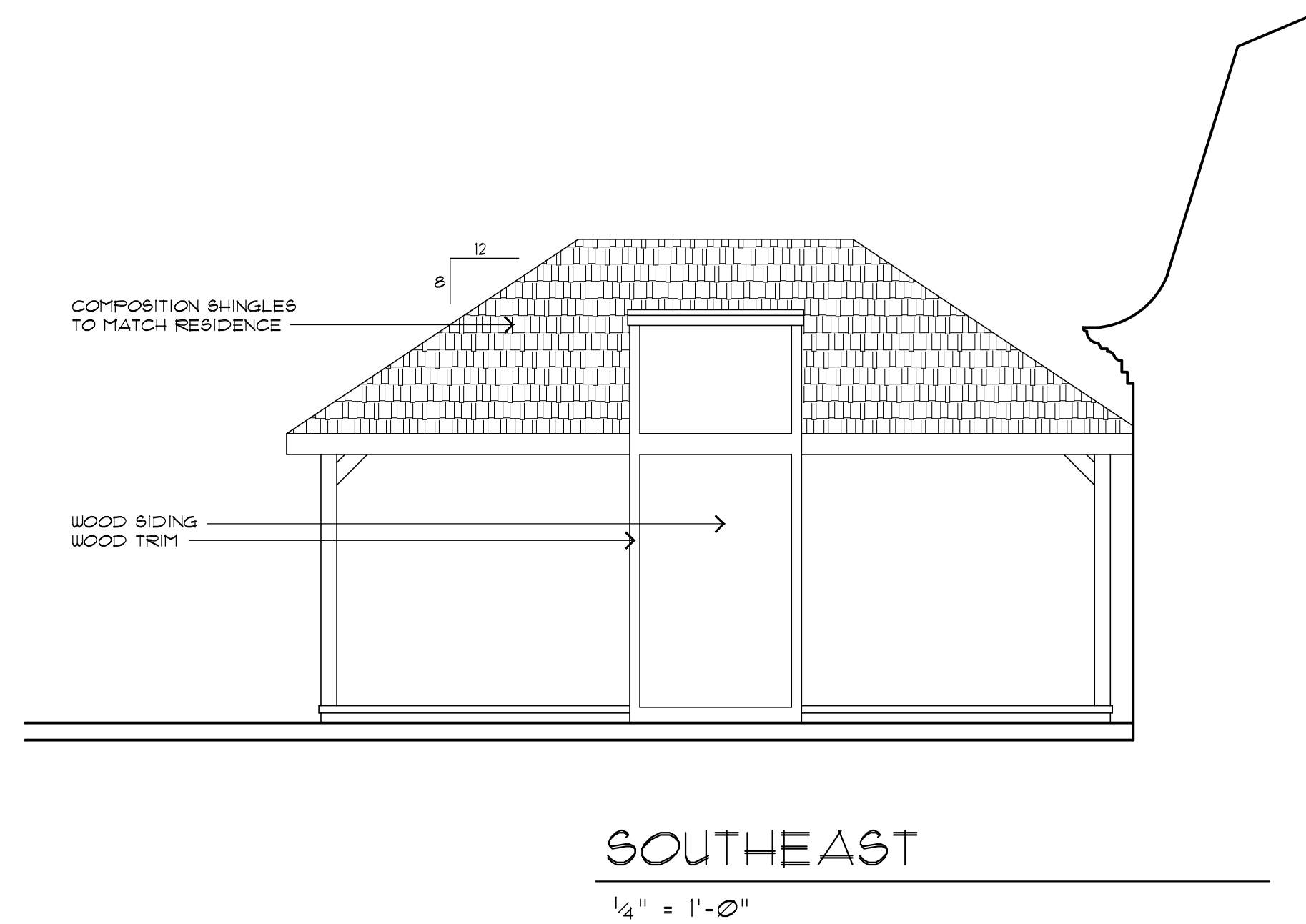
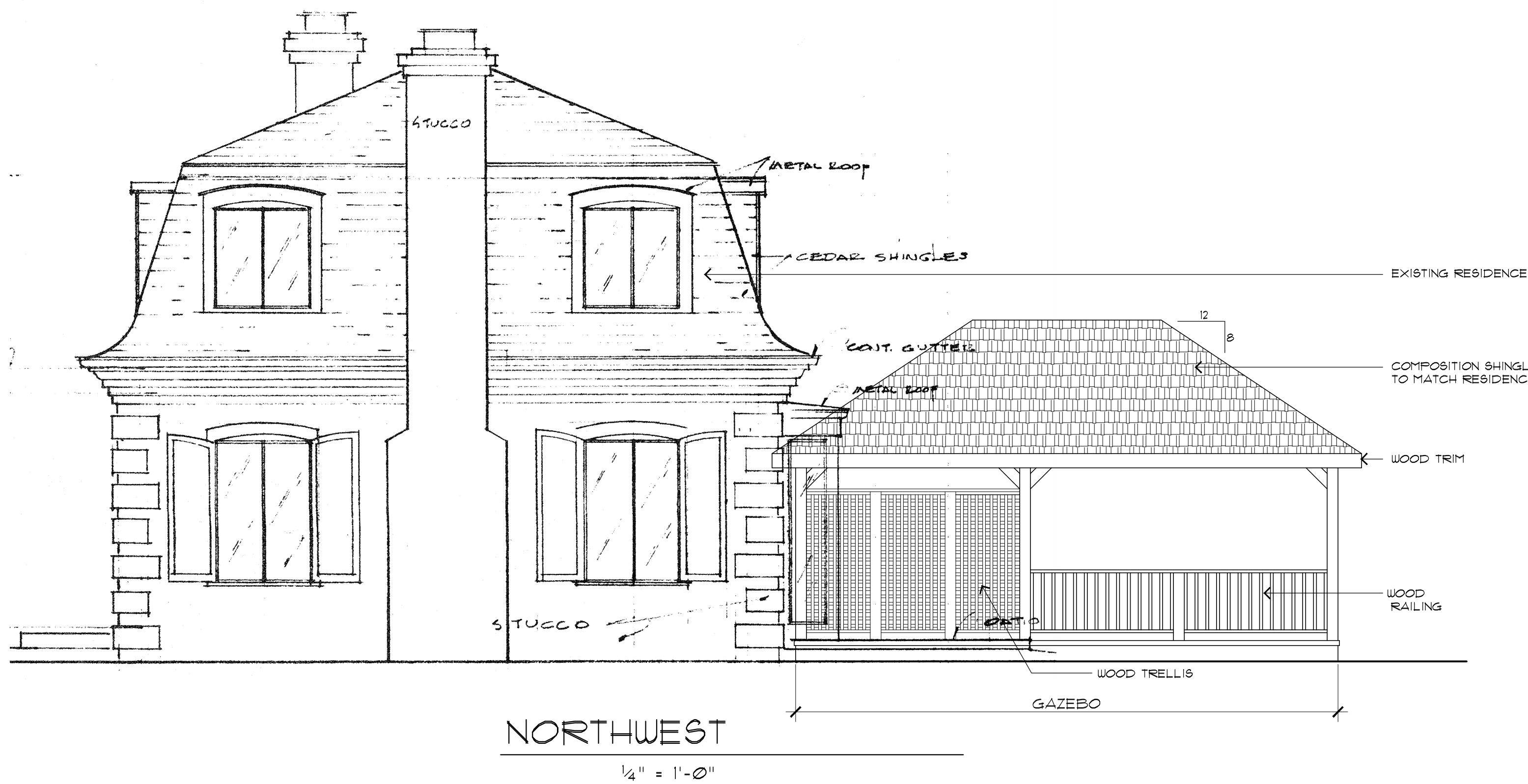
REMODEL AND ADDITIONS FOR:

Mr. & Mrs. Sal Tringali
25710 RIO VISTA DRIVE
CARMEL, CA

APN 015-052-015

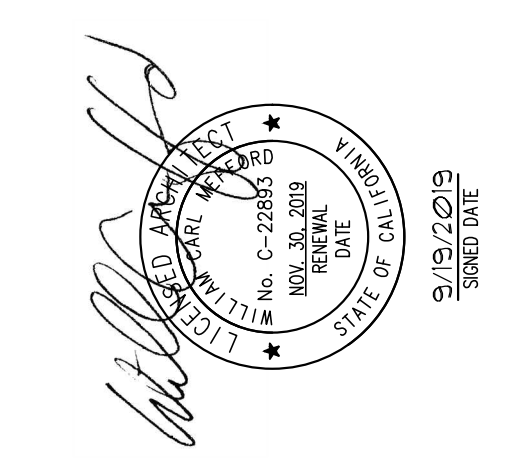
DATE:	9/19/2013
PROJECT NO.	16020
DRAWN BY:	
CHECKED BY:	

SHEET TITLE:
SITE PLAN



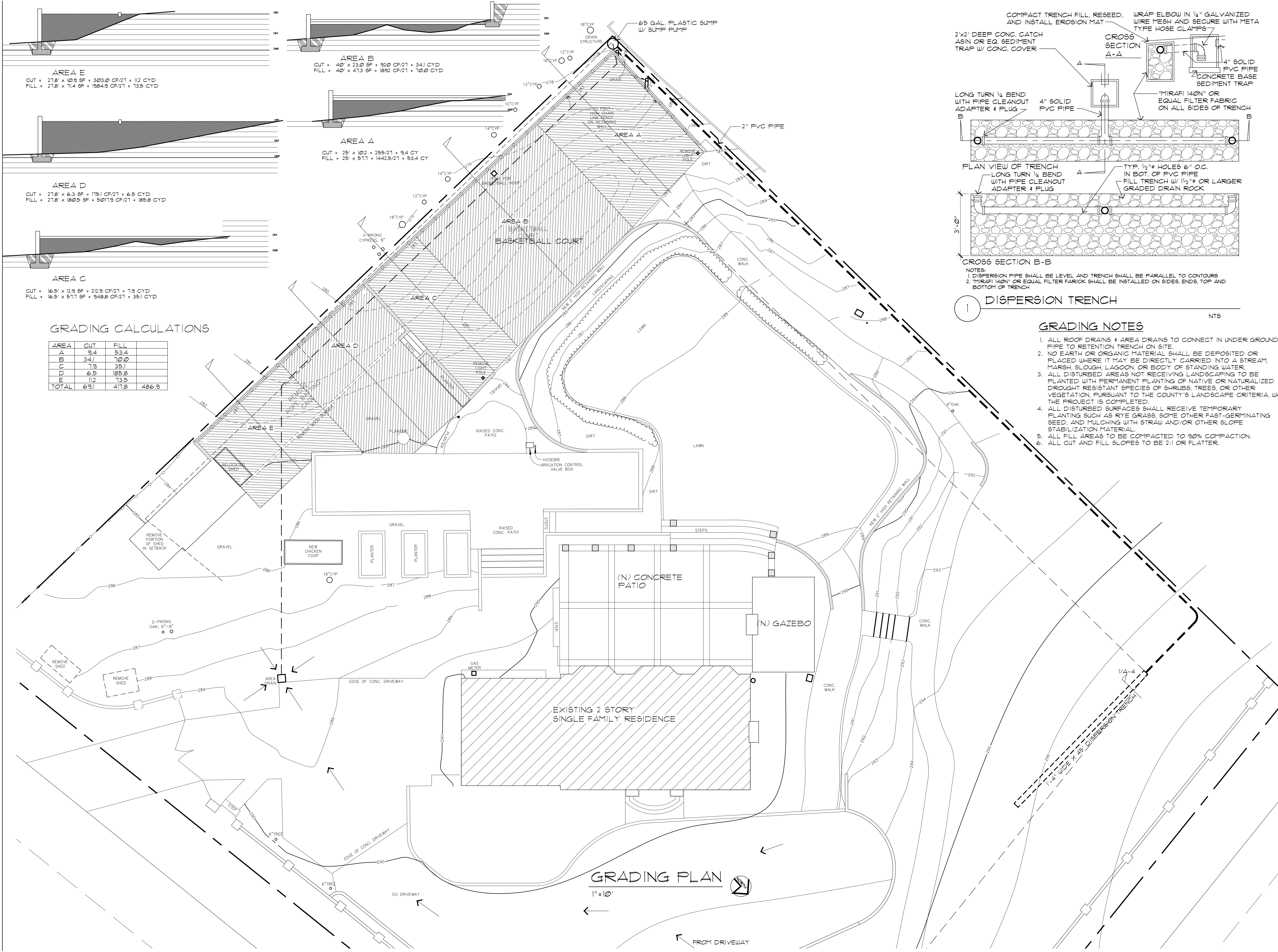
REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893



REMODEL AND ADDITIONS FOR:
Mr. & Mrs. Sal Tringali
25110 RIO VISTA DRIVE
CARMEL, CA
APN 015-052-015

DATE: 9/19/2013
PROJECT NO. 16020
DRAWN BY:
CHECKED BY:
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NO. **A-2**
OF THREE SHEETS



REVISIONS

NO.	DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072, PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR:

Mr. & Mrs. Sai Tringali

25110 RIO VISTA DRIVE

APN 015-052-015

CARMEL, CA

DATE:

9/19/2019

PROJECT NO.

16020

DRAWN BY:

CHECKED BY:

SHEET TITLE:

GRADING PLAN

SHEET NO.

A-3

OF THREE

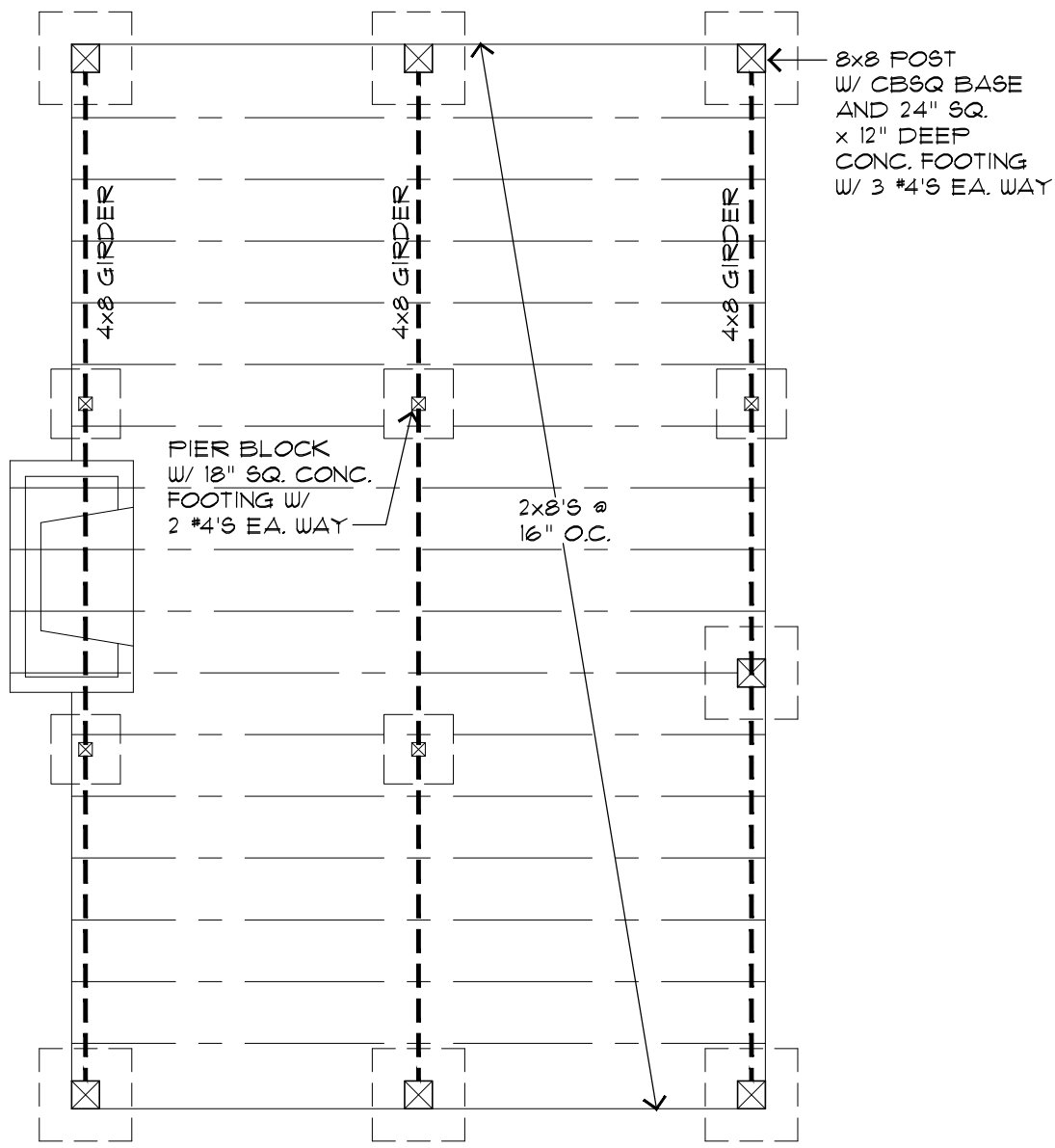
SHEETS

FOUNDATION NOTES

1. FOOTINGS SHALL REST ON UNDISTURBED SOIL OR FILL COMPACTED TO 90% RELATIVE DENSITY.
2. REINFORCING RODS SHALL BE DEFORMED STEEL AND SHALL BE FREE OF RUST AND SCALE.
3. ANCHOR BOLTS 5/8" DIA., 48" O.C. WITH ONE BOLT WITHIN 12" OF ENDS AND CORNERS, ALL MIN 1" INTO CONCRETE FOR WALL FOUNDATIONS AND FOOTINGS, UNO.
4. ALL CONCRETE TO BE 2500 PSI MIN. @ 28 DAYS
5. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO, OR HOOKED AROUND, REINFORCING STEEL OR OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES TO THE REINFORCING STEEL.
6. HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
7. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL

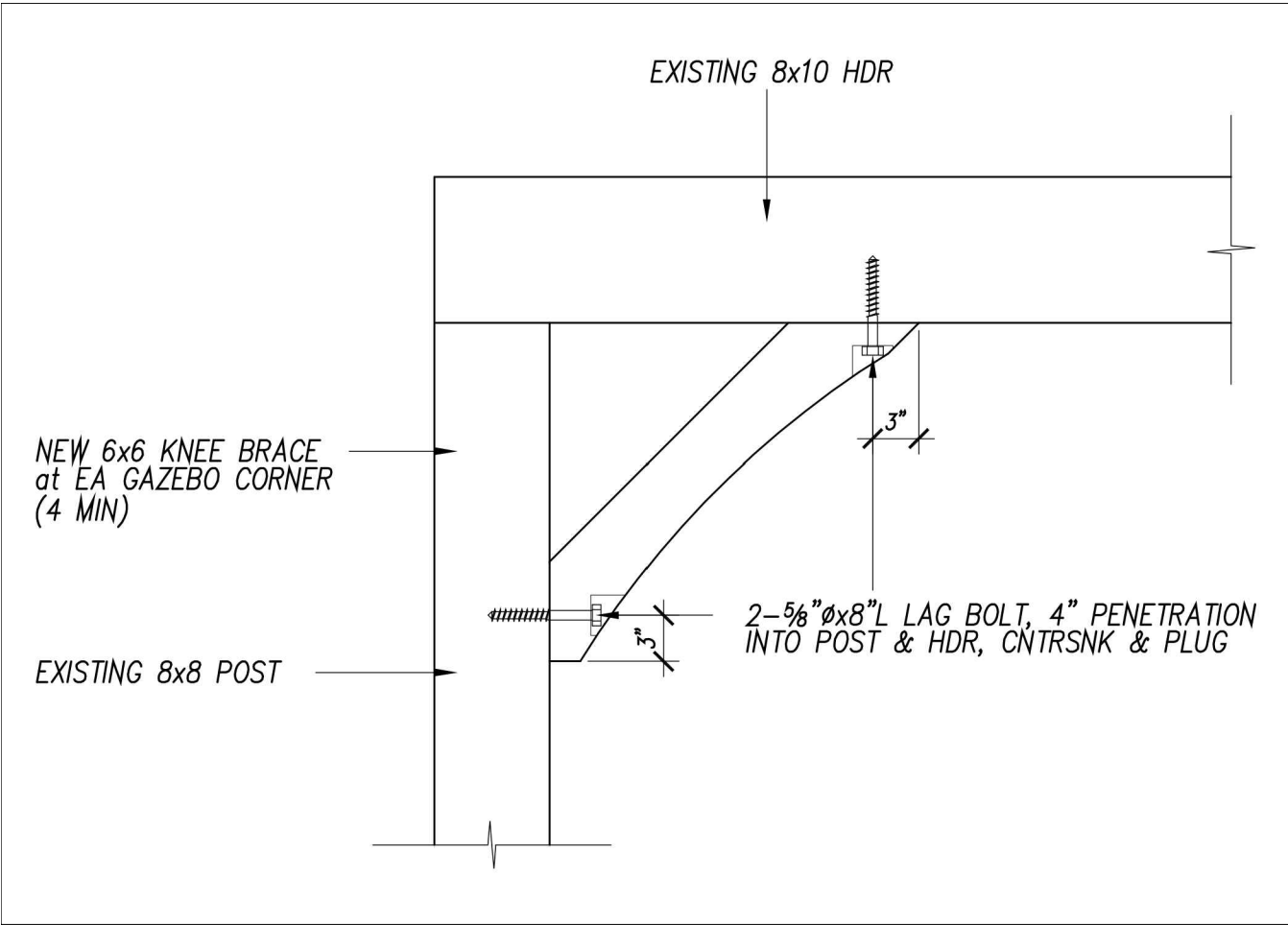
FRAMING NOTES

1. ALL JOISTS, RAFTERS, AND STUDS TO BE D.F. #2 OR BETTER
2. ALL BEAMS, FASCIA, POSTS AND HEADERS TO BE D.F. #1 OR BETTER.
3. 4x12 HEADERS AT ALL DOORS & WINDOWS UNLESS OTHERWISE NOTED.
4. ALL NAILING ACCORDING TO CBC, TABLE 2304.3.1.
5. BLOCK RAFTERS, FLOOR & CEILING JOISTS AT ENDS & AT EACH SUPPORT.
6. ALL EXPOSED POSTS & JOISTS TO BE F.T.D.F.
7. WHERE GIRDERS ARE SPliced OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED.
8. BEARING AND EXTERIOR WALLS SHALL HAVE DOUBLE TOP PLATES & OFFSET END JOINTS AT LEAST 48".
9. FIRESTOP ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
10. WOOD IN CONTACT WITH THE EARTH SHALL BE PRESSURE TREATED DOUGLAS FIR, NO WOOD WITHIN 6" OF EARTH UNLESS IT IS FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR.



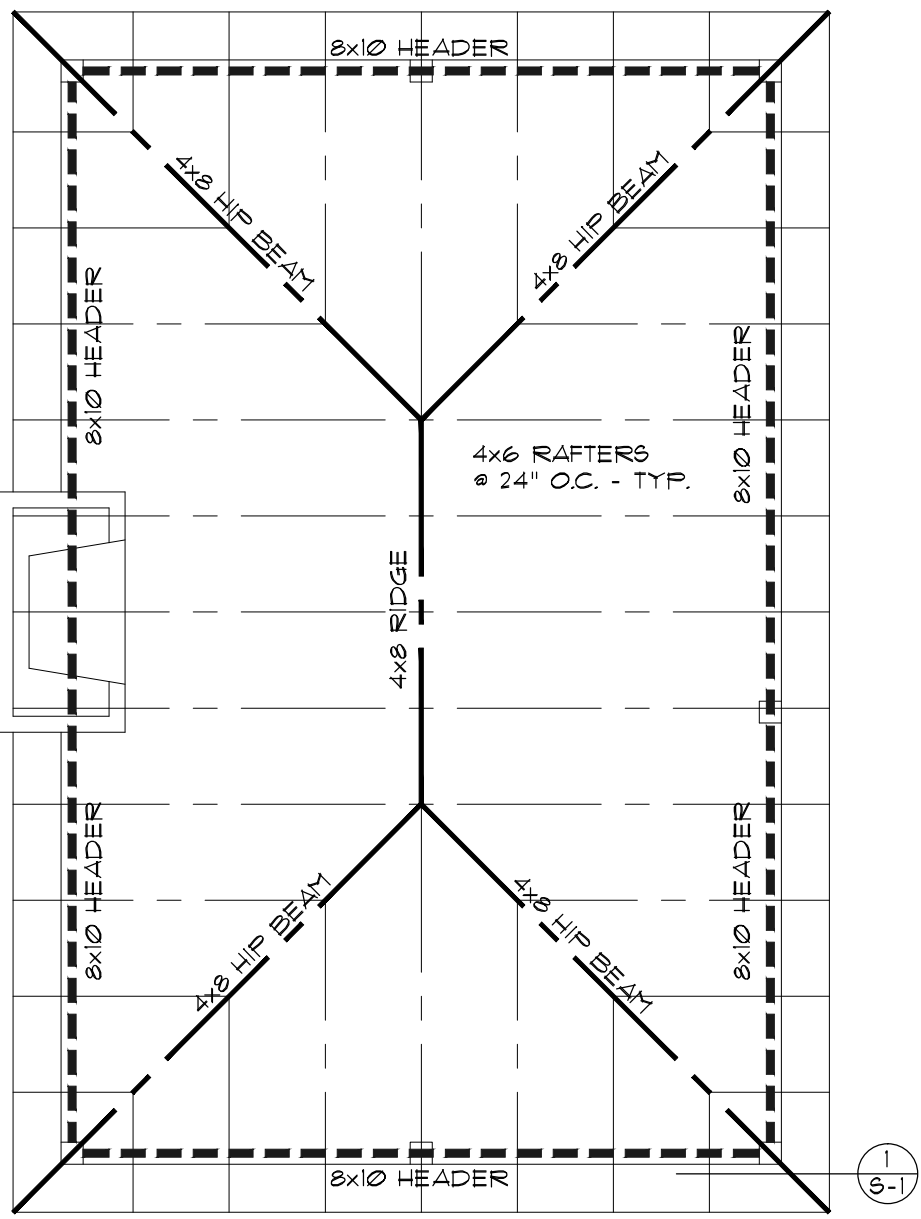
GAZEBO FLOOR FRAMING PLAN

1/4" = 1'-0"



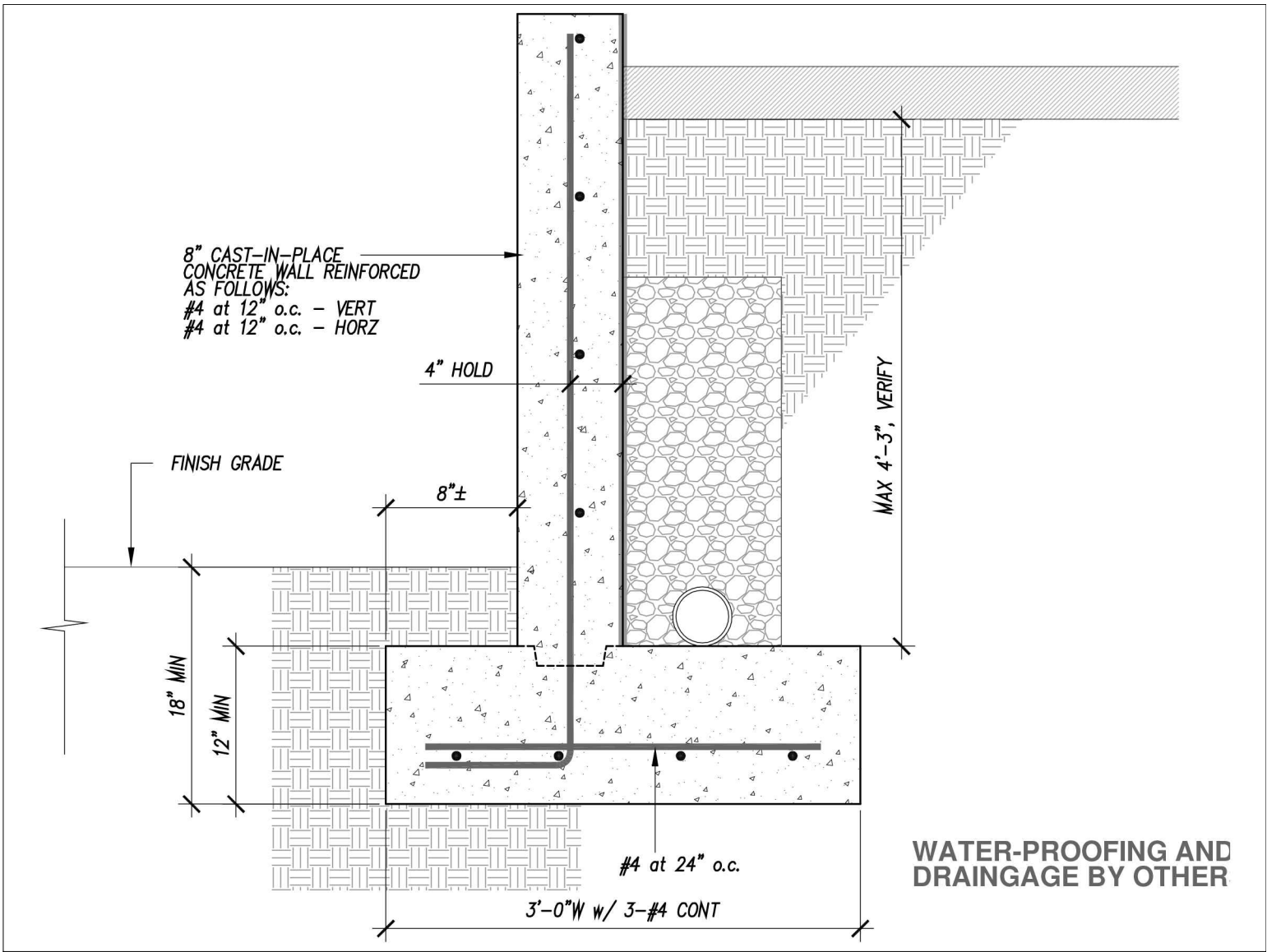
1 KNEE BRACE

1" = 1'-0"



GAZEBO ROOF FRAMING PLAN

1/4" = 1'-0"



2 RETAINING WALL

1" = 1'-0"



REMODEL AND ADDITIONS FOR:

Mr. & Mrs. Sai Tringali
25110 RIO VISTA DRIVE
CARMEL, CA
APN 015-052-015

DATE: 9/19/2019

PROJECT NO. 16020

DRAWN BY:

CHECKED BY:

SHEET TITLE:
STRUCTURAL

SHEET NO.

S-1

OF ONE SHEETS

WILLIAM C. MEFFORD

ARCHITECT

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