

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

In the matter of the application of:

ALBIOL (PLN180358)

RESOLUTION NO. 20-027

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project is a single-family residence 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; and
 - 2) Approving a Combined Development Permit consisting of:
 - a) Administrative Permit and Design Approval to allow the construction of a 2,962 square foot two-level single family dwelling with a 920 square foot attached garage/workshop; and
 - b) Use Permit for development on slopes of 25% or greater.
- [PLN180348, Albiol, 4215 Marguerita Way, Carmel, Carmel Valley Master Plan (APN: 015-042-016-000)]

The Albiol Combined Development Permit (PLN180348) came on for public hearing before the Monterey County Zoning Administrator on July 9th, 2020. 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 4215 Marguerita Way (Assessor's Parcel Number 015-042-016-000), Carmel Valley Master Plan. The parcel is

zoned Low Density Residential with a Design Control & Site Plan Overlays and Regulations for Residential Allocation Zoning District (LDR/1-D-S-RAZ) which allows for residential uses of the first single-family dwelling and accessory structures per lot subject to an Administrative Permit and/or Design Approval. Therefore, the project is an allowed land use for this site.

- c) The site is subject to the Design Review requirements contained in Chapter 21.44 of the Inland Zoning Ordinance (Title 21). Chapter 21.44 requires review of siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. RMA staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the LDR/1-D-S-RAZ zoning district. Staff has determined that the proposed two-level residence and attached garage/workshop and unfinished basement are compatible with the size, color, siting of surrounding neighborhood character. The simplified modern architectural design incorporates basic straight lines eliminating curves and ornamental details. The development is consistent with the surrounding residential development which consists of mixed architectural elements. Colors and materials are comprised of earthy tones such as tan and beige; consistent with what is found in the surrounding character of the neighborhood. The siting, design, colors and material will allow the structures to blend with the natural environment of Carmel Valley.
- d) The project site is within a Site Plan Review (S) district and subject to standards contained in Chapter 21.45 of the Inland Zoning Ordinance district overlay, which is intended to provide district regulations where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. A site plan was included with the application. The design and location of the proposed development are appropriate for the site. The proposed structures are not visible from any public viewing area, specifically from Carmel Valley Road. Although development will be on slopes in excess of 25%, the proposed site is the most feasible location. There is no feasible alternative which would allow development to occur on slopes of less than twenty (25) percent and the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives. No tree removal has been proposed, and the development will not adversely affect resources at the site or be adversely affected by those resources. Therefore, the project is consistent with requirements of the S district overlay.
- e) The property is located within a Residential Allocation Zoning (RAZ) overlay district which denotes a specific area that is subject to policies or ordinances which specify limitations on the number of lots or units which may be created in a given period of time. The construction of the first single family dwelling and accessory structures are allowable on the subject parcel pursuant to the Carmel Valley Master Plan of the

2010 General Plan, therefore the project is consistent with the RAZ zoning overlay. No new units are proposed.

- f) The project was found to meet all required development standards for the Low Density Residential (LDR) zoning district as identified in MCC Section 21.14.060. Required setbacks in the LDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 10% of the average lot width to a maximum required of 20 feet (sides). Consistent with these requirements, the proposed structural setbacks are approximately 100 feet (front), 27 feet (side) and 92 feet (rear). The proposed height for the addition to the single-family dwelling is 18' 7", within the 30-foot maximum allowed height limit. This is utilizing only approximately two-fifth of what is allowed. The proposed design and placement of the structures will blend in seamlessly into the hillside, eliminating visibility from a public common area (Carmel Valley Road). The maximum allowed site coverage is 25%. The property is 42,938 square feet in size, which would allow a maximum site coverage of approximately 10,735 square feet. The total structural coverage is 3,882 square feet, or approximately 9.0% of the site.
- g) The project planner conducted a site inspection on March 6, 2020 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The Carmel Valley LUAC reviewed this project on March 2, 2020 and unanimously recommended approval by a vote of 6-0 with several recommendations. During a Carmel Valley Land Use Advisory Committee (LUAC) meeting, there were several concerns brought up by an owner of a neighboring property and members of the LUAC. These concerns consist of the color of the roof, the placement of the water tank and screening, skylights and having down-lit exterior lighting. Although the LUAC unanimously approved the project with some recommendations, several conditions were added to address those concerns. A lighting condition of approval (Condition No. 5) has been added to ensure that the all exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated, and off-site glare is fully controlled. The lighting sources shall be shielded and recessed into the fixture. With regards to the roof, the concern was that the color of the roof would be white due to the "cool" energy efficient component. However, this will not be the case. The applicant will select a tan or grey-green color to ensure it blends in with the neighboring properties (Condition No. 11). Furthermore, the applicant has agreed to screening the proposed water tank, this will be incorporated as part of the landscaping condition of approval (Condition No. 4). In order to limit internal glare projecting into the night sky, a condition of approval (Condition No. 10) has been placed in making sure the skylight material will be opaque.
- i) The project is consistent with site development standards such as floor area ratio, setbacks and height.
- j) 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 PLN180348.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cypress Protection District, RMA-Public Works, and RMA-Environmental Services. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to slope/slope stability. The following reports have been prepared:
 - *“Geotechnical Report” (LIB200078) prepared by Grice Engineering, Inc., Salinas, CA April, 2019.*
 - *“Preliminary Cultural Resources Reconnaissance” (LIB20087) prepared by Susan Morley, Marina, CA May, 2017*The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site visit on March 6, 2020 and confirmed that over 40% of the site contains slopes in excess of 25%. The majority of the adjacent lots, primarily those to the east, consist of slopes in excess of 25% as well. Although development on slopes cannot be fully avoided with the proposed project, the proposed location is the most feasible. If the structures were shifted further towards the northwest of the lot, some development on slopes in excess of 25% may be avoided, but it will pose a greater visibility issue from Carmel Valley Road due to a higher elevation. Furthermore, seven trees were eliminated from removal (5 Monterey Pine and 2 Oaks). Although Monterey Pine is not a protected species in the Carmel Valley Master Plan, oaks are protected pursuant to MCC 21.64.260 (Preservation of Oaks & Other Species). The structures were strategically designed in order to meet the 30’ fuel defensible space for all sides of the structures or property lines and accommodate the fire truck turnaround. The original design for the driveway which was more of a direct approach to the main dwelling, resulted in a steeper incline and accounted for approximately half of the total development on slopes of 25% or greater. The applicant worked with staff to reduce the development on slopes and redesign the driveway (a less direct approach with a longer span), which resulted in some additional grading (approximately 1,500 sq. ft); however, reducing the overall amount of grading taking place on slopes in excess of 25%. In addition, approximately 1,200 sq. ft of impervious paving was avoided by placing the driveway towards the front of the lot rather than towards the back. The old driveway and parking pad design accounted for 3,351 square feet of impermeable surface area due to the slopes. However, the redesign of the driveway further reduced the impermeable surface area to approximately 2,955 square feet since the parking pad no longer requires an impermeable surface.

- d) The redesign also took into account the visibility factor from the surrounding areas in close proximity to the site and assessed visual sensitivity to include common public viewing areas and neighboring properties, although private views are not protected in the Monterey County ordinance. The project has been staked and flagged; this has demonstrated that it is not visible from Carmel Valley Road.
- e) The geotechnical report prepared by Grice Engineering dated April 23, 2019, confirms the soil type and depth, and the underlying shale are consistent across the property. The report concludes that the underlying shale combined with engineered fill are acceptable for supporting the foundation of the proposed home. Therefore, the proposed siting does not increase the risk of erosion. The proposed structure was appropriately sited on a sloped parcel and determined that the proposed building site represents the most feasible location for the proposed structures.
- f) Staff conducted a site inspection on March 6, 2020, to verify that the site is suitable for this use. The proposed construction is consistent with the simplified architecture design of the residence and the neighborhood.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180348.

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 the RMA - Planning, Cypress Fire Protection District, RMA-Public Works, Environmental Health Bureau and RMA-Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These guidelines include but are not limited to the following:

- Cut flammable vegetation around buildings a minimum 30 feet.
- Cut dry and dead grass to a maximum height of 4 inches.
- Maintain the roof and gutters of the structure free of leaves, needles or other dead vegetative growth.
- Maintain any tree adjacent to or overhanging a building free of dead wood.

- Trim tree limbs that extend within 10 feet of the outlet of a chimney or stove pipe
- Remove all limbs within 6 feet of the ground.
- Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material and openings of not more than one-half inch in size.
- Cut plants and grass beneath tree canopies to prevent fire from spreading to the trees. These plants should be “topped off” leaving the root structure intact to minimize erosion.

These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. Cypress Fire Protection Department has reviewed the project without imposing any additional conditions of approval on top of these state requirements. A Fuel Management Plan was submitted as part of the application demonstrating the required 30’ fuel defensible space for all sides of the structures or property lines, whichever is closer. A condition of approval (No. 4) has been placed as part of the landscaping plan on the project to implement clearing of invasive non-native plant species and clearing of brush/debris to reduce fuel loads on site. The applicant has demonstrated that the project will meet defensible space & vegetation management requirements. Fire resistant construction materials, such as stucco walls and silicon coated “cool” roofing were chosen due to the high fire hazard risk of this parcel. There will also be a 10,000 gallon rainwater capture cistern on site.

- c) Necessary public facilities are available. The sewer for the site will be served by Carmel Area Wastewater District and water will be served by Cal Am.
- d) Staff conducted a site inspection on March 6, 2020 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180348.

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.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on the subject property prior to the site visit.
 - b) Staff conducted a site inspection on March 6, 2020 and researched County records to assess if any violation exists on the subject property.
 - c) 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 PLN180348.

5. **FINDING:** **SLOPES:** The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.
EVIDENCE: See evidence for Findings 1 through 3.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts one single-family residence.
b) The construction of the single-story residence and accessory structures meets this exemption.
c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 6, 2020.
d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not visible from an officially designated state scenic highway.
e) Staff conducted a site inspection on March 6, 2020 to verify that the site is suitable for this use.
f) 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 PLN180348.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
EVIDENCE: Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21) states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines; and
2. Adopt a resolution to approve a Combined Development Permit consisting of:
 - a) Administrative Permit and Design Approval to allow the construction of a 2,962 square foot single family dwelling with a 920 square foot attached garage/workshop; and
 - b) Use Permit for development on slopes of 25% or greater;

- c) Associated grading of 432 cubic yards of cut and 485 cubic yards of fill, 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 9th day of July, 2020.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **JUL 20 2020**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE] **JUL 30 2020**

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN180358

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) Administrative Permit and Design Approval permit (PLN180358) allows the construction of a 2,962 square foot, two-level single family dwelling with an 920 square foot attached garage/workshop and 2) Use Permit for development on slopes in excess of 25%. The property is located at 4215 Margarita Way, Carmel (Assessor's Parcel Number 015-042-016-000), Carmel Valley Master Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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 Combined Development Permit consisting of: 1) Administrative Permit and Design Approval permit and 2) Use Permit for development on slopes in excess of 25% (Resolution Number 20-027) was approved by the Zoning Administrator for Assessor's Parcel Number 015-042-016-000 on July 9, 2020. The permit was granted subject to 11 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 Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

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

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

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning)

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

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. 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. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. 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. In addition to providing photo evidence that the water tank was screened appropriately.

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. The Owner/Applicant shall also implement CalFire's guidelines for vegetation management and clearing of invasive non-native plant species, brush/debris to reduce fuel loads on site.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

9. 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 stormwater control plan to RMA-Environmental Services for review and approval.

10. SKYLIGHTS (NON-STD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant shall use opaque material(s) to the skylight to eliminate glare to the night sky.

Compliance or Monitoring Action to be Performed: Prior to final, applicant shall submit photos as evidence to demonstrate that opaque material(s) were used for the skylights to eliminate glare to the night sky.

11. ROOF COLOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Owner/Applicant shall select a tan or grey-green color for the roof to ensure it blends in with the neighboring properties.

Compliance or Monitoring Action to be Performed: Prior to final, applicant shall submit photos as evidence to demonstrate that the roof color is tan or grey-green to ensure it blends in with the neighboring properties.

SCOPE OF WORK

1. Development infilling in the established Rancho Rio Vista residential area in Carmel Valley of a new single family dwelling on a 1 acre consisting of:
- New 2962 sf single story 4 bedroom 2+2 half bath house on lot APN 015-042-016 (referred to as Albiol Residence)
- A. Attached 920 sf garage & workshop under.
 - B. Patios and walkways comprised of pervious paving.
 - C. **New 2955 sf concrete driveway and 1985 sf permeable turn around pad**
 - D. Site grading for new residence and driveway.
 - E. Installation of 10,000 gallon rainwater capture cistern.
 - F. Roof-mounted photovoltaics.
 - G. Easement for new sewer line to APN015-042-015 (adjacent lot) transiting southwest corner of property
 - H. Easement from APN 015-042-007 for shared sewer line to connect to public sewer
 - I. No removal of trees over 2".

PROJECT DIRECTORY

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OWNERS:
Les and Trish Albiol
3041 Lorca Lane
Carmel, CA 93923
650-796-9506
albiol@sbcglobal.net

PROJECT INFORMATION

ALBIOL:
ASSIGNED ADDRESS: 4215 Marguerita Way
Carmel, CA 93923

APN: 015-042-016

ZONING: LDR 1-D-S-RAZ

CONSTRUCTION TYPE: V-B Fully Sprinklered in accordance with California Fire Code Section 903.3

OCCUPANCY GROUP: Residence R-3, Garage U-1

LOT SIZE: 42938 SF

LOT COVERAGE: 14.5%

GRADING: 432 CY Cut, 485 CY Fill, 916.8 CY total. All material to remain on-site

TREE REMOVAL: none

ALBIOL SHEET INDEX	
Sheet Name	Number
ALBIOL PROJECT OVERVIEW	A0.1
ALBIOL SITE PLAN	AA1
ALBIOL PLANS & SECTIONS	AA2
ALBIOL ELEVATIONS	AA3
ALBIOL CONCEPT LANDSCAPE PLAN	AA4
ALBIOL GRADING/SLOPE MAP	AA5
ALBIOL DRAINAGE PLAN	AA6
ALBIOL STAKING & FLAGGING	AA7



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ERIC WYNKOOP -
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831-620-5744

Development Project:
Rancho Rio Vista lot:

-
Albiol Residence
APN015-042-015

Property Representative:
Les & Trish Albiol
3041 Lorca Lane
650-796-9506
albiol@sbcglobal.net

RMA File Number PLN180358

Revisions		
No.	Description	Date
1	Adjusted driveway to reduce grade and provide parking/turn around	6/17/20

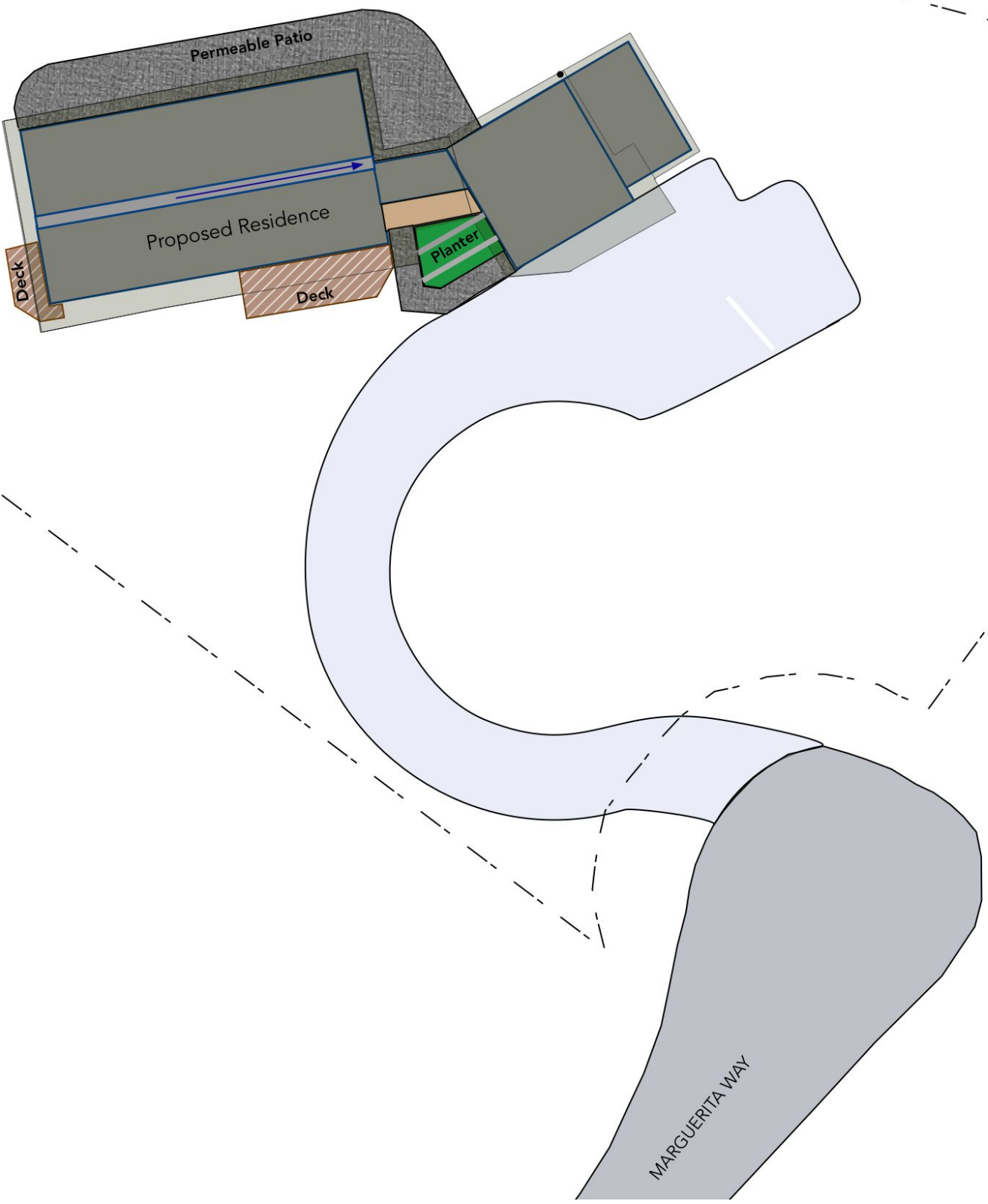
ALBIOL PROJECT
OVERVIEW

A0.1

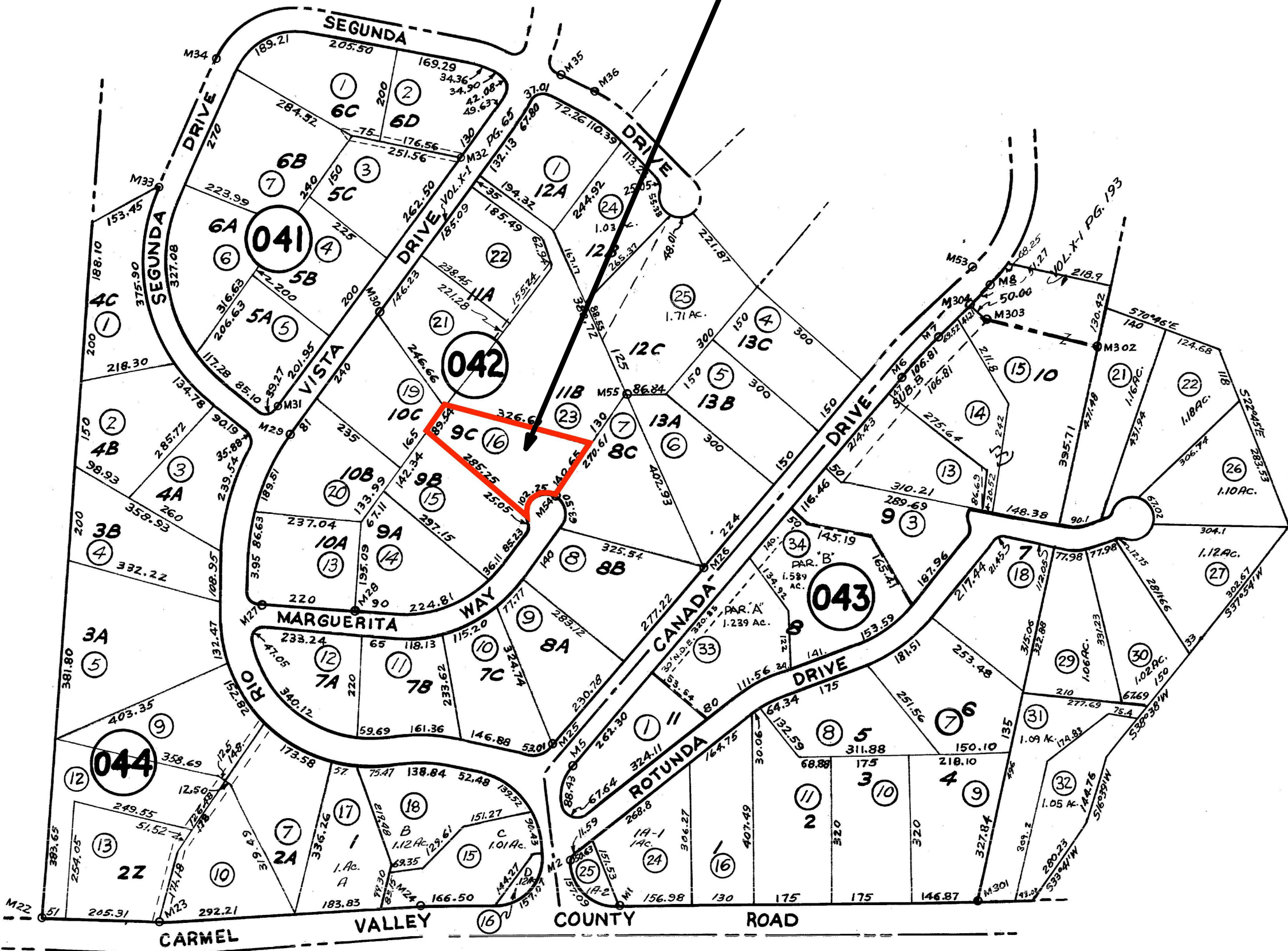
Date 5/25/19
Scale

ALBIOL DEVELOPMENT

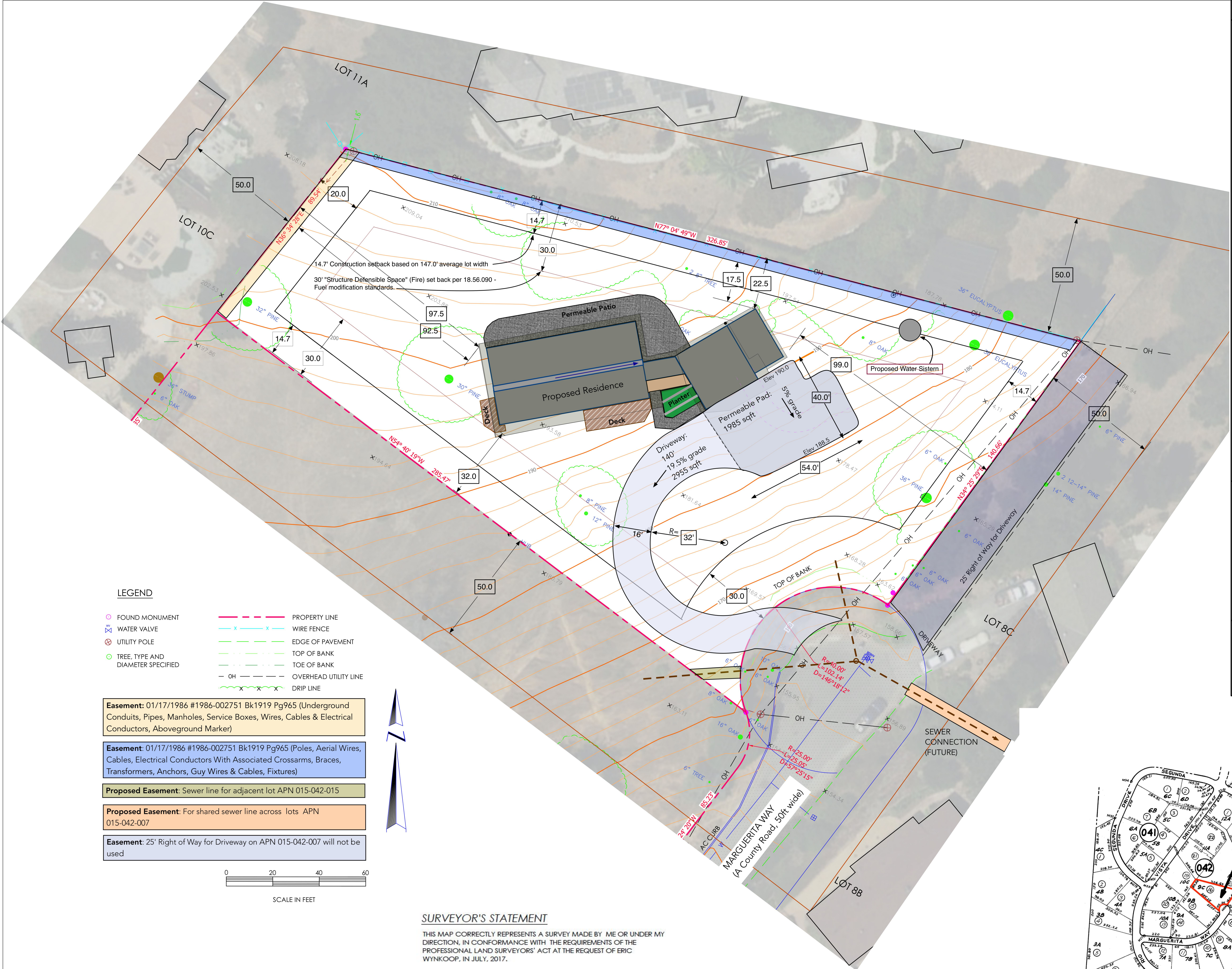
APN 015-042-016



SITE: APN 015-042-016



LOCATION
(ASSESSORS PARCEL MAP)
(not to scale)



LEGEND

- FOUND MONUMENT
- WATER VALVE
- UTILITY POLE
- TREE, TYPE AND DIAMETER SPECIFIED
- PROPERTY LINE
- WIRE FENCE
- EDGE OF PAVEMENT
- TOP OF BANK
- TOE OF BANK
- OVERHEAD UTILITY LINE
- DRIP LINE

Easement: 01/17/1986 #1986-002751 Bk1919 Pg965 (Underground Conduits, Pipes, Manholes, Service Boxes, Wires, Cables & Electrical Conductors, Aboveground Marker)

Easement: 01/17/1986 #1986-002751 Bk1919 Pg965 (Poles, Aerial Wires, Cables, Electrical Conductors With Associated Crossarms, Braces, Transformers, Anchors, Guy Wires & Cables, Fixtures)

Proposed Easement: Sewer line for adjacent lot APN 015-042-015

Proposed Easement: For shared sewer line across lots APN 015-042-007

Easement: 25' Right of Way for Driveway on APN 015-042-007 will not be used



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF ERIC WYNKOOP, IN JULY, 2017.

DATED 8-22-17

LYNN A. KOVACH
P.L.S. 5321



PROJECT DATA SUMMARY TABLE:	
APN: 015-042-016	
LOT SIZE: 42938 SF	
ASSIGNED ADDRESS: 4215 Marguerita Way, Carmel, CA 93923	
GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY 5 -1 ACRES/UNIT	
ZONING: LDR 1-D-S-RAZ	
LOT COVERAGE: 14.5% inclusive of patios, decks, exterior stairs, landings, and walkway	
FLOOR AREA RATIO: 9.0%	
GRADING: (All material to remain on-site) 431.7 CY Cut 485.1 CY Fill 917 CY Total Cut/Fill.	
TREE REMOVAL: None.	
IMPERVIOUS COVERAGE: (gapped decks and pervious surfaces excluded) Structure: 4642 SF Driveway: 2955 SF	
PARKING: 2 spaces required. Proposed 4 spaces: 2 covered and 2 open	
AVERAGE NATURAL GRADE OF PROPOSED BUILDING AREA: 195' 7"	
WATER PROVIDER: California American Water	
SEWER PROVIDER: Carmel Area Wastewater District	
FUEL MODIFICATION: Reference CONCEPT LANDSCAPE PLAN SHEET AA4	
No wetlands/streams or other bodies of water on site. No known environmentally sensitive habitat, archeological resources, historical sites or identified hazards on site.	
SCOPE OF WORK: New 2962 sf 4 bedroom, 2+2 half bathroom single story house (referred to as Albiol Residence) A. Attached 920 sf garage/workshop under. B. Patios and walkways comprised of pervious paving. C. New 2955 sf concrete driveway. D. Site grading for new residence and driveway. E. Installation of 10,000 gallon rainwater capture cistern. F. Roof-mounted photovoltaics. G. Easement for new sewer line to APN015-042-015 (Boomerang) transiting southwest corner of property. H. Easement from APN 015 042-007 for shared sewer line to connect to public sewer on Canada Dr. I. No removal of trees over 2".	
CONSTRUCTION TYPE: V-B Fully Sprinklered in accordance with California Fire Code Section 903.3	
OCCUPANCY GROUP: Residence R-3, Garage U-1	



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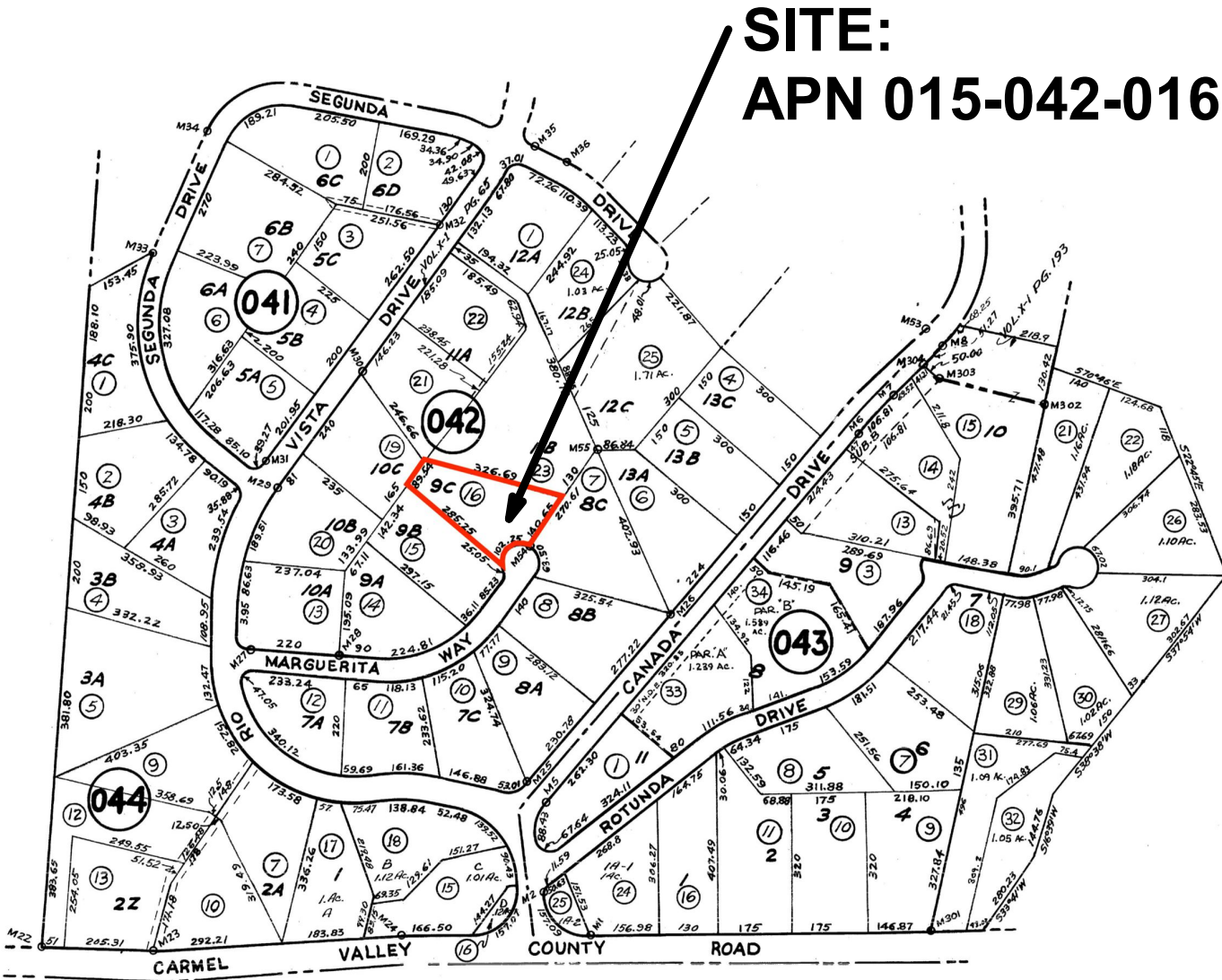
RMA File Number PLN180358

Revisions		
No.	Description	Date
1	Adjusted driveway to reduce grade and provide parking/turn around	6/17/20

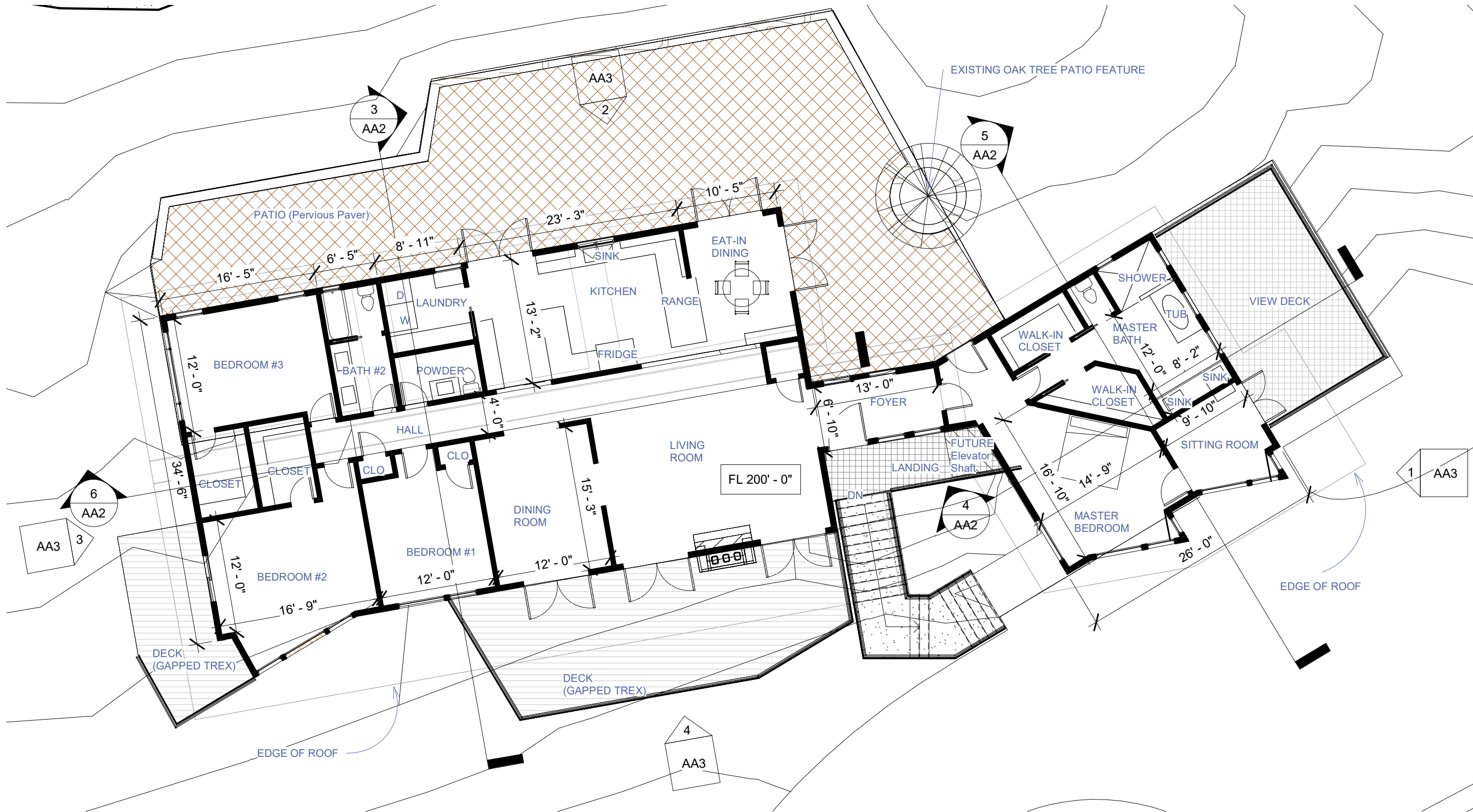
ALBIOL SITE PLAN

AA1

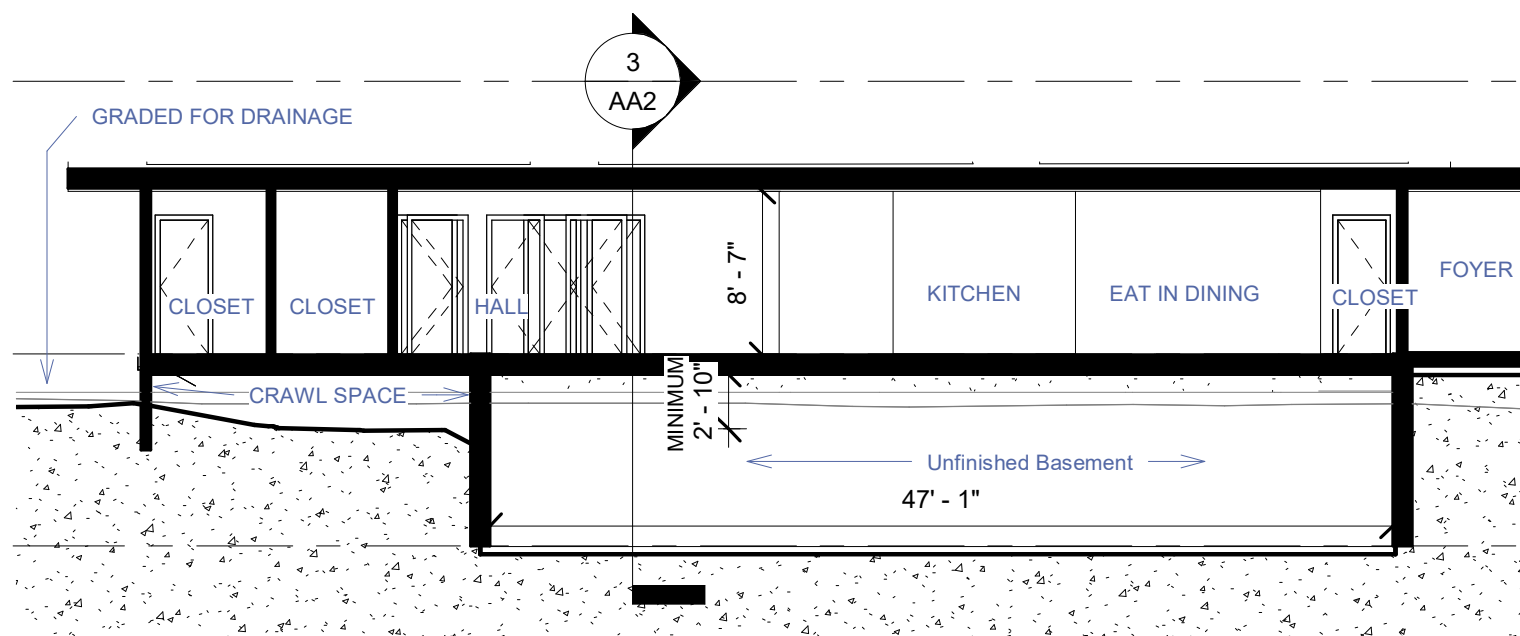
Date 5/25/19
Scale



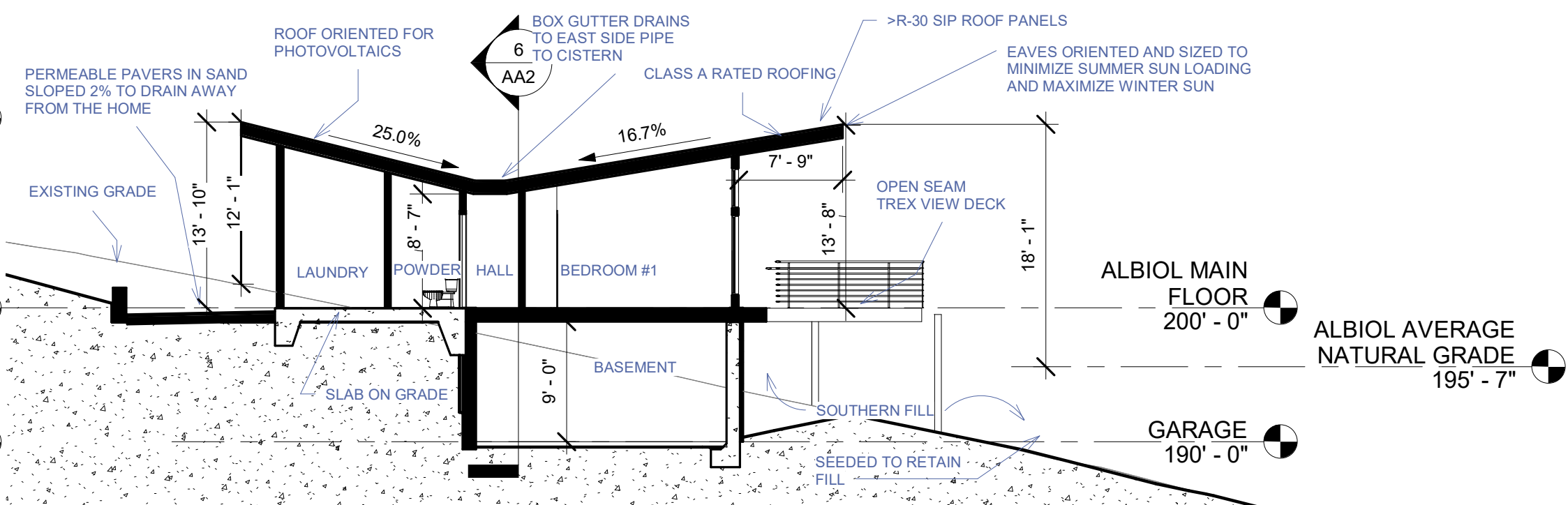
LOCATION MAP



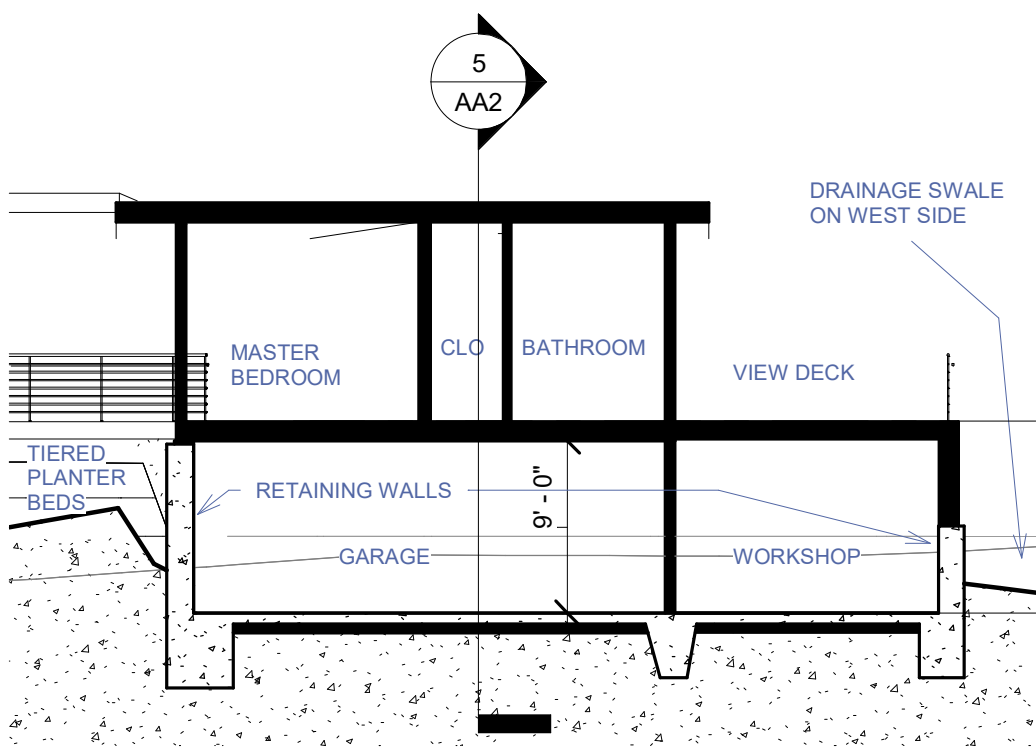
1 ALBIOL MAIN FLOOR
1" = 10'-0"



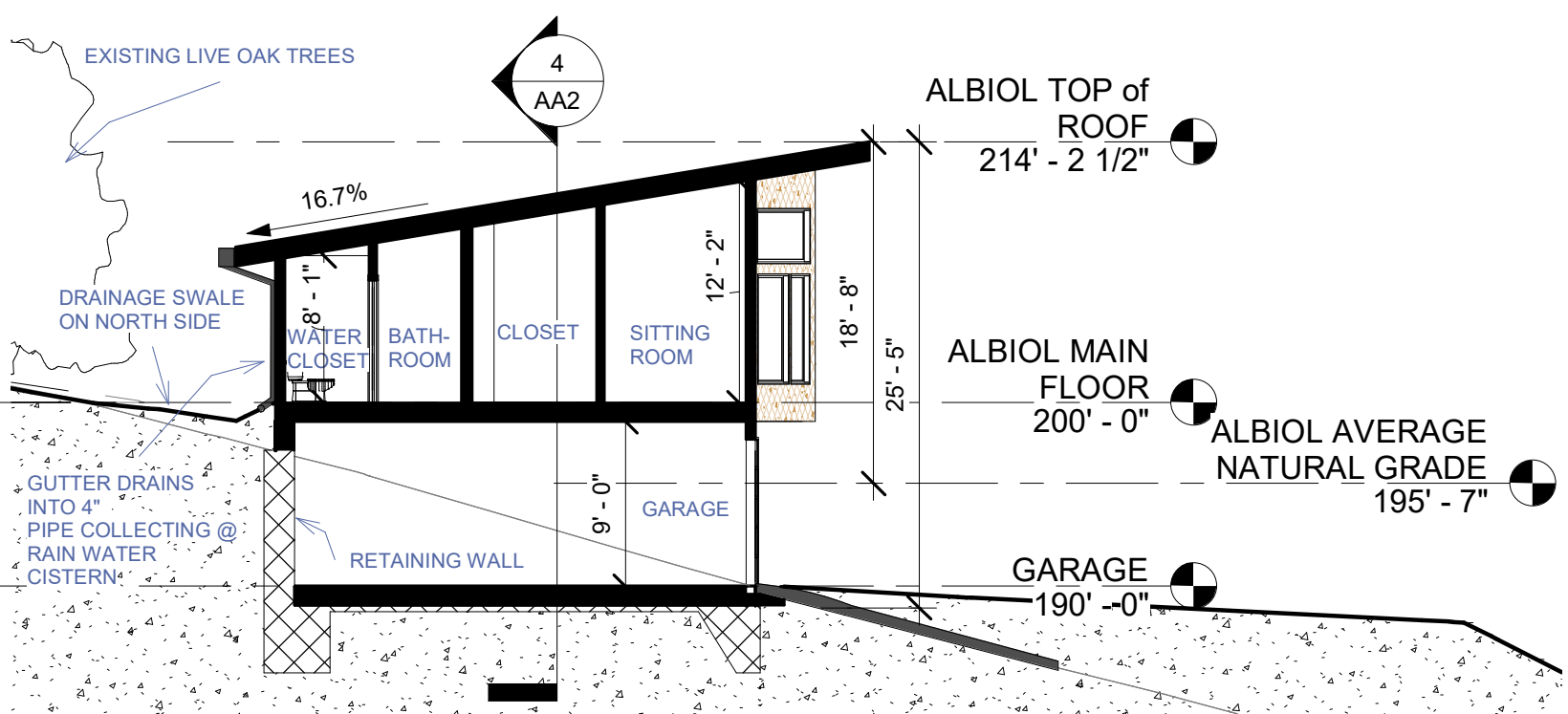
6 ALBIOL EAST WEST SECTION
1" = 10'-0"



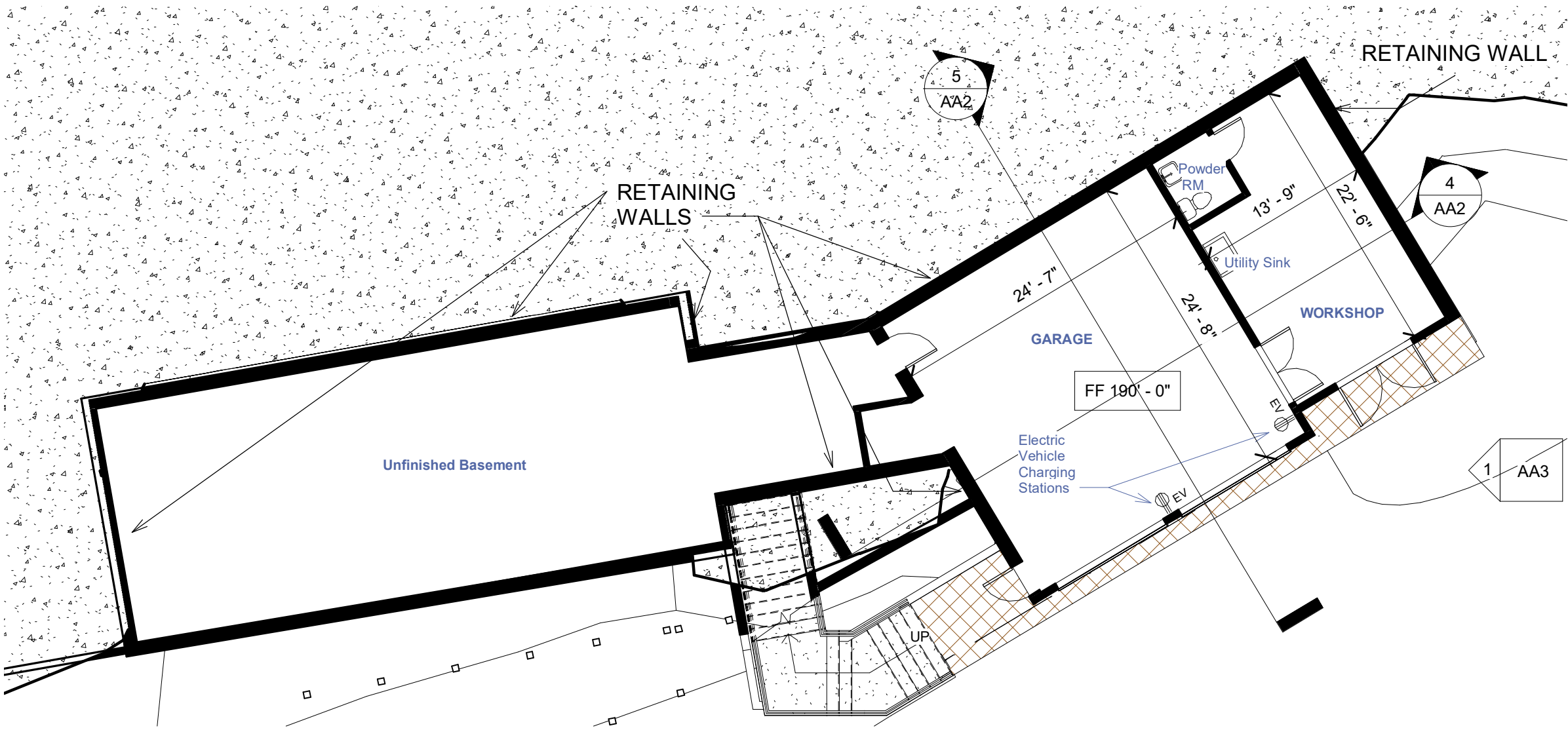
3 ALBIOL NORTH/SOUTH SECTION
1" = 10'-0"



4 ALBIOL GARAGE WING E/W SECTION
1" = 10'-0"



5 ALBIOL GARAGE N/S SECTION
1" = 10'-0"



2 GARAGE
1" = 10'-0"

Residential fire sprinkler systems (Standard). (FIRE 021). The building(s) and attached structure(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.

Residential fire alarm systems. (FIRE 024). The residence shall be fully protected with an approved household fire warning system as defined by NFPA 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the California Residential Code shall meet the requirements of the California Residential Code.

Cypress Fire Protection District and Pebble Beach Community Services District. (FIRE 029). Roofing requirements for all new buildings within the Cypress Fire Protection District and the Pebble Beach Community Services District shall be a minimum Class "A" roof assembly as defined by the International Building Code.

ALTERNATIVE ENERGY SYSTEMS
SECTION Q101 GENERAL
Q101.1 Scope. Applications for the installation, additions or remodel of alternative energy system, including but not limited to photovoltaic and wind generation systems, shall be subject to this appendix when conditioned by the Fire Code Official. Sections Q102, Q103 and Q104 apply.



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RMA File Number PLN180358

Revisions		
No.	Description	Date
1	Adjusted driveway to reduce grade and provide parking/tum around. Grade to garage reduced.	6/17/20

**ALBIOL PLANS &
SECTIONS**

AA2

Date 5/25/19
Scale 1" = 10'-0"



④ ALBIOL SOUTHERN ELEVATION
1/8" = 1'-0"



③ ALBIOL WESTERN ELEVATION
1/8" = 1'-0"



② ALBIOL NORTHERN ELEVATION
1/8" = 1'-0"



① ALBIOL EASTERN ELEVATION
1/8" = 1'-0"



TYPES OF MATERIALS, COLORS AND TEXTURES OF SIDING AND ROOFING



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Revisions		
No.	Description	Date

ALBIOL ELEVATIONS

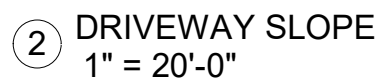
AA3

Date 5/25/19
Scale 1/8" = 1'-0"

① ELEVATION: STONE RETAINING WALL
1" = 20'-0"

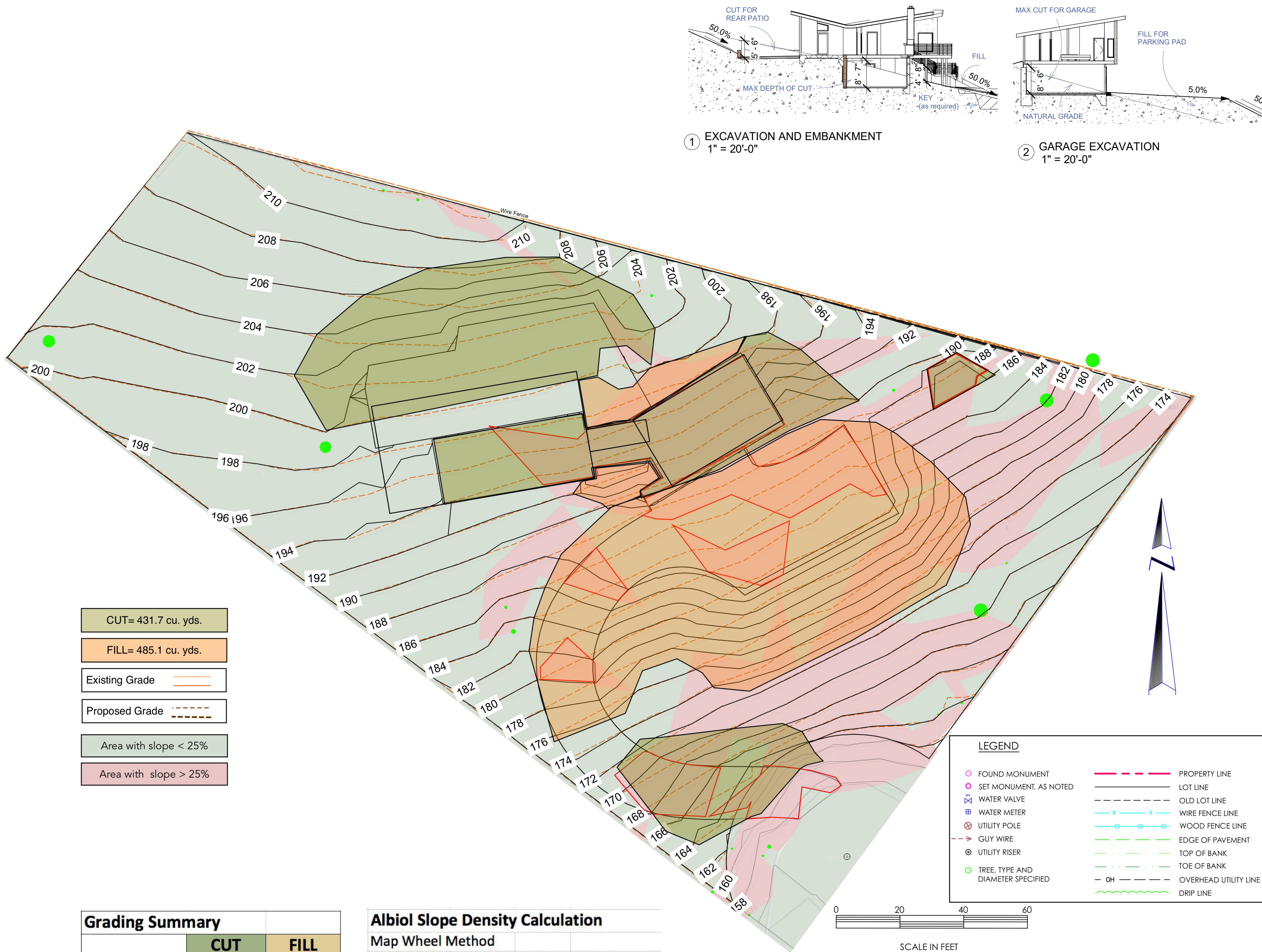


A 3D perspective rendering of a modern, single-story house. The house features a prominent yellow roof and light-colored walls. It has large windows and a dark-colored deck or patio area. The house is situated on a sloping terrain, with a stone retaining wall visible in the background. A large, leafy tree stands to the right of the house, and a smaller tree is to the left. The overall style is architectural and illustrative.



O109.1 Standard defensible space requirements. (FIRE O19). Remove combustible vegetation from within a minimum of one hundred (100) feet or to the property line from structures, whichever is closer. Vegetation shall be no taller than four inches (4") high. Limb trees six feet up from ground. Remove limbs within ten (10) feet of chimneys. Additional or alternate fire protection approved by the Fire Code Official may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by the Fire Code Official and other jurisdictional authorities.

Date	5/25/19
Scale	1" = 20'-0"



Grading Summary		
	CUT	FILL
Total (cu yds)	431.7	485.1
Total Cut+Fill	916.8 cu yds	

Land Developed on >25% Slope

Element	Portion on 25% (sf)
Driveway	876
Parking	1364
Structure	1594
Cistern	193
Deck	154
Stairs	289
Total	4470 sf

Albiol Slope Density Calculation

Map Wheel Method			
Area=	42938	sq ft	(.98573 acres)

Elevation	Contour length (ft)
210	122.90
200	249.08
190	217.67
180	223.05
170	176.81
160	3.51
L=	993.02
I=	10
A=	42938

$$s = (I \times L \times 100) / A$$

$$s = 23.1$$

Grading Notes

- All Work shall conform to the recommendations specified in the GEOTECHNICAL report
- All grading shall conform to the County of Monterey Grading Ordinance No. 2535 and Erosion Control Ordinance No. 2808.
- The Contractor or any Subcontractor shall notify underground service Alert One (Call program 48 hours in advance of performing excavation work by calling the toll-free number 800-227-2600). Excavation is defined as being 18 or more inches in depth below existing ground.
- Actual grading shall begin within 30 days of vegetation removal or the area shall be planted to control erosion. Surface plant growth only and which does not exceed 4" in depth
- Estimated start date: **15 Jan 2021** Estimated Completion date: 15 Oct 2020. Surveyor's or civil engineers reference datum (installed prior to any grading) shall be used to establish indicated elevations on submitted plans and shall remain in place undisturbed throughout the entirety of construction work on this permit. Property corners shall be set in place by a licensed surveyor or a certificate of survey submitted to the County.
- Erosion control measures shall be in place October 15th and April 15th.
- Contractor shall notify county 48 Hours prior to the intention to commence work (public Works Department phone number: 800-755-4800).
- A copy of all field reports, compaction tests and a final grading report shall be submitted to the county at scheduled inspections.
- Pad elevations shall be certified to .1 Prior to digging and footings or scheduled inspections.
- All fill at drives to be 90% compaction and fill at slabs and footings minimum 95%. A copy of all compaction tests and final grading report by a GEOTECHNICAL engineer shall be submitted to the County prior to final grading. Slope grade away from structures minimum 1% for a minimum 5 feet.
- Cut:432 cu.yd. Fill: 485 cu.yd. Dispose of all fill on site.
- Maintain 30 foot firebreak around house
- Roof Drainage: See Drainage plan. At all elevations, connect downspouts to indicated storage tank(s) and overflow there of to storm water dispersion trench.
- All grading and cut banks shall be done in accordance with Soils Report. Cut slopes in exceeding 2:1 ratio may be required to be reviewed the soils engineer by the county, if requested. Shoring or other means of cut stabilization will be required if requested by the soils engineer.
- Drainage will be a minimum of 2.5' away from structure for a minimum of 10 Feet measured perpendicular from wall of structure
- Polyvinyl chloride pipe shall conform to ASTM D 3034, SDR 35 or equivalent.
- Contractor shall supply all equipment, labor and materials to perform the work shown on this plan. The Contractor shall remove all obstructions, both, both above ground and under ground as necessary for the construction of the proposed improvements.
- The Contractor agrees that in accordance with generally accepted construction practices, Construction Contractor will be required to assume sole and complete responsibility for the job site conditions during the course of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours.
- The Contractor shall minimize the volume of recyclable materials sent to area landfills.
- The exported soils from this site, if any, shall be removed and disposed of in a manner and location acceptable to the County of Monterey following the requirements to all applicable County, State and Federal laws or ordinances.

WINTER GRADING NOTES (October 15 through April 15)

- Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection.
- All roads and driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the downhill properties.
- Runoff from the site shall be detained or filtered by berms, vegetated filter strips and/or catch basins to prevent the escape of sediment from the site.
- Drainage control measures shall be maintained and in place at the end of each day and continuously throughout the life of the project during winter operations (Monterey County Grading/Erosion control ORD. 2806-16.12.090)

EROSION CONTROL NOTES

- Temporary sediment control berms shall be installed at the locations shown on the plans prior to beginning work. Additional sediment control berms may be required during periods of rain at locations of sediment laden runoff.
- Remove existing vegetation only when absolutely necessary.
- Disturbed areas that have not been designated on the landscape plan shall receive type "C" Erosion Control (below).
- Actual grading shall begin within 30 days of vegetation removal or that area shall be planted under the provisions of section 16.08.340 to control erosion. (16.08.300 C.1). No vegetation removal will be allowed which will result siltation of water courses or uncontrollable erosion.
- All erodible stockpiled materials shall be covered with visqueen sheathing during periods of rain.
- Top soil within the grading plane shall be stockpiled for re-application where suitable.
- Maintain adjacent public streets free and clear of construction debris, materials and soils.
- Erosion control measures shall be in place at the end of each working day.

TYPE "C" EROSION CONTROL

Straw shall be incorporated into the soil at a total rate OF approximately two and one half(2.5) tons per acre, the exact rate to be determined based on site conditions at the time of application Straw shall be incorporated into the soil with a roller equipped with straight studs approximately 8" apart and staggered. The studs shall not be less than 6" long nor more than 6" wide and shall be rounded to prevent withdrawing the straw from the soil. The roller shall be of such weight as to incorporate the straw sufficiently into the soil so that the straw will not support combustion, and will leave a uniform surface.

After the straw in incorporated into the soil, seed shall be applied at the rate of 120 pounds per acre and the fertilizer shall be applied at the rate of 300 pounds per acre.

Seed shall consist of the following mixture per acre or approved equivalent:

- 12 lbs. of "Blando" Brome
- 8 lbs. of "Lana" or Purple Vetch
- 100lbs. of "Wimmera 62" or annual ryegrass

Fertilizer shall consist of the following mixture per acre:

- 200 lbs. of Ammonium Nitrate (34.0.0)
- 100 lbs. of Diammonium Phosphate (18-46-0)

Broadcast seed and fertilizer during windless period with approved spreader, sowing uniformly in all directions and lightly rake into soil.

Newly seeded areas shall be kept moist until the seed has become established. Re-seed all areas that fail to germinate.

ADDITIONAL NOTES:

- No cultivation proposed
- Embankment not to exceed 2:1 (50%) finished grade



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**ALBIOL
GRADING/SLOPE
MAP**

AA5

Date 5/25/19

Scale 1" = 20'-0"



Development Project:
Rancho Rio Vista lot:
-
Albiol Residence
APN015-042-015

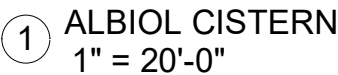
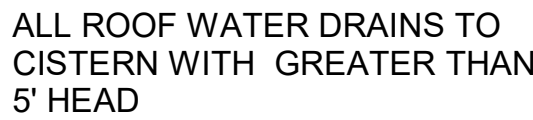
RMA File Number PLN180358

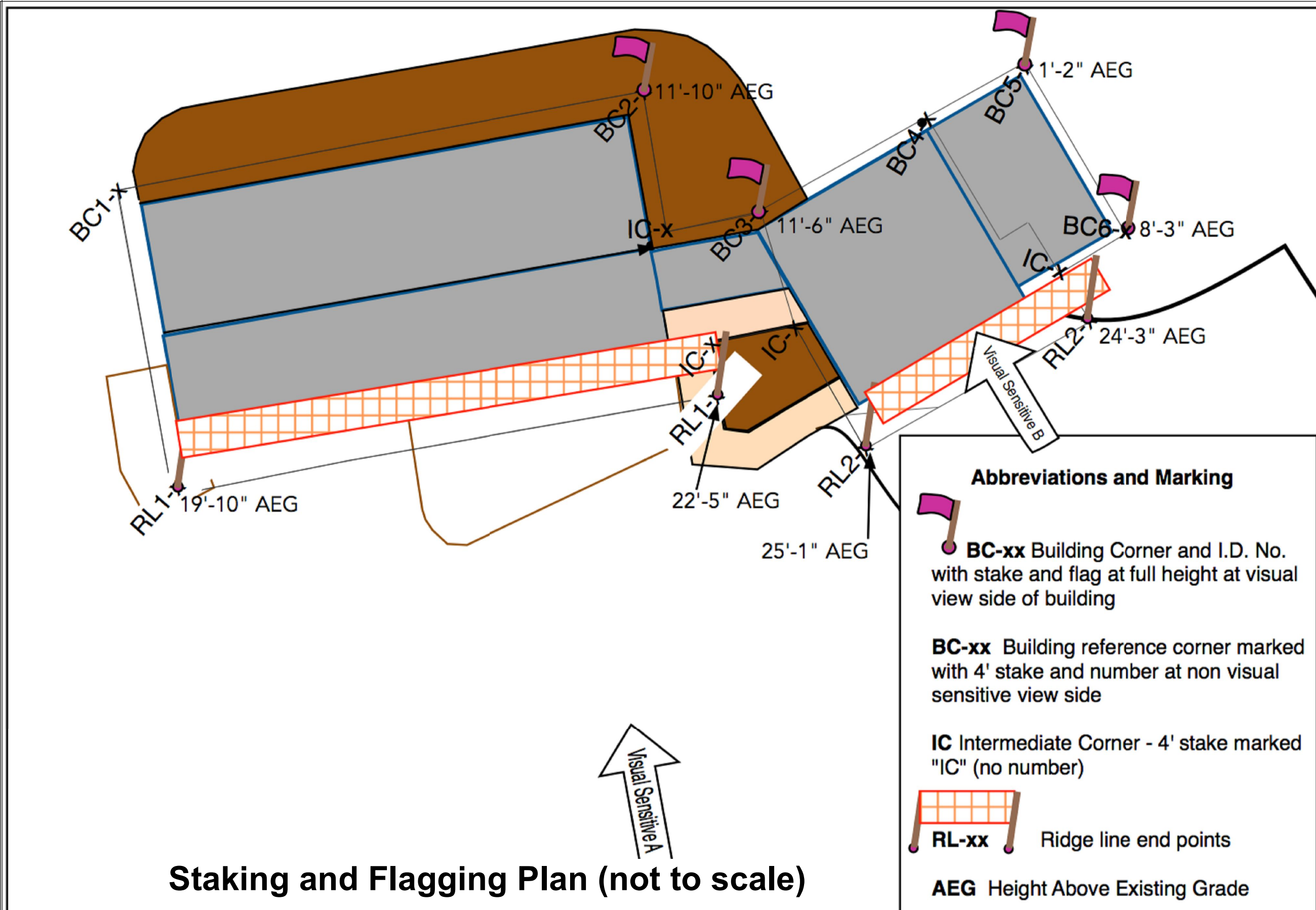
ALBIOL DRAINAGE PLAN

Date 5/25/19

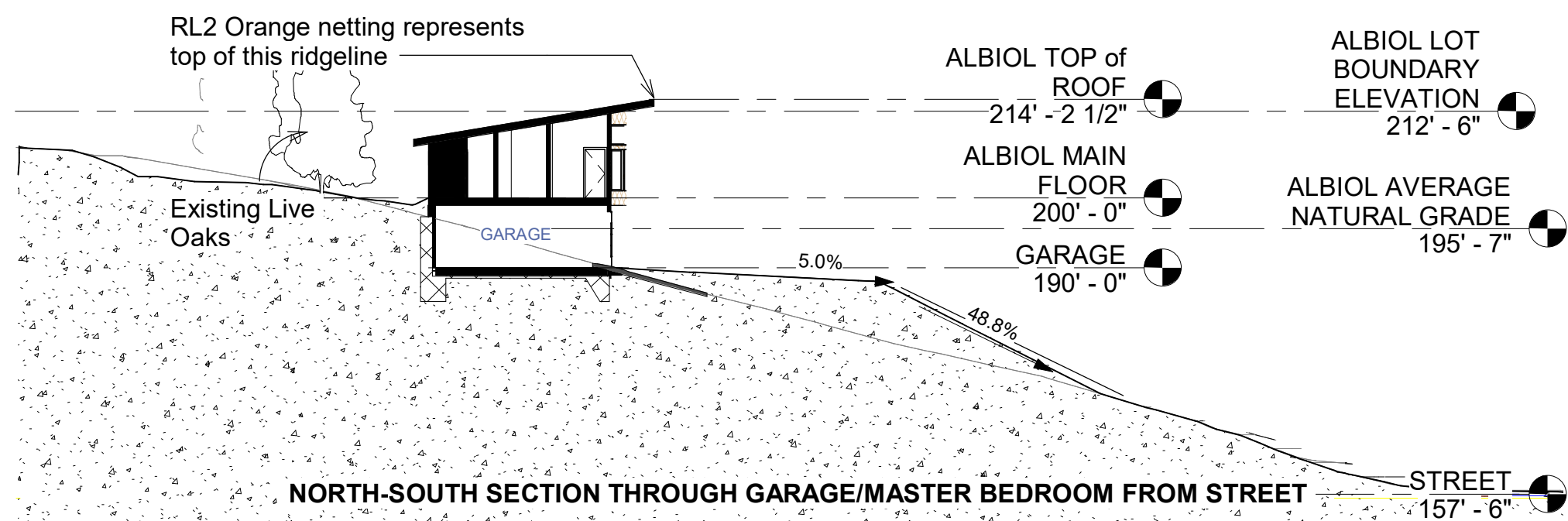
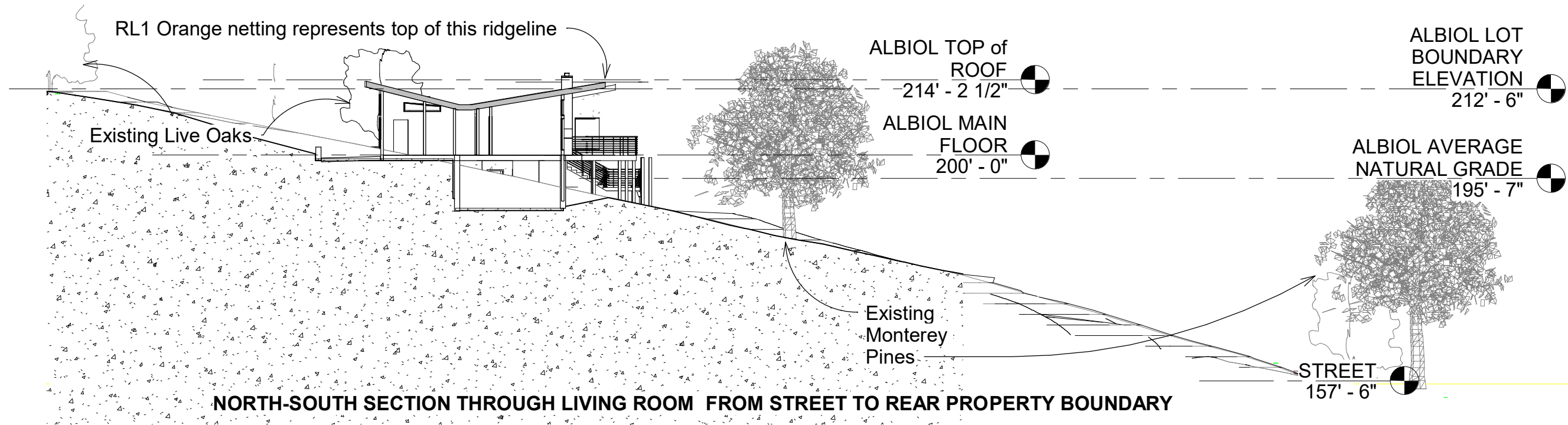
Scale 1" = 20'-0"

1. ALL ROOF DRAINS TO GUTTER RUNS THROUGH 4" (TBC) PVC PIPE TO WATER COLLECTING CISTERN
2. CISTERN OVERFLOW TO 3' X 3' (TBC) ROCK DISSIPATOR
3. PERMEABLE PATIO WITH OVERFLOW DRAINAGE AS INDICATED
4. SWALES AS INDICATED FOR OVERFLOW PROTECTION
5. GRADE SLOPED AT STRUCTURE AT LEAST 2.5% FOR 10' FROM WALLS
6. SUBSURFACE DISPERSION MAY NOT BE USED
7. DRIVEWAY AREA DRAINAGE CONVEYED AND RELEASED TO THE GUTTER ON MARGUERITA WAY
-DRIVEWAY SLOPE UNSUITABLE FOR PERMEABLE SOLUTIONS
8. REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY.





- NOTES:**
1. RIDGELINE FLAGGING AND STORYPOLES SET TO OUTSIDE EDGE OF EAVES TO REFLECT MASSING AND MAXIMUM HEIGHTS OF BUTTERFLY ROOF AND SHED ROOFS.
 2. PICTURE A IS FIRST VIEW FROM WEST END OF STREET AS HOUSE FIRST BECOMES VISIBLE GOING EAST.
 3. PICTURE B IS SECOND VIEW FROM CUL DE SAC AT EAST END OF STREET.
 4. PORTIONS OF RIDGELINE ARE VISIBLE FROM CARMEL VALLEY ROAD ONLY AT THE RANCHO RIO VISTA DR. INTERSECTION.



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Revisions		
No.	Description	Date

ALBIOL STAKING & FLAGGING

AA7

Date 5/25/19
Scale 3/64" = 1'-0"