

# 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:

**FARMANESH-BOCCA (PLN190122)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project involves a new single family dwelling in a residential zone and therefore qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the California Environmental Quality Act Guidelines and that none of the exceptions under Section 15300.2 apply; and
- 2) Approving: An Administrative Permit and Design Approval to allow the construction of a 5,290 square foot three-level single family dwelling (inclusive of a 2,545 square foot lower level, a 2,500 square foot main level, and a 245 square foot upper level) and a detached 680 square foot carport.

[PLN190122, Farmanesh, 69 East Carmel Valley Road, Carmel, Carmel Valley Master Plan (APN: 197-011-018-000)]

**The Farmanesh application (PLN190122) came on for public hearing before the Monterey County Zoning Administrator on July 30, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

#### FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies 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 indicating any potential inconsistencies with County policies.
  - b) The property is located at 69 East Carmel Valley Road (Assessor's Parcel Number 197-011-018-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential with Design Control and Site Plan overlays (LDR/2.5-D-S-RAZ). A single-family dwelling is a use allowed in the LDR zoning designation. Development in areas with an

S district overlay is allowed with Site Plan approval via an Administrative Permit. The application includes a detailed site plan and a requested entitlement of an Administrative Permit, therefore the use is allowed in this zoning district. Development in areas with a Design Control overlay is allowed with a Design Approval, which is also included in the requested entitlement; therefore, the project is an allowed land use for this site.

- c) The project meets required development standards found in section 21.14.060 for the LDR zoning category including setbacks. The minimum setbacks are 30 feet (front), 20 feet (side) and 20 feet (rear). The proposed setbacks are: 49 feet, 6 inches (front), 31 feet (side), and 111 feet, 5 inches (rear). Proposed site coverage is 9990 square feet, or 7.1 percent of the 3.23 acre parcel, which is well under the allowed lot coverage of 25 percent. The maximum height allowed is 30 feet; the house is proposed to be 30 feet at its tallest point. Height verification is included as a condition of approval.
- d) The property is within a Site Plan Review (S) zoning district, which is intended to provide review in areas where development has the potential to adversely affect or be affected by natural resources or site constraints. A site plan was submitted as part of the project application, and shows the development appropriately sited on the site to minimize development on slopes. There are no resources on the site that will be affected by the proposed development.
- e) The property is within a Design Control (D) zoning district, which is intended to provide regulation of location, size, configuration, materials, and colors of new development to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments. The proposed colors and materials reflect the natural tones found in the surrounding environment and other structures in the neighborhood and include concrete, stone, vinegar-stained cedar, cor-ten panels (rust colored), and dark bronze window frames. The design has been developed to integrate into the existing contours of the hillside and includes varying rooflines and materials, including a partial green roof, to reduce bulk and mass and minimize and view disruptions from neighboring properties.
- f) The project is consistent with Policy CV-1.20, which requires that development be visually compatible with the nature of the valley, materials and colors be selected for compatibility with natural and manmade surroundings, structures be controlled in height and bulk, and grading and erosion be minimized. The project uses materials and colors selected to blend with the natural environment and to be compatible with surrounding homes (See Finding 1e). The home has been designed with varying roof heights, colors, and materials, including a partial green roof, to control the appearance of height and bulk. Although the foundation design is not a step and pole foundation, the house has been designed with a step down approach to fit the natural topography of the sloping property to reduce the appearance of height.
- g) The project is consistent with Policy CV-3.3 which states that development shall not be allowed to significantly block views as seen from Carmel Valley Road. A portion of the roof of the proposed home

may be briefly visible from Carmel Valley road, however, the development will not block any significant views. Views of the home will be screened by existing vegetation and topography and any views of the home will be consistent with the existing view in that area, which includes homes dotting the hillside. The roofline will be below the ridgeline.

- h) The total development on slopes exceeding 25 percent is less than 500 square feet and less than 10 percent of the total development footprint. The project proposes 200 square feet, or 2 percent of the total development, on land that exceeds 25 percent slopes; therefore the project meets the exception in OS-3.5(c) and no discretionary permit is required for development on slopes.
- i) The project planner conducted a site inspection on March 4, 2020 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The property is within a Residential Allocation Zoning District, which denotes that a specific area 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 first single-family dwelling on an existing lot is not subject to the limitations on the number of new units allowed in Carmel Valley as explained in Policy CV-1.6
- k) The project is consistent with standards for archaeological resources in the inland area found in Title 21.66.050. The property is within a high archaeological sensitivity zone. A phase 1 archaeological report (LIB200033) was prepared for the property in August 2019. The report found no evidence of archaeological resources. A standard condition of approval has been added to require that a note be placed on the building plans stating that if any resources are uncovered at the site work shall be halted and RMA-Planning and a qualified archaeologist shall be contacted.
- l) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project on June 1, 2020, but voted to continue the item after LUAC members reported difficulty accessing the plans and finding the site to conduct site visits. The item was reviewed by the committee on June 15, 2020. The LUAC voted 5-1 to approve the project as proposed. The member who voted no stated that his vote was due to not being able to find the project site when attempting to do a site visit.
- m) 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 PLN190122.

2. **FINDING:** **COMMUNICATIONS RECEIVED** – The County has received comments in support of the proposed project.

- a) Staff received two letters both dated May 26, 2020, from neighboring property owners stating their support of the proposed design.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, RMA-Environmental Services, RMA-Public Works, Monterey County Fire Protection District, and the Environmental Health Bureau. 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) The following reports have been prepared:
    - “Geotechnical Report for the Proposed Golden Blue Ranch” (LIB200032) prepared by Grice Engineering Inc., Salinas, CA, July 2019.
    - “Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel (APN) 197-011-018 in an unincorporated portion of Carmel Valley, County of Monterey (PLN190122)” prepared by Susan Morley, M.A., Marina, CA, August 2019 (LIB200033).
- 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 inspection on March 4, 2020 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN190122.
4. **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, RMA – Public Works, RMA-Environmental Services, Monterey County Regional Fire Protection Agency, and Monterey County Environmental Health Bureau. The agencies 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) Necessary public facilities are available. The Environmental Health Bureau has reviewed the project and has confirmed that the proposed home will have adequate water and wastewater services. The on-site well meets source capacity and water quality requirements to serve the single-family dwelling. An on-site wastewater treatment system with an advanced treatment system utilizing shallow disposal will serve the

residence.

- c) Staff conducted a site inspection on March 4, 2020 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN190122.

5. **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 aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on March 4, 2020 and researched County records to assess if violations on the subject property.
  - c) Zoning violation abatement costs, if any, have been paid.
  - 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 PLN190122.

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 small structures in a residential zone.
  - b) The project is an addition to a single family residence and a guesthouse unit in a residential zone.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 4, 2020.
  - d) 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.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190122.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission

- EVIDENCE:**
- a) Section 21.84.040 of the Monterey County Zoning Ordinance states that the Planning Commission is the appeal authority for discretionary decisions of the Zoning Administrator.

### **DECISION**

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

1. Find: the project is a residential structure in a residential zone and therefore qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the California

Environmental Quality Act Guidelines and that none of the exceptions under Section 15300.2 apply, and;

2. Approve: An Administrative Permit and Design Approval to allow the construction of a 5,290 square foot three-level single family dwelling (inclusive of a 2,545 square foot lower level, a 2,500 square foot main level, and a 245 square foot upper level) and a detached 680 square foot carport.

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 30<sup>th</sup> day of July, 2020.

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Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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 4 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

PLN190122

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This permit (PLN190122) allows 5,290 square foot three-level single-family dwelling and a detached 680 square foot carport. The property is located at 69 East Carmel Valley Road, Carmel Valley, CA (Assessor's Parcel Number 197-011-018-000), 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 Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 197-011-018-000 on July 30, 2020. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the 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(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-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 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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

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 Monterey County RMA - Planning.

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

## 5. PD041 - HEIGHT VERIFICATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

## 6. PW0006 - CARMEL VALLEY

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

**Compliance or Monitoring Action to be Performed:** Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

## 7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

## 8. 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. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet.

**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.

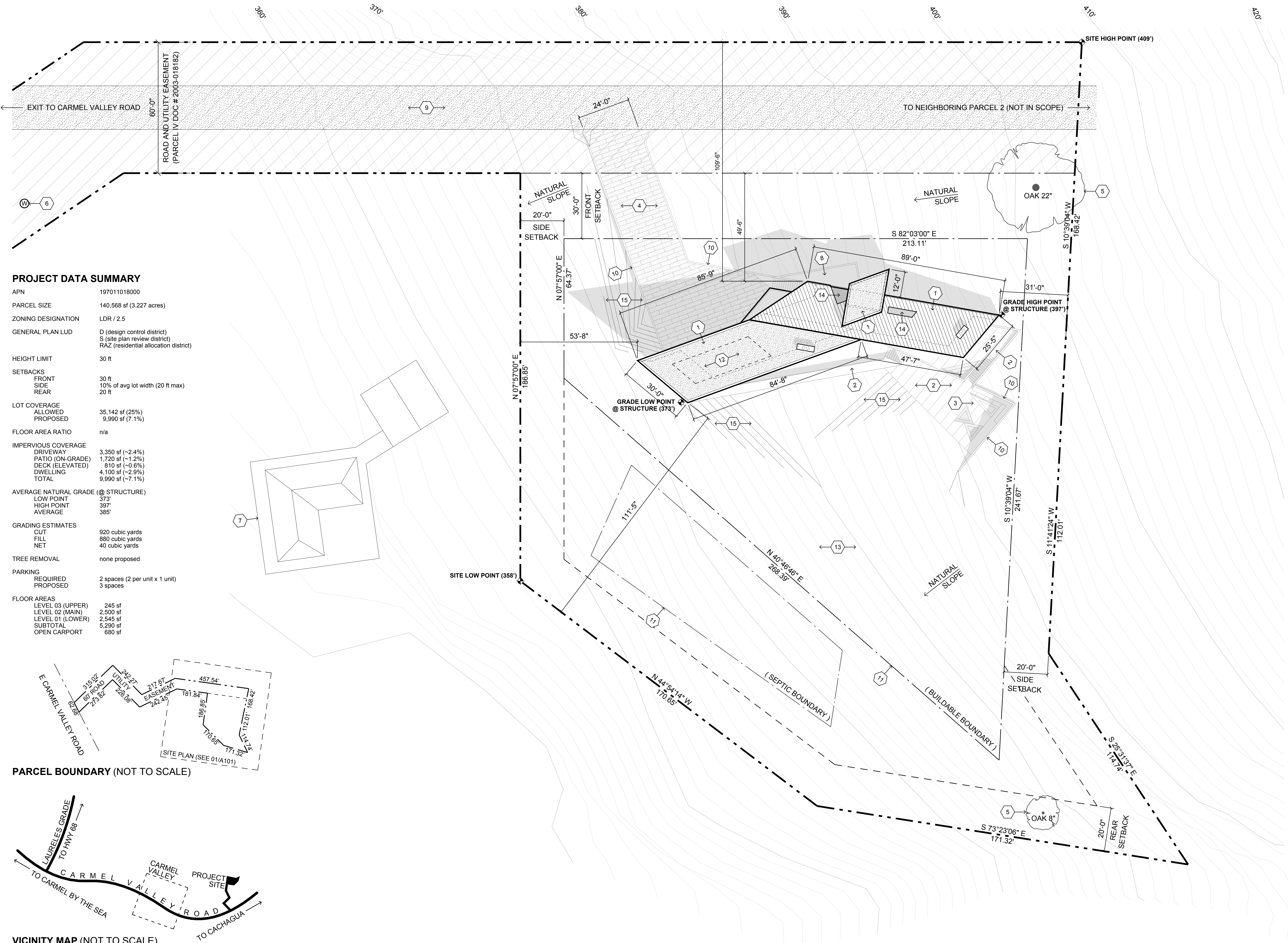
## 9. PDNS\_LIGHTING AND GLARE

**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 applicant shall submit 1 copy of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits. Additionally, a non-reflective coating shall be used on exterior windows to reduce glare. (RMA – Planning)

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

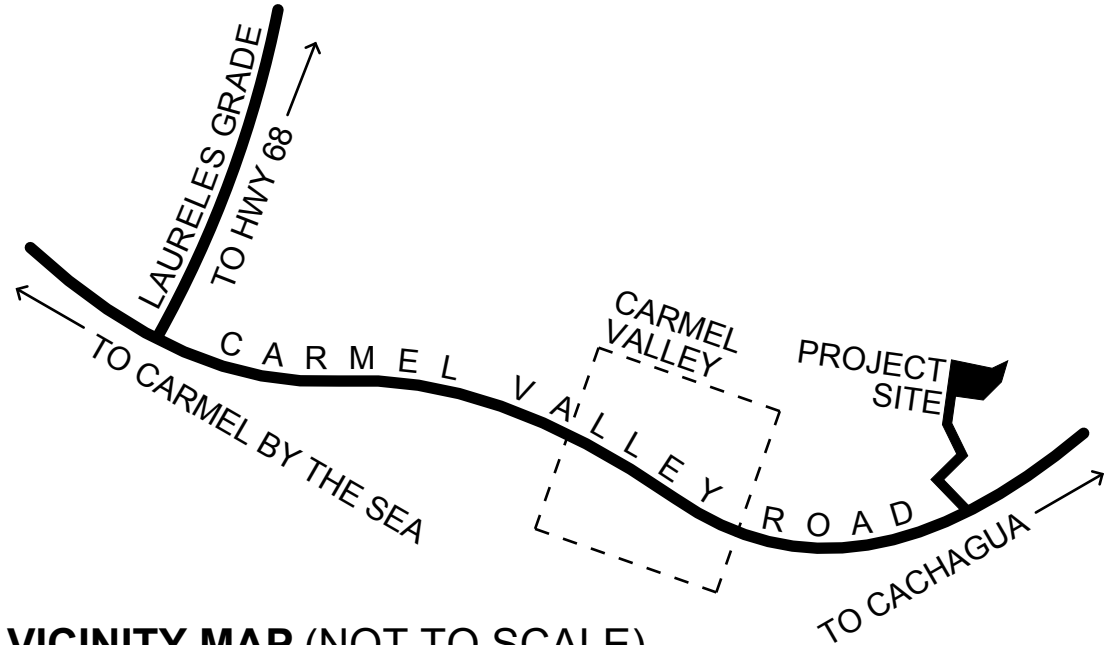
The lighting shall be installed and maintained in accordance with the approved plan.



PROJECT DATA SUMMARY

APN	197011018000
PARCEL SIZE	140,568 sf (3.227 acres)
ZONING DESIGNATION	LDR / 2.5
GENERAL PLAN LUD	D (design control district) S (site plan review district) RAZ (residential allocation district)
HEIGHT LIMIT	30 ft
SETBACKS	FRONT 30 ft SIDE 10% of avg lot width (20 ft max) REAR 20 ft
LOT COVERAGE	ALLOWED 35,142 sf (25%) PROPOSED 9,990 sf (7.1%)
FLOOR AREA RATIO	n/a
IMPERVIOUS COVERAGE	DRIVEWAY 3,350 sf (~2.4%) PATIO (ON-GRADE) 1,720 sf (~1.2%) DECK (ELEVATED) 810 sf (~0.6%) DWELLING 4,100 sf (~2.9%) TOTAL 9,990 sf (~7.1%)
AVERAGE NATURAL GRADE (@ STRUCTURE)	LOW POINT 373' HIGH POINT 397' AVERAGE 385'
GRADING ESTIMATES	CUT 920 cubic yards FILL 880 cubic yards NET 40 cubic yards
TREE REMOVAL	none proposed
PARKING	REQUIRED 2 spaces (2 per unit x 1 unit) PROPOSED 3 spaces
FLOOR AREAS	LEVEL 03 (UPPER) 245 sf LEVEL 02 (MAIN) 2,500 sf LEVEL 01 (LOWER) 2,545 sf SUBTOTAL 5,290 sf OPEN CARPORT 680 sf

PARCEL BOUNDARY (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES

1. THESE DOCUMENTS ARE INTENDED FOR PRICING AND ENTITLEMENT PURPOSES ONLY, NOT FOR CONSTRUCTION
2. ALL DIMENSIONS INDICATED ARE TO FACE OF STRUCTURE, UNLESS NOTED OTHERWISE

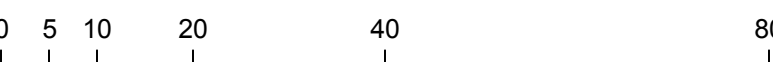
KEY NOTES

- 1 ROOF OF PROPOSED NEW DWELLING STRUCTURE
- 2 PROPOSED NEW AT-GRADE PATIO AND ELEVATED DECK AREA
- 3 PROPOSED RECESSED SOAKING TUBS AND FIREPIT AREA
- 4 PROPOSED NEW CONCRETE PAVER DRIVEWAY
- 5 EXISTING OAK TREE TO REMAIN
- 6 EXISTING WELL TO REMAIN
- 7 EXISTING NEIGHBORING DWELLING STRUCTURE
- 8 PROPOSED NEW OPEN PLANTER AREA
- 9 EXISTING SHARED DRIVEWAY TO REMAIN (APPROXIMATE)
- 10 PROPOSED NEW RETAINING WALL, TYP (SEE SHEET A102 FOR GRADING PLAN)
- 11 DESIGNATED BUILD / SEPTIC BOUNDARIES
- 12 PHOTO-VOLTAIC ARRAY LOCATION (APPROXIMATE)
- 13 EXISTING SITE GRADING AND NATURAL GRASSES TO REMAIN, TYP (SEE LANDSCAPE CONCEPT PLANS)
- 14 SKYLIGHT
- 15 AREAS OF MODIFIED GRADING, SEE A102

LEGEND

- EXTENTS OF BUILDING FOOTPRINT
- SITE / BUILT ELEMENT
- PROPERTY LINE
- LAND USE BOUNDARY
- SETBACK
- ELEMENT BELOW

SCALE



skylab

ARCHITECTURE  
INTERIOR DESIGN

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PORTLAND, OR 97205

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GOLDEN BLEU  
SKYE RANCH  
Custom Residential

ADDRESS  
69 E Carmel Valley Road  
Carmel Valley CA 93924  
PROJECT #  
18004

DATE  
January 2020

ISSUANCE  
Schematic Design

REVISIONS  
01 MCRMA Response 5.19.2020

SHEET  
Floor Plans

SITE PLAN  
1" = 20'-0"

01

NOT FOR  
CONSTRUCTION

A101



GENERAL NOTES

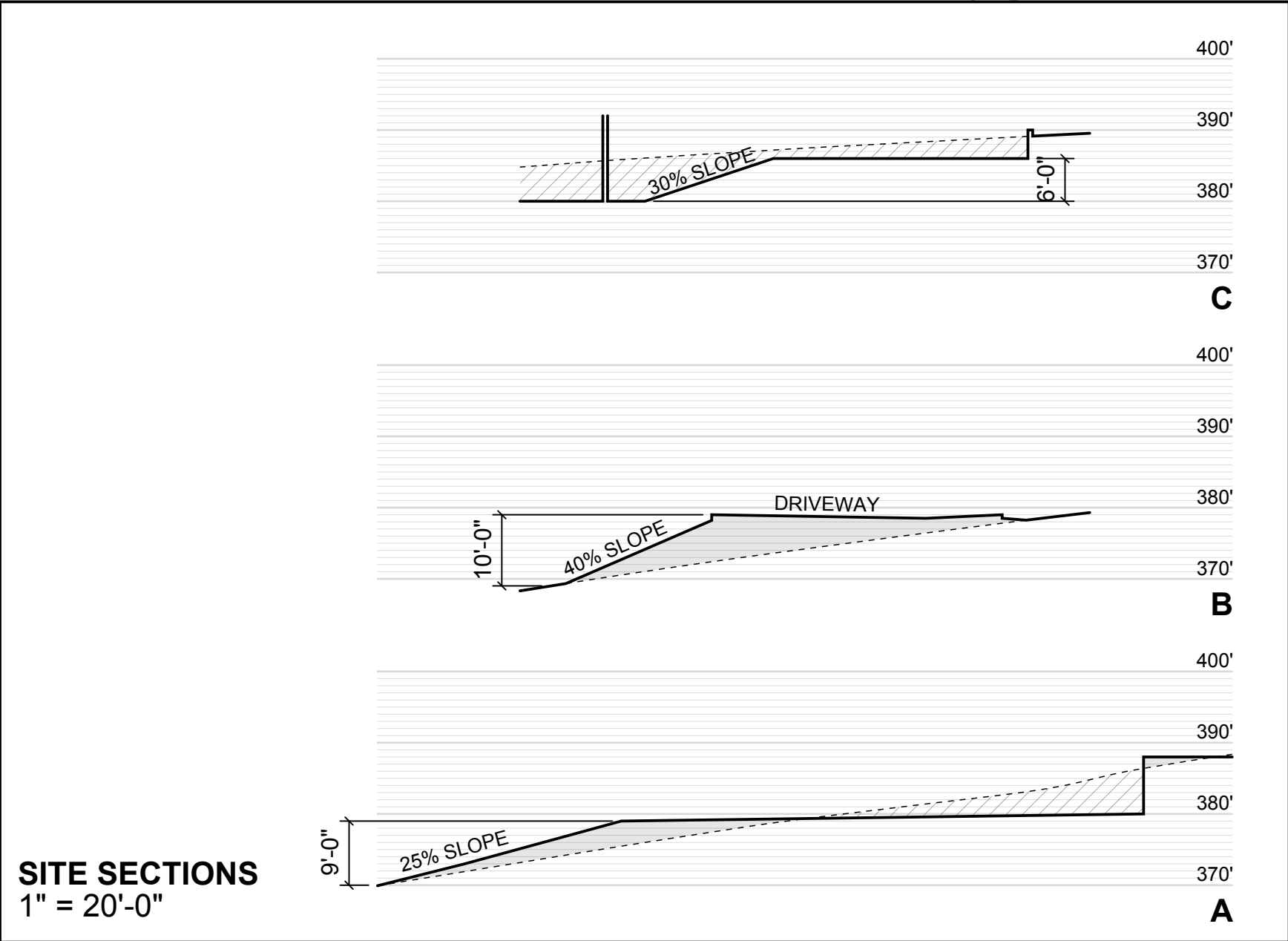
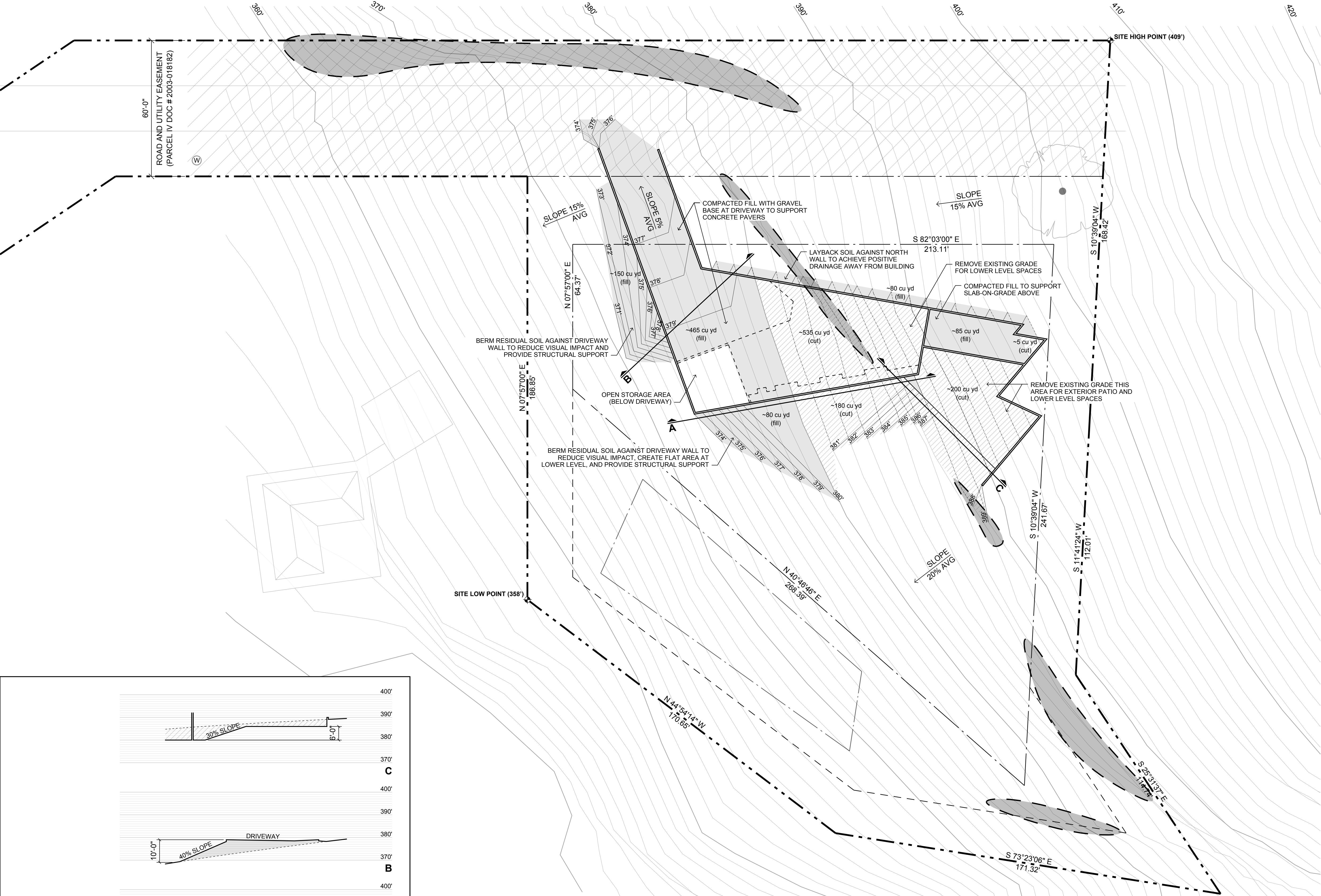
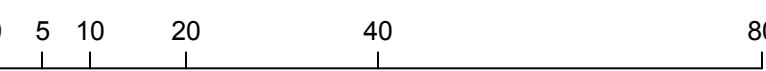
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LEGEND

- RETAINING ELEMENT
- SITE / BUILT ELEMENT
- PROPERTY LINE
- LAND USE BOUNDARY
- SETBACK
- PROPOSED CONTOUR ADJUSTMENT
- EXISTING CONTOUR TO BE CUT
- AREA OF NATURAL GRADE CUT
- AREA OF NATURAL GRADE FILL

AREAS OF EXISTING >25% SLOPE  
TOTAL ON-SITE ~4,750 SF  
TOTAL WITHIN FOOTPRINT ~200 SF

SCALE



**STATEMENT OF INTENT:**  
THE OVERALL INTENT OF SITE RE-GRADING IS TO ACCOMMODATE A NEW ~4,500 SF RESIDENTIAL STRUCTURE. WITH A GOAL OF MINIMIZING OR ELIMINATING OFF-SITE SOIL DISPOSAL, THE HOUSE IS SITED PARTIALLY BELOW AND PARTIALLY ABOVE EXISTING NATURAL GRADE. EXCAVATED SOIL WILL BE USED TO SUPPORT NEW DEVELOPMENT IN AREAS ABOVE EXISTING NATURAL GRADE, AND FUTHER RESIDUAL REMOVED SOIL WILL BE USED TO LESSEN THE VISUAL IMPACT OF SITE WALLS.

**skylab**

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INTERIOR DESIGN

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PORTLAND, OR 97205

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**GOLDEN BLEU  
SKYE RANCH**  
Custom Residential

**ADDRESS**  
69 E Carmel Valley Road  
Carmel Valley CA 93924

**PROJECT #**  
18004

**DATE**  
January 2020

**ISSUANCE**  
Schematic Design

**REVISIONS**  
01 MCRMA Response 5.19.2020

**SHEET**  
Floor Plans

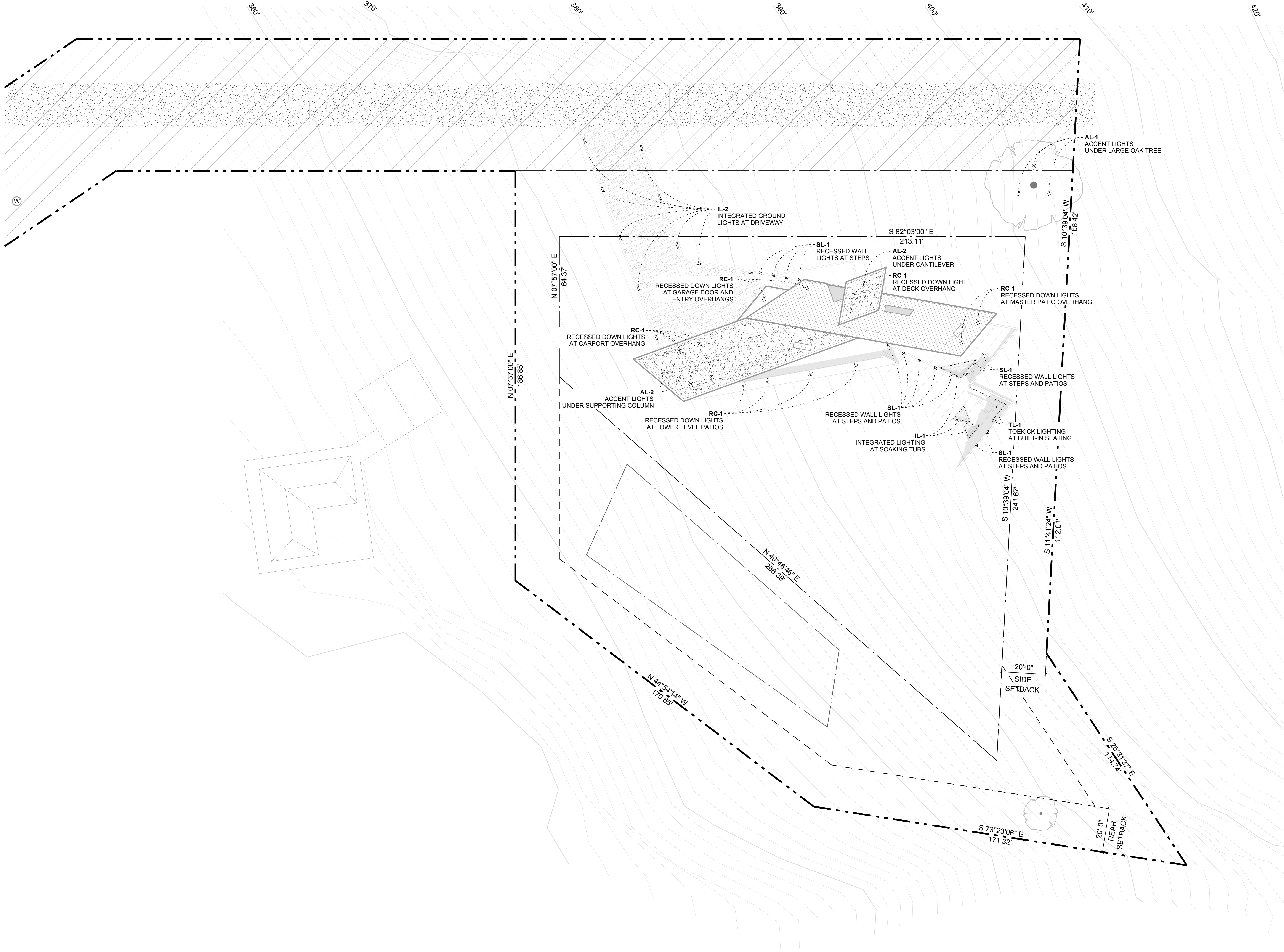
CONCEPT GRADING PLAN  
1" = 20'-0"

01

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A102





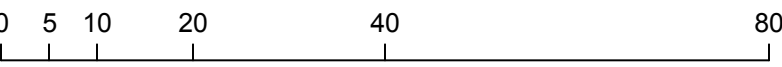
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2. ALL DIMENSIONS INDICATED ARE TO FACE OF STRUCTURE, UNLESS NOTED OTHERWISE
3. ALL FIXTURES TO COMPLY WITH MONTEREY COUNTY DESIGN GUIDELINES FOR EXTERIOR LIGHTING
4. SEE CONCEPT IMAGE SHEET FOR FIXTURE TYPES

LEGEND

- EXTENTS OF BUILDING FOOTPRINT
- SITE / BUILT ELEMENT
- PROPERTY LINE
- LAND USE BOUNDARY
- SETBACK
- ELEMENT BELOW

SCALE



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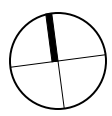
Schematic Design

REVISIONS

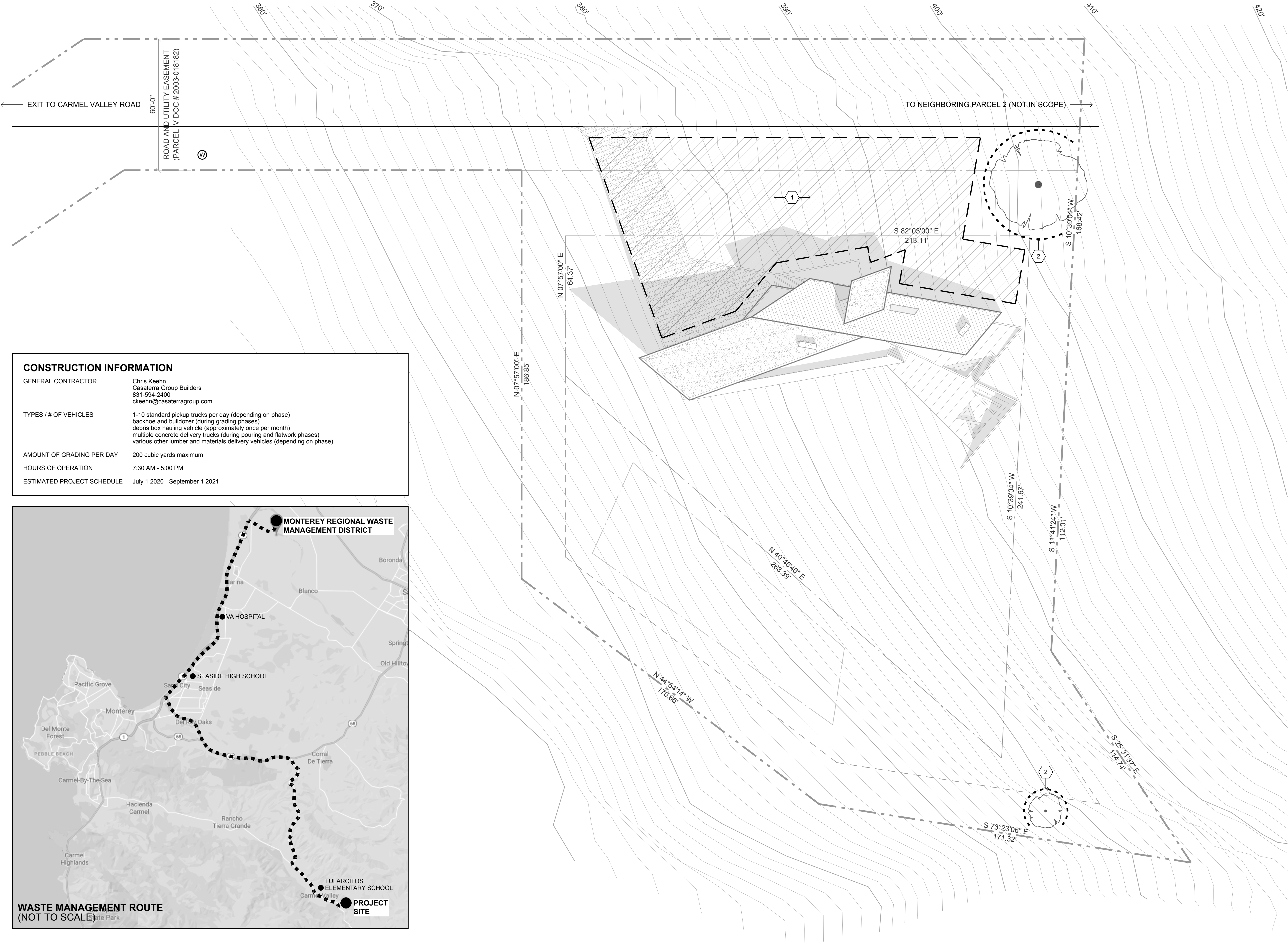
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SHEET  
Floor Plans







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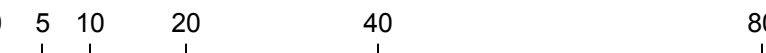
KEY NOTES

- 1 DELIVERY, STOCKPILE, AND PARKING AREA DURING CONSTRUCTION (APPROXIMATE)
- 2 SENSITIVE AREA AT DRIPLINE OF TREE, TEMPORARY PROTECTIVE FENCING INSTALLED DURING CONSTRUCTION

LEGEND

- EXTENTS OF BUILDING FOOTPRINT
- SITE / BUILT ELEMENT
- PROPERTY LINE
- LAND USE BOUNDARY
- SETBACK
- ELEMENT BELOW

SCALE



CONSTRUCTION INFORMATION

GENERAL CONTRACTOR	Chris Keehn Casaterra Group Builders 831-594-2400 ckeehn@casaterragroup.com
TYPES / # OF VEHICLES	1-10 standard pickup trucks per day (depending on phase) backhoe and bulldozer (during grading phases) debris box hauling vehicle (approximately once per month) multiple concrete delivery trucks (during pouring and flatwork phases) various other lumber and materials delivery vehicles (depending on phase)
AMOUNT OF GRADING PER DAY	200 cubic yards maximum
HOURS OF OPERATION	7:30 AM - 5:00 PM
ESTIMATED PROJECT SCHEDULE	July 1 2020 - September 1 2021



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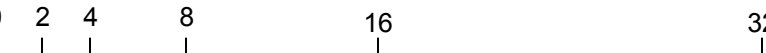
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LEGEND

- EXTENTS OF USABLE SPACE
- NEW WALL CONSTRUCTION
- ELEMENT BELOW
- ELEMENT ABOVE

SCALE



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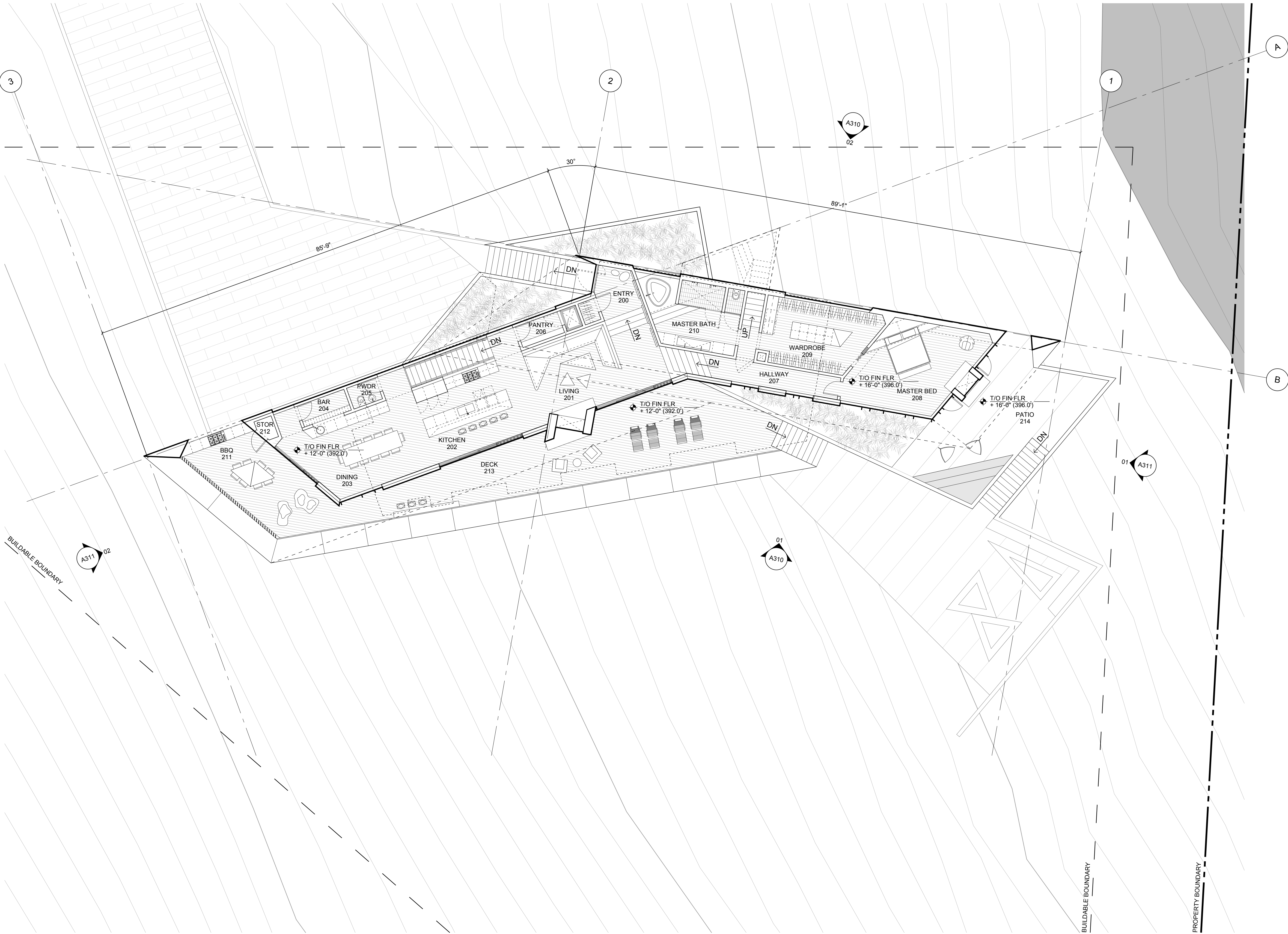
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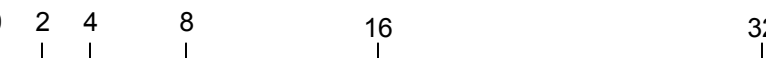
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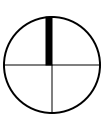
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CONSTRUCTION

FLOOR PLAN: MAIN LEVEL 02  
1/8" = 1'-0"

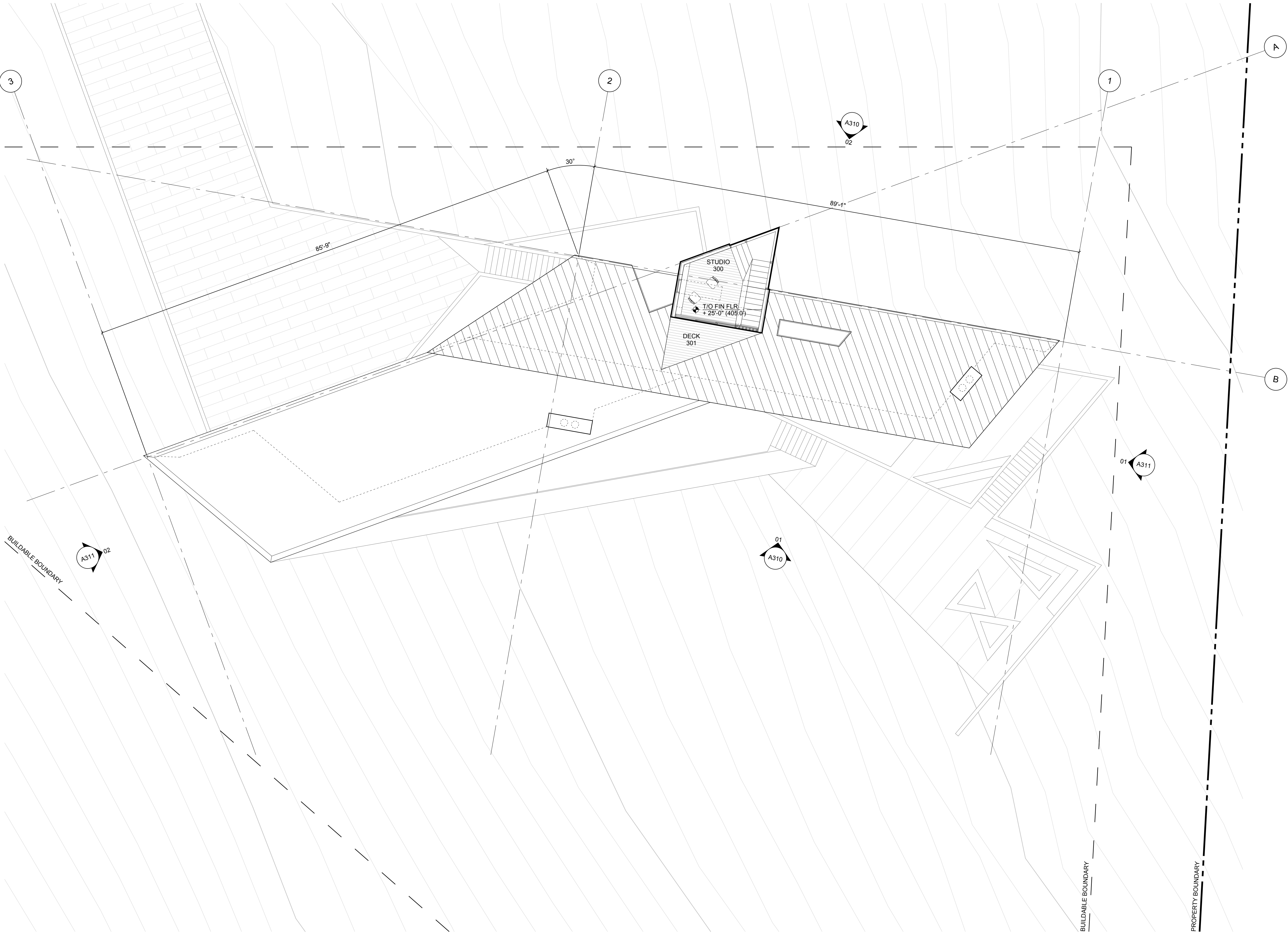
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**SHEET**  
Floor Plans

A212





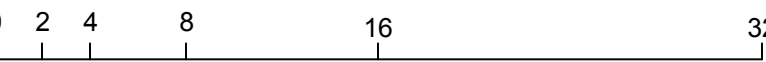
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LEGEND

- ===== EXTENTS OF USABLE SPACE
- ===== NEW WALL CONSTRUCTION
- ELEMENT BELOW
- ELEMENT ABOVE

SCALE



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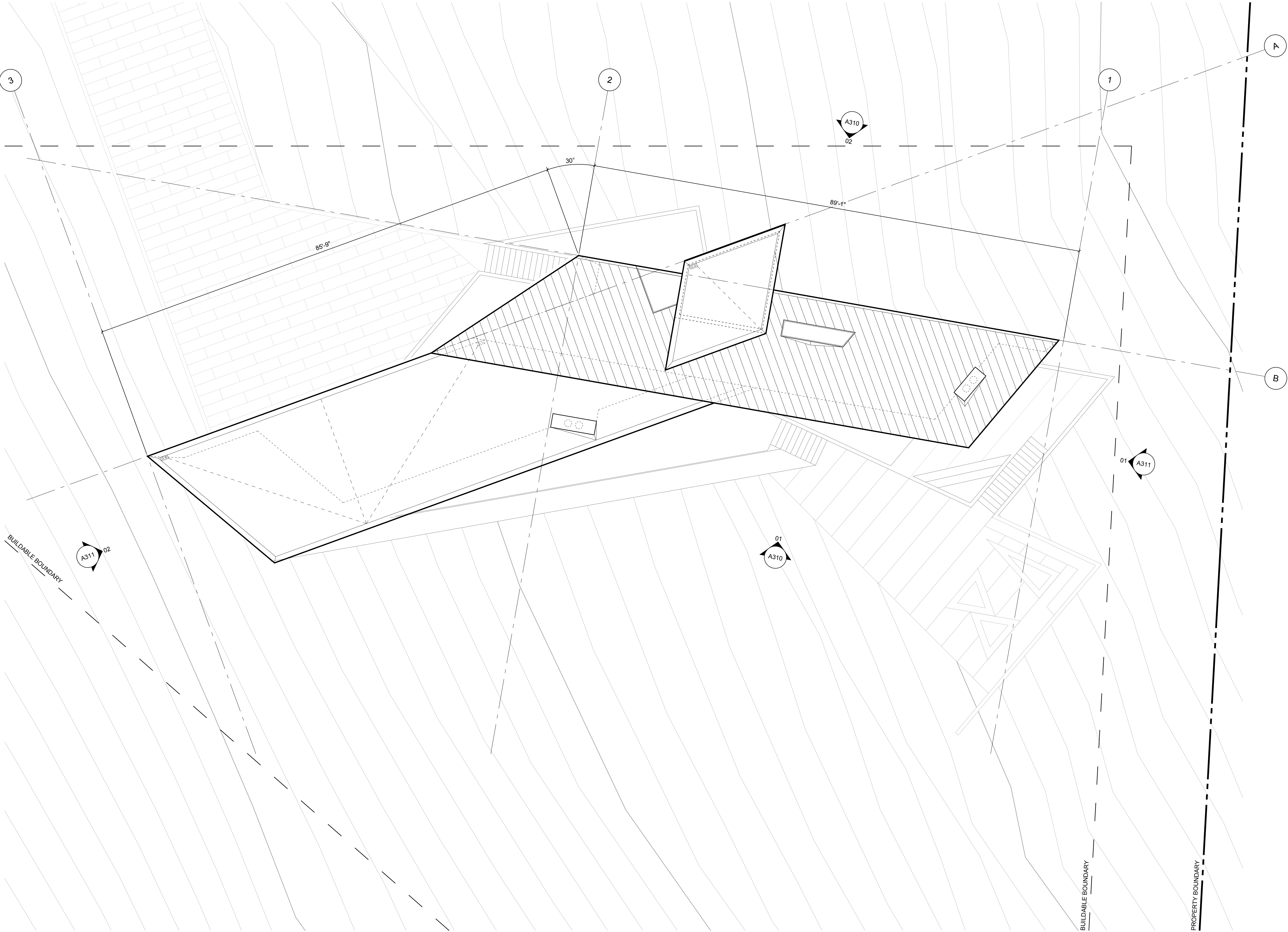
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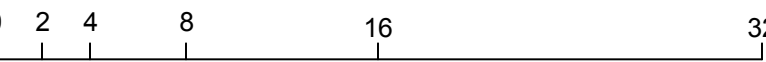
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- NEW WALL CONSTRUCTION
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SCALE



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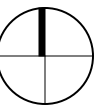
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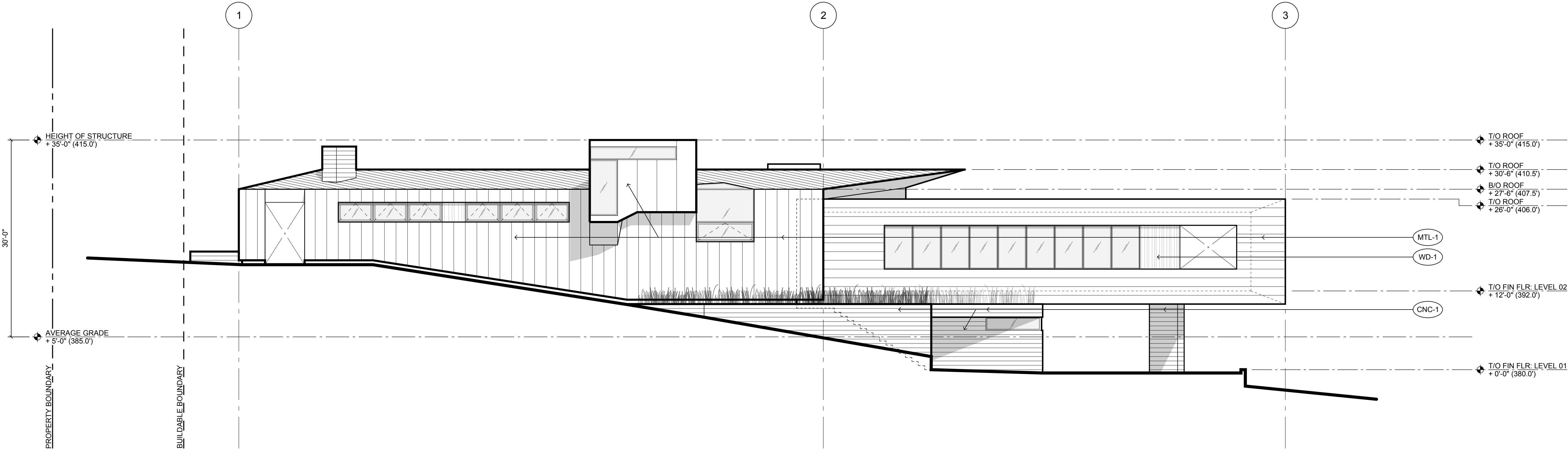
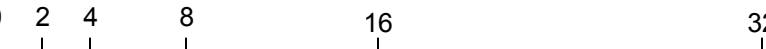
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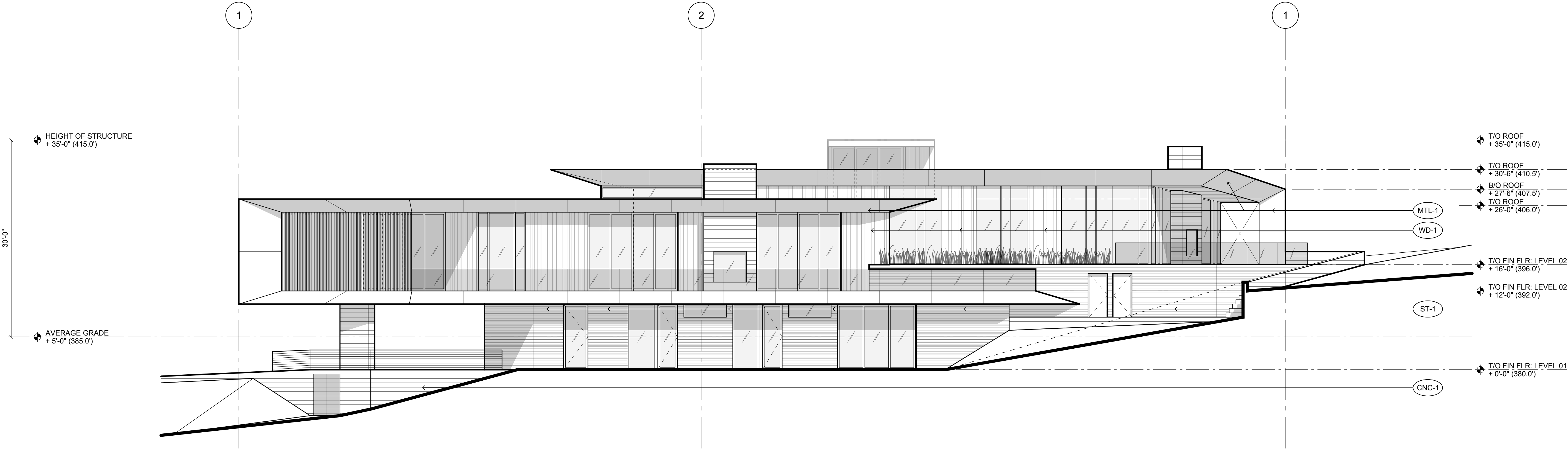
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<div></div>	GL-1 CLEAR INSULATED GLAZING (DOORS / WINDOWS)
<div></div>	GL-2 1/2" CLEAR GLAZING (GUARDRAILS)
<div></div>	MTL-1 COR-TEN PANEL (WIDTH / ORIENTATION VARIES)
<div></div>	ST-1 HORIZONTAL STONE CLADDING (TYPE TBD)
<div></div>	WD-1 VINEGAR-STAINED CEDAR CLADDING (WIDTH VARIES)

SCALE



EXTERIOR ELEVATION: NORTH  
1/8" = 1'-0"

02



EXTERIOR ELEVATION: SOUTH  
1/8" = 1'-0"

01

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SHEET  
Exterior Elevations



A310

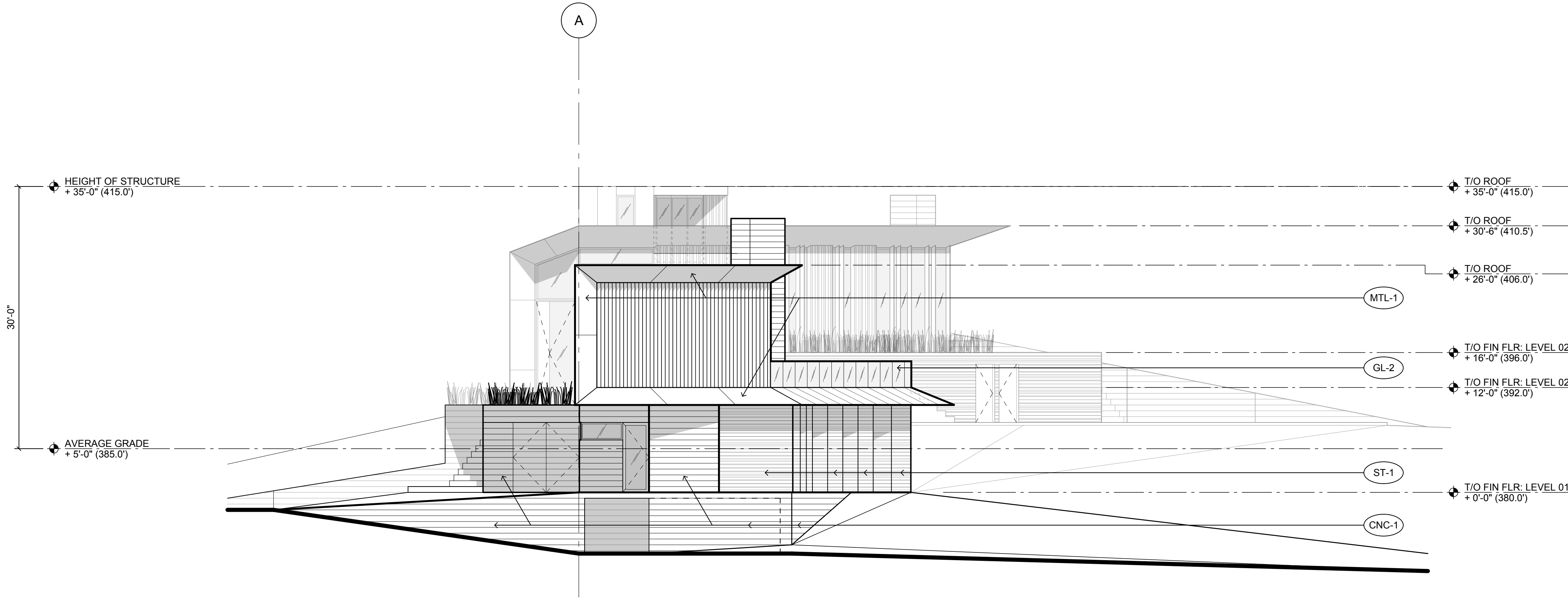
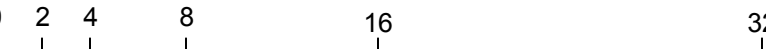
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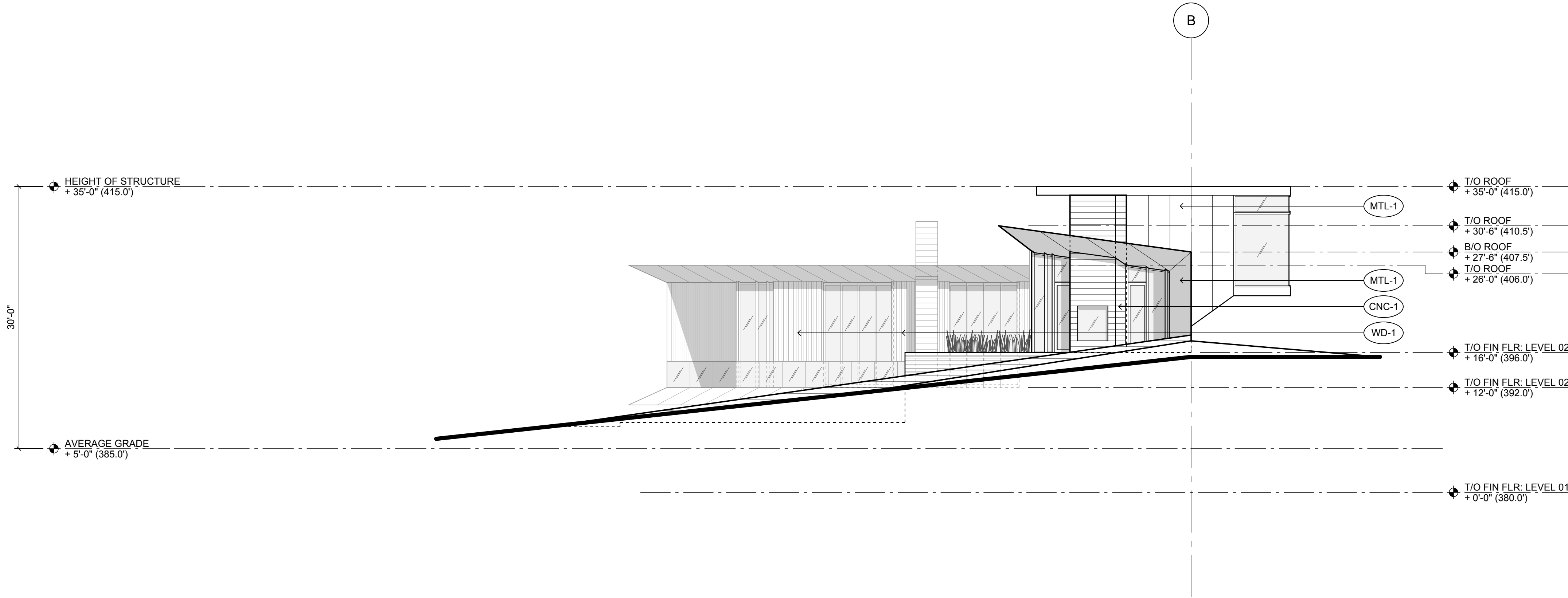
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<div></div>	WD-1 VINEGAR-STAINED CEDAR CLADDING (WIDTH VARIES)

SCALE



EXTERIOR ELEVATION: WEST  
1/8" = 1'-0"

02



EXTERIOR ELEVATION: EAST  
1/8" = 1'-0"

01

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SHEET  
Exterior Elevations

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CONSTRUCTION

A311