

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:

HETHERINGTON ROY & MARIA TRUST (PLN240222)

RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission:

1. Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approving a Combined Development Permit consisting of:
 - a. Design Approval to allow construction of a 7,811 square foot single family residence with an attached three-car garage, a 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, a 3,120 square foot barn and associated site improvements;
 - b. Use Permit to allow the removal of 10 Coast live oak trees; and
 - c. Use Permit to allow development on slopes in excess of 25%.

[PLN240222 HETHERINGTON ROY & MARIA TRUST, 8125 CARINA, CARMEL, GREATER MONTEREY PENINSULA AREA PLAN (APN: 259-092-020-000)]

The HETHERINGTON ROY & MARIA TRUST application (PLN240222) came before the Planning Commission on May 14, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) 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;
 - Greater Monterey Peninsula Area Plan; and

- 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 8125 Carina, Carmel (Assessor's Parcel Number 259-092-020-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential, maximum gross density of 10 acres per unit, with Urban Reserve and Design Control zoning district overlays or "RDR/10-UR-D." The construction of the first single family dwelling per lot and accessory structures are a principally allowed use within the RDR zoning district pursuant to Monterey County Zoning Ordinance (Title 21) Chapter 21.16 (Rural Density Residential). However, Title 21 Chapters 21.44 (Design Control) requires the granting of a Design Approval for the construction of any structure. The proposed project involves the construction of a 7,811 square foot single family dwelling, inclusive of an 885 square foot attached garage, a 1,199 square foot Accessory Dwelling Unit (ADU) with a 742 square foot attached lower level garage, and a 3,120 square foot barn, and associated site improvements including the removal of 10 Coast live oak trees and development on slopes in excess of 25%. Tree removal and development on steeper slopes require a Use Permit in each case. Therefore, the project is an allowed land use for this site, subject to the granting of a Design Approval and two Use Permits.
- c) Lot Legality. The subject property (12.43 acres) with two building envelopes, 0.31 acres and 1.95 acres, APN 259-092-020-000, is identified as Lot 80 within Tract No. 1336 of the Canada Woods North, Phase I subdivision, filed for record on February 10, 2000 (Volume 21, "Cities & Towns", page 3). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Design Control or "D" overlay requires design review of structures to assure protection of the public viewshed, neighborhood characteristic, and to assure the visual integrity of certain developments without imposing undue restrictions on private property, as specified in Title 21 Chapter 21.44. The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. As proposed, the colors and materials of the structures include off white stucco walls, off white stone veneer walls, metal frame doors and windows, iron stair and railing, clay tile roofing, timber-framed covered patios, and stone pavers. The proposed project will have a comparably similar layout, bulk and mass to other residences in the vicinity and subject subdivision. The proposed project will not be visible from Highway 68 or other common public viewing areas. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 21 Section 20.14.060 and will be controlled by use of the County's standard conditions.
- e) Development Standards. The project is consistent with the development standards of RDR zoning districts. Pursuant to Title 21 section 21.16.060, development standards for the RDR zoning district, in a subdivision where a lot or lots have a designated building envelope, the

dwelling unit and accessory structures shall be located wholly within the building envelope unless otherwise approved in the subdivision process. The proposed structures are located within the designated building envelope with heights that do not exceed the limit of 30 feet for both the main structure and barn. As proposed, the height of the main structure is 28 feet 7.5 inches, and the height of the barn is 26 feet 8 inches. Title 21 section 21.64.030 establishes a 16-foot height limit for detached ADUs. As proposed, the ADU is designed to be 15 feet 9 inches. The total building site coverage for the proposed project is 2%, which is below the limit of 25%. The project size, height, and setbacks are all within the allowed limits of the development standards of RDR zoning district. Therefore, as proposed, the project meets all required development standards of Title 21 sections 21.16.060 and 21.64.030.

- f) Tree Removal. The proposed project includes the removal of 10 Coast live oaks. Pursuant to Greater Monterey Peninsula Area Plan Supplemental Policy GMP-3.5, removal of healthy native oak trees, Monterey Pines, and Redwood trees is discouraged. Further, Title 21 Section 21.64.260.D.3 requires a Use Permit for the removal of three or more protected trees, provided that the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts. Therefore, the tree removal of 10 Coast live oak trees is subject to the granting of a Use Permit. The project meets the required findings to allow the removal of 10 trees as demonstrated in Finding No. 5 and supporting evidence.
- g) Development on Slopes. The proposed project includes approximately 3,080 cubic yards of cut and 730 cubic yards of fill, which include approximately 2,823 square feet of development on slopes in excess of 25%. Pursuant to General Plan Policy OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Title 21 section 21.64.230 requires a Use Permit for all development on slopes of 30% or more. In accordance with Title 21 section 21.02.060 – Consistency with Adopted Plans, the General Plan prevails. Therefore, and in this case, the grading is subject to the granting of a Use Permit. The project meets the required findings to allow development on slopes in excess of 25% as demonstrated in Finding No. 6 and supporting evidence.
- h) Land Use Advisory Committee (LUAC) Review. The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee, at which the LUAC on March 3, 2025, voted unanimously to support the project as proposed.
- i) Cultural Resources. Based on County of Monterey GIS, the Project site is in an area of moderate archaeological sensitivity. There is no evidence that the proposed development will impact cultural resources. Condition No. 3 has been applied and requires that work halt in the event of the discovery of any cultural, archaeological, historical, or paleontological resources.
- j) The project planner conducted a site inspection on January 16, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to soils/slope stability and native trees. The following reports have been prepared:
 - Geotechnical Report (LIB240329) prepared by Butano Geotechnical Engineering, Inc., Watsonville, CA, August 29, 2024.
 - Tree Assessment Report (LIB240327) prepared by Michael Tope, Monterey, CA, December 6, 2024.County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on January 16, 2025, 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 Monterey County HCD-Planning found in Project File PLN240222.
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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. 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) Necessary utilities will be provided. Water service will be provided by Canada Woods Water Company. As proposed, the project will be served by onsite septic systems. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.
 - c) Staff conducted a site inspection on January 16, 2025, 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 Monterey County HCD-Planning found in Project File PLN240222.

4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on January 16, 2025, and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.
-
5. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.
- EVIDENCE:** a) The project includes application for the removal of 10 protect Coast live oak trees. In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the criteria to grant said permit have been met.
- b) Pursuant to Title 21 section 21.64.260.D.3.a, a Use Permit is required for the removal of more than three protected trees. Title 21 section 21.64.260.C.1 identifies Coast live oak trees over six inches in diameter as being protected within the Greater Monterey Peninsula Area Plan. As proposed, the project involves the removal of 10 Coast live oak trees that were assessed in the Arborist report (LIB240327), with a mix of recommendations for removal and pruning based on their health, location, and potential risks. Some trees showed signs of decay, structural weaknesses, or damage, making removal necessary to prevent hazards. In some cases, pruning was recommended to reduce risks and preserve the tree’s health.
- c) The proposed tree removal is the minimum required under the circumstances of this case. The 10 Coast live oak trees being removed are within the development footprint of the main structure, barn, and driveway. The subject property is heavily forested with trees and is established with two building envelopes. These building envelopes have limited continuous areas not encumbered by protected trees. As sited and designed, the proposed development occurs in the least forested location within the developable area, avoiding impacts to protected landmark trees. As identified in the Arborist report as tree #296, #299, #300, #301, #302, and #303, these six trees are directly within the proposed main dwelling footprint, and tree #64 is within the footprint of the proposed barn. Since they are within the construction zone, their removal is necessary to make way for the buildings or other infrastructure. Trees #21, #84, and #96 are located within the proposed

driveway area and are proposed for removal since the construction of the driveway would interfere with their growth or root zones. Additionally, trees #21, #299, and #303 show signs of internal decay, particularly indicated by the presence of fungal fruiting bodies. This suggests that the trees may have significant structural weaknesses, including potential canopy failure. Due to the risks associated with their poor health and the potential for further damage or failure, removal is proposed. The overall placement of the driveway, main dwelling, and barn was taken into consideration to minimize impacts to trees. Relocating the development would increase the number of trees impacted, as well as landmark trees, as well as increase development on slopes in excess of 25%. The proposed design and placement of the buildings and driveway reflect the minimum necessary tree removal for the project, and replacement at a one-to-one ratio is proposed. Therefore, with the removal of ten protected Oak trees, the proposed tree removal is limited to that which is necessary for the proposed development and to reduce potential hazards.

- d) Existing trees not being removed shall be protected for the duration of all construction activities. The County's tree and root protection condition has been applied to the project as Condition No. 6, requiring the applicant to retain and protect trees not proposed for removal during construction. The condition shall also require that the applicant follow the best management practice recommendations of the arborist from the Tree Resources Assessment prepared for the project. Title 21 section 21.64.260.C.4 requires replacement or relocation of each removed protected tree at a minimum of a one-to-one ratio. Accordingly, the County's tree replacement condition has been applied to the project as Condition No. 5, indicating a replacement ratio of one to one.
- e) Staff conducted a site inspection on January 16, 2025 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

6. FINDING: DEVELOPMENT ON SLOPES IN EXCESS OF 25% – The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Greater Monterey Peninsula Plan.

EVIDENCE: a) The project consists of grading approximately 3,080 cubic yards of cut and 730 cubic yards of fill to accommodate the construction of a 7,811 square foot single family dwelling inclusive of an 885 square foot garage, 1,199 square foot ADU with a lower level 742 square foot garage, a 3,120 square foot barn, and associated site improvements. The 12.43-acre property, though large in size, is limited to two building envelopes, 0.31 acres and 1.95 acres. The area for the proposed ADU is on a moderate to steep slope, with up to a 50 percent grade to the south. The barn is proposed east of the residence on a moderate slope with a 25

percent grade. The main residence is situated atop a knoll, with moderate to steep slopes surrounding it. The development includes 2,823 square feet of grading that will occur on slopes in excess of 25%.

- b) As proposed, there is no feasible alternative for the design on proposed site to occur on slopes less than 25% without imposing impact on additional protected trees. The proposed ADU is positioned in the most open area within the building envelope; however, a portion of the ADU and the southern edge of the adjacent auto court are on slopes in excess of 25%. Shifting this development would result in substantial impacts to protected trees, including the removal of landmark trees. Similarly, the proposed single-family dwelling's driveway is also located on steeper slopes. Reconfiguring the driveway to avoid slopes would also require relocating the main residence, which would impact additional protected trees, including landmark Oaks.
- c) The Greater Monterey Peninsula Area Plan Policy 3.5 discourages the removal of healthy native oaks in the Greater Monterey Peninsula Planning Area. Although 10 trees are proposed for removal with this project, the trees were assessed by a certified arborist were deemed to be in fair or poor condition, with some showing signs of decay. Alternative development locations could increase the amount of development on slopes and would increase the number of trees impacted by development. Therefore, the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Greater Monterey Peninsula Area Plan.
- d) Due to the irregular areas containing steeper slopes, there is no design or location alternative that would allow the construction of driveways to the subject building envelopes without impacting steeper slopes.
- e) Staff conducted a site inspection on January 16, 2025 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 HCD-Planning are found in Project File PLN240222.

7. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 21, Section 21.64.030.

- EVIDENCE:**
- a) Title 21 section 21.64.030 establishes regulations and standards for which an accessory dwelling unit (ADU), accessory to the main residence on a lot, may be permitted. Title 21 section 21.64.030.E provides size, height, and setback limitations for ADUs. Section 21.64.030.E.9 restricts ADUs to no more than 1,200 square feet of floor area. Title 21 section 21.64.030 establishes the height limit for ADUs at 16 feet, see Finding 1, Evidence “e”. The Project includes the construction of an 1,199 square foot ADU with independent living facilities as shown in the attached plans. In addition, the proposed ADU has a height of 15 feet 9 inches and is set within the established building envelope of the site. Therefore, the project meets development standards.
 - b) The application was reviewed by the Environmental Health Bureau to ensure adequate sewage disposal and water supply facilities exist and

are readily available to serve the ADU. The Environmental Health Bureau made the determination that the property has adequate public facilities, and no further comments or conditions were provided (see Finding No. 3 above).

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

8. 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 new construction of one single family residence, second dwelling unit, and accessory structures within residential zoned areas.
 - b) The proposed project involves the construction of a single family dwelling, accessory dwelling unit, and accessory structures within a residential zoned area.
 - c) 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. The 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. Removal of 10 protected trees will not result in an adverse environmental impact or significant long-term impacts (see Finding No. 6). The proposed project will also not be visible from any scenic vista or corridor (see Finding No.1, Evidence “e”). No known historical resources are found in the geotechnical report, which may cause a substantial adverse change in the significance of a historical resource.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on January 16, 2025.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

9. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisor.

- EVIDENCE:**
- a) Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
 - a. Design Approval to allow construction of a 7,811 square foot single family residence with an attached three-car garage, a 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, and a 3,120 square foot barn and associated site improvements;
 - b. Use Permit to allow the removal of 10 Coast live oak trees; and
 - c. Use Permit to allow development on slopes in excess of 25%.

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

PASSED AND ADOPTED this 14th day of May, 2025.

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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 HCD-Planning and HCD-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. 1-27-2021

County of Monterey HCD Planning

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

PLN240222

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240222) allows the construction of a 7,811 square foot single family dwelling inclusive of an attached 885 square foot garage, a 1,199 square foot accessory dwelling unit, a 3,120 square foot barn, and associated site improvements. The project includes the removal of 10 Coast live oak tree and development on slopes in excess of 25%. The property is located at 8125 Carina, Carmel (Assessor's Parcel Number 259-092-020-000), Greater Monterey Peninsula Area 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 HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 259-092-020-000 on May 14, 2025. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - 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 HCD - Planning.

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

Responsible Department: 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 HCD - 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.
(HCD - 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 HCD - 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. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: one to one
- Replacement ratio recommended by arborist: one to one
- Other: replanting with 15 gallon Coast live oak trees

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: 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 HCD - 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. (HCD - 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 HCD - 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 HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: 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 HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of a landscaping plan shall be submitted to the Director of HCD - 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 HCD - 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. (HCD - 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 HCD - 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 HCD - 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.

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

Responsible Department: 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 HCD - Planning, prior to the issuance of building permits.

(HCD - 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 HCD - 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.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services 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 HCD-Planning and HCD- Engineering Services 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.

12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: 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 HCD-Engineering Services.

13. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

This page intentionally left blank

DD THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY ASSIGNED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT RESERVATION. VISUAL CONTACT WITH THESE DRAWINGS IS CONSIDERED PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

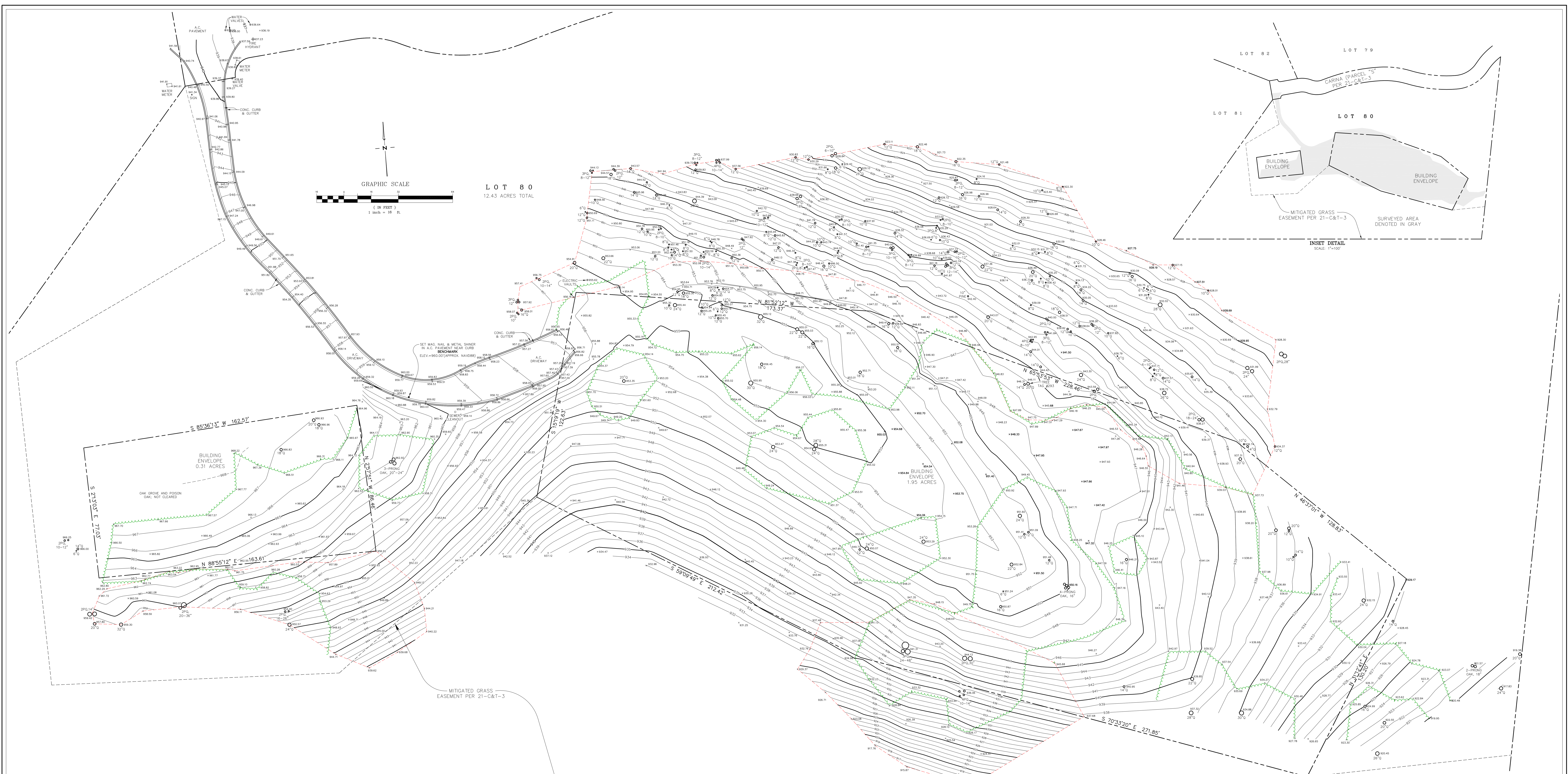
HETHERINGTON RESIDENCE

8125 Carina, Tehama Lot #80
Carmel, CA 93923

REVISION	No.
CONSULTANT:	
ARCHITECT	
STEP 4	
COVER SHEET	
DATE: 04-03-2025	
SCALE: N.T.S.	
DRAWN: HRM	
JOB NUMBER: 23.02	
A-0.1	
SHEET OF	

LEGEND	PROJECT DATA		PROJECT INFORMATION		SHEET INDEX
APPROX. APPROXIMATE BLDG..... BUILDING CLR..... CLEAR CONC. BLK. CONCRETE BLOCK CTR. CENTER D.F..... DOUGLAS FIR DIA..... DIAMETER DWS DRAWING (E)..... EXISTING EA..... EACH EQ..... EQUAL EXT..... EXTERIOR F. F. FINISH FLOOR FND FOUNDATION FLR FLOOR FTG..... FOOTING GWB GYPSUM BOARD INT..... INTERIOR JST..... JOIST MAX..... MAXIMUM MIN..... MINIMUM N. T. S. NOT TO SCALE O/..... OVER O. C. ON CENTER PL..... PLATE P. T. D. F. PRESSURE TREATED DOUGLAS FIR PLYND..... PLYWOOD REQ'D..... REQUIRED S. S. D. SEE STRUCTURAL DRAWINGS SIM..... SIMILAR SPECS..... SPECIFICATIONS SQ..... SQUARE STD..... STANDARD T. & G. TONGUE & GROOVE TYP..... TYPICAL U. O. N. UNLESS OTHERWISE NOTED VERT..... VERTICAL W/..... WITH W/O..... WITHOUT	NOTE: REVIEW AND APPROVAL MUST BE OBTAINED FROM THE UTILITY PROVIDERS AND NOTICE OF APPROVAL SUBMITTED TO THE ARC REPRESENTATIVE.	FLOOR AREA MAIN HOUSE PROPOSED FLOOR AREA: FIRST FLOOR: LIVABLE SPACE = 4,294 S.F. GARAGE = 885 S.F. MECHANICAL = 171 S.F. SECOND FLOOR: LIVABLE SPACE = 2,466 S.F. TOTAL LIVABLE FLOOR AREA = 6,755 S.F. TOTAL FLOOR AREA = 7,811 S.F. COVERED PATIOS: FIRST FLOOR = 1,806 S.F. SECOND FLOOR = 558 S.F. TOTAL COVERED PATIOS = 2,344 S.F. TOTAL BUILDING AREA = 10,155 S.F. ACCESSORY BUILDING PROPOSED FLOOR AREA: FIRST FLOOR: GARAGE = 706 S.F. MECHANICAL = 36 S.F. SECOND FLOOR ADU: LIVABLE SPACE = 1,194 S.F. TOTAL ADU LIVABLE S.F. = 1,194 S.F. COVERED ENTRY: SECOND FLOOR = 56 S.F. TOTAL BUILDING AREA = 1,947 S.F. BARN PROPOSED FLOOR AREA: FIRST FLOOR = 2,640 S.F. LOFT = 480 S.F. TOTAL: 3,120 S.F. SITE COVERAGE MAIN HOUSE PROPOSED: 7,751 S.F. BARN PROPOSED: 2,640 S.F. DRIVENWAYS: 22,051 S.F. PATIOS & WALKWAYS: 12,065 S.F. TOTAL SITE DEVELOPMENT: 43,907 S.F. ADU PROPOSED: 1,280 S.F.	ASSESSOR'S PARCEL NUMBER: 254-092-020-000 PARCEL SIZE: 12.43 AC (541,450.8 SF) ZONING: RDR / IO-JR-D ALLOWABLE HEIGHT: MAIN HOUSE = 30 FT., MAX. ADU = 16 FT., MAX. BARN = 30 FT., MAX. MAIN HOUSE: LOWEST NATURAL GRADE 947.33' HIGHEST NATURAL GRADE 955.38' AVERAGE NATURAL GRADE 951.13' PARKING REQUIRED 2 SPACES PROPOSED 3 COVERED SPACES SETBACKS MAIN HOUSE FRONT (NORTH) 30.0' 294'-6" REAR (SOUTH) 20.0' 236'-8" EAST SIDE 20.0' 260'-11" WEST SIDE 20.0' 445'-3" HEIGHT 30.0' 28'-7 1/2" ADU FRONT (NORTH) 50.0' 230'-4" REAR (SOUTH) 6.0' 236'-2" EAST SIDE 6.0' 690'-6" WEST SIDE 6.0' 170'-4" HEIGHT 16.0' 15'-7" BARN FRONT (NORTH) 50.0' 330'-11" REAR (SOUTH) 20.0' 145'-2" EAST SIDE 20.0' 134'-8" WEST SIDE 20.0' 664'-6" SEPARATION FROM M.HOUSE 10.0' 84'-4" HEIGHT 30.0' 24'-8" BUILDING SITE COVERAGE 25% ALLOWED MAIN HOUSE PROPOSED: 7,751 S.F. ADU PROPOSED: 1,285 S.F. BARN PROPOSED: 2,640 S.F. TOTAL BUILDING SITE COVERAGE: 11,626 S.F. 2%	OWNER: ROY & MARIA HETHERINGTON 7334 LUNADA VISTA RANCHO PALOS VERDES, CA 90275 PROJECT ADDRESS: 8125 CARINA TEHAMA, LOT 80 CARMEL, CA 93921 ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-312-0410 LAND SURVEYOR: CENTRAL COAST SURVEYORS 5 HARRIS COURT, SUITE N-11 MONTEREY, CA 93940 PH: 831-344-4430 CIVIL ENGINEER: L & S ENGINEERS, INC. 2460 GARDEN ROAD, SUITE 6 MONTEREY, CA 93940 PH: 831-655-2123 LANDSCAPE ARCHITECT: SEVEN SPRINGS STUDIO SIMON PHILLIPS 2548 EMPIRE GRADE SANTA CRUZ, CA 95060 PH: 831-466-4617 ARBORIST: MICHAEL TOPE P.O. BOX 51464 PACIFIC GROVE, CA 93950 PH: 831-616-6453 PROJECT DESCRIPTION: PROPOSED NEW 7,811 S.F. SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 4 BATHS, 1 HALF BATH AND ATTACHED 3-CAR GARAGE. THE OUTDOOR AMENITIES INCLUDE AN OUTDOOR KITCHEN & DINING WITH PERGOLA, COVERED LIVING SPACE WITH FIRE PLACE, POOL, HOT TUB, SUNKEN FIRE PIT, AND AN ENCLOSED COURTYARD WITH FIREPLACE. PROPOSED 1,194 S.F. ADU OVER 742 S.F. 2-CAR GARAGE WITH UTILITY AREA. THE 1,194 S.F. ADU HAS 2 BEDROOMS, 2 BATHS, 56 S.F. COVERED ENTRY AND PAVED DECK. PROPOSED 2,640 S.F. BARN WITH 480 S.F. LOFT.	ARCHITECTURAL A-0.1 COVER SHEET 1 OF 1 TOPOGRAPHIC SURVEY A-1.1 PROPOSED OVERALL SITE PLAN A-1.2 PROPOSED ENLARGED SITE PLAN A-1.3 SITE SECTIONS A-2.1 PROPOSED MAIN HOUSE FIRST FLOOR PLAN A-2.2 PROPOSED MAIN HOUSE SECOND FLOOR PLAN A-2.3 PROPOSED MAIN HOUSE ROOF PLAN A-2.4 PROPOSED ADU PLANS A-2.5 PROPOSED BARN PLANS A-3.1 PROPOSED NORTH & SOUTH ELEVATION A-3.2 PROPOSED EAST ELEVATIONS A-3.3 PROPOSED WEST ELEVATIONS A-3.4 PROPOSED ADU ELEVATIONS A-7.1 PROPOSED MATERIAL SAMPLES A-7.2 RENDERED PERSPECTIVES CIVIL C1 GRADING PLAN TITLE SHEET C2 OVERALL GRADING PLAN C3 DRIVEWAY PROFILE & SITE CROSS SECTIONS C4 SITE CROSS SECTIONS C5 ADU SITE GRADING PLAN C6 HOUSE SITE GRADING PLAN C7 BARN SITE GRADING PLAN C8 ADU SITE STORMWATER CONTROL PLAN C9 HOUSE SITE STORMWATER CONTROL PLAN C10 BARN SITE STORMWATER CONTROL PLAN C11 SITE UTILITY PLAN C12 CONSTRUCTION DETAILS C13 CONSTRUCTION DETAILS C14 EROSION CONTROL PLAN C15 CONSTRUCTION MANAGEMENT PLAN LANDSCAPE L-1.0 FUEL MANAGEMENT PLAN L-1.1 TREE REMOVAL PLAN L-2.1 ENLARGED SITE PLAN L-2.2 ENLARGED SITE PLAN L-2.3 ENLARGED SITE PLAN L-3.0 IRRIGATION NOTES L-3.1 OVERALL IRRIGATION PLAN L-3.2 ENLARGED IRRIGATION PLAN L-3.3 ENLARGED IRRIGATION PLAN L-3.4 ENLARGED IRRIGATION PLAN L-4.0 PLANTING NOTES L-4.1 OVERALL PLANTING PLAN L-4.2 ENLARGED PLANTING PLAN L-4.3 ENLARGED PLANTING PLAN L-4.4 ENLARGED PLANTING PLAN L-5.0 ENLARGED LIGHTING PLAN L-5.1 ENLARGED LIGHTING PLAN L-5.2 ENLARGED LIGHTING PLAN L-5.3 ENLARGED LIGHTING PLAN L-5.4 LIGHTING SPECS L-5.5 LIGHTING SPECS

OWNERSHIP NOTES	TREE REMOVAL	LOCATION MAP	VICINITY MAP
OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS: 1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED 2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE. 3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE. 4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.	REMOVAL : 10 OAKS 4 - 14", 1 - 15", 1 - 18", 2 - 20", 2 - 22" CONSTRUCTION SCHEDULE BEGINNING CONSTRUCTION: APRIL 2025 ENDING CONSTRUCTION: APRIL 2027 UTILITIES 1. CANADA WOODS WATER COMPANY 2. PRIVATE SEPTIC WITH PUMP STATION-TEHAMA COMMUNITY SERVICE 3. PACIFIC GAS & ELECTRIC GRADING SEE CIVIL DRAWINGS FOR INFORMATION NOT SHOWN HERE. TOTAL DEVELOPED AREA = 43,907 SF HOUSE DEVELOPMENT IN 25% OR GREATER SLOPE = 1,732 SF 4% ADU DEVELOPMENT 25% OR GREATER SLOPE = 1,041 S.F. TOTAL AREA OF 25% OR GREATER SLOPE ON SITE = 34,932 SF TOTAL AREA OF DISTURBANCE = 1.25 ACRES (54,450 S.F.) EARTHWORK: CUT = 3,080 CY FILL = 750 CY NET = 2,330 CY CUT		



NOTES & LEGEND:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ALL OF LOT 80 OUTSIDE THE BUILDING ENVELOPES IS SUBJECT TO A SCENIC EASEMENT PER 21-C&T-3.
4. NOT ALL EASEMENTS FOR THIS SURVEY ARE SHOWN.
5. ORIGINAL FIELDWORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 27, 2018. ADDITIONAL FIELDWORK WAS COMPLETED ON JANUARY 19, 2024.
6. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). PROJECT BENCHMARK IS A MAG. NAIL & METAL SHNER SET IN THE A.C. PAVEMENT OF THE DRIVEWAY AT ITS HIGH POINT NEAR THE CONC. CURB, AS SHOWN HEREON. ELEVATION = 960.00 FEET (APPROX. NAVD83).
7. CONTOUR INTERVAL = ONE FOOT; DASHED CONTOURS ARE APPROXIMATE.
8. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN. 12" Ø DENOTES AN OAK TREE OF 12" DIA. (TYP.).
9. --- DENOTES DIAPHRANE OF TREE CANOPY.
10. --- DENOTES AREA SURVEYED ON JANUARY 19, 2024. PREVIOUS WORK WAS NOT FIELD-CHECKED.

UPDATED 1/19/24: AREAS ADDED

TOPOGRAPHIC MAP

OF A PORTION OF PARCEL 1 AS DESCRIBED IN DOCUMENT #2018004536, BEING LOT 80 AS SHOWN ON "TRACT No. 1336, CANADA WOODS NORTH, PHASE I" FILED IN VOL. 21, "CITIES & TOWNS", PG. 3 OFFICIAL RECORDS OF MONTEREY COUNTY

TEHAMA COUNTY OF MONTEREY STATE OF CALIFORNIA

CENTRAL COAST SURVEYORS

5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940

Phone: (831) 394-4930 Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 18-16 MARCH 2018

PREPARED: DRZ

APN 259-092-020



LEGEND

= 25% SLOPE OR GREATER
IN DEVELOPED AREA

= 25% SLOPE OR GREATER

= PROPOSED BUILDING
FOOTPRINT

= TREE TO BE REMOVED

TOTAL DEVELOPED AREA = 3,4907 S.F.

25% OR GREATER SLOPE IN DEVELOPED AREA

MAIN HOUSE = 1,732 S.F. 5%

ADU = 1,091 S.F.

PROJECT NORTH

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

REVISION

No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940

PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN

JOB NAME: Hetherington Residence
025 Carina, Lot 80
Carmel, CA 93923
A.P.N. 254-0912-020

DATE: 04-03-2025

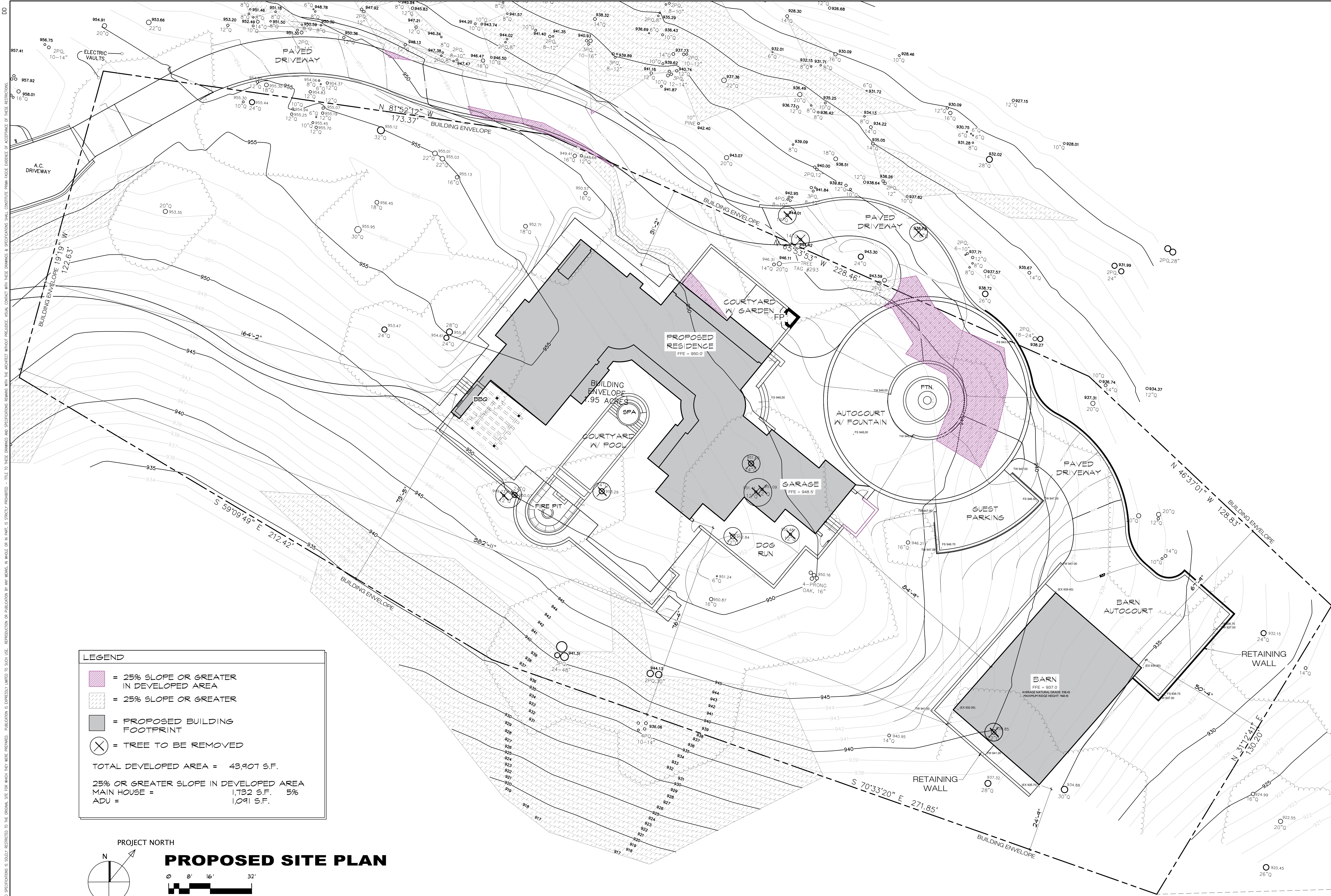
SCALE: 1/32" = 1'-0"

DRAWN: HRM

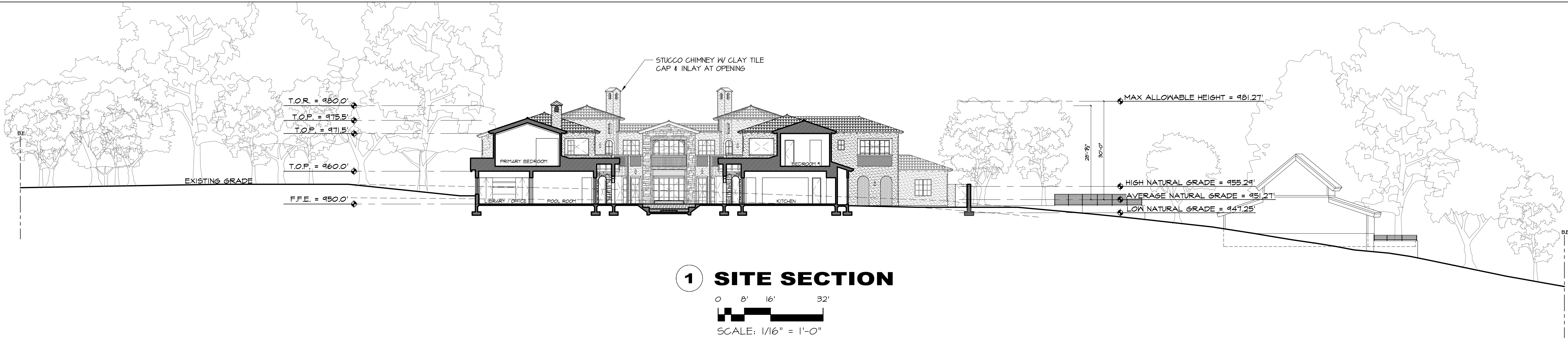
JOB NUMBER: 23.02

A-1.1

SHEET OF

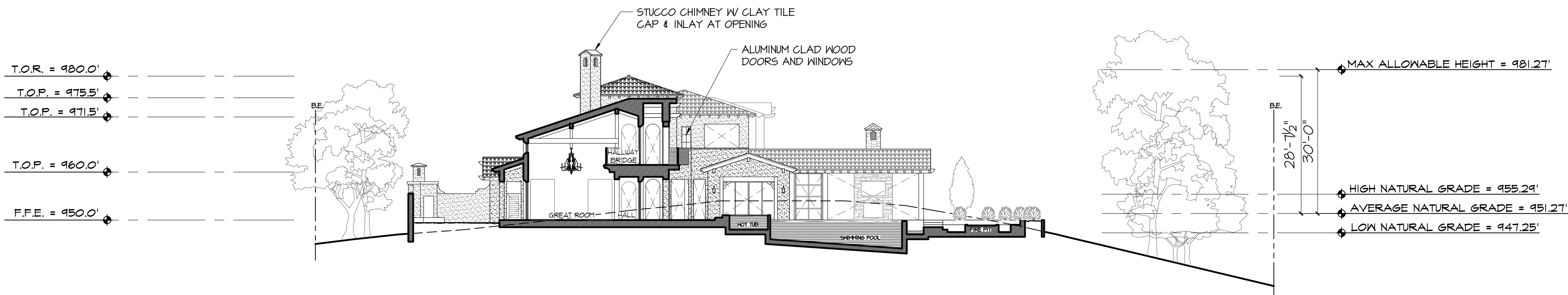


REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		
PROPOSED SITE PLAN		
JOB NAME:	Hetherington Residence	
	825 Carina, Lot 80	
	Carmel, CA 93923	
	A.P.N. 254-0912-020	
DATE:	04-03-2025	
SCALE:	1/16" = 1'-0"	
DRAWN:	HRM	
JOB NUMBER:	23.02	
A-1.2		SHEET OF



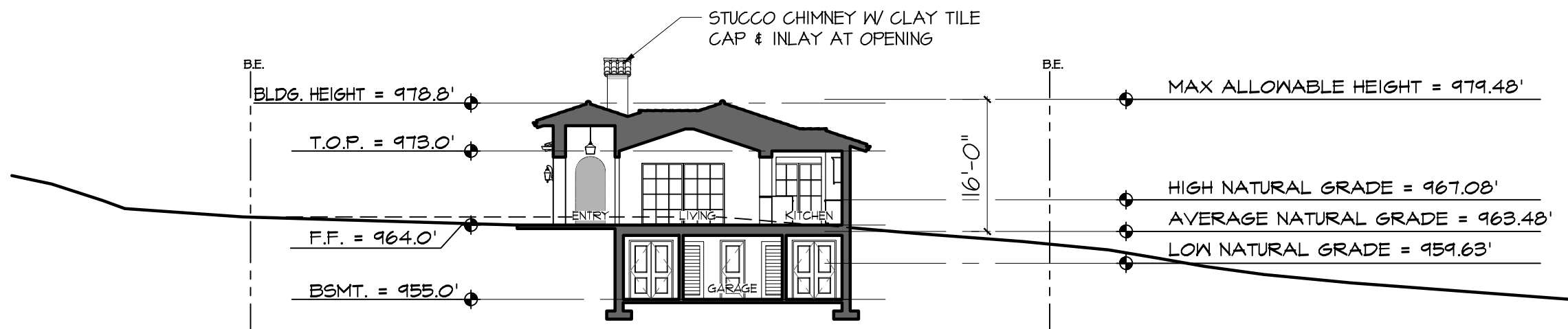
1 SITE SECTION

0 8' 16' 32'
SCALE: 1/16" = 1'-0"



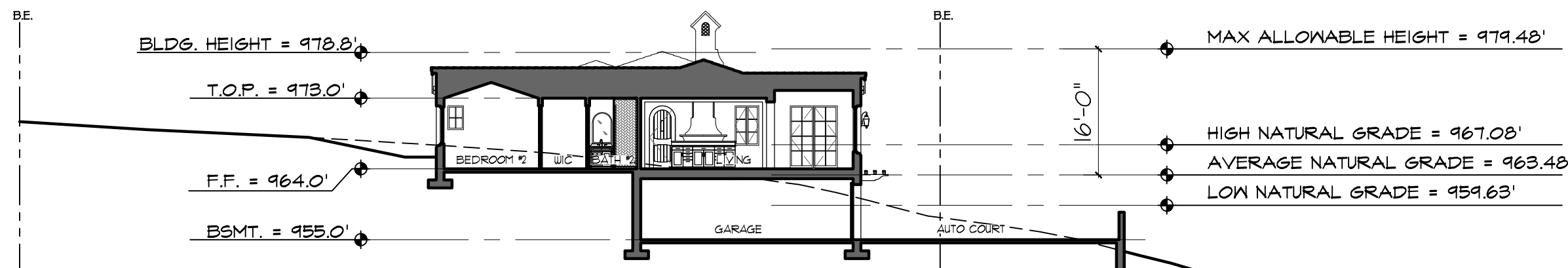
2 SITE SECTION

0 8' 16' 32'
SCALE: 1/16" = 1'-0"



3 SITE SECTION ADU

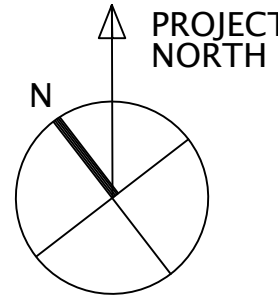
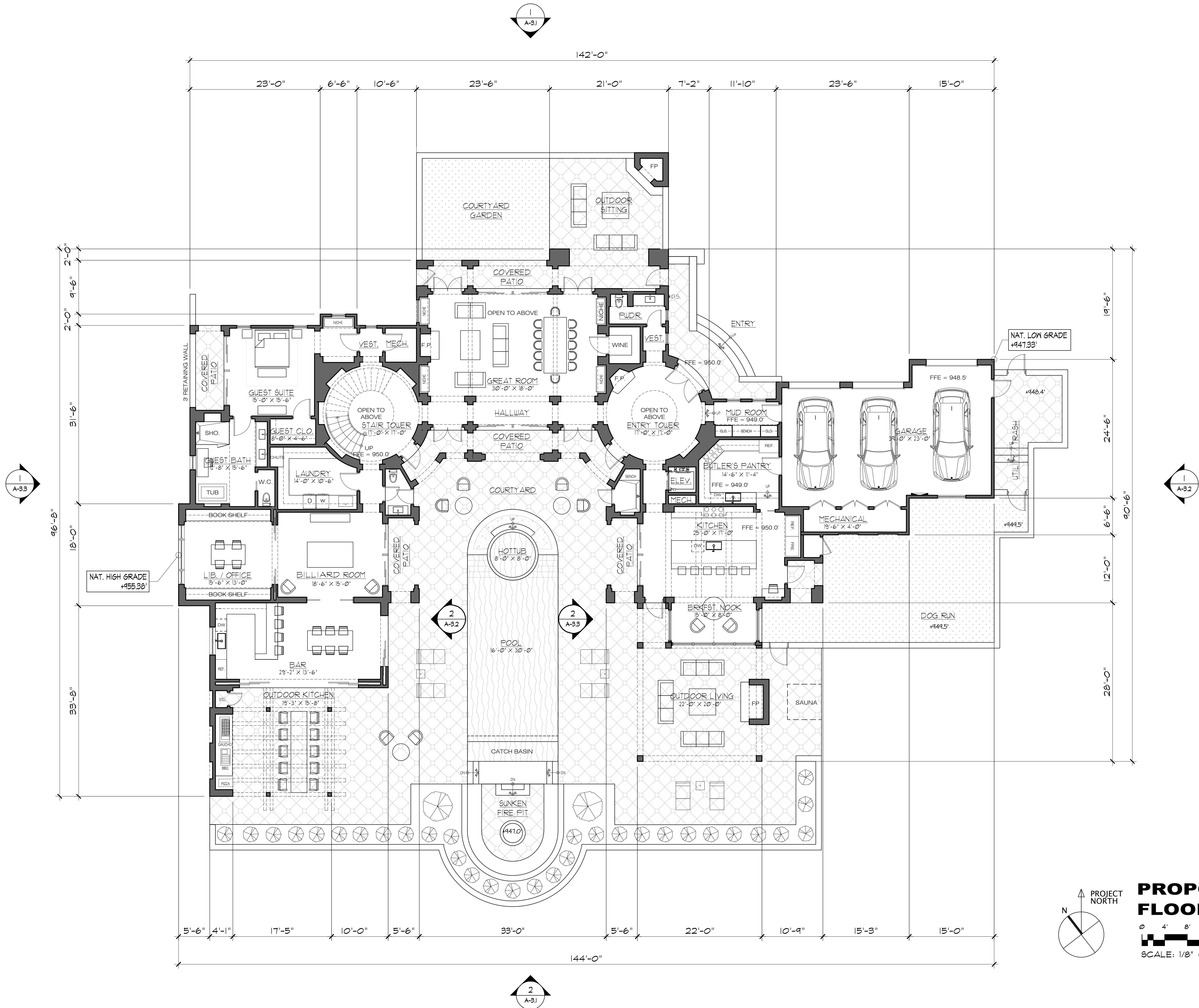
0 8' 16' 32'
SCALE: 1/16" = 1'-0"



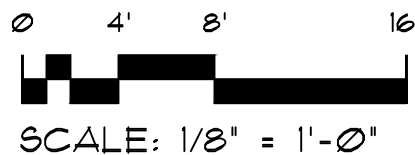
4 SITE SECTION ADU

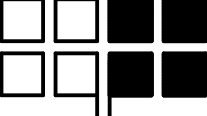
0 8' 16' 32'
SCALE: 1/16" = 1'-0"

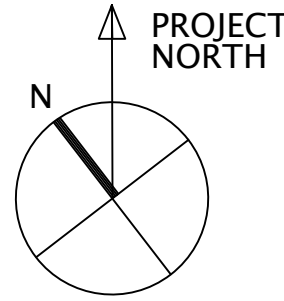
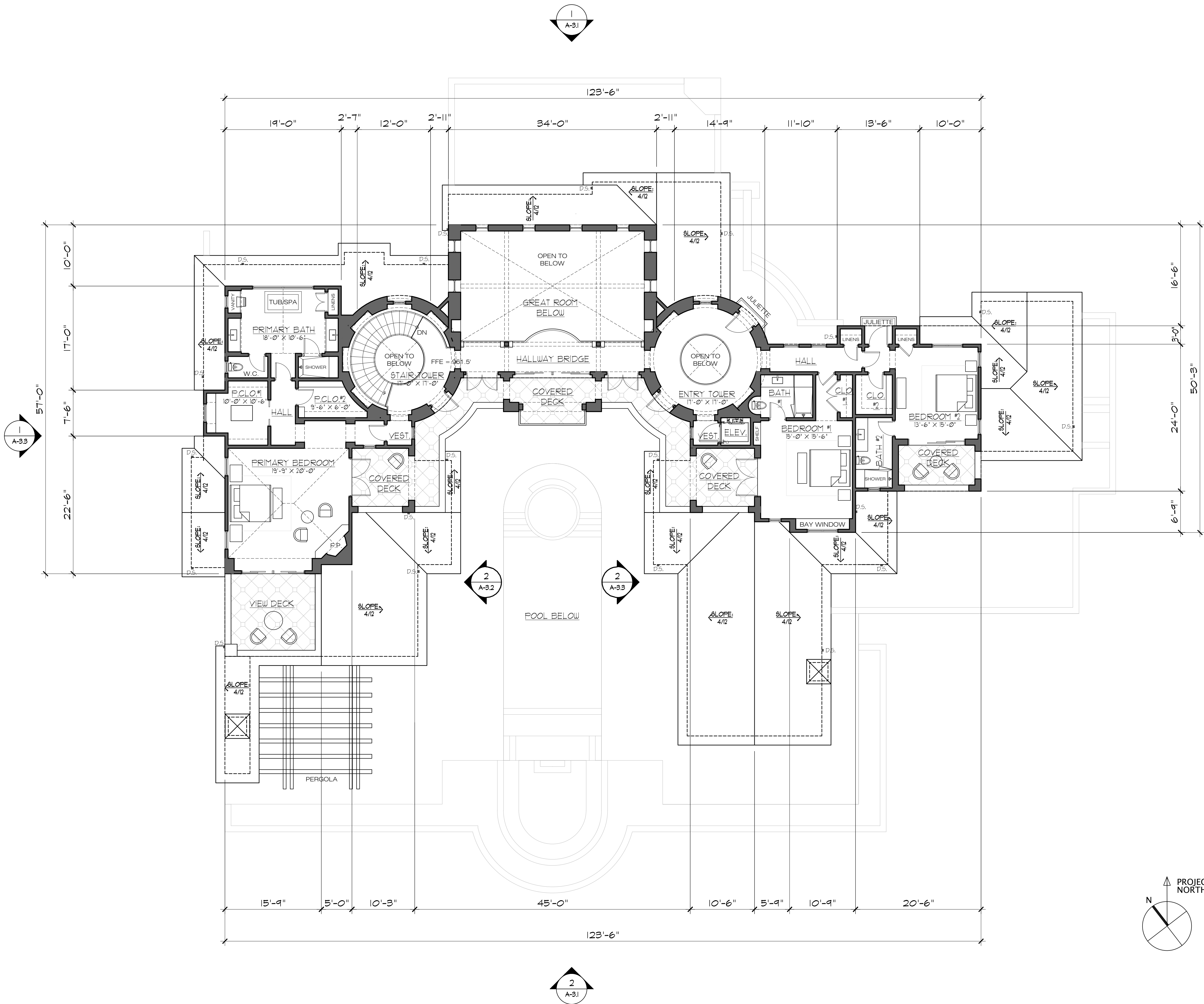
REVISION	No.
CONSULTANT:	
ARCHITECT	
ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE MONTEREY, CA 93940	
PHONE (831) 372-0410 • FAX (831) 372/7840 • WEB: www.ericmillerarchitects.com	
SITE SECTIONS	
JOB NAME: Hetherington Residence	
8125 Carina, Lot 80	
Carmel, CA 93923	
A.P.N. 259-092-020	
DATE: 04-03-2025	
SCALE: 1/16"=1'-0"	
DRAWN: SSH	
JOB NUMBER: 23.02	
A-1.3	
SHEET OF	



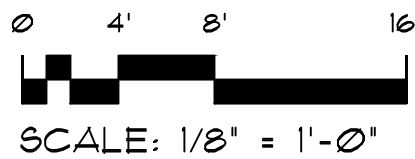
PROPOSED FIRST FLOOR PLAN



REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		
FIRST FLOOR PLAN		
JOB NAME: Hetherington Residence 825 Carina, Lot 80 Carmel, CA 93923 A.P.N. 254-0912-020		
DATE: 04-03-2025		
SCALE: 1/8" = 1'-0"		
DRAWN: HRM		
JOB NUMBER: 23.02		
A-2.1		
SHEET OF		

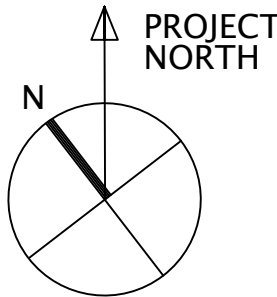
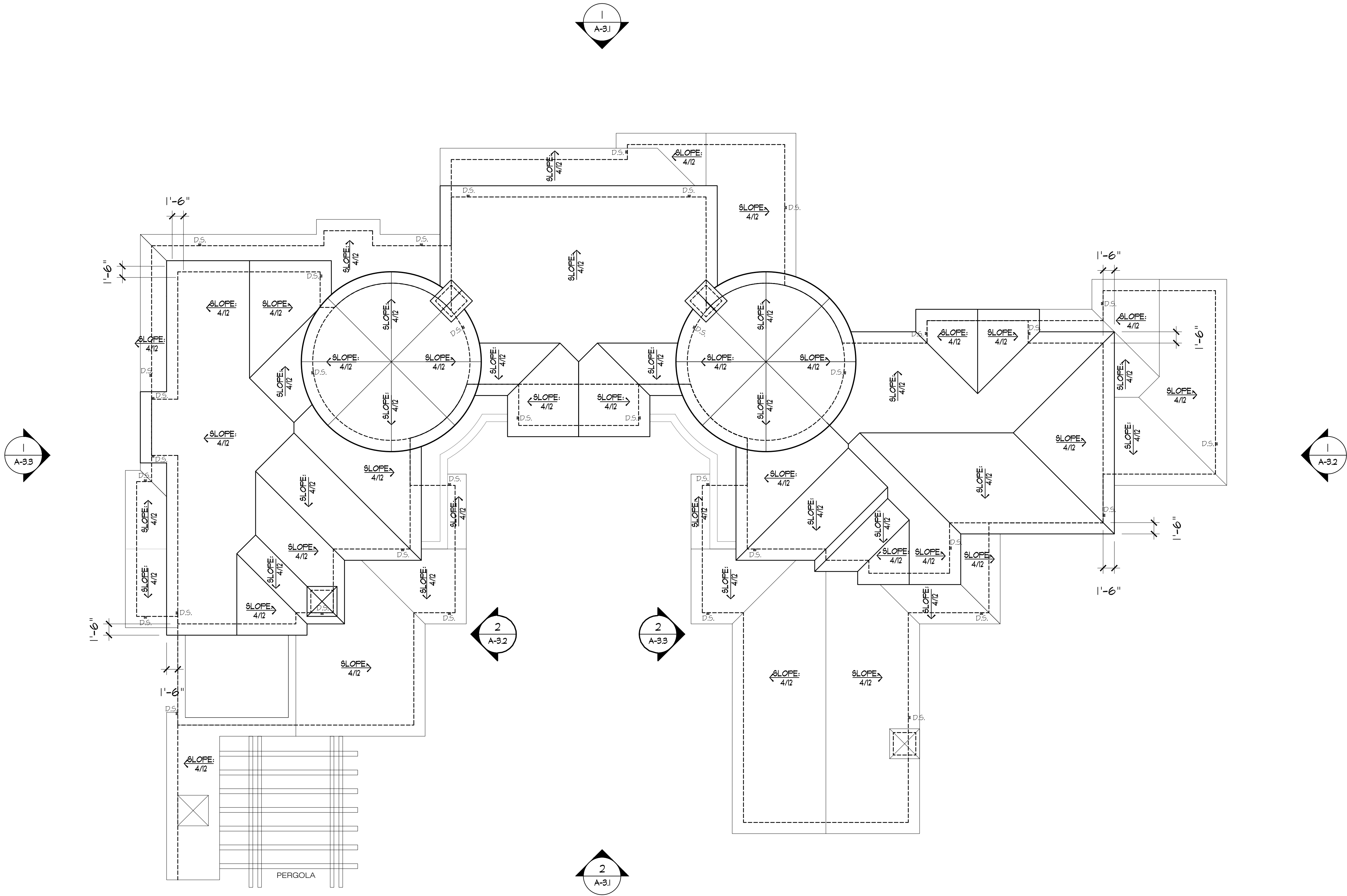


PROPOSED SECOND FLOOR PLAN



REVISION		No.
CONSULTANT:		
ARCHITECT		
SECOND FLOOR PLAN		
DATE: 04-03-2025		JOB NAME: Hetherington Residence 825 Carina, Lot 80 Carmel, CA 93923 A.P.N. 254-0912-020
SCALE: 1/8" = 1'-0"		
DRAWN: HRM		
JOB NUMBER: 23.02		
SHEET OF		A-2.2

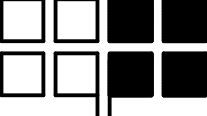
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

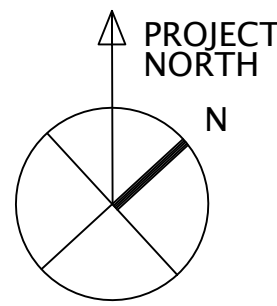


PROPOSED ROOF PLAN

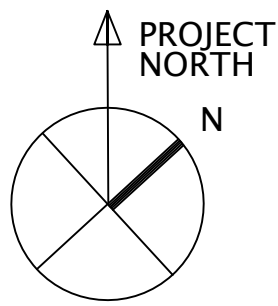
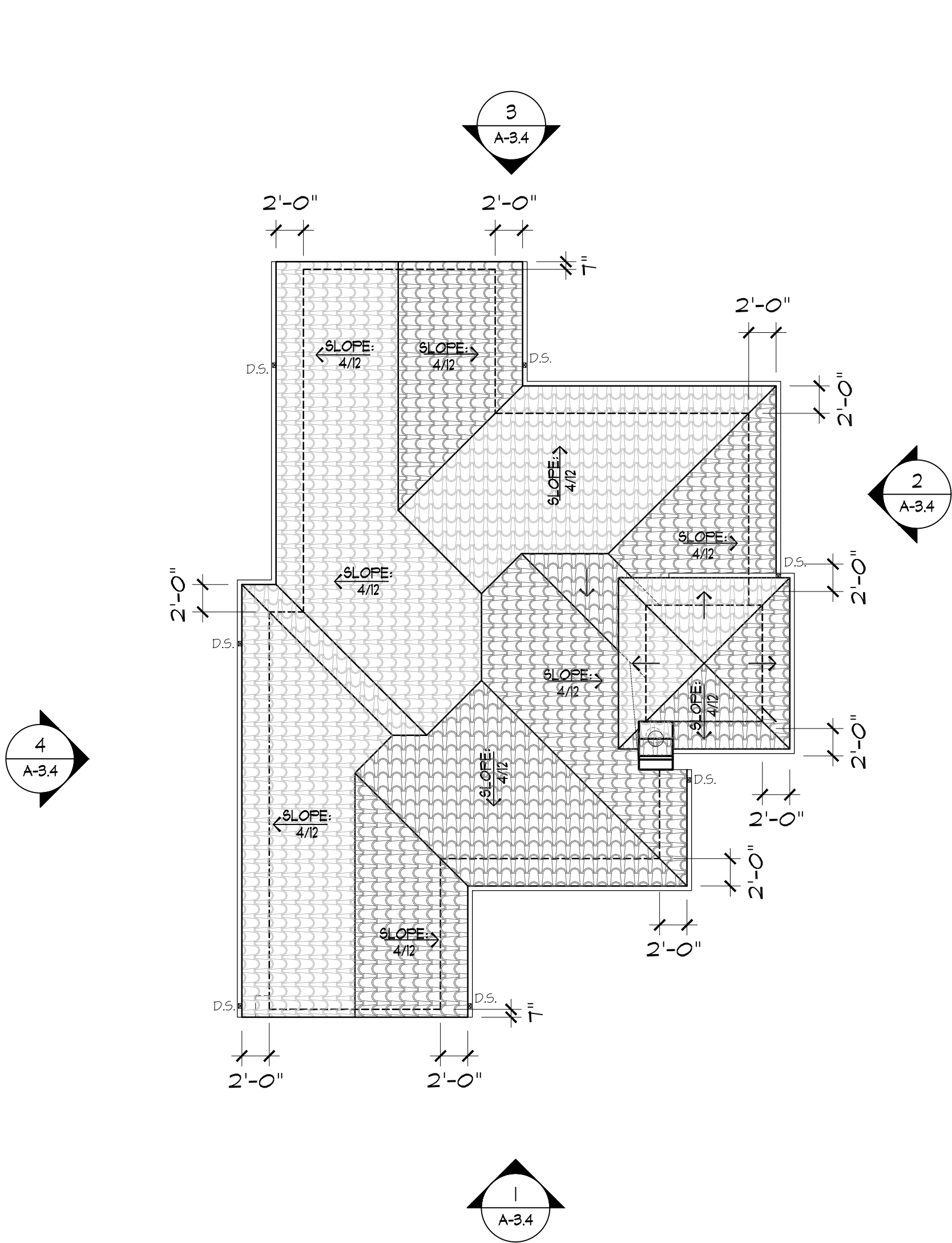
0 4' 8' 16'

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

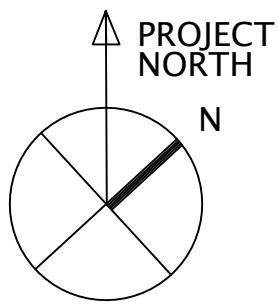
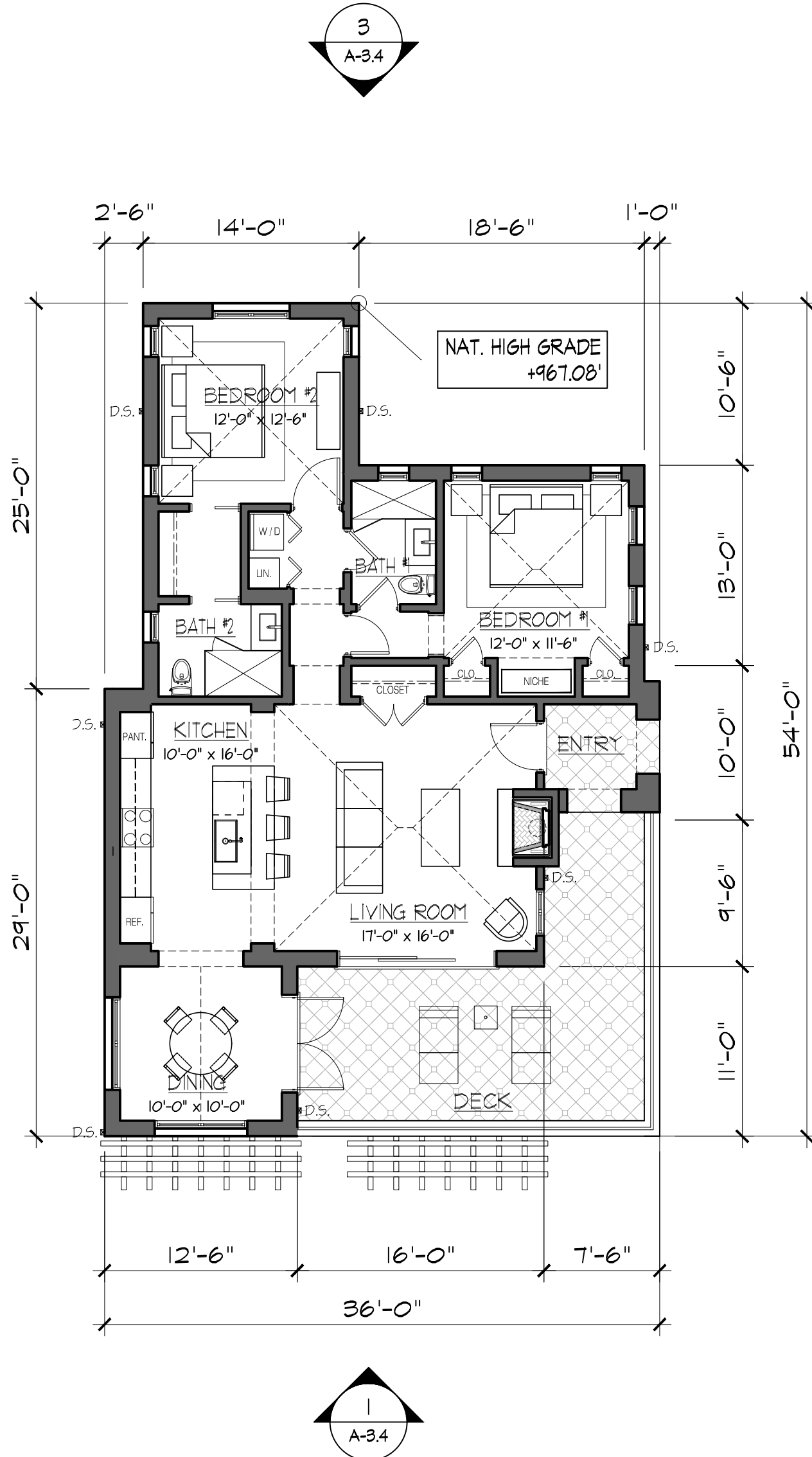
REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		
ROOF PLAN		
JOB NAME: Hetherington Residence 825 Carina, Lot 80 Carmel, CA 93923 A.P.N. 254-0912-020		
DATE: 04-03-2025		
SCALE: 1/8" = 1'-0"		
DRAWN: HRM		
JOB NUMBER: 23.02		
A-2.3		
SHEET OF		



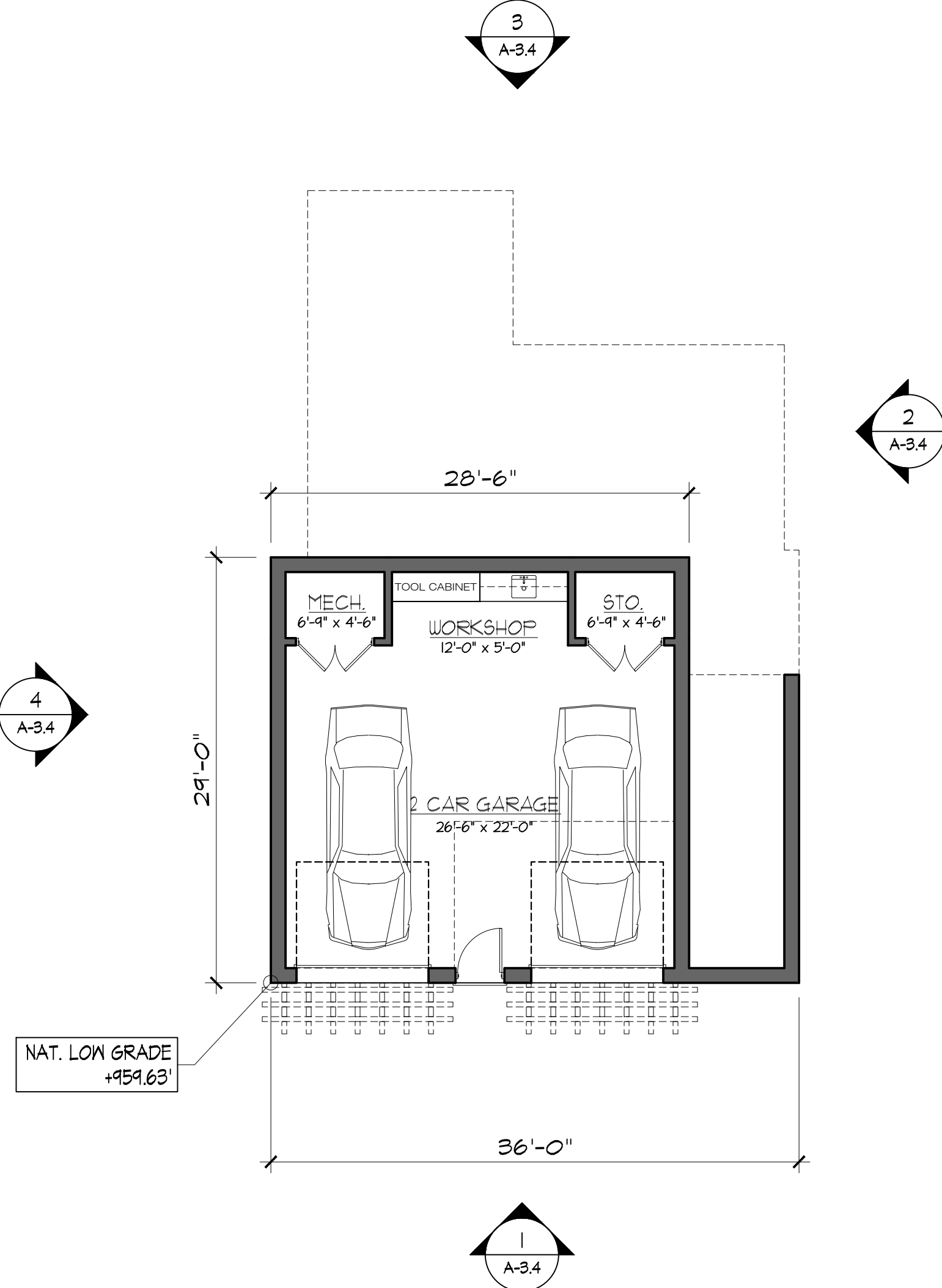
**PROPOSED ADU
ROOF PLAN**



**PROPOSED ADU
UPPER LEVEL**



**PROPOSED ADU
LOWER LEVEL**



ADU PLANS

JOB NAME: **Hetherington Residence**
825 Carina, Lot 80
Carmel, CA 93923
A.P.N. 254-0912-020

DATE: **04-03-2025**

SCALE: **1/8" = 1'-0"**

DRAWN: **HRM**

JOB NUMBER: **23.02**

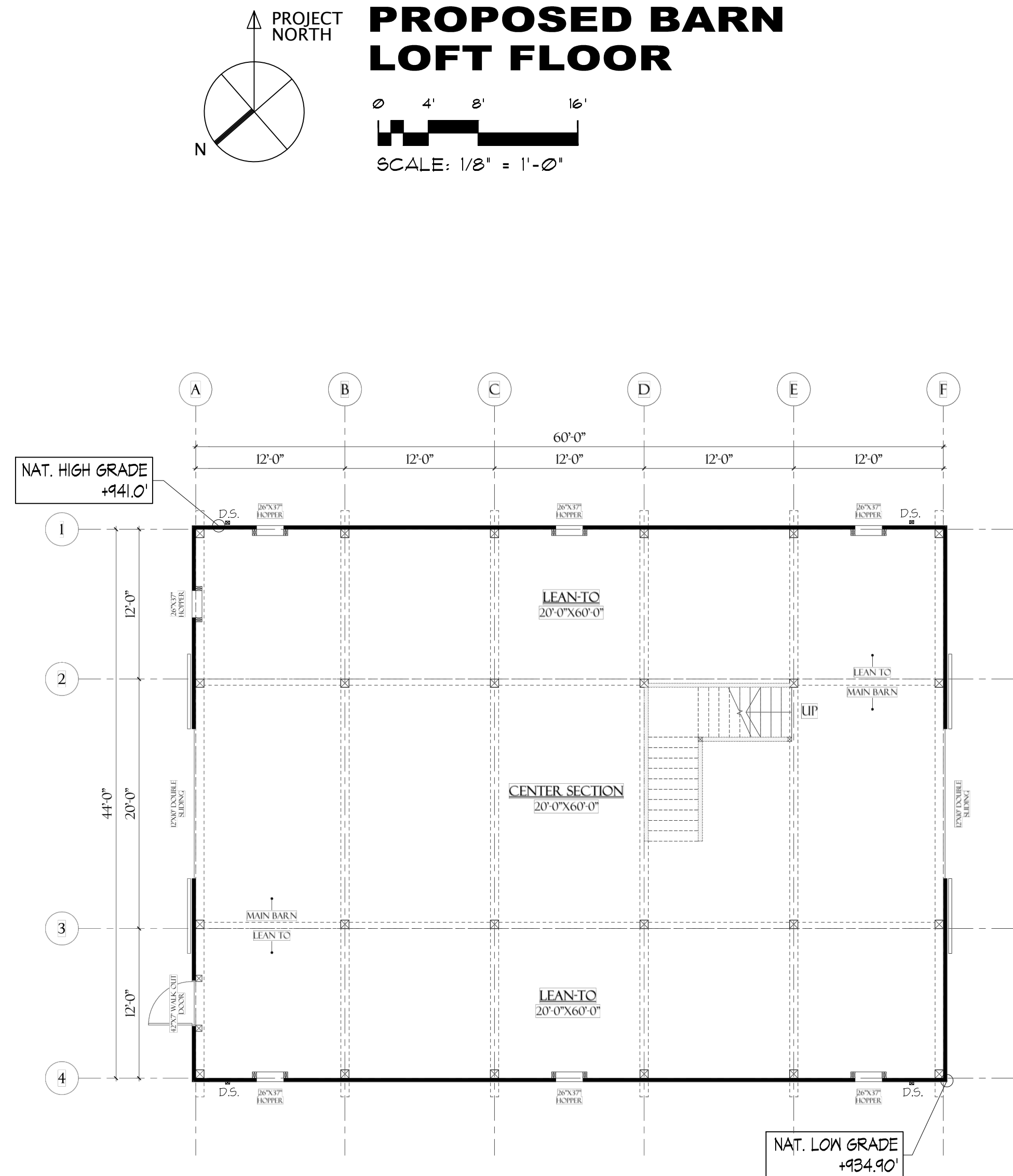
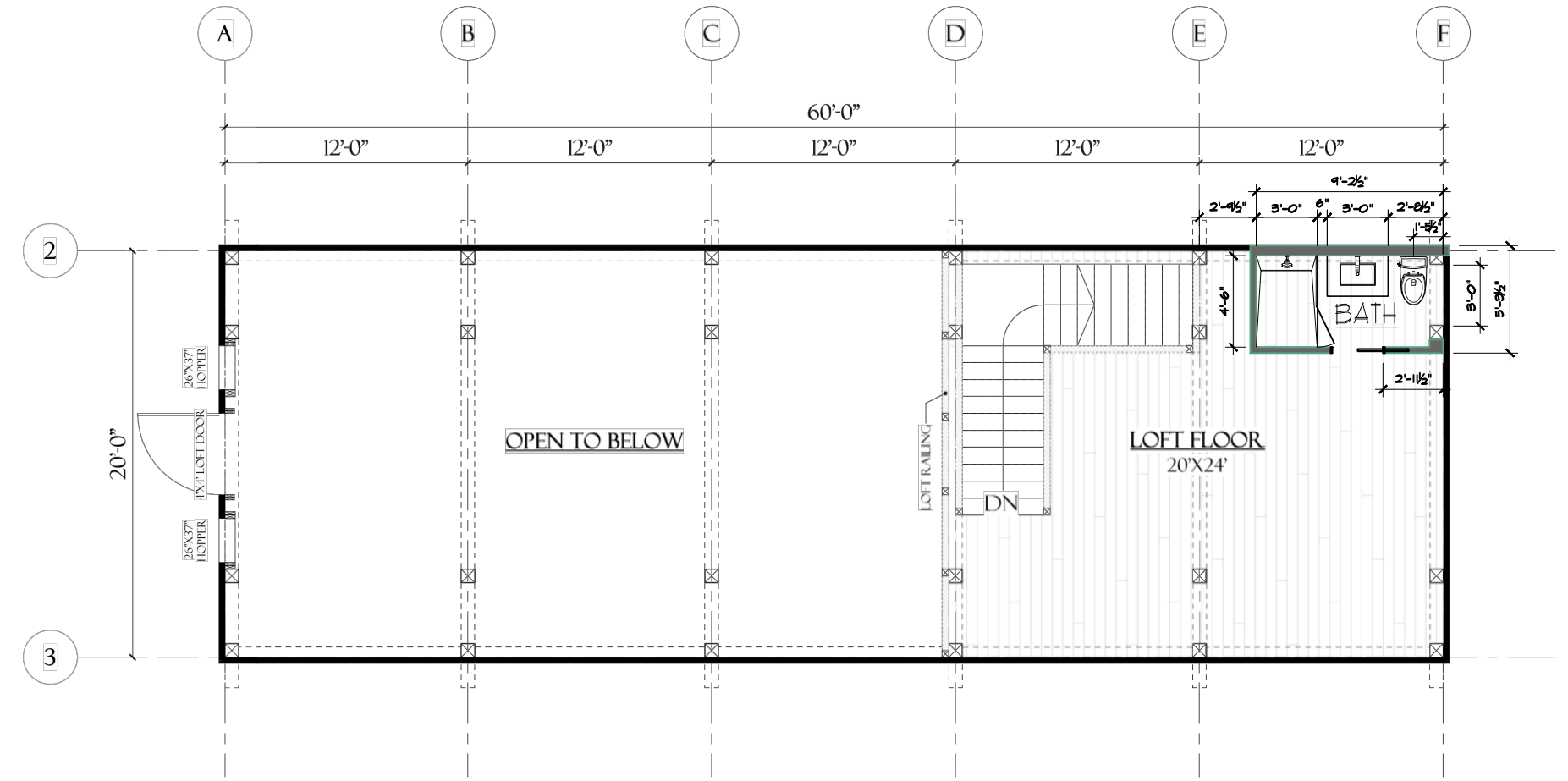
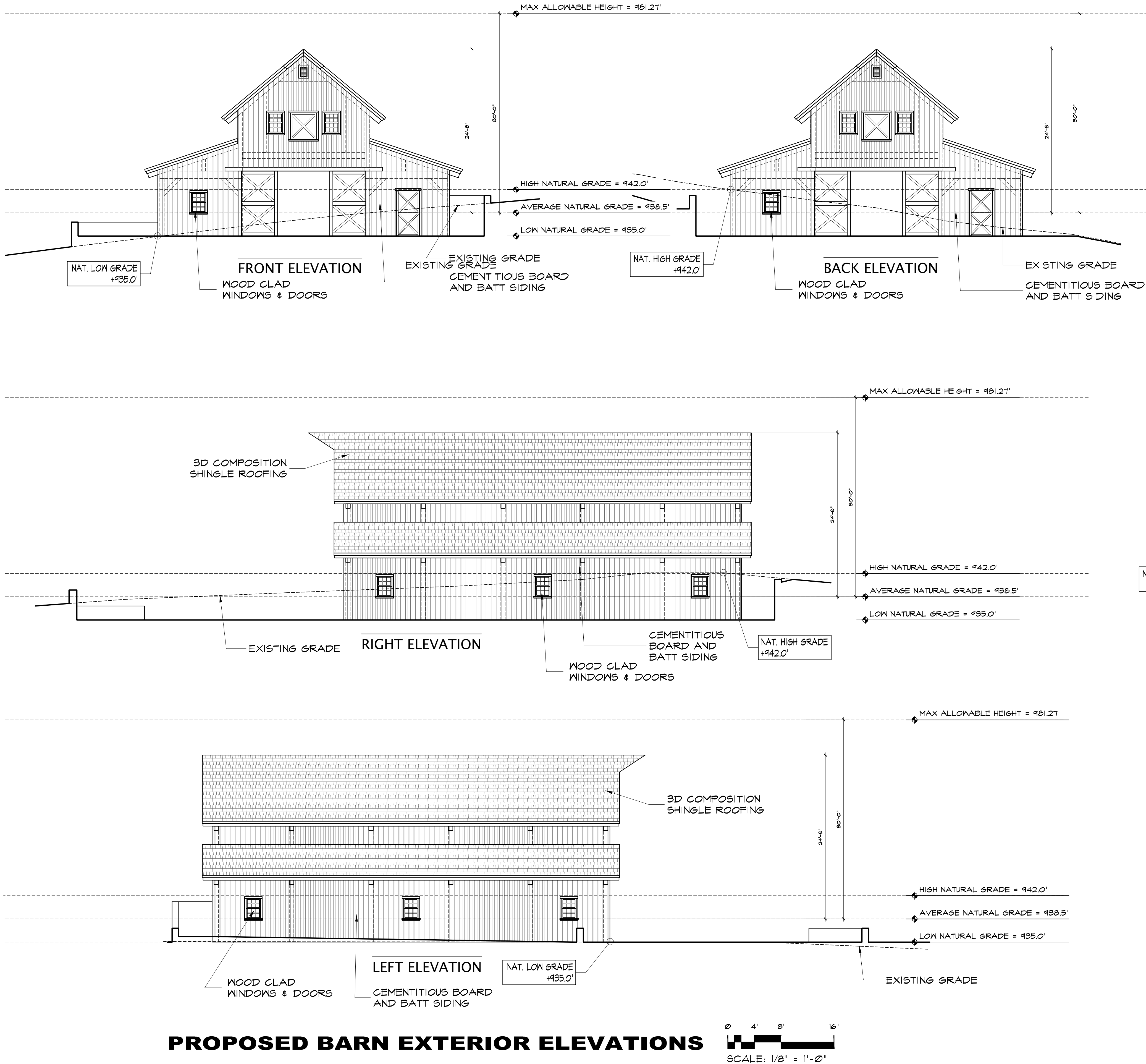
A-2.4
SHEET OF

ARCHITECT

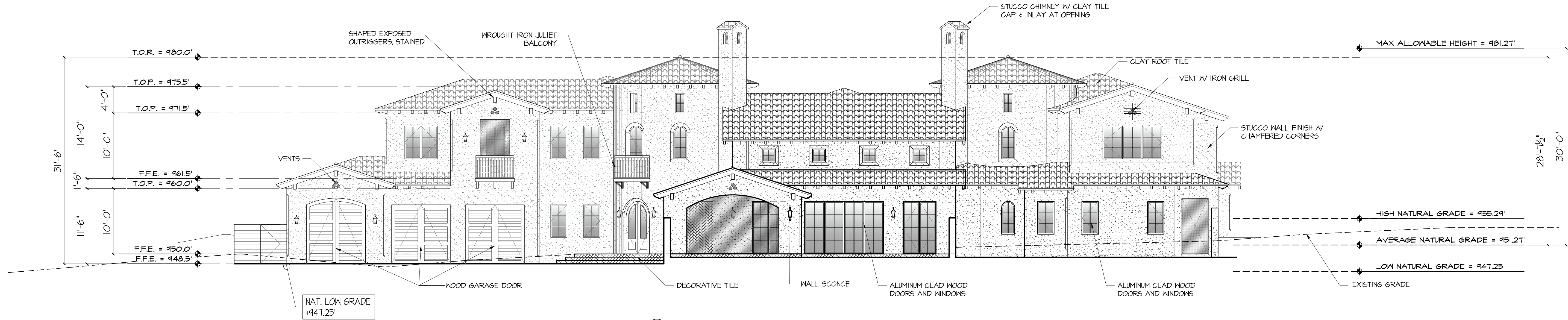
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

CONSULTANT:

REVISION	No.

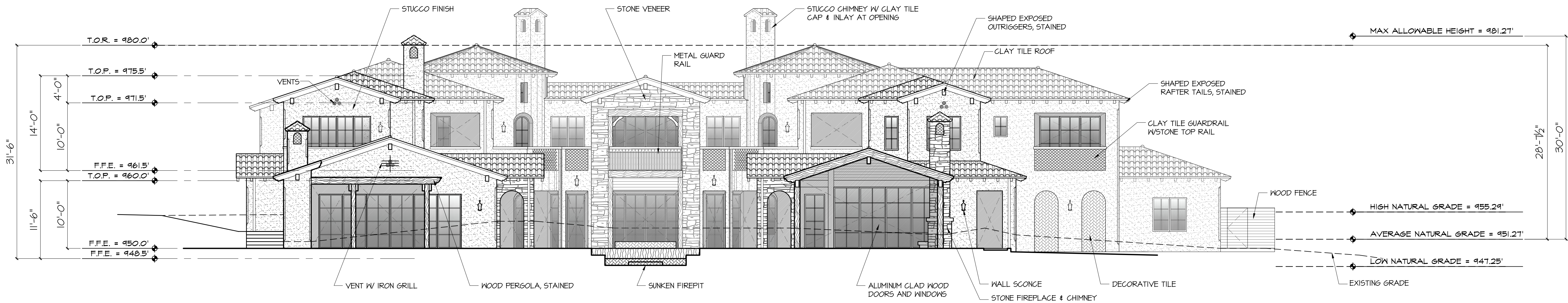


REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
BARN PLANS		
JOB NAME: Hetherington Residence		
8125 Carrington, Lot 80		
Carmel, CA 95023		
A.P.N. 254-0912-020		
DATE: 04-03-2025		
SCALE: 1/8" = 1'-0"		
DRAWN: SSH		
JOB NUMBER: 23.02		
A-2.5		
SHEET OF		



1 NORTH ELEVATION

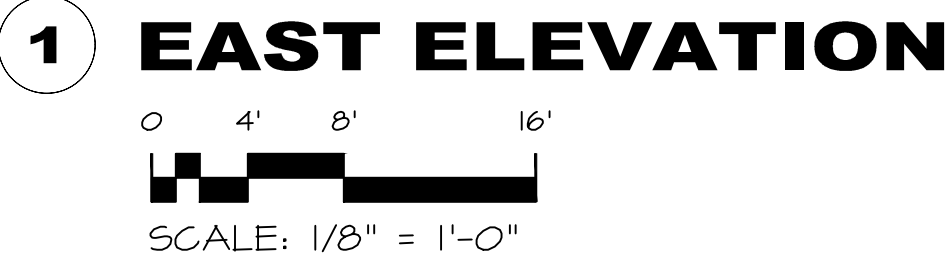
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

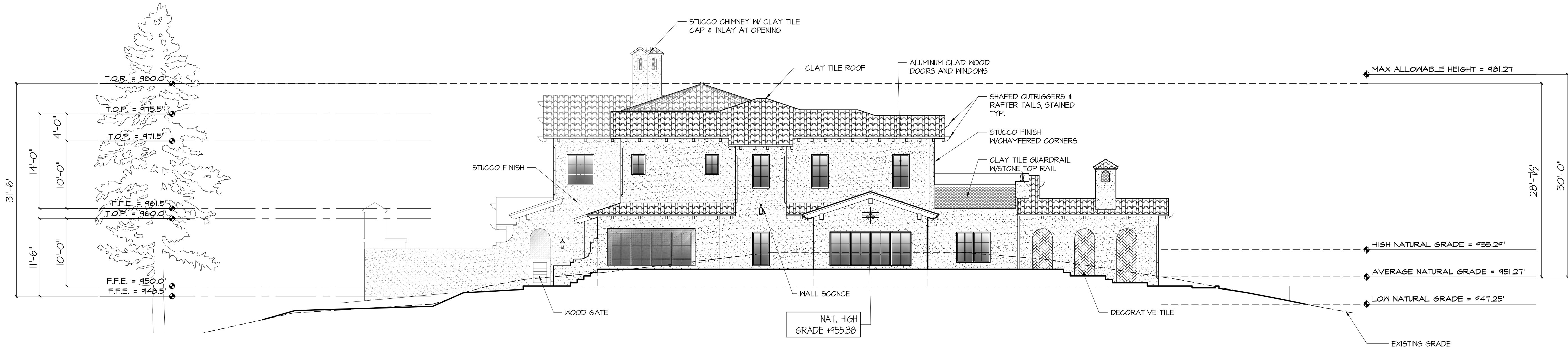


2 SOUTH ELEVATION

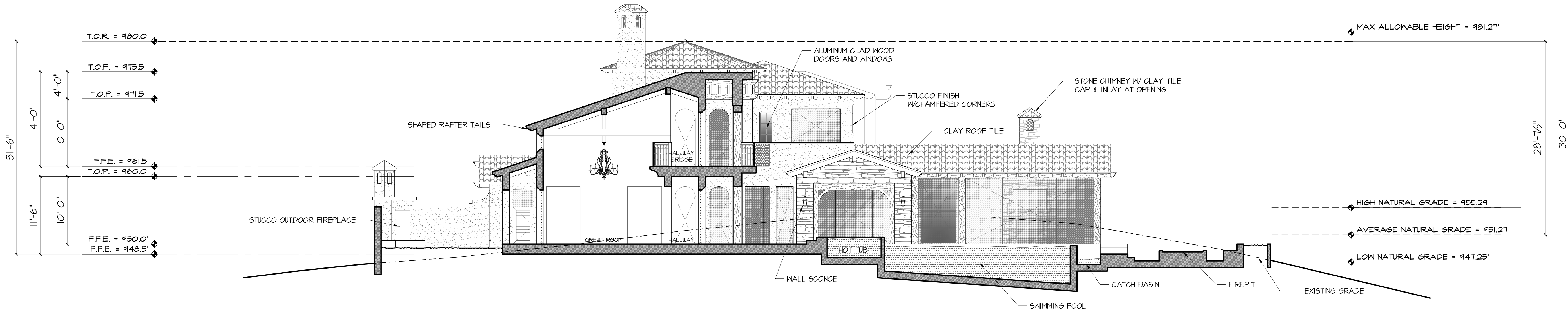
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISION	No.
CONSULTANT:	
ARCHITECT	
ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE MONTEREY, CA 93940	
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
NORTH & SOUTH ELEVATIONS	
JOB NAME: Hetherington Residence	
8125 Carrington Lot 80	
Carmel, CA 93923	
A.P.N. 259-092-020	
DATE: 04-03-2025	
SCALE: 1/8"=1'-0"	
DRAWN: HRM	
JOB NUMBER: 23.02	
A-3.1	
SHEET OF	

CONSULTANT:

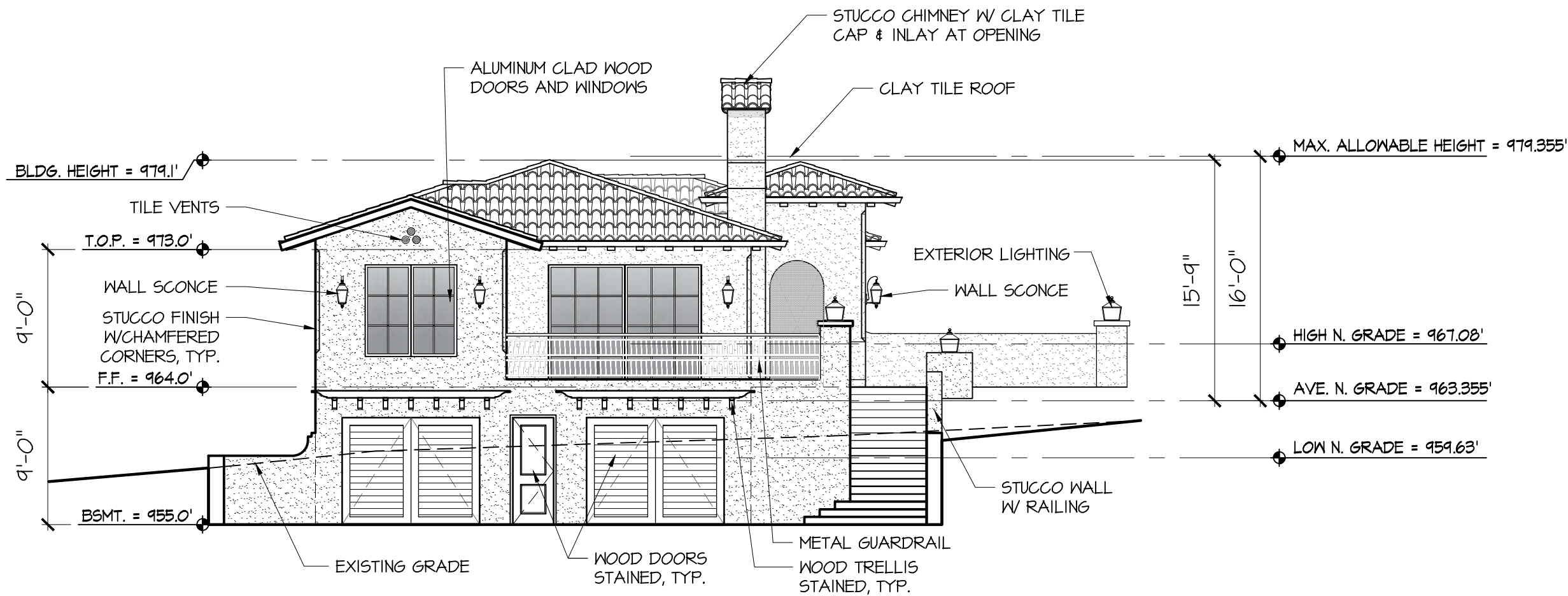


1 WEST ELEVATION
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

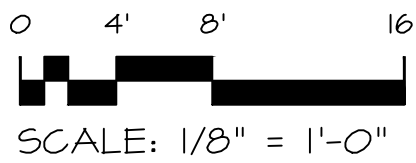


2 WEST COURTYARD ELEVATION
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

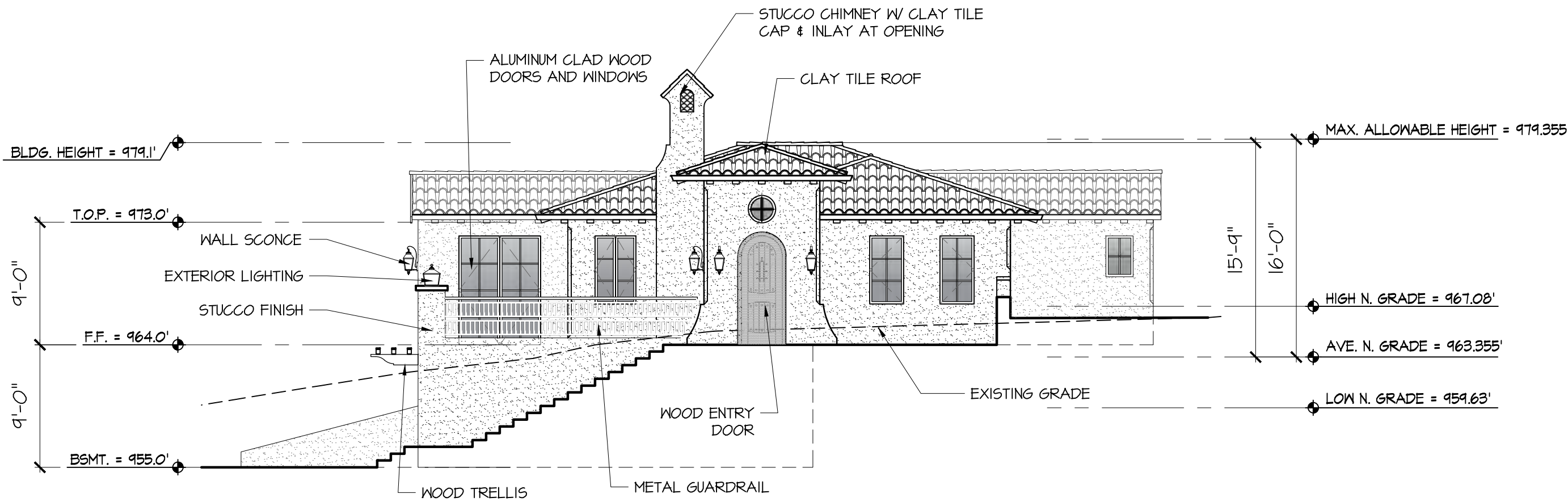
REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
WEST ELEVATIONS		
JOB NAME: Hetherington Residence		
8125 Carmel Lot 80		
Carmel, CA 93923		
A.P.N. 259-092-020		
DATE: 04-03-2025		
SCALE: 1/8"=1'-0"		
DRAWN: KJL		
JOB NUMBER: 23.02		
A-3.3		
SHEET OF		



1 EAST ADU ELEVATION



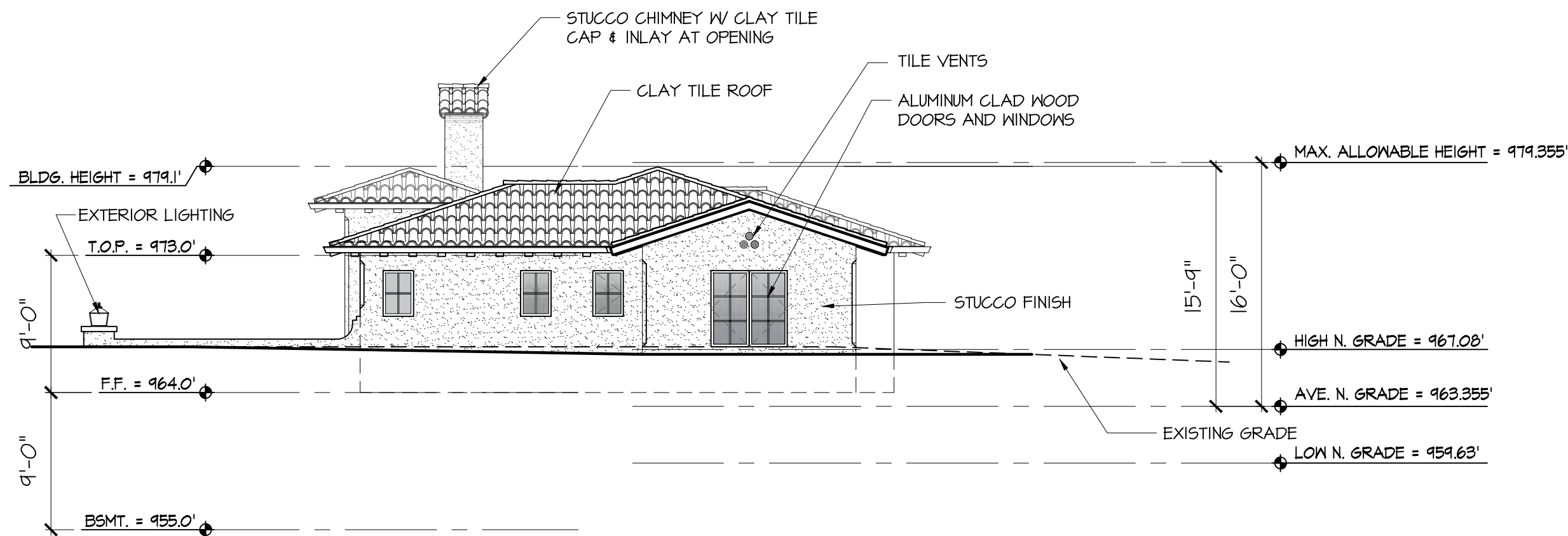
SCALE: 1/8" = 1'-0"



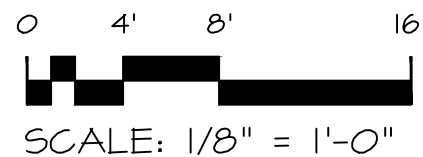
2 NORTH ADU ELEVATION



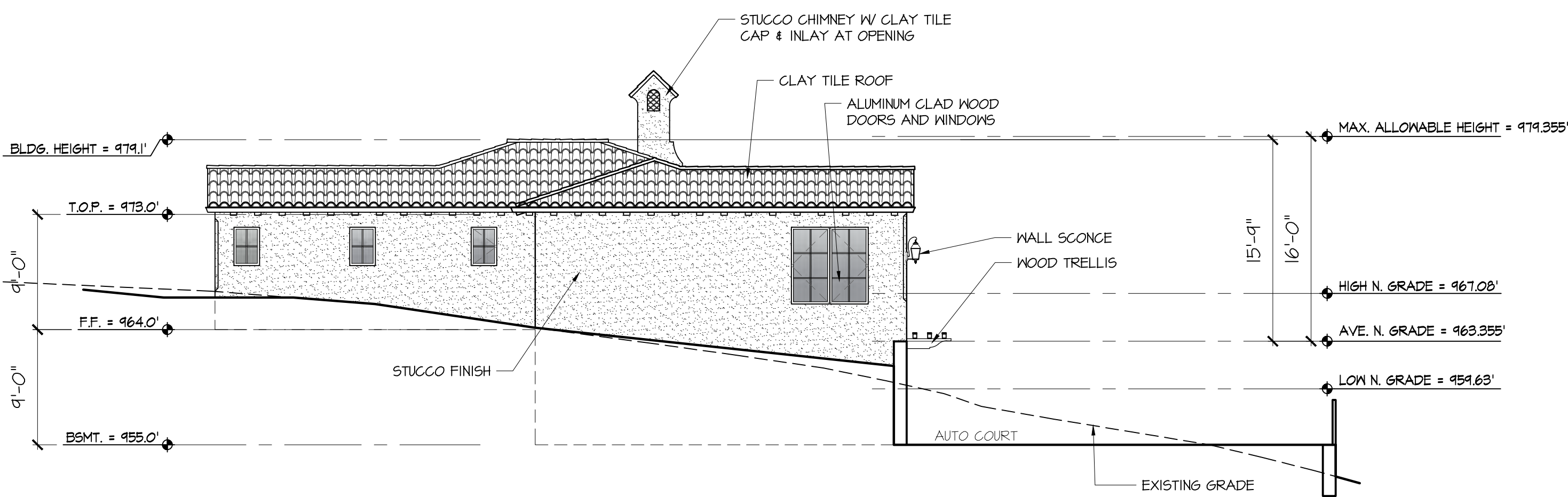
SCALE: 1/8" = 1'-0"



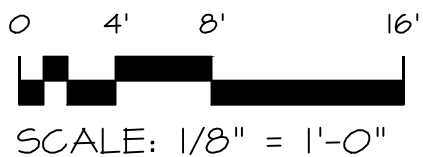
3 WEST ADU ELEVATION



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



4 SOUTH ADU ELEVATION



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

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ADU ELEVATIONS

Hetherington Residence
8125 Carling Lot 80
Carmel, CA 93923
A.P.N. 259-092-020

DATE: 04-03-2025

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

DRAWN: HRM

JOB NUMBER: 23.02

A3.4
SHEET OF



OT TITLE-24



OT TITLE-24

MODEL: OT TITLE-24
FINISH: BRONZE
MANUFACTURER: URBAN ACCESSORIES

10

DRAIN COVER & TRENCH GRATES



RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED



LAMP - 25 WATT
FINISH - BROWN RUST
GLAZING - HEAVY SEEDY

11

EXTERIOR LIGHTING



PATH LIGHT - 25W
COPPER FINISH



SIDE WALL LIGHT - 25W
COPPER FINISH

12

LANDSCAPE LIGHTING



MANUFACTURER: CARRIAGE HOUSE
STYLE: NAPA



CUSTOM METAL GATE
HUBBARD IRON DOORS

7

GARAGE DOOR & GATE



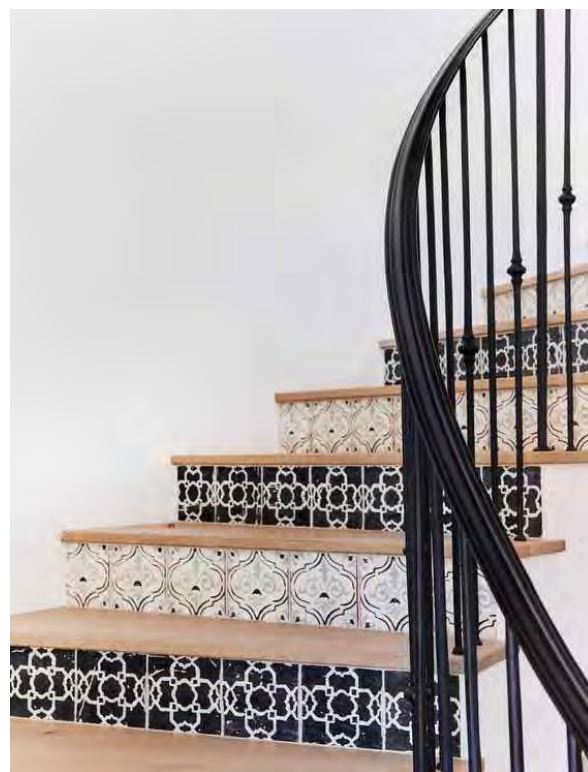
RAISED SPA



POOL AND FIREPIT

8

SITE DETAILS



STAIR W/ TILE ACCENT



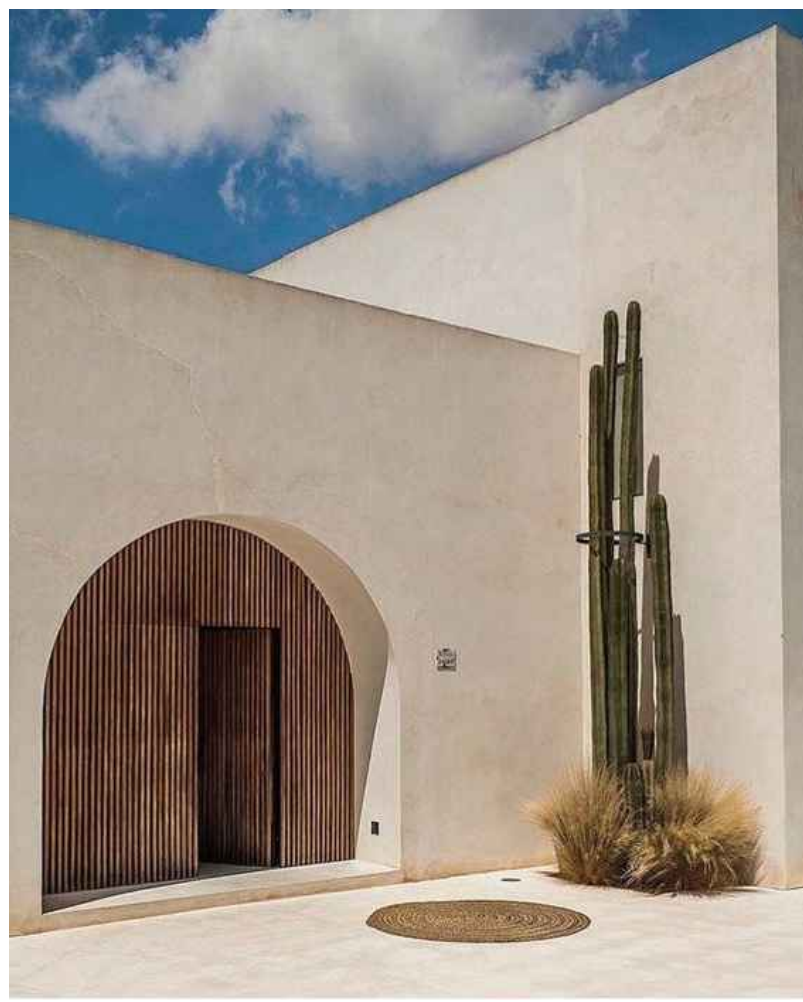
JULIET BALCONY W/ IRON RAIL



CLAY TILE RAILING

9

STAIRS & RAILING



MANUFACTURER: MERLEX
COLOR: CLAY W/ SMOOTH FINISH
LRV: 40 MAX.

4

STUCCO



FOND DU LAC: COUNTRY SQUIRE, RAG JOINT W/ SMEAR

5

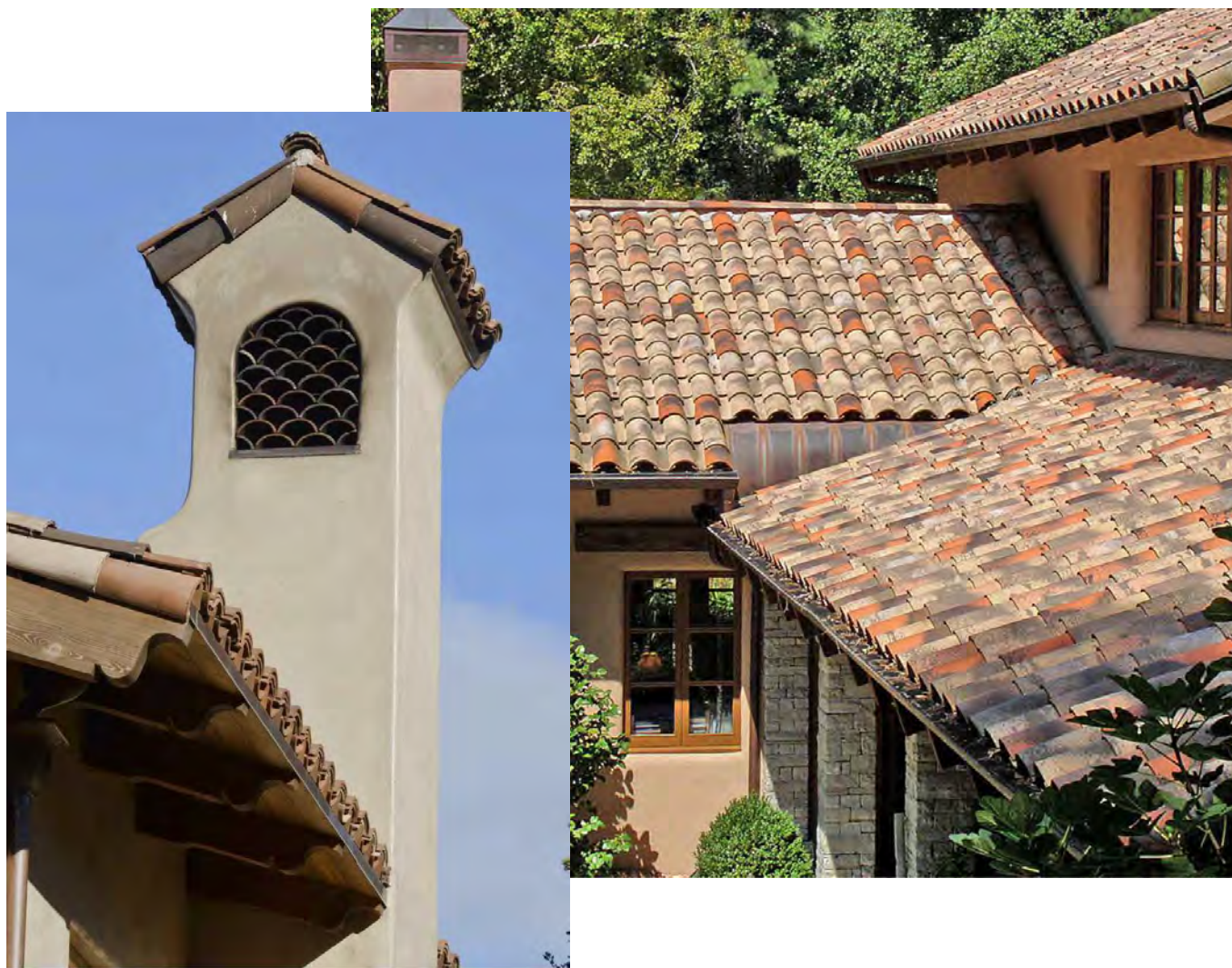
STONE VENEER



METAL DOORS & WINDOWS W/ MINIMAL FRAME

6

WINDOW & DOORS



CLAY TILE W/ EXPOSED RAFTER TAILS

1

ROOF & EAVE



COVERED PATIO



EXTERIOR PERGOLA

2

TIMBER FRAMING



STONE PAVING:
ATERRA PAVERS



STONE COBBLE PAVING:
CAMBRIDGE COBBLE PAVERS

3

PATIO & PAVERS

REVISION	No.
CONSULTANT:	
ARCHITECT	
ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE MONTEREY, CA 93940	
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
MATERIAL SAMPLES	
JOB NAME: Hetherington Residence	
8125 Carina, Lot 80	
Carmel, CA 93923	
A.P.N. 259-092-020	
DATE: 04-03-2025	
SCALE: N.T.S.	
DRAWN: HRM	
JOB NUMBER: 23.02	
A-7.1	
SHEET OF	



REVISION		No.
CONSULTANT:		
ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
RENDERED PERSPECTIVES JOB NAME: <i>Hetherington Residence</i> 0125 Carling Lot 80 Carmel, CA 93923 A.P.N. 259-0912-020		
DATE: 04-03-2025		
SCALE: N.T.S.		
DRAWN: HRM		
JOB NUMBER: 23.02		
A7.2 SHEET OF		