

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:

HAIN JOHN R & JENNIFER L ALLEN TRS (PLN240042)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning
Administrator:

- 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. Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including a septic system; and
 - b. Coastal Development Permit to allow the removal of two Coast live oak trees.

[PLN240042 HAIN JOHN R & JENNIFER L ALLEN TRS, 38042 PALO COLORADO ROAD, CARMEL, BIG SUR COAST LAND USE PLAN, COASTAL ZONE (APN: 418-132-005-000)]

The HAIN JOHN R & JENNIFER L ALLEN TRS application (PLN240042) came on for a public hearing before the County of Monterey Zoning Administrator on November 13, 2025. 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 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan (LUP);
 - Monterey County Coastal Implementation Plan (CIP), Part 3; and
 - Monterey County Zoning Ordinance (Title 20).

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 project involves the construction of a 1,200 square foot accessory dwelling unit on a developed parcel that includes an existing 3,950 square foot single-family dwelling with a detached garage. Site improvements include a new septic system and the removal of three Coast live oak trees.
- c) Allowed Use. The property is located at 38042 Palo Colorado Road, Carmel (Assessor's Parcel Number [APN]: 418-132-005-000), within the Big Sur Coast Land Use Plan (BSCLUP). The parcel is zoned as Rural Density Residential, 40 acres per unit with a Design Control zoning overlay district in the coastal zone [RDR/40-D(CZ)], which allows an accessory dwelling unit, subject to the granting of a Coastal Development Permit and Design Approval. Therefore, the project is an allowed land use for this site. Consistent with the Big Sur Coast Land Use Plan (LUP) Policy 5.4.2.13, CIP section 20.145.060.A.1, and Title 20 section 20.70.025, a Coastal Development Permit has been applied to this project for the removal of three Coast live oak trees.
- d) Lot Legality. The parcel is shown in its present size (70.01 acres) and configuration as Lot 5 in the Record of Survey, recorded in Volume 18 Cities & Towns, page 92, that was recorded to reflect an approved Lot Line Adjustment between 10 lots (Minor Subdivision Committee Resolution No. 92-67). Therefore, the County recognizes this parcel as a legal lot of record.
- e) Development Standards. The development standards for RDR zoning district are identified in Title 20 section 20.14.060.C.1. The required habitable accessory structure setbacks for the subject property are 50 feet (front) and six feet (side and rear). As proposed, the ADU meets all of these setbacks. The maximum allowed height is 15 feet above average natural grade, while the proposed ADU height is 15 feet above average natural grade. The property is 3,051,595.8 square feet (70.01 acres), and the maximum allowable building site coverage is 25% (762,899 square feet) while the proposed coverage is 0.19% (5,750 square feet).
- f) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The neighborhood is a mixture of various massing and architectural styles. The ADU utilizes the County of Monterey's Pre-Approved Santa Lucia ADU design. The Big Sur Coast Land Use Advisory Committee (LUAC) voted unanimously to recommend the project for approval to the Zoning Administrator (see Finding 1, Evidence "j") with the recommendation to use a darker exterior color to help the ADU blend into the natural landscape of the area. The Owner incorporated this recommendation into their plans. In accordance with the LUP Policy 3.2.4.A.3 and CIP section 20.145.030.C.2.c, the colors and materials give the general appearance of natural materials and include a matte

brown standing seam metal roof, natural tan stucco siding, with brown decking. Associated site improvements include a new driveway and paver motor court with natural stone veneer retaining walls to match the single-family dwelling, and a new metal picket fence to surround the property. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway. The proposed tree removal will not negatively impact visual resources. As proposed, the project is compatible with the neighborhood and assures visual resource protection.

- g) Biological Resources. Consistent with the applicable goals and policies of the BSC LUP; CIP; and Title 20, a biological assessment (County of Monterey Library No. LIB250008 – see Finding 2, Evidence “b”) was submitted. Two reconnaissance site visits were conducted at the project site on April 3, 2024 and June 19, 2024, with the purpose of observing plant communities and identifying potential special status species. The surveys yielded no results for special status species or actively nesting birds. The surveys were also conducted to identify habitat areas, and a mix of both Oak woodland and Redwood Forest habitats were observed within the area. Pursuant to CIP section 20.145.040.C.1.h, residential development shall minimize impacts to redwood trees, including impacts from soil compaction and other solid and root disturbances. The biological assessment identified a dominant redwood forest habitat located approximately 120 feet south of the proposed development with a few staggered redwood trees located within proximity of the proposed development. While the proposed development includes the removal of three Coast live oak trees (see Finding 1, Evidence “i”), the project does not include the removal of any redwood trees. Recommendations were included in the biological assessment to further reduce potential impacts to redwood trees. These measures include the following and shall be implemented through the County’s standard conditions that require protective fencing around native trees, invasive species eradication, native landscaping, and placement of excavated materials shall only be deposited within approved staging locations. The proposed project will not adversely impact or affect the environment and is not known to occur within 100 feet of an Environmentally Sensitive Habitat Area. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through the implementation of the County’s standard condition. Therefore, the project is sited and designed to avoid impacts to sensitive habitats, will ensure long-term maintenance of nearby ESHA, and is consistent with LUP Policies 3.3.2.7 and 3.3.A.10.
- h) Cultural Resources. The project site is in an area identified in County Records as having a moderate archaeological sensitivity. Pursuant to the CIP Policy 20.145.120.B, an archaeological report is not required since the proposed development does not require environmental review. The report concluded that there is no background or surface evidence of potentially significant archaeological resources, and that potential impacts to archaeological resources are not anticipated from the proposed project. The potential for inadvertent impacts to cultural

resources is limited and will be controlled by application of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- i) Tree Removal/Protection. The project, as proposed, includes the removal of three Coast live oak trees. Pursuant to BSC LUP Policy 5.4.2.13, CIP section 20.145.060.A.1 and Title 20 section 20.70.025, a Coastal Development permit is required for the removal of native trees. Therefore, the tree removal of 3 Coast live oak trees is subject to the granting of a Coastal Development Permit. The project meets the required findings to allow the removal of 3 trees, as demonstrated in Finding No. 5 and supporting Evidence.
- j) Land Use Advisory Committee Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires Design Approval subject to review by the Zoning Administrator. The project was referred to the Big Sur Coast LUAC for review and scheduled for a duly noticed LUAC meeting on May 27, 2025. The LUAC voted 5-0 to support the project with the recommendation to use a darker color for the ADU, as it may blend in better with the landscaping of the area. Rather than matching the existing light tan of the residence, the ADU includes a darker tan exterior color per the LUACs recommendation.
- k) The project planner conducted a site inspection on May 27, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240042.

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 CalFire Big Sur (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 biological resources, and native trees. The following reports have been prepared:
 - “Arborist Report” (LIB250077) prepared by Thompson Wildlife Management, Monterey, CA, July 31, 2024.
 - “Biological Assessment” (LIB250008) prepared by Fred Ballerini, Pacific Grove, CA, August 29, 2024.
 - “Geotechnical Report” (LIB250014) prepared by Butano Geotechnical Engineering, Inc., Watsonville, CA, May 17, 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 May 27, 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 County of Monterey HCD-Planning found in Project File PLN240108.

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 CalFire Big Sur (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) Environmental Health Bureau (EHB) staff reviewed the project application and did not require any conditions. The site is served by an existing well located on the parcel that currently serves the main dwelling and will also provide water for the ADU. This well (Rocky Creek Ranch WS #2) produces 13.3 gallons per minute and meets both EHB and State Water quality and quantity requirements.
 - c) The project proposes a septic system and leach pits to service the proposed ADU. EHB has reviewed the preliminary onsite wastewater treatment system (OWTS) plans and the Geotechnical and Percolation Report (see Finding 2, Evidence “b”) prepared by Soil Surveys Group and found them appropriate. EHB confirmed that the setbacks are met between the proposed OWTS and the well location.
 - d) Geologic Faulting. In accordance with the CIP section 20.145.080.A.1.b.4, a geologic report shall be required if the project site is in any area of known or suspected geologic hazards. The GIS records show that the Palo Colorado Fault and an unnamed fault are both within 660 feet of the proposed development. A Geotechnical Report (County of Monterey LIB250014 – see Finding 2, Evidence “b”) confirmed that the proposed development is 850 feet from the active Palo Colorado fault and 400 feet from an unnamed fault that is not active, and neither faults pose a threat to the proposed development. Furthermore, the Rocky Creek Ranch subdivision EIR found Lot 5’s geotechnical and geological conditions suitable for development. No significant changes have been observed on the site since the Environmental Impact Report.
 - e) Staff conducted a site inspection on May 27, 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 County of Monterey HCD-Planning found in Project File PLN240042.

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 County of Monterey 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 May 27, 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 County of Monterey HCD-Planning found in Project File PLN240042.
5. **FINDING:** **TREE REMOVAL** - The subject project minimizes tree removal in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan (LUP) and the associated Big Sur Coastal Implementation Plan (CIP), Part 3.
- EVIDENCE:**
- a) The project includes application for the removal of three Coast live oak trees. In accordance with BSC LUP Policy 5.4.2.13, CIP section 20.145.060.A.1 and Title 20 section 20.70.025, a Coastal Development permit is required.
 - b) An arborist report (County of Monterey Library No. LIB250007 – see Finding 2, Evidence “b”) identified three Coast live oak trees proposed for removal. However, only two of these trees are protected under the BSC LUP due to their size being equal or greater than 12 inches in diameter. Tree #1 is a 21-inch Oak that is senescing and in poor condition. This tree is adjacent to the proposed ADU, within the exterior patio area. Tree #2 is a 10-inch Oak and has been assessed as being in poor physiological health and structural condition. Tree #2 is within the footprint of the ADU. Tree #3 is a 12-inch Oak and is in generally fair health; however, the tree is located directly adjacent to the proposed development footprint and would be impacted during construction. There are no landmark native trees proposed for removal in accordance with BSC CIP section 20.145.060.D. The parcel is not within the public viewshed and is not visible from Highway 1. The removal of the trees will not impact visual resources. Therefore, a discretionary permit is required for the removal of Trees #1 and #3. The Arborist Report recommends a one-to-one replacement ratio for a total of 3 trees to be replanted using 5 to 15 gallon containers and shall be implemented through the County’s standard condition.
 - c) The subject lot is heavily forested and steeply sloped. There is no alternative location along Bixby Creek Road that would avoid tree removal. In this case, the ADU is sited to avoid slopes in excess of 30% and minimizes tree removal.
 - d) Staff conducted a site inspection on May 27, 2025 and confirmed tree removal is necessary given the constraints of the property.

- e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240042.

- 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 new construction of residential accessory structures within a residential zoned area.
 - b) The proposed project involves the construction of an accessory structure to a single family dwelling within a residentially zoned area. Therefore, the project qualified for a Class 3 Categorical Exemption.
 - 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 within 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 a hazardous waste site. The proposed project will not be visible from any scenic corridor. (see Finding 1, Evidence “f”). No known historical resources exist on the property.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on May 27, 2025.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240042.
- 7. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, section 20.86.030, the project is subject to appeal to the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal Commission because the project includes a conditionally allowed use (tree removal).

DECISION

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

1. Find 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 Guidelines section 15300.2 apply; and
2. Approve Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including a septic system; and

- b. Coastal Development Permit to allow the removal of two Coast live oak trees. 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 13th day of November, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County 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

PLN240042

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit includes a 1) Coastal Development Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including new septic system; and 2) Coastal Development Permit to allow the removal of two Coast Live Oak trees. The property is located at 38042 Palo Colorado Road, Carmel (Assessor's Parcel Number 418-132-005-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by the County of Monterey Zoning Administrator for Assessor's Parcel Number 418-312-005-000 on November 13, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County 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 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant 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.

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

5. 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.

6. 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.

7. 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

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, three (3) copies 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 reviewed and approved by a qualified biologist and implement the recommendation of Fred Ballerini's August 29, 2024 Biological Assessment. 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 Biological Survey, including invasive species eradication and native oak tree understory constituents. Landscape plans shall be prepared in coordination with a qualified biologist. 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. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
 - Types of construction vehicles and number of trucks and/or vehicle trips/day.
 - Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
 - Hours of operation.
 - Project scheduling (dates) and duration of construction.
 - Map illustrating:
 - Location of project (vicinity map).
 - Proposed route for hauling material.
 - Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
 - Location of stockpiles and parking for construction vehicles.
 - Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur. See Biological Report recommendations.
 - The CMP shall:
 - Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
 - Prohibit blocking of access roads or driveways.
 - Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
 - Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
 - Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
 - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
 - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
 - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
 - Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

(HCD - Planning)

- Compliance or Monitoring Action to be Performed:**
1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to 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 yes, they of the project.

11. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

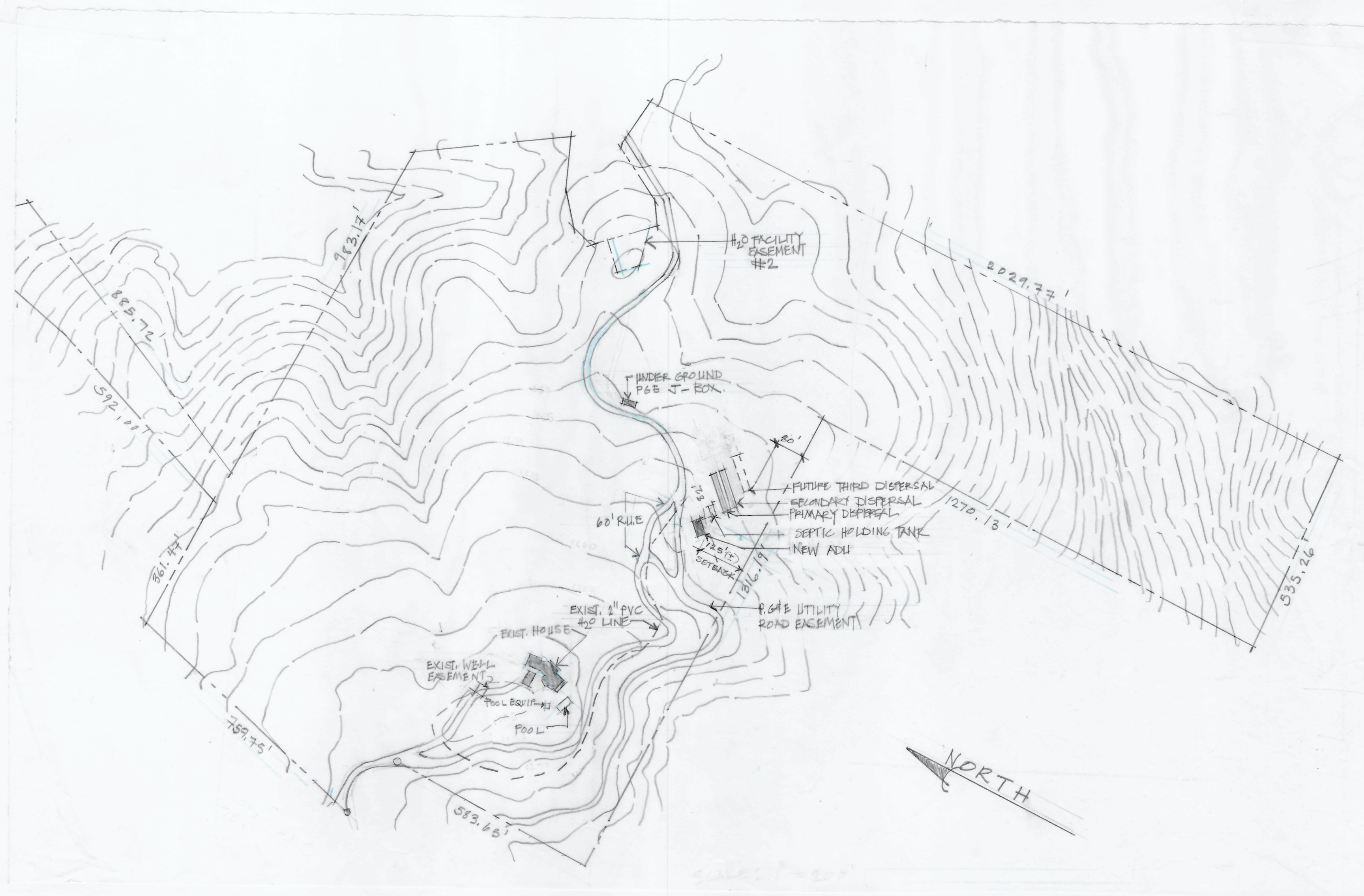
Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate 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, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

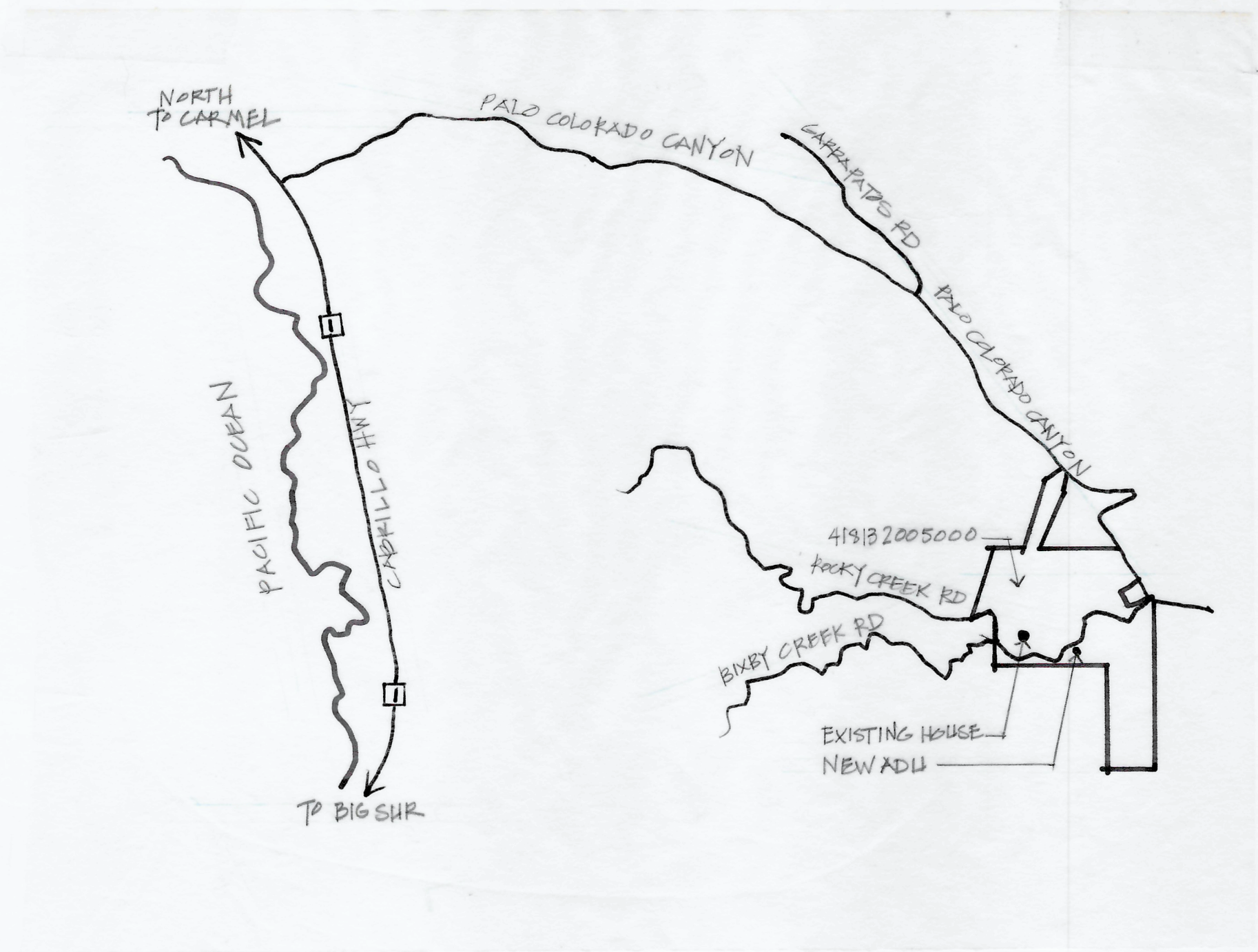
On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

This page intentionally left blank



1 SITE PLAN

1" = 200'



2 VICINITY MAP
NO SCALE

PROJECT DATA SUMMARY

Parcel Size: 71.093880 Acres
Zoning: RDR/40-D(CZ)
General Plan Land Use: Residential

Existing Main Residence SF: 3,950 SF
Existing Garage: 600 SF
Total Existing Lot Coverage: 4,550 SF

New ADU SF: 1,200 SF
Total Lot Coverage SF: 5,720 SF

Lot Coverage Percentage: .01%

Height of Structure above average natural grade: 101'-0" max

SCOPE OF WORK

- New Monterey County Pre-Designed ADU, Santa Lucia Modern, 1,200 sf
- New Septic and leach field, New deck and d.g. patio.

PROJECT INFORMATION

SUBJECT PROPERTY ADDRESS: 38042 PALO COLORADO RD
CARMEL, CA 93923
PROJECT NAME: ALLEN/HAIN ADU
APN: 418-132-005
PARCEL SIZE: 71.093880 ACRES
COMMUNITY: PALO COLORADO
ZONING: RDR/40-D(CZ)
RDR/40-D(CZ)
DENSITY: 40/AU
OWNERS: JENNIFER ALLEN AND JOHN HAIN
38042 PALO COLORADO RD
CARMEL, CA 93923
(831)277-9348 (831)277-1573
boneknowing@gmail.com johnhain49@gmail.com
PROJECT MANAGER: CRHOUSE INC, DESIGN/BUILD
CATALINA SZALAY
(831)236-9367
crhouse@comcast.net
PROJECT ON-SITE COORDINATOR: CHRIS GOURLAY
(248)207-3764
chrisg.lay@gmail.com
FUEL MANAGEMENT PLAN: CENTRAL COASTLAND MANAGEMENT
BENJAMIN R. EICHORN
CEO, WILDFIRE MITIGATION SPECIALIST
P.O. BOX 222967
CARMEL, CA 93922 (831)224-4442
TOPOGRAPHIC MAP : RASMUSSEN LAND SURVEYING, INC
2150 GARDEN ROAD, SUITE A-3
MONTEREY, CA 93940
(831)375-7240
GEOLOGICAL REPORT/
GEOTECHNICAL REPORT: BUTANO GEOTECHNICAL ENGINEERING, INC
404 WESTRIDGE DRIVE, WATSONVILLE, CA 95076
(831)724-2612
WWW.BUTANOGEOTECH.COM
TREE ASSESSMENT/
TREE RESOURCE ANALYSIS/
FOREST MANAGEMENT PLAN: THOMPSON WILDLAND MANAGEMENT
tele: (831)372-3796 cell: (831)277-1419
rob@wildlandmanagement.com
BIOLOGICAL ASSESSMENT: FRED BALLERINI
tele: (831)333-9009 fred@fredballerini.com

INDEX

SHEET NO DESCRIPTION

ARCHITECTURAL

- A-1 COVER SHEET; SITE PLAN 1"=200', PROJECT INFORMATION
- A-2 TOPOGRAPHIC MAP WITH ADU
- A-3 SECTION
- MONTEREY COUNTY PRE-DESIGNED ADU**
- G0.0 PROJECT INFORMATION-THREE BEDROOM
- G0.1 OWNER PROVIDED SITE PLAN - THREE BEDROOM
- G1.0 GENERAL NOTES - THREE BEDROOM
- G2.0 CALGREEN REQUIREMENTS - THREE BEDROOM
- G2.1 CALGREEN REQUIREMENTS - THREE BEDROOM
- A1.0 SANTA LUCIA MODERN - FLOOR PLAN
- A1.1 SANTA LUCIA MODERN - ELEVATIONS
- A1.2 SANTA LUCIA MODERN - ROOF PLAN AND SECTIONS
(see A-3 for section pertaining to existing site)
- A1.3 SANTA LUCIA MODERN - ELECTRICAL PLAN AND RCP
- A4.0 SCHEDULES - THREE BEDROOM
- A5.0 EXTERIOR WALL ASSEMBLY DETAILS
- A5.1 EXTERIOR WALL ASSEMBLY DETAILS
- A5.2 EXTERIOR DETAILS
- A5.3 INTERIOR DETAILS & WALL PARTITIONS
- S0.0 STRUCTURAL NOTES
- S0.1 TYPICAL DETAILS
- S1.0M ROOF/CEILING FRAMING AND FOUNDATION PLAN
- S2.0 FOUNDATION DETAILS
- S2.1 ROOF FRAMING DETAILS
- S2.2 ROOF FRAMING DETAILS (CONTINUED)
- MP0.1 T24 FORMS
- MP0.2 T24 FORMS
- MP2.3 MECHANICAL AND PLUMBING PLANS, MODERN
- T.GA1 T24 FORMS ZONE 4, MODERN
- T.GA2 T24 FORMS ZONE 4 MODERN

STRUCTURAL ENGINEERING

- FND1 STRUCTURAL NOTES
- FND2 FOUNDATION PLAN
- FND3 FLOOR FRAMING PLAN
- FND4 STRUCTURAL SECTION
- FND5 TYPICAL FOUNDATION DETAILS
- FND6 FOUNDATION AND FLOOR FRAMING DETAILS
- FND7 RETAINING WALL AND MISC FOUNDATION AND FLOOR FRAMING DETAILS

FUEL MANAGEMENT PLAN

V-1.0 FUEL MANAGEMENT PLAN

EROSION AND SEDIMENT CONTROL PLAN

L1.0
L1.1

REVISIONS

CRHOUSE
DESIGN • BUILD
25415 AVENIDA DEL MUNDO • CARMEL, CA 93923 • (831)236-9367

Jennifer Allen and John Hain
38042 Palo Colorado Road
Carmel, CA 93923
APN: 418-132-005

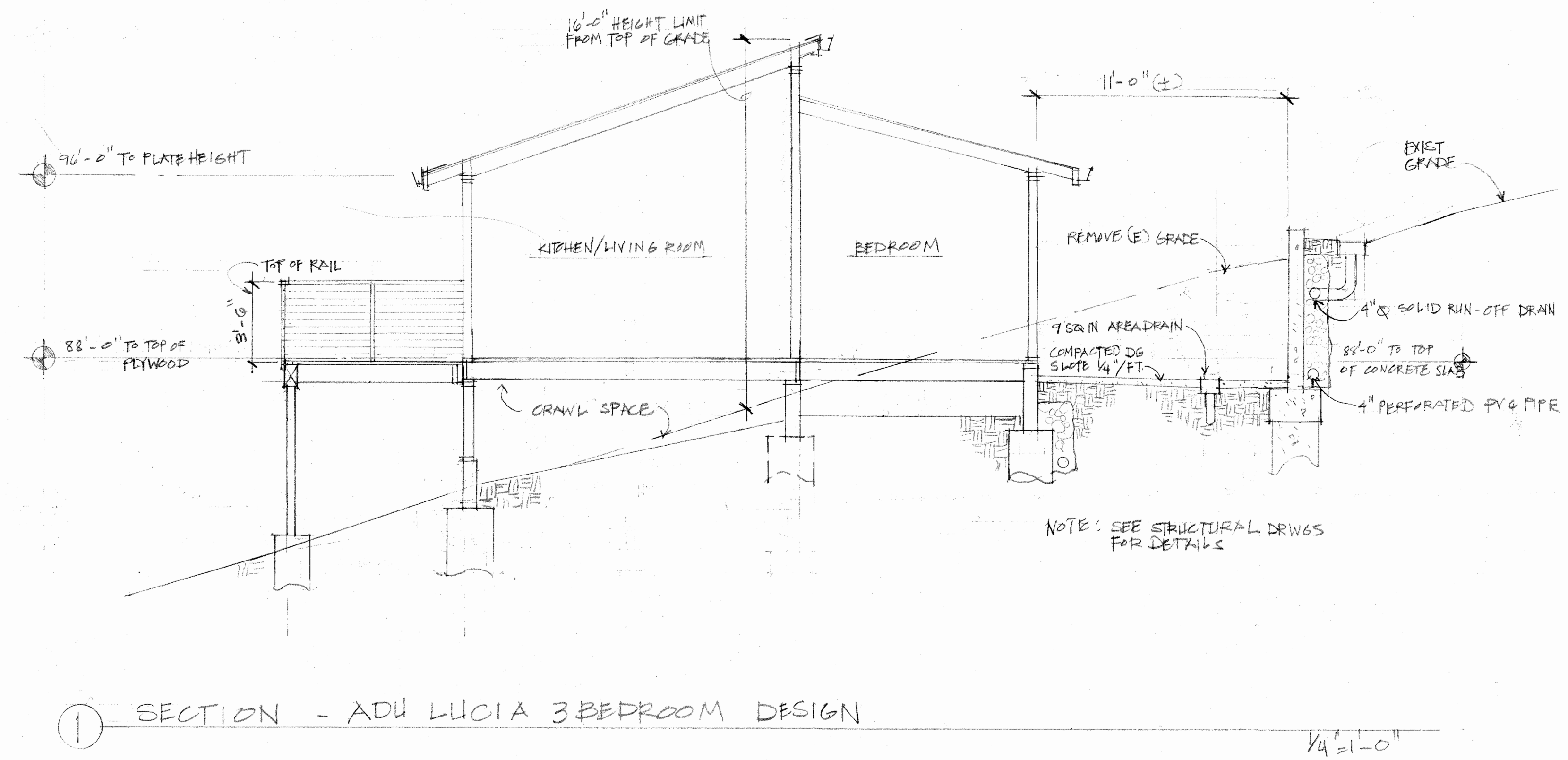
DATE: 07/07/2025

SCALE: -

DRAWN BY: CS

SHEET #

A-1



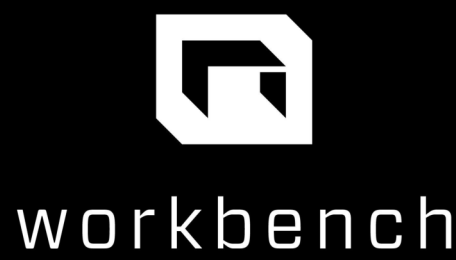
Jennifer Allen and John Hain
38042 Palo Colorado Road
Carmel, CA 93923
APN: 418-132-005

HOUSE
DESIGN BUILD
2545 AVENUE DEL MUNDO - CARMEL CA 93923 • (831) 236-9367

REVISIONS

DATE: 12/13/2024
SCALE: 1/4" = 1'-0"
DRAWN BY: CS
SHEET NO:
A-3

MONTEREY COUNTY PRE-DESIGNED ADU



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED (THE PRE-DESIGNED ADU PLANS FOR THE COUNTY OF MONTEREY, CALIFORNIA). USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE COUNTY OF MONTEREY SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR THE COUNTY OF MONTEREY. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF CAPITOLA HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DISCLAIMER.

MONTEREY COUNTY PRE-DESIGNED ADU THREE BEDROOM 1200 GSF



PRINT DATE: XX.XX.XXXX

PROJECT
INFORMATION -
THREE BEDROOM

G0.0

SCALE: AS NOTED

MONTEREY COUNTY PRE-DESIGNED ADU PROGRAM

In an effort to streamline the ADU-building process, Monterey County has developed three Pre-Designed ADU plans, made available to homeowners for their use. In order for a building permit to be issued, these pre-designed plans shall be submitted to the Department of Housing and Community Development for each project, and are subject to the typical review process.

The program includes three floorplans and two exterior architectural styles- "Santa Lucia Modern" and "Ventana Ranch". Floorplans available are: One Bedroom ADU (515 GSF), Two Bedroom ADU (749 GSF), and Three Bedroom ADU (1200 GSF), which includes the option to omit a second bathroom in favor of small office/den in the same space.

Foundations for each ADU are designed as typical slab on grade with monolithic footings per CRC/CBC presumptive soils values. Any project site that does not meet the conditions described will need to seek a soils report for their individual site and develop a custom foundation plan.

This program was funded using an SB2 Planning Grant, which provides funding and technical assistance to help local jurisdictions prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

HOW TO USE THIS PLAN SET

Included within this plan set are a range of pre-designed architectural styles and exterior materials options, allowing Monterey County homeowners to customize their ADU to best fit their needs.

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. This plan set is intended to be used as-designed, without modification.

To complete the drawing set, project-specific information must be provided by the property owner/applicant. All applicant-provided information will be entered on Sheets G0.0 and G0.1.

In order to receive a building permit, applicants will need to submit a full application for review by the Planning and Building Departments. This will include the Pre-Designed ADU Plan Set, an Administrative Permit Application, a Building Permit Application, and any other supplementary application materials that may be required based on their specific property and project. Refer to the County of Monterey Department of Housing and Community Development for your specific project requirements.

The Architectural and Electrical Plans for each exterior design style are self-contained within their own sheets. The contractor will reference the sheets for the chosen exterior option during construction. Reference the Project Checklist on Sheet G0.0 for specific direction.

The Structural Plans, Architectural Details, Architectural Schedules (door, window, and fixture), Mechanical Plans, and Plumbing Plans are shared across exterior design styles and are contained on specific sheets for these purposes. These sheets will be referenced for all projects.

- HOW TO ENTER PROJECT-SPECIFIC INFORMATION and APPLY FOR YOUR BUILDING PERMIT
- Enter PROJECT INFORMATION and a VICINTY MAP in the space provided on Sheet G0.0.
 - Review the drawing set and choose your architectural/exterior design style. Mark your selected options on the PROJECT CHECKLIST on Sheet G0.0.
 - Create your site plan showing where your ADU will be located on your property. Detailed instructions and space for your site plan are provided on Sheet G0.1.
 - Submit your application using the instructions on the County of Monterey website.
 - A County of Monterey employee will contact you to discuss fees and project specifics.

ADDITIONAL REQUIREMENTS

PLANNING DEPARTMENT

PROPERTIES SERVED BY SEPTIC SYSTEM
PROPERTIES WITHIN COASTAL ZONE

BUILDING DEPARTMENT

PROPERTIES REQUIRING SOILS REPORT
PROPERTIES REQUIRING CUSTOM-ENGINEERED FOUNDATION

PROJECT DIRECTORY

ARCHITECT	STRUCTURAL ENGINEER	MECH/PLUMBING ENGINEER
WORKBENCH 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	CM TAYLOR STRUCTURAL ENGINEERING, INC 4245 Capitola Rd, Suite #204 Capitola, CA 95010 831.854.2484 contact@cmtaylorse.com	ZAL ENGINEERING 99 Pacific St, Suite #375G Monterey, CA 93940 831.641.7739 contact@zalengineering.com

PROJECT INFORMATION		OWNER/APPLICANT: ENTER INFORMATION IN THE PROVIDED SPACE
PARCEL INFORMATION		
APN	418-132-005	
STREET ADDRESS	38042 Palo Colorado Rd	
CITY, STATE, ZIP	Carmel, CA 93923	
LOT SIZE (in SF)	71.093880 Acres	
PRIMARY DWELLING SIZE	3,950 SF The size of the existing primary dwelling in Square Feet	
DETACHED GARAGE SIZE	600 SF The size of existing detached garage or other accessory structure in Square Feet. If none exists, enter 0.	
PROPOSED ADU SIZE	1,200 SF	
PARCEL WITHIN COASTAL ZONE?	☒ YES ☐ NO Parcels located within the Coastal Zone must include the Coastal Development Permit in the Master Application	
PARCEL WITHIN FEMA FLOOD HAZARD ZONE?	☐ YES ☒ NO	
PROJECT INFORMATION		
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE V-B	
MAIN RESIDENCE HAS FIRE SPRINKLERS	☐ YES ☐ NO	
PROPERTY OWNER		
NAME	Jennifer Allen & John Hain	
ADDRESS	38042 Palo Colorado rd	
CITY, STATE, ZIP	Carmel, CA 93923	
PHONE/EMAIL	(831)277-9348 / (831)277-1573 johnhain49@gmail.com boneknowing@gmail.com	
PROJECT CONTRACTOR		
NAME	Brendan Wahl, B Wahl Construction	
ADDRESS	46200 Pfeiffer Ridge	
CITY, STATE, ZIP	Big Sur, CA 93923	
PHONE/EMAIL	(831)915-4004	

PROJECT CHECKLIST		CLEARLY MARK THE BOX FOR EACH SELECTION
ARCHITECTURAL STYLE (SELECT ONE, ALONG WITH SUB-SELECTIONS)		
☒ SANTA LUCIA MODERN	For this option, use the listed sheets and details: Architectural: A1.0, A1.1, A 1.2, A1.3, A4.0, A5.0, A5.1, A5.2, A5.3 Wall Assembly Details: A5.0 - TYPE E1 Structural: S0.0, S0.1, S1.0M, S2.0, S2.1, S2.2 Mechanical/Plumbing: MP0.1, MP0.2, MP2.1 Title24: Select for style and climate zone	
☐ VENTANA RANCH	For this option, use the listed sheets and details: Architectural: A2.0, A2.1, A2.2, A2.D, A4.0, A5.0, A5.1, A5.2, A5.3 Wall Assembly Details: A5.0 - TYPES E3, E4 Structural: S0.0, S0.1, S1.0G, S2.0, S2.1, S2.2 Mechanical/Plumbing: MP0.1, MP0.2, MP2.2 Title24: Select for style and climate zone	
INTERIOR OPTIONS (SELECT CHOICES, IF OPTION IS DESIRED)		
☐ REPLACE BATH #1 WITH DEN/OFFICE ALCOVE	Requires foundation and framing coordination. See floorplan for location.	
☐ OPTIONAL CURBLESS SHOWER	Requires foundation coordination. See detail 4/A5.2.	
CODE COMPLIANCE (CHECK IF APPLICABLE)		
☐ EXT. WALL WITHIN 0'-5" OF PROPERTY LINE	Within 0'-5' of Property Line, the wall assembly shall be 1-Hour Rated. Within 3'-5' of the Property Line, the area of openings shall be limited to 25% of the wall area. Within 0'-3' of the Property Line, all exterior openings shall be omitted.	
☐ EXT. WALL WITHIN 0-3' OF PROPERTY LINE		
SITE PLAN (REQUIRED)		
☒ OWNER PROVIDED SITE PLAN COMPLETE	Complete Sheet G0.1, Owner-Provided Site Plan	

SCOPE OF WORK

CONSTRUCTION OF A NEW, DETACHED 1,200 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF THREE BEDROOMS, TWO FULL BATHROOMS, KITCHEN/GREAT ROOM, AND LAUNDRY ROOM. BATH #1 AND ADJ. CLOSET MAY BE OMITTED AND REPLACED WITH A SMALL DEN AT THE SAME LOCATION, ACCESSED FROM GREAT ROOM. REFER TO PROJECT CHECKLIST FOR SELECTED OPTIONS.

VICINITY MAP

NOT TO SCALE

INSERT MAP SHOWING VICINITY OF PROJECT HERE, INCLUDING NEARBY STREETS

SEE A-1 FOR VICINITY MAP

MEDITERRANEAN MODERN EXTERIOR - PERSPECTIVE VIEW



RANCHVIEW CABIN EXTERIOR - PERSPECTIVE VIEW



DRAWING INDEX

CHECK BOXES FOR THE OPTIONS
SELECTED ON THE PROJECT CHECKLIST

GENERAL SHEETS

- | | |
|------|--|
| G0.0 | PROJECT INFORMATION - THREE BEDROOM |
| G0.1 | OWNER-PROVIDED SITE PLAN - THREE BEDROOM |
| G1.0 | GENERAL NOTES - THREE BEDROOM |
| G2.0 | CALGREEN REQUIREMENTS - THREE BEDROOM |
| G2.1 | CALGREEN REQUIREMENTS - THREE BEDROOM |

ARCHITECTURAL

- | | |
|--|--|
| ☒ A1.0 | SANTA LUCIA MODERN - FLOORPLAN |
| ☒ A1.1 | SANTA LUCIA MODERN - ELEVATIONS |
| ☒ A1.2 | SANTA LUCIA MODERN - ROOF PLAN & SECTIONS |
| ☒ A1.3 | SANTA LUCIA MODERN - ELECTRICAL PLAN & RCP |
| ☐ A2.0 | VENTANA RANCH - FLOORPLAN |
| ☐ A2.1 | VENTANA RANCH - ELEVATIONS |
| ☐ A2.2 | VENTANA RANCH - ROOF PLAN & SECTIONS |
| ☐ A2.3 | VENTANA RANCH - ELECTRICAL PLAN & RCP |
| A4.0 | SCHEDULES - THREE BEDROOM |
| A5.0 | EXTERIOR WALL ASSEMBLY DETAILS |
| A5.1 | EXTERIOR WALL ASSEMBLY DETAILS |
| A5.2 | EXTERIOR DETAILS |
| A5.3 | INTERIOR DETAILS & WALL PARTITIONS |

STRUCTURAL

- | | |
|---|---|
| S0.0 | STRUCTURAL NOTES |
| S0.1 | TYPICAL DETAILS |
| ☐ S1.0G | RANCH - ROOF FRAMING & FOUNDATION PLAN |
| ☒ S1.0M | MODERN - ROOF FRAMING & FOUNDATION PLAN |
| S2.0 | FOUNDATION DETAILS |
| S2.1 | ROOF FRAMING DETAILS |
| S2.2 | ROOF FRAMING DETAILS (CONTINUED) |

MECHANICAL AND PLUMBING

- | | |
|---|--|
| MP0.1 | GENERAL NOTES - MECHANICAL/PLUMBING |
| MP0.2 | SCHEDULES |
| ☒ MP2.1 | MODERN - MECHANICAL AND PLUMBING PLANS |
| ☐ MP2.2 | RANCH- MECHANICAL AND PLUMBING PLANS |

ENERGY COMPLIANCE/TITLE 24

- | | |
|--|----------------------------------|
| ☐ T24.17 | TITLE 24 FORMS - MODERN - ZONE 3 |
| ☐ T24.18 | TITLE 24 FORMS - MODERN - ZONE 3 |
| ☒ T24.19 | TITLE 24 FORMS - MODERN - ZONE 4 |
| ☒ T24.20 | TITLE 24 FORMS - MODERN - ZONE 4 |
| ☐ T24.21 | TITLE 24 FORMS - RANCH - ZONE 3 |
| ☐ T24.22 | TITLE 24 FORMS - RANCH - ZONE 3 |
| ☐ T24.23 | TITLE 24 FORMS - RANCH - ZONE 4 |
| ☐ T24.24 | TITLE 24 FORMS - RANCH - ZONE 4 |

DEFERRED SUBMITTALS

PHOTOVOLTAIC SYSTEM
FIRE SPRINKLERS (WHERE REQUIRED - REFER TO BUILDING DEPT.)

BUILDING CODES USED

- 2022 California Building Code
- 2022 California Residential Code
- 2022 California Electrical Code
- 2022 California Plumbing Code
- 2022 California Mechanical Code
- 2022 California Fire Code
- 2022 California Green Building Standards Code
- 2022 California Energy Efficiency Standards Code

FIRE RATING NOTES

WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA.

WITHIN 0-3 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED AND ALL EXTERIOR OPENINGS MUST BE OMITTED.

REFERENCE A5.0 "FIRE RATING NOTES" FOR STANDARD 1-HR RATED WALL PER CBC TABLE 721.12, ITEM #15-1.12^a



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED (THE PRE-DESIGNED ADU PLANS FOR THE COUNTY OF MONTEREY CALIFORNIA). USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE COUNTY OF MONTEREY SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR THE COUNTY OF MONTEREY. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF CAPITOLA HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DISCLAIMER.

NOTE: SEE SHEET A-2 FOR SITE PLAN AND SEPTIC DESIGN

BUILDING HEIGHT - MONTEREY COUNTY

Building height maximum shall be 16'-0" above average natural grade. (the avg. grade height at all building corners). Contractor to verify prior to construction. Refer to Section 21.06.630 of the Monterey County Code of Ordinances.

MONTEREY COUNTY
PRE-DESIGNED ADU
THREE BEDROOM
1200 GSF

SITE PLAN CHECKLIST

THE OWNER SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING THE BELOW INFORMATION. THIS CHECKLIST IS PROVIDED TO HELP GUIDE YOU THROUGH THE CREATION OF YOUR PROPERTY'S SITE PLAN.

SITE PLAN INFORMATION	EXPLANATION
☐ DRAWING SCALE	SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.
☐ PROPERTY LINES	SHOW OUTLINE OF PROPERTY USING DASHED LINE. DIMENSION EACH PROPERTY LINE WITH ITS RESPECTIVE LENGTH
☐ LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPING AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU
☐ SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADU SHOULD BE LOCATED 5'-0" FROM ANY SIDE/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE FIRE RATED THE ADU MAY BE LOCATED 4'-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
☐ EASEMENTS (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
☐ LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES	NOTE AND LABEL THE LOCATION OF ANY UTILITY POLES, SEWER DRAINS/CLEANOUTS, ELECTRICAL PANELS, PHOTOVOLTAIC CONTROLS, AND GAS METERS/LINES WHICH EXIST ON THE PROPERTY OR ARE PROPOSED.
☐ LABELED STREETS	SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
☐ PROPOSED LOCATION OF ADU ADDRESS NUMBERS	NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL HAVE THE SAME ADDRESS NUMBER AS THE PRIMARY DWELLING, BUT BE DESIGNATED AS UNIT B.
☐ FOOTPRINT OF EXISTING BUILDINGS	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE FOOTPRINT OF ALL EXISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES.
☐ FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
☐ DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR OUTBUILDINGS. REQUIRED SEPARATION BETWEEN BUILDINGS IS: a) 6'-0" MINIMUM: ADU WALL FACING MAIN HOUSE MUST HAVE 1 HOUR FIRE RATING AND NO OPENINGS (WINDOWS OR DOORS). IF ADU HAS AN OVERHANG, IT MUST ALSO BE FIRE RATED. MAIN HOUSE WALL NOT NEED TO BE FIRE RATED. b) 8'-0": 25% OPENINGS ALLOWED (WINDOWS OR DOORS) c) 10'-0": NO ADDITIONAL FIRE REQUIREMENTS

SITE PLAN LEGEND

USE THESE SYMBOLS TO DRAW AND ANNOTATE YOUR SITE PLAN

	NORTH ARROW (INDICATES LOCATION OF NORTH)
	DIMENSION LINE (SHOWS MEASUREMENT BETWEEN 2 PLANES) LABEL WITH MEASUREMENT IN FEET AND INCHES
	PROPERTY LINE (SHOWS OUTLINE OF PROPERTY)
	DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS
	SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXTENTS OF DRIVEWAYS OR PATIOS
MAIN ST.	TEXT LABEL - USE TO LABEL DRAWING AS NEEDED
	ARROW - USE FOR CALLOUTS AS NEEDED



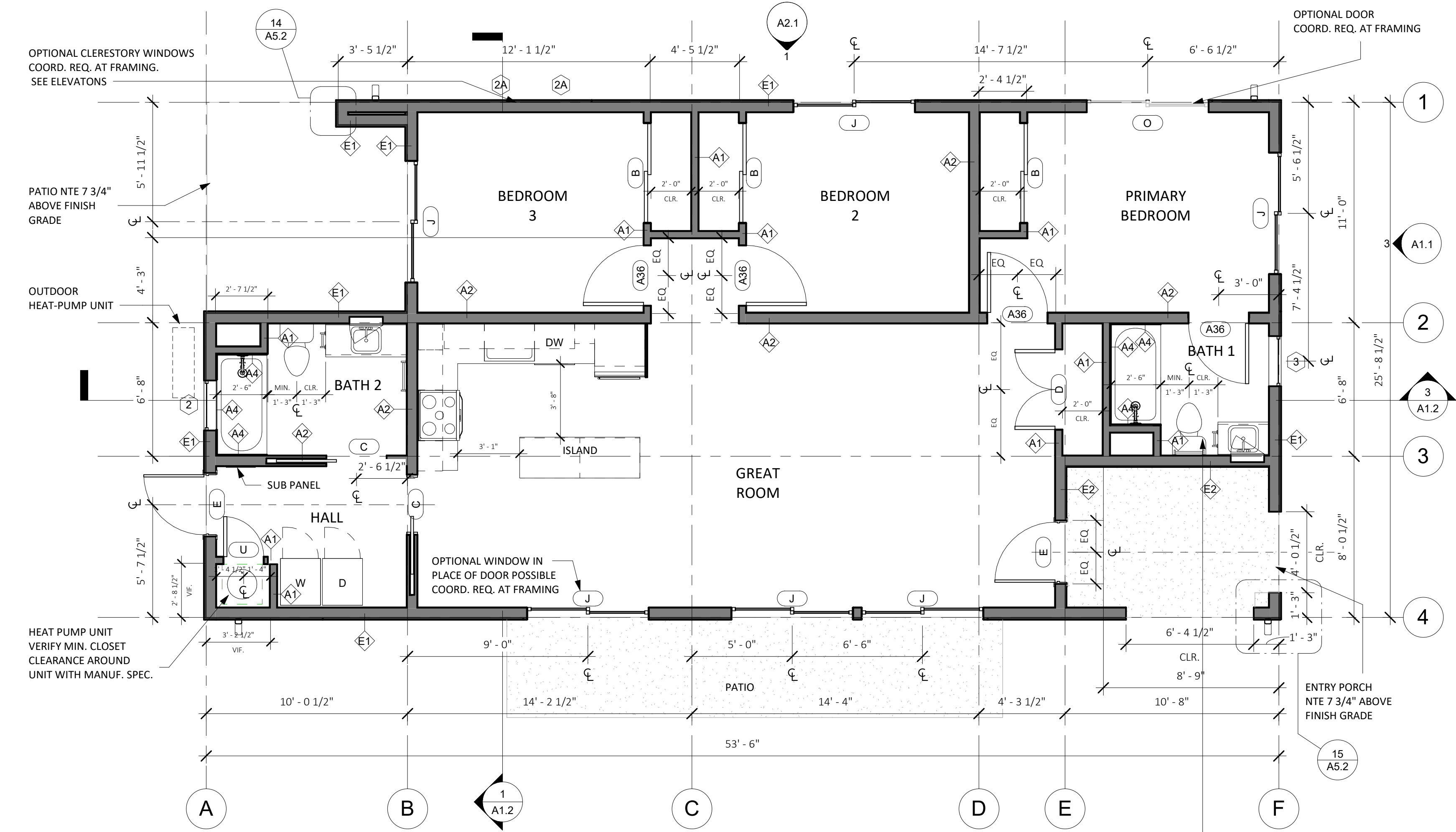
OWNER-PROVIDED
SITE PLAN - THREE
BEDROOM

G0.1

SCALE: AS NOTED



2 FRONT VIEW - THREE BEDROOM - SANTA LUCIA MODERN
NO SCALE



1 PLAN - THREE BEDROOM
1/4" = 1'-0"

BATH #1 AND ADJACENT CLOSET MAY BE OMITTED, REPLACED WITH
DEN/TV ALCOVE OPEN TO GREAT ROOM.
REFER TO G0.00 PROJECT CHECKLIST FOR HOMEOWNER SELECTION.
COORDINATION REQUIRED.

FLOORPLAN LEGEND

- (N) PARTITION
- CONCRETE SLAB (ARCHITECTURAL)
- (N) OUTLET AT 18", U.O.N
- (N) LIGHT SWITCH

GRAPHIC LEGEND

- Room name
- ROOM NUMBER
- ROOM FINISHES
- ROOM AREA
- BUILDING SECTION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- DOOR OR GATE NUMBER
- WALL TAG
- WINDOW TAG
- ELEVATION MARKER
- REVISION NUMBER
- KEYNOTE NUMBER
- ELEVATION NUMBER
- SHEET NUMBER

FLOOR PLAN NOTES

- FLOORPLAN DIMENSIONS ARE TO FACE OF FRAMING OF SCHEDULED PARTITION OR GRIDLINE, UNLESS OTHERWISE NOTED.
- GRIDLINES ARE TO EDGE OF CONCRETE OR FACE OF STRUCTURAL FRAMING, UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS ARE TYPE A1 UNLESS OTHERWISE NOTED.
- SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS. PROVIDE HANGER ROD AND SHELF AT WARDROBE CLOSETS.
- WHERE THRESHOLDS ARE REQUIRED, PROVIDE ACCESSIBLE THRESHOLDS WITH MAXIMUM 1/2" ELEVATION CHANGE. PROVIDE STRUCTURAL BACKING IN WALLS TO FACILITATE FUTURE INSTALLATION OF GRAB BARS AT TOILET AND SHOWER.
- CONTRACTOR TO VERIFY LAYOUT, ROUGH FRAMING AND FINISH DIMS WITH OWNER'S FINAL INTERIOR DOORS AND FINISH SELECTIONS.
- CONTRACTOR TO VERIFY EQUIPMENT SIZES PRIOR TO FRAMING.

ELEVATION NOTES

- ELEVATION DIMENSIONS ARE TO GRIDLINE OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.
- GRIDLINES ARE TO EDGE OF CONCRETE, CENTERLINE OF FOOTING, OR CENTERLINE OF STRUCTURAL ELEMENTS, UNLESS OTHERWISE NOTED.
- SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS. MATERIALS INDICATED ARE SHOWN GENERICALLY. ACTUAL MATERIALS ARE AS SELECTED BY THE OWNER.
- BUILDING HEIGHT MAXIMUM SHALL BE 16'-0" ABOVE AVERAGE NATURAL GRADE. (THE AVG. GRADE HEIGHT AT ALL BUILDING CORNERS). CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION. REFER TO SECTION 21.06.630 OF THE MONTEREY COUNTY CODE OF ORDINANCES.

MONTEREY COUNTY
PRE-DESIGNED ADU
THREE BEDROOM
1200 GSF



PRINT DATE: XX.XX.XXXX

SANTA LUCIA
MODERN -
FLOORPLAN

A1.0

SCALE: AS NOTED

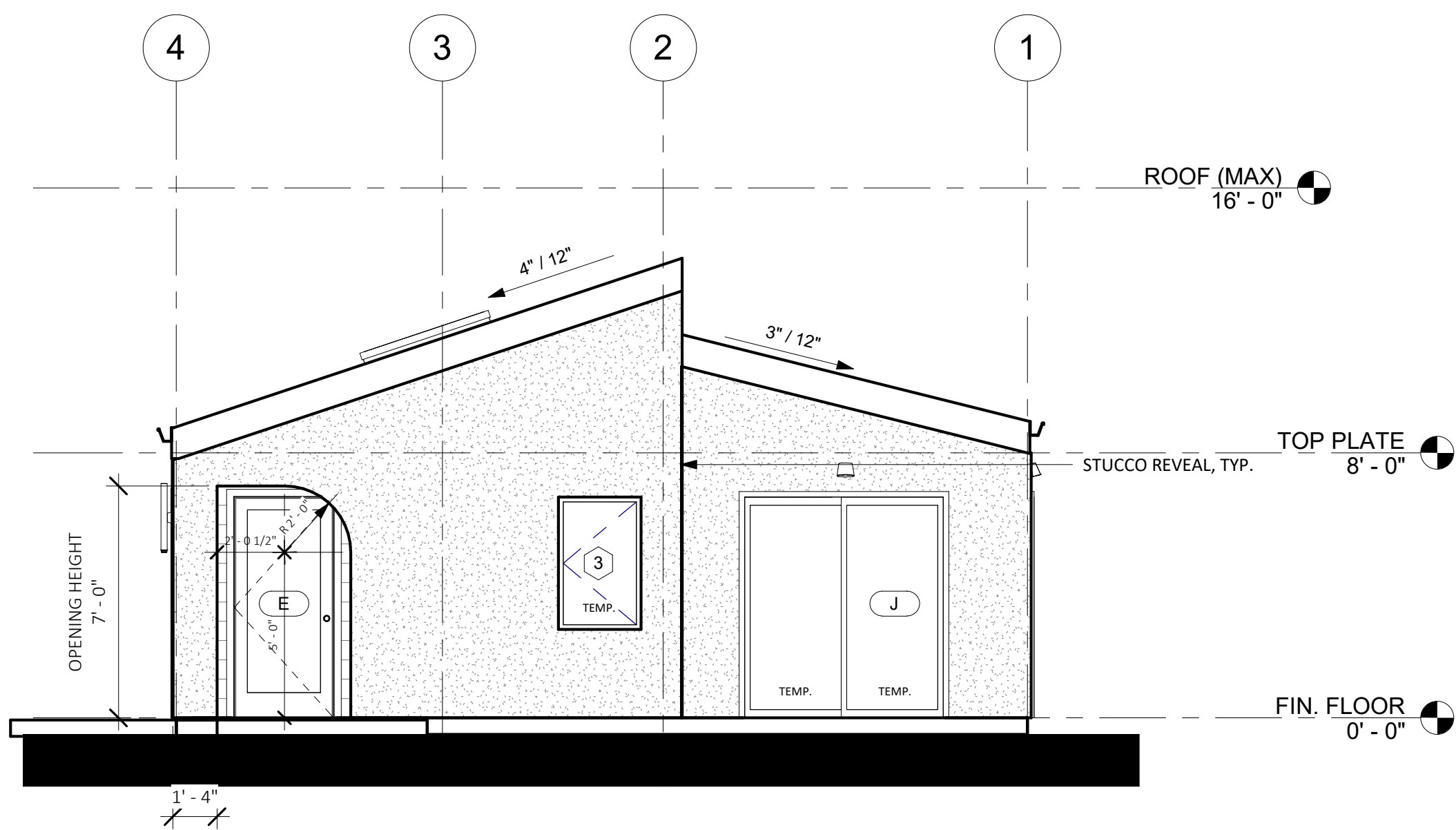
BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED. THE PRE-DESIGNED ADU PLANS FOR THE COUNTY OF MONTEREY CALIFORNIA. USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE COUNTY OF MONTEREY SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.

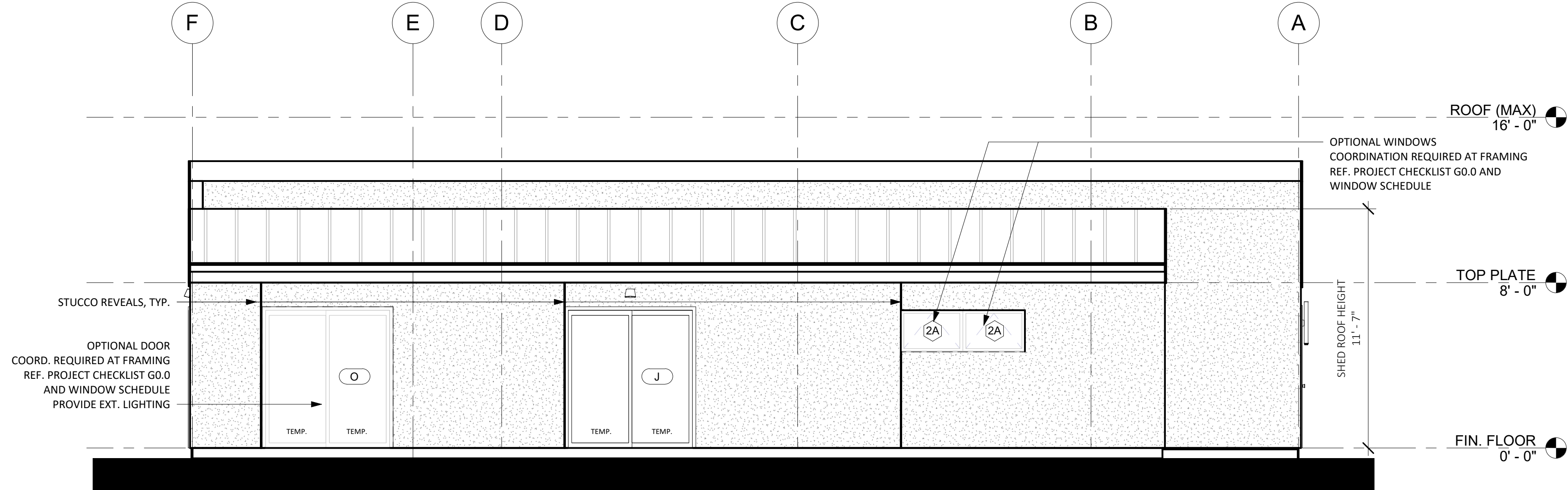
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR THE COUNTY OF MONTEREY. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF CAPITOLA HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DISCLAIMER.

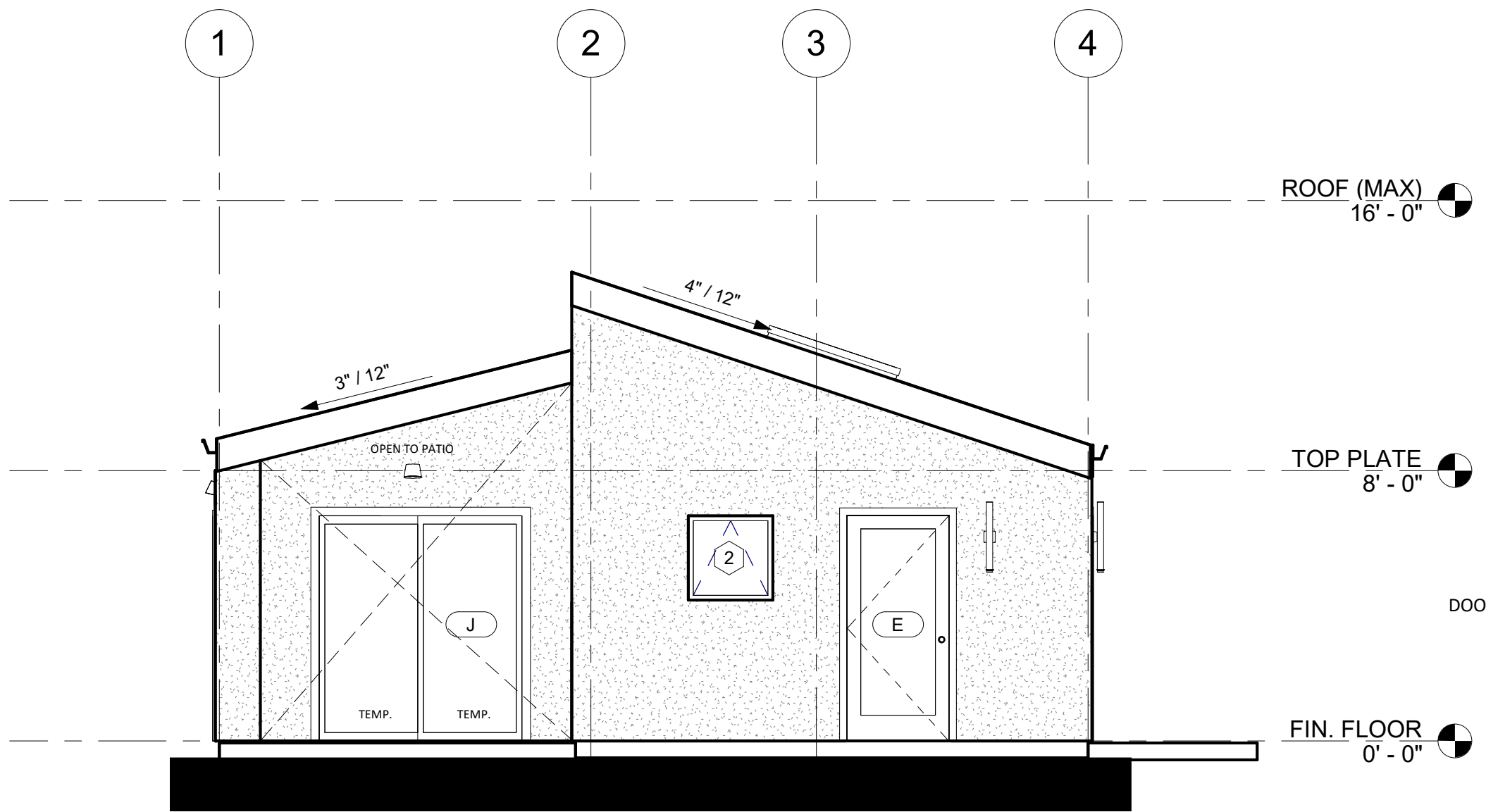
MONTEREY COUNTY
PRE-DESIGNED ADU
THREE BEDROOM
1200 GSF



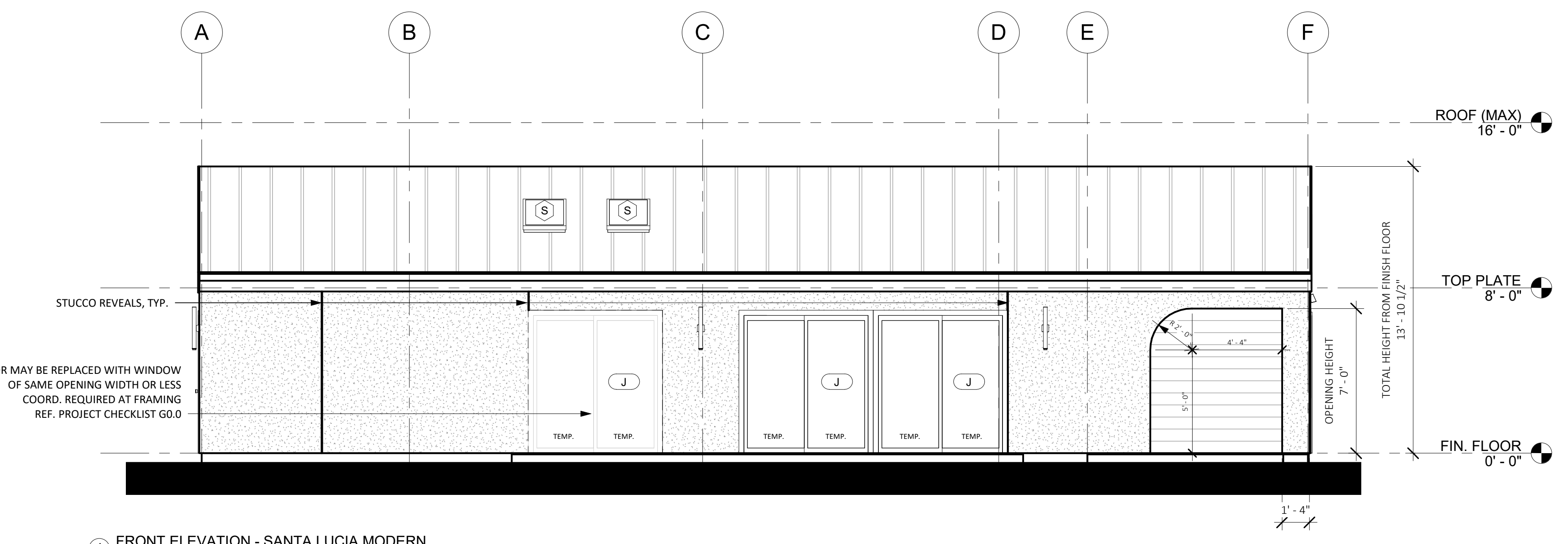
4 RIGHT ELEVATION - SANTA LUCIA MODERN
1/4" = 1'-0"



2 REAR ELEVATION - SANTA LUCIA MODERN
1/4" = 1'-0"



3 LEFT ELEVATION - SANTA LUCIA MODERN
1/4" = 1'-0"



1 FRONT ELEVATION - SANTA LUCIA MODERN
1/4" = 1'-0"

ELEVATION NOTES

- ELEVATION DIMENSIONS ARE TO GRIDLINE OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.
- GRIDLINES ARE TO EDGE OF CONCRETE, CENTERLINE OF FOOTING, OR CENTERLINE OF STRUCTURAL ELEMENTS, UNLESS OTHERWISE NOTED.
- SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS.
- MATERIALS INDICATED ARE SHOWN GENERICALLY. ACTUAL MATERIALS ARE AS SELECTED BY THE OWNER.
- BUILDING HEIGHT MAXIMUM SHALL BE 16'-0" ABOVE AVERAGE NATURAL GRADE. (THE AVG. GRADE HEIGHT AT ALL BUILDING CORNERS). CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION. REFER TO SECTION 21.06.630 OF THE MONTEREY COUNTY CODE OF ORDINANCES.



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95066
WORKBENCHBUILT.COM
P: 831.227.2217

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED (THE PRE-DESIGNED ADU PLANS FOR THE COUNTY OF MONTEREY CALIFORNIA). USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE COUNTY OF MONTEREY SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR THE COUNTY OF MONTEREY. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF CAPITOLA HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DISCLAIMER.

MONTEREY COUNTY
PRE-DESIGNED ADU
THREE BEDROOM
1200 GSF

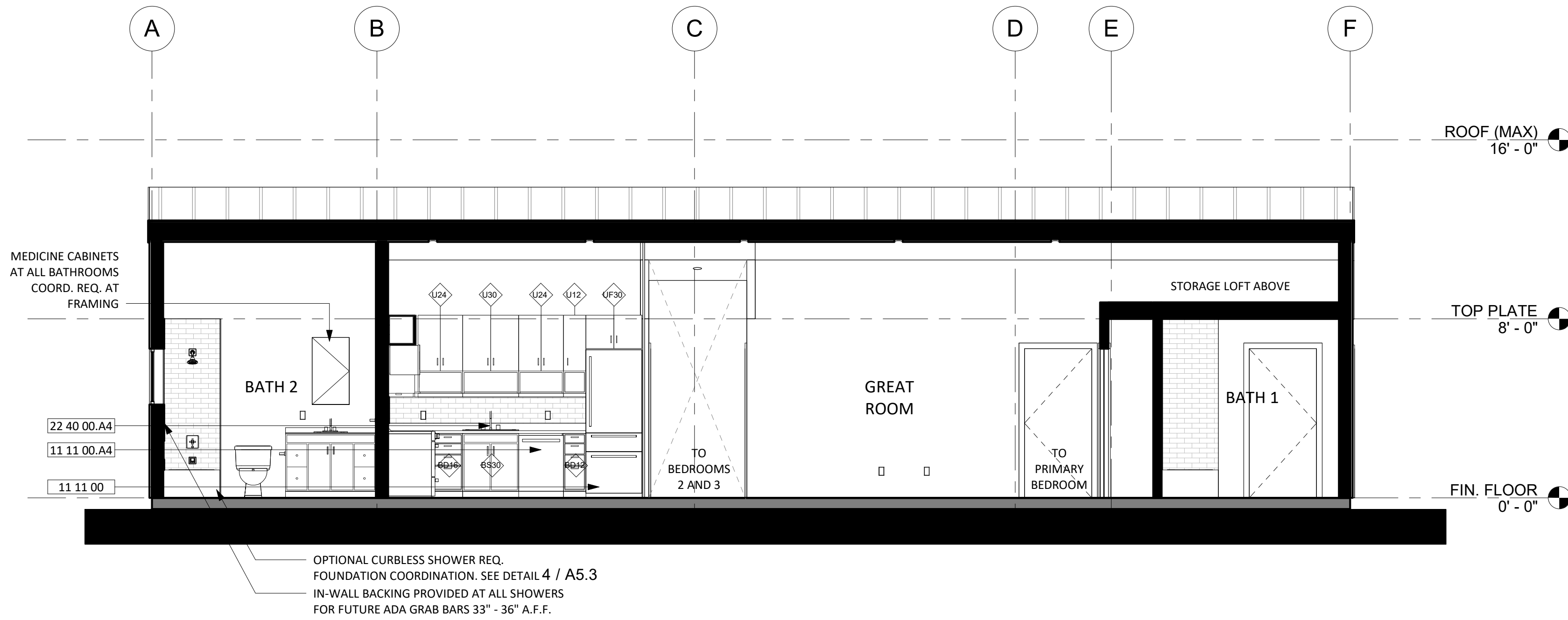


PRINT DATE: XX.XX.XXXX

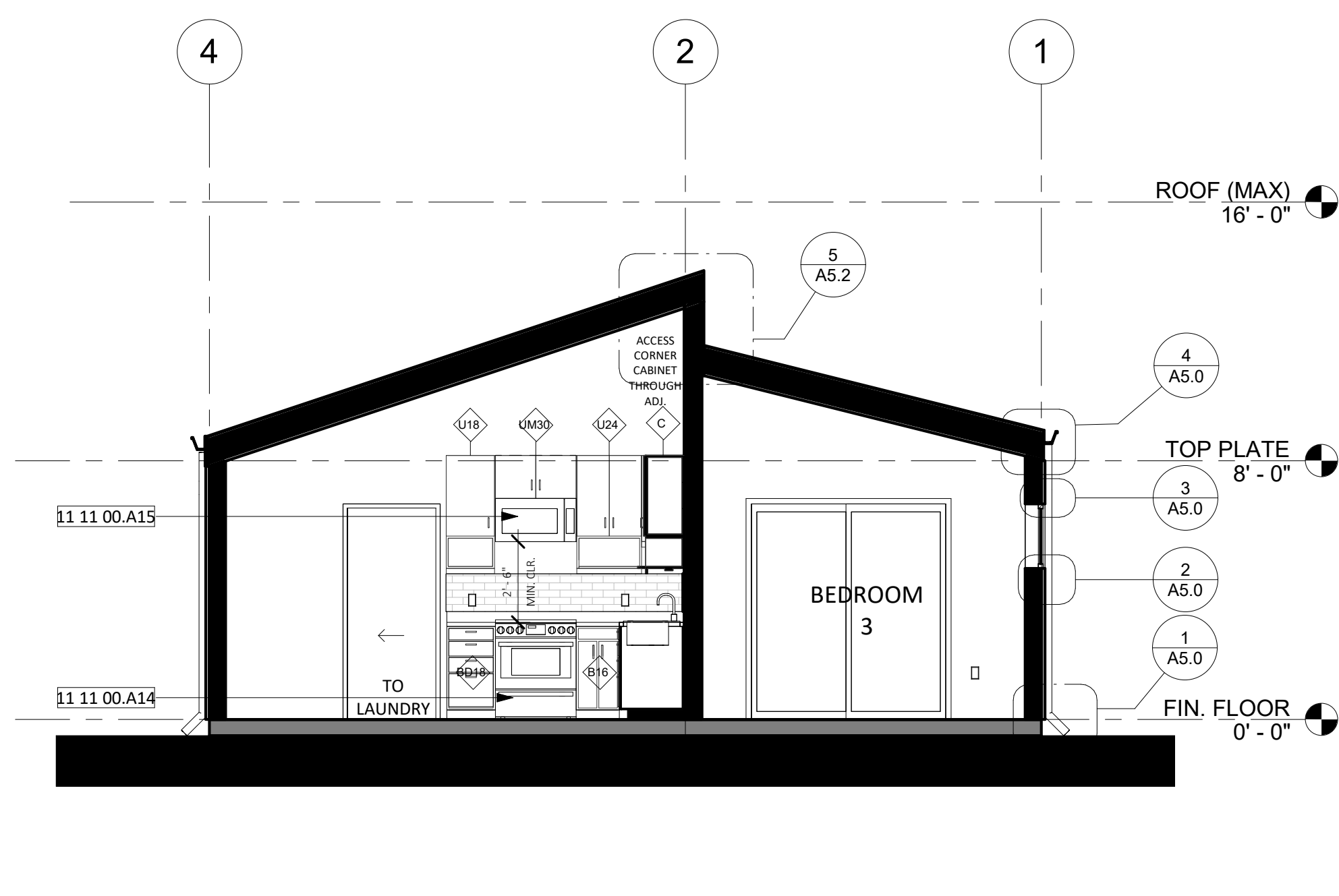
SANTA LUCIA
MODERN - ROOF
PLAN & SECTIONS

A1.2

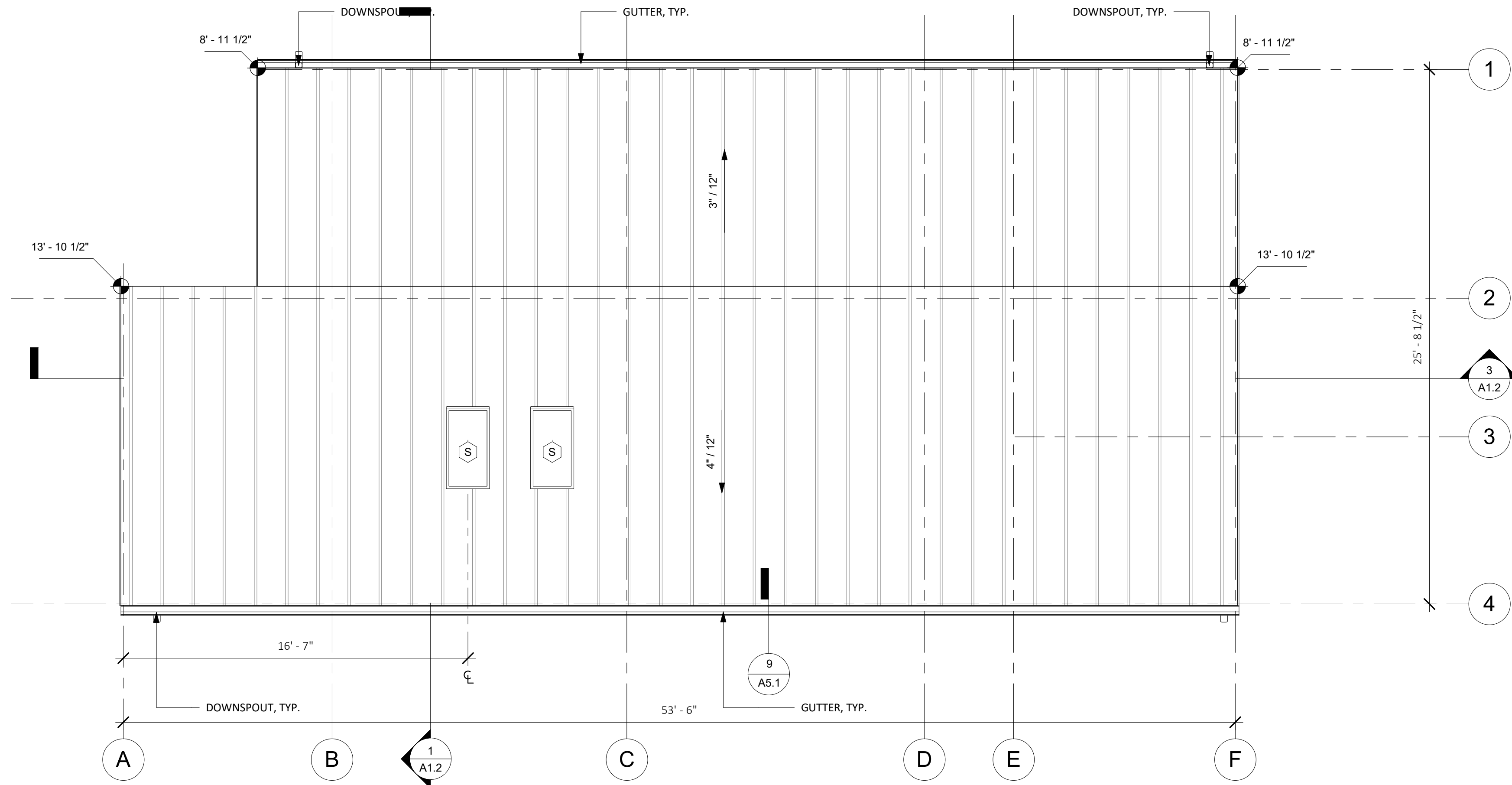
SCALE: AS NOTED



SECTION B - SANTA LUCIA MODERN
1/4" = 1'-0"



SECTION A - SANTA LUCIA MODERN
1/4" = 1'-0"



ROOF PLAN - SANTA LUCIA MODERN
1/4" = 1'-0"

KITCHEN KEYNOTES

TAG	DESCRIPTION
CABINET WIDTH	
B16	16" BASE CABINET
BD12	12" BASE CABINET - DRAWERS
BD16	16" BASE CABINET - DRAWERS
BD18	18" BASE CABINET - DRAWERS
BS30	30" BASE CABINET
C	CORNER CABINET (ACCESS FROM ADJACENT)
U12	12" UPPER WALL CABINET
U18	18" UPPER WALL CABINET
U24	24" UPPER WALL CABINET
U30	30" UPPER WALL CABINET
UF30	30" UPPER CABINET - ABOVE FRIDGE
UM30	30" UPPER CABINET - ABOVE MICROWAVE

APPLIANCES

11 11 00.A4	24" DISHWASHER
11 11 00.A14	30" ELECTRIC RANGE
11 11 00.A15	30" MICROWAVE / HOOD VENT COMBO UNIT
11 11 00.A17	36" REFRIGERATOR

PLUMBING

22 40 00.A4	30" KITCHEN SINK/FAUCET
-------------	-------------------------

ROOF PLAN NOTES

- ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
- ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL.
- WOOD SHINGLES SHALL NOT BE USED.
- ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS.
- GANG VENTS WHENEVER POSSIBLE.
- ROOFER AND SOLAR INSTALLER TO COORDINATE INSTALLATION OF PVS AND PV ROOF CLIPS.

Legend

Parcel

House and Driveway Footprints

ADU

Deck

Driveway

Hardscape

Vegetation Management Zones

Non-combustible Zone (0 - 5')

Driveway Zone (0 - 15')

Green Zone (30')

Management Zone (100')

will appear on the map.

How much space should you leave between trees or shrubs?
Horizontal space depends on the slope of the land and the height of the shrubs or trees. Leave more space between vegetation on bigger slopes. Refer to the chart below to determine spacing distance.

Space between shrubs:
Flat or mild slope (less than 20%): Two times the height of the shrub.
Mild to moderate slope (20-40%): Four times the height of the shrub.
Moderate to steep slope (greater than 40%): Six times the height of the shrub

Space between trees:
Flat or mild slope (less than 20%): 10 feet.
Mild to moderate slope (20-40%): 20 feet.
Moderate to steep slope (greater than 40%): 30 feet.

- n(pole)
- rm drain manhole
- ver manhole
- ophone manhole
- ophone pull box
- tfic signal box
- le television pull box
- arked pull box
- y pole
- er meter
- er valve

TREES PLANNED FOR REMOVAL:
Tree #1: 21" Live Oak **Tree #2: 10" Live Oak** **Tree #3: 12" Live Oak**

Maintain space between the lowest tree branches and the ground or shrubs.

- Remove all tree branches at least six feet from the ground.
- Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from the ground to the brush to the treetops like a ladder. This leads to more intense fire closer to your home.
- Keep at least three times the height of any shrubs between the shrubs and the lowest branches of trees.

Example: A 5-foot shrub is growing near a tree. 15 feet of clearance is needed between the top of the shrub and the lowest tree branch.

Assessment Date: July 24, 2024

1. DRIVEWAY & ACCESS

Observations: The paved driveway is approximately 1,300 feet long with a maximum slope of 20%. The driveway is accessible to emergency vehicles with a roundabout turn-around above the ADU. There are multiple wide sections along the driveway where vehicles can pass one another. The driveway is accessible to emergency vehicles and does not restrict fuel management.

Recommendations: Maintain roundabout free of parked vehicles for emergency vehicle access. Park vehicles facing out for safe emergency egress.

2. STRUCTURES

Observations: The planned structures include a 1,200 square foot Auxiliary Dwelling Unit (ADU) and wrap-around deck.

Recommendations: Use a Class A rated roofing material and noncombustible building materials for the exterior walls. Once the structure is built, maintain the roof and gutters free of leaves and needles throughout the year and consider installing gutter screens to prevent leaf litter from accumulating. Cover all exterior vents with 1/4 inch (or finer) gauge non-corrosive, non-combustible mesh. If the space under the deck is to be used for storage of combustible items, it should be fully enclosed. Even if the space is not used for storage of combustibles, consider enclosing the deck with 1/4 inch (or finer) gauge non-corrosive, non-combustible mesh to prevent ember intrusion during a wildfire. Keep the deck surfaces and areas below decks free of vegetation, leaf/needle litter and combustible materials at all times. Store all combustible items a minimum of 30 feet away from structures.

3. IMMEDIATE "Noncombustible" ZONE (0-5 ft from structures)

Observations: Grasses and Shrubs growing in what will be the Immediate Zone around the planned ADU.

Recommendations: Use noncombustible ground cover such as gravel or paving stones in the first 5 feet around the base of all exterior walls, including deck. Regularly remove vegetation, accumulated leaves and needles from the Immediate Zone.

Observations: Dead tree branches near planned building site (circled in green). Note: low hanging branches in distance (circled in orange).

Recommendations: Keep all combustibles such as firewood a minimum of 30 feet away from the structures.

4. INTERMEDIATE "Green" ZONE (5-30 ft from structures)

Observations: Grasses, shrubs and oak trees growing to the Northeast of what will be the Intermediate Zone around the planned ADU.

Recommendations: Separate shrubs in the Intermediate Zone so that they form small clusters with spaces between them following Cal Fire minimum horizontal spacing guidelines provided here. Remove all dead branches (ex. Circled in red above) and tree branches up to 3 inches in diameter according to Cal Fire minimum vertical clearance guidelines provided here. If tree removal is necessary, consult with a certified arborist. Note: Permitting may be required for tree removal.

Observations: Dense native vegetation and brush piles in the Intermediate Zone below the planned ADU building site.

Recommendations: Selectively remove dense woody shrubs in a mosaic pattern, following Cal Fire minimum horizontal spacing guidelines provided here. Remove brush piles.

5. EXTENDED "Management" ZONE (30-100 ft from structures)

Observations: Young Redwoods and standing dead Oak tree in Extended Zone.

Recommendations: Remove tree branches up to 3 inches in diameter up to 6-10 feet or 1/3 the tree's height for smaller trees (ex. Pink arrow). Standing dead trees (ex. Circled in orange) may remain in the Extended Zone (unless deemed hazardous by a certified arborist), as long as shrubs and other fuels are removed around them and disposed of. Note: drawings are not to scale.

Observations: Dead oak trees in the Extended Zone.

Recommendations: Keep grasses mowed to 4 inches in height or less throughout the year out to 100 feet from structures. As with the Intermediate Zone, separate shrubs in the Extended Zone so that they form small clusters with spaces between them following Cal Fire minimum horizontal spacing guidelines provided. Large logs may remain on the ground as long as all smaller fuels (4 inches in diameter or smaller) are removed and disposed of.

Source data:
Imagery provided by ESRI | Parcel boundaries provided by the County of Monterey's GIS Open Data Portal (accessed 4/15/2023) | Vegetation data acquired from the USGS Existing Vegetation program (2020).

Central Coast Land Management
Benjamin R. Eichorn
CEO, Wildlife Mitigation Specialist
P.O. Box 222967 Carmel, CA 93922 | 831-224-4442

JENNIFER ALLEN & JOHN HAIN
38042 PALO COLORADO
CARMEL, CA 93923
MONTEREY COUNTY | APN: 418-132-005

F U E L M A N A G E M E N T P L A N

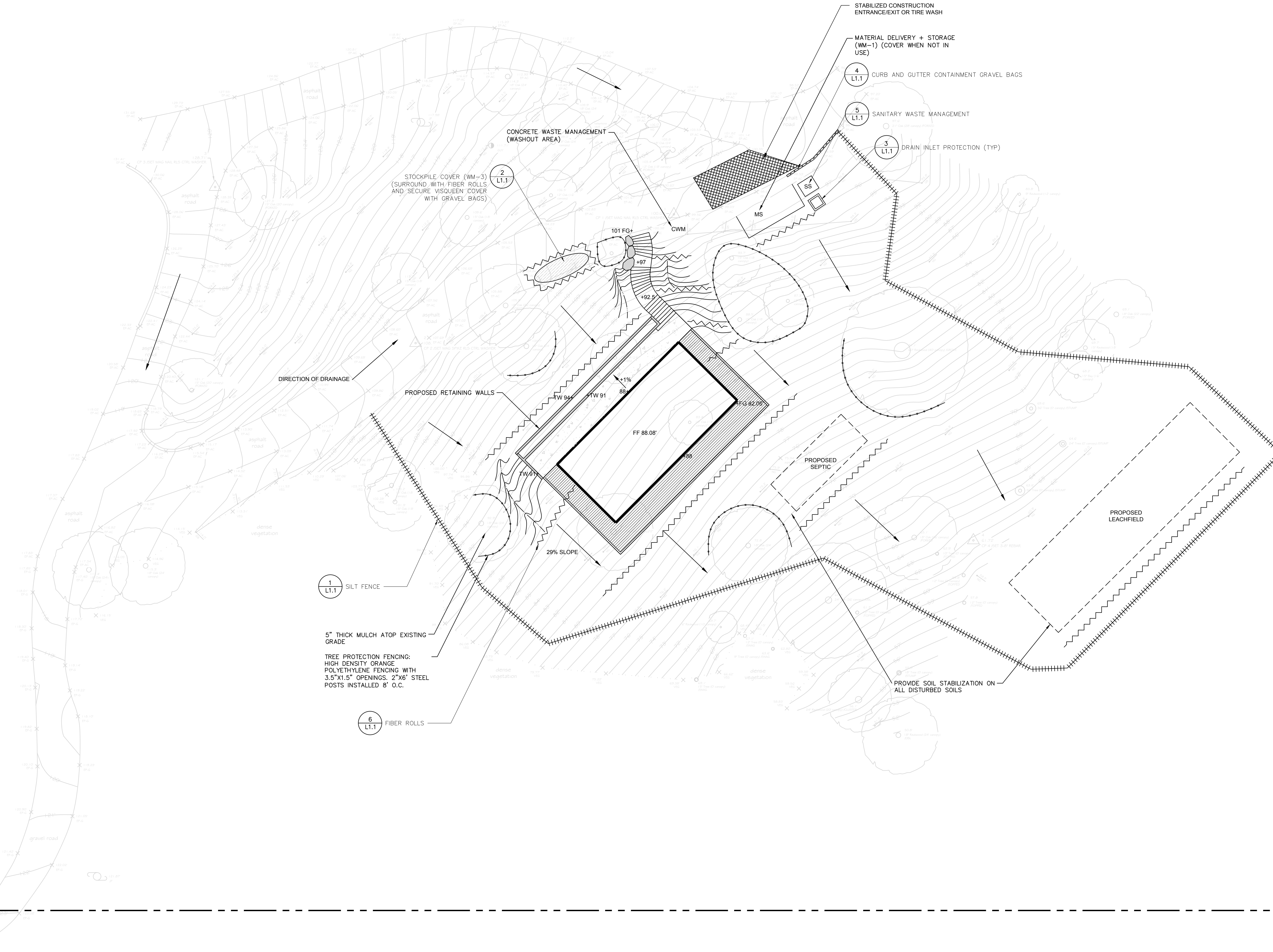
DATE: 8/5/2024
SCALE: 1:200
DRAWN BY: digitalmappingsolutions.com
SHEET NO: **V-1.0**
1 OF 1 SHEETS

Vertical and horizontal spacing graphics and trees courtesy of CAL FIRE (https://www.fire.ca.gov/figaps).

DATE	REV

LEGEND

- EXISTING TREE WITH TREE PROTECTION FENCING
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONCRETE
- PROPOSED WOOD DECK
- PROPOSED BOULDER
- PROPOSED RETAINING WALL
- DIRECTION OF DRAINAGE
- SWALE
- DRAIN INLET PROTECTION
- FIBER ROLLS
- SILT FENCE
- GRAVEL BAGS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
- CWM CONCRETE WASTE MANAGEMENT (WASHOUT AREA)
- MS MATERIAL STORAGE AND WASTE MANAGEMENT AREA
- STOCKPILE MANAGEMENT
- SS SANITARY FACILITIES

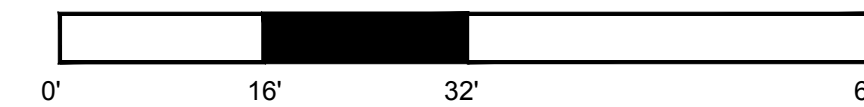


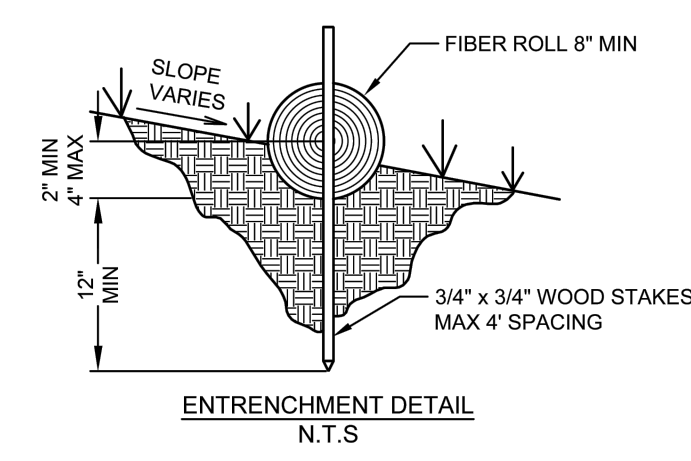
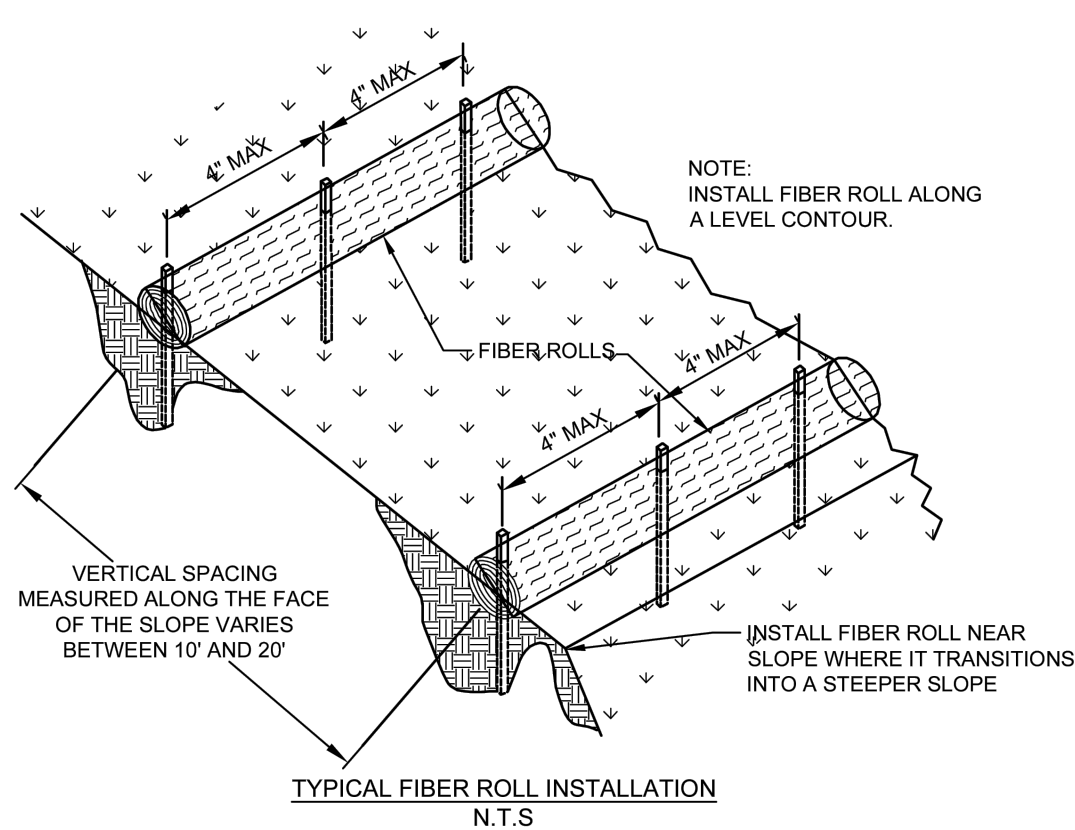
NOTES

GENERAL

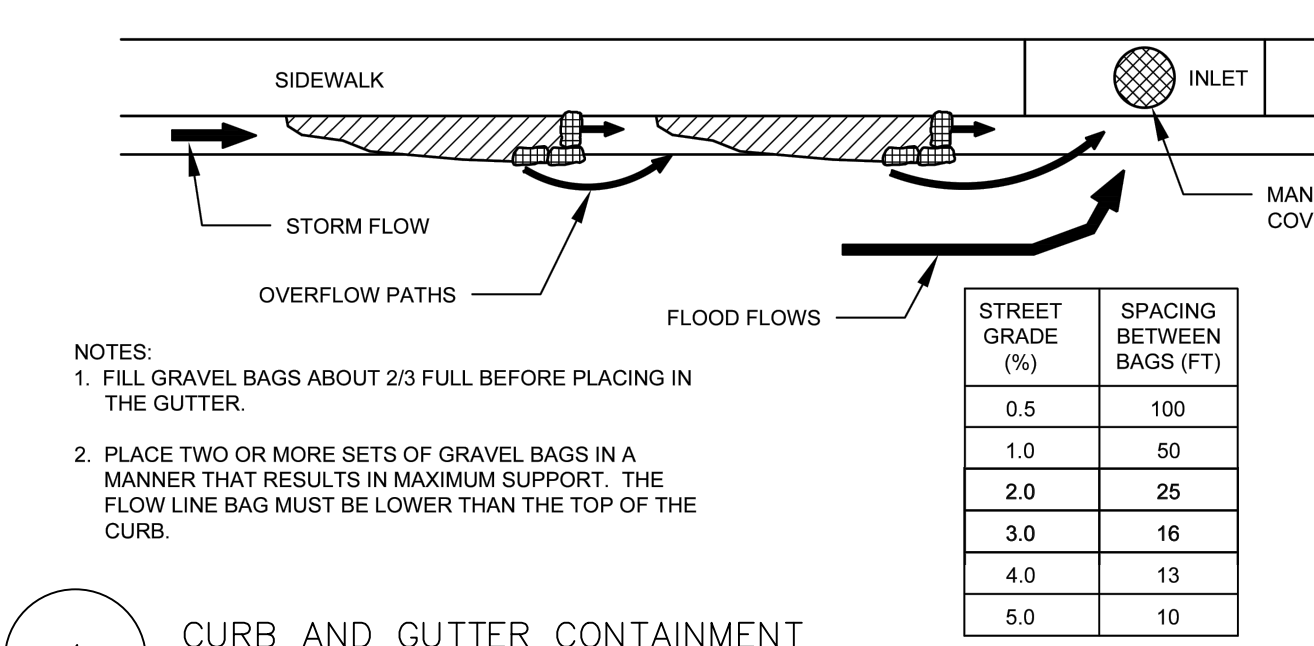
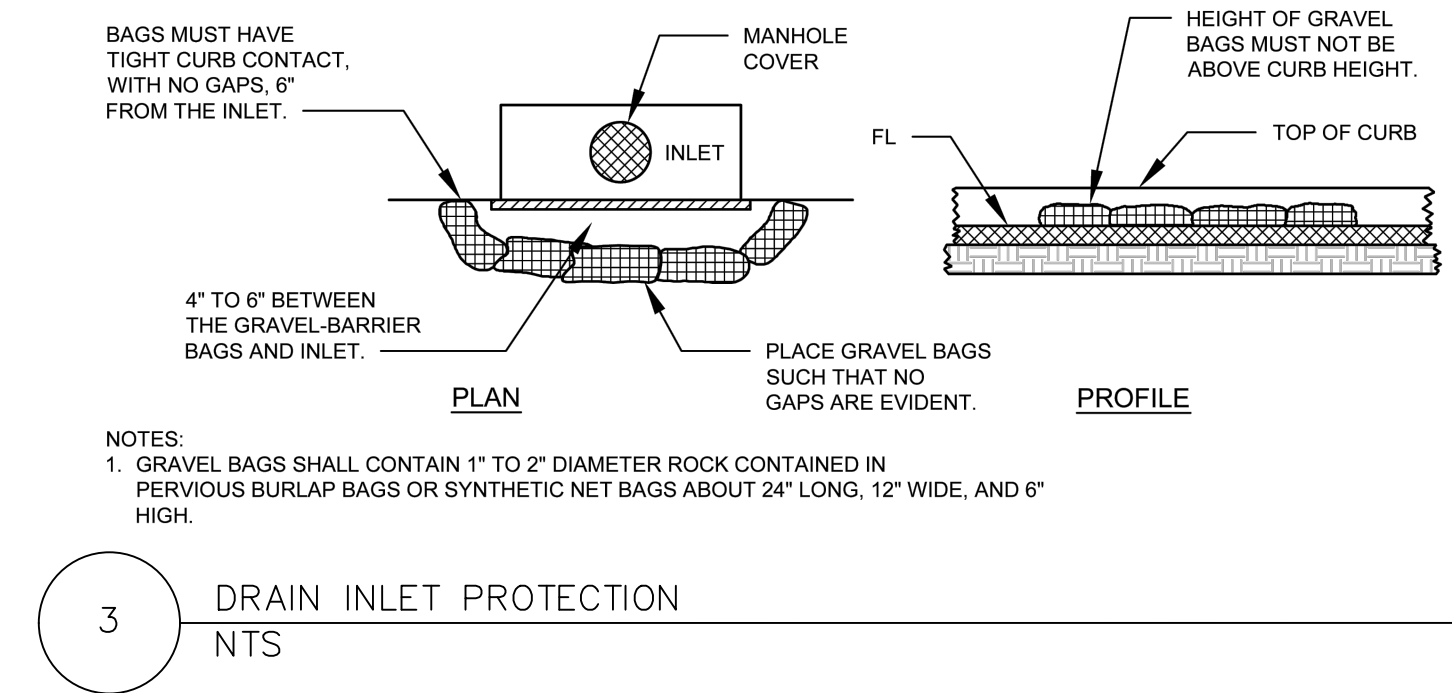
- CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODE AND REGULATORY REQUIREMENTS.
- PROPER STORMWATER MANAGEMENT, EROSION CONTROL AND TREE PROTECTION WILL BE STRICTLY MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.
- ALL PATHS, STAIRS AND WALKWAYS SHALL COMPLY WITH ACCESSIBILITY STANDARDS.
- THE EXACT LOCATION OF DRAINAGE UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD PRIOR TO STAGING.

ONE INCH = SIXTEEN FEET

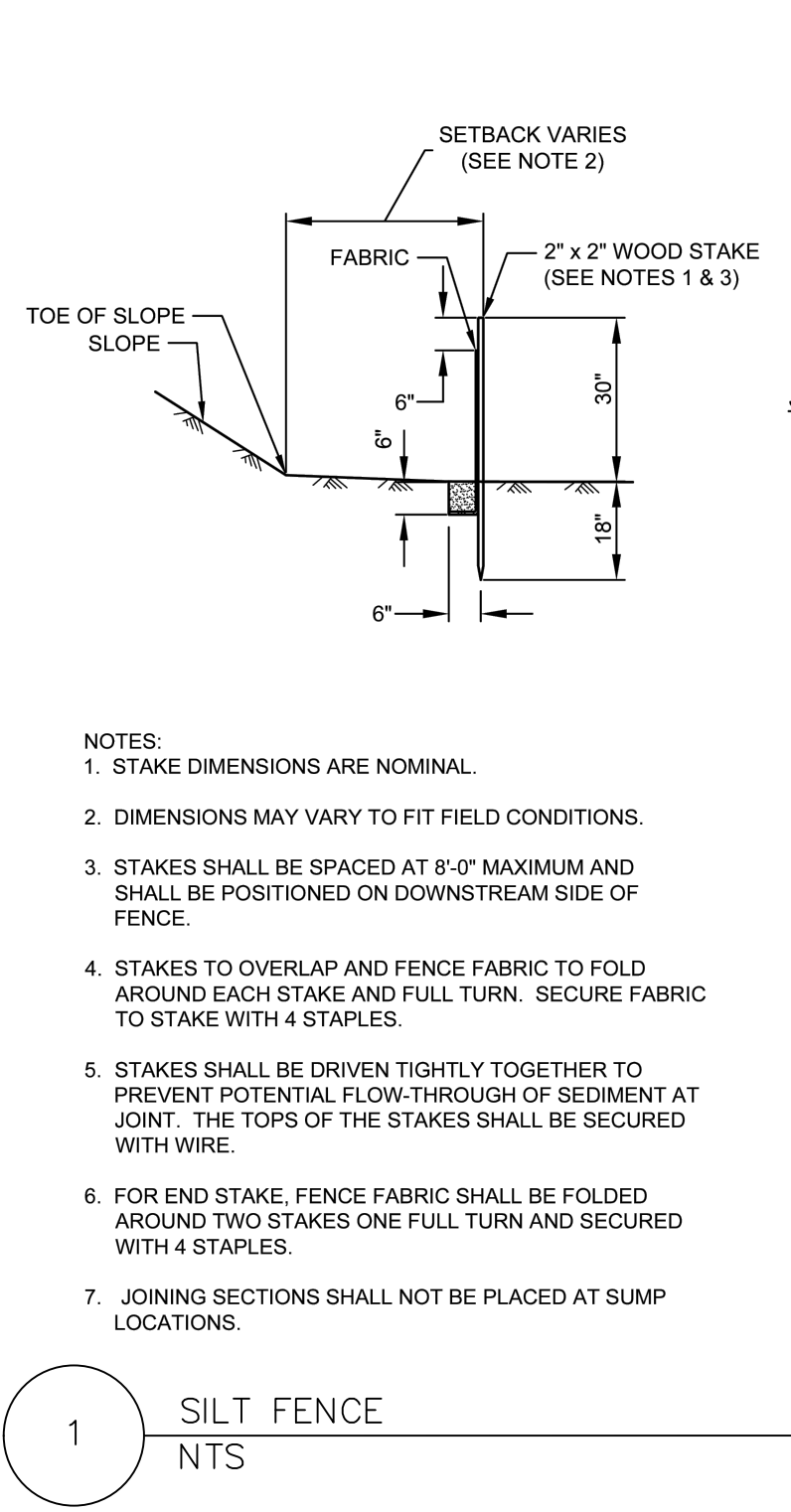




6 FIBER ROLLS
NTS



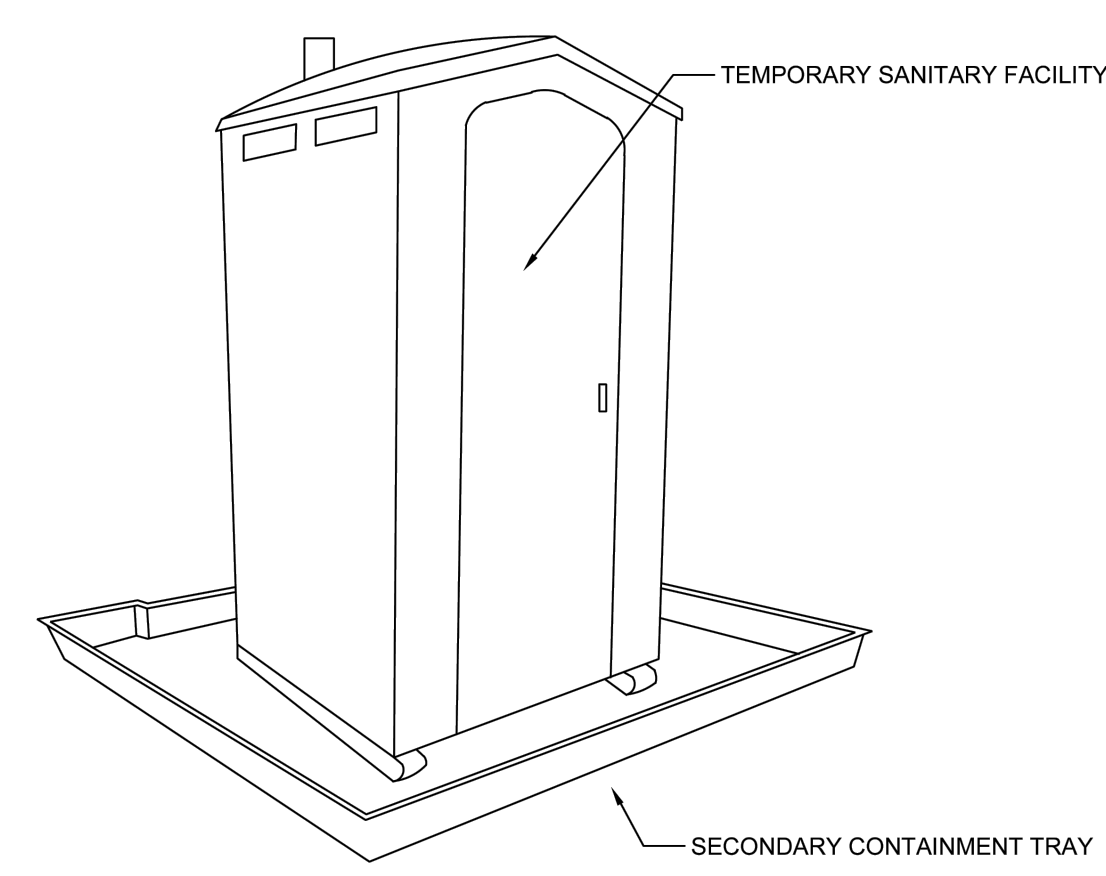
4 CURB AND GUTTER CONTAINMENT
NTS



1 SILT FENCE
NTS

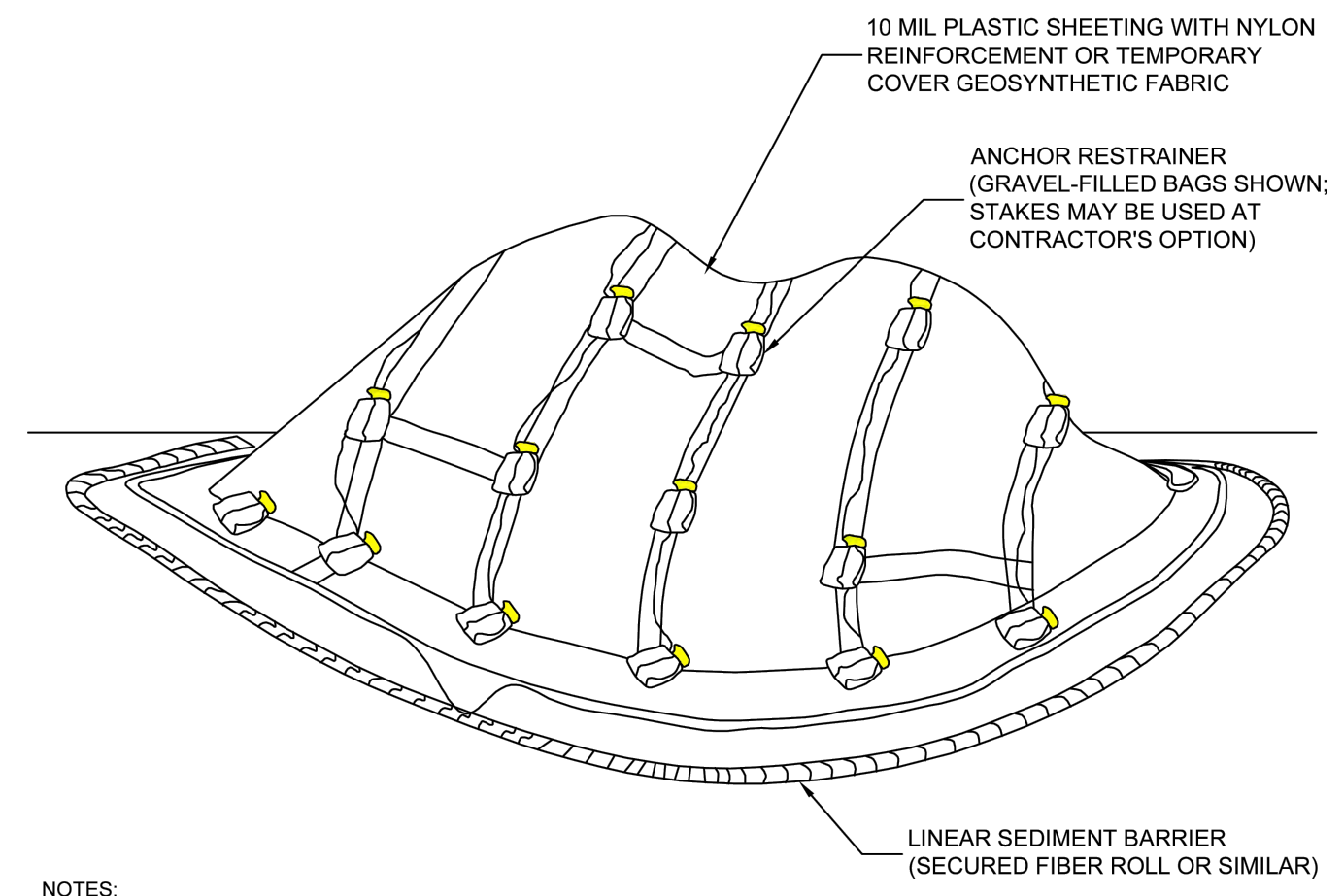
EROSION AND SEDIMENT CONTROL NOTES

- BEST MANAGEMENT PRACTICES (BMPs)** AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
 - WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. **OTHERWISE**, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
 - EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
 - EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
 - STOCKPILE MANAGEMENT** 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. 3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
 - WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
 - VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
 - DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.
 - SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEPED (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
 - DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
 - STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.**



5 SANITARY WASTE MANAGMENT
NTS

- STORAGE AND DISPOSAL PROCEDURES**
- TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
 - WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
 - TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
 - ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.



2 STOCKPILE COVER
NTS

- NOTES:**
- ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
 - STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
 - NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
 - PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
 - DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.



JENNIFER ALLEN
+ JOHN HAIN
ADU

38042 PALO COLORADO RD.
CARMEL, CA 93923
APN: 418-132-005-000

© 2024 JESSICA DUNE

EROSION +
SEDIMENT
CONTROL
DETAILS

REVISIONS	
DATE	REV

This page intentionally left blank

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: 09/09/24 Site Address: 38042 Palo Colorado Rd, Carmel Planner: _____

Description: ADU exterior stucco siding to match existing house. Window color

PROJECT FILE NO. _____

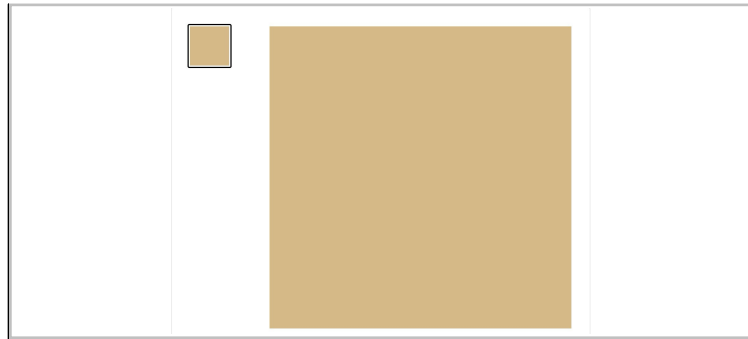
PHOTOGRAPHS



Date: 09/09/24 Site Address: 38042 Palo Colorado Rd, Carmel Planner: _____

Description: Metal roofing material to match existing house.

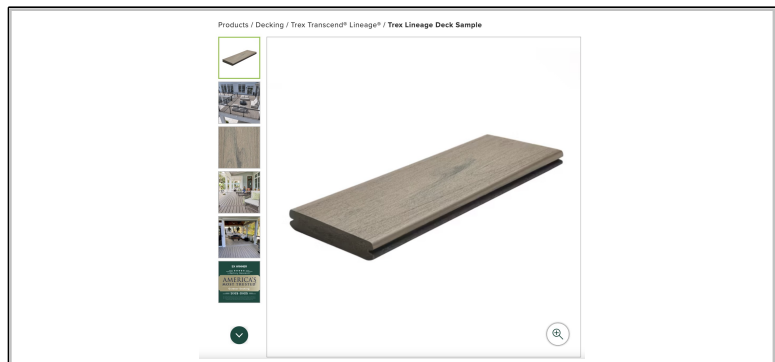
COLOR SAMPLES FOR PROJECT FILE NO. PLN240042



Materials: Exterior Stucco Colors: Maize DET473
Description: Exterior Color



Materials: Metal Colors: Desert Tan
Description: Western States Metal Roofing



Materials: Composite Decking Colors: Biscayne
Description: Trex Composite Decking