

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

SHAW SUZANNE SAUNDERS TR (PLN240026)

RESOLUTION NO. 25

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15305, and there are no exceptions under section 15300.2; and
- 2) Approving a Variance to reduce the front setback along Flight Road from 50 feet to 30 feet; and an after-the-fact Design Approval to allow the construction of a 192 square foot storage shed.

[PLN240026, SHAW SUZANNE SUANDERS TR,
71 Poppy Rd, Carmel Valley, Carmel Valley Master
Plan (APN: 187-503-003-000)]

The SHAW SUZANNE SAUNDERS TR application (PLN240026) came on for public hearing before the County of Monterey Zoning Administrator on October 9, 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 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Allowed Use. The property is located at 71 Poppy Rd, Carmel Valley (Assessor's Parcel Number 187-503-003-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ". LDR zoning allows for the construction of non-habitable accessory structures as a principally allowed use pursuant to Title 21 section 21.14.030.F. The Design Control overlay

requires the granting of a Design Approval for all structures. The project involves the fact construction of a 192 square foot storage shed. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property (17,906 square feet), APN: 187-503-003, is identified in its current configuration as Lot 4 of Tract 197 on a Final Map entitled “Addition No.3 to Airway Ranch”, recorded in April of 1951 (Volume 5, Cities & Towns, Page 67). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The design of the existing storage shed includes colors and materials designed to match the existing single-family; beige siding, dark brown composite roofing, and white trim. The proposed exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The project is consistent with Carmel Valley Master Plan CV1.1, which states that development shall follow a rural architectural theme.
- e) Review of Development Standards. The development standards for the LDR zoning district are identified in Title 21 section 21.14.060, which establishes standards for minimum setbacks, maximum structure height, and building site coverage. Required setbacks in the LDR zoning district for non-habitable accessory structures are 50 feet (front), 6 feet (side), and 1 foot (rear); additionally, a height of 15 feet and a distance between accessory and main structures of 10 feet are required. The shed is setback 30 feet (front) and 13 feet (side; west), and there is no applicable rear setback. Accordingly, the existing shed does not comply with the required 50-foot front setback off of Flight Road. The property is subject to three front setbacks from Flight Road (south), Poppy Road (north), and a private driveway easement (east). In 1978, a variance was granted to reduce the front setback from the private driveway easement (east) to 7 feet to accommodate construction of the single-family dwelling. The proposed project includes a Variance to reduce the front setback off Flight Road to address the non-conforming setback of the existing shed (Finding Nos. 6, 7, and 8). The shed has a height of 12 feet and is approximately 30 feet south of the existing single-family dwelling. Additionally, Title 21 allows a maximum building site coverage of 35% on lots less than 20,000 square feet. The subject property is approximately 19,000 square feet and will have a building site coverage of 24.6%. Therefore, subject to the granting of a Variance, the proposed project complies with required site development standards.
- f) Biological Resources. County of Monterey Geographic Information Systems (GIS) indicates the potential presence of environmentally sensitive habitats on the rear portion of the property. Pursuant to Title 21 section 21.66.020, a Biological Survey (County of Monterey Library No. LIB240101) was prepared for the subject property. The report

found no evidence of protected plant/animal species or habitat on site and found that the project will have no impact on biological resources.

- g) Cultural Resources. County of Monterey Geographic Information Systems (GIS) indicates the subject property as being within an area of high archaeological sensitivity. Per the 2010 General Plan policy OS-6.3, new development within high sensitivity zones shall complete a Phase 1 survey. The prepared Phase 1 report (County of Monterey Library No. LIB240100) identified no cultural resources on site and did not recommend any further archaeological testing. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Land Use Advisory Committee. Pursuant to Board of Supervisors adopted LUAC guidelines, the project was referred to the Carmel Valley Land Use Advisory Committee on October 6, 2025.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240026.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. 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 Archaeological Resources. The following reports have been prepared:
 - "Phase I Archaeological Assessment Study" (County of Monterey Library No. LIB240100) prepared by Historic Resource Associates, Pebble Beach, CA, April 2024.
 - "Biology Report" (County of Monterey Library No. LIB240101) prepared by Pat Regan, Carmel Valley, CA, on April 25, 2024.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site inspection on July 10, 2024, 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 PLN240026.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the

circumstances of the 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 FPD. 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 public facilities for the existing single-family dwelling are currently provided and will continue to be. Potable water is provided by the California American Water Company (Cal-Am) and an existing Onsite Wastewater Treatment System (OWTS) provides sewer treatment. No new connections will be required for the existing shed.
 - c) Staff conducted a site inspection on July 10, 2024, 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 PLN240026.

4. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Issuance of this permit will abate the existing code violation.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of a violation existing on the subject property. The existing shed was built without the issuance of any of the necessary discretionary or ministerial entitlements. Additionally, unpermitted grading was done on a slope in excess of 25% as well as within County maintained right-of-way along Flight Road to create an informal access to the rear half of the property where the shed is located. Less than 500 square feet of grading occurred on slopes greater than 25% to create a level pad for the existing shed, and therefore, a Use Permit was not required pursuant to General Plan Policy OS-3.5.1.c. However, this grading work left an unimproved cut in the property's hillside, which raised concerns of accelerated erosion (Title 16 section 16.12.010). The access improvement to the lower portion of the property adjacent to Flight Road was done without the benefit of an encroachment permit. Conditions Nos. 5 and 6 have been added, which will require revegetation of the terraced hillside to ensure necessary erosion control measures are installed and restoration of the County right-of-way. Finally, issuance of this Design Approval will allow for after-the-fact construction of the 192 square foot shed. Upon issuance of this permit and compliance with the conditions of approval, this property will come into compliance with applicable Monterey County Code. No construction permits are required to address these violations.

- b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240026.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts the existing facilities. Section 15305 categorically exempts minor alterations in land use limitations which do not result in land use or density.
 - b) As proposed, the after-the-fact consideration of an existing 192 square foot storage shed and consideration of a variance to reduce the required front setback along Flight Road by 20 feet. Therefore, the project meets the Class 1 and Class 5 Categorical Exemption requirements.
 - 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. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical or archaeological resources are present.
 - d) 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 PLN240026
6. **FINDING:** **VARIANCE (SPECIAL CIRCUMSTANCES)** – The variance shall be granted because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings. The strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification.
- EVIDENCE:**
- a) The parcel is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or “LDR/1-D-S-RAZ”. Development standards for the LDR zoning district are identified in Title 21 section 21.14.060. The minimum required front setback for non-habitable accessory structures is 50 feet, while the project will have a front setback of 30 feet.
 - b) The property is subject to three front setbacks from Flight Road, Poppy Road, and a private road. The required front setback for non-habitable accessory structures in the LDR zoning district is 50 feet, and there is a required distance of 10 feet between non-habitable accessory structures and main structures. Other lots in the surrounding neighborhood are subject to one or two front setbacks; however, the subject property is the only lot within the neighborhood required to meet three front setbacks. In this case, meeting all required setbacks would require extensive

development on slopes in excess of 25%. Therefore, the proposed reduced setback of 30 feet from Flight Road is supportable due to the special circumstances of the lot, including significant slopes in excess of 25% and being subject to three front setbacks.

- c) The project planner conducted a site inspection on July 10, 2024, to verify the circumstances related to the property.
- d) 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 PLN240026.

7. **FINDING:** **VARIANCE (SPECIAL PRIVILEGES)** – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) The parcel is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or “LDR/1-D-S-RAZ”.
 - b) Granting of the requested variance to the front setback would not constitute a special privilege inconsistent with other properties in the area. Other properties in the neighborhood have the potential to be developed with accessory structures, including sheds. However, the subject property is the most constrained lot within the surrounding neighborhood due to its three front setbacks and topographical conditions. Similarly constrained lots in the surrounding neighborhood have been granted variances to the front setback requirements, including one of the neighboring properties, which was granted a variance to allow a reduction of the front setback for the garage from 30 feet to 11 feet, 6 inches (Resolution No. 20-036). The subject property is the most highly constrained lot in the neighborhood, and the project is an allowed use within the LDR zoning district, which overlays the whole neighborhood. Therefore, the requested variance does not constitute a granting of special privileges.
 - c) The project planner conducted a site inspection on July 10, 2024, to verify the circumstances related to the property.
 - d) 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 PLN240026.

8. **FINDING:** **VARIANCE (AUTHORIZED USE)** – The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) The parcel is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or “LDR/1-D-S-RAZ”. LDR zoning allows for the construction of non-habitable accessory structures as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves after-the-fact construction of a 192 square foot storage shed. Therefore, the project is an allowed land use for this site.

- b) The project planner conducted a site inspection on July 10, 2024, to verify the circumstances related to the property.
- c) 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 PLN240026.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.B, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Zoning Administrator.

DECISION

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

1. Find the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15305, and there are no exceptions under section 15300.2; and
2. Approve a Variance to reduce the front setback along Flight Road from 50 feet to 30 feet; and an after-the-fact Design Approval to allow the construction of a 192 square foot storage shed.

All in general conformance with the attached plans and subject to the 6 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of October, 2025:

Mike Novo
Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240026

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This variance and after-the-fact design approval (PLN240026) allows a reduction to the front setback by 20 feet and construction of a 192 square foot shed. The property is located at 71 Poppy Road, Carmel Valley (Assessor's Parcel Number 187-503-003-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Variance and after-the-fact Design Approval (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 187-503-003-000 on October 9 2025. The permit was granted subject to 6 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. 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 existing lighting has been removed and that new 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.

5. PDSP001 - Hillside Revegetation/Reseeding

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure the integrity of existing slopes in excess of 25% and to prevent conditions of accelerated erosion as encouraged by Monterey County Code (Title 16), the applicant/owner shall revegetate or reseed the graded portions of the terraced hillside.

Compliance or Monitoring Action to be Performed: - Within 90 days of issuance, applicant/owner shall demonstrate to HCD that the terraced hillside has been revegetated/re-seeded.

6. PDSP002 - County Right-of-Way Restoration

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure the integrity of existing slopes in excess of 25% and to prevent conditions of accelerated erosion as encouraged by Monterey County Code (Title 16), the applicant/owner shall restore grading done within the County maintained right-of-way along Flight Road.

Compliance or Monitoring Action to be Performed: - Within 60 days of issuance, applicant/owner shall apply for an encroachment permit to allow restoration within County right-of-way along Flight Road.
- Within 90 days of issuance, applicant/owner shall demonstrate to HCD, restoration of grading done within the County maintained right-of-way along Flight Road.

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SITE PLAN

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PROJECT DATA

OWNER: MS. SUZANNE SAUNDERS SHAW
PO BOX 4857
CARMEL, CA 93921
(650) 868-7111
saundersshaw@gmail.com

SITE ADDRESS: 71 POFFY RD
CARMEL VALLEY, CA

APN: 187-503-003

SITE AREA: 17,906 SF

ZONING LDR-D-S-RAZ

CONSTRUCTION TYPE: VB

SPRINKLERS: NO

CODES: 2022 CRC, TITLE 24, 2022 CMC, 2022 CFC, 2022 CEC, 2022 CEMC
2022 CGBC, 2022 CFC AND CALIFORNIA ENERGY CODE

OCCUPANCY GROUP: R-3 (RESIDENCE) U-1 (GARAGE)

STORIES: 1

PROJECT SCOPE: ADD 842 SF TO EXISTING SINGLE FAMILY RESIDENCE AND 363 SF
GARAGE/LAUNDRY. REMOVE EXISTING CARPORT AND BREEZEWAY
REMOVE 199 SF OF WOOD DECK ADD 115 SF WOOD DECK
REQUEST VARIANCE FOR FRONT YARD SETBACK AND MODIFICATION
OF APPROVED VARIANCE FOR SIDE YARD SETBACK.
REMOVE 919 SF ASPHALT DRIVEWAY. BUILD NEW 192 SF STORAGE
SHED

TREE REMOVAL NONE

GRADING CUT 50 CYD
FILL 10 CYD

WATER PROVIDER: CAL AM

SEWER PROVIDER: SEPTIC SYSTEM

DRAWING INDEX

A-1	SITE PLAN, PROJECT DATA, VICINITY MAP, DRAWING INDEX
A-2	DEMOLITION PLAN
A-3	FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
CMP-1	CONSTRUCTION MANAGEMENT PLAN

FLOOR AREA

SITE AREA	17,926 SF	EXIST	PROP	ADD	REMOVE
1ST FLOOR		1895 SF	2131 SF	842 SF	
GARAGE/LAUNDRY		0 SF	363 SF	363 SF	
STORAGE SHED		96 SF	0 SF		96 SF
STORAGE SHEDS		63 SF	63 SF		
(N) STORAGE SHED		0 SF	192 SF	192 SF	
TOTAL FLOOR AREA		2254 SF	3355 SF	1391 SF	96 SF
FLOOR AREA RATIO		15.1%	18.7%		

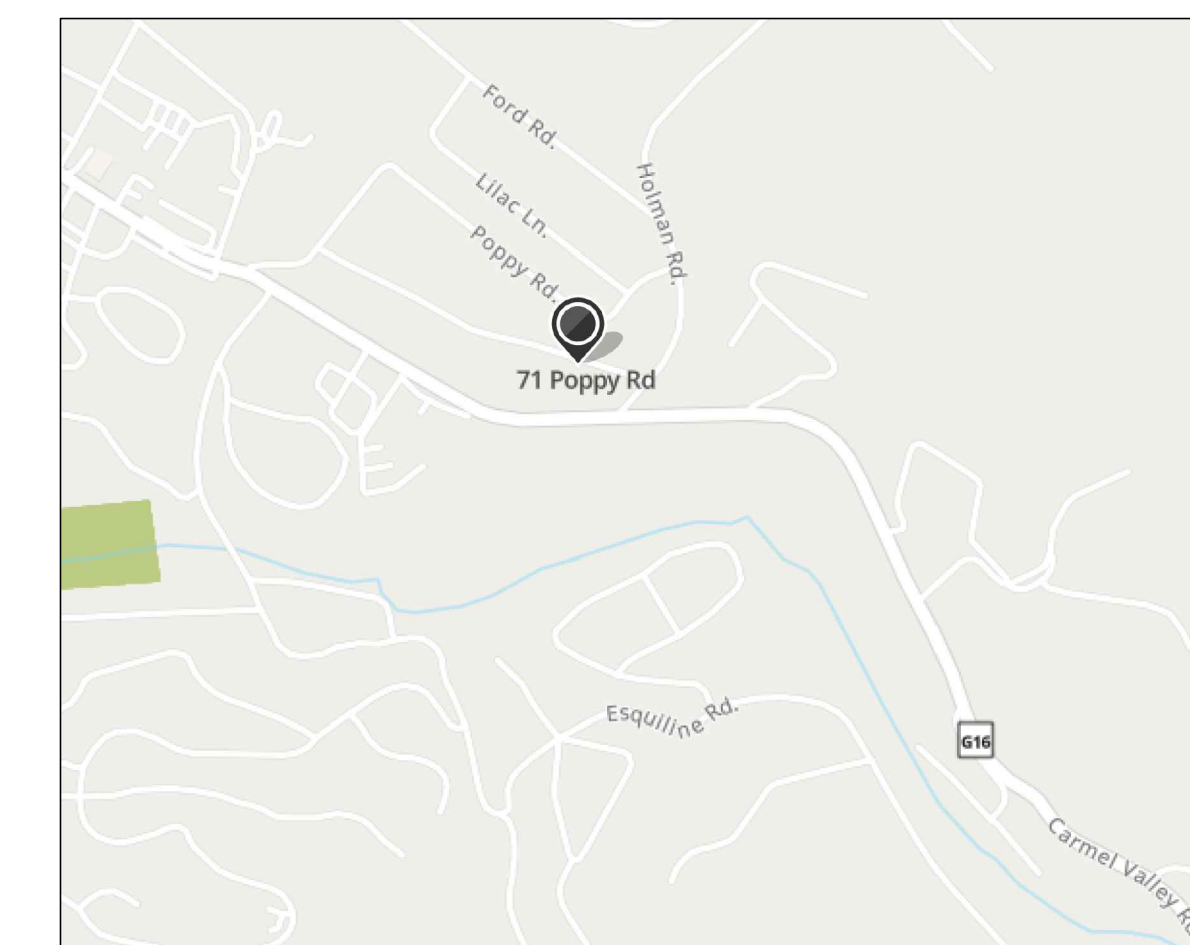
BUILDING SITE COVERAGE

	EXIST	PROP	ADD	REMOVE
BUILDING	2054 SF	2952 SF	1034 SF	96 SF
CARPORT	342 SF	0 SF		342 SF
GARAGE/LAUNDRY	0 SF	363 SF	363 SF	
WOOD DECK	1105 SF	1050 SF	152 SF	199 SF
COVERED BREEZEWAY	114 SF	0 SF		114 SF
TOTALS	3679 SF	4413 SF	2149 SF	1411 SF
BUILDING SITE COVERAGE	205%	246%		

SITE COVERAGE

	EXIST	PROP	ADD	REMOVE
BUILDING	2054 SF	2992 SF	938 SF	
CARPET	342 SF	0 SF		342 SF
GARAGE/LAUNDRY	0 SF	363 SF	363 SF	
ASPHALT DRIVEWAY (IMPERMEABLE)	1654 SF	675 SF		919 SF
WOOD DECK (PERMEABLE)	1105 SF	1058 SF	752 SF	793 SF
TOTAL PERMEABLE	1105 SF	1058 SF	752 SF	793 SF
TOTAL IMPERMEABLE	4050 SF	4030 SF	1301 SF	1321 SF
TOTAL SITE COVERAGE	5155 SF	5088 SF	2053 SF	2120 SF

ALLOWED 4476 SF



VICINITY MAP



REVISIONS

NO.	DATE
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WILLIAM C MEFFORD

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

ADDITION TO SINGLE FAMILY RESIDENCE FOR:

Suzanne Saunders Shaw

71 POPPY ROAD CARMEL VALLEY CA

ADN 187-503-003

DATE: 5/10/2024

PROJECT NO.
23020

DRAWN BY:

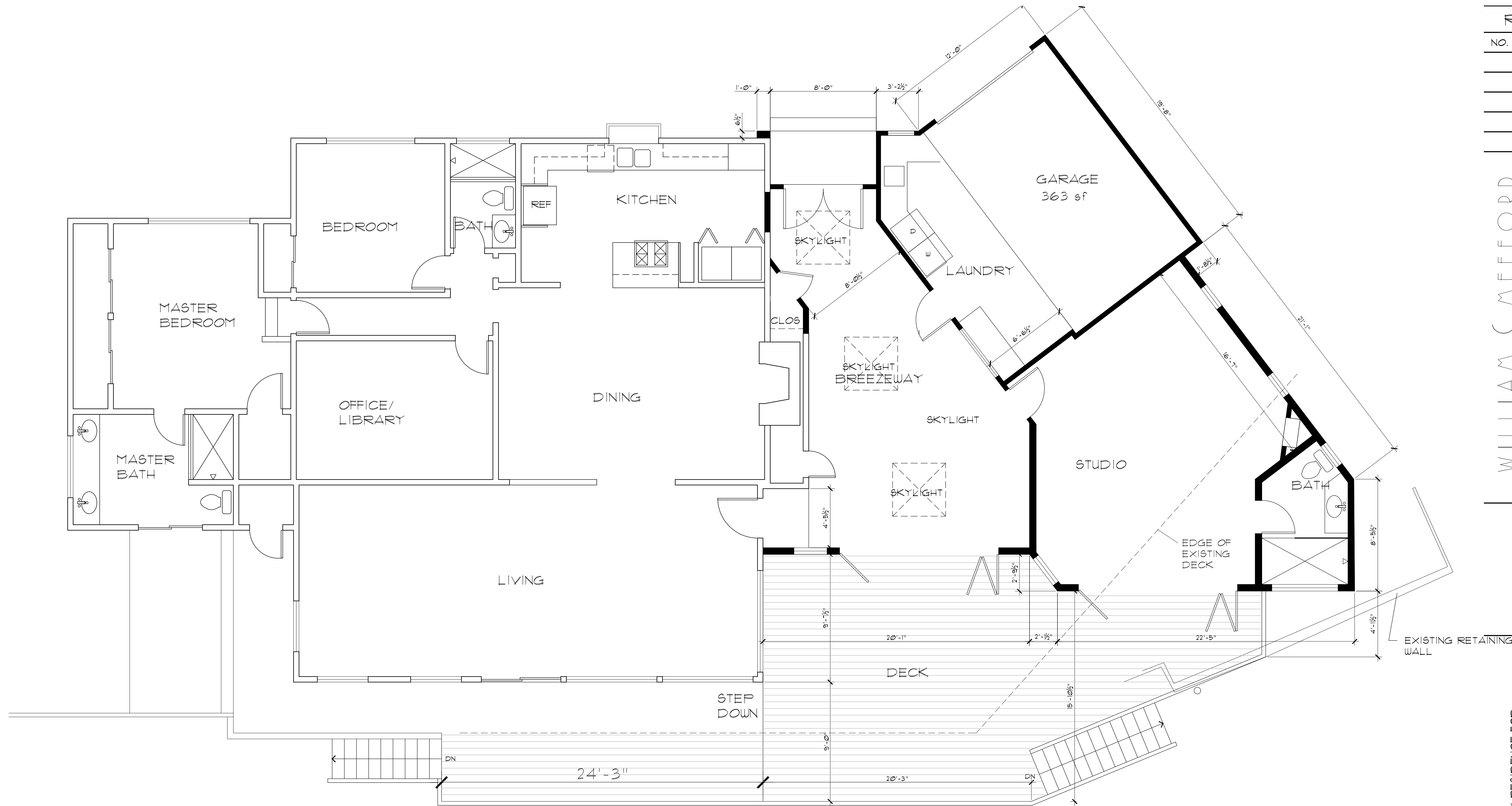
CHECKED BY:

SHEET TITLE:
SITE PLAN

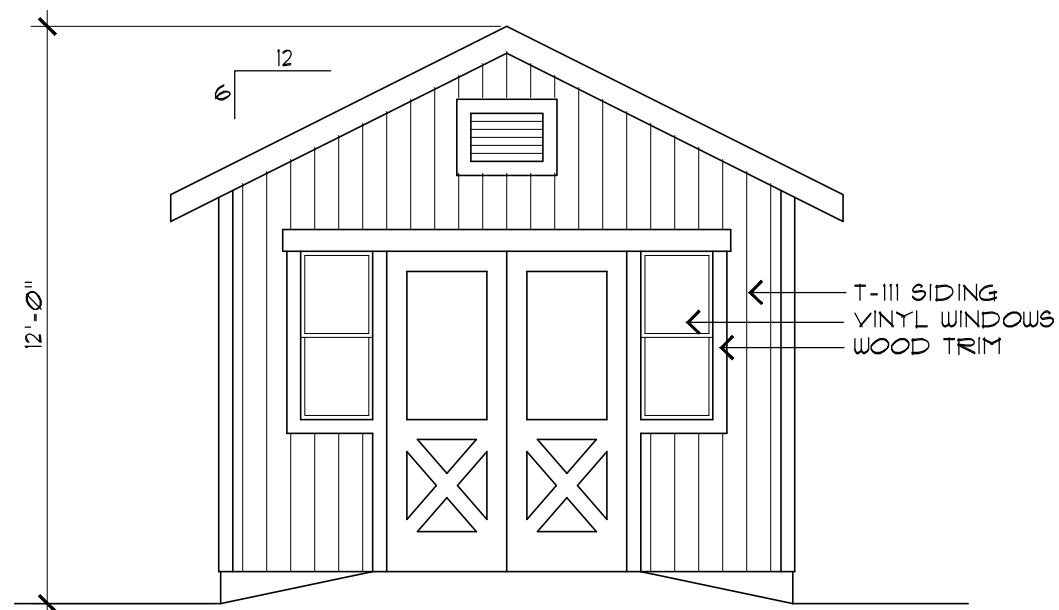
SHEET NO.

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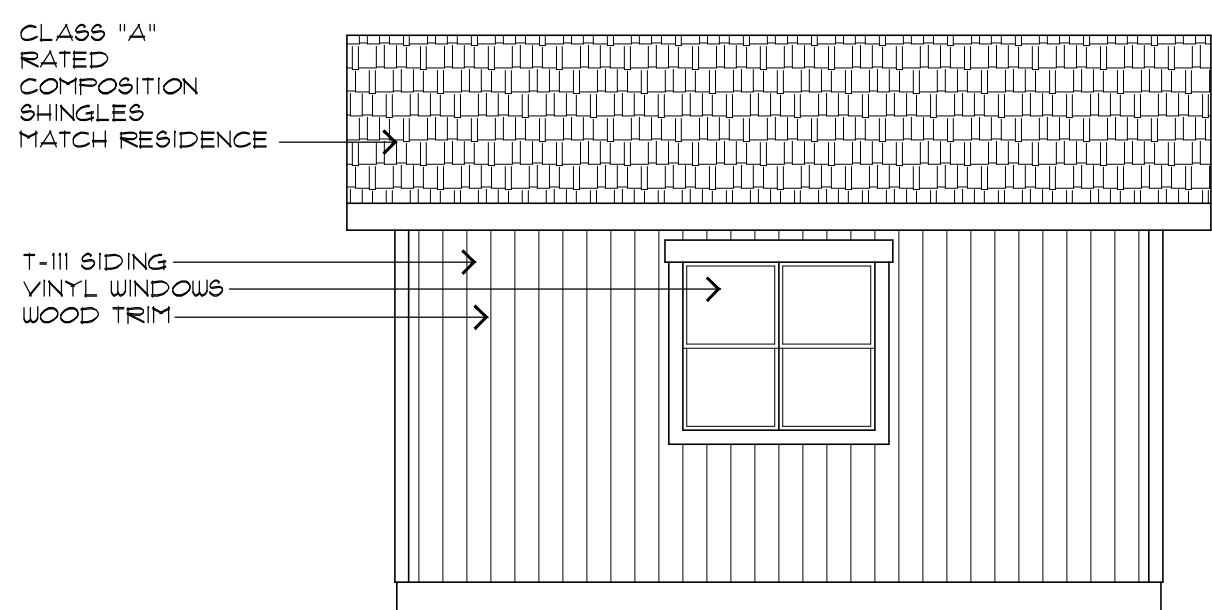
OF FIVE SHEETS



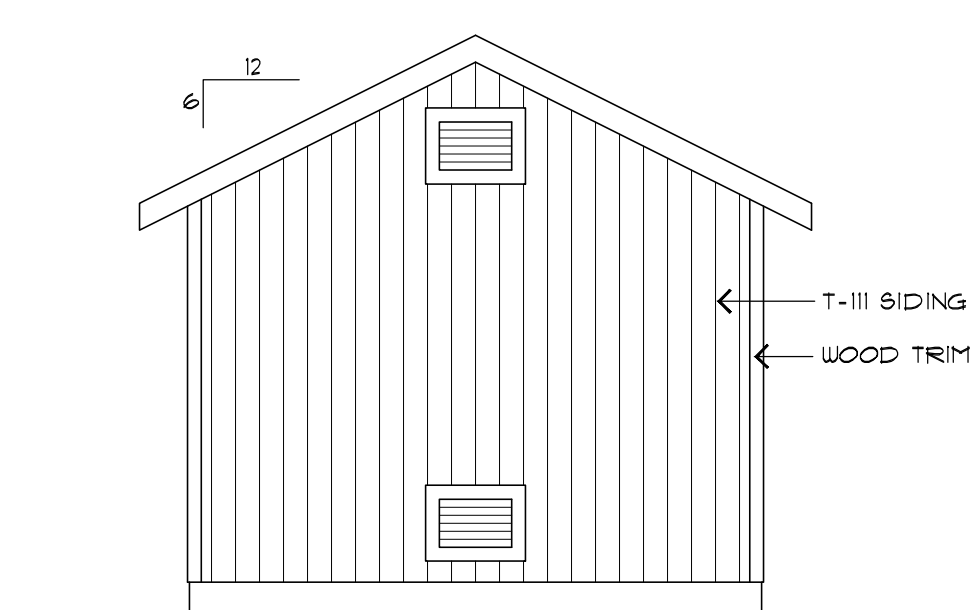
FLOOR PLAN
1/4" = 1'-0"



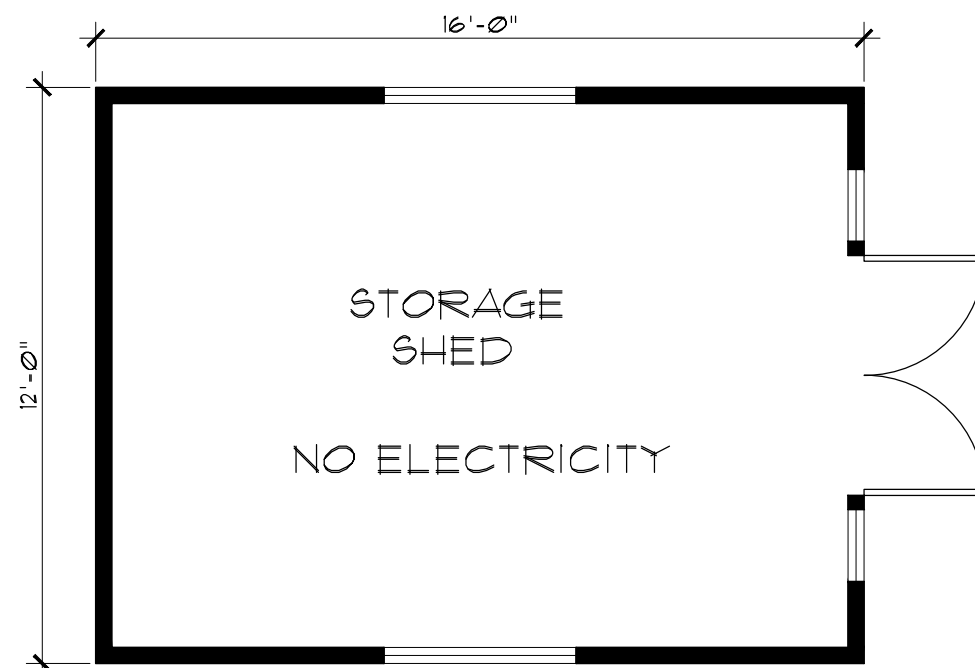
SHED EAST
1/4" = 1'-0"



SHED NORTH & SOUTH
1/4" = 1'-0"



SHED WEST
1/4" = 1'-0"



SHED PLAN
1/4" = 1'-0"

REVISIONS	
NO.	DATE

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

ADDITION TO SINGLE FAMILY RESIDENCE FOR:
Suzanne Saunders Shaw
11 POFFY ROAD CARMEL VALLEY, CA
APN 187-503-003

DATE: 5/10/2024
PROJECT NO. 23020
DRAWN BY:
CHECKED BY:
SHEET TITLE: FLOOR PLAN

NO. DATE

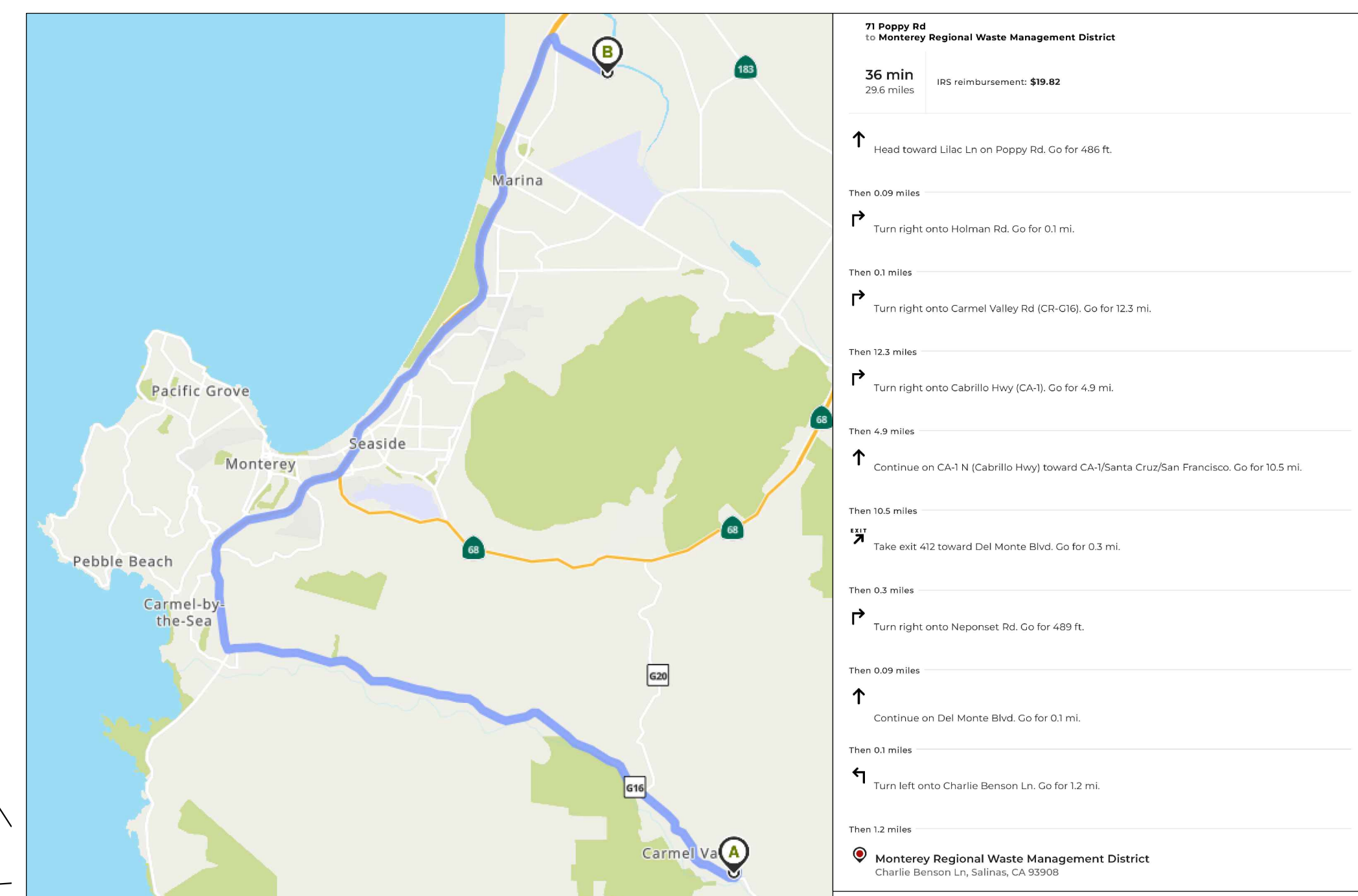
CONSTRUCTION COORDINATION

1. Contractor shall provide a construction coordinator that can be contacted during construction should questions arise during construction (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone number) shall be conspicuously posted at the job site in a manner that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer any questions that arise during construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, number and nature of all complaints and take remedial actions if necessary, within 24 hours of receipt of the complaint or inquiry.

CONSTRUCTION ACTIVITY

CONSTRUCTION DURATION	5 MONTHS, BEGINNING UPON PERMIT ISSUANCE
CONSTRUCTION HOURS	Monday-Friday / 8 am - 5 PM
CONSTRUCTION WORKERS	5
CONSTRUCTION VEHICLES	3 Regular pickup trucks
ESTIMATED NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED	41 Total
STAGING AREA FOR TRUCKS	See plan
PARKING AREA FOR TRUCKS AND WORKERS	See plan
CONSTRUCTION GRADING	CUT: 15 cyds
	FILL: 5 cyds

CONSTRUCTION ACTIVITY



PROJECT DATA

PROJECT ADDRESS: 71 POPPY RD, CARMEL VALLEY
PRIMARY CONTRACTOR: SUZANNE SAUNDERS SHAW
71 POPPY RD
CARMEL VALLEY, CA 93924
(650) 868-7717

OWNER: SUZANNE SAUNDERS SHAW
71 POPPY RD
CARMEL VALLEY, CA 93924
(650) 868-7717

AP NUMBER: 187-503-003

ADDITION TO SINGLE FAMILY RESIDENCE FOR:

Suzanne Saunders Shaw

71 POPPY ROAD CARMEL VALLEY, CA
APN 187-503-003

DATE: 5/10/2024

PROJECT NO. 23020

DRAWN BY:

CHECKED BY:

CONSTRUCTION MANAGEMENT PLAN

SHEET NO. _____

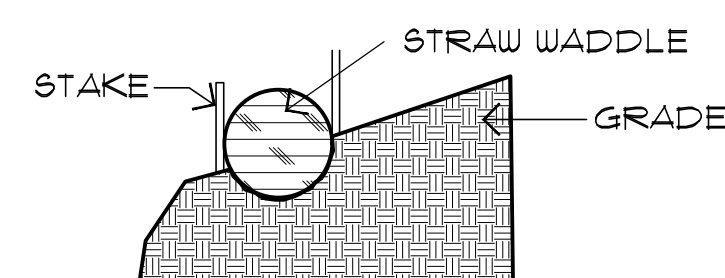
$$CMP =$$

OF FIVE SHEETS



CONSTRUCTION SITE PLAN

1. Existing 1 story residence
2. Proposed construction dumpster
3. Proposed deck
4. Temporary vehicular parking
5. Temporary construction materials staging area in existing garage
6. Temporary porta potty
7. Existing driveway
8. Concrete washout area
9. New Construction area



1 STRAW WADDLE DETAIL
N.T.S.

VICINITY MAP

NTS



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