

Exhibit B

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

COOPER DAVID TREVOR (PLN230129)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions listed in 15300.2 can be made; and
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, a 294 square foot wood deck, and associated site improvements.

[PLN230129 Cooper David Trevor, 26135 Laureles Grade, Carmel Valley, Toro Area Plan (APN: 416-051-016-000)]

The Cooper David Trevor application (PLN230129) came for a public hearing before the Monterey County Zoning Administrator on February 29, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD 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;
 - Toro Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents. After consideration of the comments, no conflicts were found to exist.
b) Process. The project was scheduled for a duly noticed Administrative hearing on December 6, 2023 and on December 5th, a public comment

letter was received requesting a public hearing stating concerns with privacy, landscaping and the design similarity between this project and another on the adjacent lot. In accordance with Title 21 Section 21.70.060.A.5, the hearing on this project was re-notice and rescheduled for consideration by the Zoning Administrator.

- c) The project is the construction of a single-family dwelling, attached garage, and associated site improvements on an undeveloped lot off Laureles Grade in Carmel Valley:
- The 2,283 square foot single-family dwelling is one story with an attached 624 square foot garage.
 - A new septic system with a leach field is proposed to support the development and the property will receive potable water from California American Water.
 - Other site improvements consist of a paved driveway connection to a shared access road, 68 square foot front porch, and 294 square foot wood deck.
- d) Allowed Use. The property is located at 26135 Laureles Grade, Carmel Valley (Assessor's Parcel Number [APN]: 416-051-016-000), within the Toro Area Plan (TAP), in unincorporated Carmel Valley. The parcel is zoned as Rural Density Residential with Building Site-6 and Visual Sensitivity zoning overlay districts [RDR/B-6-VS], which allows the first single-family dwelling on a legal lot of record (Title 21 Section 21.16.030.A). Pursuant to Title 21 Chapter 21.46, all development located within the Visual Sensitivity Zoning District is subject to either a Use Permit or Administrative Permit, depending on visibility, and a Design Approval. As demonstrated in subsequent Evidence "g", only an Administrative Permit and Design Approval are required in this case due to the project not being visible from Laureles Grade, or any other common public viewing area. Therefore, the project is an allowed land use for this site.
- e) Lot Legality. The property is shown in its present size and configuration as Parcel B in the map recorded in Volume 14 Parcel Map, Page 122, Minor Subdivision No. 78-141 (a subdivision of Parcel 1 in Volume 11 Parcel Maps, page 189, Minor Subdivision No. 76-259). Therefore, the County recognizes it as a legal lot of record.
- f) Development Standards. The development standards for the RDR zoning are codified in Title 21 Section 21.16.060 and B-6 zoning overlay district. The project is consistent with the applicable standards for setbacks, building site coverage, and height. For main structures the B-6 zoning overlay requires the project to be consistent with the B-4 setbacks, requiring a minimum of a 30 foot front setback (in this case taken from the edge of a 30 foot road easement), a 20 foot rear setback, and 10% of the average lot width (22 foot) for the side setbacks. As proposed, the residence and garage have a 34 foot setback, a 20 foot rear setback, and a 50 foot side setback on the closest side (west). The maximum allowable height for main structures is 30 feet, while the project proposes a height of 24 feet 4 inches from average natural grade. The property is 44,562 square feet (1.02 acres), and the maximum allowable building site coverage is 25% (11,140 square feet) while the proposed coverage is 7% (3,201 square feet).

- g) Visual Resources. Pursuant to Title 21 Chapter 21.46, the project site and surrounding area are designated as a Visual Sensitivity Zoning District (“VS” zoning overlay), which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area. A site visit was conducted on September 1, 2023, and confirmed that the staking and flagging was not visible from Highway 68, Laureles Grade, or any other common public viewing area without aided vision due to distance, topography, and existing mature vegetation. The trees along Laureles Grade are taller than the proposed residence, therefore the development will not silhouette against the sky. The proposed residence sits approximately 25 feet lower than the Laureles Grade street level and a small portion of the roof is visible above grade. Therefore, in accordance with Title 21 Section 21.46.030.D.2, an Administrative Permit is required for the construction of main structures.
- h) Design. Consistent with Title 21 Chapter 21.44, a Design Approval Application was submitted. Colors and materials consist of Hardie plank lapped siding in beige with an off-white trim, white vinyl windows and Class “A” composition shingle roofing in a dark-brown mix. Site walls will be concrete masonry units (CMU). The proposed design is consistent with TAP Policy T-3.1 and the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 21 Section 21.16.060 and will be controlled by use of the County’s standard condition (Condition No. 4 and Condition No. 5). Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020.
- i) Development on Slope Exceeding 25%. Pursuant to the 2010 Monterey County General Plan Policy OS-3.5.1.c, development impacting slopes in excess of 25% does not exceed 10%, or 500 square feet of the total development footprint (whichever is less), a discretionary permit is not required. In this case, the proposed development in slopes in excess of 25% is approximately 335 square feet at the driveway and leach field, and is therefore exempt from a discretionary permit.
- j) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity, is not within 250 feet of a known archaeological resource, and is Categorically exempt from CEQA review, see Finding No. 5 and supporting evidence. Therefore, no archaeological assessment was prepared for the project pursuant to Title 21 Section 21.66.050.C. 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.
- k) Land Use Advisory Committee (LUAC) Review. The project was scheduled for a duly noticed Administrative Review on December 6,

2023, however, a public comment was received on December 5th requesting for a public hearing in addition to other concerns addressed below. Upon receipt, Staff pulled the project from the Administrative Review agenda. The project was then referred to the Toro Land Use Advisory Committee (LUAC) for review. Prior to the LUAC meeting, the Applicant made a few design adjustments between the two houses to help differentiate between the two custom homes that fits with the neighborhood character. The LUAC reviewed the project at a duly noticed public meeting on January 22, 2024, at which all persons had the opportunity to be heard. The neighbors who submitted the public comment were in attendance and expressed the following concerns: 1) their private views might be compromised, 2) the design is too similar between the two proposed houses on Lot A and Lot B and would like to see more variation, and 3) they requested to restrict the usage of chemicals in the landscaping. Comments were acknowledged and considered by the County, and while public viewsheds are protected by the County along Laureles Grade in accordance with the Toro Area Plan Section T-3.33, however, the neighbors only expressed concerns for private views. The LUAC discussed planting 20 additional trees along Laureles Grade for additional screening, however, this would apply to Lot A only. There are no requirements for landscaping pursuant to Title 21 Section 21.16.060.G and Staff has addressed the landscape plan (see preceding Evidence “g”) and will be controlled by use of the County’s standard condition (Condition No. 4). Lot B’s garage is on the south elevation and Lot A’s garage is on the west elevation. The single-story house is consistent with other houses within the immediate neighborhood and the TAP Section T-3.1. The colors and materials were changed for both buildings prior to the LUAC meeting and the LUAC agreed to these changes. The proposed project meets all of the setback requirements. The LUAC voted 5-0 to support the project with changes, however, the tree screening would only apply to Lot A.

- l) The project planner conducted a site inspection on September 1, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230129.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to soil/slope stability and septic feasibility. The following reports have been prepared:
 - “Geotechnical Report” (LIB230277) prepared by Grice Engineering, Inc., Salinas, California, September 5, 2023.
 - “OWTS Feasibility Report” (LIB230278) prepared by Grice Engineering, Inc., Salinas, California, September 5, 2023.
 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 September 1, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230129.

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 (EHB), and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) This project proposes a septic system and leach field to service the proposed single-family dwelling. The EHB has reviewed preliminary onsite wastewater treatment system (OWTS) plans and found them appropriate. Applicant included a service verification letter from California American Water dated September 18, 2023, indicating their ability to provide potable water service to the property, in the application.
 - c) The project is located on Laureles Grade, which is a frequently traveled road with curves. To minimize the overall construction impact to the neighborhood, a Construction Management Plan is required (Condition No. 7).
 - d) Staff conducted a site inspection on September 1, 2023, to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230129.

4. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 1, 2023, and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230129.

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 15303.a, categorically exempts the construction of small structures including single-family residence in a residential zone.
 - b) The project consists of constructing a single-family residence on an undeveloped residentially zoned property, fitting with the intent of this 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. 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.
 - d) The property is not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency.
 - e) The project is a construction of a single-family dwelling on a legal lot of record zoned to allow residential development, with no significant effects on the environment, therefore the project would not contribute to any potentially cumulative environmental effects.
 - f) There are no unusual circumstances associated with undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment.
 - g) The project does not propose to remove any scenic resources such as trees. The closest scenic highway is Highway 68, which is approximately 1.6 miles north of the site. See Finding 1, Evidence “g”.
 - h) The project is not on a hazardous waste site compiled pursuant to Section 6592.5 of the Government code.
 - i) The project does not have the potential to affect any historical resources.
 - j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230129.

6. FINDING: APPEALABILITY – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Pursuant to Title 21 Section 21.80.040.A, the project is subject to appeal to the Planning Commission because it requires the Zoning Administrator to make a discretionary decision.

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
2. Approve the Administrative Permit and Design Approval to allow the construction of 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, 294 square foot wood deck, and associated site improvements.

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 29th day of February, 2024.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

PLN230129

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN230129) allows the construction of a 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, a 294 square foot wood deck, and associated site improvements. The property is located at 26135 Laureles Grade, Carmel Valley (Assessor's Parcel Number 416-051-016-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing 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:
"An Administrative Permit (Resolution Number 23-____) was approved by the Zoning Administrator for Assessor's Parcel Number 416-051-016-000 on February 29, 2024. The permit was granted subject to 8 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. PD012(F) - LANDSCAPE PLAN AND MAINTENANCE

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 accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

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

5. PD014(B) - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT)

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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 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 HCD Chief of Planning prior to the issuance of building permits. (HCD - Planning)

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

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

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

6. 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.

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

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.

NO LANDSCAPING OR PLANTING PROPOSED

PROPOSED RESIDENCE SHALL BE SITED AND SURROUNDED BY NATIVE GRASSES AND OAK TREES. NO NEW LANDSCAPING IS PROPOSED.

CONTRACTOR SHALL SCATTER NATIVE GRASS SEED & STRAW MIX OVER DISTURBED SOIL DURING CONSTRUCTION AND AT END OF PROJECT PRIOR TO OCCUPANCY. RE-SCATTER SEED AS NEEDED TO PROMOTE HEALTHY GROWTH AND CONTROL LONG TERM EROSION.

NATIVE GRASS SHALL BE MOWED IN ACCORDANCE WITH FUEL MANAGEMENT PLAN AND LOCAL FIRE MARSHAL.

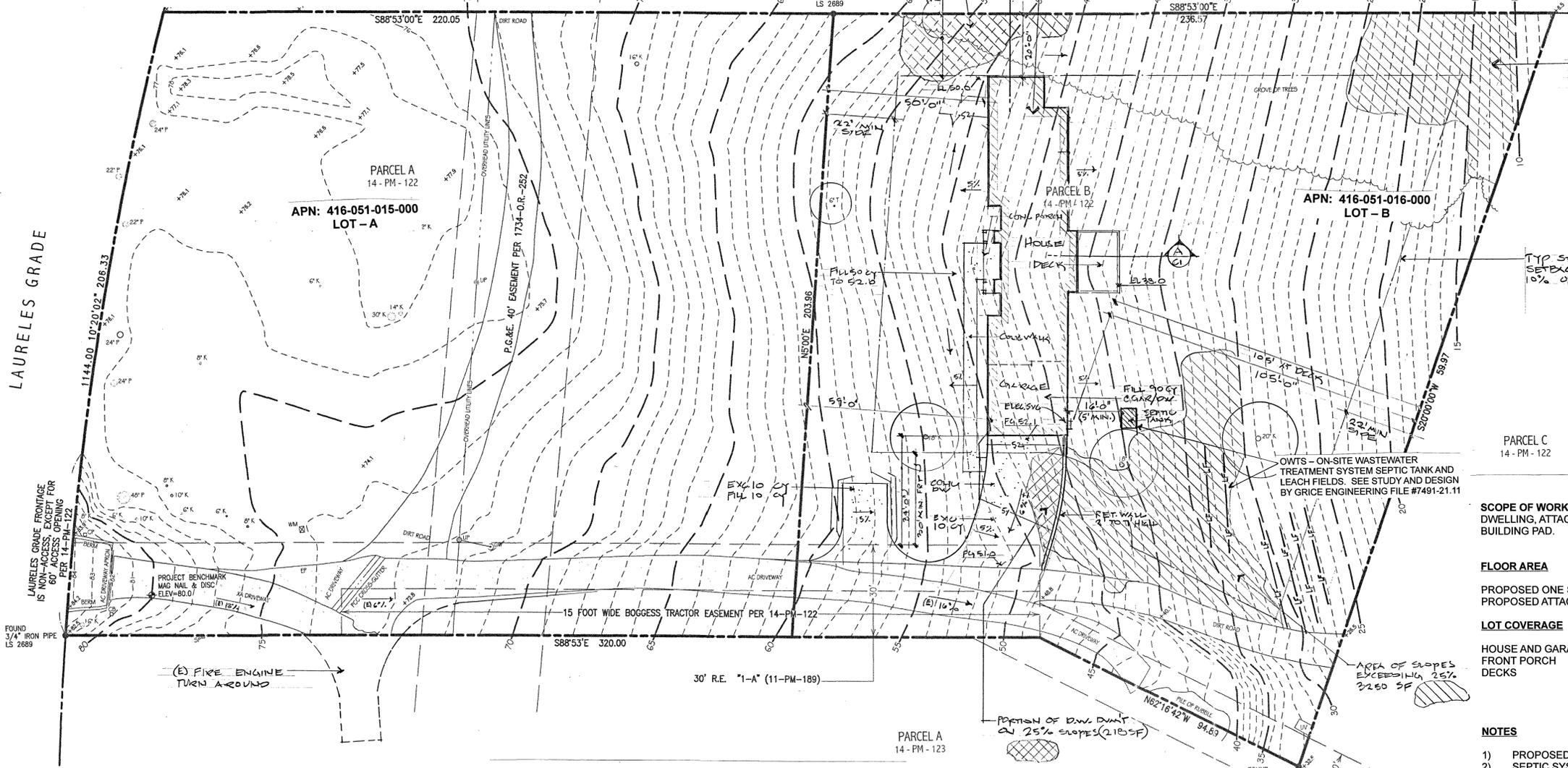
PROPOSED RESIDENCE
HOUSE FF 53.0
GAR. FF 52.5 ±
AVG. GR. 44.0
ROOF HEIGHT 24'-4"

AREA OF SLOPES EXCEEDING 25%
800 SF

AREA OF SLOPES EXCEEDING 25%
1875 SF

PLAN INDEX

A1	SITE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	ROOF PLAN
C1	EROSION CONTROL PLAN
C2	GRADING SECTIONS & NOTES



SCOPE OF WORK: (LOT B) CONSTRUCT A NEW ONE STORY SINGLE FAMILY DWELLING, ATTACHED GARAGE, DECKS, AND SEPTIC SYSTEM, GRADING AT BUILDING PAD.

FLOOR AREA

PROPOSED ONE STORY HOUSE	2283 S.F.
PROPOSED ATTACHED GARAGE	624 S.F.

LOT COVERAGE

HOUSE AND GARAGE	2907 S.F.
FRONT PORCH	68 S.F.
DECKS	294 S.F.
TOTAL	3269 S.F.
LOT AREA (1.023 AC)	44562 S.F. = 7.3 %

- NOTES**
- 1) PROPOSED HEIGHT OF STRUCTURE: 24'-4" (MAX 30')
 - 2) SEPTIC SYSTEM SHALL COMPLY WITH MCO ENV. HEALTH WATER PURVEYOR BY CAL-AM WATER
 - 3) CONSTRUCTION TYPE V-B SPRINKLERED, OCCUPANCY R3/U
 - 4) ZONING: RDR/B-6-VS
 - 5) GRADING ESTIMATES: EXCAVATE 20 C.Y., FILL 150 C.Y.
 - 6) NO TREE REMOVAL
 - 7) DEVELOPMENT ON SLOPES EXCEEDING 25% - PORTION OF DRIVEWAY 218 S.F.
 - 8)

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- ◆ PROJECT BENCHMARK
- 50' --- CONTOUR (MAJOR)
- 40' --- CONTOUR (MINOR)
- 40' --- CONTOURS (PROPOSED)
- ⊕ UP UTILITY POLE
- GW GUY WIRE
- UV UTILITY VAULT
- ⊕ WM WATER METER
- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- C CYPRESS
- K OAK
- P PINE
- T TREE
- SPOT ELEVATION

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- CB CONTROL BOX
- CP CONTROL PANEL
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- SP SOLAR PANEL

FUEL MANAGEMENT PLAN

"GREEN ZONE": Grassland within 30 feet of house and garage shall be mowed at least once annually in late spring, or more as needed to control fuel hazard.

- All annual grassland should be mowed in late spring to a minimum height of 4 inches during the summer.
- To promote native perennial grasses and wildflower stands which are less flammable, it is best to avoid mowing more frequently than 60 days. Ideal mowing time is shortly after they have set seed.

Flammable shrubs within 30 feet of house and garage shall be removed.

"MANAGEMENT ZONE": Grassland 30 feet to 100 feet from house and garage shall be mowed as follows:

- All grass growing under trees, out to 6 feet beyond the driplines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

"TREE PRUNING" Coastal Live Oak Trees within 100 feet of House and Garage shall be pruned or maintained to reduce fire hazards as follows:

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 8 feet in height shall be removed.
- Healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to 8 feet above understory plants.
- Tree Service Co. shall determine additional pruning or trimming during maintenance.

Note: Fuel Management requirements are limited to project site within the property lines. No fuel management work is required outside project property lines.

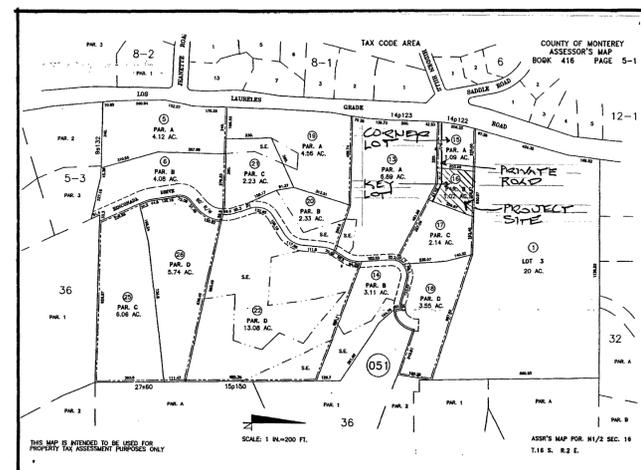
"EMERGENCY VEHICLE ACCESS" Existing A.C. paved roadway 12 feet wide, approximate slope of 1.6%, and new concrete paver driveway 12 feet wide, approximate slope 0.6%.

TREE PROTECTION

- Prior to the commencement of construction:
- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing, and the wrapping of trunks with protective materials.
 - Fencing shall consist of plastic mesh, hay bales or equal.
 - Fencing must not be attached to tree. Fencing shall be rigidly supported, and a minimum of 4 feet high.
 - Soil compaction, parking of vehicles or equipment, stockpiling of materials, and/or dumping of materials shall not be allowed adjacent to trees on the property, especially within fenced areas.
 - Fenced areas and trunk protection shall remain in place during the entire construction period.

Grading Drainage and Erosion Control Note:

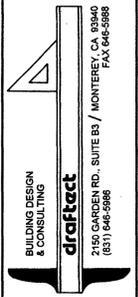
1. See sheet C1 for Erosion Control Plan and BMP's
2. See sheet C2 for grading sections and grading & drainage notes.



SITE PLAN - LOT 'B'

REVISIONS

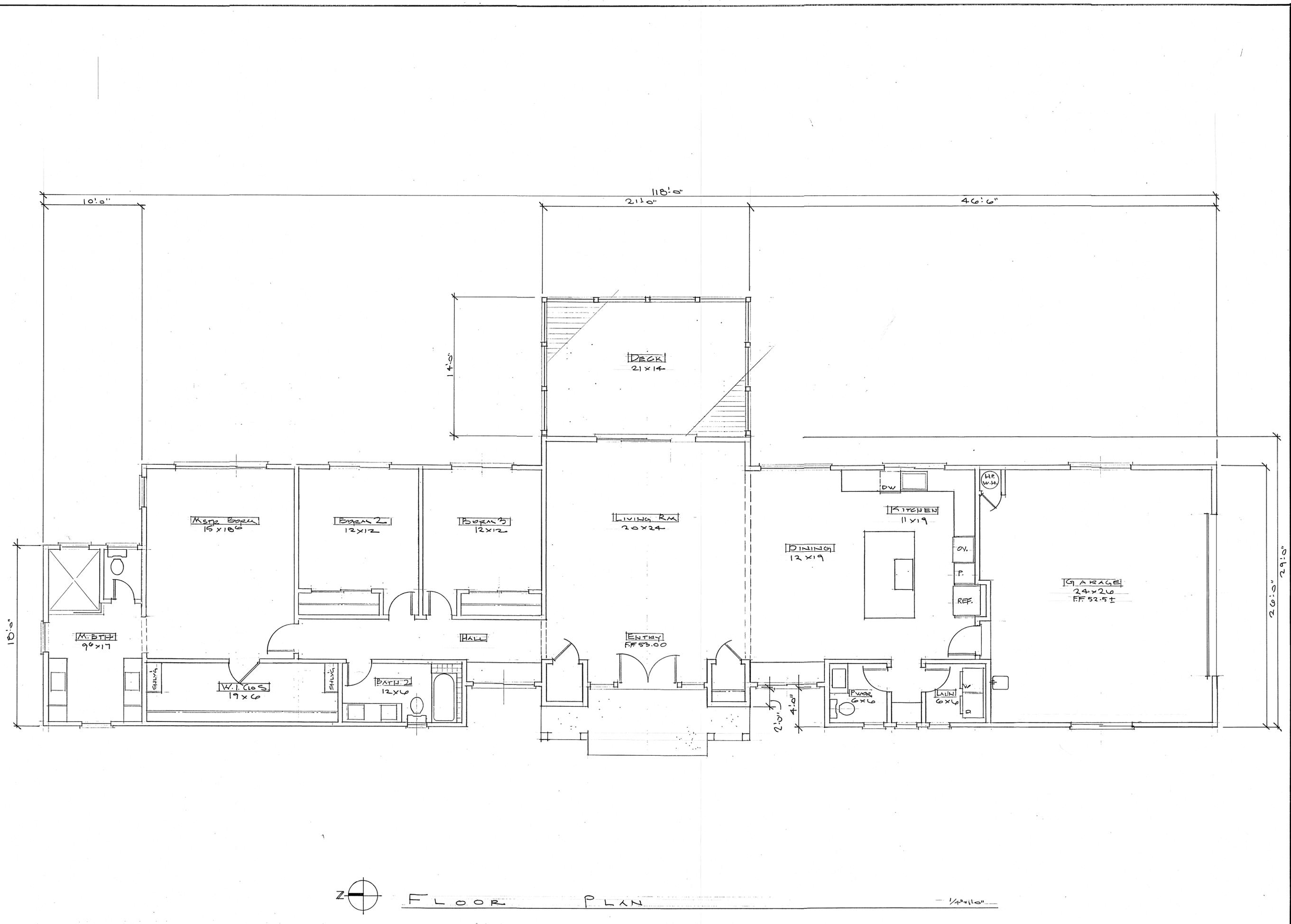
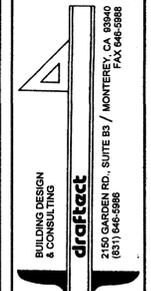
9-2-23	D
9-14-23	D
12-12-23	D



COOPER RESIDENCE LOT - B
26135 LAURELES GRADE
CARMEL, CA 93974
APN: 416-051-016-000 PH: 831 320-3164

Date 8-21-23
Scale
Drawn
Job 14-2023
Sheet
Of 6 Sheets

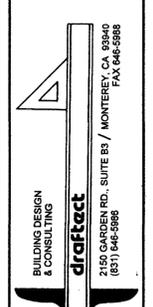
REVISIONS	BY
9.2.23	0
9.14.23	0



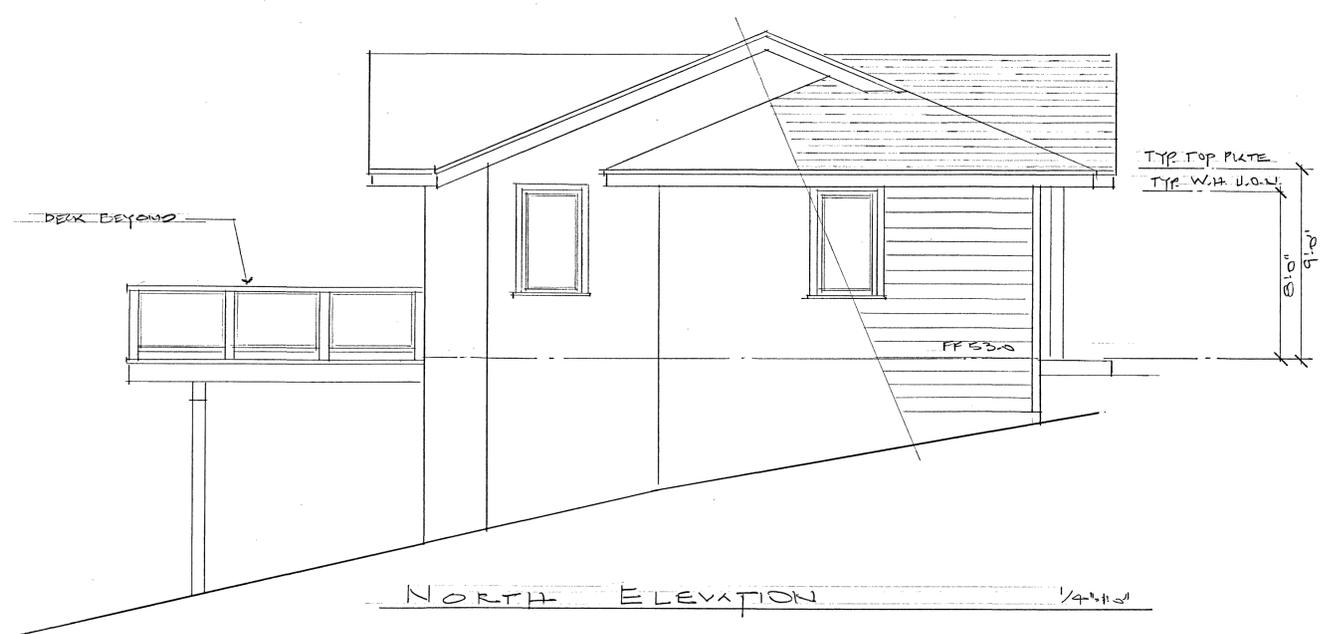
COOPER RESIDENCE LOT - B
 26135 LAURELES GRADE
 CARMEL, CA 93924
 APN: 416-051-016-000 PH: 831 320-3164

Date 8.21.23
 Scale
 Drawn
 Job 142023
 Sheet
 Or A2 Sheets

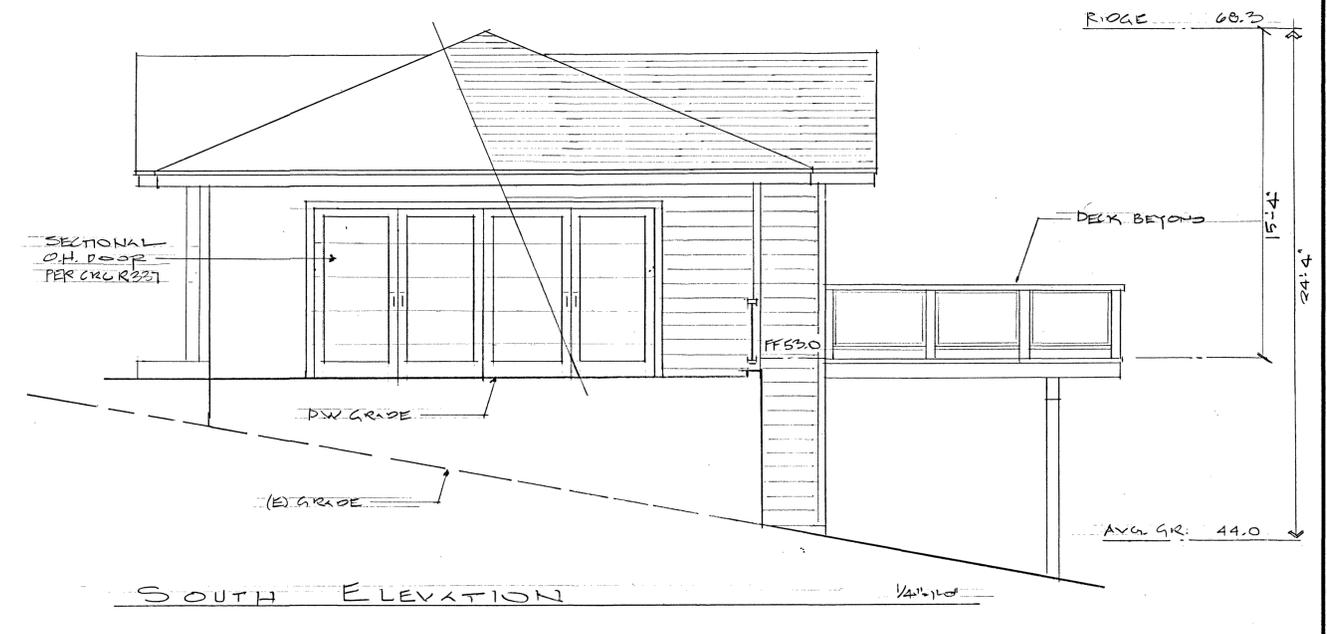
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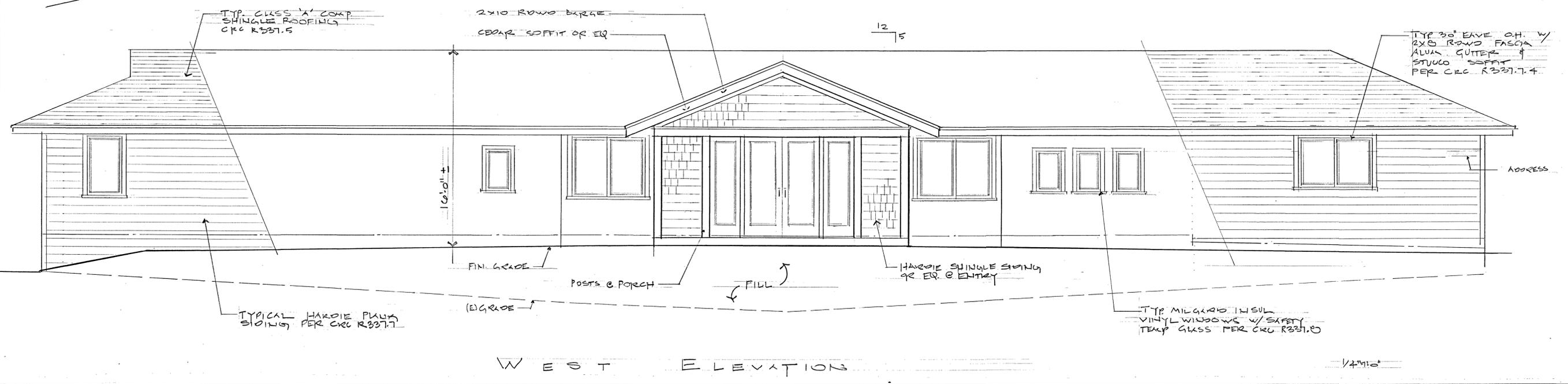
EAST ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"



SOUTH ELEVATION 1/4"=1'-0"

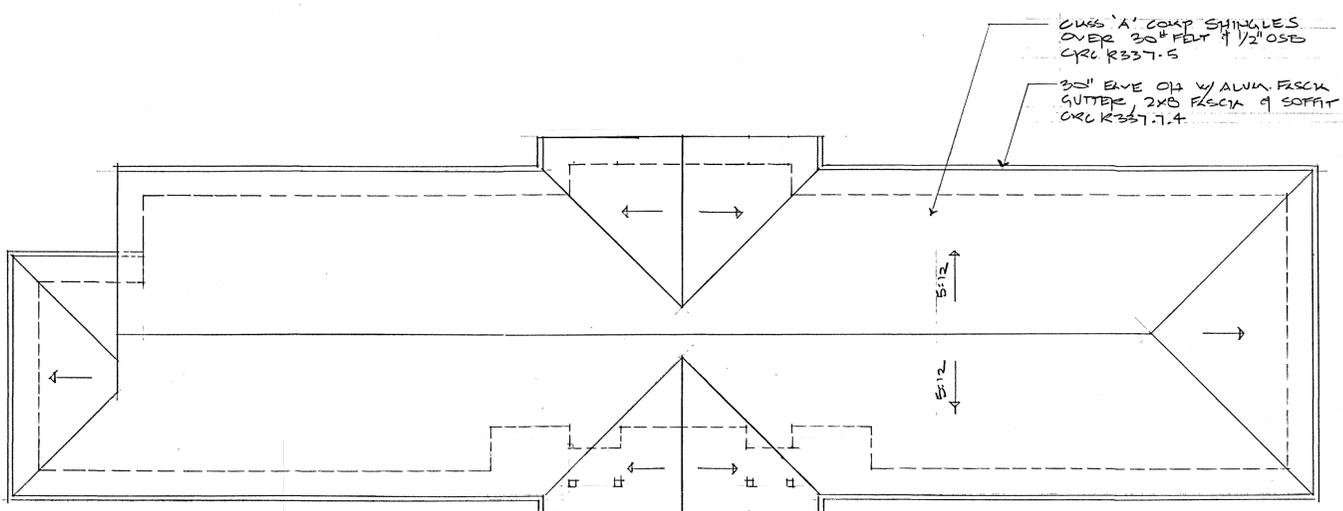
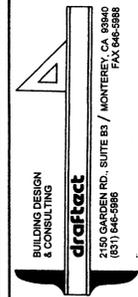


WEST ELEVATION 1/4"=1'-0"

COOPER RESIDENCE LOT - B
 26135 LAURELES GRADE
 CARMEL, CA 93924
 APN: 416-051-016-000 PH: 831 320-3164

Date 8-21-23
 Scale
 Drawn
 Job 14-2023
 Sheet
 Of 3 Sheets

REVISIONS	BY
9.2.23	D
9.14.23	D



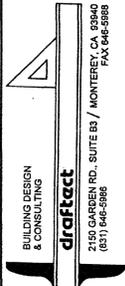
ROOF PLAN

1/2023

COOPER RESIDENCE LOT - B
 26135 LAURELES GRADE
 CARMEL, CA 93924
 APN: 416-051-016-000 PH: 831 320-3164

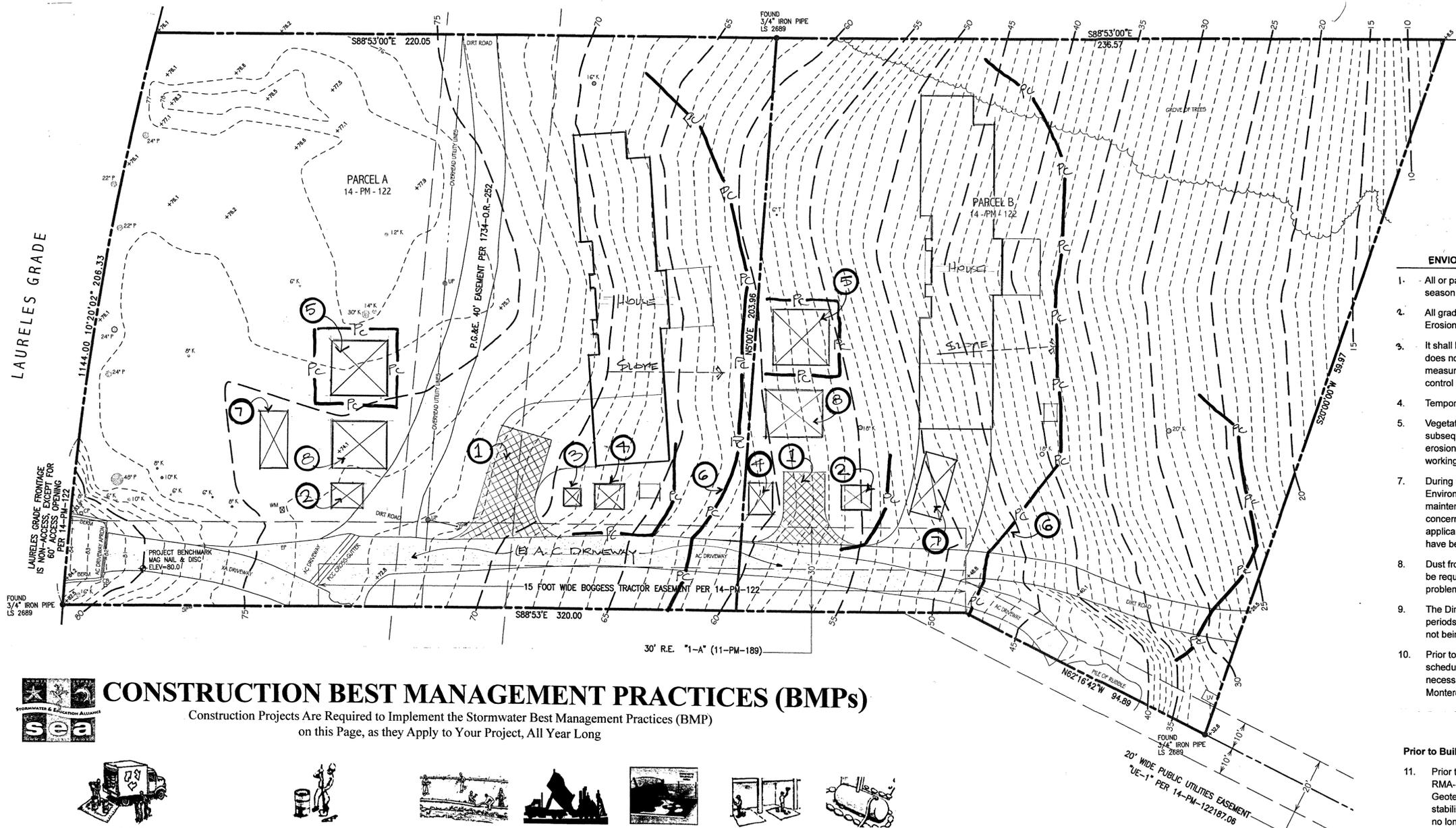
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Drawn	
Job	14.2023
Sheet	
Of	





COOPER RESIDENCE LOT - A and B
26131 & 26135 LAURELES GRADE
CARMEL, CA 93924
APN: 416-051-015,016-000 PH: 831 320-3164

Date	9/14/23
Scale	
Drawn	
Job	2/14-2023
Sheet	1 of 1



ENVIRONMENTAL SERVICES NOTES

- All or part of the construction of this project is expected to occur during the winter season (October 15th through April 15th)? **(YES) NO**
- All grading shall conform to the Monterey County Grading Ordinance #2535, Erosion Control Ordinance #2806, and California Building Code.
- It shall be the responsibility of the owner and the permittee to ensure that erosion does not occur from an activity during or after project construction. Additional measures, beyond those specified, may be required as deemed necessary to control accelerated erosion (MCC 16.12.100).
- Temporary erosion control to be installed between October 15 and April 15.
- Vegetation removal between October 15 and April 15 shall not precede subsequent grading or construction by more than 15 days. During this period, erosion and sediment control measures shall be in place at the end of each working day.
- During construction the applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
- Dust from grading operations must be controlled. The owner or contractor may be required to keep adequate equipment on the grading site to prevent dust problems.
- The Director of Building Inspection (Building Official) shall stop operations during periods of inclement weather if he or she determines that erosion problems are not being controlled adequately.
- Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.

Prior to Building Final:

- Prior to final inspection, the owner/applicant shall schedule and inspection with RMA-Environmental Services to conduct a Final Grading Inspection, collect Final Geotechnical Letter of Conformance, ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed.

Erosion Control Legend

- Tracking Control:** Prevent tracking dirt offsite. Use gravel and corrugated steel plates or equal to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming, as needed.
- Solid Waste Management:** 3 CY container w/ lid (WM-8)
- Sanitary/Septic Waste Management:** Portable Bathroom w/ containment underneath (WM-9) SHARED W/ LOT A & B
- Concrete Washout (WM-8)**
- Stockpile Management:** Fiberrolls or gravel bags around with visqueen cover and gravel bags on top to secure visqueen (WM3)
- Perimeter Control:** Fiber Rolls or Silt Fencing
- Earthmoving Equipment w/ containment underneath**
- Material Delivery and Storage, cover when not in use (WM-1)**

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long



MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.



EQUIPMENT MANAGEMENT & SPILL CONTROL

- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and cover a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Spill Prevention and Control**
- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Abandoned wells.
 - Buried barrels, debris, or trash.



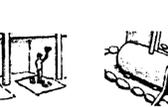
PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
 - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt concrete pavement.
- Sawcutting & Asphalt/Concrete Removal**
- Completely cover or barricade storm drains when sawcutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Shovel absorbent, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate, concrete and remove it for appropriate disposal offsite.



PAINTING & PAINT REMOVAL

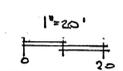
- Painting cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
- Paint Removal**
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- To Report a Spill:** Call 911 or (831) 394-6811 if you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):
 City of Carmel-by-the-Sea: (831) 629-2000
 City of Del Mar: (831) 394-8311
 City of Monterey: (831) 646-3921
 City of Pacific Grove: (831) 648-2722
 City of San Jose: (831) 394-3054
 City of Seaside: (831) 892-8821
 County of Monterey: (831) 750-4800

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

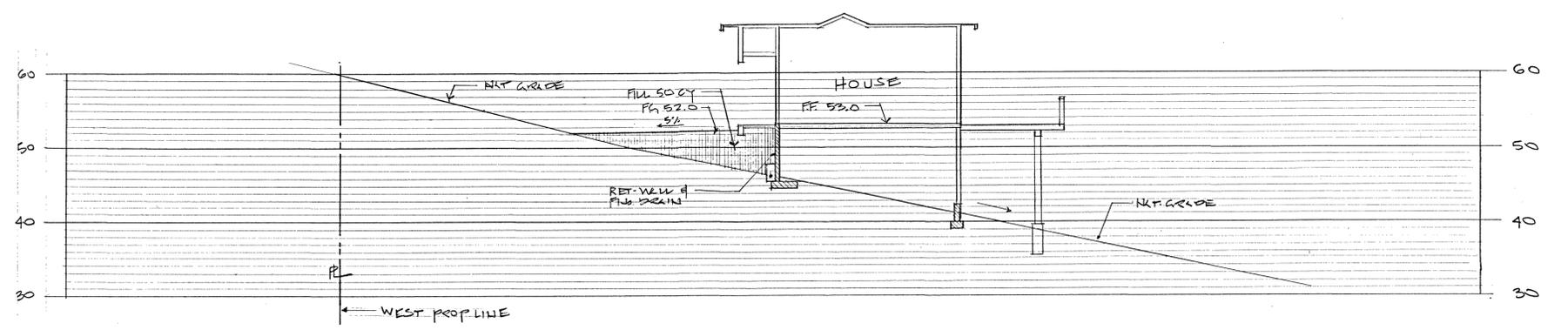
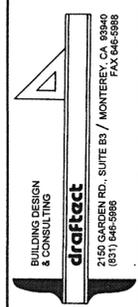


EROSION CONTROL PLAN

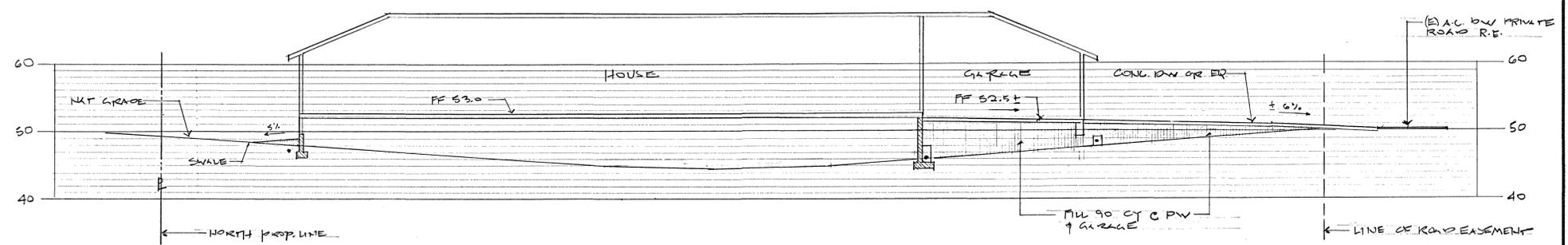


* Adapted with permission from the San Mateo County Water Pollution Prevention Program

REVISIONS	BY



GRADING SECTION 'A'



GRADING SECTION 'B'

SPECIAL TESTS AND INSPECTION SCHEDULE		
THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2022 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.		
ITEM	REQ.	REMARKS
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BLW FOOTING/ACHEIVE BEARING CAPACITY
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.		

GRADING & DRAINAGE NOTES Lot - B

- Stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields.
- Roof drain downspouts shall be installed on all roof overhangs, and shall discharge onto concrete splash blocks or pavement, or connect to 4" solid underground conduit and drain away from structure as noted below, u.o.n. (See site plan).
- All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:
 Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Exception: Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.
 All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
 See sheet #C1 for erosion control and BMP's.
- Cut and fill slopes shall have a maximum slope of 2' horizontal to 1' vertical.
- Toe of all cut and fill slopes to be 3'-0" minimum from property line.
- All grading shall conform with the county of Monterey Grading Ordinance No. 2535, and erosion control ordinance No. 2806.
- Ultimate purpose of grading: Construct new S.F.D. and Detached Garage.
- Estimated Start Date: January 2024, End Grading April 2024
- Estimated Complete date: January 2025
- Actual grading shall begin within 30 days of vegetation removal or the area shall be planted to control erosion.
- All fill material shall comply with geotechnical report.
- Excavate 20 cubic yards at West side of house.
Fill 150 cubic yards at West side yard, Driveway and Garage
Import 130 cubic yards.
- Pad elevation shall be certified to 0.1 feet by a licensed surveyor or civil engineer, prior to digging any footings or scheduling any inspections.
- A soils geotechnical report has been prepared by:
 Grice Engineering, Inc.
 561A Brunken Avenue
 Salinas, CA 93901
 831 422-9619
- Soils report requires foundation excavations to be reviewed by soils engineer. Prior to requesting a building division foundation inspection, the soils engineer shall inspect and approve in writing the foundation excavations.
- When a grading permit is required, prior to calling for building division foundation inspection, preliminary grading and compaction reports shall be submitted to and approved by the building division grading inspector. Any revisions from the original soils report shall be incorporated into the plans and specifications.

COOPER RESIDENCE LOT - B
 26135 LAURELES GRADE
 CARMEL, CA 93924
 APN: 416-051-016-000 PH: 831 320-3164

Date
Scale
Drawn
Job 142023
Sheet
Of Sheets

Draftect

Cooper Lot-B PLN230129

Exterior Colors

Revised 12-13-2023



Roofing: Certainteed – Landmark TL
Shenandoah

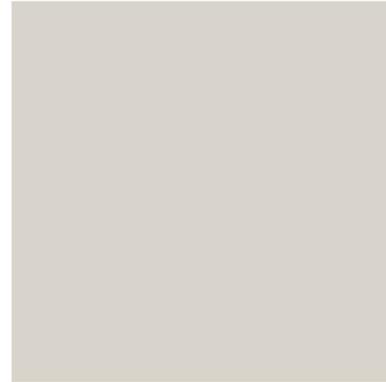


Windows: Milgard – Vinyl
White



CURLY WILLOW
HDC-NT-12

Body: Behr Exterior Paint



DOVE
HDC-MD-21

Trim: Behr Exterior Paint