

MONTEREY COUNTY ZONING ADMINISTRATOR **FILE COPY**

Meeting: October 11, 2007 Time: 1:45	Agenda Item No.: 4
Project Description: Combined Development Permit consisting of: 1) the demolition of an exiting 1,490 square foot two-story single family dwelling with a 450 square foot two-car garage; 2) Coastal Administrative Permit for the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; 741 square foot covered patio and grading (Approx, 90 cubic yards of cut and 40 cubic yards of fill); 3) a Coastal Development Permit for the removal of one 20 inch oak tree (<i>Quercus Agrifolia</i>); and to allow development on slopes in excess of 30%, and Design Approval.	
Project Location: 89 Corona Road, Carmel Highlands	APN: 241-051-005-000
Planning File Number: PLN060648	Owner: Richard Silver Applicant: Carla Hashimoto
Plan Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: "LDR/1-D (CZ)" [Low Density Residential, 1 units per acre with Design Control,, Coastal Zone]	
CEQA Action: Categorically Exempt per Section §15302, Class 2	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The project site is a 1.6-acre parcel within the Carmel Highlands area. This property is zoned Low Density Residential, 1 units per acre with Design Control,, Coastal Zone ("LDR/1-D"). The site currently maintains a one story single family dwelling with an existing driveway. The site contains area sloped over 30% and the average grade outside those areas is 17%. The project as proposed will utilize all of the previously developed area including the existing driveway which was initially cut through areas of 30%. The project as proposed would increase the size of the residence by approximately 52%, which will place the footprint of the garage into an area with slopes over 30%. The proposed residence is an allowed use under Title 20 section 20.12.040 and conforms to the site development standards under Section 20.12.060. The project cannot be seen from any public viewing areas, Highway 1, scenic roads or public lands and is not located within the areas identified in the Public Viewshed Map A. Staff determined that the tree removal would not have significant impacts on the public viewshed, or the existing forest resources and that the proposed tree removal is consistent with the policies of the Carmel Coastal Implementation Plan (CIP) per Section 20.146.060 of the Monterey County Coastal Implementation Plan Part 4.

Staff finds the project is categorically exempt from CEQA review pursuant to §15302, Class 2. The project consists of the demolition of an existing 1,490 square foot two-story single family dwelling with an 450 square foot two-car garage and the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; 741 square foot covered patio and approximately 90 cubic yards of cut and 40 cubic yards of fill. The project will not require the removal of any landmark trees and to allow development on slopes in excess of 30% in an area that has been previously disturbed. The tree removal is permissible with a Coastal Development Permit as the minimum required under the circumstances and would not have a significant effect to existing forest resources.

See attached Discussion (**EXHIBIT B**)

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ California Coastal Commission

The above checked agencies and departments have reviewed this project. Conditions recommended by the RMA-Planning Department and the Carmel Highlands Fire Protection District have been incorporated into the conditions of approval (**Exhibit D**).

The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review on October 4, 2007, and recommended approval (vote 3 to 1) with concerns and conditions:

The LUAC was concerned with the color of the proposed structure and suggested that the colors be reviewed when the color coat is applied.

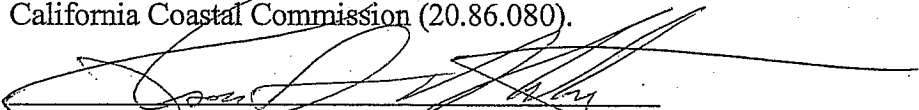
Staff acknowledged the concern and will review the color application when applied. A not will be documented in the building permit to notify staff when the scratch coat inspection has been requested

Recommendations:

1. *The LUAC recommended that the drainage and septic address off site run-off.*
2. *No grading to the area on the right side of structure close to trees, to prevent damage.*
3. *Preserve the 20 inch proposed for removal by redesigning the residence to avoid the tree.*
4. *Reduce the mass of structure by 700 square feet to facilitate the protection of the 20 inch oak to be removed.*
5. *Want to see lighting plan to insure compliance.*

The LUAC's recommendations have been addressed through conditions of approval however because the structure complies with the site development standards and the tree proposed for removal is the minimum required as well as a viable solution to not impacting the existing Monterey Pine Forest resources. The applicant was not asked to re-design

Note: The decision on this project is appealable to the Board of Supervisors (20.86.030) and the California Coastal Commission (20.86.080).


Ramon A. Montano, Assistant Planner
(831) 755-5169; montanor@co.monterey.ca.us
October 1, 2007

Cc: Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Coastal Commission; Bob Schubert, Interim Planning Services Manager; Ramon A. Montano, Project Planner; Carol Allen; Connie Mendoza; Richard Silver; Carla Hashimoto, Planning File PLN060684.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Discussion
 Exhibit C Recommended Findings and Evidence
 Exhibit D Recommended Conditions of Approval
 Exhibit E Project Site Plan, Floor Plan, and Elevations


This report was reviewed by Bob Schubert; Acting Planning Manager 

EXHIBIT A

Project Information for PLN060684

Project Title: SILVER RICHARD M

Location: 89 CORONA RD CARMEL

Primary APN: 241-051-005-000

Applicable Plan: Carmel Land Use Plan

Coastal Zone: Yes

Permit Type: Combined Development Permit

Zoning: LDR/1-D

Environmental Status: Exempt

Plan Designation: LOW DENSITY RES

Advisory Committee: Carmel/Carmel Highlands

Final Action Deadline (884): 9/8/2007

Project Site Data:

Lot Size: 1.6 acres

Coverage Allowed: 15%

Coverage Proposed: 11.2%

Existing Structures (sf): 1,940

Height Allowed: 30

Proposed Structures (sf): 5,144

Height Proposed: 26

Total Sq. Ft.: 5,144

FAR Allowed: 15%

FAR Proposed: 11.2

Resource Zones and Reports:

Environmentally Sensitive Habitat:

Erosion Hazard Zone: MOD

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: MOD

Archaeological Report #: 070243

Geologic Report #: N/A

Fire Hazard Zone: HIGH

Traffic Report #: N/A

Other Information:

Water Source: CAL AM

Sewage Disposal (method): Septic

Water Dist/Co: MPWMD

Sewer District Name: N/A

Fire District: Carmel Highlands

Grading (cubic yds.): 130.0

Tree Removal: N/A

EXHIBIT B
DISCUSSION
PLN060684/Silver

A. INTRODUCTION

Background:

The property is located at 89-Corona Road, Carmel (Assessor's Parcel Number 241-051-005-000) within the Carmel Highlands area, Carmel Land Use Plan, Coastal Zone and zoned Low Density Residential (1) unit per acre with Design Control Overlay, or ("LDR/1-D (CZ)"). The project includes the demolition of an existing 1,490 square foot two-story single family dwelling with a 450 square foot two-car garage and would permit the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; and 741 square foot covered patio. The project will require the removal of one 20 inch oak tree (*Quercus Agrifolia*); and allow 150 square feet of the development to extend onto the native 30% slopes. It is not feasible for the structure to be sited at any other location on the site due to the Monterey Pine forest resources as identified in the Carmel Land Use Plan (LCP). Therefore staff finds the project as proposed meets the intent of Monterey County Coastal Implementation Plan Title 20 Part 1 Section 20.64.230 based on substantial evidence, that:

- The project as designed utilizes all the available developable area on the site in order to avoid any additional removal of protected vegetation. Development alternatives that would allow the development to meet the resources protection objectives in the LCP for the proposed residence to occur on slopes of less than 30% were not found.
- Therefore, the project as proposed better achieves the goals, policies, and objectives of the Monterey County Local Coastal Program.

The proposed removal of the 20 inch Coast Live Oak will be required because the new garage and proposed residence are placed on the property in a manner that would not require the removal of any Monterey Pines. In this case the removal of one oak tree to protect the Monterey Pines on the property is the minimum required and is found to be necessary because this area of Carmel Highlands is considered Monterey Pine Forest as indicated in the LCP major plant communities (Map C).

Project Description:

The applicant requests a permit to demolish an existing 1,490 square foot two-story single family dwelling with an 450 square foot two-car garage; 2) Coastal Administrative Permit for the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; and 741 square foot covered patio. The majority of the proposed development is located within existing disturbed area. The proposed structure consists of:

- 2,852 square foot second floor (main floor);
- 1,660 square foot first floor basement; and
- 632 square foot garage attached to the main floor.

The reconstructed residence will be constructed over the remaining 656 square feet of the previous residence to preserve that portion of the existing foundation. This will minimize the total amount of new foundation work.

Entitlements:

Monterey County Code requires the following entitlements for the project:

1. Coastal Administrative Permit and to allow the demolition of 2,205 square feet of the existing residence (§20.147.030.A.1 CIP);
2. A Coastal Administrative Permit and Design Approval is required because the project will replace more than 50% of the original structure and therefore considered a new residential structure (§20.12.040 (A.) CIP/1);
3. Coastal Development Permit to allow development on slopes in excess of 30% (§20.64.230 CIP/1); and
4. Coastal Development Permit to allow the removal of trees or other major vegetation (§20.146.060 (A.) 1. CIP)

B. PROJECT ANALYSIS

Site Development:

County records indicate that the structure was legally constructed in 1973 at 89-Corona Road, (Assessor's Parcel Number 241-051-005-000) within the Carmel Highlands area, Coastal Zone. The subject property is a 1.6-acre parcel. Currently there is an existing residence of 1,940 square feet. The construction of some portions of the residences and the existing driveway required development on 30% slopes. The forest resources on the property consist mainly of Monterey Pines however there are approximately a dozen Coast live Oaks sparsely distributed among the pines. The existing forest resources are distributed around the existing residence, for that reason the new residence was designed to utilize all of the previously disturbed 30% slopes and the flat areas. The structure was increased by approximately 45%. Therefore, in order to protect the Monterey Pine forest as well as accommodate the new residence the structure was placed on the site in a manor that utilized would require the use of additional 150 square feet of 30% slopes. This would avoid the removal of any Monterey pines but would require the removal of one 20-inch coast live oak.

Archaeological Report:

The project is not located within an archaeological buffer zone, nor was there any archaeological resources identified at the site. Midden or materials were not found around the area proposed for development. The report concludes that no surface evidence of historic archaeological resources was seen in the project area; therefore the project should not be delayed. A standard archaeological condition was incorporated into the conditions. (See condition number 3)

Development on slopes in excess of 30%:

The proposed structure was designed in a manner to utilize all of the existing foot print of the original residence, however in order to avoid the removal of any of the protected Monterey Pine forest a portion of the proposed structure to be re-located onto slopes in excess of 30%. Given the number of trees on the lot and the small area available for the foot print of a structure it was determined that the project as proposed could not be located on the property in a manor that would allow it to avoid 30% slopes. For that reason allowing the usage of a small amount of additional sloped area the proposed development, as designed, better achieves the goals, policies, and objectives of the Carmel Land Use Plan policies and regulations in Title 20 (Monterey County Coastal Implementation Plan Part 1 Section 20.64.230).

Tree Removal:

The Carmel CIP (§20.146.060A.1 & B. 1a. & 1b.vf) requires a Coastal Development Permit for the removal of tree and other major vegetation. The removal of the proposed 20-inch Coast Live Oak is directly related to development impacts. Planning staff reviewed the project and determined that the proposed tree removal is the minimum required under the circumstances based on structure size, lot configuration and existing forest resources. The removal of the one 20 inch oak will not result in an increase in visibility from major public view points and viewing corridors. In this case the removal of one oak tree to protect the Monterey Pines on the property is the minimum required and better meets the policy objectives to minimize impacts to forest resources particularly in this area of Carmel Highlands, which is identified as a major plant community of Monterey Pines, (Map C) of the Carmel land Use Plan. The Monterey Pine forest is currently listed on the CNPS List as 1B a sensitive habitat and the CIP identifies the area the project is located in a area within a major plant community, Monterey Pine Forest. The lot is not densely forested, in the area of the where the proposed development would occur and will not require the removal of Monterey Pines. As a result, no significant impacts were identified for the proposed development.

CEQA:

The project is categorically exempt from environmental review. Per the California Environmental Quality Act (CEQA) guidelines Section §15302, Class 2 allow an exemption for the replacement of an existing structure. The project proposes to replace an existing 1940 square foot single-family residence with a new residence with an additional 3,204 square feet. Based on information and materials provided, plus site visits, the County of Monterey finds that this project as proposed is consistent with the Local Coastal Plan policies and development standards therefore no issues relative to tree removal, archaeological, or biological resources remain unresolved.

EXHIBIT C
RECOMMENDED FINDINGS AND EVIDENCE
PLN060684/Silver

1. FINDING: **CONSISTENCY** – The project as described in Condition No. 1 and as conditioned, policies, requirements, and standards of the Monterey County General Plan, certified Monterey County Local Coastal Program (LCP). The LCP for this site consists of the Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), and the Coastal Implementation Plan Appendices (Part 6); Monterey County Coastal Implementation Plan (Part 1) or Zoning Ordinance (Title 20), which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - (b) The property is located at 89-Corona Road, Carmel (Assessor's Parcel Number 241-051-005-000) within the Carmel Highlands area, Carmel Land Use Plan, Coastal Zone. Low Density Residential/ two (1) unit per acre with Design Control Overlay, in the Coastal Zone ("LDR/1-D (CZ)"). The project includes the demolition of an existing 1,490 square foot two-story single family dwelling with an 450 square foot two-car garage; 2) Coastal Administrative Permit for the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; 741 covered patio and grading (approx, 90 cubic yards of cut and 40 cubic yards of fill); Design Approval; 3) a Coastal Development Permit for the removal of one 20 inch oak tree (*Quercus Agrifolia*); and to allow development on slopes in excess of 30%.
 - (c) On May 25, 2007, the owner submitted an application requesting to allow the demolition of an existing 1,490 square foot two-story single family dwelling with a 450 square foot two-car garage pursuant to Section 20.12.040.A. This proposal is allowed upon securing a Coastal Development Permit.
 - (d) The project is consistent with the following development standards as required by Section 20.12.060 of the Monterey County Zoning Ordinance (Title 20) for those areas designated Low Density Residential, 1 unit per acre:
 - Height Allowed height measured from the average natural grade for a main structure is 30 feet. The proposed residence is a two-story structure that measures approximately 26 feet at the highest point.
 - Setbacks Main structures require a minimum setback of 30 feet (front), 20 feet (side), and 20 feet (rear). The parcel will be accessed by a private driveway that intersects Corona Road. The structure is located approximately 35 feet from the edge of the private right-of-way, 60 to 70 feet, from either the side property lines and approximately 39 feet from the rear property line.
 - Development Density Maximum density allowed within the LDR/1 zoning district is four (1) units per acre. The parcel is approximately 43,672 square feet or 1.6 acres.
 - Building Site Coverage Maximum allowed building site coverage within the LDR zoning designation is 15%, as proposed the project maintains site coverage of 9.9% and an Floor Area Ratio (FAR) of 11.2%

- (e) The project planner conducted a site inspection in June, 2007 to verify that the project on the subject parcels conforms to the plans listed above.
- (f) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review on October 4, 2007, and recommended approval (vote 3 to 1) with concerns and conditions:

The LUAC was concerned with the color of the proposed structure and suggested that the colors be reviewed when the color coat is applied.

Staff acknowledged the concern and will review the color application when applied. A not will be documented in the building permit to notify staff when the scratch coat inspection has been requested

Recommendations:

- 6. *The LUAC recommended that the drainage and septic address off site run-off.*
- 7. *No grading to the area on the right side of structure close to trees, to prevent damage.*
- 8. *Preserve the 20 inch proposed for removal by redesigning the residence to avoid the tree.*
- 9. *reduce the mass of structure by 700 square feet to facilitate the protection of the 20 inch oak to be removed.*
- 10. *Want to see lighting plan to insure compliance.*

The LUAC's recommendations have been addressed through conditions of approval. However, because the structure complies with the site development standards and the tree proposed for removal is the minimum required as well as a viable solution to not impacting the existing Monterey Pine Forest resources, the applicant was not asked to re-design the project.

- (g) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN060684.

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: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Division, and the Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) Technical reports by outside archaeological and geological consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
 - (c) Carmel Highlands Fire Protection District required as a condition of approval (Condition No. 15) a Defensible space requirement to remove combustible vegetation from within a minimum of thirty feet of the proposed structure, including removing tree limbs six feet up from ground. This requirement is consistent with recommendation made in the Arborist report and will not require the removal of biologically sensitive plant or animal species.
 - (d) Technical reports by outside archaeological consultant including a Arborist report. The reports indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

i "Preliminary Cultural Resources Reconnaissance" (LIB070243) prepared by Archaeological Consulting, Salinas, CA, dated February 7, 2007.

ii "Arborist Report" (LIB070445) prepared by David Teas, Environmental Design, Carmel, CA, dated June 21, 2007.

- (e) Staff conducted a site inspection in June, 2007 to verify that the site is suitable for this use.
- (f) Materials in Project File PLN060684.

3. FINDING: TREE REMOVAL – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Land Use Plan and Coastal Implementation Plan (Part 4).

- EVIDENCE:**
- (a) The project includes a Coastal Development Permit for the removal of one Coast Live Oak (20 inch DBH). The proposed removal of the 20 inch Coast Live Oak will be required because the new garage and proposed residence are placed on the property in a manner that would not require the removal of any Monterey Pines. In this case the removal of one oak tree to protect the Monterey Pines on the property is the minimum required and is found to be necessary because this area of Carmel Highlands is considered Monterey Pine Forest as indicated in the LCP major plant communities (Map C).
 - (b) A Coastal Development Permit for the removal of tree and other major vegetation is required (Section CIP 20.146.060.A). The proposed removal is directly related to development impacts. The trees proposed to be removed cannot be seen from public viewing areas; therefore, this action would not result in the exposure of structures in the public viewshed area.
 - (c) Removal of protected trees that measure 12-inches or greater DBH are required to be replaced on site at a 1:1 ratio (Section 20.146.060.D 6 of the CIP). The Arborist recommended a replacement ratio of two to one ratio and this has been incorporated in the conditions of approval (Conditions #6)
 - (d) Monterey County standard conditions of approval have been implemented for protection of surrounding trees during construction including tree protection zones and trunk protection as required by the CIP Part 4 Section 20.146.060 see (Condition #7).

4. FINDING: DEVELOPMENT ON SLOPES OVER 30% – The proposed development, as designed, better achieves the goals, policies, and objectives of the Carmel Land Use Plan policies and regulations in Title 20 (Monterey County Coastal Implementation Plan Part 1 Section 20.64.230) regarding development on slopes in excess of 30 percent.

- EVIDENCE:**
- (a) The 1.6 acre property contains an existing single family dwelling with a development foot print of about 1,940 square feet. The previously permitted development disturbed areas in excess of 30% for the creation of the driveway area and a portion of the existing garage. The proposed structure will utilize all of the existing foot print of the existing residence to be rebuilt, including all sloped areas previously disturbed. The project as proposed is designed in a manner that will utilize the previously disturbed areas in order to accommodate the increase in square footage and not effect or remove any of the existing Pines from the area identified as a Monterey Pine Forest.
 - (b) Therefore, for the reasons stated above staff finds that the allowing the small area of 30% slope to be disturbed as a result of the development better achieves the goal, policies, and objectives of the CIP to minimize impacts to

forest resources by allowing the proposed development to expand the previously disturbed slopes 30% by approximately 150 square feet.

5. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review. California Environmental Quality Act (CEQA) Guidelines Section categorically exempt from CEQA review pursuant to §15302, Class 2 for the replacement of an existing structure.

- EVIDENCE:**
- (a) The project proposes to replace existing 1,940 square foot single family residences with an increase of 3,204 square feet. The project will result in the construction of a new 5,144 square feet two story single family residence. Based on information and materials provided, plus site visits, staff finds that this project has no unresolved issues relative to tree removal, archaeological, or biological resources.
 - (b) Potential impact to native trees was assessed in an Arborist report prepared by David Teas of Environmental Design dated June 21, 2007. The project proposes the removal of 1 protected Coast Live Oak 20 inches diameter.
 - (c) The project as proposed will not remove any (Landmark trees), trees which are 24 inches or more in diameter when measured at breast height or a tree which is visually significant, historically significant, exemplary of its species, or more than 1000 years old. The Oak tree proposed for removal is not located within a scenic area or considered exemplary of its species.
 - (d) A Botanical Assessment was not required for the project because the site survey conducted by staff confirmed that the site is currently developed and has had a significant amount of site disturbance. The proposed structure was positioned on the site to avoid the removal of any Monterey Pines. The development will extend outside of the footprint of the existing residence and utilize all of the existing disturbed areas including previously disturbed areas of 30%. Staff confirmed that the site or the area proposed for development contained no environmentally sensitive habitat however, the property is located within a major plant community (Monterey Pine Forest) identified in the Carmel Land Use Plan. The Monterey Pine forest is currently listed on the CNPS List as 1B a sensitive habitat and the CIP identifies the area the project is located in a area within a major plant community, Monterey Pine Forest.. The lot is not densely forested, in the area of the where the proposed development would occur and will not require the removal of Monterey Pines. As a result, no significant impacts were identified for the proposed development.
 - (e) The Archaeological report prepared for the project deemed the project suitable for the proposed project provided the recommendations in the report are followed. No significant impacts were identified. A standard condition of approval has been implemented to assure compliance with the report (Condition #2)
 - (f) Technical reports prepared for this project determined that there are no significant long term development related impacts anticipated to the native forest resources and as such there are no unique circumstances that would require further CEQA review.
 - I "Preliminary Cultural Resources Reconnaissance" (LIB070243) prepared by Archaeological Consulting, Salinas, CA, September 30, 1992 and follow up report dated February 7, 2006.
 - II "Arborist Report" (LIB070445) prepared by David Teas, Environmental Design. Carmel, CA, dated June 21, 2007.
 - (g) No potential adverse environmental effects were identified during staff review of the development application and materials or during the site visit in

June 2007. The site is not visible from any designated scenic corridor or public viewing areas.

- (h) No unusual circumstances were found to exist that would cause a potential significant environmental impact to occur.
- (i) See preceding and following findings and supporting evidence.
- (j) Materials in project file PLN060684.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4.). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c. of the Monterey County Coastal Implementation Plan, can be demonstrated.

- EVIDENCE:**
- (a) The subject property is not described as an area where the Local Coastal Program requires access.
 - (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3, the Shoreline Access/Trails Map, of the Carmel Area Land Use Plan.
 - (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - (d) Staff site visit in June, 2007.

7. **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. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed RMA- Planning Department and RMA-Building Services records and is not aware of any violations existing on subject property.

8. **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: Preceding findings and supporting evidence.

9. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- (a) Sections 20.86.020 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20).
 - (b) In accordance with Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) the project may be appealed to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea or includes the granting of a conditional use.

Exhibit D
Resource Management Agency - Planning Department
Condition Compliance & Mitigation Monitoring and
Reporting Plan

Project Name: Richard Silver

File No: PLN060684

APN: 241-051-005-000

Approval by: Zoning Administrator

Date: October 11, 2007

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit/Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit consisting of: 1) the demolition of an existing 1,490 square foot two-story single family dwelling with an 450 square foot two-car garage; 2) Coastal Administrative Permit for the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; 741 square foot covered patio and grading (Approx, 90 cubic yards of cut and 40 cubic yards of fill); 3) a Coastal Development Permit for the removal of one 20 inch oak tree and to allow development on slopes in excess of 30%; and 4) Design Approval. The property is located at 89-Corona Road, Carmel (Assessor's Parcel Number 241-051-005-000) within the Carmel Highlands area, Carmel Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA - Planning Department. 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 the appropriate authorities approve additional permits. 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. (Resource Management Agency RMA - Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p>	<p>Owner/Applicant</p>	<p>Ongoing unless otherwise stated</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (RMA - Planning Department)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.</p>	Owner/ Applicant/ Archaeologist	Ongoing	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (time/date)
3.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 060684) was approved by the Zoning Administrator for Assessor's Parcel Number 241-051-005-000 on October 11, 2007. The permit was granted subject to <u>18</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	
4		<p>PD007 - GRADING-WINTER RESTRICTION</p> <p>No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)</p>	<p>Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.</p>	Owner/ Applicant	Ongoing	

Permit Cond. Number	Ming Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
5		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>	<p>Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p> <p>Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.</p> <p>Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits</p> <p>Ongoing</p> <p>Prior to final inspection</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
6		<p>PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p> <p>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.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant</p>	<p>At least three (3) weeks prior to final inspection or occupancy</p> <p>Ongoing</p>	

Permit Contd. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
7		<p>SPD001 – NON STANDARD TREE AND ROOT PROTECTION</p> <p>The Arborist recommended a replacement ratio of two to one ratio. The replacement will replant two Monterey Pines in a suitable location to be determined by the Arborist. Additionally the trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy drip lines 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – 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 a 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. (RMA - Planning Department)</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and/or building permits</p>	
			<p>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.</p>	<p>Owner/ Applicant/ Arborist</p>	<p>During Construction</p>	
			<p>Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection and the planting of the two required Monterey Pines has been successful or if follow-up remediation or additional permits are required.</p>	<p>Owner/ Applicant</p>	<p>Prior to final inspection</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
8		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 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 the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
9		<p>SPW0001 – NON STANDARD</p> <p>Obtain an encroachment permit from the Department of Public Works for any work within the public right-of-way. (Public Works)</p>	<p>Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.</p>	Owner/ Applicant	Prior to Building/ Grading Permit Issuance	
10		<p>EH11 - SEPTIC SYSTEM DESIGN</p> <p>Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)</p>	<p>Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.</p>	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
11		<p>WR2 - STORM WATER CONTROL</p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Storm water runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	<p>Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/ Engineer</p>	<p>Prior to issuance of any grading or building permits</p>	

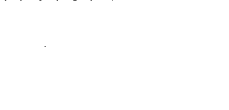
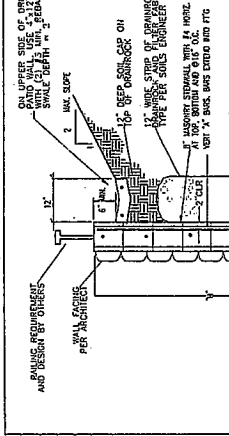
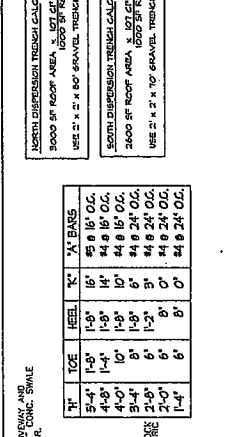
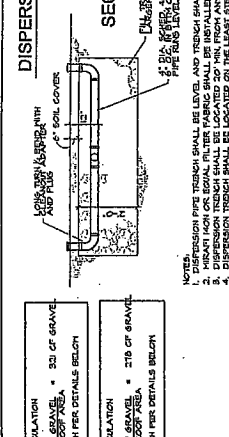
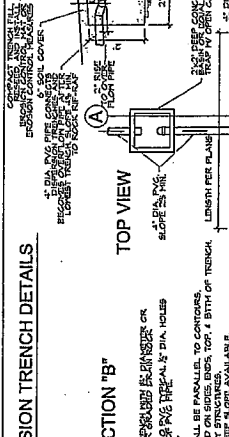
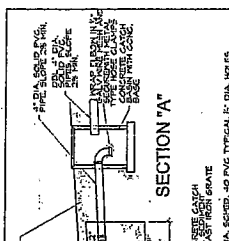
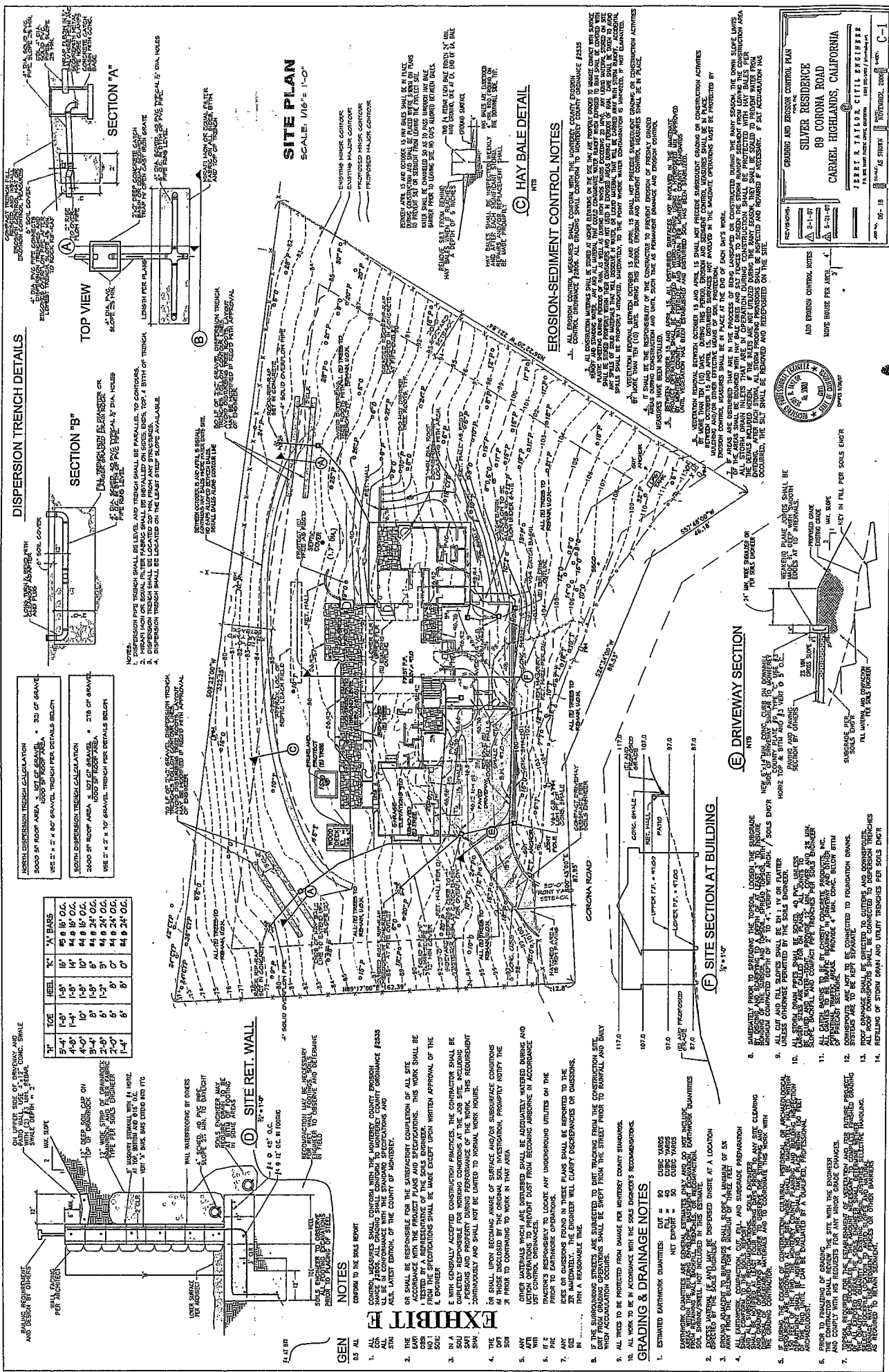
Permit Cond. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
12		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ul style="list-style-type: none"> a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculation system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency) 	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection/occupancy</p>	

Permit Contd. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
13		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	<p>Submit the Water Release Form to the Water Resources Agency for review and approval.</p>	Owner/Applicant	Prior to issuance of any building permits	
14		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Highlands Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule Fire Dept. clearance inspection</p>	Applicant or Owner Applicant or Owner	Prior to issuance of building permit. Prior to final building inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
15		<p>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Planning Director. (Carmel Highlands Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on Plans.</p> <p>Applicant shall schedule Fire Dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or Owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
16		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Highlands Fire Protection District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
17		<p>FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Highlands Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection.</p>	
18		<p>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Highlands Fire Protection District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

END OF CONDITIONS



DISPERSION TRENCH DETAILS

SECTION 'A'
 TOP VIEW
 NOTES:
 1. DISPERSION TRENCH SHALL BE PARALLEL TO CONTOURS.
 2. DISPERSION TRENCH SHALL BE LOCATED 20' MIN. FROM ANY STRUCTURE.
 3. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP SLOPE AVAILABLE.

SECTION 'B'
 TOP VIEW
 NOTES:
 1. DISPERSION TRENCH SHALL BE PARALLEL TO CONTOURS.
 2. DISPERSION TRENCH SHALL BE LOCATED 20' MIN. FROM ANY STRUCTURE.
 3. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP SLOPE AVAILABLE.

SECTION 'C'
 HAY BALE DETAIL
 NOTES:
 1. HAY BALE SHALL BE PLACED AT 10' ON CENTER.
 2. HAY BALE SHALL BE 18" HIGH.
 3. HAY BALE SHALL BE 18" DIA.
 4. HAY BALE SHALL BE 18" DIA.
 5. HAY BALE SHALL BE 18" DIA.

SECTION 'D'
 DRIVEWAY SECTION
 NOTES:
 1. DRIVEWAY SHALL BE 12' WIDE.
 2. DRIVEWAY SHALL BE 12' WIDE.
 3. DRIVEWAY SHALL BE 12' WIDE.

SECTION 'E'
 SITE SECTION AT BUILDING
 NOTES:
 1. SITE SECTION AT BUILDING SHALL BE 12' WIDE.
 2. SITE SECTION AT BUILDING SHALL BE 12' WIDE.

SECTION 'F'
 SITE SECTION AT BUILDING
 NOTES:
 1. SITE SECTION AT BUILDING SHALL BE 12' WIDE.
 2. SITE SECTION AT BUILDING SHALL BE 12' WIDE.

EROSION-SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

EROSION-SEDIMENT CONTROL NOTES

2. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

EROSION-SEDIMENT CONTROL NOTES

3. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

EROSION-SEDIMENT CONTROL NOTES

4. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

EROSION-SEDIMENT CONTROL NOTES

5. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

EROSION-SEDIMENT CONTROL NOTES

6. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

GRADING & DRAINAGE NOTES

1. EXISTING EARTHWORK QUANTITIES: CUT = 80 CUBIC YARDS, FILL = 40 CUBIC YARDS, NET EXPORT = 50 CUBIC YARDS.

GRADING & DRAINAGE NOTES

2. EXISTING EARTHWORK QUANTITIES: CUT = 80 CUBIC YARDS, FILL = 40 CUBIC YARDS, NET EXPORT = 50 CUBIC YARDS.

GRADING & DRAINAGE NOTES

3. EXISTING EARTHWORK QUANTITIES: CUT = 80 CUBIC YARDS, FILL = 40 CUBIC YARDS, NET EXPORT = 50 CUBIC YARDS.

GRADING & DRAINAGE NOTES

4. EXISTING EARTHWORK QUANTITIES: CUT = 80 CUBIC YARDS, FILL = 40 CUBIC YARDS, NET EXPORT = 50 CUBIC YARDS.

GRADING & DRAINAGE NOTES

5. EXISTING EARTHWORK QUANTITIES: CUT = 80 CUBIC YARDS, FILL = 40 CUBIC YARDS, NET EXPORT = 50 CUBIC YARDS.

GRADING & DRAINAGE NOTES

6. EXISTING EARTHWORK QUANTITIES: CUT = 80 CUBIC YARDS, FILL = 40 CUBIC YARDS, NET EXPORT = 50 CUBIC YARDS.

GEN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

GEN NOTES

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

GEN NOTES

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

GEN NOTES

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

GEN NOTES

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

GEN NOTES

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE MONTEREY COUNTY ORDINANCE #2333 AS LATEST EDITION, OF THE COUNTY OF MONTEREY.

CONTRACTOR'S OBLIGATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONTRACTOR'S OBLIGATION

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONTRACTOR'S OBLIGATION

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONTRACTOR'S OBLIGATION

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONTRACTOR'S OBLIGATION

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONTRACTOR'S OBLIGATION

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GRADING AND EROSION CONTROL PLAN

SILVER RESIDENCE
 89 CORONA ROAD
 CARMEL HIGHLANDS, CALIFORNIA

GRADING AND EROSION CONTROL PLAN

SILVER RESIDENCE
 89 CORONA ROAD
 CARMEL HIGHLANDS, CALIFORNIA

GRADING AND EROSION CONTROL PLAN

SILVER RESIDENCE
 89 CORONA ROAD
 CARMEL HIGHLANDS, CALIFORNIA

GRADING AND EROSION CONTROL PLAN

SILVER RESIDENCE
 89 CORONA ROAD
 CARMEL HIGHLANDS, CALIFORNIA

GRADING AND EROSION CONTROL PLAN

SILVER RESIDENCE
 89 CORONA ROAD
 CARMEL HIGHLANDS, CALIFORNIA

GRADING AND EROSION CONTROL PLAN

SILVER RESIDENCE
 89 CORONA ROAD
 CARMEL HIGHLANDS, CALIFORNIA

REVISIONS

NO. 1 DATE 10-18-18 BY JTB/MSK

REVISIONS

NO. 1 DATE 10-18-18 BY JTB/MSK

REVISIONS

NO. 1 DATE 10-18-18 BY JTB/MSK

REVISIONS

NO. 1 DATE 10-18-18 BY JTB/MSK

REVISIONS

NO. 1 DATE 10-18-18 BY JTB/MSK

REVISIONS

NO. 1 DATE 10-18-18 BY JTB/MSK

PLAN 1070007

SILVER RESIDENCE

89 Corona Road, Carmel Highlands, California

SHEET INDEX

- ARCHITECTURAL**
- A-01 TITLE SHEET
 - A-02 TOPOGRAPHIC SURVEY
 - A-03 SITE PRELIMINARY PLAN
 - A-04 PROPOSED SITE PLAN
 - A-05 EXISTING FLOOR PLAN
 - A-06 PROPOSED FLOOR PLAN
 - A-07 BASEMENT FLOOR PLAN
 - A-08 ROOF PLAN
 - A-09 EXTERIOR ELEVATIONS
 - A-10 INTERIOR ELEVATIONS
 - A-11 SECTION ELEVATIONS
 - A-12 FINISH SCHEDULE
 - A-13 GRADING & DRAINAGE DESIGN

PROJECT DATA

OWNER: HOWARD AND GREGORY SILVER
 157 GRAND PACIFIC GROVE, CA 93950
 PHONE (831) 722-0110 • FAX (831) 722-7940 • WEB: www.ericmillerarchitects.com

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
 157 GRAND PACIFIC GROVE, CA 93950
 PHONE (831) 722-0110 • FAX (831) 722-7940 • WEB: www.ericmillerarchitects.com

PROJECT SUMMARY: PROPOSED TO BUILD 03 3 BEDROOMS 2 LEVEL RESIDENCE

PROJECT ADDRESS: 89 CORONA ROAD, CARMEL HIGHLANDS, CA 93923

ASSOCIATED PROJECT NUMBER: 21-101-001-000

LOT SIZE: 10,000 SQ. FT.

COMPANY TYPE: SINGLE-FAMILY RESIDENCE / 1-1/2 STORY GARAGE

MARKET BUILDING HEIGHT: 30' MAX

MARKET BUILDING AREA: 10,000 SQ. FT.

MARKET GARAGE AREA: 1,000 SQ. FT.

MARKET TOTAL AREA: 11,000 SQ. FT.

EXISTING BUILDING COVERAGE: 1,000 SQ. FT.

EXISTING GARAGE COVERAGE: 1,000 SQ. FT.

EXISTING TOTAL COVERAGE: 2,000 SQ. FT.

EXISTING FLOOR AREA: 1,000 SQ. FT.

EXISTING GARAGE AREA: 1,000 SQ. FT.

EXISTING TOTAL AREA: 2,000 SQ. FT.

PROPOSED FLOOR AREA (FPA): 11,200

PROPOSED SITE COVERAGE: 1,000 SQ. FT.

PROPOSED GARAGE COVERAGE: 1,000 SQ. FT.

PROPOSED TOTAL COVERAGE: 2,000 SQ. FT.

PROPOSED FLOOR AREA (FPA): 11,200

PROPOSED SITE COVERAGE: 1,000 SQ. FT.

PROPOSED GARAGE COVERAGE: 1,000 SQ. FT.

PROPOSED TOTAL COVERAGE: 2,000 SQ. FT.

TREE REMOVAL

TREES TO BE REMOVED INCLUDE:

- (1) ONE 30' CAN
- (2) TWO BUTTE TREES, 6' AND 6'

GRADING

EXISTING FLOOR AREA (FPA): 11,200

EXISTING SITE COVERAGE: 1,000 SQ. FT.

EXISTING GARAGE COVERAGE: 1,000 SQ. FT.

EXISTING TOTAL COVERAGE: 2,000 SQ. FT.

EXISTING FLOOR AREA (FPA): 11,200

EXISTING SITE COVERAGE: 1,000 SQ. FT.

EXISTING GARAGE COVERAGE: 1,000 SQ. FT.

EXISTING TOTAL COVERAGE: 2,000 SQ. FT.

EXISTING UTILITIES

1. CALIFORNIA AMERICAN WATER

2. WATER METER LOCATION NOTED ON SITE PLAN SHEET A-13

3. PUBLIC UTILITY AND ELECTRIC SANITARY SYSTEMS

4. SEE UTILITY NOTES ON SITE PLAN SHEET A-13

OWNERSHIP NOTES

OWNER'S AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL INFORMATION CONTAINED HEREIN IS CLAIMED BY THE ARCHITECT, ERIC MILLER ARCHITECTS, INC. (THE ARCHITECT). THE ARCHITECT'S DESIGN SHALL CONSTITUTE THE ENTIRE AGREEMENT OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED INFORMATION:

2. THE ARCHITECT'S DESIGN SHALL CONSTITUTE THE ENTIRE AGREEMENT OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED INFORMATION:

3. THE ARCHITECT'S DESIGN SHALL CONSTITUTE THE ENTIRE AGREEMENT OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED INFORMATION:

4. THE ARCHITECT'S DESIGN SHALL CONSTITUTE THE ENTIRE AGREEMENT OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED INFORMATION:

TREE REMOVAL

TREES TO BE REMOVED INCLUDE:

- (1) ONE 30' CAN
- (2) TWO BUTTE TREES, 6' AND 6'

GRADING

EXISTING FLOOR AREA (FPA): 11,200

EXISTING SITE COVERAGE: 1,000 SQ. FT.

EXISTING GARAGE COVERAGE: 1,000 SQ. FT.

EXISTING TOTAL COVERAGE: 2,000 SQ. FT.

EXISTING FLOOR AREA (FPA): 11,200

EXISTING SITE COVERAGE: 1,000 SQ. FT.

EXISTING GARAGE COVERAGE: 1,000 SQ. FT.

EXISTING TOTAL COVERAGE: 2,000 SQ. FT.

EXISTING UTILITIES

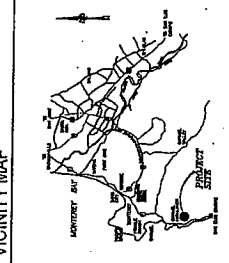
1. CALIFORNIA AMERICAN WATER

2. WATER METER LOCATION NOTED ON SITE PLAN SHEET A-13

3. PUBLIC UTILITY AND ELECTRIC SANITARY SYSTEMS

4. SEE UTILITY NOTES ON SITE PLAN SHEET A-13

VICINITY MAP



DATE: 10/6/09
SCALE: N.T.S.
DATE: 10/6/09
SCALE: N.T.S.
DATE: 10/6/09
SCALE: N.T.S.

A-0.1
 SHEET OF

TITLE SHEET
 Silver Residence
 89 Corona Road
 Carmel Highlands, CA 93923
 APN 241-051-005

PAID 000084

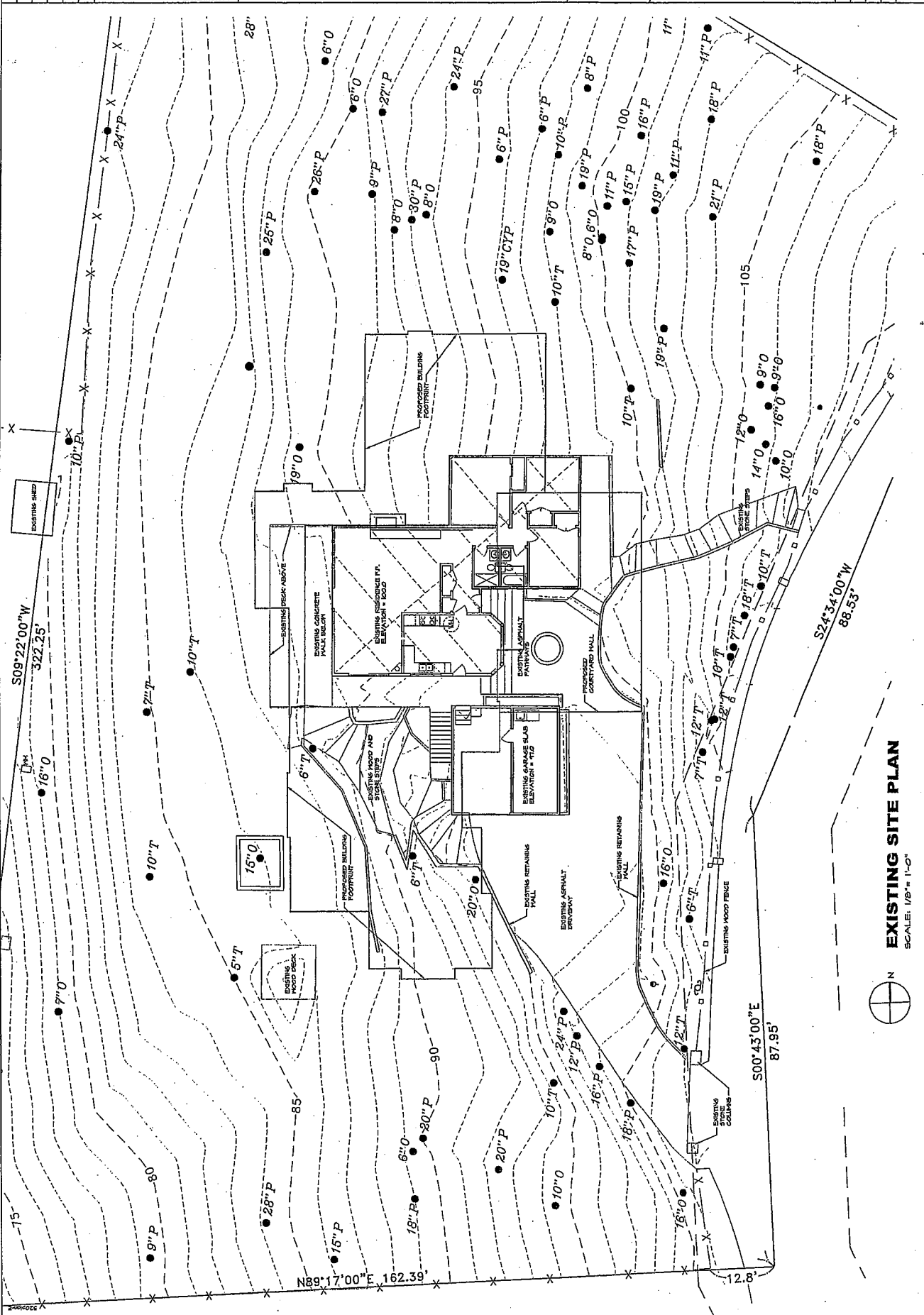
PA1000084

A-2.0
SHEET OF

EXISTING SITE PLAN
JOB NAME: Silver Residence
87 Corona Road, CA 94923
APN 241-051-005

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
57 GRAND WALK 108 PACIFIC GROVE, CA 93950
PHONE (831) 724-9110 FAX (831) 722-7840 WEB: WWW.ERICMILLERARCHITECTS.COM

REVISION	NO.



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



THIS PLAN AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF ERIC MILLER ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREON IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ERIC MILLER ARCHITECTS, INC.

PROPOSED

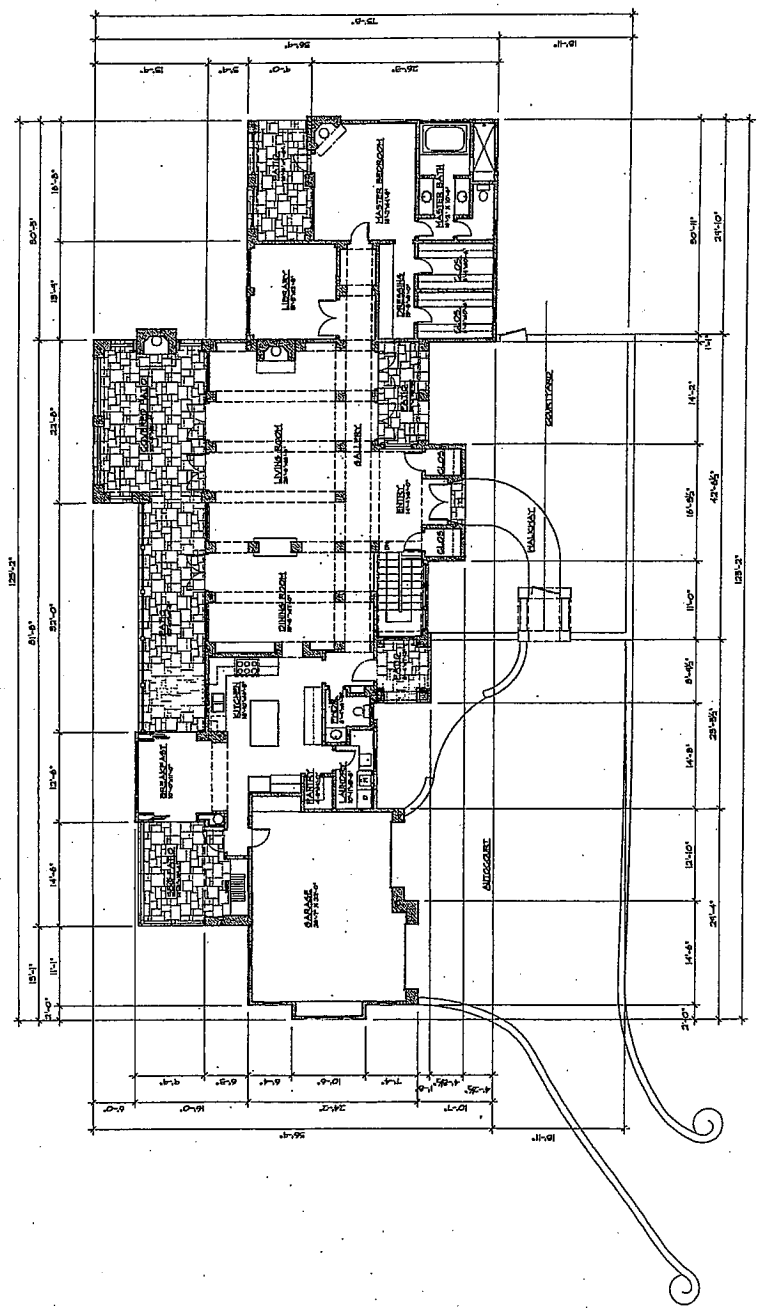
A-2.1
SHEET OF

DATE: 11/20/11
JOB NAME: Silver Residence
84 Corona Road
Cerritos Highlands, CA 94723
APN 241-051-005

ERIC MILLER ARCHITECTS, INC.
ARCHITECT
157 GRAND AVE 106
PACIFIC GROVE, CA 93950
PHONE (831) 772-6410 • FAX (831) 772-7842 • WEB: www.ericmillerarchitects.com

CONSULTANT:

REVISION	No.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIS SET OF PLANS (INCLUDING ALL ATTACHED SHEETS) IS THE PROPERTY OF ERIC MILLER ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS SET OF PLANS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ERIC MILLER ARCHITECTS, INC. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ERIC MILLER ARCHITECTS, INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THE USE OF THESE PLANS.

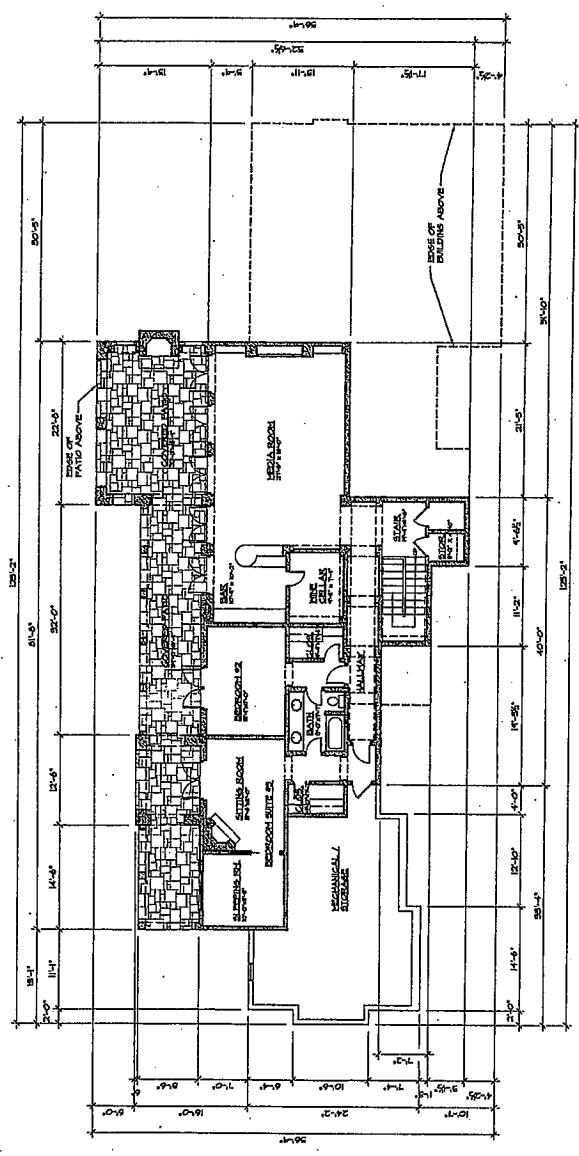
Photo 00084

A-2.2
SHEET OF

LOWER LEVEL FLOOR PLAN
JOB NAME: Silver Residence
81 Corona Road
Carmel Highlands, CA 95429
APN 241-051-005
DATE: 11/6/06
SCALE: 1/8" = 1'-0"
DRAWN: C-H
JOB NUMBER: 0520

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND AVENUE 105
PACIFIC GROVE, CA 93950
PHONE (831) 322-0410 • FAX (831) 322-7640 • WEB: www.ericmillerarchitects.com

REVISION	No.



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN0000084

A-2.3
SHEET OF

DATE: 11/5/04
 SCALE: 1/8" = 1'-0"
 DRAWN: GJM
 JOB NUMBER: C9210

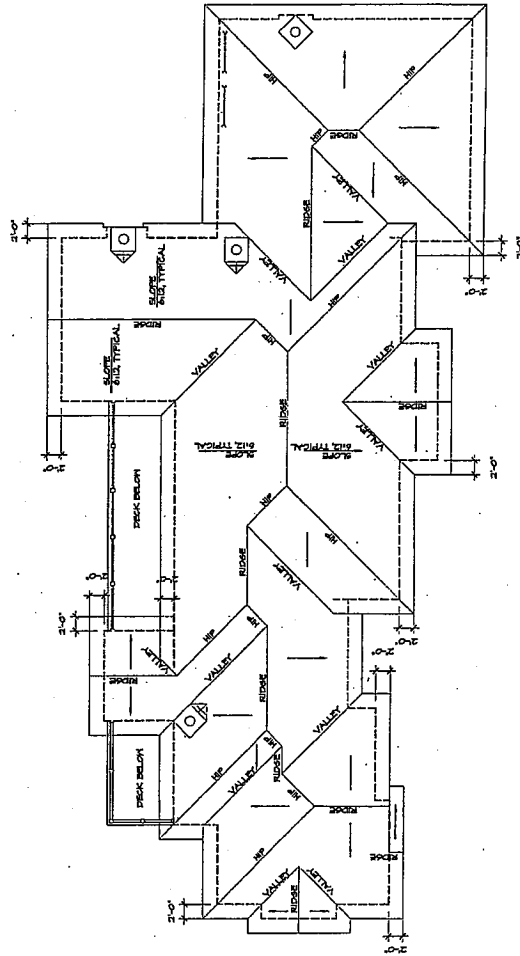
JOB NAME:
 Silver Residence
 84 Corona Road
 Carmel Highlands, CA 93925
 APN 241-051-005

ROOF PLAN

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 157 GRAND AVENUE, SUITE 108
 PACIFIC GROVE, CA 93950
 PHONE (805) 572-6410 • FAX (805) 572-7940 • WEB: WWW.ERICMILLERARCHITECTS.COM

CONSULTANT:

REVISION	No.



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



PHOTOGRAPH

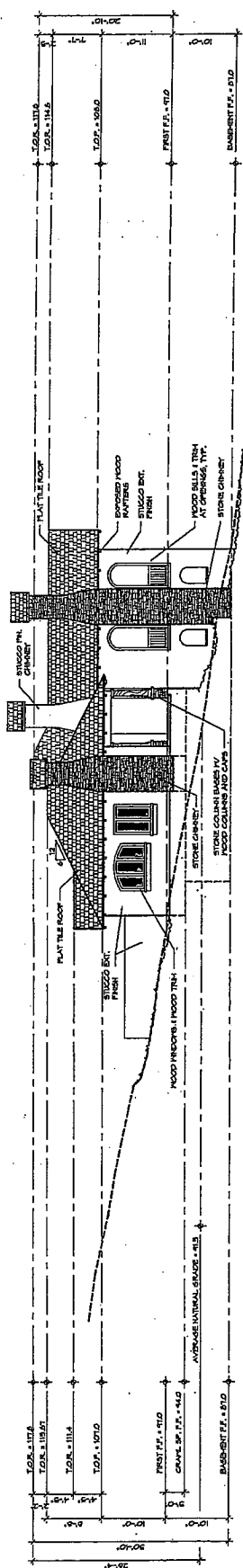
A-3.2
SHEET 02

EXTERIOR ELEVATIONS
 Silver Residence
 2370 Hillside Road
 San Jose, CA 95131
 AYN 241-051-005

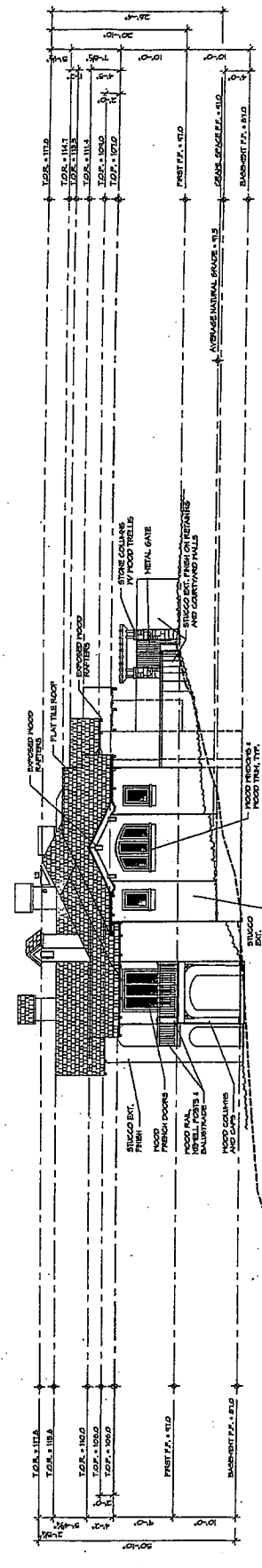
ARCHITECT
 ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVE #108
 PACIFIC GROVE, CA 93950
 PHONE (831) 732-0410 • FAX (831) 732-5840 • WEB: www.ericmillerarchitects.com

CONSULTANT:

REVISION	No.

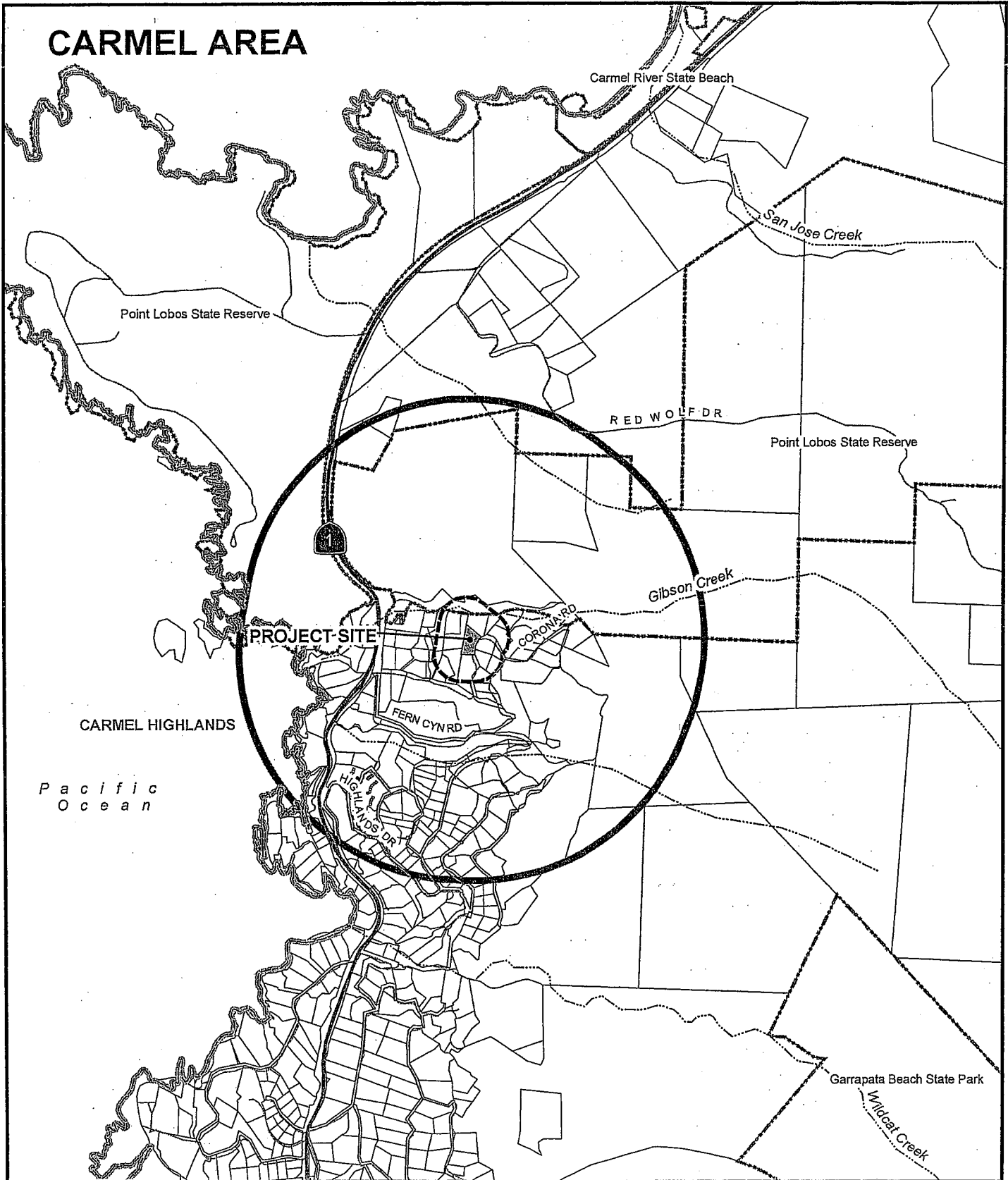


NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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

CARMEL AREA



APPLICANT: SILVER

APN: 241-051-005-000

FILE # PLN060684



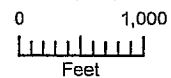
300' Limit



2500' Limit



City Limits



PLANNER: MONTANO