

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> April 8, 2010	Time: 1:30 P.M.	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Combined Development Permit consisting of the following: 1) Administrative Permit for development in a site plan review district for the construction of a one story 3,750 square foot single family dwelling with a detached 1,705 square foot garage and caretaker unit; 2) Administrative Permit for a 724 square foot caretaker unit; 3) Design Approval for the construction of the single family residence, detached garage and caretaker unit. The project will also require the removal of seven protected oaks (previously approved), and will involve approximately 900 cubic yards of grading (560 cut and 350 fill).		
<b>Project Location:</b> 70 Chamisal Pass Road, Carmel		<b>APN:</b> 239-102-031-000
<b>Planning File Number:</b> PLN090058		<b>Owner:</b> Pollack, Michael & Alison <b>Agent:</b> Cynthia Spellacy
<b>Planning Area:</b> Greater Monterey Peninsula Area Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : "RC/40-D-S" [Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review zoning district overlays]		
<b>CEQA Action:</b> Project is consistent with the previously certified FEIR, State Clearinghouse No. SCH#2002051095.		
<b>Department:</b> RMA - Planning Department		

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find that the previously certified FEIR adequately addresses the proposed project and all related impacts.
- 2) Approve PLN090058, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

**PROJECT OVERVIEW:**

The subject residential project site is proposed within a building envelope on a 43.5 acre parcel within the Santa Lucia Preserve. The project components include the construction of a single-family dwelling with detached garage and caretaker unit, the removal of seven protected trees (previously approved), installation of septic disposal system, and grading (560 cubic yards of cut and 350 fill).

The project proposal is consistent with the General Plan and Zoning designations. The project design avoids excessive tree removal and incorporates tree protection. This parcel, Lot No. E28 of the Potrero Subdivision has been allotted the removal of 18 protected trees pursuant to Condition of Approval No. 25 of the subdivision approval. The proposed tree removal does not exceed the number allotted to this parcel and therefore does not require a Use Permit. The materials and color treatments chosen for the residence and accessory structures blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the Santa Lucia Preserve.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency

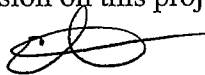
√ Carmel Valley Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was not referred to a Land Use Advisory Committee (LUAC) for review; no LUAC exists for this area of the county.

Note: The decision on this project is appealable to the Planning Commission.

/S/ Eric Snider



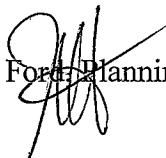
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Eric Snider, Assistant Planner  
(831) 7845737, SniderE@co.monterey.ca.us  
March 9, 2010

cc: Front Counter Copy; Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; John Ford, Planning Services Manager; Eric Snider, Project Planner; Carol Allen, Senior Secretary; Pollack, Michael & Alison; Cynthia Spellacy, Agent; Planning File PLN090058

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
1. Conditions of Approval  
2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map  
Exhibit C Vicinity Map

This report was reviewed by John Ford, Planning Services Manager



# EXHIBIT A

## PROJECT DATA SHEET

<b>Exhibit A</b> <b>Project Information for (PLN090058)</b>
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<b>Project Title:</b> Pollack	<b>Primary APN:</b> 239-102-031-000
<b>Location:</b> 70 Chamisal Pass Rd	<b>Coastal Zone:</b> No
<b>Applicable Plan:</b> Greater Monterey Peninsula Area Plan	<b>Zoning:</b> RC/40-D-S
<b>Permit Type:</b> Combined Development Permit	<b>Plan Designation:</b> RC/40-D-S
<b>Environmental Status:</b> Exempt	<b>Final Action Deadline:</b> 4/08/2010
<b>Advisory Committee:</b> NA	

**Project Site Data:**

<b>Lot Size:</b> 43.5 acres	<b>Coverage Allowed:</b> 25%
	<b>Coverage Proposed:</b> >1%
<b>Existing Structures (sf):</b> NA	<b>Height Allowed:</b> 30 ft
<b>Proposed Structures (sf):</b> 5,455 SF	<b>Height Proposed:</b> 18 ft
<b>Total Square Feet:</b> 5,455 SF	<b>FAR Allowed:</b> NA
	<b>FAR Proposed:</b> NA

**Resource Zones and Reports**

<b>Environmentally Sensitive Habitat:</b> NA	<b>Erosion Hazard Zone:</b> NA
<b>Botanical Report #:</b> NA	<b>Soils/Geo. Report #:</b> NA
<b>Forest Mgt. Report #:</b> 100072	<b>Geologic Hazard Zone:</b> IV
	<b>Geologic Report #:</b> NA
<b>Archaeological Sensitivity Zone:</b> High/moderate	<b>Traffic Report #:</b> NA
<b>Archaeological Report #:</b> NA	
<b>Fire Hazard Zone:</b> High/very high	

**Other Information:**

<b>Water Source:</b> well	<b>Sewage Disposal (method):</b> On-site septic tank
<b>Water District/Company:</b> NA	<b>Sewer District Name:</b> NA
<b>Fire District:</b> CVFPD	<b>Grading (cubic yds):</b> TBD
<b>Tree Removal (Count/Type):</b> 7, Oaks	

## EXHIBIT B

### DRAFT RESOLUTION, INCLUDING:

1. CONDITIONS OF APPROVAL
2. SITE PLAN, FLOOR PLAN  
AND ELEVATIONS, PARCEL  
MAP, TENTATIVE MAP

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**Pollack (PLN090058)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finds that the project conforms with a previously certified FEIR, and that the FEIR adequately addresses all impacts associated with this project;
- 2) Approving a Combined Development Permit consisting of the following: 1) Administrative Permit for development in a site plan review district for the construction of a one story 3,750 square foot single family dwelling with a detached 1,705 square foot garage and caretaker unit; 2) Administrative Permit for a 724 square foot caretaker unit; 3) Design Approval for the construction of the single family residence, detached garage and caretaker unit. The project will also require the removal of seven protected oaks (previously approved), and will involve approximately 900 cubic yards of grading.

(PLN090058, Pollack, 70 Chamisal Pass Road, Carmel, Greater Monterey Peninsula Area Plan, APN: 239-102-031-000)

**The Pollack application (PLN090058) came on for public hearing before the Monterey County Zoning Administrator on April 8, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the Monterey County General Plan,
  - Greater Monterey Peninsula Area Plan,
  - Greater Monterey Peninsula Area Plan, Inventory and Analysis,
  - Monterey County Zoning Ordinance (Title 21)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies

- with the text, policies, and regulations in these documents.
- b) The property is located at 70 Chamisal Pass Road, Carmel (Assessor's Parcel Number 239-102-031-000, Greater Monterey Peninsula Area Plan. The parcel is zoned "RC/40-D-S" [Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review zoning district overlays], which allows for the development of a single family dwelling and a caretakers unit with an Administrative Permit and Design Approval. The subject property complies with all rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development. The project is an allowed land use for this site.
  - c) The project planner conducted a site inspection on February 26, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
  - d) The project minimizes tree removal in accordance with applicable goals and policies of the Greater Monterey Peninsula Area Plan.
  - e) The subject project meets the regulations, standards and circumstances for a caretaker unit. (size, height, etc)
  - f) The project was not referred to a Land Use Advisory Committee (LUAC) for review; no LUAC exists for this area of the county.
  - g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090058.

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 Valley Fire Protection District, Public Works, Environmental Health Division, and 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 consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
    - *"Forest Management Plan, Preliminary Construction Impact Analysis: Santa Lucia Preserve Lot E 28"* (LIB100072) prepared by Maureen Hamb Consultant, Santa Cruz, CA, October 27, 2008.
  - c) Staff conducted a site inspection on February 26, 2009 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 the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090058.

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 RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/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) Preceding findings and supporting evidence for PLN090058.

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 RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on February 26, 2009 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090058.

5. **FINDING:** **CEQA (EIR):** - The County of Monterey has completed and certified a final EIR, the FEIR reflects the County of Monterey's independent judgment and analysis

- EVIDENCE:** a) The County of Monterey has determined that this FEIR has adequately addressed the subject project and the proposed project is consistent with the FEIR.
- b) The development is largely contained in an area established by the Final EIR for the Santa Lucia Preserve (EIR 94-005) and the Supplemental EIR for the Potrero Subdivision, State Clearinghouse No. SCH#2002051095, as an area for disturbance (pre-determined building site).
- c) The project is consistent with the conclusions and mitigations contained in the certified Santa Lucia Preserve Final EIR No. 94-005, Supplemental EIR for the Potrero Subdivision, State Clearinghouse No. SCH#2002051095, and Resolution No. 05-046.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on February 26, 2009.
- e) See preceding and following findings and supporting evidence.



6. **FINDING:** **CARETAKER UNIT**– The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. (*Finding 3*)
  - b) All zoning violation abatement costs, if any, have been paid. (*Finding 4*)
  - c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title and meets the regulations, standards and circumstances for a caretaker unit. (size, height, etc)
  - d) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.
  - e) That the proposed caretaker unit will not adversely impact traffic conditions in the area.
  - f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090058.

7. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) The project includes application for the removal of 7 trees. In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21.)
  - b) Forest Management Plan and supplemental reports were prepared by Maureen Hamb.
  - c) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots (**Conditions 4, 5, & 6**).
  - d) The Potrero Subdivision, Planning File No. PLN010001, Resolution No. 05-046, allowed the removal of 295 protected trees. This parcel, Lot No. E28 of the Potrero Subdivision has been allotted the removal of 18 protected trees pursuant to Condition of Approval No. 25 of the aforementioned subdivision approval. Resolution No. 05-046, Condition No. 25 instructs that tree removal in excess of the numbers allotted requires a Use Permit pursuant to County Code. The proposed tree removal does not exceed the number allotted to this parcel and therefore does not require a Use Permit.
  - e) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The removal will not involve a risk of adverse environmental impacts.
  - f) Staff conducted a site inspection on February 26, 2009 to verify that the tree removal is the minimum necessary for the project and to identify

any potential adverse environmental impacts related to the proposed tree removal.

- g) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090058.

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

**EVIDENCE:** a) Section 21.80.040 Monterey County Zoning Ordinance (Planning Commission).

## DECISION

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

- A. Find that the previously certified EIR adequately addresses all impacts associated with the proposed project;
- B. Approve the Combined Development Permit consisting of the following: 1) Administrative Permit for development in a site plan review district for the construction of a one story 3,750 square foot single family dwelling with a detached 1,705 square foot garage and caretaker unit; 2) Administrative Permit for a 724 square foot caretaker unit; 3) Design Approval for the construction of the single family residence, detached garage and caretaker unit, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of April, 2010.

\_\_\_\_\_  
Mike Novo, 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 [DATE]

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 the Monterey County Planning Department and 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.

**RESOLUTION ### - EXHIBIT 1  
 Monterey County Resource Management Agency  
 Planning Department  
 Condition Compliance and/or Mitigation Monitoring  
 Reporting Plan**

**Project Name:** Pollack  
**File No:** PLN090058 **APNs:** 239-102-031-000  
**Approved by:** Zoning Administrator **Date:** April 8, 2010

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
<b>RMA – Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>                      This Combined Development Permit (PLN090058) allows the following: 1) Administrative Permit for development in a site plan review district for the construction of a one story 3,750 square foot single family dwelling with a detached 1,705 square foot garage and caretaker unit; 2) Administrative Permit for a 724 square foot caretaker unit; 3) Design Approval for the construction of the single family residence, detached garage and caretaker unit. The property is located at 70 Chamisal Pass, Carmel (Assessor’s Parcel Number 239-102-031-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. <b>(RMA-Planning Department)</b></p>	<p>Adhere to conditions and uses specified in the permit.</p>	<p>Pollack, Michael &amp; Alison/ Applicant</p>	<p>Ongoing unless otherwise stated</p>	
		<p>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.</p>	<p>RMA - Planning</p>			
		<p>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.</p>	<p>WRA  RMA - Planning</p>			

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 239-102-031-000 on <b>April 8, 2010</b> . The permit was granted subject to <b>25 conditions</b> of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." ( <b>RMA-Planning Department</b> )	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Pollack, Michael & Alison/ Applicant  RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on April 8, 2013 unless use of the property or actual construction has begun within this period. ( <b>RMA - Planning Department</b> )	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Pollack, Michael & Alison/ Applicant	As stated in the conditions of approval	
4.		<b>PDSP001 - TREE AND ROOT PROTECTION (NONSTANDARD)</b> The applicant shall follow all of the recommendations of the Forest Management Plan (LIB100072). The location of the protective fencing/barricades shall be as shown on the site plan of the Forest Management Plan dated October 27, 2008 prepared by Maureen Hamb. All trenching within the root zone of the trees shall be done by hand. Roots over one inch in diameter shall not be cut or severed. Roots less than one inch in diameter shall be cleanly cut. All trenches within the root zone of trees shall be inspected by an arborist. Proposed pathways must be	Modify plans to show that no grading will be done outside of protective fencing. Submit evidence of tree protection to the RMA - Planning Department for review and approval.  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.	Owner/ Applicant  Owner/ Applicant/ Arborist	Prior to the issuance of grading and/or building permits  During Construction	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		installed on non compacted natural grade to avoid damage to tree root systems. All work shall be done by hand. Staging of job trailers, equipment, parking and supplies will be restricted to areas outside the dripline of retained trees. Monitoring of the initial site clearing will be preformed twice weekly to ensure compliance with the tree protection measures. <b>(RMA – Planning Department)</b>	Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to Building Permit	
5.		<b>PDSP001 – TREE REPLACEMENT (NONSTANDARD)</b> Tree Replanting – A removal replanting ratio of 3 trees to 1 is required. A total of 21 coast live oaks shall be incorporated into the landscape plan. <b>(RMA – Planning Department)</b>	Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree replacement has been completed or if follow-up remediation or additional permits are required.	Owner/ Applicant/ Arborist	Prior to final.	
6.		<b>PDSP001 – TREE PRESERVATION SPECIFICATIONS (NONSTANDARD)</b> Contractors and subcontractors shall be aware of and supplied with a copy of the <u>Tree Preservation Specifications</u> , prepared by the arborist and included in the Forest Management Plan - before entering the site. <b>(RMA – Planning Department)</b>	Contractors and subcontractors shall be supplied with a copy of the <u>Tree Preservation Specifications</u> before entering the site.	Owner/ Applicant	Ongoing	
7.		<b>PDSP002 – GRADING / POOL EQUIPMENT</b> <ul style="list-style-type: none"> <li>• The applicant shall not grade outside of the protective fencing.</li> <li>• Pathways shall be installed by hand.</li> <li>• The pool equipment shall be relocated within the area of protective fencing, and not within the root zone of any protected tree.</li> </ul>	Modify plans and include notes on construction plans.	Owner/ Applicant	Prior to Building Permit	

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><b>PD018 A – DEED RESTRICTION – CARETAKER UNIT (INLAND)</b></p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> <li>• Only one caretaker unit per lot shall be allowed.</li> <li>• The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership.</li> <li>• The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres.</li> <li>• Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located.</li> <li>• The maximum floor area for a caretaker unit is 1,000 square feet on lots of 10 acres or less and 1,200 square feet on lots greater than ten acres.</li> <li>• A minimum of one covered off-street parking space shall be provided for the caretaker unit.</li> <li>• The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.</li> <li>• Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.</li> <li>• Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit.</li> </ul> <p><b>(RMA – Planning Department)</b></p>	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p> <hr/> <p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p> <hr/> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</p> <hr/> <p>Prior to occupancy or commencement of use</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
9.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> 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. <b>(RMA - Planning Department)</b>	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.	Owner/ Applicant/ Archaeologist	Ongoing	
<b>RMA – Public Works Department</b>						
10.		<b>PW0006 – CARMEL VALLEY</b> The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). <b>(Public Works)</b>	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
11.		<b>PW0040 – HIGHWAY 1 SHORT TERM IMPROVEMENTS</b> Applicant shall Contribute ( _____ ) to County of Monterey as payment of the project's pro rata share at the cost of short-term operational improvements to State Highway One. <b>(Public Works)</b>	Applicant shall pay to PBI required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12.		<p><b>PW0043 – REGIONAL DEVELOPMENT IMPACT FEE</b></p> <p>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. <b>(Public Works)</b></p>	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to Issuance of Building Permits	
<b>Monterey County Water Resources Agency</b>						
13.		<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>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> <p>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 recirculating system.</p> <p>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.</p> <p><b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
14.		<b>WR – DRAINAGE PLAN (NON-STANDARD)</b> 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. The plan shall include stormwater dispersion facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to Issuance of Building Permits	
15.		<b>COMPLETION CERTIFICATION (NON-STANDARD WORDING)</b> The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater dispersion facilities have been constructed in accordance with approved plans. <b>(Water Resources Agency)</b>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant	Prior to final building inspection	
<b>Health Department Environmental Health Division</b>						
16.		<b>EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (NON-STANDARD)</b> Environmental Health has determined that area exists for onsite wastewater disposal for the proposed development. However, the lot is constrained by steep slopes and heavy oak woodland habitat. The onsite wastewater treatment system plans must demonstrate compliance with all setbacks; in areas near slopes, cross sections of proposed trenches will be required to demonstrate compliance. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board. <b>(Environmental Health)</b>	Submit onsite wastewater treatment system design plans and supplemental documentation such as slope cross sections for review and approval by the Environmental Health Division. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.	Applicant or owner	Prior to issuance of building permit.	

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)
<b>Fire Agency (Carmel Valley Fire Protection District)</b>						
17.		<b>FIRE007 - DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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)
		<p>driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p><b>Responsible Land Use Department: Carmel Valley Fire District.</b></p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
18.		<p><b>FIRE008 - GATES</b>  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. <b>Responsible Land Use Department: Carmel Valley Fire District.</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</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)
19.		<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b>  A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. <b>Responsible Land Use Department: Carmel Valley Fire District.</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
20.		<p><b>FIRE016 - SETBACKS</b>  All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		imposed by the local fire jurisdiction to provide the same practical effect. <b>Responsible Land Use Department: Carmel Valley Fire District.</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.		<b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> Manage combustible vegetation within a minimum of ____ feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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 Director of Planning and Building Inspection. <b>Responsible Land Use Department: Carmel Valley Fire District.</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
22.		<b>FIRE022 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)</b> 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	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing 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)
		completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. <b>Responsible Land Use Department: Carmel Valley Fire District.</b>	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
23.		<b>FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)</b> The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. <b>Responsible Land Use Department: Carmel Valley Fire District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
24.		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> 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. <b>Responsible Land Use Department: Carmel Valley Fire District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
25.		<b>FIRE030 – OTHER NON-STANDARD CONDITIONS- MANUAL DRY STANDPIPE SYSTEM, CLASS I</b> A fire department connection (FDC) and dry standpipes with fire valves are required. The locations are to be determined by the fire district. Prior to installation, a	Text of this condition shall be printed on the project plans.	Applicant or owner	Prior to issuance of building permit and /or grading permit	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		minimum of four sets of plans shall be prepared and submitted by the installing contractor or by a registered engineer. The plans shall be submitted in a timely manner so they can be approved by the fire district prior to installation. Inspections, hydrostatic pressure testing, acceptance testing and maintenance shall be conducted in accordance with NEPA standards. <b>Responsible Land Use Department: Carmel Valley Fire District</b>	Inspection and approval of the system shall be obtained from the Salinas Rural Fire District.	Applicant or owner	Prior to final fire inspection	

**END OF CONDITIONS**

Rev. 11/21//2009



**NOTES**

GENERAL: See the contract with the 2007 California Building, Planning, Mechanical, Electrical, Fire and Energy Code.

1. All electrical, CTV and phone lines shall be placed underground.
2. All electrical, CTV and phone lines shall be placed underground.
3. All electrical, CTV and phone lines shall be placed underground.
4. Labelled as seen unless otherwise noted.
5. A separate permit is required for grading (COP Appendix 2009).

**NOTIFICATIONS**

- Notify the State Engineer 48 hours before the following items:
1. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  2. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  3. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  4. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  5. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  6. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  7. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  8. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  9. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.
  10. Any foundation excavation has been made and prior to placing reinforcing steel and formwork.

Contract County Fire Department (WV# 606-8183) for inspection requirements.

**SPECIAL INSPECTIONS**

1. All special inspections shall conform to the 2007 California Building Code.
2. Inspected for all concrete with design strength 28 day compressive strength of 2500 psi.
3. Inspected for all steel connections.

**THREE INSPECTION AND RETAINMENT**

1. All walls from within 25 ft of proposed ground disturbance shall be temporarily braced with timber for the entire duration of construction.
2. All walls from within 25 ft of proposed ground disturbance shall be temporarily braced with timber for the entire duration of construction.
3. All walls from within 25 ft of proposed ground disturbance shall be temporarily braced with timber for the entire duration of construction.
4. All walls from within 25 ft of proposed ground disturbance shall be temporarily braced with timber for the entire duration of construction.
5. All walls from within 25 ft of proposed ground disturbance shall be temporarily braced with timber for the entire duration of construction.
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8. All walls from within 25 ft of proposed ground disturbance shall be temporarily braced with timber for the entire duration of construction.
9. All walls from within 25 ft of proposed ground disturbance shall be temporarily braced with timber for the entire duration of construction.
10. All walls from within 25 ft of proposed ground disturbance shall be temporarily braced with timber for the entire duration of construction.

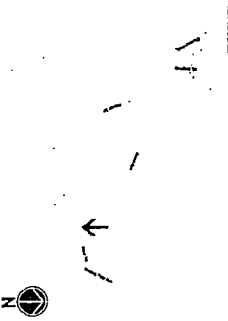
**SPECIAL INSPECTIONS**

NO.	DESCRIPTION	DATE	BY
1	Foundation Excavation		
2	Foundation Excavation		
3	Foundation Excavation		
4	Foundation Excavation		
5	Foundation Excavation		
6	Foundation Excavation		
7	Foundation Excavation		
8	Foundation Excavation		
9	Foundation Excavation		
10	Foundation Excavation		

**SHEET INDEX**

CIVIL	STRUCTURAL	ARCHITECTURAL	MECHANICAL	ELECTRICAL
001	51.1	41.1	61.1	71.1
002	51.2	41.2	61.2	71.2
003	51.3	41.3	61.3	71.3
004	51.4	41.4	61.4	71.4
005	51.5	41.5	61.5	71.5
006	51.6	41.6	61.6	71.6
007	51.7	41.7	61.7	71.7
008	51.8	41.8	61.8	71.8
009	51.9	41.9	61.9	71.9
010	51.10	41.10	61.10	71.10

**VICINITY MAP**



**PROJECT DATA**

PROJECT ADDRESS: 701 Santa Lucia Avenue, Santa Lucia Preserve, Carmel, CA 93914

OWNER: Michael & Alison Pollack

DESIGNER: Tom Mealey Architect

DATE: 08/20/2009

PROJECTED STRUCTURE: 3750 SF net residential, 314 SF net garage, 724 SF net garage

BUILDING CODE DATA LEGEND:

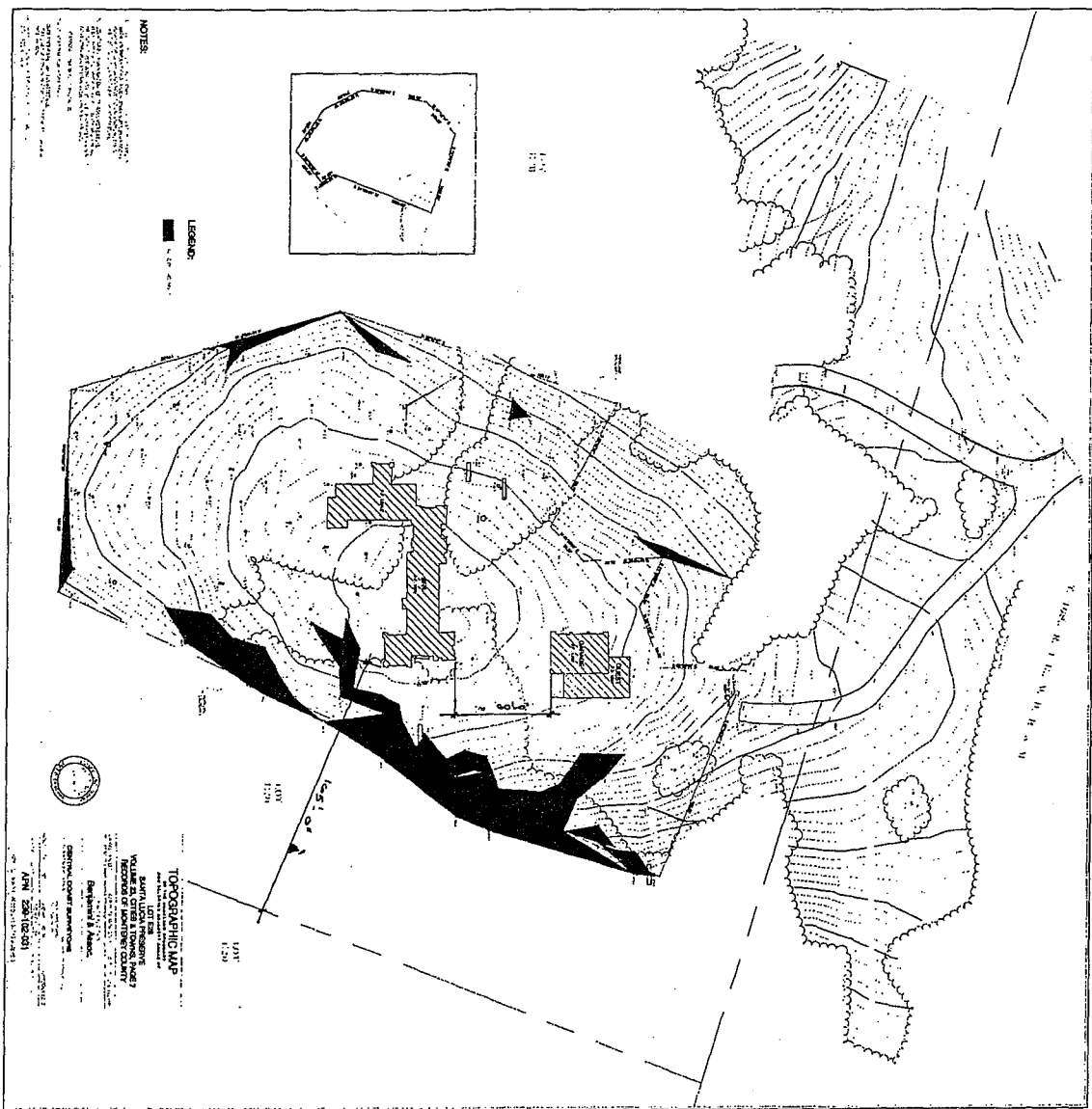
Occupancy Group	1
Seismicity	1
Wind Speed	150 mph
Floor Area	3750 SF
Resistance	3200 SF
Foundation	1700 SF
Other	724 SF

**ZONING DATA**

ZONE	AREA	PERCENTAGE
RES-1	224,102 SQ FT	5.9%
RES-2	429,328 SQ FT	11.4%
FLOOR AREA BOUND	5,458 SQ FT	1.4%
PERCENTAGE BOUND	1,380 SQ FT	0.36%
TOTAL PERCENTAGE		18.6%

**CONSULTANTS**

- STRUCTURAL ENGINEERS**  
 Tom Mealey Architect  
 701 Santa Lucia Avenue  
 Santa Lucia Preserve, CA 93914  
 PH: 831-926-1111
- CIVIL ENGINEERS**  
 A/E Engineers  
 10000 El Camino Real  
 San Diego, CA 92121  
 PH: 619-594-7200
- MECHANICAL ENGINEERS**  
 Tom Mealey Architect  
 701 Santa Lucia Avenue  
 Santa Lucia Preserve, CA 93914  
 PH: 831-926-1111
- ELECTRICAL ENGINEERS**  
 Tom Mealey Architect  
 701 Santa Lucia Avenue  
 Santa Lucia Preserve, CA 93914  
 PH: 831-926-1111



**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. THE SHADING INDICATES THE PROPOSED BUILDING FOOTPRINT.

3. THE DOTTED LINE INDICATES THE PROPOSED DRIVEWAY.

4. THE SOLID LINE INDICATES THE PROPOSED PROPERTY LINE.

5. THE DASHED LINE INDICATES THE PROPOSED EASEMENT LINE.

6. THE MAP IS BASED ON THE 1988 SURVEY OF THE SANTA LUCIA PRESERVE.

7. THE MAP IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.

8. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

9. THE MAP IS THE PROPERTY OF TOM MEANEY ARCHITECT.

10. THE MAP IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TOM MEANEY ARCHITECT.

**LEGEND**

■ BUILDING FOOTPRINT

● DRIVEWAY

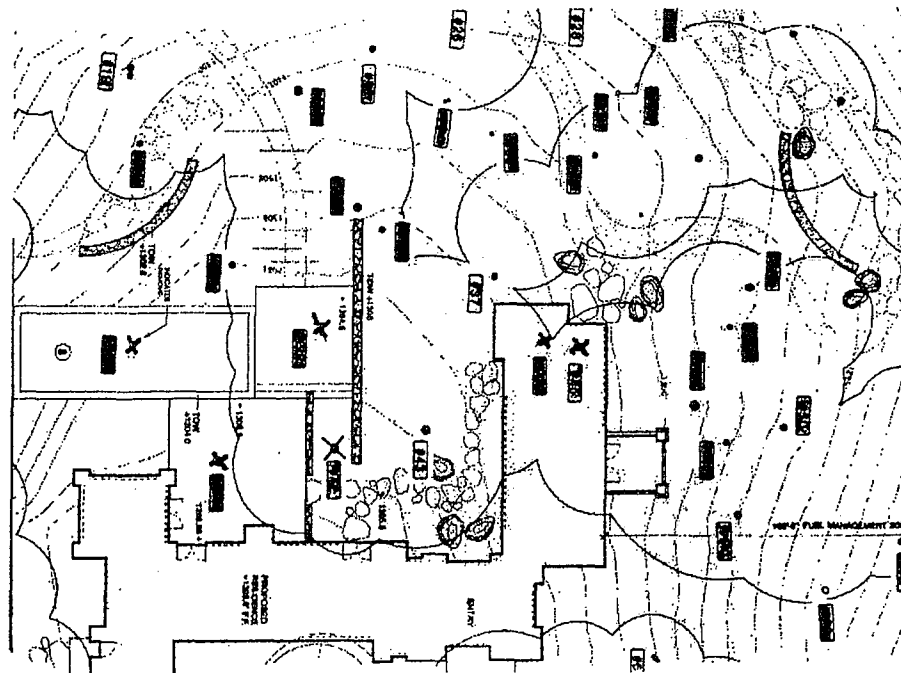
--- PROPERTY LINE

- - - EASEMENT LINE

**TOPOGRAPHIC MAP**

SANTA LUCIA PRESERVE  
 POLLOCK RESIDENCE  
 LOT E-28  
 COUNTY OF SAN BENITO COUNTY  
 ENGINEER & ARCHITECT  
 APRIL 2008 (REVISED)





A1.3



THESE NOTATIONS APPLY TO THIS PLAN

**POLLACK RESIDENCE**  
 LOT E-28 - SANTA LUCIA PRESERVE  
 CARMEL, CA 93940

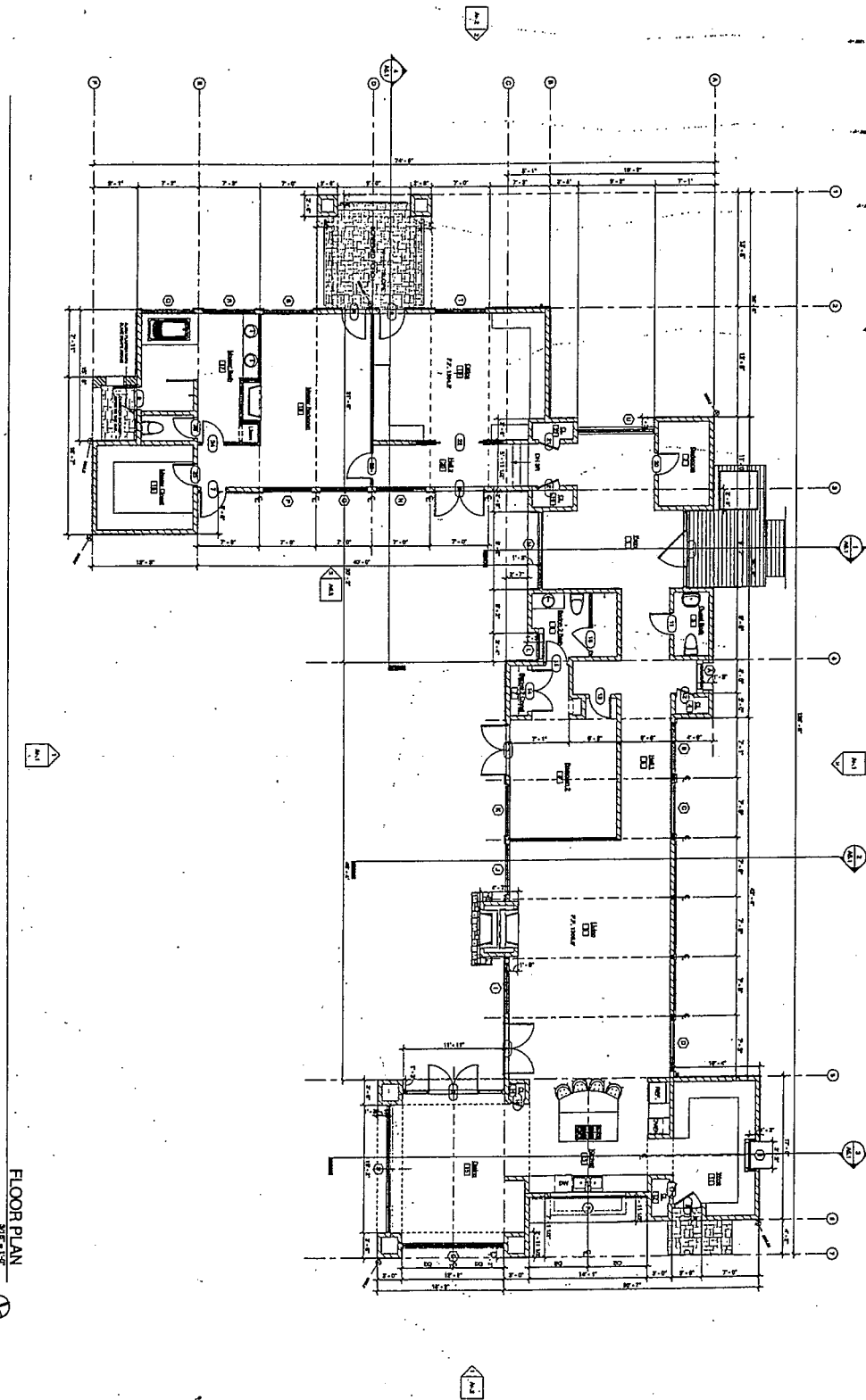


TOM MEANEY ARCHITECT

439 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101 • TEL (CARMEL) 831.674-0278  
 (SANTA BARBARA) 805.966.7666 • FAX 805.966.7665 • WWW.TOMMEANEY.COM

DATE: 10/20/00

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FLOOR PLAN

A2.1



RESIDENCE FLOOR PLAN

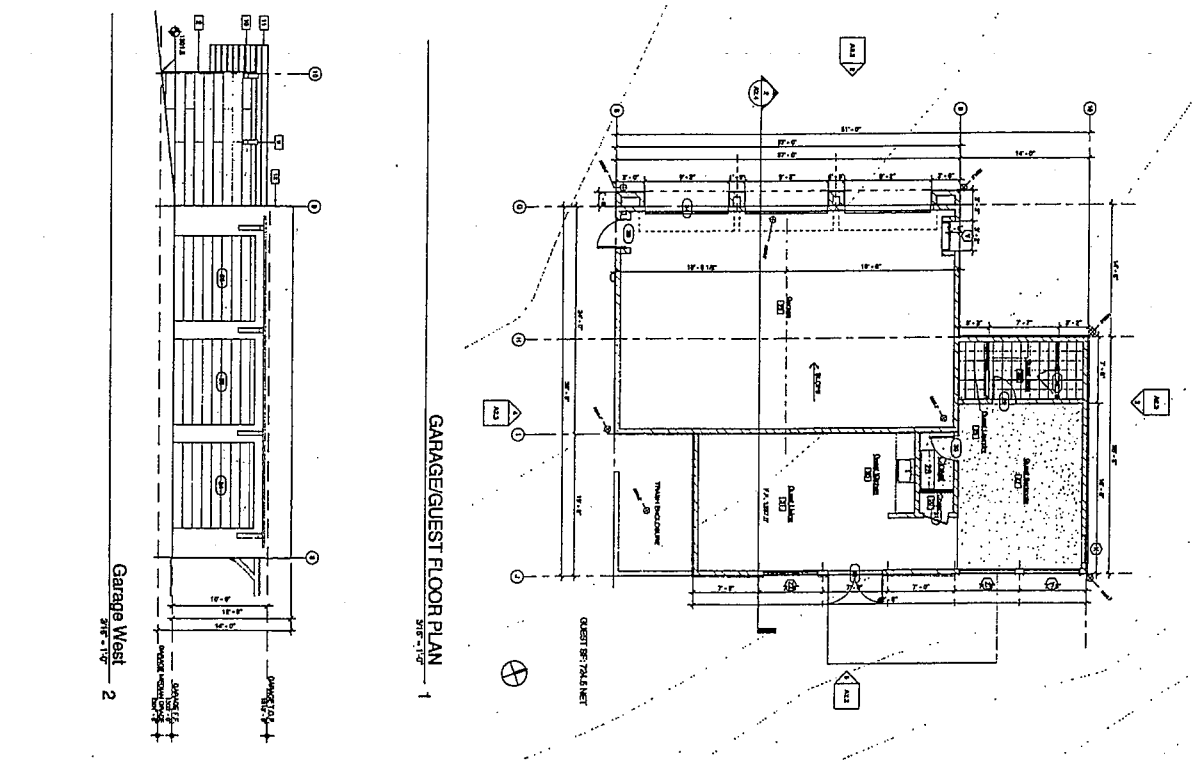
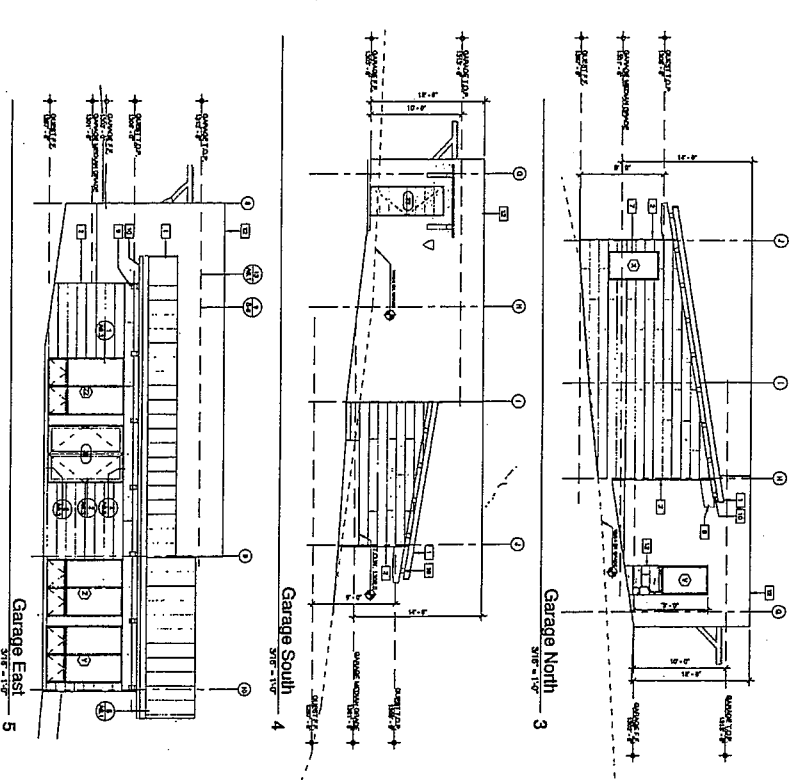
POLLACK RESIDENCE  
 LOT E-28 - SANTA LUCIA PRESERVE  
 CARMEL, CA 93940



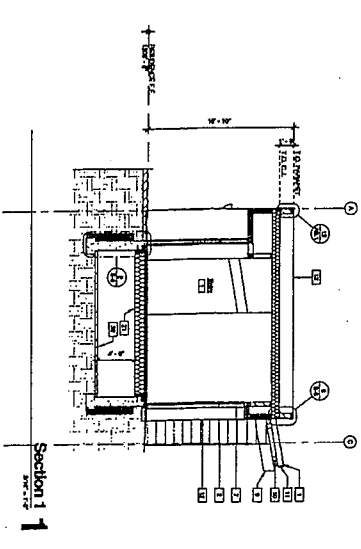
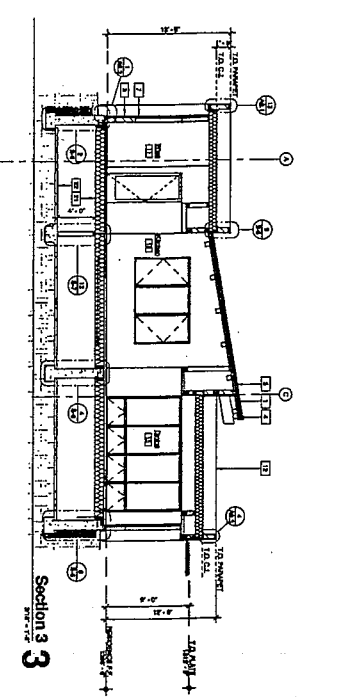
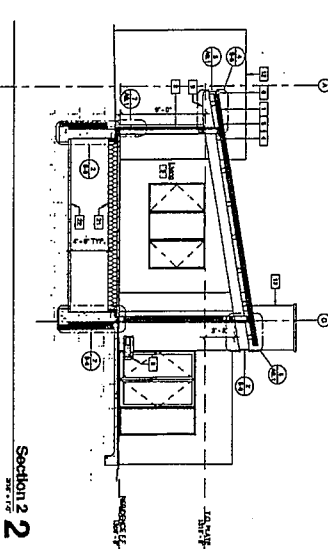
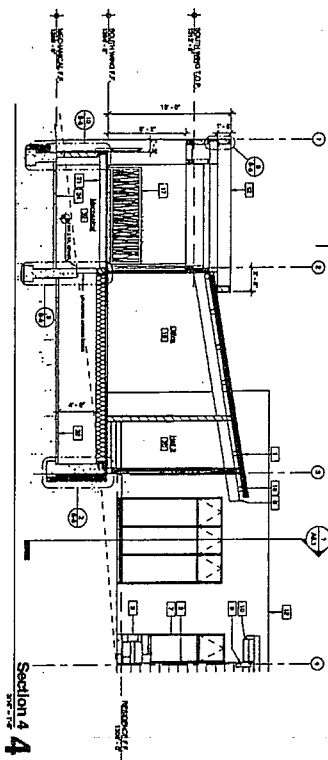
TOM MEANEY ARCHITECT

275 STATE STREET • SUITE 200 • SANTA BARBARA • CA • 93101 • TEL (CARMEL) 831-434-4378  
 (SANTA BARBARA) 805-966-7668 • FAX 805-966-7699 • WWW.TOMMEANEY.COM

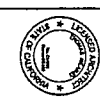
NO.	REVISION
1	ISSUE FOR PERMITTING
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3	ISSUE FOR PERMITTING
4	ISSUE FOR PERMITTING
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6	ISSUE FOR PERMITTING
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24	ISSUE FOR PERMITTING



KEY SYMBOL	DESCRIPTION
1	STAIRS: 2" x 4" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
2	WOOD FLOORING: 1/2" x 3/4" x 5" TONGUE AND GROOVE, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
3	WOOD CEILING: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
4	WOOD WALL: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
5	WOOD ROOF: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
6	WOOD DECK: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
7	WOOD PORCH: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
8	WOOD STAIRS: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
9	WOOD BALUSTRADE: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
10	WOOD HANDRAIL: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
11	WOOD NEWEL POST: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
12	WOOD FINISHING: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
13	WOOD JOIST: 1" x 6" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
14	WOOD STRINGER: 1" x 6" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
15	WOOD TREAD: 1" x 6" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
16	WOOD RISER: 1" x 6" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
17	WOOD BALUSTRADE: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
18	WOOD HANDRAIL: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
19	WOOD NEWEL POST: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
20	WOOD FINISHING: 1/2" x 4" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
21	WOOD JOIST: 1" x 6" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
22	WOOD STRINGER: 1" x 6" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
23	WOOD TREAD: 1" x 6" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING
24	WOOD RISER: 1" x 6" x 8" PLANK, 1" x 6" JOIST, 1" x 6" STRINGER, 1" x 6" TREADS, 1" x 6" RISERS, 1" x 6" BALUSTRADE, 1" x 6" HANDRAILS, 1" x 6" NEWEL POSTS, 1" x 6" FINISHING



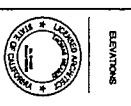
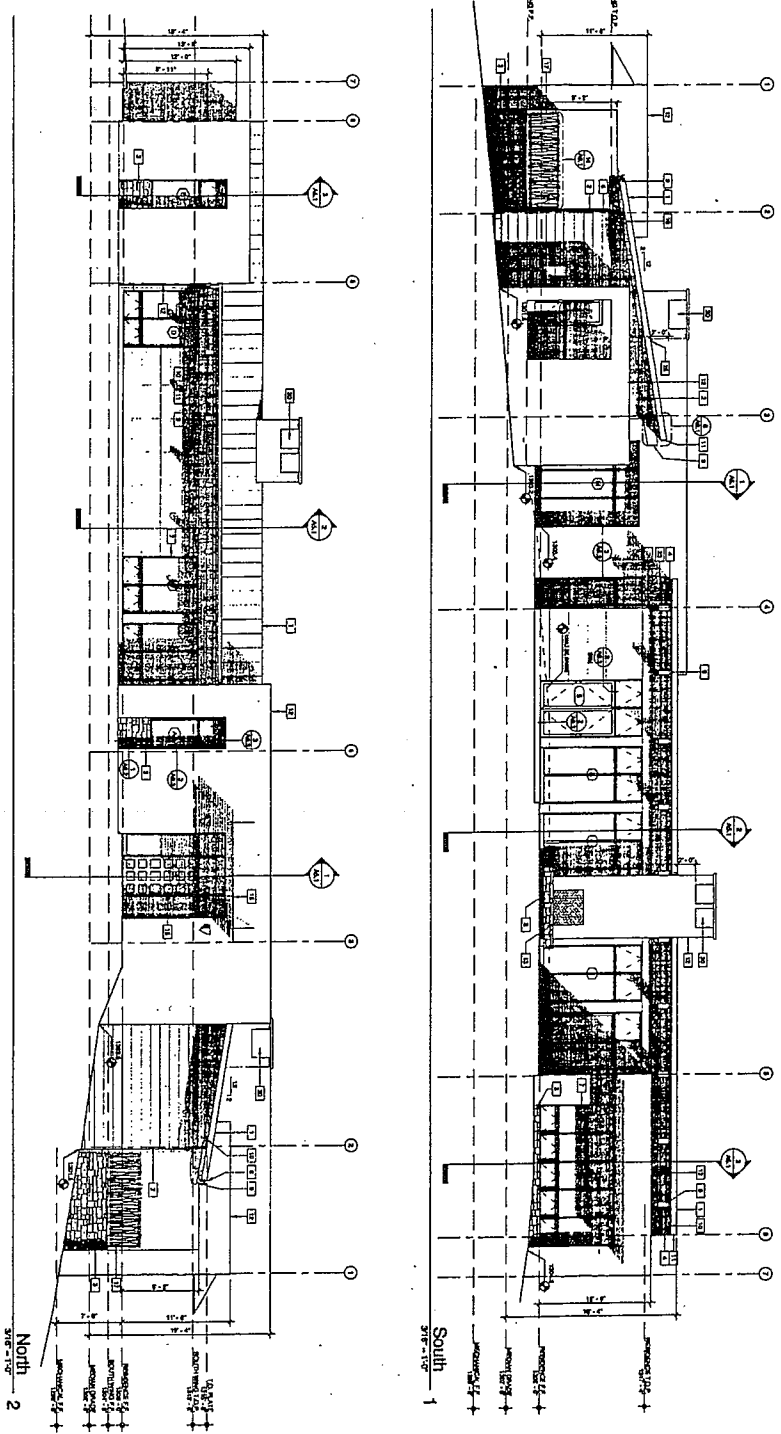
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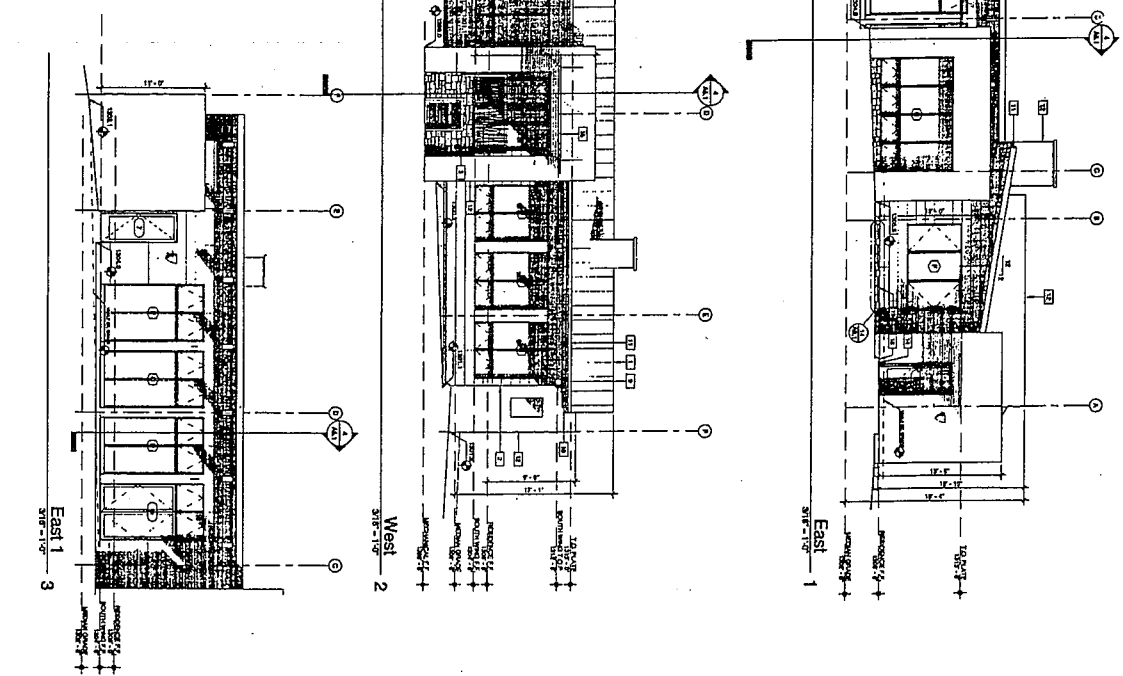
POLLACK RESIDENCE  
LOT E-28 - SANTA LUCIA PRESERVE  
CARMEL, CA 93940

T M  
TOM MEANEY ARCHITECT  
420 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101 • TEL (CARMEL) 351-424-4278  
(SANTA BARBARA) 951-7665 • FAX 951-766-7153 • WWW.TOMMEANEY.COM

NO.	ITEM
1	FOUNDATION
2	CONCRETE SLAB ON GRADE
3	CONCRETE WALLS
4	CONCRETE FOOTINGS
5	CONCRETE CURBS
6	CONCRETE DRIVE CURB
7	CONCRETE DRIVE CURB
8	CONCRETE DRIVE CURB
9	CONCRETE DRIVE CURB
10	CONCRETE DRIVE CURB
11	CONCRETE DRIVE CURB
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21	CONCRETE DRIVE CURB
22	CONCRETE DRIVE CURB
23	CONCRETE DRIVE CURB
24	CONCRETE DRIVE CURB



NO. YEAR	DESCRIPTION
1	STANDARD SEAM STEEL METAL ROOF
2	STATE SCOVE STRIKE BY AMERICAN RUBBER GUMMUT COMPANY COLORED COPPER TALLOW
3	CLASS COATING DOORWAYS & SLOPE VENT SHAFTS WITH FIRE RESISTANT MATERIALS. THIS GROUP
4	PROTECTED BY 1/2" MINIMUM THICKNESS OF CONCRETE OR 1/2" MINIMUM THICKNESS OF BRICK OR SHALL BE
5	PROTECTED BY 1/2" MINIMUM THICKNESS OF CONCRETE OR 1/2" MINIMUM THICKNESS OF BRICK OR SHALL BE
6	PROTECTED BY 1/2" MINIMUM THICKNESS OF CONCRETE OR 1/2" MINIMUM THICKNESS OF BRICK OR SHALL BE
7	ROOF SCOURING WITH 1/2" MINIMUM THICKNESS OF CONCRETE OR 1/2" MINIMUM THICKNESS OF BRICK OR SHALL BE
8	ROOF SCOURING WITH 1/2" MINIMUM THICKNESS OF CONCRETE OR 1/2" MINIMUM THICKNESS OF BRICK OR SHALL BE
9	ROOF SCOURING WITH 1/2" MINIMUM THICKNESS OF CONCRETE OR 1/2" MINIMUM THICKNESS OF BRICK OR SHALL BE
10	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
11	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
12	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
13	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
14	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
15	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
16	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
17	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
18	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
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23	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
24	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
25	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW
26	REPAIRING WINDOW SILL METAL WINDOW DRAIN GUTTERS COLORED COPPER TALLOW

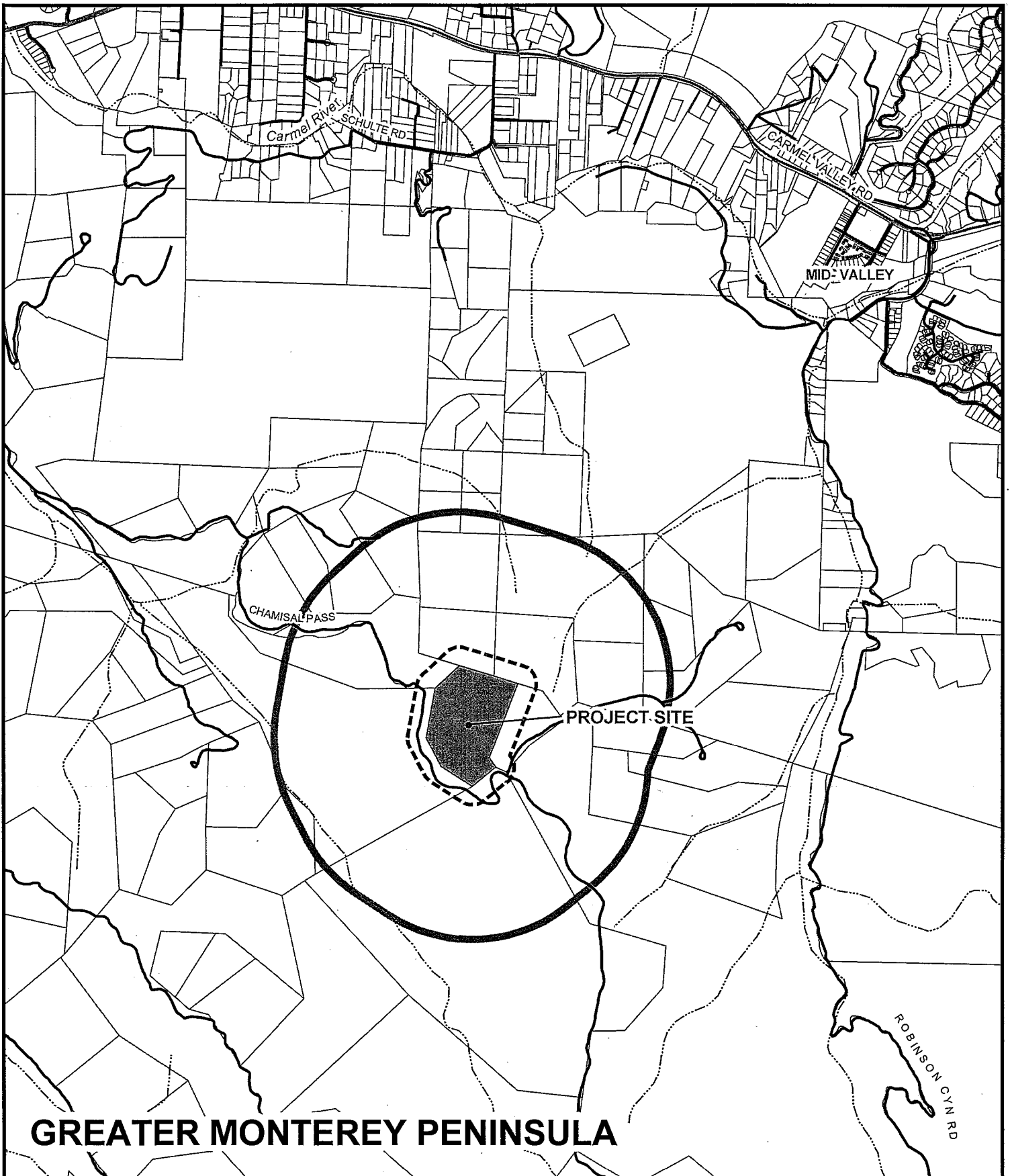






# EXHIBIT C

## VICINITY MAP



# GREATER MONTEREY PENINSULA

APPLICANT: POLLACK

APN: 239-102-031-000

FILE # PLN090058

  300' Limit    
   2500' Limit    
   City Limits

