

MONTEREY COUNTY ZONING ADMINISTRATOR

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| Meeting: March 26, 2015 | Agenda Item No.: 3 |
| Project Description: Consider an Administrative Permit and Design Approval allow the construction of a 2,758 square foot residence with a 590 square foot garage, a 520 square foot guesthouse; 1,164 square feet of decking; grading of approximately 436 cubic yards; and installation of a new on-site septic system. | |
| Project Location: 4085 Segunda Drive, Carmel | APN: 015-044-002-000 |
| Planning File Number: PLN140609 | Owner: Douglas Frederick and Kimberley Sue Campbell Agent: Bob Littell |
| Planning Area: Carmel Valley Master Plan | Flagged and staked: Yes |
| Zoning Designation: Low Density Residential with a gross density of one unit per acre, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays, or "LDR/1-D-S-RAZ" | |
| CEQA Action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines | |
| Department: RMA-Planning | |

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15303 (a) of the CEQA Guidelines; and
- 2) Approve PLN140609, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The application proposes the construction of a single family dwelling, detached guesthouse, installation of an on-site septic system, and site grading on a vacant residentially zoned parcel. The proposed residence will obtain water from an existing water well located on the subject parcel. The proposed project requires the approval of an Administrative Permit and Design Approval, which typically can be approved administratively if the proposed project is in compliance with all County policies and regulations; however, at the request of the public this project has been referred to a public hearing before the Zoning Administrator pursuant to Title 21, Section 21.70.60. Please see the project discussion contained in **Exhibit B** of this staff report for further detail.

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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- Cypress Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Public Works Department, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The application was referred to the Carmel Valley Land Use Advisory Committee (LUAC). The LUAC reviewed the project on February 17, 2015. The LUAC recommended approval of the project with a vote of 7-1, with recommendations that include the guesthouse be moved an additional six feet from the neighboring property line, the exterior colors to be changed to "darker earth tones", and that shades be added to the skylights to prevent light pollution.

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

/S/ ~~ASHLEY NAKAMURA~~



Ashley Nakamura, Assistant Planner
(831) 755-5892, NakamuraA@co.monterey.ca.us
March 4, 2015

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Ashley Nakamura, Project Planner; Douglas Frederick and Kimberley Sue Campbell, Owner; Robert Littell, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; George Brehmer (Carmel Valley projects only); Sylvette Baird, Neighbor; Scott and Ann Hanham, Neighbor; John Wright, Neighbor; Planning File PLN140609

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|--------------|-----------|--|
| Attachments: | Exhibit A | Project Data Sheet |
| | Exhibit B | Project Discussion |
| | Exhibit C | Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan, Floor Plan and Elevations |
| | Exhibit D | Vicinity Map |
| | Exhibit E | Advisory Committee Minutes (LUAC) |
| | Exhibit F | Letters submitted by the public |
| | Exhibit G | Supporting Documents |

This report was reviewed by John Ford, RMA Services Manager.



EXHIBIT A

Project Information for PLN140609

Application Name: Campbell Douglas Frederick & Kimberley Sue
Location: 4085 Segunda Dr, Carmel
Applicable Plan: Carmel Valley Master Plan
Advisory Committee: Carmel Valley Advisory Committee
Permit Type: Administrative Permit
Environmental Status: Categorical Exemption
Zoning: LDR/1-D-S-RAZ

Primary APN: 015-044-002-000
Coastal Zone: No
Final Action Deadline (884): 2/20/2015
Land Use Designation: Residential - Low Density 5
- 1 Acres/Unit

Project Site Data:

Lot Size: 1.11
Existing Structures (sf): 0
Proposed Structures (sf): 5032
Total Sq. Ft.: 5032

Coverage Allowed: 25%
Coverage Proposed: 11%
Height Allowed: 30
Height Proposed: 20
FAR Allowed: NA
FAR Proposed: NA

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: III
Erosion Hazard Zone: High
Fire Hazard Zone: Very High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: None

Soils Report #: NA
Biological Report #: NA
Forest Management Rpt. #: NA
Geologic Report #: LIB150091
Archaeological Report #: LIB150004
Traffic Report #: NA

Other Information:

Water Source: Well
Water Purveyor: MPWMD
Fire District: Cypress FPD
Tree Removal: 0

Grading (cubic yds.): 436
Sewage Disposal (method): Septic
Sewer District Name: NA

EXHIBIT B DISCUSSION

Project Description & Background

The application proposes the construction of a 2,758 square foot residence with a 590 square foot garage, a 520 square foot guesthouse; 1,164 square feet of decking; grading of approximately 436 cubic yards; and installation of a new on-site septic system on a 1.11 acre residentially zoned parcel within the Rancho Rio Vista subdivision. The application proposes to obtain water from an existing well previously established on the subject parcel.

The application is being referred to the Zoning Administrator pursuant to Section 21.70.060.A.5 of the Zoning Ordinance. The written requests received from the public, can be found in Exhibit F of this report.

Neighborhood Concerns

The Rancho Rio Vista subdivision is zoned Low Density Residential with a gross density of one unit per acre, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays, or "LDR/1-D-S-RAZ", which allows a single family dwelling and guesthouse subject to compliance with the site development standards of Section 21.14.060 and regulations of 21.64.020.

The purpose of the Low Density Residential Zoning District is to provide a district to accommodate low density uses in the rural and suburban areas of the County of Monterey and to insure that allowable land uses are compatible with the area.

The parcel is 1.11 acres in area and is allowed up to 25% of structural coverage, pursuant to the LDR Zoning District, Section 21.14.060.E. The subject application purposes a total of 5,032 square feet of structural coverage equal to 11%, which is below the maximum allowed for the LDR Zoning District. All site developments standards including setback requirements of the LDR Zoning District are being adhered to. The site development standards of the LDR Zoning District are intended to accommodate low density uses and require minimum one acre building sites in the rural areas of the County; by implementing the site development standards the rural character is maintained. Please note the entire Rancho Rio Vista subdivision is zoned LDR/1-D-S-RAZ, and therefore held to the same standards.

A guesthouse meeting the development standards of Section 21.64.020 is an allowed use within the LDR Zoning District. Section 21.64.020 allows guesthouse to be a maximum of 600 square feet of livable floor area; the subject guesthouse is 520 square feet of livable floor area, which is below the maximum allowed. The guesthouse is proposed in a location that maintains nearly double the required setbacks in all directions. The neighboring property owner immediately to the west was concerned in regards to the possibility of the guesthouse constructed six feet from the western property line being too close to the neighbors existing swimming pool. However, the applicant has chosen to accommodate the concerned neighbor by increasing the proposed side setback from six feet to twelve feet, which is double the setback amount required by the LDR Zoning District. The applicant has also voluntarily submitted a professional opinion prepared by a structural engineer stating that the new construction will have no structural impact on the neighbor's swimming pool. The professional opinion can be found in Exhibit G of this report.

A neighbor submitted concerns with the size of the proposed residence in comparison to the other residences in the Rancho Rio Vista subdivision. The neighbor states that the average

residence is approximately 2,000 square feet. Staff has researched the habitable square footages of residences within the vicinity and determined based on square footages obtained from the Assessor's database that the proposed square footage is consistent with the residences existing within the subdivision. According to the Assessor's database the parcel with the most habitable square footage in the vicinity consists of 4,468 square feet; the least being 1,452 square feet. Therefore, staff has determined that the proposed 2,758 square foot residence with a detached 520 square foot guesthouse is consistent with the existing residences within the vicinity.

The application proposes to obtain water from an existing well on the subject parcel, which was approved in 2003 by the Monterey Peninsula Water Management District and the Monterey County Environmental Health Bureau (EHB). The well was approved in accordance with the appropriate standards. As shown on the site plan the structure, well, septic and leach field meet all required setbacks. The well is thus a legal water source for the project.

General Plan Policy PS-4.5 and PS-4.6 require new development to connect to public sewer, unless determined to be to be infeasible. EHB reviewed the application and determined that the nearest sewer line is approximately 1,300 feet away from the subject parcel and requiring the property owner to connect to the sewer line is considered infeasible. Monterey County Code, Section 15.20.040 requires residences within 200 feet of an approved sanitary sewer to connect to such sewer. In this specific situation the parcel is located approximately 1,300 feet away from the nearest sewer connection and therefore, connecting to an existing sewer line is not feasible.

The subject application has been reviewed by the RMA - Planning, Cypress Fire Protection District, Public Works, Environmental Health Bureau, RMA-Environmental Service, and Water Resources Agency. The respective agencies have reviewed the application at determined the proposed development is in compliance with all applicable policies and regulations. The 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; see Finding No. 4 within the attached resolution.

A neighbor has posed the following questions:

- 1.) Will everybody in the Rancho Rio Vista subdivision be allowed a well?
- 2.) Will everybody in Rancho Rio Vista subdivision be allowed a guesthouse?

These questions can only be answered on a case by case basis, which will include review of all applicable policies and regulations in place at the time of submittal to determine whether the proposal is consistent with County ordinances and policies.

LUAC recommendations

The LUAC reviewed the project on February 17, 2015. The LUAC recommended approval of the project with a vote of 7-1, with recommendations that include the guesthouse be moved an additional six feet from the neighboring property line, the exterior colors to be changed to "darker earth tones", and that shades be added to the skylights to prevent light pollution. The applicant has agreed to increase the side setback from six feet to twelve feet to accommodate the neighbor, revise the colors and materials to "darker earth tones", and to apply interior wood grid shades to the skylights to prevent light pollution.

Environmental Review

The project proposes the construction of a new residence and detached guesthouse, which will result in one residence and a guesthouse on the subject parcel, which is located within a

residential zoning district, with no unusual circumstances that would result in a significant effect or cumulative impact and therefore, qualifies under 15303 (a) within the Class 3 categorical exemption.

Recommendation

Based on review of all application materials, in comparison to all applicable policies and regulations, staff is recommending approval of the subject application.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

**Douglas Frederick and Kimberley Sue Campbell
(PLN140609)**

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project exempt from CEQA per Section 15303(a) of the CEQA Guidelines; and
- 2) Approving an Administrative Permit and Design Approval allow the construction of a 2,758 square foot residence with a 590 square foot garage; a 520 square foot guesthouse; 1,164 square feet of decking; grading of approximately 436 cubic yards; and installation of a new on-site septic system.

[PLN140609, Douglas Frederick and Kimberley Sue Campbell, 4085 Segunda Drive, Carmel, Carmel Valley Master Plan (APN: 015-044-002-000)]

The Campbell application (PLN140609) came on for public hearing before the Monterey County Zoning Administrator on March 26, 2015. 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:** **PROJECT DESCRIPTION** – The proposed project is an Administrative Permit and Design Approval to allow the construction of a 2,758 square foot residence with a 590 square foot garage; a 520 square foot guesthouse; 1,164 square feet of decking; grading of approximately 436 cubic yards; and installation of a new on-site septic system.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140609.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;

- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 4085 Segunda Drive, Carmel (Assessor's Parcel Number 015-044-002-000), within the Carmel Valley Master Plan. The parcel is zoned Low Density Residential with a gross density of one unit per acre, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays, or "LDR/1-D-S-RAZ", which allows a single family dwelling and guesthouse subject to compliance with the site development standards of Section 21.14.060 and regulations of 21.64.020. Therefore, the proposed project is an allowed land use for this site.
- c) The parcel is located within a Design Control District. The purpose of the Design Control District is to provide regulation of location, size, configuration, materials, and colors of structures in order to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The location of the residence and guesthouse is dictated by the topography of the land, which begins to steeply slope away from the street approximately 150 feet from the front property line. Therefore, the majority of development is proposed on the front half of the parcel. As requested by the LUAC the structures will consist of "darker earth tones" in order to assure protection of the public viewshed. The habitable square footage of residences within the subdivision range from 1,452 to 4,468 square feet with an average residence of 2,754 square feet of habitable area. The subject residence is proposed to be 2,758 square feet of habitable space in addition to a 520 square foot guesthouse, which is comparable to existing residences within the subdivision.
- d) The project has been designed to avoid the removal of trees and avoid slopes in excess of 25%. The applicant has increased the side setback required for the guesthouse from 6 feet as originally proposed to 12 feet to better accommodate the neighbors request to relocate the guesthouse. By increasing the side setback to double what is required by the zoning ordinance, the guesthouse is approximately 35 feet away from the neighbor's swimming pool. The proposed dwelling is one-story, which is consistent with other residences in the vicinity.
- e) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on February 17, 2015. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the application includes a Design Approval that is subject to review by the Zoning Administrator, due to a public request for a public hearing.
- f) The LUAC recommended approval of the project with a vote of 7-1, with recommendations that include the guesthouse be moved an additional six feet from the neighboring property line, the exterior colors to be changed to "darker earth tones", and that shades be added to the skylights to prevent light pollution. The applicant has agreed to increase

the side setback from six feet to twelve feet to accommodate the neighbor, revise the colors and materials to “darker earth tones”, and the applicant has agreed to apply interior wood grid shades to the skylights to prevent light pollution.

- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140609.

3. **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, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, 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) Staff identified potential impacts to Archaeological Resources and Soil Stability. The following reports have been prepared:
- “Preliminary Archaeological Report” (LIB150004) prepared by Susan Morley, Marina, CA, September 2014
 - “Soil Engineering Investigation” (LIB150091) prepared by Landset Engineers, Inc., Salinas, CA, October 13, 2014

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The subject parcel is not located within a visually sensitive area as defined in Figure #14 of the 2010 Monterey County General Plan, and the development proposed does not have the potential to adversely affect the existing viewshed.
- d) Staff conducted a site inspection on August 15, 2014 and verified that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140609.

4. **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 the RMA - Planning, Cypress Fire Protection District, Public Works, Environmental Health Bureau, RMA-Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and

- welfare of persons either residing or working in the neighborhood.
- b) General Plan Policy PS-4.5 and PS-4.6 require new development to connect to public sewer, unless determined to be to be infeasible. EHB reviewed application and determined that the nearest sewer line is approximately 1,300 feet away from the subject parcel and requiring the property owner to connect to the sewer line is considered infeasible. Monterey County Code, Section 15.20.040 requires residences within 200 feet of an approved sanitary sewer to connect to such sewer. In this specific situation the parcel is located approximately 1,300 feet away from the nearest sewer connection and therefore, connecting to an existing sewer line is not feasible. Condition No. 22, which requires submittal of on-site wastewater treatment system plan to ensure that the plan complies with Monterey County Code Chapter 15.20, has been incorporated.
 - c) The proposed residence will be served by an existing well located on the subject parcel. The well was issued a Water Distribution System Permit (Permit No. S08-04-L2/S14-09-R) from the Monterey Peninsula Water Management District (MPWMD) and a Well Permit from EHB (Well Permit No. 03-01223) on June 2, 2003. Water Quality testing performed on March 12, 2012 showed Fluoride was detected at a level above the Maximum Contaminant Level. EHB has recommended two conditions of approval regarding fluoride treatment (See Exhibit C, Condition Nos. 23 and 24).
 - d) Staff conducted a site inspection on August 15, 2014 and verified that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140609.

5. **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: There are no known violations on the subject parcel.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempts the construction of one single family dwelling, or a second dwelling in a residential zoning district.
 - b) The project proposes the construction of a new residence and detached guesthouse, which will result in one residence and a guesthouse on a parcel within a residential zoning district, and therefore, qualifies under 15303 (a) within the Class 3 categorical exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 15, 2014.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within

view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140609.

7. **FINDING:** **GUESTHOUSE** – The subject project meets the regulations, standards and circumstances for a guesthouse in accordance with the applicable goals, policies, and regulations of the Carmel Valley Master Plan and the Zoning Ordinance.
- EVIDENCE:**
- a) The proposed guesthouse complies with the provisions of Monterey County Code Section 21.64.020. A condition of approval which requires the recordation of a Deed Restriction has been incorporated to ensure long-term compliance with the requirements and restrictions stated in the Zoning Ordinance.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140609.
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:**
- a) Section 21.80.040.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project exempt from CEQA per Section 15303(a) of the CEQA Guidelines; and
2. Approve an Administrative Permit and Design Approval allow the construction of a 2,758 square foot residence with a 590 square foot garage; a 520 square foot guesthouse; 1,164 square feet of decking; grading of approximately 436 cubic yards; and installation of a new on-site septic system, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 26th day of March, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, 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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN140609

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN140609) allow the construction of a 2,758 square foot residence with a 590 square foot garage, a 520 square foot guesthouse; 1,164 square feet of decking; grading of approximately 436 cubic yards; and installation of a new on-site septic system. The property is located at 4085 Segunda Drive, Carmel (Assessor's Parcel Number 015-044-002-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number ***) were approved by the Director of Planning for Assessor's Parcel Number 015-044-002-000 on March 26, 2015. The permit was granted subject to 28 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Administrative Permit and Design Approval (Planning File No.: PLN140609) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

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

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or
Monitoring
Action to be Performed:

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

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

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

9. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

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

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

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

10. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Preliminary Cultural Resources Reconnaissance (Library No. LIB150004), was prepared by Susan Morley in September 2014; and a Soil Engineering Investigation (LIB150091), was prepared by Landset Engineers on October 13, 2014. These reports are on file in Monterey County RMA - Planning. All development shall be in accordance with these reports."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

11. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

- Only 1 guesthouse shall be allowed per lot.
 - Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 600 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 15 feet nor be more than one story.
- (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning.

12. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on January 28, 2018 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

13. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

14. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

15. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Soil Engineering Investigation. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

16. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations in the project Soil Engineering Investigation prepared by Landset Engineers, Inc. The Grading Plan shall be reviewed by a licensed practitioner to ensure the Soil Engineering Investigation recommendations have been incorporated in the plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Grading Plan.

17. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

18. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

19. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

20. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Plan to RMA-Environmental Services for review and approval.

21. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

22. EH01- ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout, cross section analysis, 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.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit an OWTS application and design plans for review including cross section analysis and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

23. EH02 - DESIGN FLUROIDE TREATMENT IMPROVEMENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the Fluoride treatment improvements to meet the primary standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations. Submit plans from a qualified individual for the water system improvements, and any associated fees to the Director of Environmental Health for review and approval prior to installing the improvements.

Compliance or Monitoring Action to be Performed: Prior to approval of the construction permit provide fluoride treatment plans.
Prior to occupancy install fluoride treatment according to the plans approved by the Drinking Water Protection Service.

24. EH03 - DEED RESTRICTION FOR FLUORIDE TREATMENT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. The water quality results collected on March 12, 2012 indicated that fluoride was over the maximum containment level of 2 parts per million. Applicant shall record a Deed Restriction with the Monterey County Recorder for parcel 015-044-002 indicating that the parcel has a Fluoride Treatment installed for the single family residence and guesthouse approved by this permit PLN140609 and that it's the property owner's responsibility to regular maintain the treatment system to keep it in working order.

Compliance or Monitoring Action to be Performed: Prior to final of building permit submit Grant Deed with legal property description to EHB for creation of Deed Restriction form. Obtain form and instructions from EHB. Record notarized deed restriction for fluoride. Submit evidence of recordation to EHB.

25. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Segunda Drive.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

26. PW0006 - CARMEL VALLEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: 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).

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

27. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

28. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

| Drawing Number | Drawing Description |
|----------------|--|
| A1 | Site Plan, Building Size Standards, and Drawings Index |
| G-01 | Conceptual Grading and Drainage Plan |
| SS-01 | Conceptual Site Plan |
| A2 | Foundation |
| A3 | Excavation |
| A4 | Excavation and Slab-on-Ground |
| A5 | Excavation and Slab-on-Ground |
| A6 | Excavation and Slab-on-Ground |

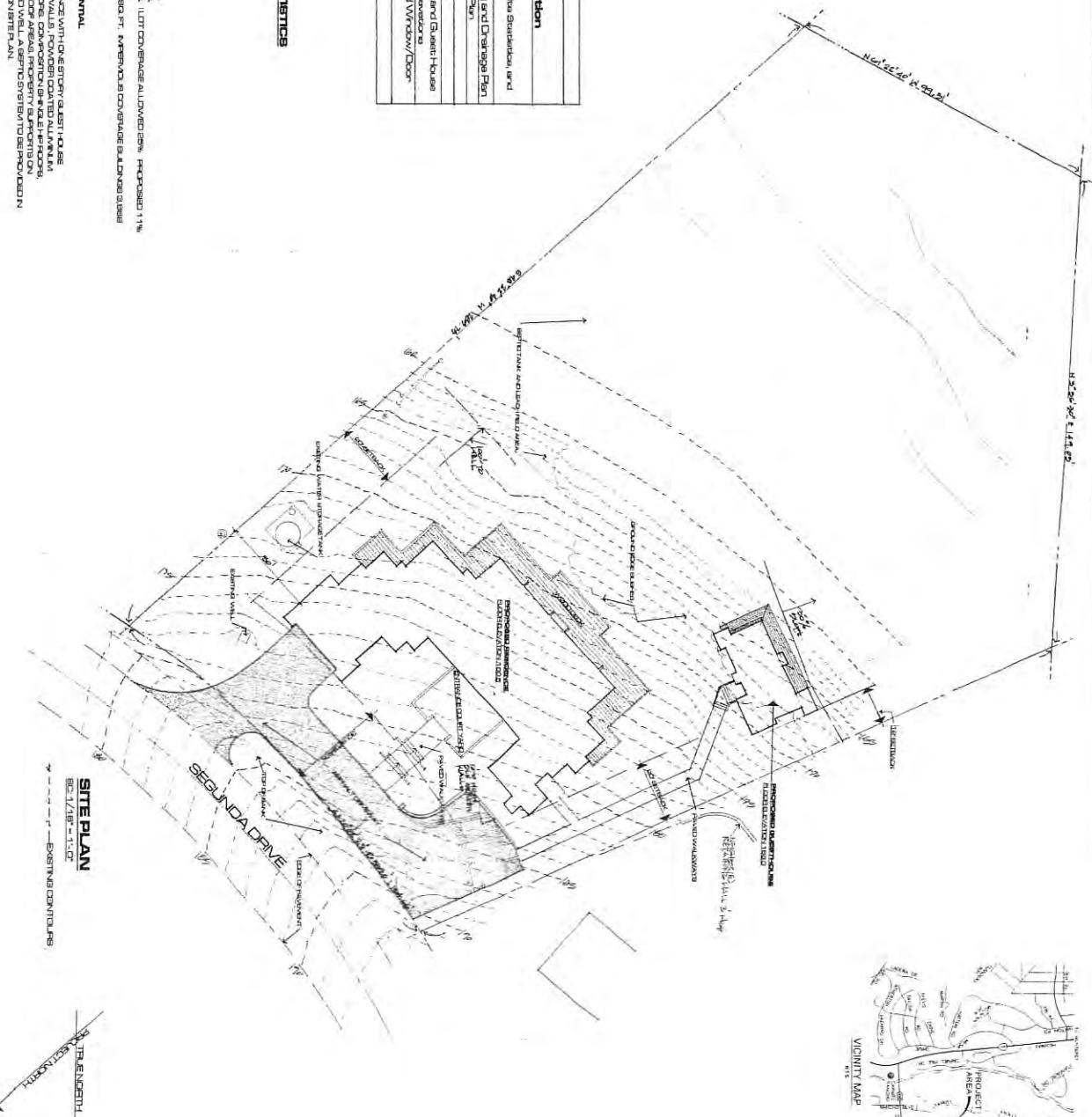
BUILDING AND SITE STATISTICS

APR 01 2014
 ZONING LDR/1-C-5-FUZ
 SITE AREA 1.11 ACRES 47,916 SQ. FT.
 FLOOR AREA 8,750 SQ. FT.
 ONE STORY 8,750 SQ. FT.
 GARAGE 0 SQ. FT.
 TOTAL 8,750 SQ. FT.
 LOT COVERAGE 38.88%
 SPAVED DECKING 1,164 SQ. FT.
 TOTAL COVERAGE 8,086 SQ. FT. (LOT COVERAGE ALLOWED 25%, PROPOSED 11%
 APPLICABLE COVERAGE PAID 2,794 SQ. FT. APPLICABLE COVERAGE BALANCE 5,292 SQ. FT.
 PARKING 8 COVERED 8 UNCOVERED
 GENERAL PLAN OBSERVATION RESIDENTIAL
 ONE STORY RESIDENCE WITH ONE STORY GUEST HOUSE
 STUCCO EXTERIOR WALLS, FOUNDATION CONCRETE ALUMINUM
 WINDOW AND DOOR COVERS CONCRETE SLAB ON GROUND
 SITE EXISTING TERRACE WALL, A SEPTIC SYSTEM TO BE LOCATED IN
 LOCATION SHOWN ON SITE PLAN

SCOPE OF WORK:

ONE STORY RESIDENCE WITH ONE STORY GUEST HOUSE
 STUCCO EXTERIOR WALLS, FOUNDATION CONCRETE ALUMINUM
 WINDOW AND DOOR COVERS CONCRETE SLAB ON GROUND
 SITE EXISTING TERRACE WALL, A SEPTIC SYSTEM TO BE LOCATED IN
 LOCATION SHOWN ON SITE PLAN

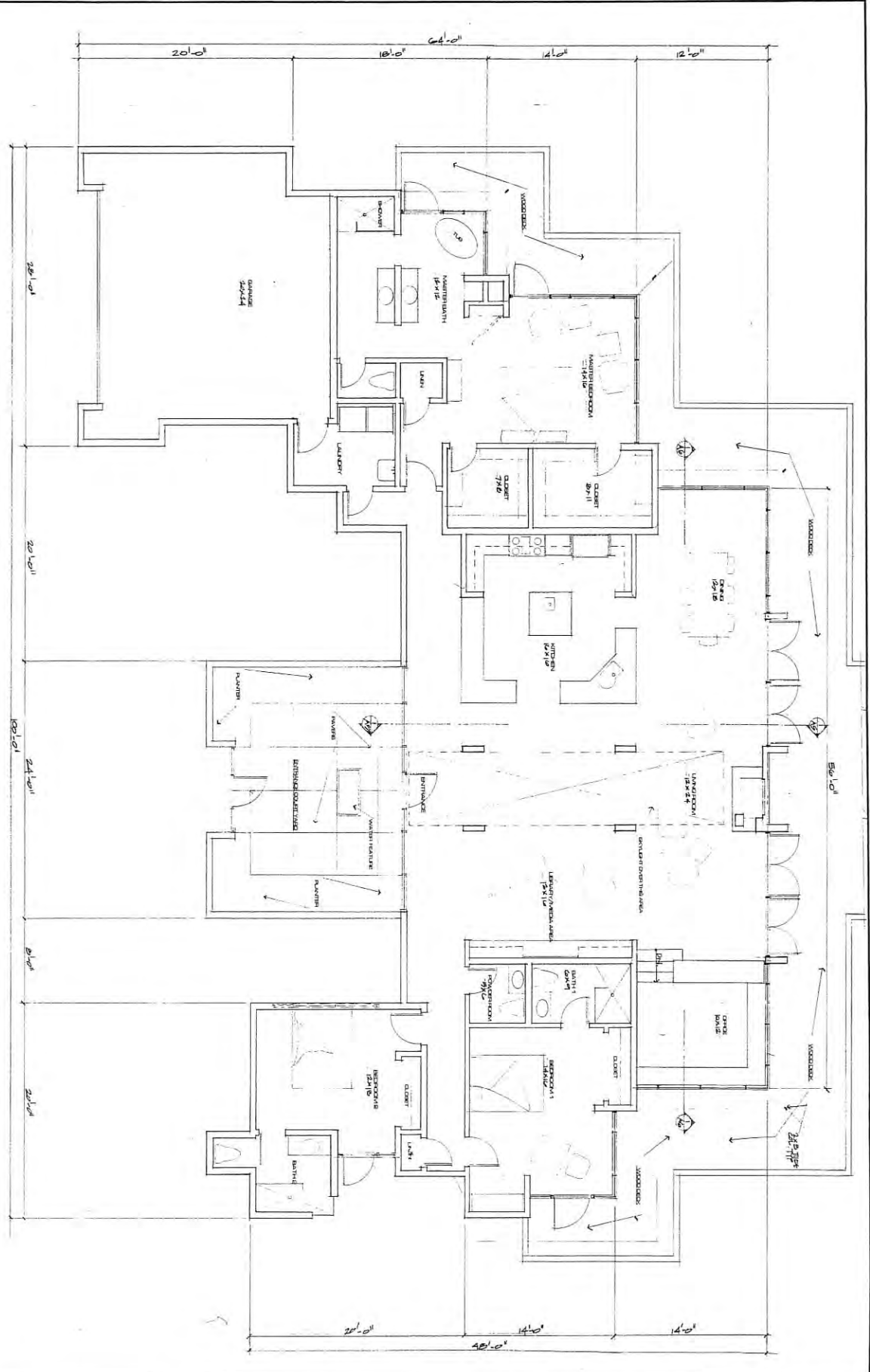
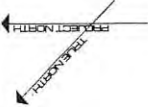
SITE PLAN
 1/8" = 1'-0"



PROPOSED EXISTING CONTOURS
 EXISTING CONTOURS

| | | | | |
|---|---|--|---|---|
| <p>NEW RESIDENCE FOR DOUG AND KIM CAMPBELL SEGUNDA DRIVE CARMEL, CALIF. OWNER ADDRESS P.O. BOX 521277 CARMEL, CALIF. 93822</p> | <p>Robert Liffell Architect MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS P.O. BOX 2144 19951 CARMEL, CALIFORNIA 95018-1992</p> | <p>REVISIONS 1/1/14 2/1/14 3/1/14</p> | <p>DATE: 11/18/14 DRAWN BY: [Signature] CHECKED BY: [Signature]</p> | <p>Sheet: A1 of 1 Sheet</p> |
|---|---|--|---|---|

FLOOR PLAN
S.C. 1/2" = 1'-0"



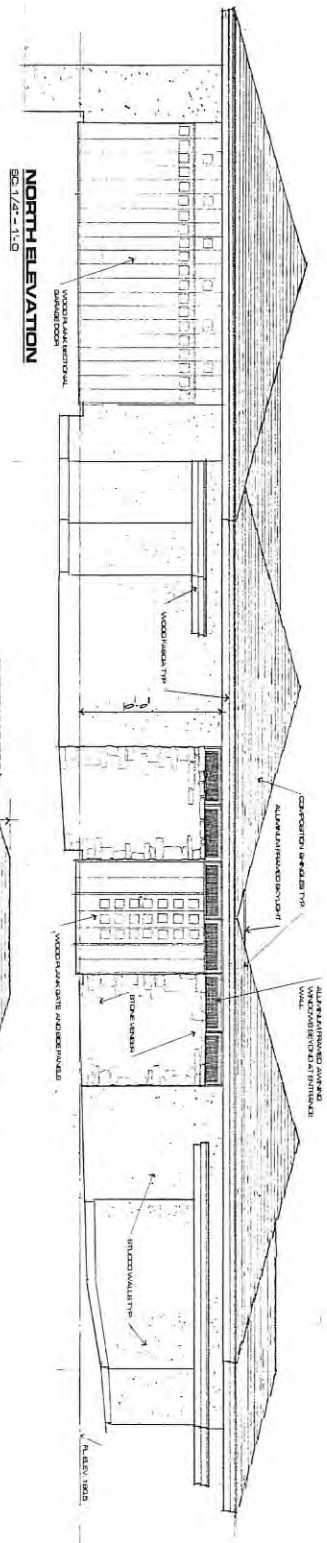
DESIGN DEVELOPMENT

**NEW RESIDENCE
FOR DOUG AND KIM CAMPBELL**
SEGUNDA DRIVE CARMEL CALIF.
OWNER ADDRESS P.O. BOX 221277 CARMEL CALIF. 93922

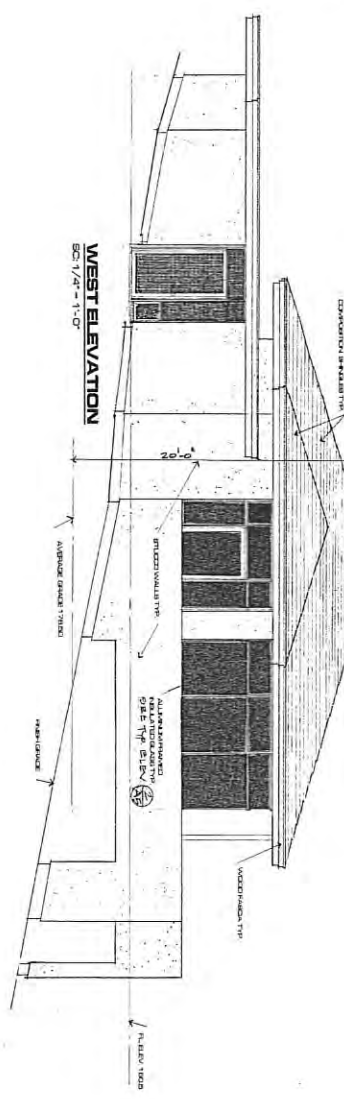
**Robert
Littell
Architect**
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
P.O. BOX 2742 27221 CARMEL, CALIFORNIA 93921

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| BY | |
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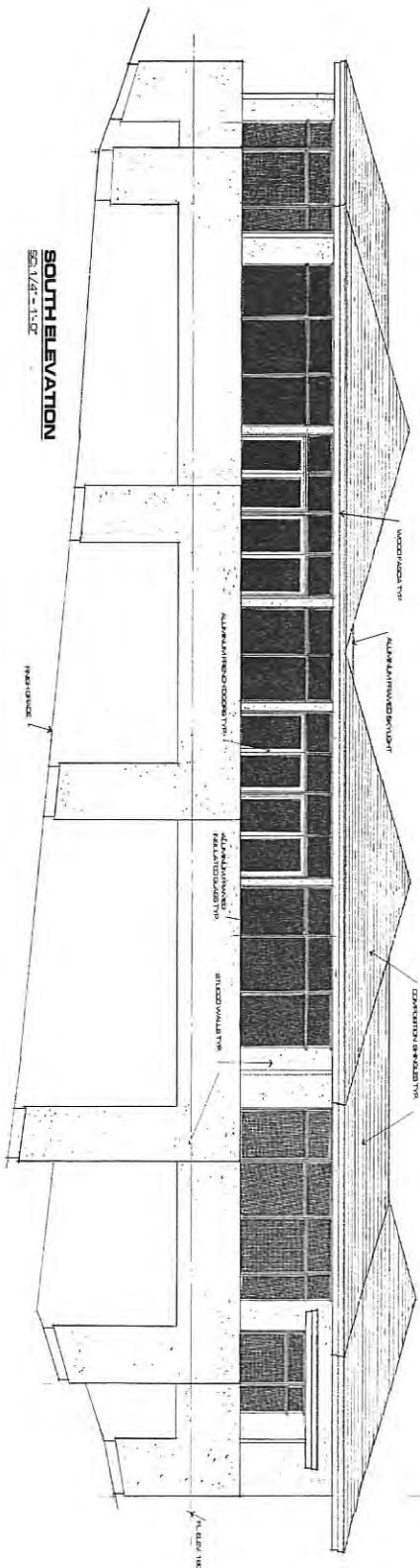
Sheet
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of 4



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



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



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

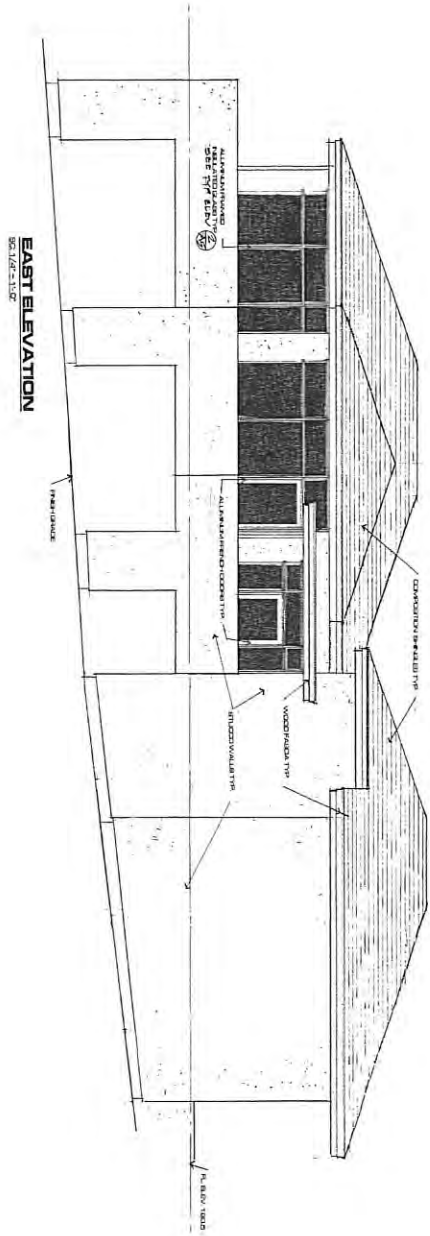
DESIGN DEVELOPMENT

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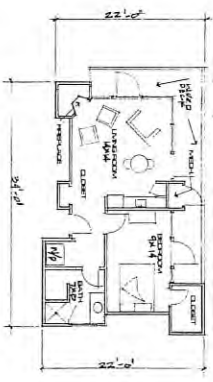
NEW RESIDENCE
FOR DOUG AND KIM CAMPBELL
SEGUNDA DRIVE CARMEL, CALIF.
OWNER ADDRESS P.O. BOX 221277 CARMEL, CALIF. 93822

Robert
Litell
Architect
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
P.O. BOX 2041 19921 CARMEL, CALIFORNIA 93928-0204

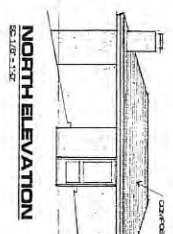
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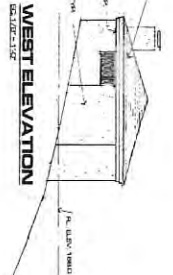
EAST ELEVATION
SCALE: 1/8" = 1'-0"



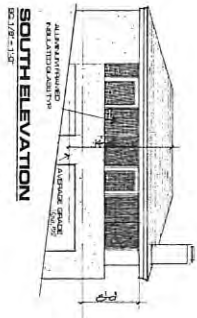
FLOOR PLAN GUEST HOUSE
SCALE: 1/8" = 1'-0"
PROJ. NO. 1444



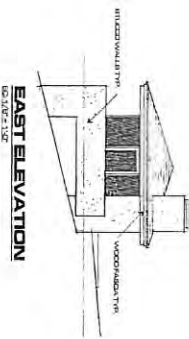
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

DATE: 05/10/14

DESIGN DEVELOPMENT

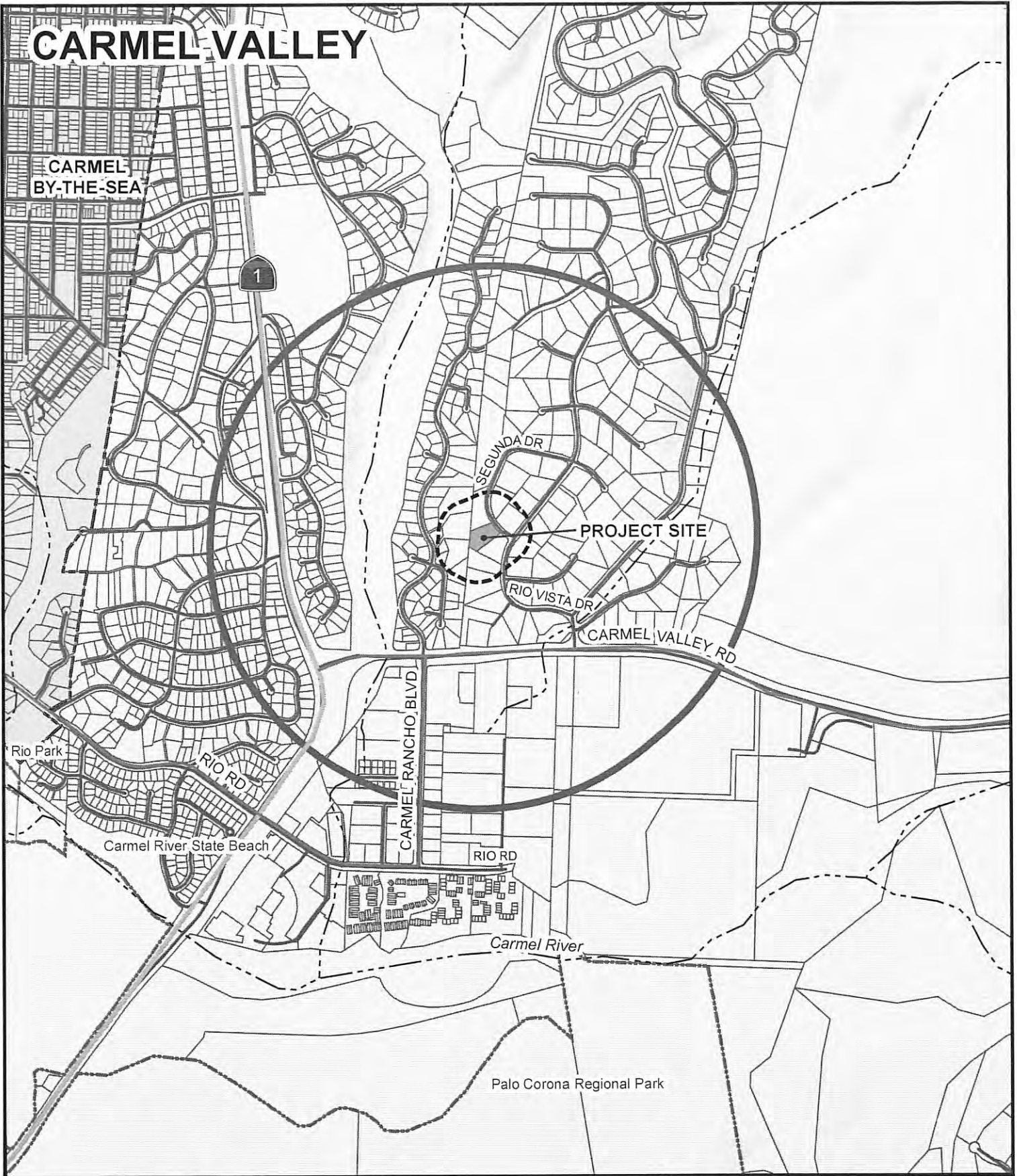
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| of 4 | Drawings |

NEW RESIDENCE FOR DOUG AND KIM CAMPBELL
SEGUNDA DRIVE CARMEL, CALIF.
OWNER ADDRESS P.O. BOX 621277 CARMEL CALIF. 93922

Robert Littell Architect
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
P.O. BOX 3744 TAMPA FLORIDA 33613-3744

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

CARMEL VALLEY

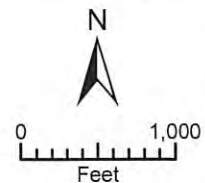


APPLICANT: CAMPBELL

APN: 015-044-002-000

FILE # PLN140609

 2500' Limit  300' Limit  Water  City Limits



PLANNER: NAKAMURA

FILE COPY
PLN140609

MINUTES
Carmel Valley Land Use Advisory Committee
Tuesday, February 17, 2015

1. Meeting called to order by Janet Brennan at 6:32 pm

2. Roll Call

Members Present: Janet Brennan, Charles Franklin, David Burbidge, Michael Addison, John Anzini,
Neil Agron, Judy MacClelland, Brian Rasmussen (8)

Members Absent: 0

3. Approval of Minutes:

A. November 17, 2014 minutes

Motion: David Burbidge (LUAC Member's Name)

Second: Michael Addison (LUAC Member's Name)

Ayes: 8

Noes: 0

Absent: 0

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Election of Officers:

LUAC member nominated for Chairperson: Janet Brennan

Motion: John Anzini (LUAC Member's Name)

Second: David Burbidge (LUAC Member's Name)

Ayes: 8 (Brennan, Franklin, Burbidge, Addison, Anzini, Agron, MacClelland, Rasmussen)

Noes: 0

Absent: 0

Abstain: 0

LUAC member nominated for Secretary: Charles Franklin

Motion: Judy Maclelland (LUAC Member's Name)

Second: Neil Agron (LUAC Member's Name)

Ayes: 8 (Brennan, Franklin, Burbidge, Addison, Anzini, Agron, MacClelland, Rasmussen)

Noes: 0

Absent: 0

Abstain: 0

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 7:55 pm

Minutes taken by: Charles Farnklin

Minutes received via email February 18, 2015

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **February 17, 2014**

Project Title: LEWIS MARK L & EILEEN M

File Number: PLN140347

File Type: DIRECTOR OF RMA PLANNING

Planner: LISTER

Location: 3 COUNTRY CLUB WY CARMEL VALLEY

Project Description:

Administrative Permit to allow the construction of a 2,662 square foot first and second floor addition to an existing 2,198 square foot single family dwelling within a Site Plan Review ("S") Overlay District, and a Design Approval. The project includes the construction of a 575 square foot exercise room, 33 square foot hot tub equipment shed, the removal of one (1) Coast Live Oak tree, and associated grading (147 cubic yards cut; 165 cubic yards fill). The property is located at 3 Country Club Way, Carmel Valley (Assessor's Parcel Number 187-252-006-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Architect (Hunter Eldridge) and owners (Mark/Eileen Lewis)

Was a County Staff/Representative present at meeting? Luis Osorio (Name)

PUBLIC COMMENT: None

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|------|----------------|----|--|
| | YES | NO | |
| | | | |
| | | | |
| | | | |
| | | | |

LUAC AREAS OF CONCERN

| Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference (If Known) | Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc) |
|---|--|---|
| Light pollution | | Add shades for skylights |
| Site identification | | Better identification of driveway |
| | | |
| | | |

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by: John Anzini (LUAC Member's Name)

Second by: Neil Agron (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 8 (Brennan, Franklin, Burbidge, Addison, Anzini, Agron, MacClelland, Rasmussen)

NOES: 0

ABSENT: 0

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **February 17, 2014**

Project Title: CAMPBELL DOUGLAS FREDERICK & KIMBERLEY SUE

File Number: PLN140609

File Type: ZA

Planner: NAKAMURA

Location: 4085 SEGUNDA DR CARMEL

Project Description:

Administrative Permit and Design Approval allow the construction of a 3,348 square foot residence with 1,164 square feet of decking; a 520 square foot guesthouse; grading of approximately 436 cubic yards; and installation of a new on-site septic system. The property is located at 4085 Segunda Drive, Carmel (Assessor's Parcel Number 015-044-002-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Owner (Douglas/Kimberly Campbell) and Architect (Robert Littell)

Was a County Staff/Representative present at meeting? Luis Osorio (Name)

PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|--------------|----------------|----|---|
| | YES | NO | |
| Scott Hannum | X | | Move guest house away from hannum pool keep septic away see letter in file |
| John Wright | X | | Darken color of roof |
| David Baird | X | | Read attached letter |
| | | | |

LUAC AREAS OF CONCERN

| Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference (If Known) | Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc) |
|---|--|---|
| Light pollution | | Add shades to skylights |
| Setback of guest house | | Move guest house 6' east |
| Visibility from Highway 1 | | Change colors to darker earth tones |
| | | |

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by: John Anzini (LUAC Member's Name)

Second by: Neil Agron (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7(Brennan, Franklin, Burbidge, Anzini, Agron, MacClelland, Rasmussen)

NOES: 1 (Addison)

ABSENT: 0

ABSTAIN: 0

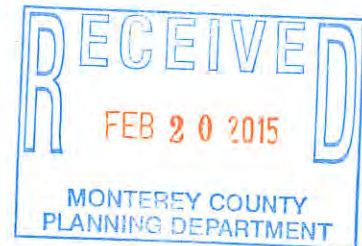


Submitted PLN140609
at 2/17/15
Carmel Valley LUAC meeting

January 26, 2015

File No.: 1373-01

Mr. Doug Campbell
P.O. Box 221277
Carmel, California 93922



Project: **Campbell Residence (APN 015-044-002)**
4101 Segunda Drive
Carmel Views Area of Carmel Valley, Monterey County, California

Subject: **CONCEPTUAL GRADING & DRAINAGE PLAN REVIEW**

- Reference:
1. Soil Engineering Investigation, Campbell Residence (APN 015-044-002), 4101 Segunda Drive, Carmel Views Area of Carmel Valley, Monterey County, California, Doc. No. 1410-107.SER, prepared by Landset Engineers, Inc., dated October 13, 2014.
 2. Conceptual Grading & Drainage Plan, APN: 015-044-002, 4101 Segunda Drive, Carmel Valley, County of Monterey, California, Job No. 6565.02, prepared by Bestor Engineers, Inc., dated October 22, 2014.

Dear Mr. Campbell:

As you requested, Landset Engineers, Inc. has reviewed the above referenced project conceptual grading and drainage plan (Reference 2) for the proposed residential development on your property located off of Segunda Drive in the Carmel Views area of Carmel Valley, Monterey County, California. The purpose of this review was to verify conformance with the conclusions and recommendations contained in this firm's project soil engineering investigation (Reference 1).

The conceptual grading & drainage plans reviewed consisted of the following drawing (Ref. 2).

Sheet G-01 Conceptual Grading & Drainage Plan

As part of our soil engineering investigation (Reference 1) four exploratory borings were drilled on the site. No evidence of past or present slope instability was noted to occur in the field as part of this investigation. The potential for slope instability to affect the subject site or adjacent properties for the planned development is low. New building foundations should be setback from slopes and/or deepened in accordance with Chapter 18 of the 2013 CBC.

January 26, 2015

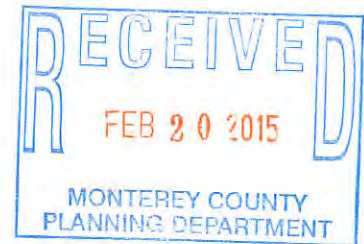
File No.: 1373-01

Based on our review, we conclude that the plans listed above are in general conformance with the recommendations presented in this firm's soil engineering report dated October 13, 2014.

The referenced plans were reviewed specifically with respect to engineering geologic and soil engineering considerations. Other items not addressed herein should be in accordance with the project soil engineering investigation, the current version of the California Building Code, and the requirements of the County of Monterey.

At a minimum, the following items should be reviewed, observed or tested by this firm:

- *Final grading & drainage plans*
- *Building foundation plans*
- *Site stripping and clearing*
- *Overexcavation*
- *Scarification and recompaction*
- *Fill placement and compaction*
- *Foundation excavations & compaction*
- *Compaction of utility trench and pavement areas*



We appreciate the opportunity to have provided services for this project. If you have any questions concerning this letter, please do not hesitate to contact the undersigned.

LandSet Engineers, Inc.

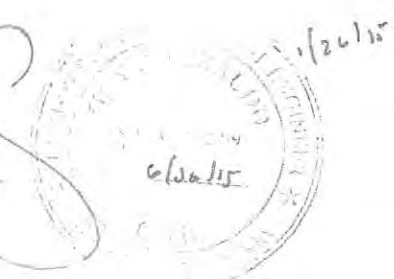
Brian Papurello
CEG 2226

Distribution: Addressee (2)

Doc. No. 1501-111.REV



Guy R. Giraudo
RCE 56569



Submitted
at 2-17-15
Carmel Valley
meeting
PLN140609
LUAC



HOWARD CARTER ASSOCIATES, INC. STRUCTURAL ENGINEERS
9600 Blue Larkspur Lane, Monterey, CA 93940, (831) 373-3119, FAX (831) 373-5872

February 6, 2015

Mr. Doug Campbell
c/o Robert Littell Architect
P.O. Box 4845
Carmel, CA 93921



**RE: 4101 Segunda Drive, Carmel, CA 93923
Foundation Observation**

On February 4, 2015, Csilla Foss of Howard Carter Associates, Inc. was on site to provide a limited visual observation in order to address the neighbor's concerns that the new construction of a guest house might structurally impact their existing pool and retaining wall.

In my professional opinion, the new construction will have no structural impact on the neighbor's pool. The new guest house is not directly below the pool, in fact it is about 30 feet away from the corner point of the neighbor's wall toward the side (south-east) and about 24 feet downhill (south-west). Also the elevation change from the base of the neighbor's retaining wall and the finish floor elevation of the guest house is only 8 feet.

As part of my observation I did notice that the neighbor's pool deck and retaining wall had multiple cracks and the pool deck had settling issues.

If you have any questions please do not hesitate to call.

Respectfully Yours,
HOWARD CARTER ASSOCIATES, INC.

Csilla M. Foss, SE3537

Ann and Scott Hanham
4085 Segunda Drive
Carmel, CA 93923
January 20, 2015

Monterey County Resource Management Agency Planning Department
168 West Alisal Street
Salinas, CA 93901

Re: Project PLN140609 – 4085 Segunda Drive, Carmel

Dear Monterey County Resource Management Agency Planning Department:

This letter is to inform you that we have serious concerns regarding the proposed project/permit for construction of a home and guest house at 4085 Segunda Drive, Carmel, CA 93923.

1. The general plan for the Rio Vista neighborhood is for well separated houses on one acre+ properties. The proposed house and guest house locations are too close to 4105 Segunda Drive to be consistent with this plan.
2. The guest house is too close to the property line and swimming pool of 4105 Segunda Drive. The excavation of soil for the guest house will cause cracks to form in the wall of the swimming pool.
3. The guest house should be located on the other side of the property at 4085 Segunda Drive as a solution to number 2 above.
4. If either 2 or 3 above cannot be remedied, please deny the construction of the guest house.
5. Please ensure that the leach field for the septic system is well away from 4105 Segunda Drive.

We would like to present our concerns above at a meeting where other neighbors may be present and provide input. Please let us know the location, date and time for this meeting.

Monterey County Resource Management Agency Planning Department

[Date]

Page 2

Please contact us directly at (650)288-8844 or scotthanham@yahoo.com for any questions you may have.

Sincerely,

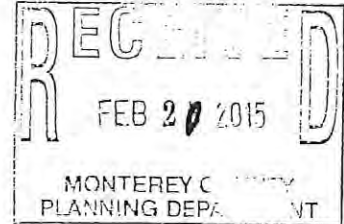
Handwritten signatures of Ann Hanham and Scott Hanham. The signature for Ann Hanham is on the left, and the signature for Scott Hanham is on the right.

Ann and Scott Hanham

Submitted
at meeting of Carmel
Valley LUAC (2-17-15)

Date: February 17, 2015

Ashley Nakamura
Assistant Planner
Monterey County Resource Management Agency-Planning
168 West Alisal Street
2nd Floor
Salinas, CA 93901



RE: 408.5 Segunda Drive, Carmel, Request for Administrative Permit & Design Approval

Dear Ms. Nakamura:

My name is Sylvette Baird. I hereby object to the application permit DOUGLASS FREDERICK & KIMBERLY SUE CAMPBELL, Project File Number PLN140609.

I have been a homeowner in Rancho Rio Vista for 45 years during which many planning rules have changed. Our subdivision consists of approximately 170 one-acre lots and I believe all homeowners in this subdivision should have the same restrictions, privileges and be treated equally. Our average house-size is more or less 2,000 sq. ft. The applicant is asking for a 3,500 sq. ft. home, plus a 520sq. ft. guesthouse. This is double the size of the average home in Rancho Rio Vista. In addition, this home exists on a slope, limiting the usable square-footage of the property. Given this combination of circumstances I do not see the justification or *need* of an additional guesthouse, except, with a bonus well, to be rented. I myself experienced the denial of a caretaker's addition, which I needed badly for my terminally ill husband and for myself. My house was only 2,100 sq. ft.

It concerns me very much that there is no mention of the well present on the property. The undisclosed fact of the usage of a well on the property is not disclosed in the application permit, which is misleading and *unfair*. This is very important information the neighbors should be aware of in the event of a future problem. I do not blame the applicant who found and bought a building lot with the advantage of an existing well, however this is the only well in Rio Vista and it never have been and should not continue to be allowed.

Years ago, when I was very involved with building projects in the valley, I did a lot of work with regards to wells. I never encountered one-acre lots with wells. I remember that 2 acres of land are required to have a well, and they need to be a specific distance from any septic tank. In this application how can one acre of land accommodate a 3,500 sq. ft. building structure plus a guesthouse, a septic tank, and a well? The lot is situated in the center of subdivision surrounded by neighbors. Will this project be safe for them if something does fail, or causes problems, especially to the houses below? We must understand that Cal Am Water will not come to the rescue if the well fails and a sewer system is years away or not at all.

I am puzzled, along with others to whom I have spoken, as to *how, why, and for what reason* or privileges the Pooles' were allowed a well when there was not an emergency. In order to receive a well, the Pooles' should have had the adjoining lot



annexed to make it into a 2 acre property, meaning when it was put up for sale, it would be sold as a 2 acre lot. It should have never been separated.

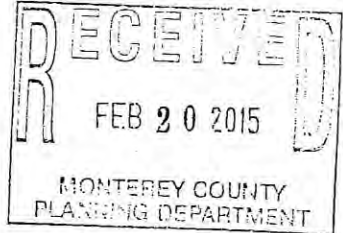
Now, *whenever and whoever* changed the zoning into smaller parcel requirements, how is it they will they handle 170 well permit requests from each property owner in Rio Vista? What will the outcome be when all property owners request the same restrictions and privileges? How will the planning commission deal with this possible scenario?

The outcome of this project does not affect me at my elderly age of 92. In the past, I spent so much energy and time to keep this valley rural, beautiful, and save it from over development. This is the reason I still get involved. I am sure this lot is included in the 400 lots on record to be built on. Would this approval help the applicant's ability to receive Cal-Am water?

In addition, I'd like to understand why there already is a well on this lot in addition to an old septic tank? Was a new septic tank necessary because of a new setback requirement from the well? Was this because the separate one-acre lot was proposed to be sold in 2003, and then denied? I would like to understand the reasoning behind this and would appreciate any insight. In the meantime I strongly object to this request for application and ask that this commission deny this request.

Sincerely,

Sylvette Baird

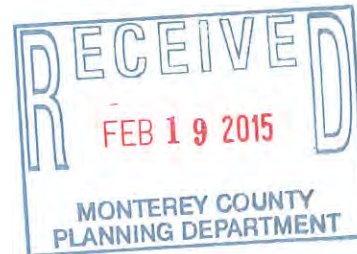




HOWARD CARTER ASSOCIATES, INC. PROFESSIONAL ENGINEERS
20000 Highway 1, Carmel, CA 93921, Phone: 831.923.1100

February 6, 2015

Mr. Doug Campbell
c/o Robert Littell Architect
P.O. Box 4845
Carmel, CA 93921



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HOWARD CARTER ASSOCIATES, INC.

Csilla M. Foss, SE3537



January 26, 2015

File No.: 1373-01

Mr. Doug Campbell
P.O. Box 221277
Carmel, California 93922

Project: **Campbell Residence (APN 015-044-002)**
4101 Segunda Drive
Carmel Views Area of Carmel Valley, Monterey County, California

Subject: **CONCEPTUAL GRADING & DRAINAGE PLAN REVIEW**

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January 26, 2015

File No.: 1373-01

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We appreciate the opportunity to have provided services for this project. If you have any questions concerning this letter, please do not hesitate to contact the undersigned.

LandSet Engineers, Inc.

Brian Papurello
CEG 2226

Distribution: Addressee (2)

Doc. No. 1501-111.REV



Guy R. Giraudo
RCE 56569

