

JEFF MAIN
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 060227

A. P. # 416-023-049-000

In the matter of the application of
Robert Jones (PLN060227)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of: (1) an Administrative Permit and Design Approval to construct a 1,789 square foot, single family residence with a 194 square foot loft, a 552 square foot attached garage and associated grading (57 cubic yards of cut and fill) within an "S" district; and (2) a Use Permit for the removal of 24 protected oak trees. The property is located at 27506 Schulte Road, Carmel, Carmel Valley Master Plan, and came on regularly for meeting before the Zoning Administrator on January 11, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Valley Master Area, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 27506 Schulte Road, Carmel Valley (Assessor's Parcel Number 416-023-049-000), Carmel Valley Master Plan area. The parcel is zoned Rural Grazing, 10 acres per unit with Design Control and Site Plan Review District Overlays ("RG/10-D-S"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) The project planner conducted a site inspection on April 19, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) The subject parcel is a separate legal lot of record per the Buck Subdivision (Planning File No. MS 74-345), which allowed the division of a 35.15 acre parcel (Assessor's Parcel Number 416-023-049-000) into four parcels.
 - (e) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions; the project does not involve ridgeline/viewshed development; the project is exempt from CEQA per Section 15303(a); and the project does not involve a variance.
 - (f) The project proposes the construction of new structures within a Site Plan Review District. Staff's review of the project finds no issues relative to the effects on natural resources. Tree removal is addressed in Finding No. 4 and geotechnical and geological

risks were addressed and a relative condition of approval has been added (Condition No. 4). The parcel is not mapped as having a high archaeological sensitivity nor does it contain any historical significance.

- (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 PLN060227.

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 biological, geological, and forestry consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:

1. "Biological Report" (LIB060342) prepared by the Ventana Wildlife Society, Salinas, Ca, Dated May 23, 2006.
2. "Geotechnical Soils-Foundation and Geoseismic Report" (LIB060344) prepared by Grice Engineering, Inc, Salinas, Ca, Dated May 2006.
3. "Forester Management Plan" (LIB060343) prepared by Frank Ono, Pacific Grove, Ca, Dated April 14, 2006.

- (c) Staff conducted a site inspection on April 19, 2006 to verify that the site is suitable for this use.

(d) Materials in Project File PLN060227.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review. No unusual circumstance exists to cause a significant impact on the environment to occur.

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts one single family dwelling in a residential area.

- (b) No adverse environmental effects or the potential of significant environmental effects were identified during staffs' review of the development application; the proposed grading, construction of structures and tree removal; the review of Geoseismic, Forest and Biological reports; and during a site visit on April 19, 2006. A Biological Report, dated May 23, 2006, prepared by the Ventana Wildlife Society (File No. LIB060342) states that there are no listed endangered or threatened species at the site and the tree removal "will not have a substantial adverse impact on the existing biological and ecological system, climatic conditions or dynamic equilibrium of that system". No nesting birds or evidence of nesting birds were found onsite during the biological survey. However, as a failsafe to comply with the Migratory Bird Treaty Act, the biologist recommends that tree removal be timed with annual breeding bird cycle (September 15th through January 31st) to insure that the activity does not disturb territorial, nesting, dispersing or migrating bird species. Should tree removal take place between January 31st and September 15th, a preconstruction survey by a qualified biologist shall take place prior to tree removal and/or construction activities. (Condition No. 12)

- (c) See preceding and following findings and supporting evidence, specifically finding and evidence No.4 for tree removal.

4. **FINDING: TREE REMOVAL** – The project includes a Use Permit for the removal of 24 Oak trees in accordance with the applicable policies of the Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21). The tree removal is the minimum required under the circumstances of the case and will not involve a risk of adverse environmental impacts such as soil erosion, water quality, ecological impacts, noise pollution, air movement or wildlife habitat.

EVIDENCE: (a) Section 21.64.260.D.3 of Title 21 states “A permit shall be required for the removal of any of these (healthy, native oak and madrone) trees with a trunk diameter in excess of six inches, measured two feet above ground level.”

(b) The structures are located on the subject parcel where the least amount of tree and vegetation removal will take place. The site is heavily forested and development of the project at an alternative building site would require construction activities to take place on slopes in excess of 30% and removal of landmark trees. Taking into consideration all aspects of development of the project, the proposed tree removal would better achieve the intent and purposes of Chapter 21.64.260 (Preservation of Oak and Other Protected Trees).

(c) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots. (See Condition No. 6)

(d) A Forest Management Plan (FMP) dated April 14, 2006 prepared by Frank Ono (File No. LIB060343) addresses the effects of tree removal and construction activities on the existing forest. The FMP states that the project will have short term impacts which are confined to the “construction envelope” and areas where trees will be removed and trimmed. The FMP also indicates that no long term impacts to the forest would result from the proposed tree removal. The trees to be removed are insignificant in number compared to the amount of trees that the lot contains, equaling less than 1% of the total trees onsite.

(e) Section 21.64.260.D.4 states that as a consideration of the granting of a permit, the applicant shall be required to relocate or replace each removed protected tree on a one-to-one ratio. This requirement may be varied upon a showing that such a requirement will create a special hardship in the use of the site or such replacement would be detrimental to the long-term health and maintenance of the remaining habitat. It is recommended in the FMP that tree replacement is not necessary to maintain the forest health. Replacement would create an overcrowded condition on the already heavily forested site.

(f) The removal will not involve a risk of adverse environmental impacts. *SEE Finding # 3(b)*

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

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

6. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.
EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 11th day of January, 2007.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 19 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JAN 29 2007

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 and Building Inspection Department office in Salinas.

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

**Monterey County Resource Management Agency
Planning Department**

**Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Jones

File No: PLN060227

Approved by: Planning Commission

APNs: 416-023-049-000

Date: January 11, 2007

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

<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>
1.		<p>PBD029 - SPECIFIC USES ONLY This Combined Development Permit (PLN060227) allows the construct a 1,789 square foot one-story single family residence with a 194 square foot loft and a 552 square foot attached garage and the removal of 24 protected oak trees. The property is located at 27506 Schulte Road, Carmel (Assessor's Parcel Number 416-023-049-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. [Resource Management Agency (RMA) - Planning and Building Inspection]</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

2.		<p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060227) was approved by the Planning Commission for Assessor's Parcel Number 416-023-049-000 on January 11, 2007. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p>PBD030 - STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	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/ Archaeo-logist	Ongoing	
4.		<p>PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department)</p>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotech-nical Consultant	Prior to final inspection	

5.	<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department)</p>	<p>Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits	
		<p>Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.</p>	Owner/ Applicant	Ongoing	
		<p>Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department</p>	Owner/ Applicant	Prior to final inspection	
6.	<p>PD011 – TREE AND ROOT PROTECTION</p> <p>Trees which are located close to the 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning and maintained through completion of the project. If there is</p>	<p>Submit <u>photographic</u> evidence of tree protection to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
		<p>Submit on-going <u>photographic</u> evidence <u>every three months</u> that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.</p>	Owner/ Applicant/ Arborist	During Construction	

		any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	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 final inspection	
7.		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species (<u>Only native species are to be used</u>), and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
			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.	Owner/ Applicant	Ongoing	
8.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

		indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
9.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by 416-023-049-000, dated April 14, 2006 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060343. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
10.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological report has been prepared for this parcel by the Ventana Wildlife Society, dated May 23, 2006 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060342. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
11.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by Grice Engineering and Geology Inc., dated May 2006 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060344. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits	

12.		<p>PD- TIMING OF TREE REMOVAL (NON-STANDARD) In order to insure that tree removal and/or construction do not disturb nesting bird species the activities should take place outside of the peak breeding season (September 15 to January 31). If construction is initiated between January 31 and September 15, a pre-construction biological survey should be conducted by a qualified biologist prior to tree removal or initiation of construction activities. If nesting birds are not found, no further action would be necessary. If a bird were found, construction within 100 feet of the nest site should be postponed until after the bird has fledged, or an appropriate construction buffer has been established in consultation with the California Department of Fish and Game. (RMA – Planning Department)</p>	<p>Submit a preconstruction assessment from a qualified biologist indicating if the site contains nesting birds.</p>	<p>Owner/ Applicant</p>	<p>Prior to tree removal or the issuance of building permit, whichever occurs first.</p>	
13.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <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. (Water Resources Agency)</p>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection/occupancy</p>	

14.		<p>WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	<p>Submit the Water Release Form to the Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of any building permits</p>	
15.		<p>WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)</p>	<p>Submit all applicable well information to the Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of any grading or building permits</p>	
16.		<p>PW0006 - CARMEL VALLEY 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). (Public Works)</p>	<p>Applicant shall pay to PBI the required traffic mitigation fee.</p>	<p>Owner/ Applicant</p>	<p>Prior to Building Permits Issuance</p>	

17.	<p>FIRE007 - DRIVEWAYS</p> <p>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 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. (Camel Valley Fire Protection District)</p>	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.	
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18.		<p>FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Camel Valley Fire Protection District)</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
			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	
19.		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

	addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Camel Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
20.	FIRE015 - FIRE HYDRANTS/FIRE VALVES 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	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

		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. (Camel Valley Fire Protection District)	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.	
21.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Camel Valley Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			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.	
22.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to	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	

		delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Camel Valley Fire Protection District)	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
23.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (Camel Valley Fire Protection District)	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
			Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
24.		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) 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. (Camel Valley Fire Protection District)	Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
			Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

ROBERT JONES RESIDENCE SCHULTE ROAD

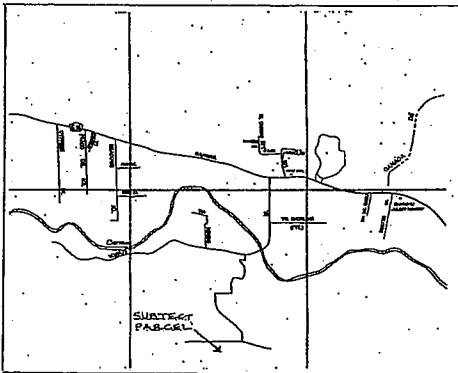
PROPERTY OWNER

ROBERT JONES
24607 CABRILLO STREET
CARMEL, CA 93923
831 224-2161

PROPERTY LOCATION

PARCEL 'B' AS SHOWN ON THE
PARCEL MAP OF PARCEL A-2,
VOL. 10, PG. 118, MONTEREY COUNTY
A.P. 416-023-049

VICINITY MAP



Directions to lot 416-023-049

The property in question does not yet have an address but lies next to (west of) 27467 Schulte Rd.

- Exit off Carmel Valley Rd. onto Schulte Rd.
- Continue down Schulte until you go over the bridge at Carmel Valley River.
- After bridge proceed for another approx. 500ft.
- Turn left at row of mailboxes and sign indicating private drive
- Proceed up steep hill for 1/2 mile.
- You will then come to a crest in the hill and there will be an immediate right.
- Proceed right up another steep hill for 6/10ths of a mile.
- You will come to the top of the hill and there will be a house #27467 in front of you take a right and the property in question is the next property to the west.

SQUARE FOOTAGE

MAIN FLOOR LIVING AREA	1,789	S.F.
LOFT	194	S.F.
TOTAL LIVING AREA	1,983	S.F.
GARAGE	552	S.F.
TOTAL FLOOR AREA	2,535	S.F.
DECKS	877	S.F.

SITE DATA

LOT SIZE	10.46 ACRES	455,638	S.F.
LOT COVERAGE (FOOTPRINT, DECKS, PATIOS >30")		3,308	S.F.
IMPERVIOUS COVERAGE (WALKWAY)		290	S.F.
FLOOR AREA RATIO		0.6%	

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE
* ATTACHED GARAGE

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WALL FRAMING	8
ROOF PLAN	9
ROOF FRAMING	10
STRUCTURAL DETAILS	11-14

FIRE NOTES

FIREHOS - GATES
All gates providing access from a road to a driveway shall be located at least 24 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate openings shall be no less than the width of the traffic lane but be no more than 12 feet wide. Where a driveway road with a slight negative slope provides access to a gated entrance, a 45 degree leveling surface shall be used. Where gates are to be located, the identification of a key hole or other accessible means for immediate access by emergency equipment may be required.

FIREHOS - ADDRESSES FOR BUILDINGS
All buildings shall be based on address in accordance with Monterey County Ordinance No. 2742. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be durable. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway exit. Address signs shall be placed from both directions of travel along the road. In all cases, the address shall be placed at the beginning of construction and shall be maintained thereafter. Address signs along roadway roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single residential occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

FIREHOS - DISPOSAL OF VEGETATION AND FUELS
Debris, including chipping, logging, or removal to a landfill site approved by the local jurisdiction, of vegetation and fuels to be removed by the development and construction, road and driveway construction, and its installation shall be completed prior to final clearance of the related parcel.

FIREHOS - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)
Remove combustible vegetation from within a minimum of 30 feet of structures. Limit trees 6 feet up from ground. Remove limbs within 18 feet of structures. Additional fire protection or firebreaks approved by the Building Authority may be required to provide combustible fire safety. Circumstances under which these requirements may vary shall be provided to the Building Authority and the Director of Planning and Building Inspection.

FIREHOS - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPROINKLER SYSTEM (STANDARDS)
The building and attached property shall be fully protected with automatic fire sprinkler systems. 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 Civil Engineer and approved prior to foundation. This requirement is not intended to oblige issuance of a building permit. A rough sprinkler inspection must be conducted by the building contractor and completed prior to requesting a building inspection.

FIREHOS - ROOF CONSTRUCTION (STANDARDS)
All new structures, and all existing structures including new roofing over 50 percent or more of the existing roof surface while in one-year period, shall require a minimum of ICBO Class II roof construction.

PREPARED BY: 8/7/06
 12/10/06
 PLANS DRAWN BY: KEM WHEELER, TRS
 P.O. BOX 1258
 CARMEL, CA 93921
 831.624.9528
 RESIDENCE FOR: ROBERT JONES
 SCHULTE ROAD
 CARMEL VALLEY
 A.P. 416-023-049
 SHEET: 3-30-06
 DATE: 8/7/06
 DRAWN BY: JIM JONES
 SHEET: 1
 OF: 19 SHEETS

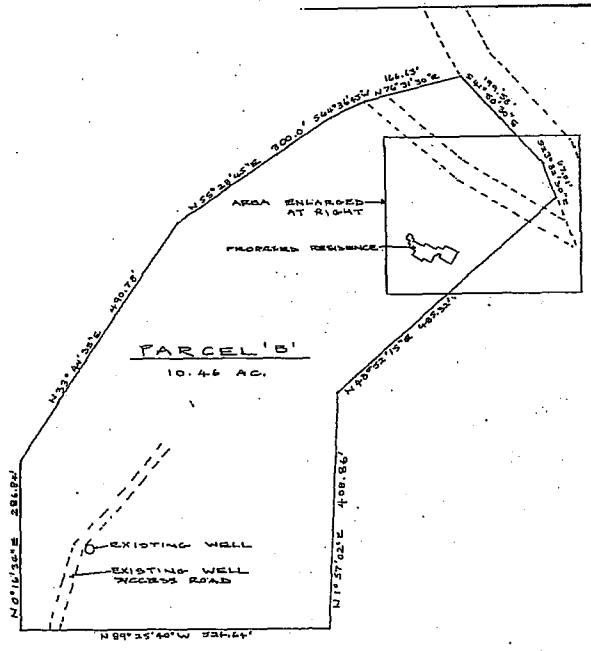
REVISIONS	BY
8/7/86	ku
9/13/86	ku

SITE PLAN

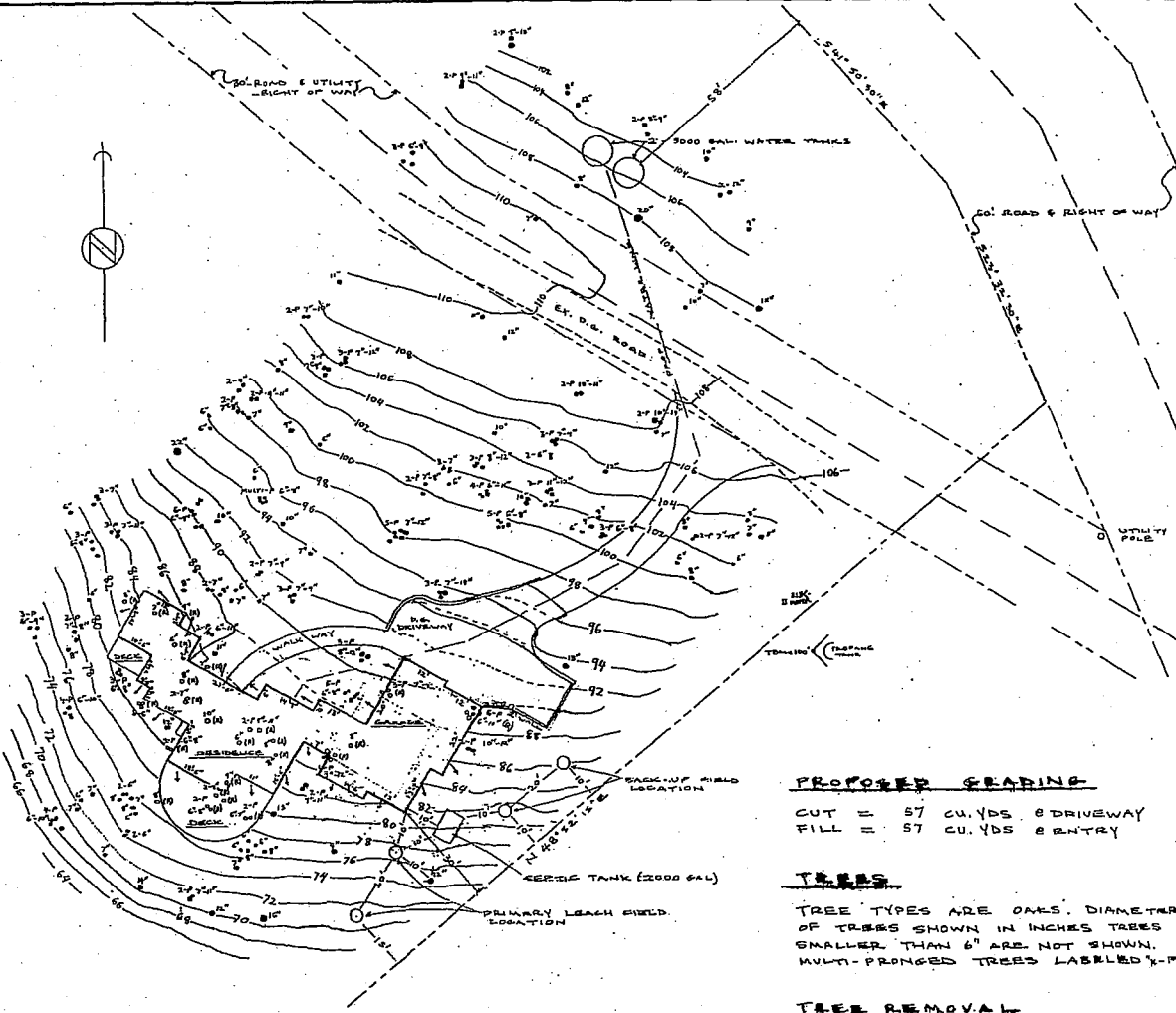
PLAN DRAWN BY
 KEN VICKERY, JR.
 P.O. BOX 108
 CARMEL, CA 93921
 831.644-8588
 M. VICKERY, JR.

FOR
 DESIGN
 REVIEW
 APPROVAL
 SUBMITTAL
 COUNTY OF
 MONTEREY
 PLANNING
 DEPARTMENT
 416-023-049

Date 3-1-06
 Drawn KW
 Job JONES
 Sheet 2
 of 14



PLOT PLAN
SCALE 1"=100'



PROPOSED GRADING
 CUT = 57 CU. YDS @ DRIVEWAY
 FILL = 57 CU. YDS @ ENTRY

TREES
 TREE TYPES ARE OAKS. DIAMETER OF TREES SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN. MULTI-PRONGED TREES LABELED "X-P"

TREE REMOVAL
 TREES TO BE REMOVED DESIGNATED (R)

SINGLE TRUNK:
 6" = 2, 7" = 5, 8" = 6, 9" = 2, 10" = 1
 TOTAL = 16

MULTI PRONG:
 2 PRONG 6"-8" = 4, 2 PRONG 9"-11" x 1
 3 PRONG 6"-9" = 2, 4 PRONG 7"-12" = 1
 TOTAL = 8

TOTAL TREES TO BE REMOVED = 24

SEPTIC SYSTEM NOTES

TANK: 2000 GALLON
 PRIMARY FIELD: 1250 CU. FT.
 2 PITS 38" x 20' DEEP

DISTANCES: MIN. 50' FROM 20% SLOPE
 MIN. 150' FROM WELL (700')
 MIN. 10' FROM TREES, FOUNDATION, PROP. LINE
 MIN. 20' BETWEEN PITS

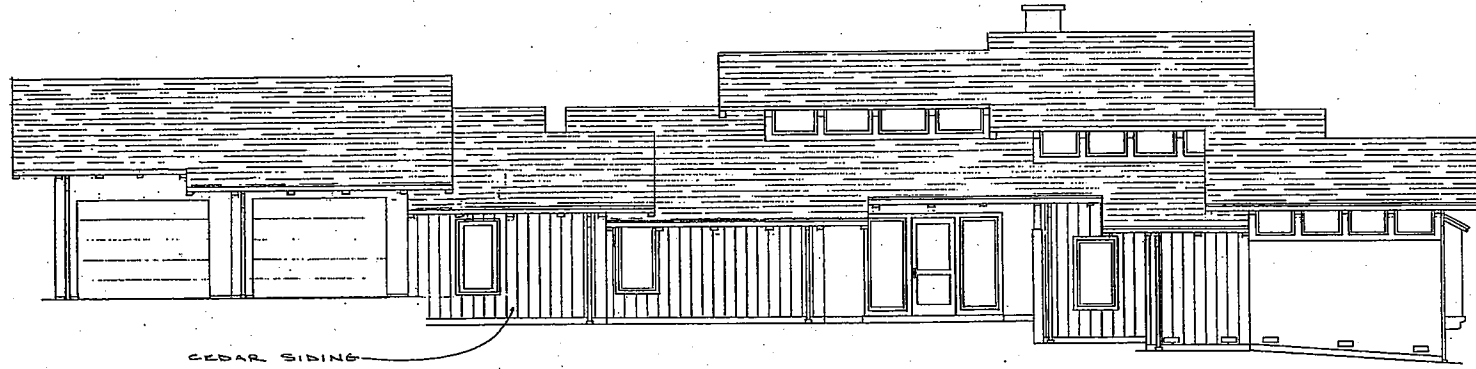
PROPERTY OWNER
 ROBERT JONES
 24667 CABRILLO AVE, CARMEL, CA 93923
 831 224-2161

PROPERTY LOCATION
 PARCEL 'B' AS SHOWN ON THE PARCEL MAP OF PARCEL A-2, VOL. 10, PG. 118, MONTEREY COUNTY A.P. 416-023-049

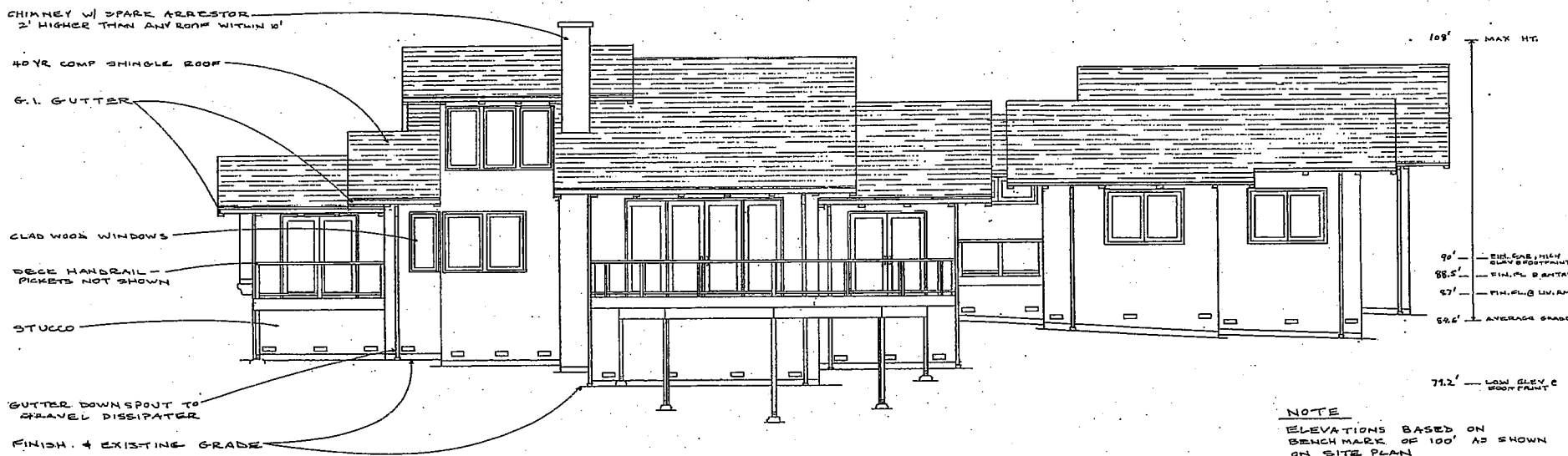
PROPOSED PROJECT
 CONSTRUCT NEW 1983 SR RESIDENCE WITH 552 SR ATTACHED GARAGE. MAX. HT. FROM AVE. GRADE = 23.4'

SITE DATA

LOT SIZE	10.46 ACRES	455,638 S.F.
LOT COVERAGE	(FOOT PRINT, DECKS, BAYES > 30")	3,308 S.F.
TOTAL FLOOR AREA	FLOOR AREA RATIO = 0.6%	2,535 S.F.
IMPERVIOUS COVERAGE	(WALKWAY)	0.06% 290 S.F.



NORTH ELEVATION



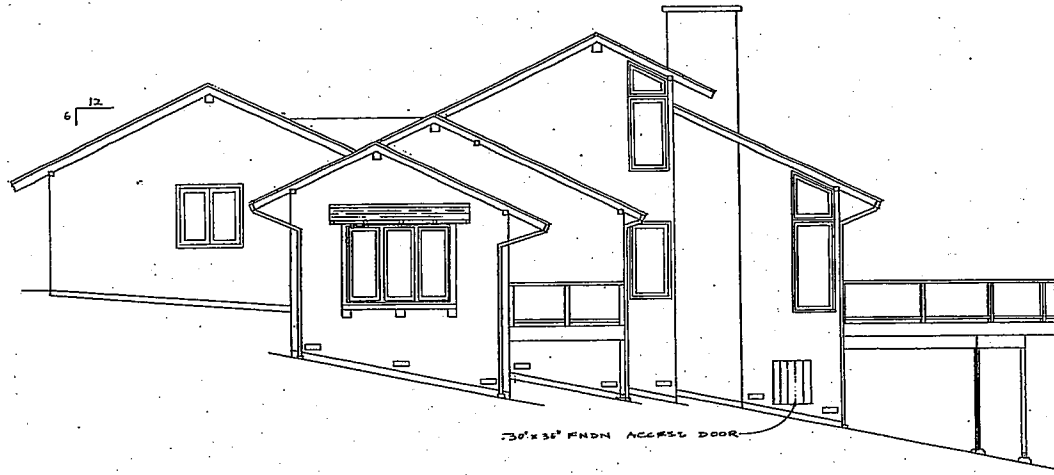
SOUTH ELEVATION

REVISIONS	BY
5/7/06	KW
11/14/06	KW

ELEVATIONS

RESIDENCE FOR
 ROBERT JONES
 SCHULTE ROAD
 SCHULTE VALLEY
 A.P. 416-023-049

DATE 3-30-06
 SCALE 1/4" = 1'
 DRAWN BY KW
 CHECKED BY JONES
 SHEET 3
 OF 19



WEST ELEVATION

CHIMNEY W/ SPARK ARRESTOR, 2' HIGHER THAN ANY ROOF WITHIN 10'

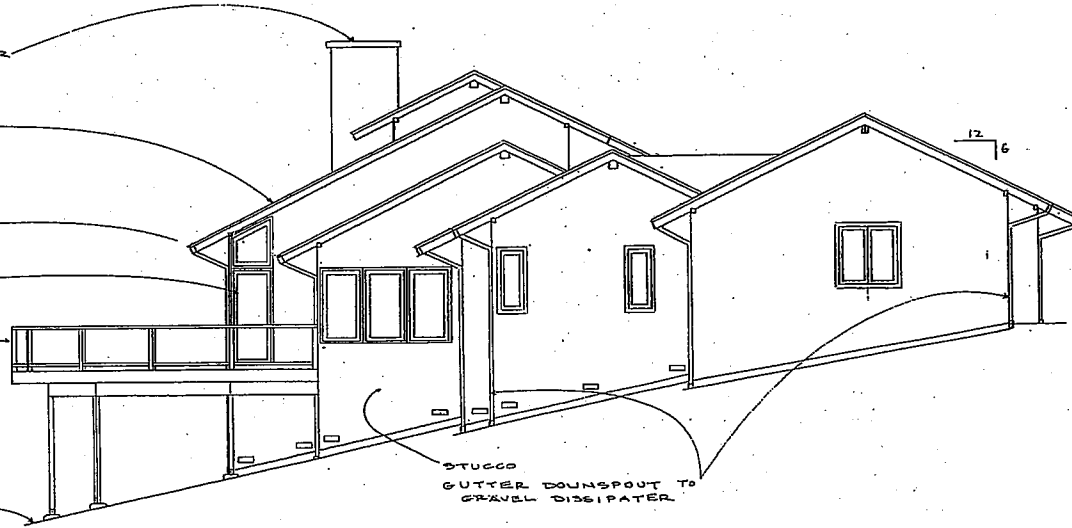
40 YR COMP. SHINGLE ROOF

5.1" GUTTER

CLAD WOOD FRAME WINDOWS

DECK HANDRAIL, PICKETS NOT SHOWN

FIN & EXISTING GRADE



EAST ELEVATION

103' — MAX. HEIGHT

- 90' — FIN. GARAGE SLAB, HIGH ELEV & FOOTPRINT
- 88' — FIN. FLOOR OF KITCHEN & ENTRY
- 87' — FIN. FLOOR OF LIVING ROOM
- 82' — AVERAGE GRADE
- 78.2' — LOW ELEVATION OF FOOTPRINT

NOTE
 ELEVATIONS BASED ON BENCHMARK OF 100' AS SHOWN ON SITE PLAN

REVISIONS	BY
4/7/06	KW
12/16/06	KW

ELEVATIONS

DRAWN BY: JONES
 CHECKED BY: JONES
 DATE: 3-30-06
 SCALE: 1/4" = 1'
 SHEET: 4 OF 4
 PROJECT: 14

WINDOW SCHEDULE

ALL WINDOWS TO BE CLAD WOOD FRAME, DOUBLE GLAZE, SINGLE LIGHT, UNLESS NOTED ELSEWHERE

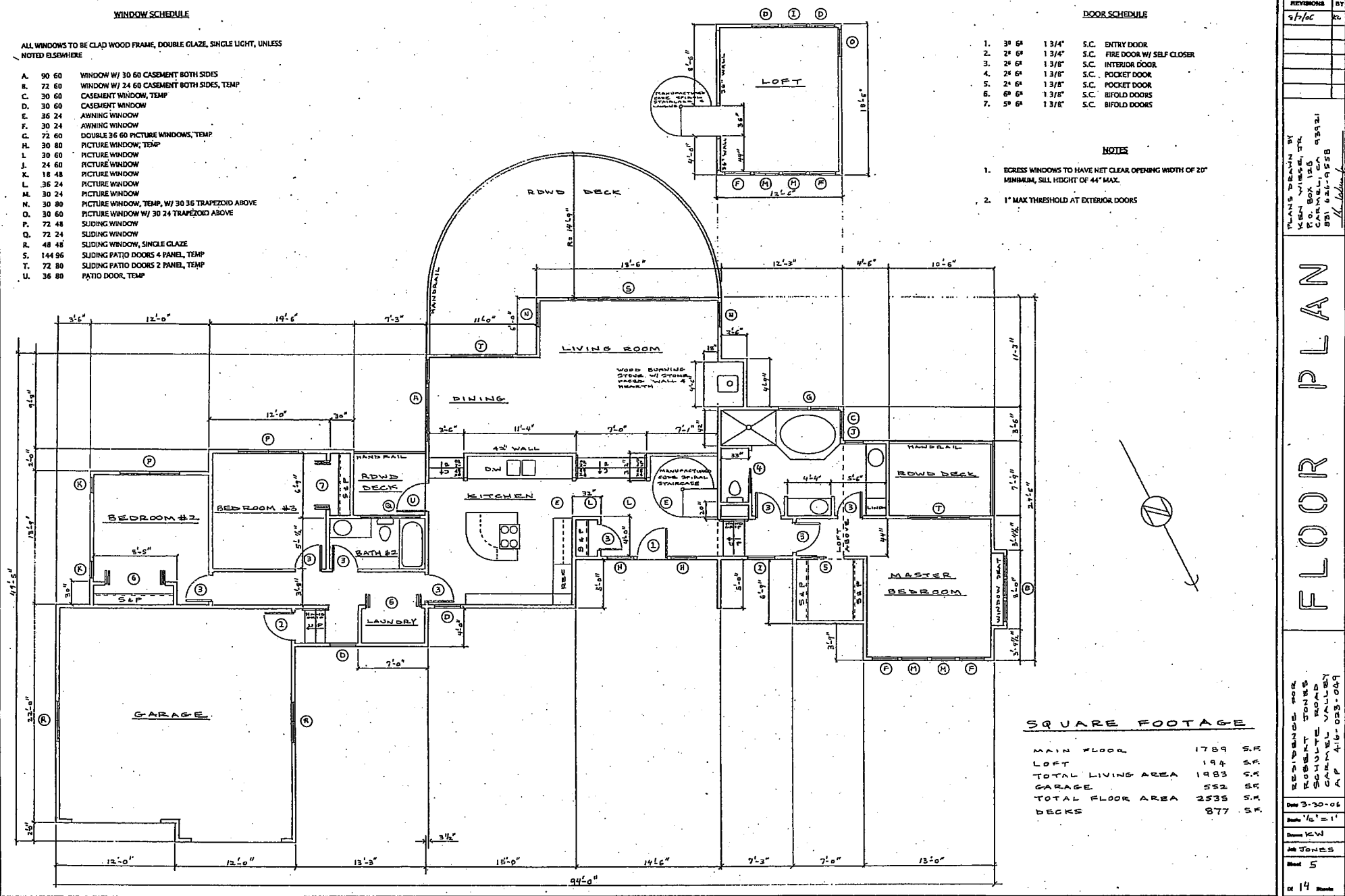
- A. 90 60 WINDOW W/ 30 60 CASSEMENT BOTH SIDES
- B. 72 60 WINDOW W/ 24 60 CASSEMENT BOTH SIDES, TEMP
- C. 30 60 CASSEMENT WINDOW, TEMP
- D. 30 60 CASSEMENT WINDOW
- E. 36 24 AWNING WINDOW
- F. 30 24 AWNING WINDOW
- G. 72 60 DOUBLE 36 60 PICTURE WINDOWS, TEMP
- H. 30 80 PICTURE WINDOW, TEMP
- I. 30 60 PICTURE WINDOW
- J. 24 60 PICTURE WINDOW
- K. 18 48 PICTURE WINDOW
- L. 36 24 PICTURE WINDOW
- M. 30 24 PICTURE WINDOW
- N. 30 80 PICTURE WINDOW, TEMP, W/ 30 36 TRAPEZOID ABOVE
- O. 30 60 PICTURE WINDOW W/ 30 24 TRAPEZOID ABOVE
- P. 72 48 SLIDING WINDOW
- Q. 72 24 SLIDING WINDOW
- R. 48 48 SLIDING WINDOW, SINGLE GLAZE
- S. 144 96 SLIDING PATIO DOORS 4 PANEL, TEMP
- T. 72 80 SLIDING PATIO DOORS 2 PANEL, TEMP
- U. 36 80 PATIO DOOR, TEMP

DOOR SCHEDULE

- 1. 30 60 13/4" S.C. ENTRY DOOR
- 2. 20 60 13/4" S.C. FIRE DOOR W/ SELF CLOSER
- 3. 26 60 13/8" S.C. INTERIOR DOOR
- 4. 26 60 13/8" S.C. INTERIOR DOOR
- 5. 26 60 13/8" S.C. POCKET DOOR
- 6. 60 60 13/8" S.C. BIFOLD DOORS
- 7. 50 60 13/8" S.C. BIFOLD DOORS

NOTES

- 1. EGRESS WINDOWS TO HAVE NET CLEAR OPENING WIDTH OF 20" MINIMUM, SILL HEIGHT OF 44" MAX.
- 2. 1" MAX THRESHOLD AT EXTERIOR DOORS



SQUARE FOOTAGE

MAIN FLOOR	1789	S.F.
LOFT	194	S.F.
TOTAL LIVING AREA	1983	S.F.
GARAGE	552	S.F.
TOTAL FLOOR AREA	2535	S.F.
DECKS	877	S.F.

REVISIONS

4/1/06	2

PLANS DRAWN BY
 KEVIN WILSON, INC.
 10000 W. 10TH AVE.
 CAROLINA, CO. 80831
 303.626.9258
 M. Wilson

FLOOR PLAN

NO. 14

Date 3-30-06
 Scale 1/8" = 1'
 Drawn KKW
 Mr. JONES
 Sheet 5