

RESOLUTION NO. 060394

A. P. # 239-031-014-000

In the matter of the application of
Allen and Susan Finley (PLN060394)

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) a Use Permit for the removal of two protected trees; one 27" landmark oak tree and one two-pronged (9" and 17") protected oak tree; (2) a Use Permit for development on slopes in excess of 30%; and (3) an Administrative Permit for development within a Site Plan Review zoning district or "S" district and Design Approval to allow the construction of a one-story 4,606 square foot single family dwelling with detached 744 square foot three-car garage, septic disposal system, and grading (approximately 1,178 cubic yards cut / 1,296 cubic yard fill). The property is located at 59 Rancho San Carlos Road, Carmel, Greater Monterey Peninsula Area Plan, and came on regularly for meeting before the Zoning Administrator on January 25, 2007.

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

FINDINGS AND EVIDENCE

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, the Greater Monterey Peninsula Area Plan, the Monterey County Zoning Ordinance (Title 21), and the Comprehensive Development Plan for the Santa Lucia Preserve, 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 59 Rancho San Carlos Road, Carmel Valley (Assessor's Parcel Number 239-031-014-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "RC/40-D-S" or Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review zoning district overlays. The subject property complies with all rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) The project for a single-family dwelling with detached garage and is a use allowed use in accordance with Section 21.32.030(a) and is consistent with the development standards of Section 21.32.060 and 21.64.020 of the Monterey County Zoning Ordinance (Title 21).
 - (d) Design Control or "D" zoning requires the design review of structures to assures the protection of the public viewshed, neighborhood character, and the visually integrity of certain developments without imposing undue restrictions on private property. The project design, materials, and color treatments chosen for the residence and improvements blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the Santa Lucia Preserve.
 - (e) The project planner conducted a site inspection on June 19, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

- (f) The project was not referred to a Land Use Advisory Committee (LUAC) for review; no LUAC exists for this area of the county.
- (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed development found in Project File PLN060394.

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 report by an outside geotechnical and arborist consultants indicates that there are no physical or environmental constraints such as, geologic, seismic hazard areas, biologic, or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. The following reports have been prepared for the property:
 - (i) “Geotechnical Soils-Foundation and Geoseismic Report” report was prepared for this parcel by Grice Engineering and Geology Inc. dated May 2006 (Library No. LIB060660).
 - (ii) An “Arborist Report” was prepared for this parcel by Frank Ono, Forester, dated March 2005 (Library No. LIB060592).
 - (c) Staff conducted a site visit on June 19, 2006 to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN060394.

3. FINDING: DEVELOPMENT ON SLOPES IN EXCESS OF 30% - The project, as conditioned, is consistent with the Regulations for Development on Slopes in Excess of 30%, Section 21.64.230 of the Monterey County Zoning Ordinance (Title 21). As such, there exists no feasible alternative which would allow development to occur on slopes less than 30%.

- EVIDENCE:**
- (a) A majority of the 1.36-acre homeland area is constrained by sloped terrain. Portions of the residential development to reside on natural slopes in excess of 30% include a portion of the detached garage and grading on the slope adjacent to the proposed motor court.
 - (b) A letter submitted by the Architect (Exhibit E in the January 25, 2007 Staff Report), dated August 7, 2006, describes that the residence has been sited in the most appropriate location within the homeland boundary considering the following factors: (1) the pre-determined/existing driveway location and (2) the limited area within the 1.36-acre building envelope on slopes less than 30% suitable for a septic system and disposal fields. Conditions have been incorporated requiring a geotechnical certification, native landscaping, and restoration of natural materials. See Conditions No.s 5, 6, and 7.
 - (b) “Geotechnical Soils-Foundation and Geoseismic Report” (LIB060660) prepared by Grice Engineering and Geology, Salinas, California, dated November 2006.
 - (c) Sheet A.1.0 of project plans submitted September 28, 2006 with shaded areas of 30% slopes.
 - (c) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development found in Project File No. PLN060394.

- (d) Staff conducted an on-site inspection on June 19, 2006 to verify that no feasible alternative exists.

4. FINDING: TREE REMOVAL (Minimum Required and Adverse Environmental Impacts) – The project, as conditioned, is consistent with the regulations for Preservation of Oak and Other Protected Trees, Section 21.64.260.D of the Monterey County Zoning Ordinance (Title 21). As such, the proposed tree removal is the minimum required under the circumstances of the case and will not involve a risk of adverse environmental impacts. The project proposes the removal of two protected oak trees, one landmark oak tree of 27 inches in diameter at breast height (dbh) and one two-pronged coastal live oak of 9 and 17 inches.

- EVIDENCE:** (a) The Santa Lucia Preserve Environmental Impact Report, Resolution No. 94-005, Planning File No. PC94067 and PC94218, allowed the removal of 451 protected trees for building sites and 1,029 protected trees for roads and driveways in subject to the recommendations prescribed the “Rancho San Carlos Forest Management Plan” prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984. The subject parcel, Lot No. 25 (formerly M-35) of the Santa Lucia Preserve Subdivision has been allotted the removal of 3 protected trees: one 6”-11” coast live oak, one 18”-23 coast live oak, and one 18”-23 valley oak. The project proposes the removal of one landmark valley oak tree of 27 inches in diameter at breast height (dbh), one 9” coast live oak. Tree removal for building sites not addressed by the Rancho San Carlos Building Site Tree Removal Summary as contained within the “Rancho San Carlos Forest Management Plan” requires a Use Permit for the removal of the landmark valley oak pursuant to County Code.
- (b) Approximately 40 trees within Lot 25’s homeland boundary, two are proposed for removal. The project design incorporates measures to avoid tree removal which include the use of a tree well east of the motor court and the preservation of three large oaks within the courtyard. Conditions of approval have been incorporated requiring pre-construction surveys for the protection of wildlife plant and wildlife species, the implementation of erosion control measures, and best management practices. As such, staff finds that the proposed tree removal will not involve a risk of adverse environmental impacts such as soil erosion, water quality, ecological impacts, noise pollution, air movement, or wildlife habitat.
- (c) The Monterey County Zoning Ordinance, Section 21.64.260.D.4 requires the replacement of protected tree species removed at a rate of 1:1 replacement ratio. However, the Santa Lucia Preserve EIR requires implementation of Mitigation Measure No.s 27 and 35 (see Condition No. 9) requiring the replacement of non-landmark oak trees at a 3:1 ratio and replace landmark trees at a 5:1 ratio. Replacement trees are to be monitored for a period of not less than 5 years after planting and must attain a success ratio threshold of no less than 90%.
- (d) The application, 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 PLN060394.
- (e) Staff conducted an on-site inspection on June 19, 2006 to verify that the proposed tree removal plan is consistent with the site conditions.

5. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review.

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts single-family dwellings.
- (b) The development is largely contained in an area established by the Final EIR for the Santa Lucia Preserve (EIR 94-005), Planning File No.s PC94067 and PC94218, State Clearinghouse No.s SCH# 940083019 and 95023036, as an area for disturbance (pre-determined building site).
- (c) The project, as conditioned is consistent with the conclusions and mitigations contained in the certified Santa Lucia Preserve Final EIR No. 94-005, Planning File No.s PC94067 and PC94218, State Clearinghouse No.s SCH# 940083019 and 95023036.
- (d) No adverse environmental effects were identified during staff review of the development application during the site visit on June 19, 2006.

6. 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.

7. 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.

8. FINDING: APPEALABILITY - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B 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 25th day of January, 2007.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON FEB 13 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 FEB 23 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 Resources Management Agency
Planning Department
Condition Compliance Reporting Plan

Project Name: **Allen and Susan Finley**

File No: PLN060394

APNs: 239-031-014-000

Approved by: Zoning Administrator

Date: January 25, 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>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN060394) allows: (1) a Use Permit for the removal of two protected trees; one landmark oak tree and one two pronged (9" and 17") protected oak tree; (2) a Use Permit for development on slopes in excess of 30%; and (3) an Administrative Permit for development within a Site Plan Review zoning district or "S" district and Design Approval to allow the construction of a one-story 4,606 square foot single family dwelling with detached 744 square foot three-car garage, septic disposal system, and grading (approx. 1,178 cu. yds. cut / 1,296 cu. yds. fill). The property is located at 59 Rancho San Carlos Road, Carmel (Assessor's Parcel Number 239-031-014-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the Resource Management Agency - Planning Department. Any use</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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 Department]				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060394) was approved by the Zoning Administrator for Assessor's Parcel Number 239-031-014-000 on January 25, 2007. The permit was granted subject to 33 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Resource Management Agency - 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)	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 or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

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		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)				
4.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5.		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 and Building Services Department)	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
6.		PDSP001 - RESTORATION OF NATURAL MATERIALS Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA - Planning Department)	Submit restoration plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to commencement of use.	
			Submit photos of restored areas to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to commencement of use.	
7.		PDSP002- EROSION CONTROL PLAN AND SCHEDULE - SANTA LUCIA PRESERVE (NON-STANDARD) The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of	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.	Owner/ Applicant	Prior to the issuance of grading and	

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		<p>Building Services. The plan shall implement erosion control measures set forth in the Preliminary Drainage and Erosion Control Report, as well as erosion control plans prepared pursuant to the County's Erosion Control Ordinance, as well as the Storm Water Pollution Prevention Plan required by the State Water Resources Control Board (see Chapter 9. Runoff, Flooding, and Water Quality of the Santa Lucia Preserve Environmental Impact Report).</p> <p>All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation, and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>			building permits	
			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.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
8.		<p>PDSP003 - TREE AND ROOT PROTECTION - SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>Tree and root protection shall include the implementation of the "Rancho San Carlos Forest Management Plan" prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984 and the Arborist Report prepared for this parcel by Frank Ono, Forester, dated March 2005 (Library No. LIB060592). 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</p>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction	Owner/ Applicant/ Arborist	During Construction	

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		(whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits (RMA - Planning Department)	phases. If damage is possible, submit an interim report prepared by a certified arborist.			
			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	
9.		<p>PDSP004 – TREE REPLACEMENT - SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>That all non-landmark oak trees removed as a result of the project at a 3:1 replacement ratio and replace landmark trees at a 5:1 ratio. That all oak trees removed shall be replaced in on-site areas suitable for supporting oak species as determined by a qualified resource ecologist. The minimum replacement size shall be 5 gallons. Nursery and/or field propagation of oak seedlings and/or saplings shall be initiated prior to the onset of the particular development phase that results in the loss of oak trees. The reforestation program shall include a monitoring element that guarantees a success period of not less than 5 years after planting and a success ratio threshold of no less than 90%. At five years, a report shall be prepared by a registered forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing</p>	The applicant shall provide evidence after five years that tree planting has been successful.	Owner/ Applicant	5 years	

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		reforestation activities conducted during the year and shall describe success rates and corrective measures provided to adjust program based on earlier successes or failures. This condition shall cease once the required number of replacement trees for a particular phase have passed the five year anniversary completion date required for plan success. (Santa Lucia Preserve EIR MM 36) (RMA – Planning Department)				
10.		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 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)	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.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
11.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA – Planning Department; Public Works)	None	Applicant/ Owner	Ongoing	

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12.		<p>PDSP005 - LANDSCAPE PLAN AND MAINTENANCE - SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal.</p> <p>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.</p> <p>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 and shall implement the following:</p> <ol style="list-style-type: none"> 1. Spread of Invasive Species: Implement the provisions of the Resource Management Plan for the San Carlos Ranch (1994) which specify that non-native species known to be invasive shall not be used in landscaping, that invasive exotics shall be controlled by revegetation of disturbed areas with native plants, that the use of landscape species known to be invasive shall be prohibited, and that species such as French broom and pampas grass shall be actively eradicated. 2. Landscape Irrigation: Selection of landscape species shall emphasize species not requiring irrigation such as drought-tolerant native species from local sources, or drought-tolerant non-natives that are known to be 	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>At least three (3) weeks prior to final inspecti on or occupan cy</p>	
			<p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Owner/ Applicant</p>	<p>On- going</p>	

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		<p>non-invasive. If irrigation systems are installed, they shall be designed to minimize runoff of irrigation water into adjacent areas of native vegetation. To avoid irrigation runoff into sensitive coastal prairie habitat in the building envelopes for Lots 11 and 28, irrigation and planting plans for these lots shall clearly demonstrate system type and limits of irrigation for County review.</p> <p>3. Fertilizer and Pesticide Application: In the design of landscaping, emphasis shall be placed on the use of species not requiring herbicides, pesticides, or fertilizers.</p> <p>(RMA – Planning Department)</p>				
13.		<p>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 Soils-Foundation and Geoseismic Report" report was prepared for this parcel by Grice Engineering and Geology Inc. dated May 2006 (Library No. LIB060660) and is on record in the Monterey County RMA - Planning Department. All development shall be in accordance with this report." (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	
14.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states: "An Arborist Report was prepared for this parcel by Frank Ono, Forester, dated March 2005 (Library No. LIB060592) and is on record in the Monterey County RMA - Planning Department. All development shall be in accordance with this report." (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	

<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>
15.		<p>PD043 – GRADING PERMITS REQUIRED</p> <p>A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. (RMA – Planning Department and Building Services Department)</p>	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
16.		<p>PDSP006 –DUST CONTROL MEASURES -SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>All development requires implementation of dust control measures during construction, subject to the approval of the Directors of Planning and Building Inspection, Public Works and Monterey Bay Unified Air Pollution Air Pollution District prior to filing the Final Map. Dust control measures, as recommended by the Monterey Bay Unified Air Pollution Control District, shall include, but are not limited to the following:</p> <p>a.) Use watering trucks to control emissions from haul roads, construction sites, borrow pit operations, and the asphalt batch plant area. Sprinkle areas twice a day (morning and afternoon) with water sufficient to control windblown dust and dirt. The frequency of watering shall be increased to control dust if wind speed exceeds 15 mph;</p> <p>b.) limit construction vehicle speeds to 10 mph on unpaved roads;</p> <p>c.) apply non-toxic chemical dust stabilizers, suitable for use near waterways, to unpaved haul roads and other heavily traveled areas;</p> <p>d.) sweep streets adjacent to work sites to remove silt and</p>	Evidence of compliance with the Dust Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Dust Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	

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		<p>mud accumulated from construction activities daily or as needed; and,</p> <p>e.) periodically inspect construction equipment and maintain according to manufacturer's recommendations.</p> <p>(SLP EIR MM 33) (RMA – Planning Department)</p>				
17.		<p>PDSP007 – PRECONSTRUCTION SURVEY, SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>The following specific measures shall be implemented to avoid or mitigate for the potential impacts of development to individual bat and bird species requiring one of, or a combination of, riparian, grassland, and woodland/forest habitats:</p> <p>Measures specified in Mitigation Measure 11.9 for special-status species providing for pre-construction surveys and construction phase monitoring (general special-status wildlife species measures).</p> <p>1. <u>Bats</u>. If construction is to begin before August 1, before young have fledged, surveys for special-status bat species shall be performed. If maternity roosts are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each roost for the duration of the breeding season (until such time as the young are fully fledged) to prevent roost harassment and brood mortality. If colonial roosts are found, removal of the tree may only occur during the day after an exclusionary device is installed in the opening to the roost. A qualified bat expert must supervise the placement and examine the success of the exclusionary device before the removal of any confirmed roosts.</p> <p>2. <u>Raptors</u>. If construction is to begin before August 1, before young have fledged, pre-construction surveys</p>	<p>A report summarizing their findings and proposed mitigation measures shall be submitted to the Director of Planning. If no bats and/or raptors are found, then no further action is required.</p>	Applicant	Prior to site disturbance and and/or the use of heavy equipment to clear the site	
			<p>In the event that bats and/or raptors are found using these trees, the biological survey shall provide a list of proposed mitigations necessary to protect bat species</p>	Applicant	Prior to site disturbance and and/or the use of heavy equipment to clear the site	

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		<p>for nesting raptors are required. If raptor nests are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. If trees known to support raptor nests cannot be avoided, removal of these trees may only occur during the non-breeding season (August 1 through April 15).</p> <p>(SLP EIR MM 35) (RMA – Planning Department)</p>				
18.		<p>FIRE007 - DRIVEWAYS 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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection.	

<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>
		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. (Carmel Valley Fire Protection District)				
19.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel 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.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
20.		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 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Valley Fire Protection District)				
21.		FIRESP001 - FIRE HYDRANTS/FIRE VALVES (NON-STANDARD) A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		<p>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. Fire department connections (FDC's) and dry standpipes with fire valves and approved fire attack hoses lines and nozzles are required. These hose lines must be on hose reels in approved cabinets. The locations of the inlets and outlets are to be determined by the Carmel Valley Fire Protection District. A minimum of four (4) sets of plans including flow calculations, soil report, thrust block dimensions, etc. as per NFPA 14, 24 and others applicable codes and standards must be submitted to and approved by the Carmel Valley Fire Protection District prior to installation. An underground inspection is required before the pipes can be covered. The dry standpipe system including the hose lines, nozzles, and cabinets must be serviced and maintains as per NFPA standards and manufacturers recommendations. Drive way turnouts for fire apparatus is required at the locations of the FDC's. (Carmel Valley Fire Protection District)</p>				
22.		<p>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

<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>
		Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Valley Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Valley Fire Protection District)	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	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
24.		FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. All buildings and	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	

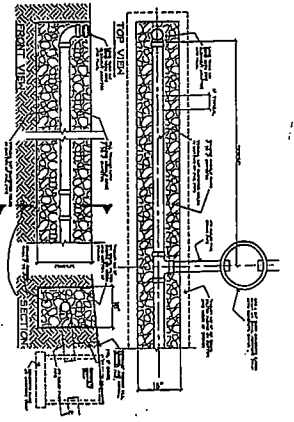
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		structures shall be fully protected with an approved and listed central station automatic fire alarm system as defined by NFPA Standard 72. The fire alarm system shall be addressable by point/device. A minimum of three (3) sets of plans and specifications for the fire alarm system shall be submitted by a California licensed c-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. A fully automatic alarm system installed in lieu of single-station smoke alarms required by the uniform building code shall be required to be placarded as permanent building equipment. The fire alarm system shall supervise the fire sprinkler system and local fire alarm bell(s) shall be installed and maintained. (Carmel Valley Fire Protection District)			on	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
25.		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. (Carmel Valley Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
26.		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. (Carmel Valley Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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27.		FIRES002 – FIRE ALARM SYSTEM – (NON-STANDARD) All buildings and structures shall be fully protected with an approved and listed central station automatic fire alarm system as defined by NFPA Standard 72. The fire alarm system shall be addressable by point/device. A minimum of three (3) sets of plans and specifications for the fire alarm system shall be submitted by a California licensed c-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. A fully automatic alarm system installed in lieu of single-station smoke alarms required by the uniform building code shall be required to be placarded as permanent building equipment. The fire alarm system shall supervise the fire sprinkler system and local fire alarm bell(s) shall be installed and maintained. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
28.		FIRES003 – SWIMMING POOL CONNECTION (NON-STANDARD) Swimming pool connection requirement the swimming pool must be plumbed to allow connection to firefighting equipment and shall be installed as described in the fire district's "swimming pool connection requirements". (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
29.		PW0006 – CARMEL VALLEY The Applicant shall pay the Greater Monterey Peninsula Area Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-410, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	

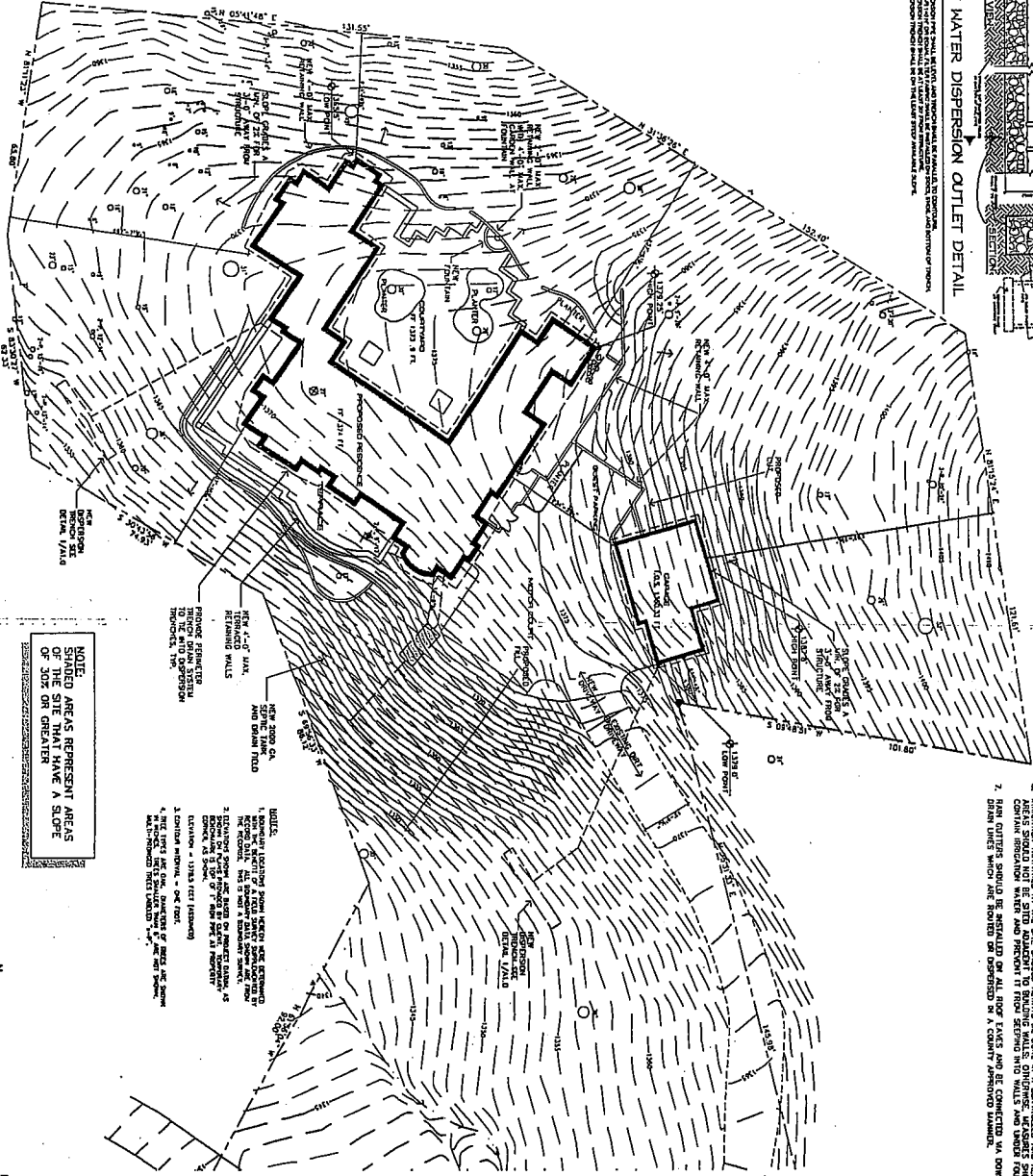
<i>Permu Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
30.		<p>PW0040 – HIGHWAY 1 SHORT TERM IMPROVEMENTS</p> <p>Applicant shall Contribute \$756.00 (2006 Dollars) to County of Monterey as payment of the project's pro rata share at the cost of short-term operational improvements to State Highway One. (Public Works)</p>	Applicant shall pay to PBI required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	
31.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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32.		WRASP01 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include stormwater dispersion facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	WRA
33.		WRASP02 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater dispersion facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant	Prior to final inspection	WRA

END OF CONDITIONS



1 ROOF WATER DISPERSION OUTLET DETAIL



SITE PLAN

NOTE:
SQUARED AREAS REPRESENT AREAS OF 30% OR GREATER SLOPE

1. ALL GRADING SHALL CONFORM TO IMPERIAL COUNTY EROSION CONTROL ORDINANCE CODE.
2. LOTS OF GRADING SHOULD BE COMPLETED TO HIGHER LEVELS NECESSARY FOR THE SUBJECT PROJECT, I.E. AS MUCH AS IS POSSIBLE.
3. FILL IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MATS, GEOTEXTILE, AND STICKLES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
4. RAINFALL ON WATERCOURSE AND DRAINAGE OR ON ANY LANDFILL SURFACE WITHIN CONSTRUCTION OF THE JOB SHOULD BE HANDLED OTHER.
5. RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/LEGUME SEED MIXTURE SHALL BE USED FOR RE-VEGETATION. MULCH SHALL BE USED FOR TOPSOIL COVER. PERMANENT VEGETATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MULCH SHALL BE REPLISHED TO ORIGINAL CONDITION WHEN AND WHERE IT HAS BEEN REMOVED OR DESTROYED BY A CONSTRUCTION OPERATION.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

1/16" = 1'-0"



EROSION CONTROL RECOMMENDATIONS

1. ALL GRADING SHALL CONFORM TO IMPERIAL COUNTY EROSION CONTROL ORDINANCE CODE.
2. LOTS OF GRADING SHOULD BE COMPLETED TO HIGHER LEVELS NECESSARY FOR THE SUBJECT PROJECT, I.E. AS MUCH AS IS POSSIBLE.
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PLANNING INFO.

PROPERTY OWNER:
702 S. LINDEN, FOUNTAIN VALLEY, CA 91759

PROJECT ADDRESS:
59 RANCHO SAN CARLOS PRESERVE
CARMEL VALLEY, CA 93924

PROJECT SCOPE:
NEW SINGLE-FAMILY RESIDENCE WITH A 2-CAR GARAGE

OCCUPANCY: 03.11

ADJ.: 235-031-014

LEGAL DESC: LOT 25, BLOCK 10, TRACT 120136 S.F. (0.281 AC.)

ZONE: RC/10-0-S

MAX BLDG. HT: 30 FT

CHDRNG: 120136 S.F. (0.281 AC.)

NET REMOVAL: 3 TREES (1) 37" DIA @ (1) 17" DIA @ (1) 9" DIA

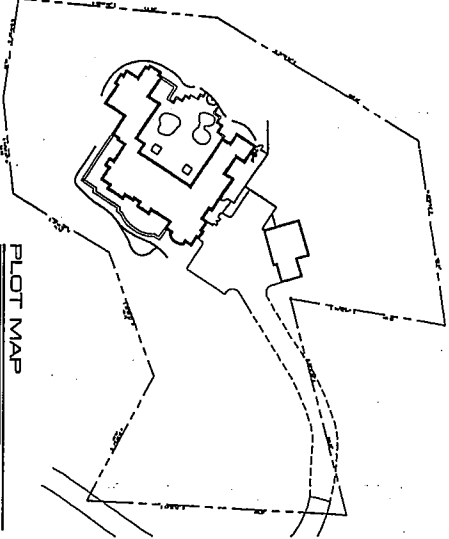
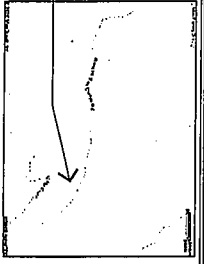
TOPOGRAPHY: SLOPED

PROJECT CODE COMPLIANCE:
1. 2001 CEC, CAC, CPC, CFC, CFC
2. 2004 CEC
LOT AREA: 120136 S.F. (0.281 AC.)

F.A.R. CALCULATIONS:
PROPOSED TOTAL: 4337 SF (100.33%)
F.A.R. ALLOWED: NON-REQUIRED

LOT COVERAGE CALCULATIONS:
PROPOSED TOTAL: 5884 SF (100.33%)
LOT COVERAGE ALLOWED: 423,799 SF (235%)

VICINITY MAP



PLOT MAP

N.T.S.

EXHIBIT G

721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950

PH (805) 648-1001 ■ FAX (805) 648-1000 ■ EMAIL: info@prattmiller.com

W RESIDENCE FOR:

EN & SUSAN FINLEY

59 RANCHO SAN CARLOS RD.
LOT 25, SANTA LUCIA PRESERVE CARMEL, CA.

REVISIONS

NO.	DATE	DESCRIPTION
1	6-11-06	PRELIMINARY
2	6-11-06	FINAL

DATE: 6-9-06
PREPARED BY: SUBMITTA

A1.0

FIRE DEPARTMENT NOTES

FIRE SPRINKLERS REQUIRED - THE RESIDENCE(S) SHALL BE PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). FIRE SPRINKLERS ARE PROVIDED IN ATTACHED GARAGES. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 130 AND LOCAL AMENDMENTS. THE DESIGN(S) OF WHICH SHALL BE DETERMINED BY THE JURISDICTION. PLANS FOR THE SPRINKLER SYSTEM(S) MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. TOUCH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTION DEPARTMENT.

FIRE ALARM FLOW SWITCH - SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATIONS REQUIRE APPROVAL FROM THE FIRE DEPARTMENT.

ADDRESS NUMBERS TO BE POSTED - BEFORE CONSTRUCTION BEGINS. TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO THE REQUEST FOR FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY 50 AS TO BE CLEARLY VISIBLE FROM THE ROAD, WHERE VISIBILITY CAN NOT BE PROVIDED. A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT OF THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC" (1,2,3, ETC) NOT "ROMAN" (I,II,III, ETC) OR WRITTEN OUT IN WORDS. ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 3 INCHES, 3/8" HIGH WIDE STRIKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF THE NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.

SEPARATE ADDRESS REQUIRED - CARPENTER'S UNIT, SENIOR CITIZEN'S UNIT, AND "DRAFFY HOUSES" SHALL BE ISSUED ADDRESSES SEPARATE FROM THE MAIN RESIDENCE. CONTACT THE MONTEREY COUNTY PUBLIC WORKS DEPARTMENT AT 755-4936.

ROOFING CLASS "A" OR "B" REQUIRED - ROOF CONSTRUCTION SHALL BE CLASS "A" OR CLASS "B" BUILDUP, AS OUTLINED BY UNIFORM BUILDING CODE STANDARD 15-2. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND WHEN 50 PERCENT OR MORE OF AN EXISTING ROOF IS REPLACED WITHIN A ONE-YEAR PERIOD.

ACCESS DRIVEWAYS - GENERAL - ACCESS DRIVEWAYS SHALL BE ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (22 TON) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, A MINIMUM OF 13'-6" OR 15'-0" VERTICAL CLEARANCE, AND A MAXIMUM 15% GRADE. ON DRIVEWAYS AND ACCESS ROADS HAVING A SLOPE OF 8% OR MORE THE FINISH SURFACE SHALL BE A/C PAVING OR CONCRETE. EXCEPTION - WHEN BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED, SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION.

DRIVEWAY TURN-OUT REQUIRED - DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED. 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. (SEE EXAMPLE "A")

ACCESS DRIVEWAYS - TURN AROUND REQUIRED - ALL DEAD-END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF THE FIRE APPARATUS (SEE EXAMPLE "B")

ACCESS DRIVEWAYS - TURNING RADII - ALL TURNS ON ACCESS DRIVEWAYS SHALL COMPLY WITH THE MINIMUM DIMENSIONS SHOWN ON EXAMPLE "C".

EXTERNAL GATES - ELECTRIC GATES SHALL BE PROVIDED WITH A KEYSWITCH MEETING FIRE DEPARTMENT SPECIFICATIONS. MANUAL GATES SHALL BE PROVIDED WITH FIRE DEPARTMENT SPECIFICATIONS MEETING FIRE DEPARTMENT SPECIFICATIONS. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE, BUT IN NO CASE LESS THAN 12' WIDE UNOBSTRUCTED VERTICAL CLEARANCE SHALL NOT BE LESS THAN 15'.

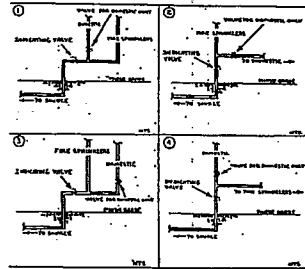
BRIDGES - ALL NEW AND RECONSTRUCTED BRIDGES SHALL BE AT LEAST THE WIDTH OF THE EXISTING ROADBED AND BRIDGES BUT IN NO CASE LESS THAN 12 FEET WIDE. BRIDGE WIDTH ON ALL ROADS EXCEEDING TERTIARY STANDARDS SHALL NOT BE LESS THAN THE WIDTH OF TWO LANES WITH BERMS. ALL BRIDGES SHALL BE DESIGNED FOR HS 20-44 LOADING (STANDARD SPECIFICATION FOR HIGHWAY BRIDGES) AND HAVE GUARDRAILS.

SETBACK FOR STRUCTURE, OPENABLE SPACE, OR EXPOSURE - ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND FOR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, OR WHEN A 30 FOOT MINIMUM SETBACK CANNOT BE REACHED, ALTERNATE FUEL MODIFICATIONS STANDARDS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.

FIRE DEPARTMENT DIAGRAMS

**MONTEREY COUNTY
PREVENTION OFFICERS ASSOCIATION**

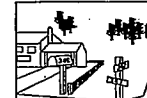
ACCEPTABLE FIRE SPRINKLER / DOMESTIC ROOK-UPS



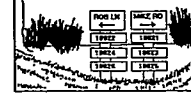
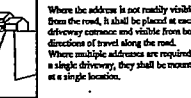
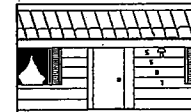
1. ALL SPRINKLER VALVES SHALL BE INSTALLED ABOVE FINISHED GRADE.
2. BACKFLOW PREVENTER ACCEPTABLE GATE VALVES ARE NOT ALLOWED.
3. SEPARATE VALVES FOR THE FIRE SPRINKLER SYSTEM ARE NOT ALLOWED.
4. SPRINKLER PIPING TO BE FINISHED PRIOR TO ASBESTOS REMEDIATION.
5. FIRE SPRINKLER ALSO TO BE WIRED TO REFRIGERATOR CIRCUIT.
6. A SEPARATE VALVE SHALL BE INSTALLED FOR DOMESTIC FITTINGS WHICH ARE NOT SPRINKLER RELATED.

ADDRESS POSTING REQUIREMENTS

Location
All structures are required to have a permanently posted address visible from the road. Posting the address near the entry light is recommended, if the number will be visible from the road.

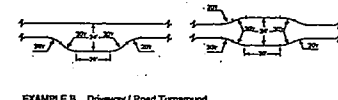


When there is a branch or fork in the road, indicate all address numbers on each branch or fork on a post, as indicated. Road name changes shall also be indicated.

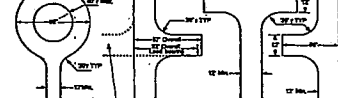


SIZE
Size of letters, numbers and symbols for address shall be a minimum of 1 inch letter height, 3/8 inch stroke, contrasting with the background color and sign.

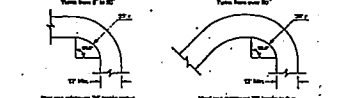
EXAMPLE A Driveway Turnout



EXAMPLE B Driveway / Road Turnaround



EXAMPLE C Driveway Turning Radii



INTERNATIONAL DESIGN GROUP ARCHITECTURE INTERIOR DESIGN
JUN A. BILLANG, AIA JOHN S. MATTHEWS
281 LIGHTHOUSE AVE. # PACIFIC GROVE CA. # 89880
PACIFIC GROVE, CA. # 89880
PACIFIC GROVE, CA. # 89880

PROPOSED NEW RESIDENCE FOR:
DR. ALLEN & SUSAN FINLEY
58 RANCHO SAN CARLOS RD.
LOT 25, SANTA LUCIA PRESERVE
CARMEL, CA.

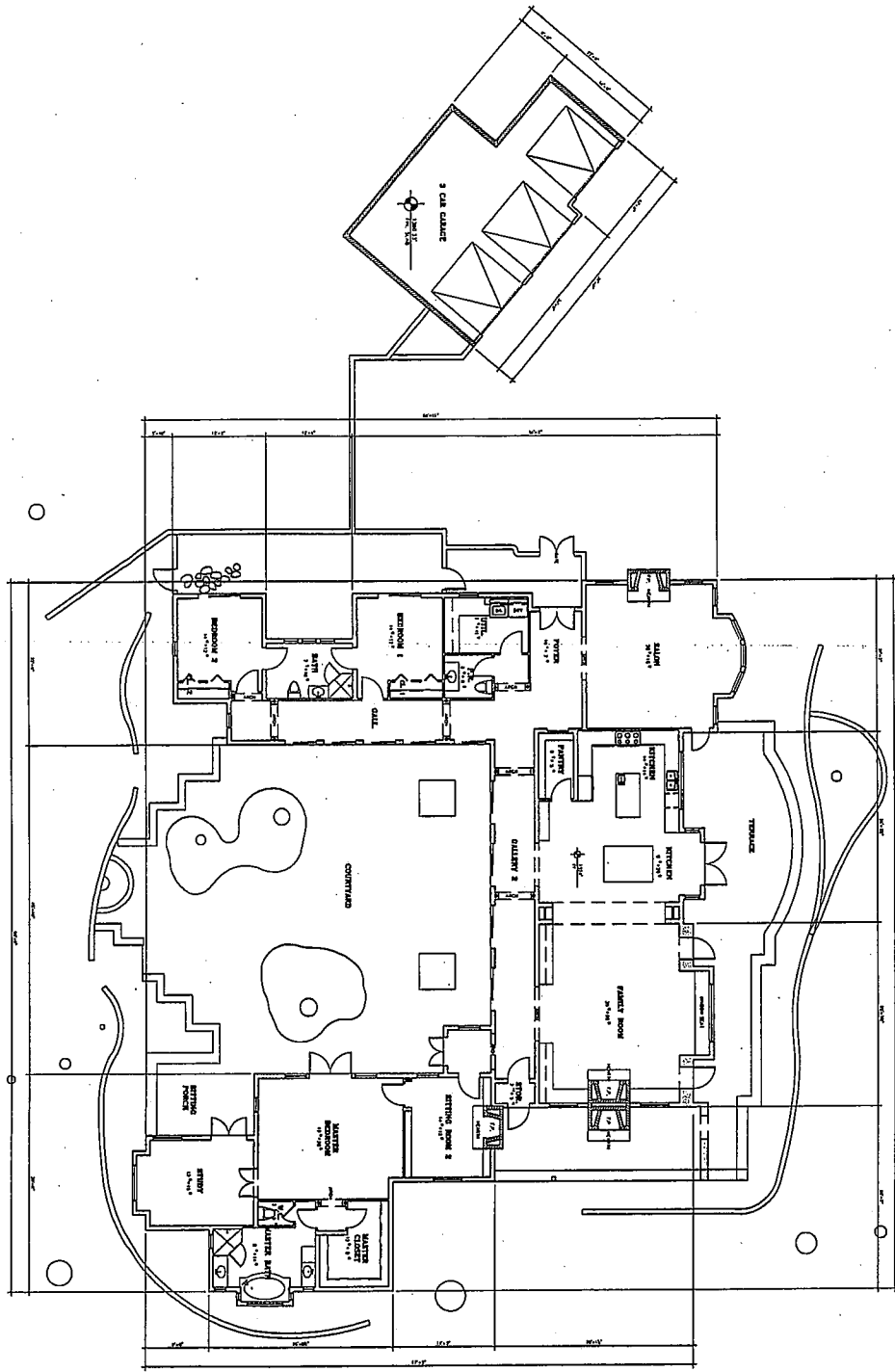
INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN
JUN A. BILLANG, AIA JOHN S. MATTHEWS
281 LIGHTHOUSE AVE. # PACIFIC GROVE CA. # 89880
PACIFIC GROVE, CA. # 89880
PACIFIC GROVE, CA. # 89880

GENERAL NOTES

DATE: 6-9-06
PRE-APP. SUBMITTAL

REVISIONS:
5-11-06
PLANNING SUB

MAIN LEVEL PLAN



1/8" = 1'-0"



WALL LEGEND

- 2x STUD FRAMED WALL
- STONE VENEER
- CMU WALL-SEE STRUCTURAL DWG'S

DATE: 6-4-06	PROJECT: MAIN LEVEL PLAN
DESIGNER: JUNA A. BILLAND, AIA	SCALE: AS SHOWN
DATE: 6-11-06	PROJECT: A2.0
REVISIONS:	
1. PRC-APP, SUBMITTAL	
2. EXISTING SIB	
3. EXISTING SIB	

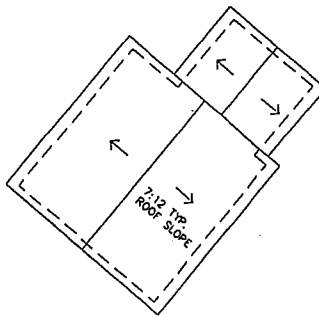
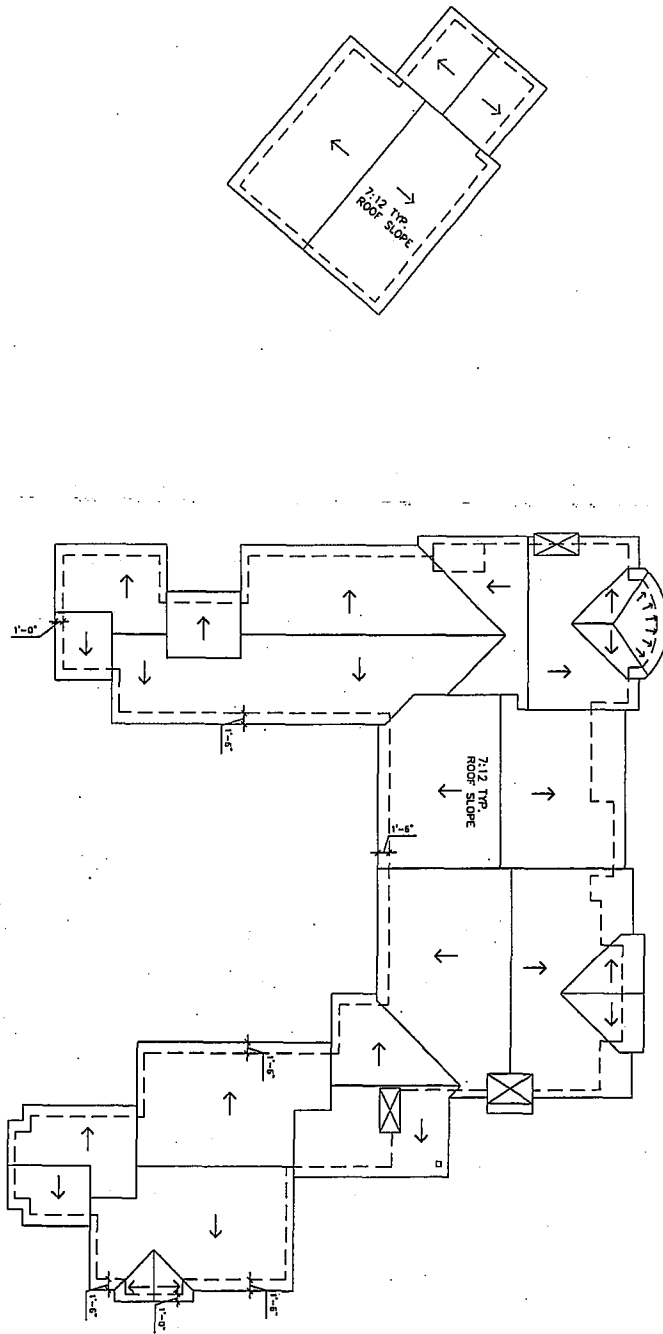
INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN
 JUNA A. BILLAND, AIA JOHN S. MATTHAMS
 721 LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950
 PH: (831) 948-1881 FAX: (831) 948-1880 EMAIL: I.D.G.INTERNATIONAL@GMAIL.COM

PROPOSED NEW RESIDENCE FOR:
DR. ALLEN & SUSAN FINLEY
 59 RANCHO SAN CARLOS RD.
 LOT 25, SANTA LUCIA PRESERVE CARMEL, CA.

<p>DR. ALLEN & SUSAN FINLEY 59 RANCHO SAN CARLOS RD. LOT 25, SANTA LUCIA PRESERVE CARMEL, CA 95008 TEL: (831) 948-1881 FAX: (831) 948-1880 EMAIL: I.D.G.INTERNATIONAL@GMAIL.COM</p>

ROOF PLAN

1/8" = 1'-0"



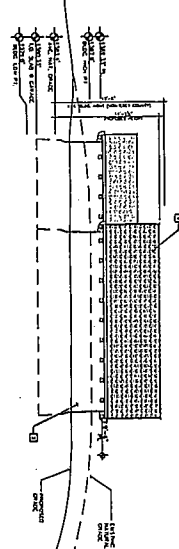
SHEET NO. A3.0	DATE: 5-1-06 PREP: JRF, SBN/ML PROJECT: 0611-06 DRAWING: SB1
	ROOF PLAN
	721 LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950 TEL (831) 646-1861 • FAX (831) 646-1262 • WWW.IDGARCHITECTURE.COM
	PROPOSED NEW RESIDENCE FOR: DR. ALLEN & SUSAN FINLEY 59 RANCHO SAN CARLOS RD. LOT 25, SANTA LUCIA PRESERVE CARMEL, CA.



INTERNATIONAL DESIGN GROUP
ARCHITECTURE + INTERIOR DESIGN
 JUN A. BILLAND, AIA JOHN E. MATTHAMS

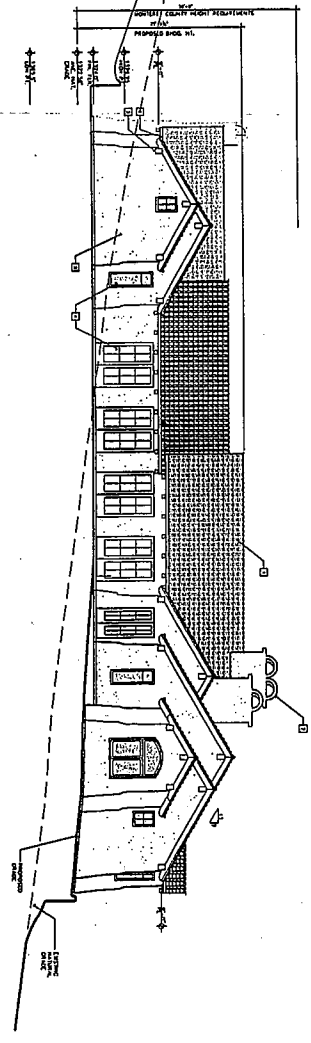
PROPOSED NEW RESIDENCE FOR:
DR. ALLEN & SUSAN FINLEY
 59 RANCHO SAN CARLOS RD.
 LOT 25, SANTA LUCIA PRESERVE CARMEL, CA.

REVISIONS NO. DATE DESCRIPTION
1 5-1-06 INITIAL ISSUE



NORTHWEST ELEVATION

1/8"=1'-0"



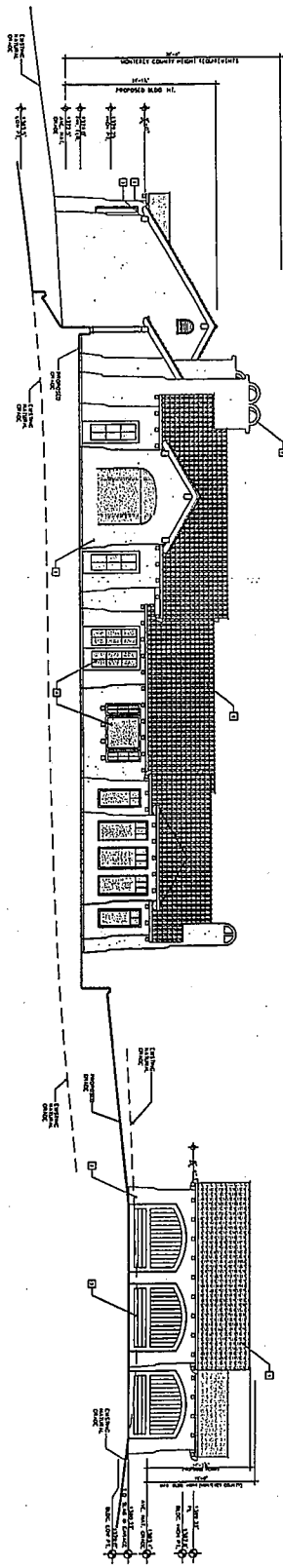
NORTHEAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

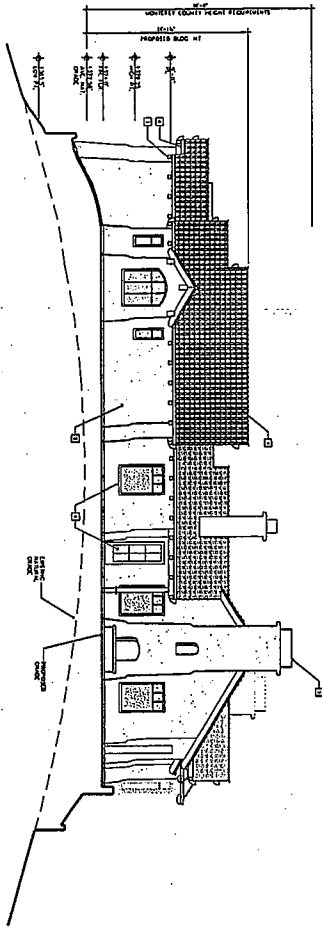
- 1 CLASS 'V' CLAY TILE ROOFING-CAP & PAK
- 2 PAINTED EXTERIOR STUCCO
- 3 EXPOSED REDWOOD INTERIOR TALS AND BEAMS
- 4 PAINTED WOOD EXTERIOR DOORS AND WINDOWS
- 5 STAINED DOORS
- 6 HALF ROUND COPPER OUTLINES
- 7 DOWN-SPOUT AND LEADER BRIMS
- 8 CUSTOM COPPER CHIMNEY CAP
- 9 RANDOM STONE

<p>DATE: 6-3-86 PREP: JAP, SUBMITAL REVISIONS: 1 5-11-86 2 5-11-86 3 5-11-86</p>	<p>PROJECT NO. AA.0</p>	<p>INTERNATIONAL DESIGN GROUP ARCHITECTURE • INTERIOR DESIGN JUN A. BILLARD, AIA JOHN E. MATTHAMS</p> <p>721 LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950 TEL: (805) 499-1900 FAX: (805) 499-1901 844 V.I. 4148</p>	<p>PROPOSED NEW RESIDENCE FOR: DR. ALLEN & SUSAN FINLEY 59 RANCHO SAN CARLOS RD. LOT 25, SANTA LUCIA PRESERVE CARMEL, CA.</p>
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SOUTHEAST ELEVATION

1/8"=1'-0"



SOUTHWEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND	
	GLAZED CLAY TILE ROOFING-CAP & PAV.
	PAINTED EXTERIOR STUCCO
	EXPOSED REDWOOD RAFTER TAILS AND BEAMS
	PAINTED WOOD EXTERIOR DOORS AND WINDOWS
	STAINED DOORS
	HAZ BROWN COPPER GUTTER DOWNSPOUT AND LEAFLET BRACKETS
	CUSTOM CERAMIC CHIMNEY CAP
	RANDOLPH STONE

ELEVATIONS	
DATE:	6-9-06
PREPARED BY:	JAN. SCHMIDTKE
REVISIONS:	
1	8-11-06
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INTERNATIONAL DESIGN GROUP
 ARCHITECTURE • INTERIOR DESIGN
 JUNA A. BILLANG, AIA JOHN S. MATTHIAS
 781 LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950
 PH (831) 848-1281 FAX (831) 848-1282 EMAIL: j@idggroup.com

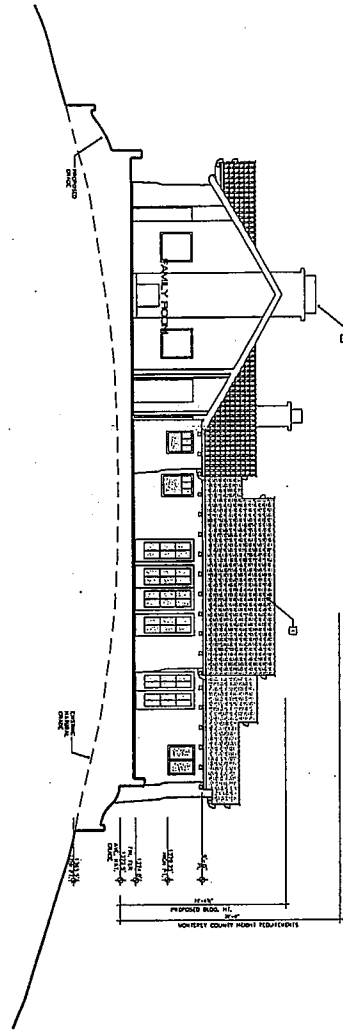
PROPOSED NEW RESIDENCE FOR:
DR. ALLEN & SUSAN FINLEY
 59 RANCHO SAN CARLOS RD.
 LOT 25, SANTA LUCIA PRESERVE CARMEL, CA.

DATE:	6-9-06
PREPARED BY:	JAN. SCHMIDTKE
REVISIONS:	
1	8-11-06
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PROJECT NO. **A5.0**

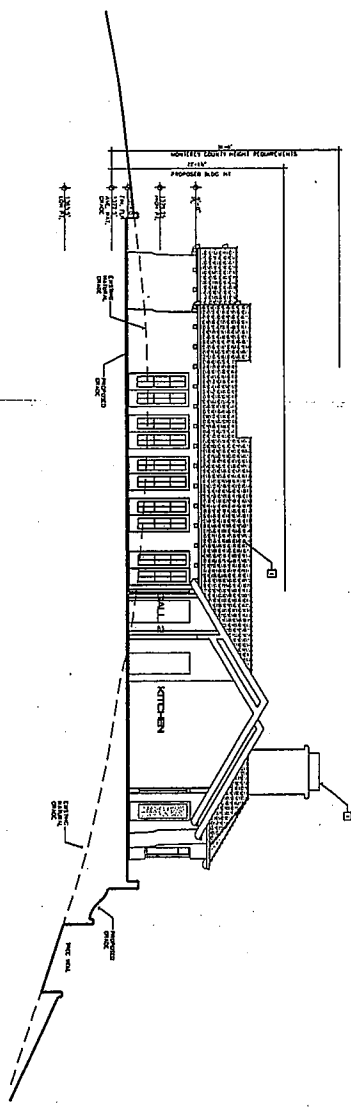
NORTHEAST ELEVATION

1/8"=1'-0"




SOUTHEAST-COURTYARD ELEVATION

1/8"=1'-0"

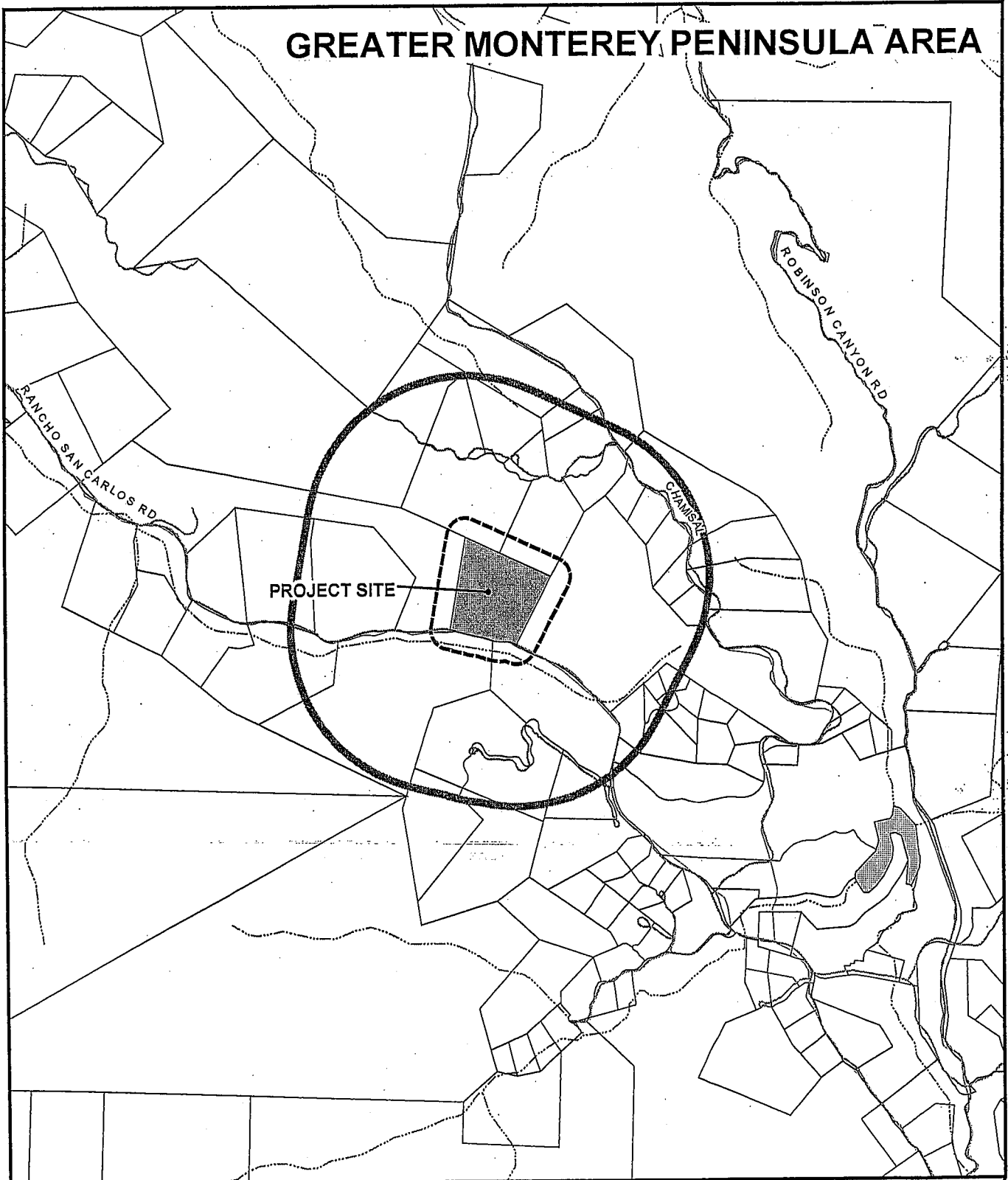


EXTERIOR FINISH LEGEND

- 1 GLAZED W. CLAY TILE ROOFING-CAP & PAN
- 2 PAINTED EXTERIOR STUCCO
- 3 IMPROVED BERMUDA GRASS LAKE AND BEACH SANDS
- 4 SHINGLED WOOD EXTERIOR DOORS AND WINDOWS
- 5 STAINED DOORS
- 6 HALF ROUND COPPER GUTTER DOWNSPOUT AND LEADER BOARDS
- 7 CUSTOM COPPER CHIMNEY CAP
- 8 SHANDOR STONE

<p>PROJECT NO. A6.0</p>	<p>ELEVATIONS</p> <p>DATE: 5-3-95 PREPARED: SUBMITTAL DRAWINGS: 5-11-95 EXAMINE: SUB</p>	 <p>INTERNATIONAL DESIGN GROUP ARCHITECTURE + INTERIOR DESIGN</p> <p>JUNA. BILLANG, AIA JOHN E. MATTHAME</p> <p>721 LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950 PH (831) 648-1381 FAX (831) 648-1380 EMAIL: jtm@idg.com</p>	<p>PROPOSED NEW RESIDENCE FOR:</p> <p>DR. ALLEN & SUSAN FINLEY</p> <p>59 RANCHO SAN CARLOS RD. LOT 25, SANTA LUCIA PRESERVE CARMEL, CA.</p>
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GREATER MONTEREY PENINSULA AREA





APPLICANT: FINLEY

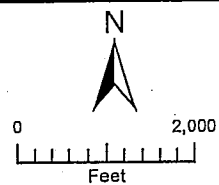
APN: 239-031-014-000

FILE # PLN060394

 300' Limit

 2500' Limit

 City Limits



PLANNER: MANUGUERRA