

RESOLUTION NO. 070302

A. P. # 157-071-018-000

In the matter of the application of
Vincent R. Maestri (PLN070302)

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 development within the Carmel Valley Floodplain pursuant to Monterey County Zoning Ordinance Title 21 Section 21.64.130.D of the Monterey County Zoning Code and 2) an Administrative Permit to allow development within a Site Plan Review District or "S" Zoning District to allow the demolition of an existing 2,837 square foot single family dwelling to construct a 4,548 square foot single family dwelling with attached two car garage and design approval. The property is located at 7023 Valley Greens Circle, Carmel, Carmel Valley Master Plan, and came on regularly for meeting before the Zoning Administrator on April 10, 2008.

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 Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) Plan Conformance 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) Zoning Consistency The property is located at 7023 Valley Greens Circle, Carmel (Assessor's Parcel Number 157-071-018-000), Carmel Valley Master Plan. The parcel is zoned LDR/B-6-D-S ("Low Density Residential, Building Site District, Design Control and Site Plan Review") which allows the construction of a single family dwelling per legal lot of record. Therefore, the property is suitable for the proposed development.
 - (c) Site Visit The project planner conducted a site inspection on October 9, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) Setbacks The project proposes to demolish an existing single family dwelling while maintaining the special setbacks required per the Building Site overlay district setbacks of B-6 and the Carmel Valley Golf and Country Club subdivision at Quail Lodge setbacks recorded at the Monterey County Records Office on Volume 8 Page 7. The proposed development meets all setbacks. An additional 1 foot to the proposed development's height is required in order for the structure to be 1 foot above the mean sea level which is 62.0 feet (NGVD 1929) (**Condition 10**).
 - (e) Floodplain The project requires a Use Permit to allow development within the Carmel Valley Floodplain. (Finding 6)
 - (f) Historical Analysis The parcel contains an existing single family dwelling that is proposed for demolition was built in 1973 according to the Monterey County Assessors Office. The house is not more than 50 years old and has no other historical significance.
 - (g) Tree Protection The site has one 6 inch oak tree located within the courtyard area of the proposed development. Although the subject tree is not proposed for removal there are

regulations protecting oak trees and removal would require an additional discretionary permit. As such, the applicant is to protect the 6 inch oak tree from construction related damage **(Condition 7)**.

- (h) LUAC 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 is exempt from CEQA per Section 15303 (a).
- (i) Application 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 PLN070302.

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

i. "Geotechnical Investigation with Geoseismic Analysis" (LIB080155) prepared by Soils Surveys Inc., Salinas, CA. August 13, 2007.

ii. "Preliminary Archeological Reconnaissance" (LIB080154) prepared by Mary Doane, B.A. of Archeological Consulting, Salinas, CA. July 27, 2007.

(c) High Archeological Site – The site is located in a highly sensitive archeological area, as such an Archeological Report was required and conducted by Mary Doane of Archeological Consulting. The report concluded there were no archeological resources found on the site and therefore there was no reason to delay the project for archeological reasons. However, if at any point during construction archeological resources are discovered the applicant must cease construction activities immediately. **(Condition 3)**

(d) Geotechnical Considerations – The liquefaction factor for the site is high. A soils report was conducted for the site and stipulated foundation design criteria for new single family dwellings, drainage and grading recommendations, subsurface and surface drainage and moisture considerations which will need to be abided by given the type of soil found at the Maestri residence. The applicant will need to provide certification that the geotechnical consultants recommendations were followed during the course of demolition and construction of the new single family dwelling. **(Condition 5)** Lastly, the applicant will provide an Erosion Control and Implementation Schedule to the Director of Planning which will need to be adhered to during the course of construction until project completion to ensure proper erosion control measures are followed. **(Condition 6)**

(c) Staff conducted a site inspection on October 9, 2007 to verify that the site is suitable for this use.

(d) Materials in Project File PLN070302.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts the construction of a single family dwelling.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on October 9, 2007.

- (c) The proposed development will not significantly increase flooding elevations on the Carmel River, as conditioned by Monterey County Water Resource whom has reviewed the proposed development and ensured the project will comply with the elevation level prescribed. (Condition 21 and Condition 26)
- (d) See preceding and following findings and supporting evidence found in Finding number 6 below.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

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

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

EVIDENCE: (a) Preceding findings and supporting evidence.

6. **FINDING: USE PERMIT - DEVELOPMENT WITHIN CARMEL RIVER FLOODPLAIN** - The project includes development within the 100-year floodplain of the Carmel River; therefore, it is subject to Monterey County Code Chapter 16.16 - *Regulations for Floodplains in Monterey County* and Monterey County Code Chapter 21.64.130 - *Regulations for Land Use in the Carmel Valley Floodplain*. Pursuant to 21.64.130.D.2, development within the floodway fringe provided that all structures included related utilities shall be located and constructed so as to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. On site waste disposal systems shall be located so as to avoid impairment of them or contamination during flooding and the first habitable floor of any structure shall be located at least one foot above the 100 year flood level.

EVIDENCE: (a) The General Manager of Monterey County Water Resources Agency and the Director of Planning have determined that the project would not meet the floodplain exclusions in Section 21.64.130.G; therefore requires a Use Permit. Monterey County Water Resources Agency completed a Flood Zone Inquiry (dated 11/26/07) that establishes the Base Flood Elevation to be between 61.0 - 61.2. The proposed project is located completely within the floodway fringe, Zone A11, 100-year floodplain of the Carmel River, as shown on FEMA Flood Insurance Rate Map 060195-0185 D, effective date January 30, 1984. The base flood elevation for this property is 61.0 feet mean sea level (NGVD 1929). All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; to ensure this the base floor will have vent openings to allow for the entry and exit of floodwaters. **(Condition 21)**

(b) Structures included related utilities will be located and constructed so as to minimize or eliminate infiltration of flood waters. **(Condition 28)** The applicant is required to provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that elevation levels are in accordance to Chapter 16.16 **(Condition 26)** In addition, such utilities are situated underground such as the discharge system (septic system) is located above the 10 year flooding elevation as required by Environmental

Health. **(Condition 26)** Pursuant to Chapter 16.16 for Regulations Regarding Floodplains in Monterey County all new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. All elements that function as a part of the structure, such as furnace, hot water heater, air conditioner, etc., shall be elevated of 61.0 feet mean sea level (NGVD 1929) for the Maestri residence. **(Condition 26)**

- (c) On site waste disposal systems are located so as to avoid impairment of them or contamination during flooding pursuant to 21.64.130.D.2; Monterey County Environmental Health Agency requires septic systems within the 100-year floodplain to be at not located within the 10 year floodplain. The Maestri site is above the 10 year flooding level as relatively flat with a base floor of 61.73 feet further not within the 10 year flood plain which is at 56 feet mean sea level. **(Condition 26)**
- (d) The first habitable floor of any structure shall be located at least one foot above the 100 year flood level. Monterey County Water Resources Agency requires the lowest finished floor to be one foot above the flooding elevation. The lowest floor will be elevated 1 foot above the Base Flood Elevation of 61.0 feet mean sea level (NGVD 1929); **(Condition 28)**, while still being within the height limitation for the district which is 30 feet **(Condition 10)**.
- (e) The proposed project is not located with the floodway as defined on the effective FEMA Flood Boundary and Floodway Map 060195-0185, dated January 30, 1984. Development within the floodway is prohibited per Section 21.164.130.D.1a.

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 10th day of April, 2008.


JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY - 6 2008**

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 **MAY 16 2008**

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 RMA - Planning and RMA - Building Services Department offices 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: Vincent Maestri

File No: PLN070302 **APN:** 157-071-018-000

Approved by: Zoning Administrator **Date:** April 10, 2008

**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 (PLN070302) allows 1) a Use Permit for the development within the Carmel Valley Floodplain pursuant to Section 21.14.050.J and 2) an Administrative Permit to allow development within a Site Plan Review District or "S" Zoning District to allow the demolition of an existing 2,837 square foot single family dwelling to construct a 4,548 square foot single family dwelling with attached two car garage and design approval. The property is located at 7023 Valley Greens Circle, Carmel (Assessor's Parcel Number 157- 071-018-000), 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation</p>	<p>Adhere to conditions and uses specified in the permit.</p>	<p>Owner/ Applicant</p>	<p>Ongoing unless otherwise stated</p>	

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		monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 070302) was approved by the Zoning Administrator for Assessor's Parcel Number 157-071-018-000 on April 10, 2008. The permit was granted subject to <u>28</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	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 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)	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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4.		<p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	
5.		<p>PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been</p>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's	Owner/ Applicant/ Geotech-	Prior to final inspection	

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		constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	compliance with the geotechnical report.	nical Consultant		
6.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	An 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. 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. 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 the issuance of grading and building permits. Ongoing Prior to Final Inspection	

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7.		<p>PD011 – TREE AND ROOT PROTECTION 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. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p>Submit ongoing evidence that tree protection measures are in place throughout grading and construction Phases. If damage is possible, submit an interim report prepared by a certified arborist.</p> <p>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.</p>	Owner/ Applicant	<p>Prior to the issuance of grading and/or building permits</p> <p>During construction</p> <p>Prior to final</p>	
8.		<p>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p> <p>Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “Residential Water Release Form and Water Permit Application” to the</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	<p>Prior to issuance of Building Permits</p> <p>Prior to issuance of Building Permits</p>	

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		<p>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 and native to Monterey County riparian areas. (RMA – Planning Department)</p>	<p>Monterey County Water Resources Agency for review and approval.</p> <p>Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation and a completed “Residential Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval.</p> <p>Submit an approved MPWMD Water Form to RMA Building Department</p> <p>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>Prior to issuance of Building Permits</p> <p>Prior to issuance of Building Permits</p> <p>Prior to occupancy</p>	
9.		<p>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</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the</p>	Owner/ Applicant	<p>Prior to the issuance of building permits.</p> <p>Prior to occupancy</p>	

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		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)	approved plan.			
10.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the issuance of grading or building permits Prior to final inspection	
11.		NEW SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. This system will require a pump vault. The primary and secondary drainfields shall be installed at initial construction. (Environmental Health)	The Environmental Health Division (EHD) shall approve plans. Applicant shall obtain a permit to install the septic system and pay all applicable fees to EHD.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading / building permits.	

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12.		OLD SEPTIC SYSTEM ABANDONMENT The existing septic system shall be properly abandoned per Monterey County standards meeting the requirements of MCC 15.20. (Environmental Health)	Contact the Environmental Health Division prior to abandonment. As necessary, the applicant shall pay all applicable fees.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading / building permits.	
13.		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 shall schedule fire dept. clearance inspection	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit. Prior to building inspection.	
14.		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 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of building permit. 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>
		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)				
15.		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. (Carmel Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection.	
16.		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 shall schedule fire dept. rough sprinkler inspection. Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to issuance of building permit. Prior to framing inspection 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>
17.		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 District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
18.		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 shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to issuance of building permit. Prior to final building inspection	
20.		WR1 - 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. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
21.		WR21 - FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan prepared by a registered civil	Submit the engineered foundation plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

<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>
		engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents. (Water Resources Agency)				
22.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
23.		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)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
24.		WR14 - CONCRETE SLAB INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
25.		WR15 - STEMWALL INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades are compliant with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to the stemwall 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>
26.		<p>WR16 - ELEVATION CERTIFICATE The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)</p>	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to final inspection	
27.		<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 re-circulating 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	

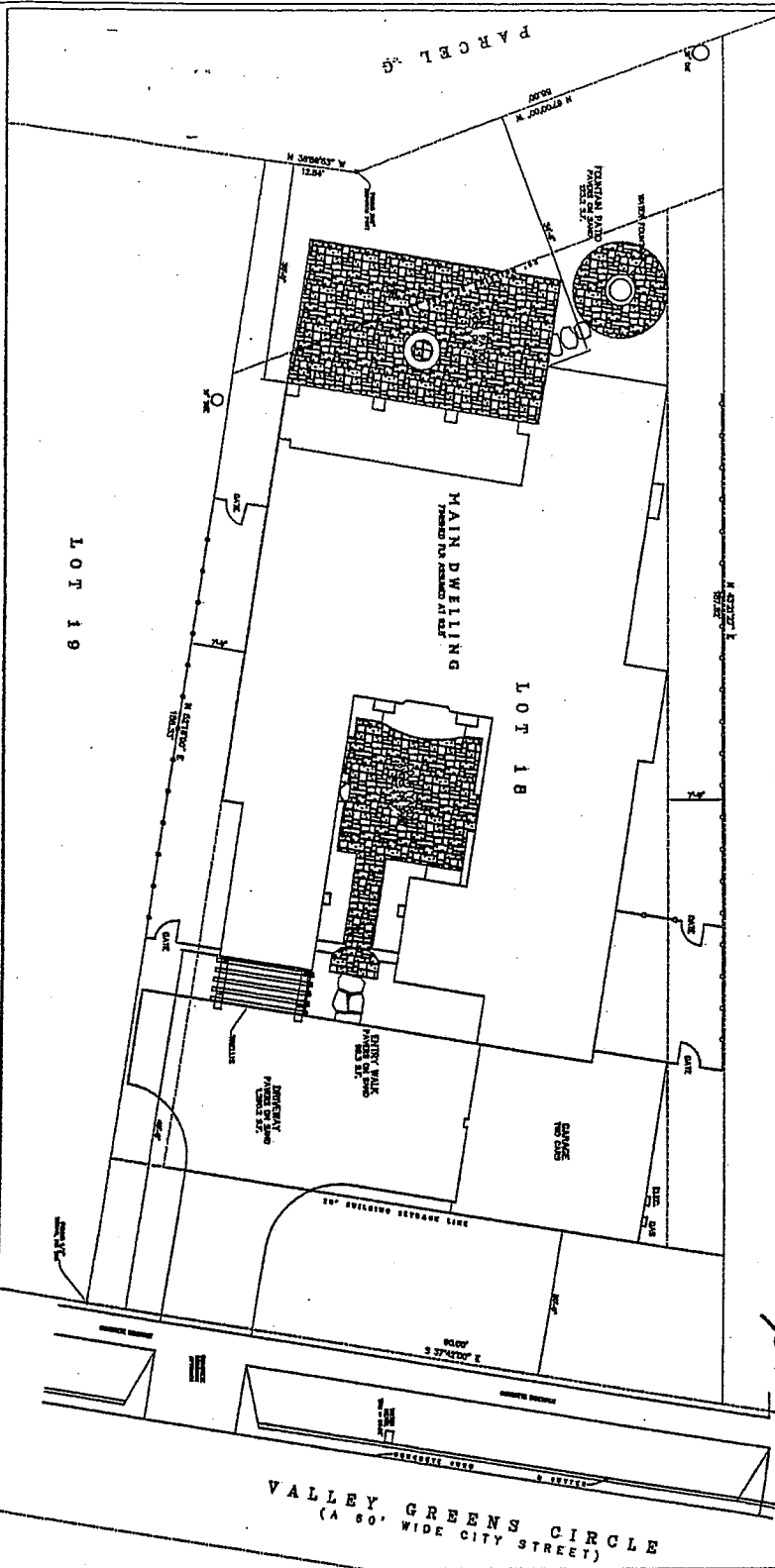
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
28.		<p>ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities shall be constructed at a minimum elevation of 62.0 feet mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. (Water Resources Agency)</p>	Submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

END OF CONDITIONS

New Residence for
Vincent Maestri
Carmel Valley, California

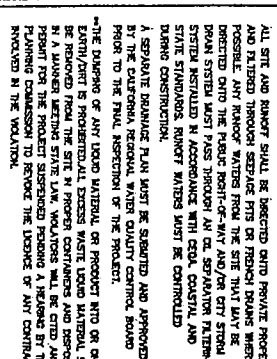
LOT 17
APN: 157-071-018-000

LOT 18



DRAINAGE NOTES
ALL SITE AND RUNOFF SHALL BE DIRECTED DRAIN PRIVATE PROPERTY AND RETURN THROUGH SEWAGE PITS OR FRENCH DRAINS WHERE DRAINAGE INTO THE STREET IS NOT FEASIBLE. SURFACE WATER SHALL BE DIRECTED INTO THE STREET THROUGH AN APPROPRIATE DRAINAGE SYSTEM INSTALLED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE AND STATE STANDARDS. RUNOFF WATER MUST BE CONTROLLED THROUGH CONSTRUCTION.
A SEPARATE DRAINAGE PLAN MUST BE SUBMITTED AND APPROVED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE FINAL INSPECTION OF THE PROJECT.
-THE DRAINAGE OF ANY LIQUID MATERIAL OR PROJECT INTO OR ONTO THE EARTH/SURFACE IS PROHIBITED. EXCESS WASTE LIQUID MATERIAL SHALL BE REMOVED FROM THE SITE IN PROPER CONTAINERS AND DISPOSED IN A MANNER MEETING STATE LAW. WASTEWATERS WILL BE CITED AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND REPAIRS FOR THE PROJECT SUSPENDED PRIOR TO A RELEASE BY THE REGIONAL WATER QUALITY CONTROL BOARD.
-THE DRAINAGE OF ANY LIQUID MATERIAL OR PROJECT INTO OR ONTO THE EARTH/SURFACE IS PROHIBITED.

- NOTES**
- Final inspection and approval from Water District
 - Approved materials or methods of any kind of construction shall be used as specified in this plan.
 - Excavations shall be backfilled with compacted material in accordance with the applicable code and standards of the city.
 - The contractor shall obtain and approve of property owners for any use of easements or other rights.
 - All work shall be done in accordance with the applicable code and standards of the city.
 - Excavations shall be backfilled with compacted material in accordance with the applicable code and standards of the city.
 - Excavations shall be backfilled with compacted material in accordance with the applicable code and standards of the city.
 - The final inspection shall be done by the city.



- SHEET INDEX**
- SITE PLAN
 - DEMOLITION/EXISTING PLAN
 - SURVEY
 - MAIN FLOOR PLAN
 - PARTIAL MAIN FLOOR PLAN
 - PARTIAL MAIN FLOOR PLAN
 - PROPOSED ELEVATIONS
 - PROPOSED ELEVATIONS
 - PROPOSED ELEVATIONS
 - PROPOSED ELEVATIONS

LEGEND

○	EXISTING TREES
⊕	25' W. LIGHT FIXTURE
→	DRAINAGE DIRECTION 25' slope

PROJECT DATA

LOT SIZE	13,988 S.F.	1000 X
OWNER	VINCENT MAESTRI	
ADDRESS	7023 VALLEY GREENS CIRCLE	
APN	157-071-018-000	
SECTION	9	

FLOOR AREA

FLOOR AREA	N/A	N/A
PARTIAL MAIN FLOOR PLAN	1,317 S.F.	
PARTIAL MAIN FLOOR PLAN	2,116 S.F.	

SITE COVERAGE

COVERAGE ALLOWED	4,500 S.F.	32%
COVERAGE EXISTING	2,875 S.F.	21%
COVERAGE PROPOSED	4,625 S.F.	33%

LAND COVERAGE

COVERAGE ALLOWED	N/A	N/A
COVERAGE EXISTING	3,083 S.F.	22%
COVERAGE PROPOSED	4,810 S.F.	34%

AVERAGE GRADE

AVERAGE NATURAL GRADE	81.0 FT.
EXISTING GRADE	80.0 FT.
PROPOSED GRADE	81.0 FT.

SCOPE OF WORK
-DEMOLITION EXISTING ONE STORY 2,875 S.F. SI.
-CONSTRUCTION NEW ONE STORY 4,625 S.F. SI.
-DEMOLITION EXISTING GARAGE 2,116 S.F. SI.
-DEMOLITION EXISTING DRIVEWAY 1,317 S.F. SI.

OWNER INFORMATION
VINCENT L. MAESTRI
650 LINDSEY ROAD
SAN JOSE, CALIFORNIA
(408) 922-9383

CLAUDIO ORTIZ
DESIGN GROUP, INC.
S/O
411-272-0118
Carmel-by-the-Sea, CA 93021
CLG

OWNER INFORMATION
VINCENT L. MAESTRI
650 LINDSEY ROAD
SAN JOSE, CALIFORNIA
(408) 922-9383

MAESTRI RESIDENCE
7023 Valley Greens, Carmel Valley, Calif.

PROJECT DATA
LOT SIZE: 13,988 S.F.
OWNER: VINCENT MAESTRI
ADDRESS: 7023 VALLEY GREENS CIRCLE
APN: 157-071-018-000
SECTION: 9

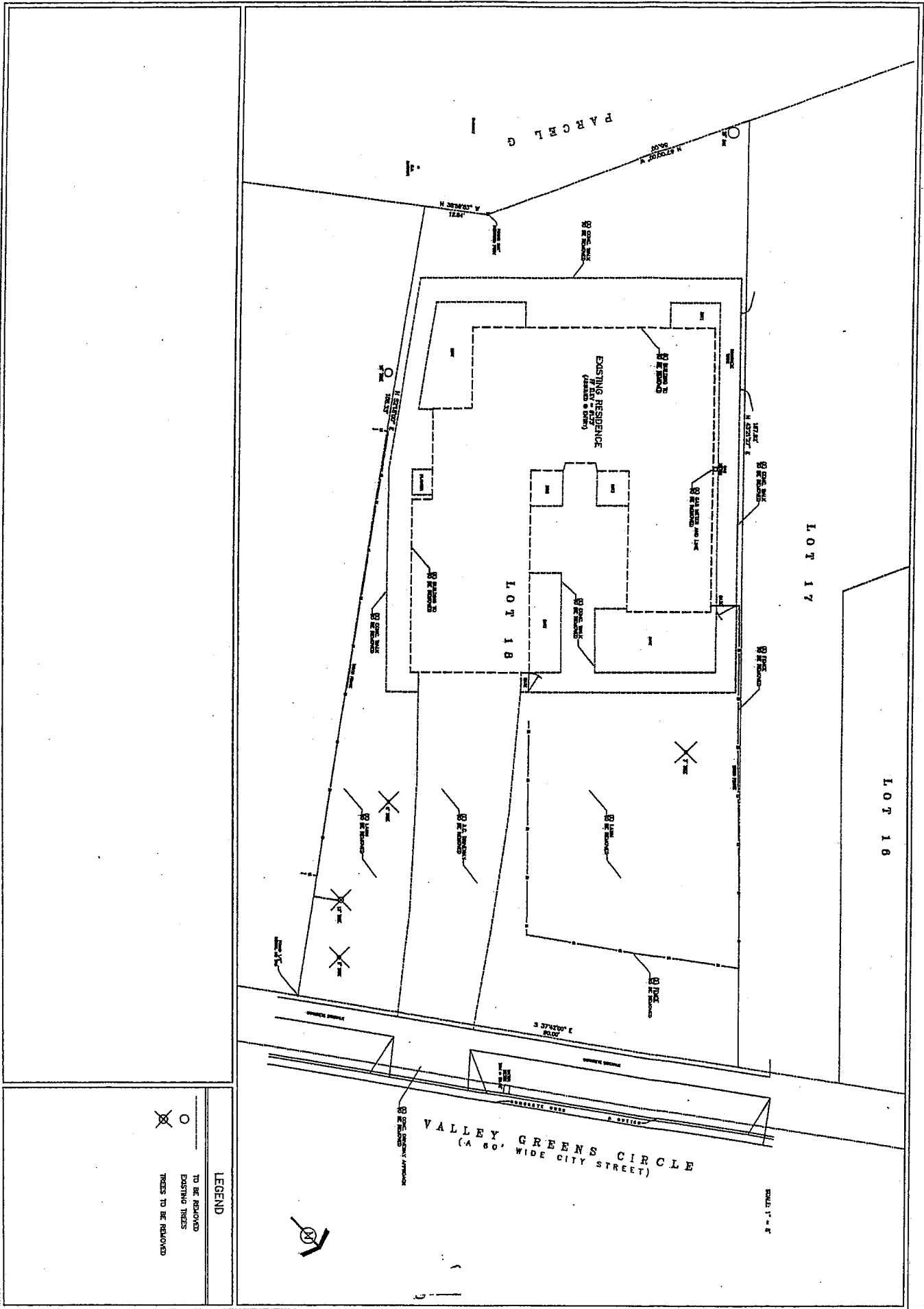
FLOOR AREA
FLOOR AREA: N/A
PARTIAL MAIN FLOOR PLAN: 1,317 S.F.
PARTIAL MAIN FLOOR PLAN: 2,116 S.F.




SITE COVERAGE
COVERAGE ALLOWED: 4,500 S.F. (32%)
COVERAGE EXISTING: 2,875 S.F. (21%)
COVERAGE PROPOSED: 4,625 S.F. (33%)

LAND COVERAGE
COVERAGE ALLOWED: N/A
COVERAGE EXISTING: 3,083 S.F. (22%)
COVERAGE PROPOSED: 4,810 S.F. (34%)

AVERAGE GRADE
AVERAGE NATURAL GRADE: 81.0 FT.
EXISTING GRADE: 80.0 FT.
PROPOSED GRADE: 81.0 FT.

SCOPE OF WORK
-DEMOLITION EXISTING ONE STORY 2,875 S.F. SI.
-CONSTRUCTION NEW ONE STORY 4,625 S.F. SI.
-DEMOLITION EXISTING GARAGE 2,116 S.F. SI.
-DEMOLITION EXISTING DRIVEWAY 1,317 S.F. SI.



 TO BE REMOVED
 EXISTING TREES
 TREES TO BE REMOVED

LEGEND

SHEET NO. **2**
 DATE **05/23/07**
 PROJECT NO. **06-23**

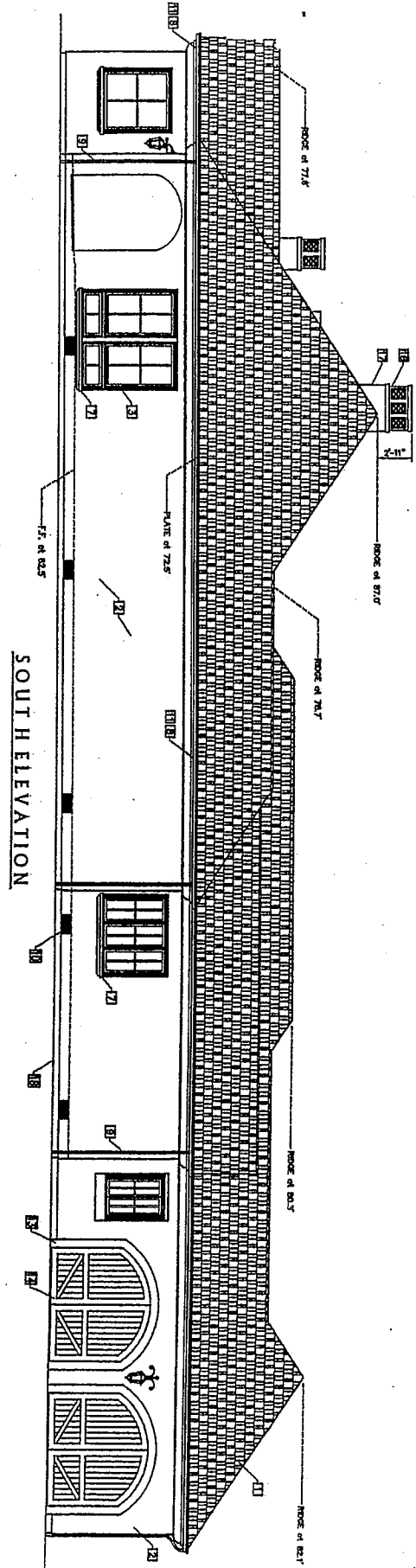
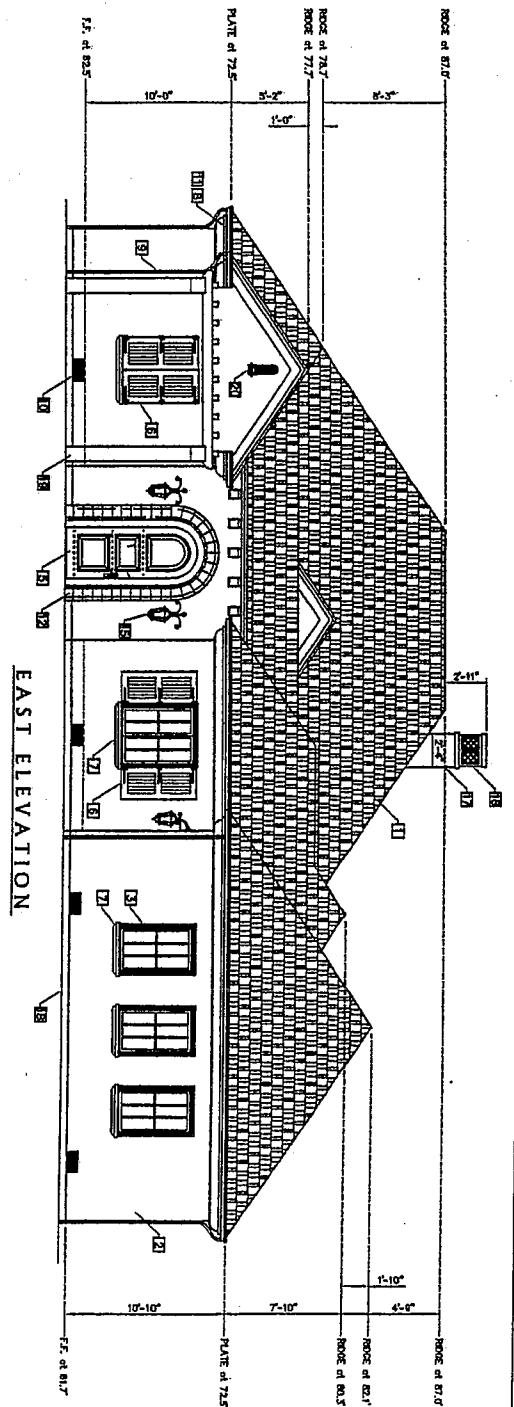


DEMOLITION & EXISTING SITE PLAN
 SCALE: 1" = 4'-0"

MAESTRI RESIDENCE
 7023 Valley Greens, Carmel Valley, Calif.

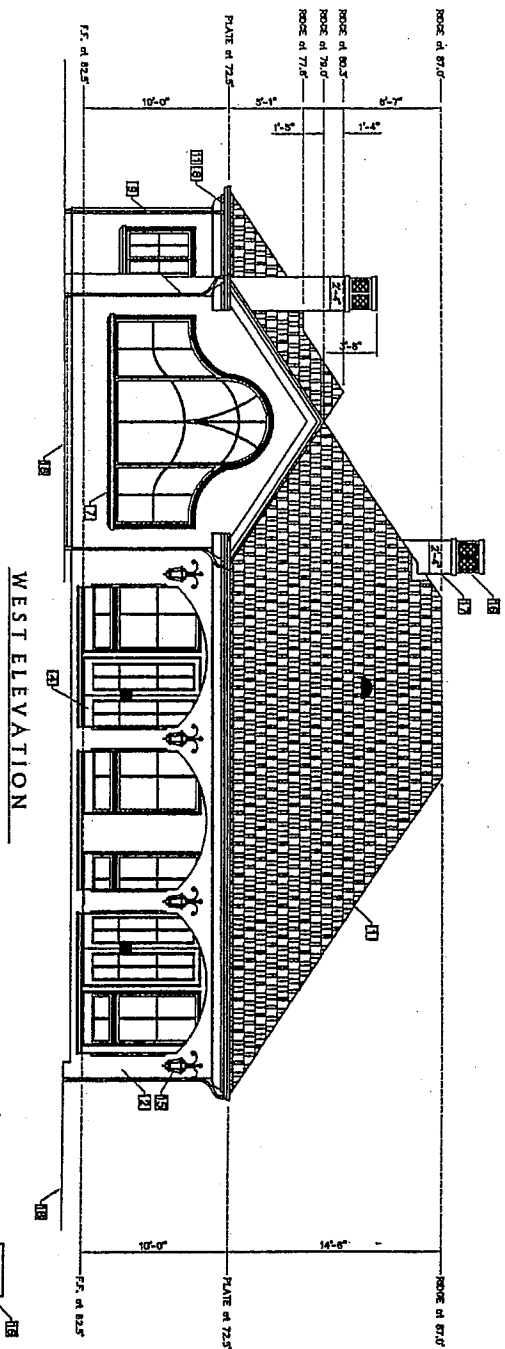


CLAUDIO ORTIZ DESIGN GROUP, INC.
 S/W CO. DOLDRICK and 9TH
 FLOORBOX 3770
 Carmel-by-the-Sea, CA 93921
 831-422-6146 831-422-6144
 225

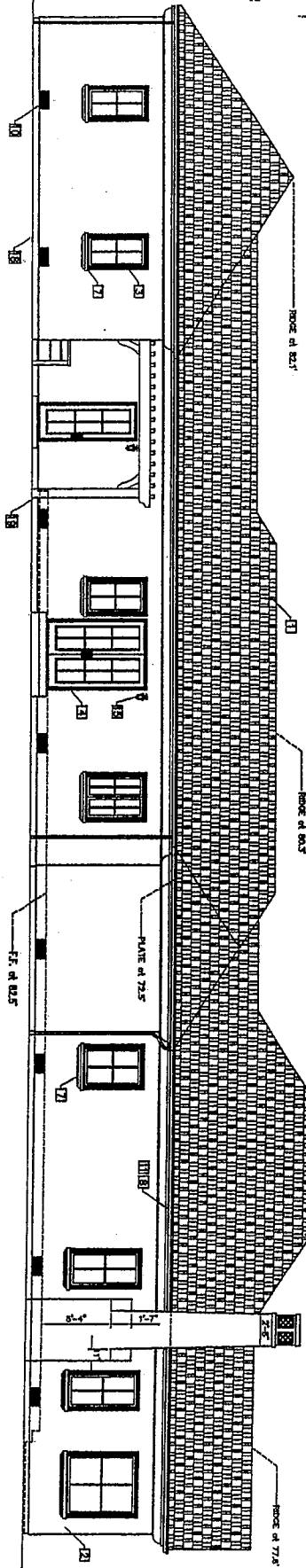


KEY NOTES:

- GENERAL**
- 1) FINISHES AND MATERIALS FROM AIA
 - 2) WINDOW, DOOR, CASE, TRIM, ETC. TO MATCH EXISTING
 - 3) WINDOW, DOOR, CASE, TRIM, ETC. TO MATCH EXISTING
 - 4) WINDOW, DOOR, CASE, TRIM, ETC. TO MATCH EXISTING
 - 5) WINDOW, DOOR, CASE, TRIM, ETC. TO MATCH EXISTING
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 - 8) WINDOW, DOOR, CASE, TRIM, ETC. TO MATCH EXISTING
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 - 16) WINDOW, DOOR, CASE, TRIM, ETC. TO MATCH EXISTING
 - 17) WINDOW, DOOR, CASE, TRIM, ETC. TO MATCH EXISTING
 - 18) WINDOW, DOOR, CASE, TRIM, ETC. TO MATCH EXISTING



WEST ELEVATION



NORTH ELEVATION

KEY NOTES:

GENERAL:

- 1) ROOF: WOOD SHAKES, 1/2" MIN. S.P.
- 2) SHIMS: 2x4x8, SPACING 16" O.C.
- 3) SHEATHING: 1/2" OSB, 16" O.C.
- 4) ROOFING: 30 YEAR, 30 YEAR, 30 YEAR
- 5) ROOFING: 30 YEAR, 30 YEAR, 30 YEAR
- 6) ROOFING: 30 YEAR, 30 YEAR, 30 YEAR
- 7) SILL: 2x4x8, 16" O.C.
- 8) SILL: 2x4x8, 16" O.C.
- 9) SILL: 2x4x8, 16" O.C.
- 10) SILL: 2x4x8, 16" O.C.
- 11) SILL: 2x4x8, 16" O.C.
- 12) SILL: 2x4x8, 16" O.C.
- 13) SILL: 2x4x8, 16" O.C.
- 14) SILL: 2x4x8, 16" O.C.
- 15) SILL: 2x4x8, 16" O.C.
- 16) SILL: 2x4x8, 16" O.C.
- 17) SILL: 2x4x8, 16" O.C.
- 18) SILL: 2x4x8, 16" O.C.

CLAUDIO ORTIZ
DESIGN GROUP INC.
3175 S.W. 15th Ave., DOLORS and 10th
P.O. BOX 3775
Carmel-by-the-Sea, CA 93921
415-622-1166 415-622-4344

MAESTRI RESIDENCE
7023 Valley Greens, Carmel Valley, Calif.

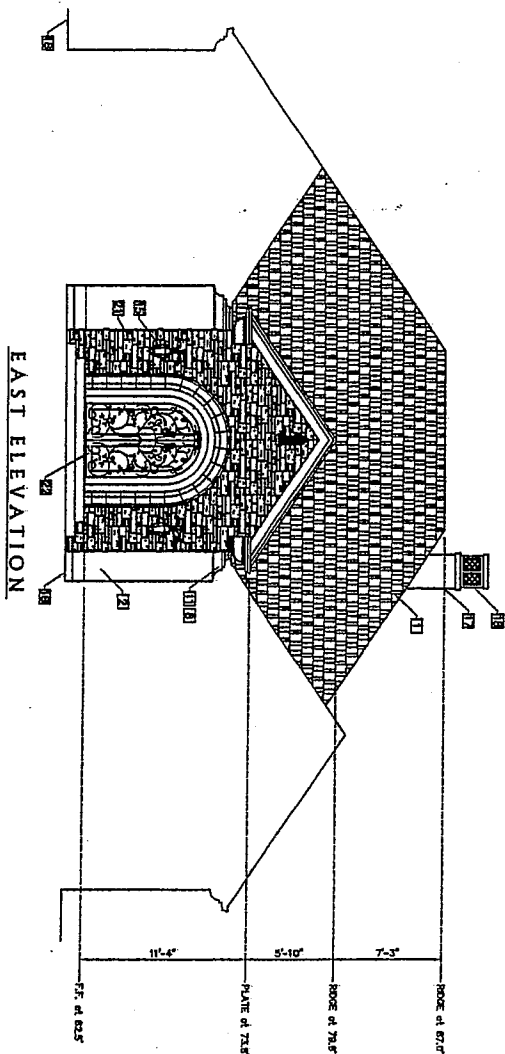
SHEET TITLE:
WEST & NORTH ELEVATIONS
SCALE: 1" = 1/4"



DATE:
08/25/07

NO. IN SET:
06-23

SHEET:
8



EAST ELEVATION

KEY NOTES:

GENERAL

- 1) ROOM SIZES SHOWN FROM SIZE
- 2) FINISH: SEE ARCHITECTURAL PLAN
- 3) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
- 4) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
- 5) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
- 6) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
- 7) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
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- 14) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
- 15) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
- 16) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
- 17) HATCH PATTERNS: SEE ARCHITECTURAL PLAN
- 18) HATCH PATTERNS: SEE ARCHITECTURAL PLAN

	<p>PROJECT TITLE EAST COURTYARD ELEVATION</p> <p>SCALE: 1" = 1/4"</p>	<p>MAESTRI RESIDENCE</p> <p>7023 Valley Greens, Carmel Valley, Calif.</p>	<p>DATE: 08/25/07</p> <p>PROJECT NO: 06-23</p> <p>SHEET: 9</p>	<p>CLAUDIO ORTIZ DESIGN GROUP INC. 5700 S.W. BOLDFORD BLVD 5TH FLOOR, PORTLAND, OR 97239 P.O. BOX 3776 Carmel-by-the-Sea, CA 93921 415-625-4444 415-625-4554 Office</p>
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CARMEL VALLEY




APPLICANT: MAESTRI

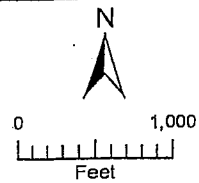
APN: 157-071-018-000

FILE # PLN070302

 300' Limit

 2500' Limit

 City Limits



PLANNER: NEGRETE