

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

In the matter of the application of:

ROARK CRAVEN (PLN090036)

RESOLUTION NO. 10-009

Resolution by the Monterey County Zoning
Administrator:

- 1) Finds the project categorically Exempt per CEQA Guidelines Section 15303(a);
- 2) Approving a Combined Development Permit consisting of: (1) Administrative Permit and Design Approval for the construction of a 5,301 square foot, one story single family residence with an attached three car garage; (2) Use Permit for grading on slopes greater than 30%. The project will involve approximately 300 cubic yards of cut and fill.

(PLN090036, Roark Craven, 25905 Rio Vista Drive, Carmel Valley, Carmel Valley Master Plan APN: 015-042-019-000)

The Craven application (PLN090036) came on for public hearing before the Monterey County Zoning Administrator on February 11, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Valley Area Plan, Carmel Valley Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for 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 25905 Rio Vista Drive, Carmel Valley (Assessor's Parcel Number 015-042-019-000), Carmel Valley Area Plan. The parcel is zoned Low Density Residential, Design Review and Site Plan Review Districts ("LDR/1-D-S") which allows for the construction of the new 5,301 square foot, one story single-family

residence with an attached three car garage. Therefore, the property is suitable for the proposed development.

- (c) The project planner conducted a site inspection on February 13, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because design review applications for new residences are subject to review by the LUAC. The LUAC continued the item due to minor errors in the project description and the lack of on-site project flagging. Due to the minor nature of the project and associated issues of concern, the project was not sent back to the LUAC for further review.
- (e) 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 PLN090036.

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, Cypress Fire Protection 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) The property is located at 25905 Rio Vista Drive, Carmel Valley (Assessor's Parcel Number 015-042-019-000), Carmel Valley Area Plan. The parcel is zoned Low Density Residential, Design Review and Site Plan Review Districts ("LDR/1-D-S"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) The site is situated on a southwest facing slope. A prior building pad exists and is being expanded for the proposed development. The lot orientation and topography require sensitivity in order to redevelop the site in a manner consistent with the existing setting. The importation of excessive fill is not consistent with the existing setting and conditions have been added to the project to minimize the amount of fill and retain the existing topography.
 - (d) Staff conducted a site visit on February 13, 2009 to verify that the site is suitable for this use.
 - (e) Materials in Project File PLN090036.

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 new single family residences.
- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on February 13, 2009.
- (c) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN090036.
- (d) See findings and supporting evidence.
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:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property. A Code Enforcement case was recently cleared and closed on the subject property. The case related to the clearing, grading and the importation of fill material without the requisite permits. A Grading Permit (GP090103) was issued on October 2, 2009 for the parcel to clear CE090115. GP090103 is a temporary stock pile permit to relocate imported fill material away from steep slopes. CE090115 was subsequently cleared and closed on December 8, 2009. The information regarding this case can be found with the Code Enforcement Division of the Building Services Department, in Case File CE090115.
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:** The project was reviewed by RMA - Planning Department, Cypress Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions.

6. **FINDING: DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and the Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.

EVIDENCE: In accordance with the applicable policies of the Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the authority to grant said permit has been met.

- a. The project includes an application for development on slopes exceeding 30%. The grading (fill) on slopes in excess of 30% is minimal and occurs on man-made slopes. The fill and slope modification proposed will provide for the expansion of the building pad and to accommodate a larger level side yard.
- b. The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives. The project will not involve the removal of any existing vegetation and will not impact an environmentally sensitive habitat. The applicant wishes to place a substantially larger home on the subject site. The home is a single story which is consistent with the neighborhood, but has a larger foot print out over a man made 30% slope. The applicant could achieve the same square footage with a two story home and not expand the footprint. Under the circumstances a single story home with a larger foot print better meets General Plan and Area Plan Ploicies. The proposed development conforms to all setback and yard area requirements of the Zoning Ordinance and Carmel Valley Master Plan.
- c. The Carmel Valley Master Plan, Section 26.1.24 states that, “Every attempt should be made to minimize hillside scarring by avoiding cuts and fills where possible.” The project involves no cutting into the existing grade. The applicant has agreed that the patio to the rear of the house will be dropped one foot, in an effort to minimize needed fill. This will effectively tier the development into the existing topography of the parcel and minimize the fill located on the hillside.
- d. The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090036.
- e. Staff conducted a site inspection on February 13, 2009 to verify that no feasible alternative exists for this project design.
- f. The subject project minimizes development on slopes exceeding 30% in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

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

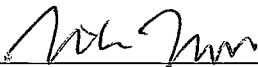
EVIDENCE: Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

DECISION

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

- A. Finds the project categorically Exempt per CEQA Guidelines Section 15303(a);
- B. Approve a Combined Development Permit consisting of: (1) Administrative Permit and Design Approval for the construction of a 5,301 square foot, one story single family residence with an attached three car garage; (2) Use Permit for grading on slopes greater than 30%. The project will involve approximately 300 cubic yards of cut and fill, in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of February, 2010.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEB 18 2010**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEB 28 2010**

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

- 1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

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

RESOLUTION 10-009 - EXHIBIT 1
Monterey County Resources Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Roark Craven
 File No: PLN090036 APN: 015-042-019-000
 Approved by: Zoning Administrator Date: February 11, 2010

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA - Planning						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090036) consist of (1) Administrative Permit and Design Approval for the construction of a 5,301 square foot, one story single family residence with an attached three car garage; (2) Use Permit for grading on slopes greater than 30%. The project will involve approximately 300 cubic yards of cut and fill. The property is located at 25905 Rio Vista Drive (Assessor's Parcel Number 015-042-019-000), Carmel Valley Area Plan/Land Use 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-009) was approved by the Zoning Administrator for Assessor's Parcel Number 015-042-019-000 on February 11, 2010. The permit was granted subject to 19 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.	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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		(RMA - Planning Department)				
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>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	

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5.		PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 3 years, to expire on February 11, 2013. (RMA – Planning Department)	None	Owner/ Applicant	As stated in the conditions of approval	
6.		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	
7.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The required by the fire department 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.	Owner/ Applicant	Prior to the issuance of grading and 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	Prior to final inspection	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department			
8.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be	Owner/ Applicant	Prior to the issuance of	

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		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)	incorporated into final building plans The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	building permits. Prior to Occupancy/ Ongoing	
9.		PDSP001 GRADING (NONSTANDARD) No fill is allowed in any setback area. The proposed grading shall be staked with 18” stakes at intervals as necessary to clearly delineate the grading limits. The staking shall be shown on the grading plans which shall include a note that these stakes represent the limits of allowed grading. The staking shall be verified at the grading pre-site inspection by the grading inspector. (RMA – Planning Department and Building Services Department)	The proposed grading shall be staked with 18” stakes at intervals as necessary to clearly delineate the grading in relation to the setbacks. The staking shall be consistent with the proposed grading as indicated in the official record at the Monterey County RMA – Building Services Department.	Owner/ Applicant	At presite inspection by the grading inspector	
10.		PDSP002 PAD ELEVATION (NONSTANDARD) In order to minimize the fill the following changes shall be made to the grading plan. The building pad height shall not exceed on elevation of 107.2. The height and steepness of the fill slope in the side yard shall be minimized by either placing the top of the slope as close as practicable to the patio or by terracing or by other means subject to review and approval of the Planning Department. (RMA – Planning Department and Building Services Department)	Changes shall be shown on building plans.	Owner/ Applicant	At presite and final inspection by the grading inspector	

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11.		<p>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY)</p> <p>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 nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</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 “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor /Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor /Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit an approved water permit from the MPWMD to the RMA – Building Permit</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor /Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</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>Owner/ Applicant/ Licensed Landscape Contractor /Licensed Landscape Architect</p>	<p>Prior to Occup- ancy</p>	

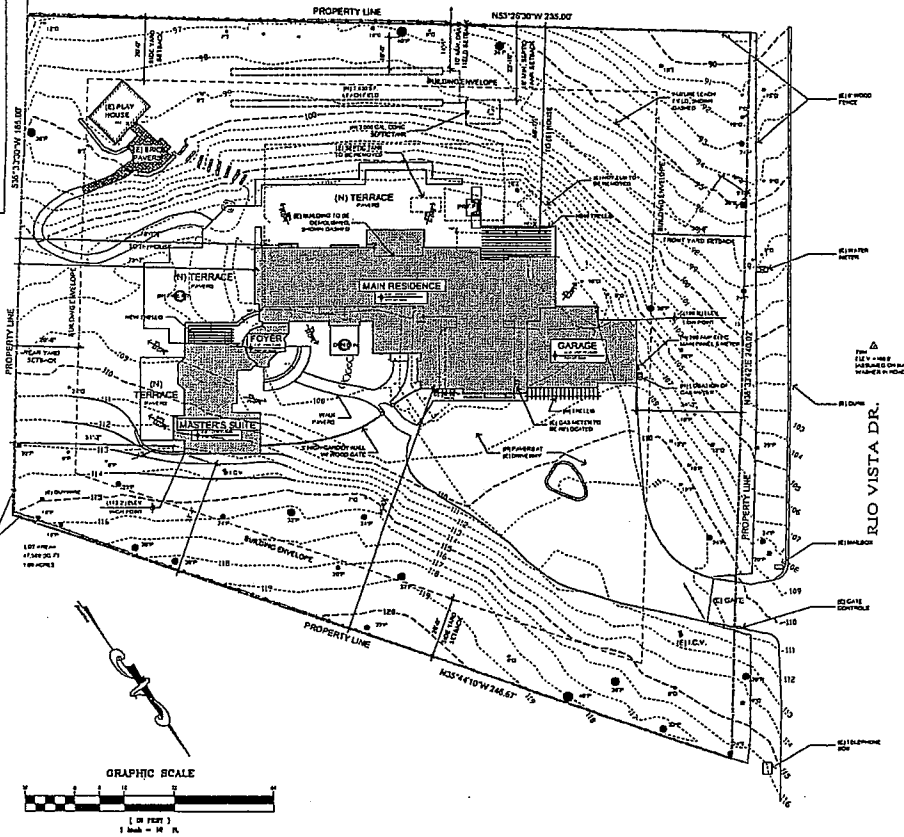
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Water Resources Agency						
12.		WR2 - STORMWATER CONTROL The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. 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	
13.		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: <ol style="list-style-type: none"> 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. 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) 	Compliance to be verified by building inspector at final inspection	Owner/ Applicant	Prior to final building inspection/occupancy	
14.		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	

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Environmental Health						
15.		EH11 - 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. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building permit	
Fire Agency - Cypress Fire District						
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. Responsible Land Use Department: Cypress Fire 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 inspection	
17.		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Responsible Land Use Department: Cypress Fire District	Applicant shall enumerate as "Fire Dept. Notes" on plans	Applicant or Owner	Prior to issuance of building permit	

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18.		<p>FIRE008 - GATES If required by the fire district, 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. Responsible Land Use Department: Cypress Fire District.</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	
19.		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Cypress Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans</p>	Applicant or Owner	Prior to issuance of building permit	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or Owner	Prior to final building inspection	

EROSION CONTROL NOTES

1. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE 17300
2. LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT, I.E. AS MUCH AS THE UNDISTURBED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT UNDISTURBED AS POSSIBLE
3. IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MATT, EROSION MATTING, AND STORMPIPES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION
4. CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJOINING PROPERTIES, HIGHWAYS, DRAINAGE FACILITIES OR WATERWAYS AND DEPOSITED ON NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE MINIMAL AT SITE.
5. VEGETATION AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS LEGUMES SEED MIXES, JET AND OR EROSION MATTING, AND STRAW MATCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS
6. INVESTIGATION AT THE SITE SHOULD ALWAYS BE DONE BY A CONTROLLED AND REASONABLE NUMBER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS. OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTROL PRECIPITATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS
7. RAIR OUTLETS SHALL BE INSTALLED ON ALL ROOF DOWNGUTS WHICH CONNECT TO PERMANENT STORM DRAINAGES PER COUNTY STANDARDS
8. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15TH AND APRIL 15TH UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION
9. DURING WINTER OPERATIONS BETWEEN OCTOBER 15 AND APRIL 15, THE FOLLOWING MEASURES MUST BE TAKEN:
 - a. DISTURBED SURFACES NOT INVOLVED IN THE UNDERLINE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION
 - b. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION OR DRIFT ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES
 - c. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY SERIES VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
10. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. MONTEREY COUNTY CONSTRUCTION CODE (MCC) 17300-15



SITE PLAN
SCALE: 1/16"=1'-0"

PROJECT INFORMATION

PROJECT DESCRIPTION
DEMOLISHED LEGAL FIRE DESTROYED RESIDENCE AND GARAGE, AND CONSTRUCTED FOUR ONE STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 3 CAR GARAGE.

PROJECT ADDRESS:
25905 RIO VISTA DR.
CARMEL VALLEY, CA 93923

PROJECT OWNER:
ROBERT & SHELBY CRAVEN
25905 RIO VISTA DR.
CARMEL VALLEY, CA 93923
(831) 294-0807

PLANNING INFORMATION

- APN: 013-043-010
- LEGAL DESCRIPTION: LOT 3 BLOCK
- TITLE 21 (PLANNING) ZONING ORDINANCE FOR MONTEREY COUNTY
- ZONING: LDR 110 S
- MAX ALLOWABLE BUILDING HEIGHT: 30'
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING
- GRADING APPROX: 15 C.YDS

BUILDING INFORMATION

- PROJECT CODE COMPLIANCE:
 1. 2007 CAL. B.C.C. CODE
 2. CAL. FIRE CODE 01C
 3. 2004 CAL. ELEC. CODE
 4. CALIF. ENERGY CODE 2005
- CONSTRUCTION TYPE: V-5, FIVE, NON-RATED
- BUILDING OCCUPANCY: R-3 F.U.
- AUTOMATIC SPRINKLERS: YES

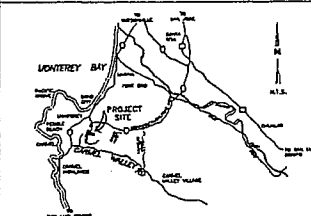
PROJECT SQUARE FOOTAGE INFORMATION

TOTAL SITE AREA:	47,548 S.F.	(1,092 AC)
PROPOSED LOT COVERAGE		
(H) RESIDENCE:	4,410 S.F.	
(G) GARAGE:	874 S.F.	
(E) PLAY HOUSE:	199 S.F.	
PROPOSED COVERAGE:	5,483 S.F.	(11.52%)
MAX. ALLOWABLE COVERAGE:	11,807 S.F.	(25%)
USE		
(E) TERRACES TO BE REMOVED:	2,900 S.F.	
(M) TERRACES:	3,497 S.F.	
(E) DRIVEWAY-GRAVEL:	4,560 S.F.	
(M) DRIVEWAY-PAVERS:	4,908 S.F.	
(E) BURIED DOWN RESIDENCE:	1,704 S.F.	
(E) BURIED DOWN GARAGE:	495 S.F.	
(E) BURIED DOWN COVERED PORCH:	175 S.F.	
TOTAL:	2,374 S.F.	

DRAWING INDEX

- ARCHITECTURAL**
- A10 SITE PLAN & PROJECT INFORMATION
 - A20 FLOOR PLAN-PARTIAL
 - A21 FLOOR PLAN-PARTIAL
 - A22 (E) FLOOR PLAN
 - A23 ROOF PLAN
 - A24 EXTERIOR ELEVATIONS
 - A25 EXTERIOR ELEVATIONS
 - A26 EXTERIOR ELEVATIONS
 - A27 SECTIONS

VICINITY MAP



211 GRAND AVENUE
PACIFIC GROVE, CA
93950

TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518

SUITE

PROJECT/LOT

CRAVEN
RESIDENCE

CRAVEN FAMILY
25905 RIO VISTA DR
CARMEL, CA 93923

SHEET TITLE

SITE PLAN

○ ISSUED △ REVISIONS

○ 01-14-09

○ 02-14-09

○ 03-14-09

○ 04-14-09

○ 05-14-09

○ 06-14-09

○ 07-14-09

○ 08-14-09

○ 09-14-09

○ 10-14-09

○ 11-14-09

○ 12-14-09

○ 01-14-10

○ 02-14-10

○ 03-14-10

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○ 07-14-10

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○ 11-14-10

○ 12-14-10

○ 01-14-11

○ 02-14-11

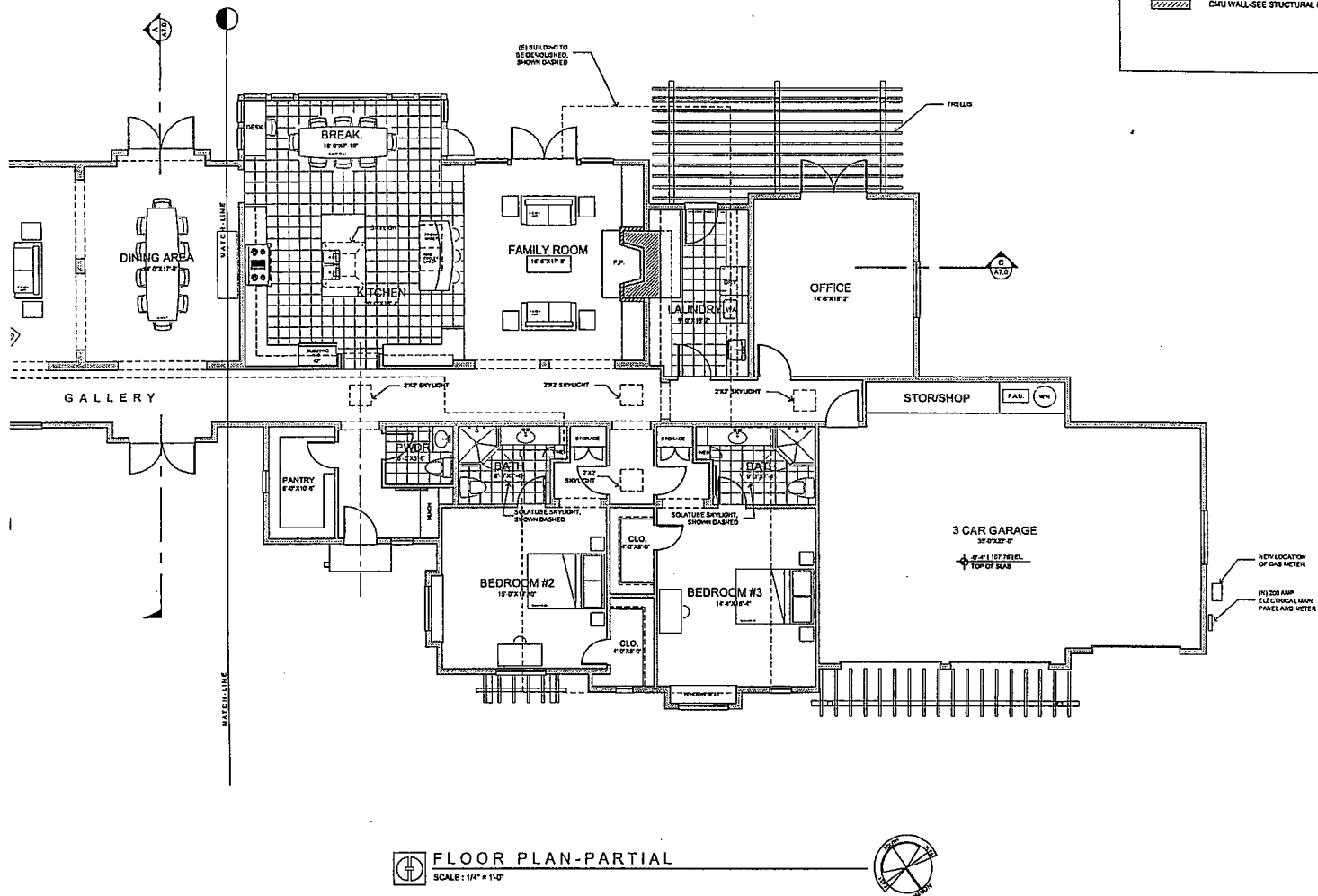
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PROJECT NUMBER

SHEET NUMBER

A1.0

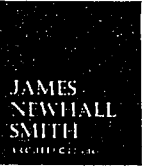
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PLAN NOTES

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X EXISTING WALL TO BE REMOVED
- 2X STUD FRAMED WALL
- CMU WALL-SEE STRUCTURAL DWGS



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93950

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CEL: 831.915-9518

STAMP

PROJECT/CLIENT

**CRAVEN
RESIDENCE**

CRAVEN FAMILY
25905 RIO VISTA DR
CARMEL, CA 93923

SHEET TITLE

**FLOOR PLAN
PARTIAL**

ISSUE REVISIONS

01-28-09 INITIAL PLANNING REVIEW

02-05-09 PLANNING SUBMITTAL

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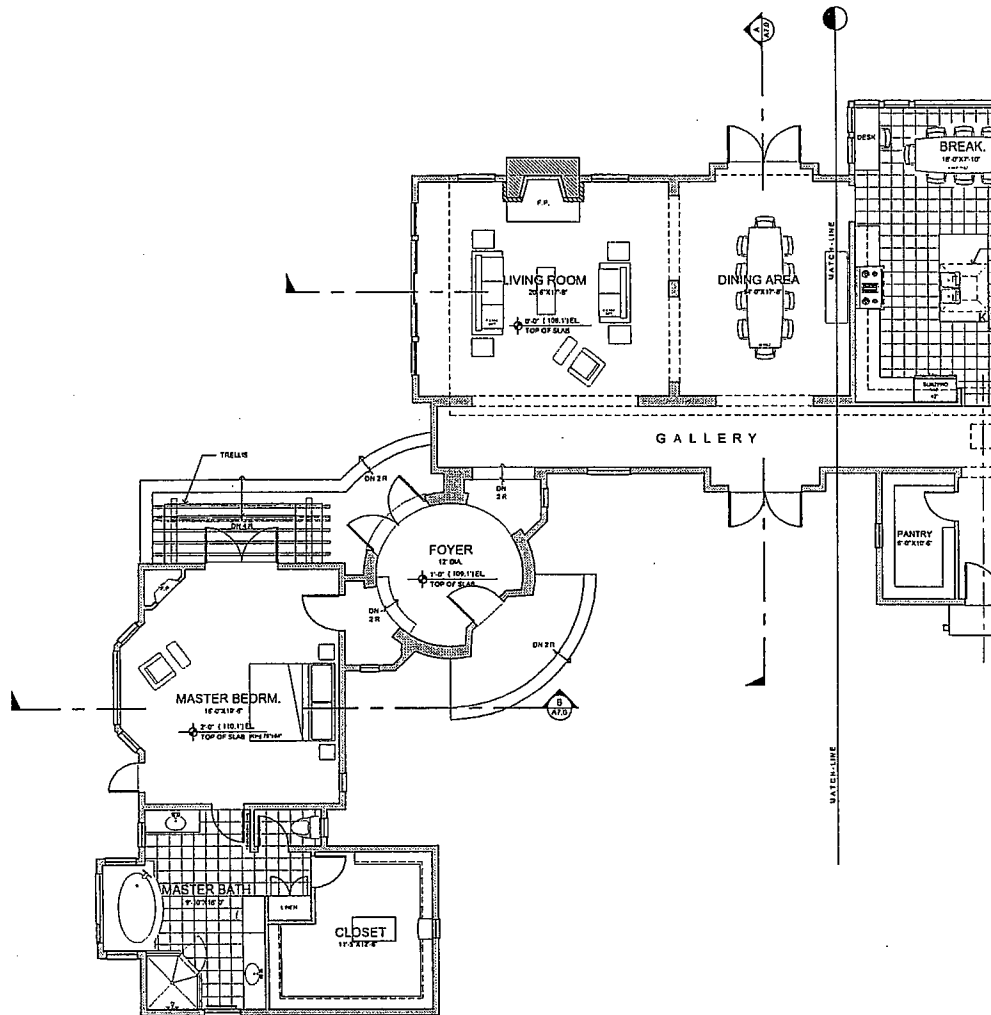
PROJECT NUMBER

SHEET NUMBER

A2.0

FLOOR PLAN-PARTIAL
SCALE: 1/4" = 1'-0"

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PLAN NOTES	
WALL LEGEND	
	2X EXISTING WALL TO REMAIN
	2X EXISTING WALL TO BE REMOVED
	2X STUD FRAMED WALL
	CMU WALL-SEE STRUCTURAL DWGS

JAMES NEWHALL SMITH
ARCHITECT

211 GRAND AVENUE
PACIFIC GROVE, CA
93950

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CELL: 831.815-9518

STAMP

PROJECT/CLIENT
 CRAVEN RESIDENCE

CRAVEN FAMILY
25905 RIO VISTA DR
CARMEL, CA 93923

SHEET TITLE
FLOOR PLAN PARTIAL

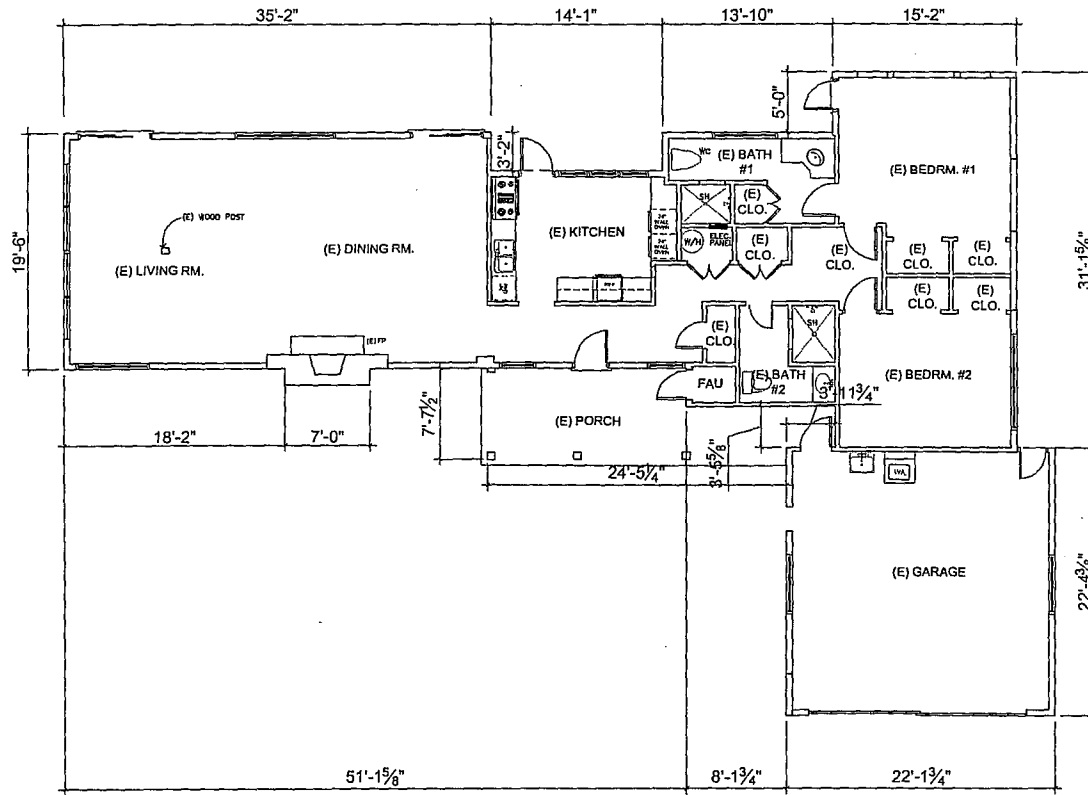
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② 01-25-09	PLANNING SUBMITTAL
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PROJECT NUMBER

SHEET NUMBER
A2.1





FLOOR PLAN-PARTIAL
SCALE: 1/4" = 1'-0"

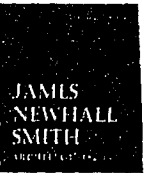
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 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



PLAN NOTES	
WALL LEGEND	
	2X EXISTING WALL TO REMAIN
	2X EXISTING WALL TO BE REMOVED
	2X STUD FRAMED WALL
	CMU WALL-SEE STRUCTURAL DWGS



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93950

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












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PROJECT/CLIENT
CRAVEN
RESIDENCE

CRAVEN FAMILY
25805 RIO VISTA DR
CARMEL, CA 93923

SHEET TITLE

EXISTING
FLOOR PLAN

-  TASK  REVISIONS
-  01-25-09 INITIAL PLANNING REVIEW
-  04-05-09 PLANNING SUBMITTAL
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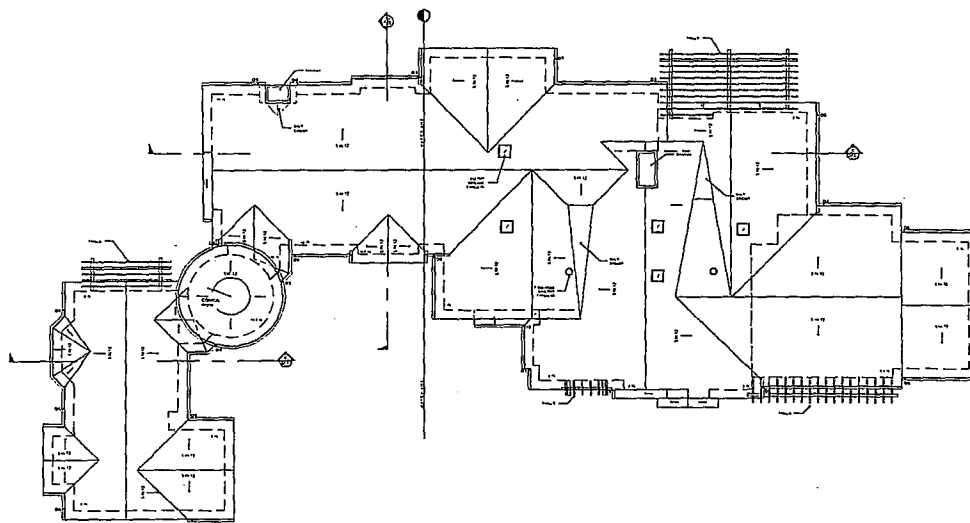
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PROJECT NUMBER

SHEET NUMBER

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 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



211 GRAND AVENUE
PACIFIC GROVE, CA
93950













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CEL: 831.915-9518

STAMP

PROJECT/CLIENT
 **CRAVEN
RESIDENCE**

CRAVEN FAMILY
25905 RIO VISTA DR
CARMEL, CA 93923

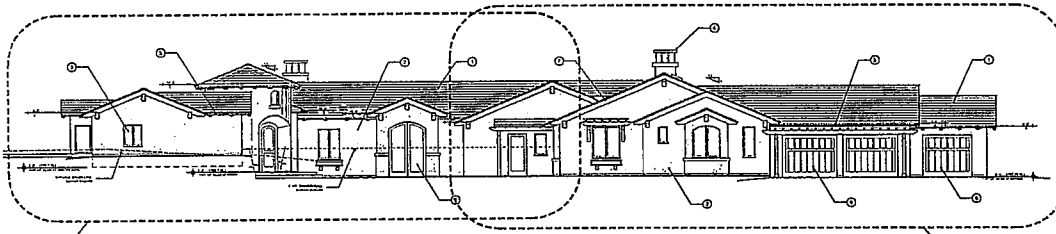
SHEET TITLE
ROOF PLAN

-  ISSUE
-  REVISIONS
-  03-28-07 INITIAL PLANNING REVIEW
-  04-05-09 PLANNING SUBMITTAL
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ROOF PLAN NOTES

DATE
PROJECT NUMBER
SHEET NUMBER
A5.0

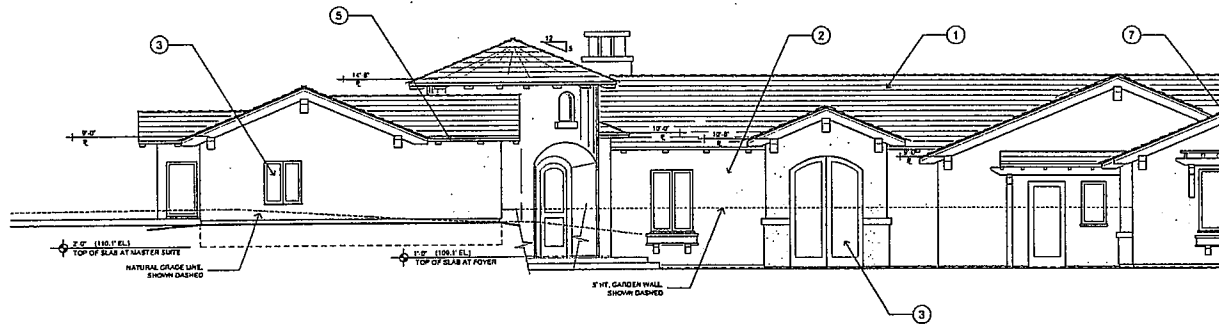
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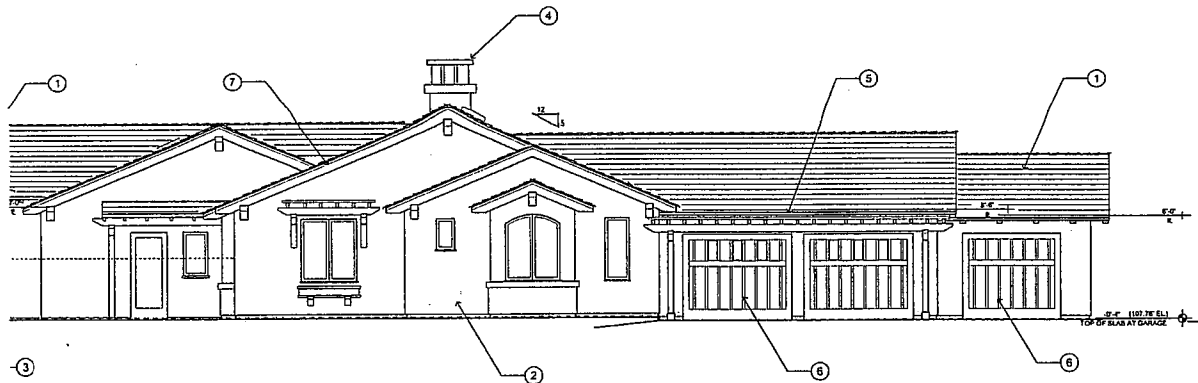
SOUTH/WEST-MAIN ELEVATION
SCALE: 1/8" = 1'-0"

SEE ENLARGE
ELEVATION (PARTIAL-1)

SEE ENLARGE
ELEVATION (PARTIAL-2)



SOUTH/WEST - MAIN ELEVATION (PARTIAL-1)
SCALE: 1/4" = 1'-0"



SOUTH/WEST - MAIN ELEVATION (PARTIAL-2)
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LEGEND

- 1 ASPHALT SHINGLES
- 2 7/8" 3 COAT EXTERIOR PLASTER-SMOOTH MISSION FINISH
- 3 ALUMINUM CLAD WOOD WINDOWS AND EXTERIOR DOORS
- 4 CUSTOM COPPER CHIMNEY CAP
- 5 GALV. IRON GUTTERS AND DOWNSPOUTS
- 6 WOOD CLAD GARAGE DOORS, STAINED
- 7 6X OR 8X CORBELS, GABLE ENDS, RAFTER TAILS, AND TRELIS, STAINED (VERIFY ALL SIZES W/OWNER)

ELEVATION NOTES

**JAMES
NEWHALL
SMITH**
ARCHITECT

211 GRAND AVENUE
PACIFIC GROVE, CA
93950

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FAX: 831.372-7252
CEL: 831.915-9518

STAMP

PROJECT/CLIENT
 **CRAVEN
RESIDENCE**

CRAVEN FAMILY
25905 RIO VISTA DR
CARMEL, CA 93923

SHEET TITLE

**EXTERIOR
ELEVATIONS**

○ ISSUE △ REVISIONS

① 01-28-09 PERM. PLANNING REVIEW

② 01-28-09 PLANNING SUBMITTAL

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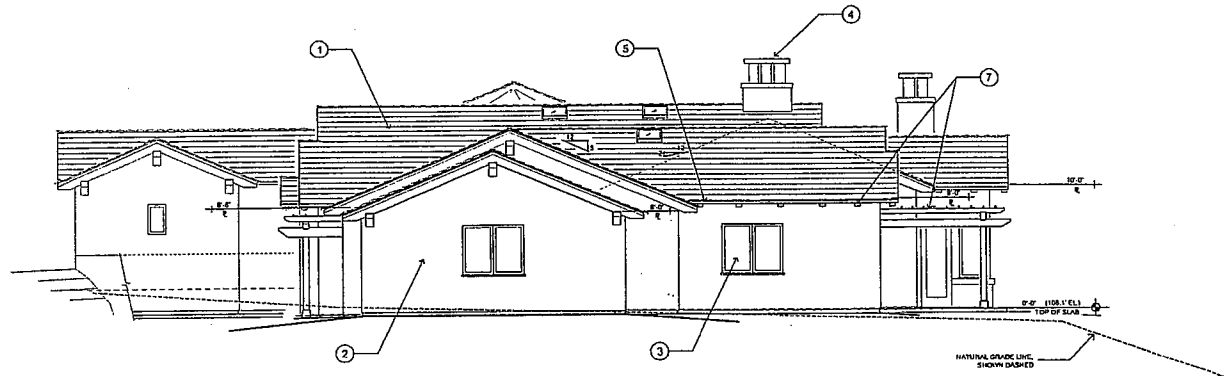
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PROJECT MANAGER

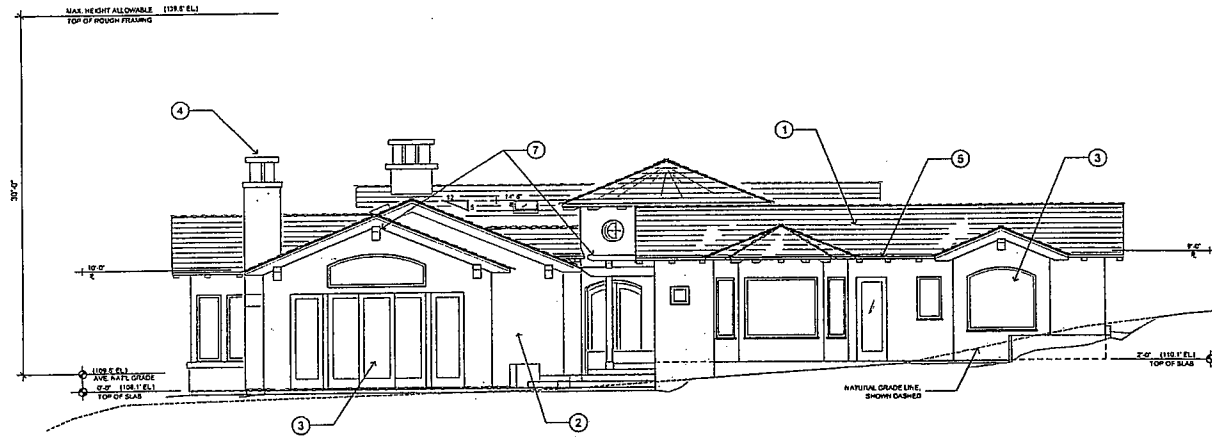
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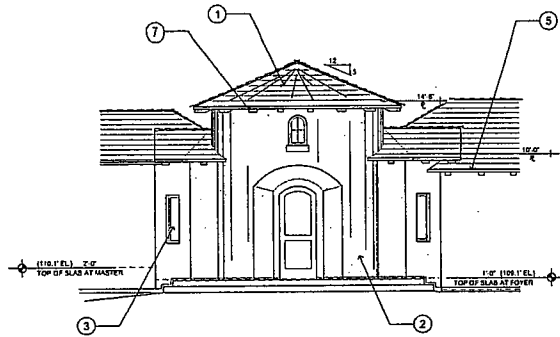
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SOUTH/EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH/WEST ELEVATION
SCALE: 1/4" = 1'-0"

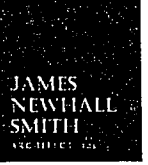


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LEGEND

- ① ASPHALT SHINGLES
- ② 7/8" 3 COAT EXTERIOR PLASTER-SMOOTH MISSION FINISH
- ③ ALUMINUM CLAD WOOD WINDOWS AND EXTERIOR DOORS
- ④ CUSTOM COPPER CHIMNEY CAP
- ⑤ GALV. IRON GUTTERS AND DOWNSPOUTS
- ⑥ WOOD CLAD GARAGE DOORS, STAINED
- ⑦ 6X OR 8X CORBELS, GABLE ENDS, RAFTER TAILS, AND TRELLIS, STAINED (VERIFY ALL SIZES W/OWNER)

ELEVATION NOTES



211 GRAND AVENUE
PACIFIC GROVE, CA
93950

TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518

STAMP

PROJECT/CLIENT
**CRAVEN
RESIDENCE**

CRAVEN FAMILY
25905 RIO VISTA DR
CARMEL, CA 93923

SHEET TITLE

**EXTERIOR
ELEVATIONS**

- ISSUE △ REVISIONS
- ① 01-03-09 PREL. PLANNING REVIEW
- ② 04-05-09 PLANNING SUBMITTAL
-
-
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- △
- △
- △
- △

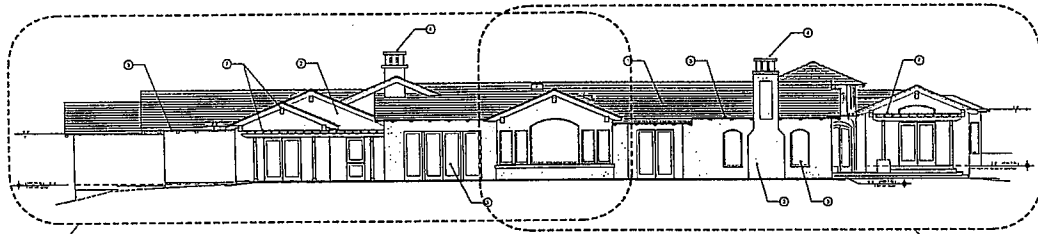
DATE

PROJECT NUMBER

SHEET NUMBER

A6.1

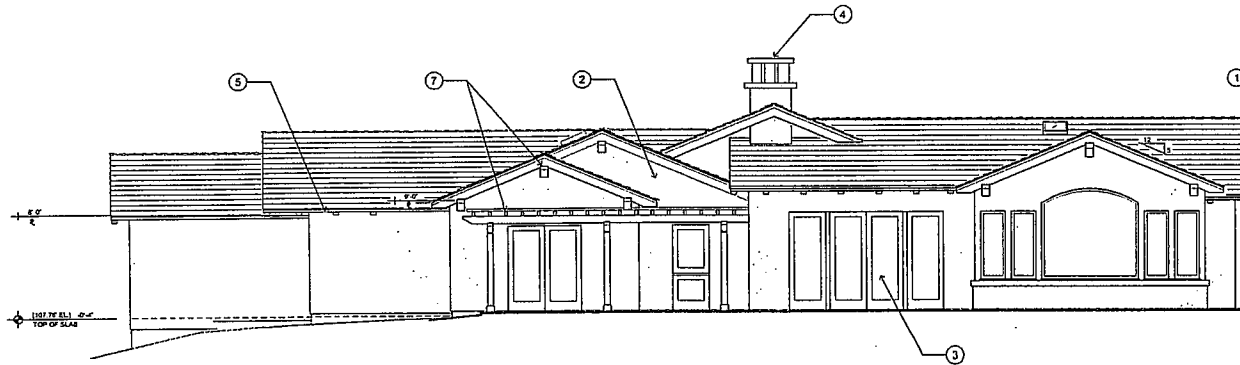
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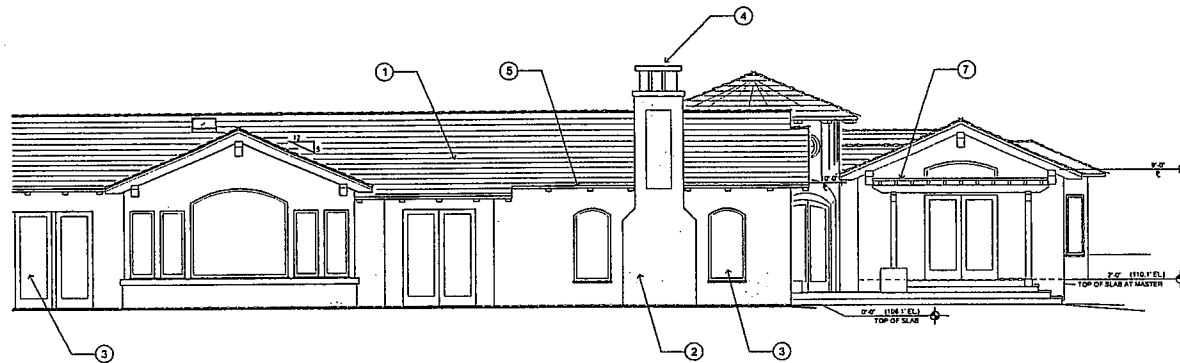
NORTH/EAST ELEVATION
SCALE: 1/8" = 1'-0"

SEE ENLARGE ELEVATION (PARTIAL-3)

SEE ENLARGE ELEVATION (PARTIAL-4)



NORTH/EAST ELEVATION (PARTIAL-3)
SCALE: 1/4" = 1'-0"

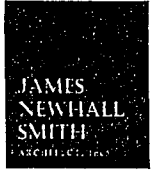


NORTH/EAST ELEVATION (PARTIAL-4)
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LEGEND

- ① ASPHALT SHINGLES
- ② 7/8" 3 COAT EXTERIOR PLASTER-SMOOTH MISSION FINISH
- ③ ALUMINUM CLAD WOOD WINDOWS AND EXTERIOR DOORS
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ELEVATION NOTES



211 GRAND AVENUE
PACIFIC GROVE, CA
93950

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FAX: 831.372-7252
CEL: 831.915-9518

STAMP

PROJECT/CLIENT
 CRAVEN RESIDENCE

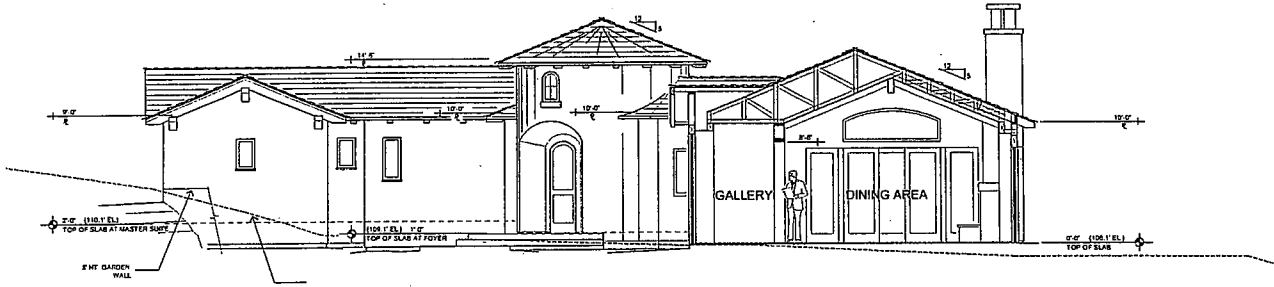
CRAVEN FAMILY
25905 RIO VISTA DR
CARMEL, CA 93923

SHEET TITLE
EXTERIOR ELEVATIONS

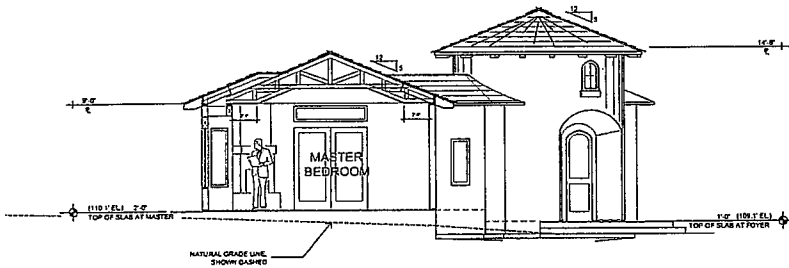
REVISION	REVISIONS
○ ISSUE	△ REVISIONS
○ 01-28-09	PRELIM PLANNING REVIEW
○ 01-05-09	PLANNING SUBMITTAL
○	
○	
○	
△	
△	
△	
△	
DATE	
PROJECT NUMBER	
SHEET NUMBER	

A6.2

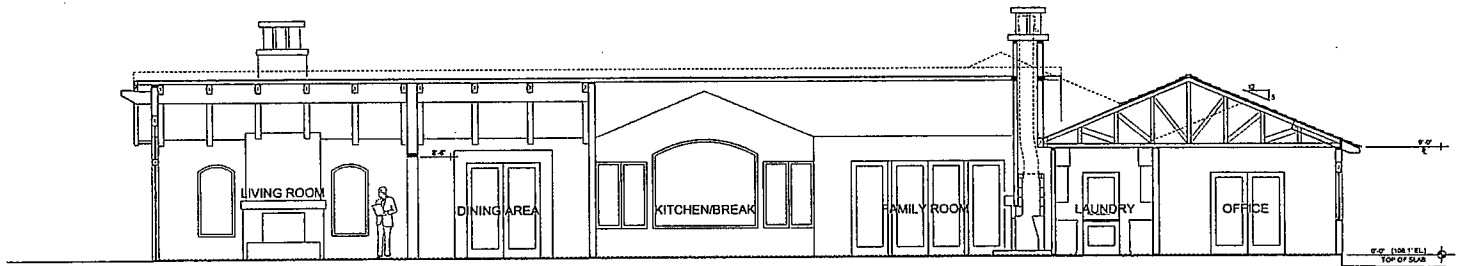
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SECTION "A"
SCALE: 1/4" = 1'-0"



SECTION "B"
SCALE: 1/4" = 1'-0"



SECTION "C"
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LEGEND

- ① ASPHALT SHINGLES
- ② 7/8" 3 COAT EXTERIOR PLASTER-SMOOTH MISSION FINISH
- ③ ALUMINUM CLAD WOOD WINDOWS AND EXTERIOR DOORS
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SECTION NOTES

**JAMES
NEWHALL
SMITH**
ARCHITECTS

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STAMP

PROJECT/CLIENT
**CRAVEN
RESIDENCE**

CRAVEN FAMILY
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CARMEL, CA 93923

SHEET FILE

SECTIONS

- ISSUE △ REVISIONS
- ① 01-24-09 INITIAL PLANNING REVIEW
- ② 04-25-09 PLANNING SUBMITTAL
-
-
-
-
- △
- △
- △
- △
- DATE

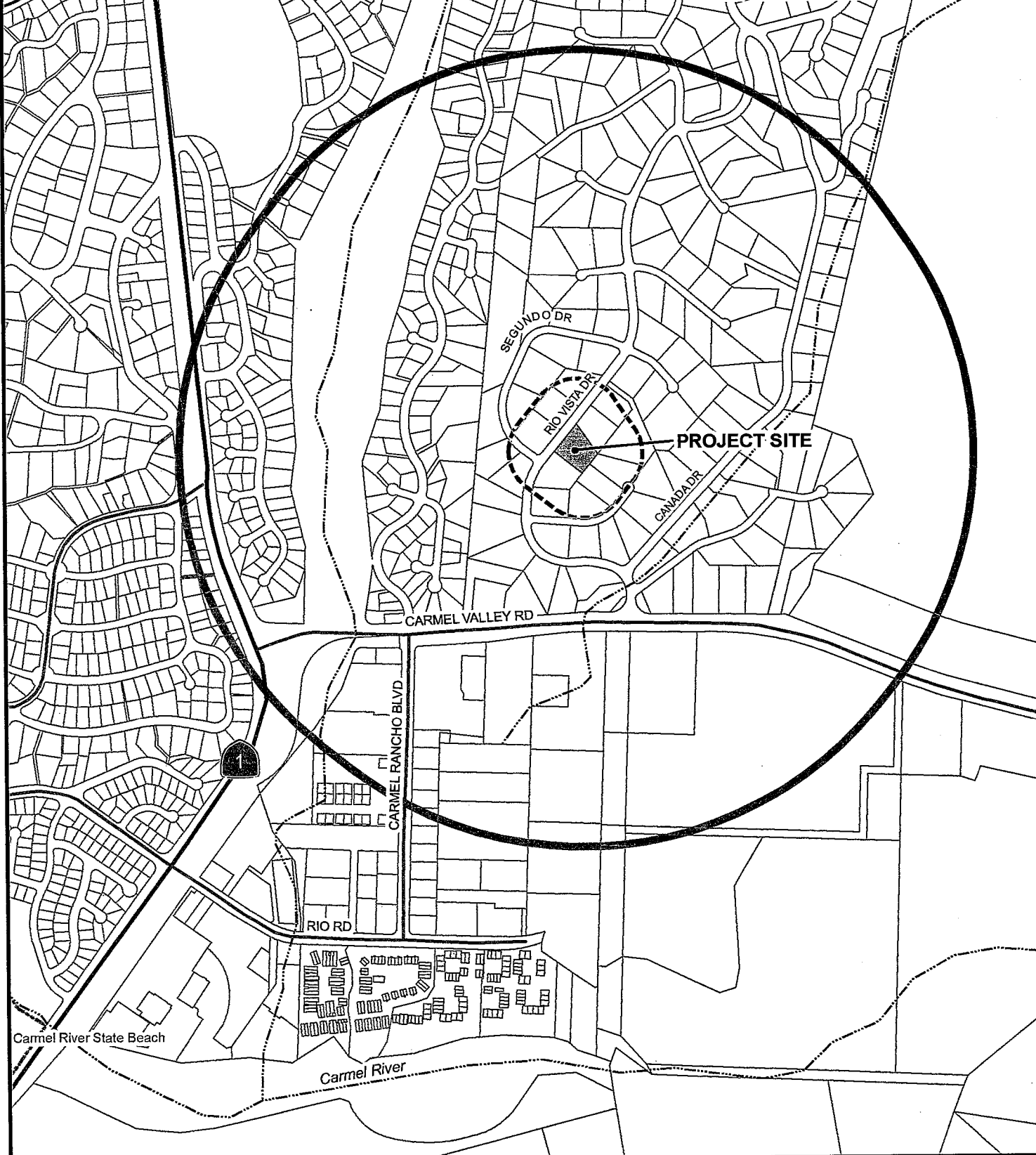
PROJECT NUMBER

SHEET NUMBER

A7.0

CARMEL

CARMEL VALLEY



PROJECT SITE

SEGUNDO DR

RIO VISTA DR

CANADA DR

CARMEL VALLEY RD

CARMEL RANCHO BLVD

RIO RD

Carmel River State Beach

Carmel River

APPLICANT CRAVEN

APN: 015-042-019-000

FILE # PLN090036

300' Limit

2500' Limit

City Limits

