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

In the matter of the application of:
GERBER JAMES L. AND LINNEA H. TRS (PLN120822)
RESOLUTION NO. 13-023
Resolution by the Monterey County Hearing Body:
1) Finding the project Categorically Exempt per Section 15303 (a) and (e); and
2) Approving Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a new 4,481 square foot one-story single family dwelling with an 855 square foot detached garage and 600 square foot detached guest house; grading of approximately 2,350 cubic yards of cut and 2,350 cubic yard of fill to be balanced on site; 2) a Use Permit to allow development on slopes in excess of 30%; and 3) Design Approval.

[PLN120822, Gerber James L. and Linnea H. TRS, 2 Refugio Trace, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-091-081-000)]

The Combined Development Permit application (PLN120822) came on for public hearing before the Monterey County Zoning Administrator on June 13, 2013. 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 conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan;
- Monterey County Zoning Ordinance (Title 21); and
- Santa Lucia Preserve Comprehensive Development Plan.

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 2 Refugio Trace, Carmel (Assessor's Parcel Number 239-091-081-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation, 40 acre minimum parcel size, with Design Control and Site Plan Review Overlay Districts, or "RC/40-D-S", which allows for residential development while still protecting the natural resources on the site, subject to an Administrative Permit and Design Approval. Additional Design guidelines were required as part of the Santa Lucia Comprehensive Development Plan. Therefore, the project is an allowed land use for this site.

c) The project planner conducted a site inspection on January 22, 2013 to verify that the project on the subject parcel conforms to the plans listed above.

d) The project is consistent with the following 2010 Monterey County general Plan policies:
Land Use Element LU-1.7 requires clustering of residential development to those portions of the property which are most suitable for the development and where appropriate infrastructure to support that development exists or can be provided shall be strongly encouraged. The development consists of a single family dwelling with attached garage and a guesthouse. The structures are located within the designated homeland boundary. The Santa Lucia Preserve requires that all development be located within the homeland boundary to preserve natural resources.
Land Use Element LU-1.3 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled. A standard condition of approval has been applied to the project to require that exterior lighting be unobtrusive, down-lit, and shielded with no off-site glare. (Condition #7)
Greater Monterey Peninsula Area Plan GMP-1.4 states that development proposals shall include compatible open space uses located between other developed areas in order to maintain a rural atmosphere and to protect scenic resources. The Santa Lucia Preserve requires that all development be located within the designated homeland boundaries. All development proposed is within the homeland boundary and the remaining portions of the parcel are designated as open lands.
Greater Monterey Peninsula Area Plan GMP-1.6 – Special Treatment Area: Rancho San Carlos Residential development is permitted on the portions of the Santa Lucia Preserve (formerly Rancho San Carlos) within the Greater Monterey Peninsula Planning Area, and shall follow densities and policies specified in Board of Supervisor Resolution No. 93-115, "Comprehensive Planned Use" Overlay for the Rancho San Carlos and the Comprehensive Development Plan for the Santa Lucia Preserve. The proposed development consists of the first single family residence and is also designed within the Comprehensive Development Plan as being allowed a guesthouse on the subject parcel.

e) Design Approval Pursuant to Chapter 21.44, the proposed project is located within a Design Control District that regulates the location, size, configuration, materials, and colors of new structures to assure the protection of the public viewshed and neighborhood character. The residence, guesthouse, and site improvements are constructed within the homeland boundary to reduce the amount of disturbance to the land. Colors and materials will consist of traditional Coastal California architecture with natural stone and neutral colored plaster walls, clay barrel tile roofs, and redwood trellises.

f) Site Plan Review Pursuant to Chapter 21.45, an Administrative Permit is required for projects located in a Site Plan Review zoning district. The district regulates the review of development in those areas of the

County where development by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints. The proposed development is located within the designated homeland boundary. However, the proposed project will require development on slopes in excess of 30% for access onto the homeland boundary that is unavoidable.

g) Pursuant to 21.64.230, all development on slopes in excess of 30 percent requires a Use Permit provided there is no feasible alternative which would allow development to occur on slopes on less than 30 percent. There is no other alternative for the project to develop on slopes in excess of 30 percent and therefore, requires a Use Permit. *(See Finding #6).*

h) Potential impacts to archaeological, geological and biological were analyzed in the certified final EIR No. 94-005 for the Santa Lucia Preserve. An updated Biological Evaluation was conducted to determine if there were any changed circumstances or new information relevant to biological resources for this parcel that were not evaluated within the EIR. It was determined that there were no additional impacts and no new mitigation is required.

i) The project was not referred to the Greater Monterey Peninsula Area 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 not warrant referral to the LUAC because there is no LUAC for this area. The Santa Lucia Preserve has specific design guidelines that the proposed project was required to meet.

j) 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 PLN120822.

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, Monterey Regional Fire District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The project was designed to avoid any potential impacts to natural and visual resources and was flagged and staked. The project is consistent with the County land use policies and zoning code. The following reports have been prepared:
   - "Santa Lucia Preserve Lot 178 Updated Biological Assessment" (LIB130087) prepared by Denise Duffy & Associates, Monterey CA, February 2013;
   - "Geotechnical Report for 239-091-081-000" (LIB120088) prepared by Grice Engineering, Salinas CA, July 2012

   The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would

indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on January 22, 2013 to verify that the site is suitable for this use.

d) 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 PLN120822.

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

EVIDENCE:

a) The project was reviewed by the RMA - Planning Department, Monterey Regional Fire District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available and will be provided. Water will be provided by Santa Lucia Community Services District and the project includes the installation of a new septic system and leach field to serve the property.

c) Staff conducted a site inspection on January 22, 2013 to verify that the site is suitable for this use.

d) 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 PLN120822.

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.

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.

b) Staff conducted a site inspection on January 22, 2013 and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

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 PLN120822.

5. **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) and (e), categorically exempts a single family dwelling, a second dwelling unit and an accessory unit such as a garage in a residential zone.

b) The project proposes the construction of a new 4,481 square foot one-story single family dwelling with an 855 square foot detached garage and 600 square foot detached guest house. Therefore, meets the categorical exemption allowed within a residential zone.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 22, 2013.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

e) See Findings #1, #2, #3, and #4 and evidences.

f) Staff conducted a site inspection on January 22, 2013 to verify that the site is suitable for this use.

g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120822.

6. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 30%.

EVIDENCE:

a) In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the criteria to grant said permit have been met. The proposed fill required for the driveway exceeds 100 cubic yards and is on a natural slope; therefore, requires a Use Permit.

a) The project includes application for development on slopes exceeding 30%. In order to gain access to the home site, the driveway must cross a drainage swale that contains 30% slopes. There currently exists a crossing and culvert. However this crossing is not wide enough to accommodate fire department access. Therefore, a new driveway needs to cross this swale, and grading must occur on 30% slopes to access the homeland area. The proposed slopes that will be constructed will be less steep than what currently exists. The road will be raised at this crossing and aligning the driveway to follow parallel up the swale to avoid further impacts to 30% slopes. Although there are slight impacts to the 30% slopes, the character of the terrain will look natural and match the existing slopes as currently designed.

b) 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. Should the impacts to 30% slopes be required to be reduced slightly, the fill slopes would have to be increased to steeper than the 3:1 slopes as currently designed; which also would require a bridge to be constructed. The proposed grading of approximately 2,350 cubic yards of cut and 2,350 cubic yards of fill will be used to balance to driveway alignment.

c) 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 PLN120822.

d) The project planner conducted a site inspection on January 22, 2013.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not the California Coastal Commission

EVIDENCE: Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Finds the project Categorically Exempt per Section 15303 (a) and (e); and
2. Approve Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a new 4,481 square foot one-story single family dwelling with an 855 square foot detached garage and 600 square foot detached guest house; grading of approximately 2,350 cubic yards of cut and 2,350 cubic yard of fill to be balanced on site; 2) a Use Permit to allow development on slopes in excess of 30%; and 3) Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of June, 2013 upon motion of:

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 25 2013

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 05 2013

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.

Form Rev. 01-31-2013

Monterey County Planning Department

Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120822

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a new 4,481 square foot one-story single family dwelling with an 855 square foot detached garage and 600 square foot detached guest house; grading of approximately 2,350 cubic yards of cut and 2,350 cubic yards of fill to be balanced on site; 2) a Use Permit to allow development on slopes in excess of 30%; and 3) Design Approval was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 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)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 13-023) was approved by the Zoning Administrator for Assessor's Parcel Number 239-091-081-000 on June 13, 2013. The permit was granted subject to 23 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)

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

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department.
(RMA - Planning Department and Building Services Department)

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

5. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.

6. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 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)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall 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.

7. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of 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.
Access (an improved path) to the Guesthouse shall be delineated on the Landscape Plan. (RMA - Planning Department)

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

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

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

Responsible Department: Planning Department

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

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

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

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

Responsible Department: Planning Department

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

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

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

10. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on June 13, 2016, unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

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

11. EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board.

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

12. PW0006 - CARMEL VALLEY

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the
Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

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

13. PW0040 - HIGHWAY 1 SHORT TERM IMPROVEMENTS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall Contribute ($833 - 2013 Dollar) to County of Monterey as payment of the project's pro
rata share at the cost of short-term operational improvements to State Highway One.

Compliance or Monitoring Action to be Performed: Prior to Issuance of Building Permits Owner/Applicant shall pay to PBI required Traffic Mitigation Fee.

14. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

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

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

15. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

16. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

17. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

18. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 visible and legible 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

19. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet and no further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

20. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

21. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

22. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

23. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

GENERAL NOTES

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).

2. ALL WORK SHALL BE IN CONFORMANCE WITH:
   A. THE 2010 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS);
   B. 2010 CALIFORNIA BUILDING CODE
   C. MONTEREY COUNTY GRADING ORDINANCE #2535.
   D. EROSION CONTROL ORDINANCE #2806.

3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA PHONE (831) 443-3050. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.

4. TOPOGRAPHY SURVEY PERFORMED BY BENTON ENGINEERS ON JULY 3, 2006. ORIGINAL TOPOGRAPHIC MAP CONDUCTED ON JUNE 2006. TEMPORARY BENCHMARK: IRON PIPE SET AT THE SOUTHEAST WEST HOMELAND BOUNDARY CORNER, AS SHOWN HEREON. ASSUMED ELEV 1979.09'.

5. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.

6. DIMENSIONS OF GRADING IS FOR THE NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE, GUEST HOUSE, AND A GARAGE.

7. RETAINING WALLS SHOWN FOR LOCATION ONLY AND ARE NOT A PART OF THIS PLAN SET. A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS.

8. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.

9. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL DETAILS AND IN ACCORDANCE WITH THE PROJECT ARBORIST'S REPORT.

10. APPROXIMATELY 2,300 SF OF DEVELOPMENT IS PROPOSED ON SLOPES IN EXCESS OF 30%.

GRADING AND DRAINAGE NOTES

1. ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.

2. ESTIMATED EARTHWORK: 2,350± CY CUT AND 2,350± CY FILL; SITE BALANCED. VALUES PRESENTED ARE ESTIMATES ONLY AND DO NOT ACCOUNT FOR BULKING OR SHRINKAGE. EXPORT (IF ANY) SHALL BE TAKEN TO A COUNTY APPROVED DISPOSAL SITE. VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING TO ENSURE THE BALANCE OF CUT AND FILL QUANTITIES. OVER EXCAVATION AND SITE SPOILS SUCH AS FOUNDATIONS, RETAINING WALLS, UTILITY TRENCHING, STRIPPING, WATER FEATURES, ETC. ARE NOT ACCOUNTED FOR IN ABOVE VOLUME.

3. ONSITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. THIS WORK INCLUDES SITE PREPARATION, SELECTION OF SATISFACTORY FILL MATERIALS, AND PLACEMENT AND COMPACTION OF FILLS, SUBGRADE AND BASEROCK. SUFFICIENT NOTIFICATION (2 DAYS) PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS IS ESSENTIAL TO MAKE CERTAIN THAT THE WORK WILL BE PROPERLY OBSERVED AND TESTED. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL REPORT FOR THE PROPOSED GERBER RESIDENCE, 2 REFUGIO TRACE, THE SANTA LUCIA PRESERVE, CARMEL, CALIFORNIA, APN 239-091-081, WITHIN LOT 178," FOR MR. BRAYTON HUGHES, JULY 2012; JOB #5929-12.04", BY GRICE GEOTECHNICAL, INC., ADDRESS: 581-A BRUNKEN AVENUE, SALINAS, CA.

4. SOILS ENGINEER SHALL OBSERVE KEYWAYS PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS PRIOR TO SCHEDULING ANY INSPECTIONS.

5. SOIL COVERED AREAS ADJACENT TO NEW BUILDING(S) SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE NEW BUILDING FOR A MINIMUM DISTANCE OF 10 FEET UNLESS OTHERWISE SHOWN HEREON AND APPROVED BY THE ENGINEER. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM GRADIENT OF 2% FOR A MINIMUM DISTANCE OF 10 FEET.

6. THE NEW CONSTRUCTION AREAS, INCLUDING THE STOCKPILE SITE, SHOULD BE CLEARED OF SUPERFICIAL VEGETATION, WOOD MULCH, SHRUBS, TREES NOT DESIGNATED TO REMAIN, TREE ROOT BULBS AND DEBRIS. HOLES RESULTING FROM THE REMOVAL OF UNDERGROUND OBSTRUCTIONS THAT EXTEND BELOW THE PLANNED FINISHED GRADE SHOULD BE CLEARED AND BACKFILLED WITH SUITABLE COMPACTED MATERIAL. AFTER CLEARING, AREAS TO BE GRADED SHOULD BE STRIPPED TO A SUFFICIENT DEPTH TO REMOVE ALL SURFACE VEGETATION AND ORGANIC LADEN TOPSOIL. THE SURFACE SOILS WITHIN AREAS TO BE FILLED SHOULD BE RECOMPACTED BY RIPPING THE UPPER TWELVE INCHES, MOISTURE CONDITIONING THE SOILS TO TWO PERCENT ABOVE OPTIMUM, AND COMPACTING THEM TO AT LEAST 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST DESIGNATION D1557.

7. EXISTING SOILS HAVING AN ORGANIC CONTENT OF LESS THAN THREE PERCENT BY VOLUME AND WHICH ARE FREE OF CONSTRUCTION DEBRIS CAN BE USED AS FILL. FILL MATERIAL SHOULD NOT CONTAIN ROCKS OR LUMPS GREATER THAN SIX INCHES IN GREATEST DIMENSION. MATERIALS IMPORTED FOR FILL PURPOSES SHALL BE CLASSIFIED AS: SANDY, GROUP SYMBOL SW, SP, OR SM, AS GIVEN IN ASTM D487-10. IN ALL CASES THE PORTION FINER THAN THE No. 200 SIEVE SHALL NOT CONTAIN ANY GREATLY EXPANSIVE CLAYS. ALL SOILS UTILIZED FOR FILL PURPOSES MUST BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT. AC PAVEMENT SUBGRADE AND AGGREGATE BASEROCK SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. FILL MATERIAL SHOULD BE SPREAD AND COMPACTED IN LIFTS NOT EXCEEDING EIGHT INCHES IN UNCOMPACTED THICKNESS. THE MOISTURE CONTENT OF BOTH ON-SITE AND IMPORTED SOILS UTILIZED AS FILL SHOULD BE ADJUSTED TO ABOUT TWO PERCENT ABOVE THEIR OPTIMUM MOISTURE CONTENT.

8. CUT SLOPES AND THE PROPOSED FILL SLOPES, SHOULD BE CONSTRUCTED AT A GRADIENT OF 2:1 (HORIZONTAL TO VERTICAL) OR FLATTER UNLESS OTHERWISE NOTED. TEMPORARY CUT SLOPES ARE ANTICIPATED TO BE REASONABLY STABLE AT AN INCLINATION OF 1.5:1 (HORIZONTAL TO VERTICAL) IN SOIL AND 1:1 IN SANDSTONE BASEROCK.

9. NEW STORM DRAIN PIPES SHALL BE HDPE, UNLESS OTHERWISE APPROVED. ROOF DRAIN LINES WILL BE CONNECTED TO A STORMWATER COLLECTION SYSTEM (BY OTHERS) AND ARE NOT A PART OF THESE PLANS. STORM DRAIN LINES SHALL HAVE NO LESS THAN 1.0% MINIMUM SLOPE. ALL JOINTS SHALL BE WATER TIGHT. 4" AREA DRAINS (AD) SHALL BE NDS #11 OR APPROVED EQUAL. 6" AREA DRAINS (AD) SHALL BE NDS 922PG OR APPROVED EQUAL. 9" AREA DRAINS (AD) SHALL BE ADS ST0800 OR APPROVED EQUAL. 12" AREA DRAINS (AD) SHALL BE ADS 2712AG OR APPROVED EQUAL. DRAIN INLET RISER PIPES SHALL HAVE THE SAME DIAMETER AS THE SPECIFIED INLET SIZE. 12" DRAIN INLETS AND JUNCTION BOXES SHALL BE CENTRAL PRECAST CP1212 OR AS SHOWN ON PLANS OR APPROVED EQUAL. 18" DRAIN INLETS AND JUNCTION BOXES SHALL BE CENTRAL PRECAST CP1818 OR AS SHOWN ON PLANS OR APPROVED EQUAL. 24" DRAIN INLETS AND JUNCTION BOXES SHALL BE CENTRAL PRECAST CP2424 AS SHOWN ON PLANS OR APPROVED EQUAL. JUNCTION BOXES SHALL HAVE CONCRETE OR CAST IRON COVERS AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR ARCHITECT. SUBDRAINS SHALL BE 4 INCH PVC SCHEDULE 40 OR APPROVED EQUAL AT 2% MIN. SLOPE. ALL INLETS IN VEHICULAR AREAS SHALL BE TRAFFIC RATED. ALL INLETS IN PEDESTRIAN AREA SHALL BE ADA COMPLIANT.

10. WHERE UTILITY LINES PASS UNDER FOUNDATION LINES, A 3-SACK CONCRETE BACKFILL SHALL BE USED, EXTEND 2' HORIZONTAL FOR EVERY FOOT BELOW BOTTOM OF FOUNDATION. TRENCHES SHALL BE CAPPED WITH 18" OF IMPERMEABLE SOIL.

11. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

12. 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 REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE RECOVERY.

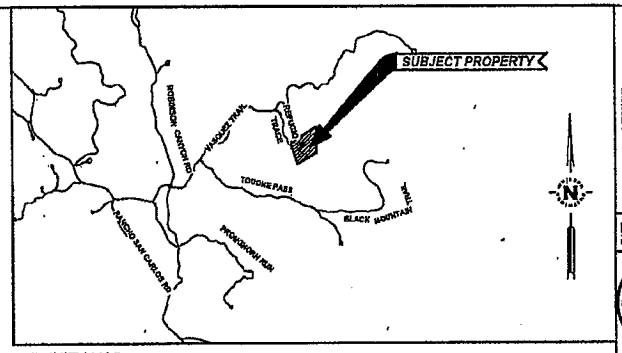
13. DURING WINTER GRADING OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MUST BE TAKEN:
   A. NO LAND CLEARING OPERATIONS GREATER THAN ONE ACRE PER YEAR PER SITE OR GRADING OPERATIONS GREATER THAN ONE HUNDRED (100) CUBIC YARDS MAY TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, IN WATER SUPPLY WATERSHEDS, AND HIGH EROSION HAZARD AREAS, UNLESS AUTHORIZED BY THE DIRECTOR OF BUILDING INSPECTION AND FOUND TO BE CONSISTENT WITH THE PURPOSES OF THIS CHAPTER. WINTER OPERATIONS FOR OTHER PROJECTS MAY BE DISALLOWED IF A HIGH POTENTIAL FOR EROSION EXISTS DUE TO SLOPE, ROCK OR SOIL TYPE, PROXIMITY TO A STREAM OR DRAINAGE COURSE, MAGNITUDE OR DURATION OF DISTURBANCE, OR OTHER CHARACTERISTICS OF THE PROJECT AND THE SITE. WHEN CONSTRUCTION WILL BE DELAYED DUE TO THE LIMITATION ON WINTER OPERATIONS, THE DATE FOR EXPIRATION OF THE PERMIT SHALL BE EXTENDED BY THAT AMOUNT OF TIME THAT WORK IS DELAYED BY THE CHAPTER.
   B. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
   C. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
   D. RUNOFF FROM THE SITE SHALL BE RETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
   E. 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 GRADING/EROSION CONTROL ORDINANCE #2806 – 16.12.090).

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SEDIMENTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

15. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR FOUNDATION FOOTING WIDTH, FOUNDATION DRAINS, AND ADDITIONAL DETAILS. ANY FOUNDATIONS DRAINS SHOWN HEREON ARE FOR ROUTING PURPOSE ONLY.

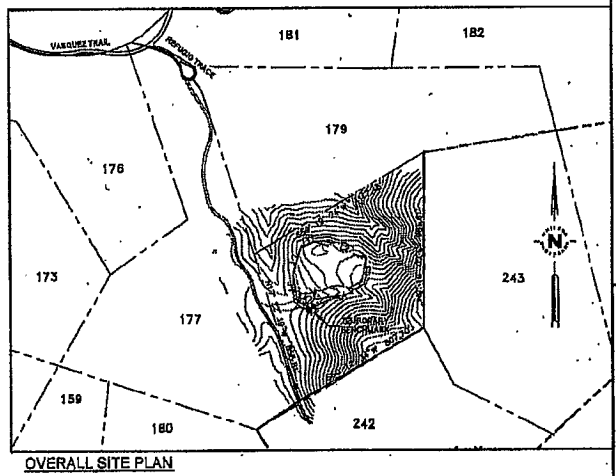
LEGEND

	PROPERTY LINE
1723	EXISTING CONTOUR
1720	FINISH GRADE CONTOUR
	HOMELAND BOUNDARY
C	LIMITS OF CUT
F	LIMITS OF FILL
	FENCE (SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS)
	BUILDING FOOTPRINT
	ASPHALT DRIVEWAY
	STONE AND GRAVEL PAVING (SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS)
	APPROXIMATE LIMITS OF SLOPES IN EXCESS OF 30%
	RETAINING WALL (SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR DETAILS)
SD	NEW STORM DRAIN
14" K	EXISTING TREE TO BE REMOVED
	GRADE TO DRAIN (2% MINIMUM)
1998.50 TO 1968.05 INV	DRAIN INLET TOP OF GRATE ELEVATION INVERT ELEVATION
11	DRAIN INLET
SS	NEW SEWER SEPTIC LINE
DS D	DOWNSPOUT & RAIN WATER LEADER (SEE ARCHITECTURAL PLANS FOR DETAILS)
	SUBDRAIN OR WALL DRAIN
	FLOW LINE WITH DIRECTION OF FLOW
CO SDCO	STORM DRAIN CLEANOUT
1707.00 FS	FINISH SURFACE ELEVATION
1714.40 FP	FINISH PAVED ELEVATION
1998.50 EP	EDGE OF PAVEMENT
1998.50 FL	FLOW LINE ELEVATION
1717.00 TS	TOP OF STAIRS GRADE
1998.50 BS	BOTTOM OF STAIRS GRADE
TW1730	TOP OF WALL ELEVATION
AD	AREA DRAIN
EXIST.	EXISTING
DI	DRAIN INLET
BW	BOTTOM OF WALL
FG	FINISH GRADE
LS	LANDSCAPE ARCHITECT
PA	PLANTER AREA
PVI	POINT OF VERTICAL INTERSECTION
TYP	TYPICAL
UG	UNDERGROUND
FF	FINISHED FLOOR ELEVATION
FSG	FINISHED SUBGRADE ELEVATION
AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
JB	JUNCTION BOX
P.O.C.	POINT OF CONNECTION
WL	WATER LEVEL
UON	UNLESS OTHERWISE NOTED
	LOCAL BENCHMARK (SEE GENERAL NOTE 4)
1 / C0.1	DETAIL NUMBER/SHEET NUMBER



VICINITY MAP

SCALE: 1" = 2000'



OVERALL SITE PLAN

SCALE: 1" = 300'

SITE ADDRESS & APN
GERBER RESIDENCE
SANTA LUCIA PRESERVE LOT 178
CARMEL, CA 93923

APN 239-091-081

CIVIL ENGINEER
WHITSON ENGINEERS
9699 BLUE LARKSPUR LANE
SUITE 105
MONTEREY, CA 93940

TEL: (831) 649-5225

GEOTECHNICAL ENGINEER
GRICE ENGINEERING, INC
581-A BRUNKEN AVE.
SALINAS, CA 93901

TEL: (831) 424-0919

ARCHITECT
BRAYTON HUGHES DESIGN STUDIO
838 HOWARD ST.
SAN FRANCISCO, CA 94103

TEL: (415) 291-8100

LANDSCAPE ARCHITECT
SMITH+SMITH
1501 NORTH POINT ST.
SAN FRANCISCO, CA 94123

TEL: (415) 543-0332

REVISIONS:			
NO.	BY:	DATE:	DESCRIPTION:

DATE: 6/27/13
SCALE: NOTED
DWG. NO.: 2013-2574.00

REGISTERED PROFESSIONAL ENGINEER — MICHAEL R. WHITSON — No. 2505 — CIVIL — STATE OF CALIFORNIA

WE WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-8928
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

PLANNING SUBMITTAL
NOT FOR CONSTRUCTION

CIVIL SHEET INDEX

C0.1	CIVIL SITE COVER SHEET
C1.1	CIVIL SITE GRADING AND DRAINAGE PLAN
C2.1	CIVIL SITE EROSION CONTROL NOTES AND DETAILS
C2.2	CIVIL SITE EROSION CONTROL PLAN
C3.1	CIVIL SITE SEPTIC PLAN

GERBER RESIDENCE - SLP LOT 178

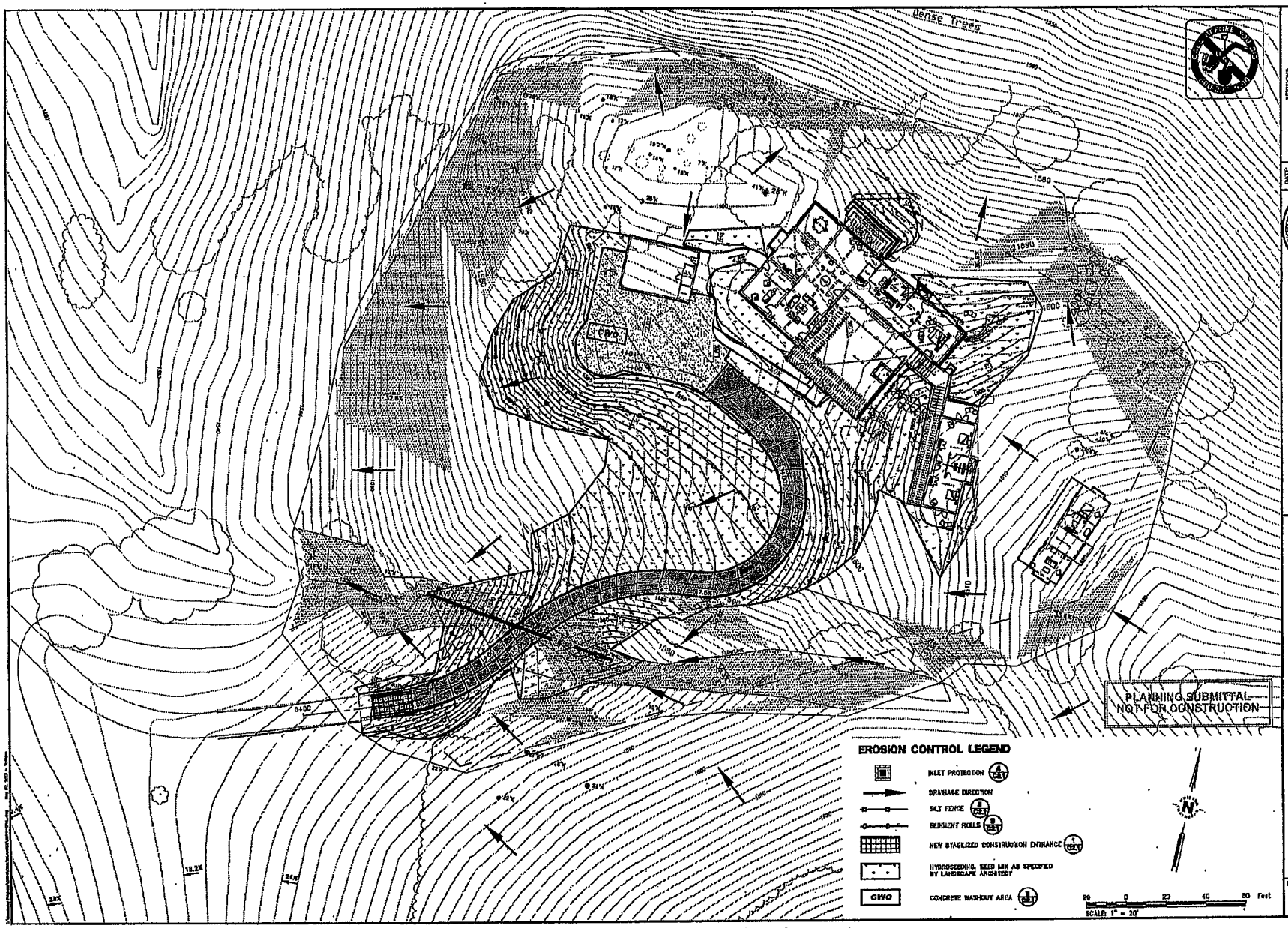
MONTEREY COUNTY CALIFORNIA

CIVIL SITE COVER SHEET

APN #: 239-091-081

SHEET C0.1 OF

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3



FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3

REVISIONS

NO.	BY	DATE	DESCRIPTION

DATE 1/7/10
SCALE 1"=20'
DWN. DK
CHK.
JOB NO. 2009-091

WHITSON ENGINEERS
8690 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5963
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

REGISTERED PROFESSIONAL ENGINEER
MICHAEL P. KERER
No. 38000
CIVIL
STATE OF CALIFORNIA

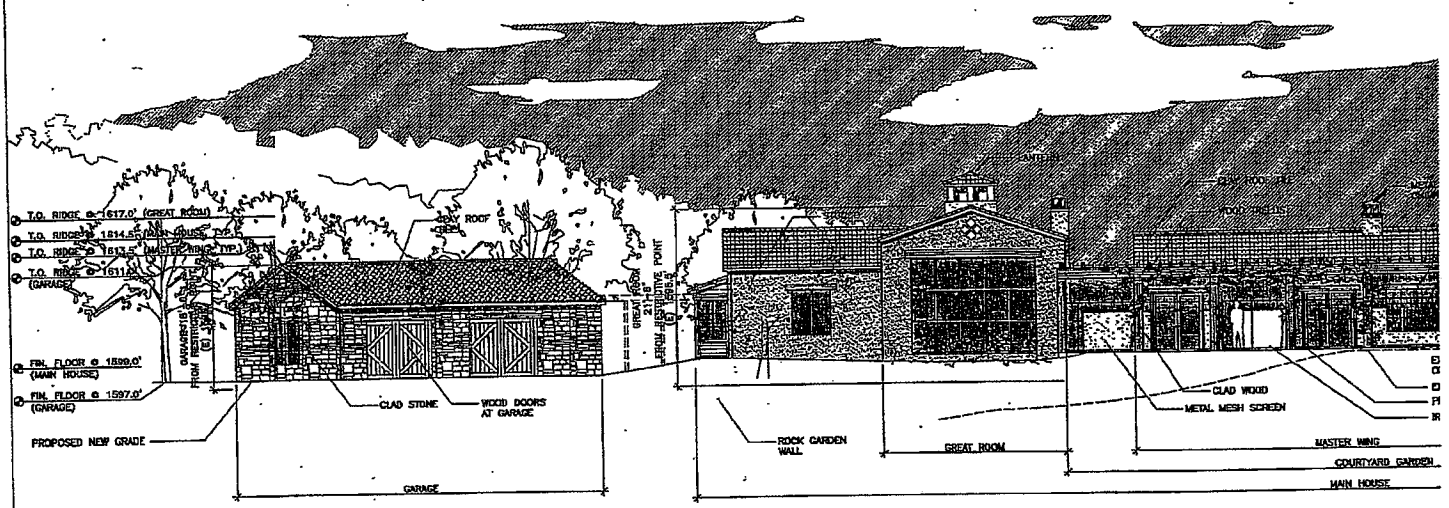
GERBER RESIDENCE - SLP LOT 178

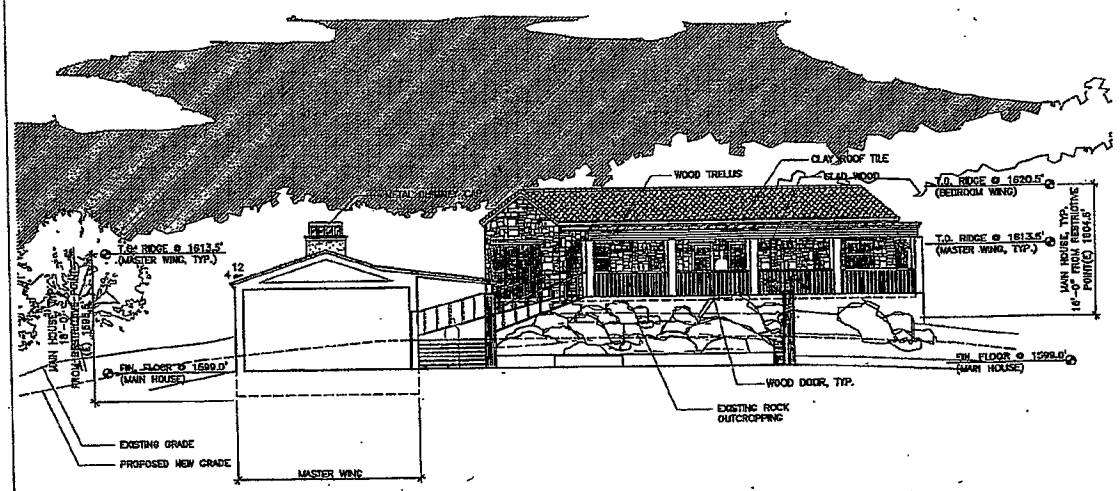
MONTEREY COUNTY CALIFORNIA

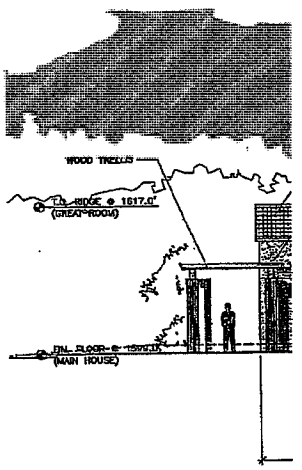
CIVIL SITE EROSION CONTROL PLAN

APN 8259-091-051

SHEET C2.2 OF







MAIN HOUSE ELEVATION AT COURT YARD (LOOKING-EAST) (2)
1/8"=1'-0"

MONTEREY COUNTY PLANNING DEPARTMENT SUBMITTAL

Gerber Residence

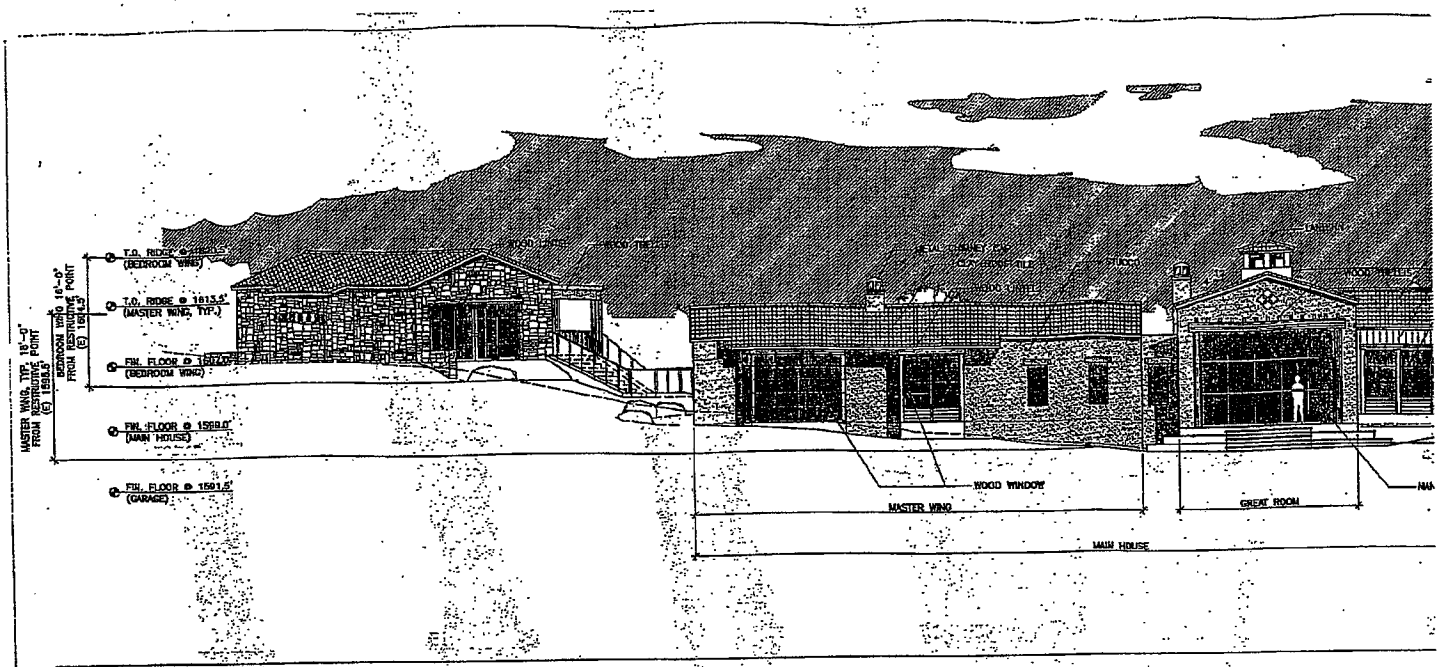
Lot #17B, Santa Lucia Preserve
Carmel, CA 93923

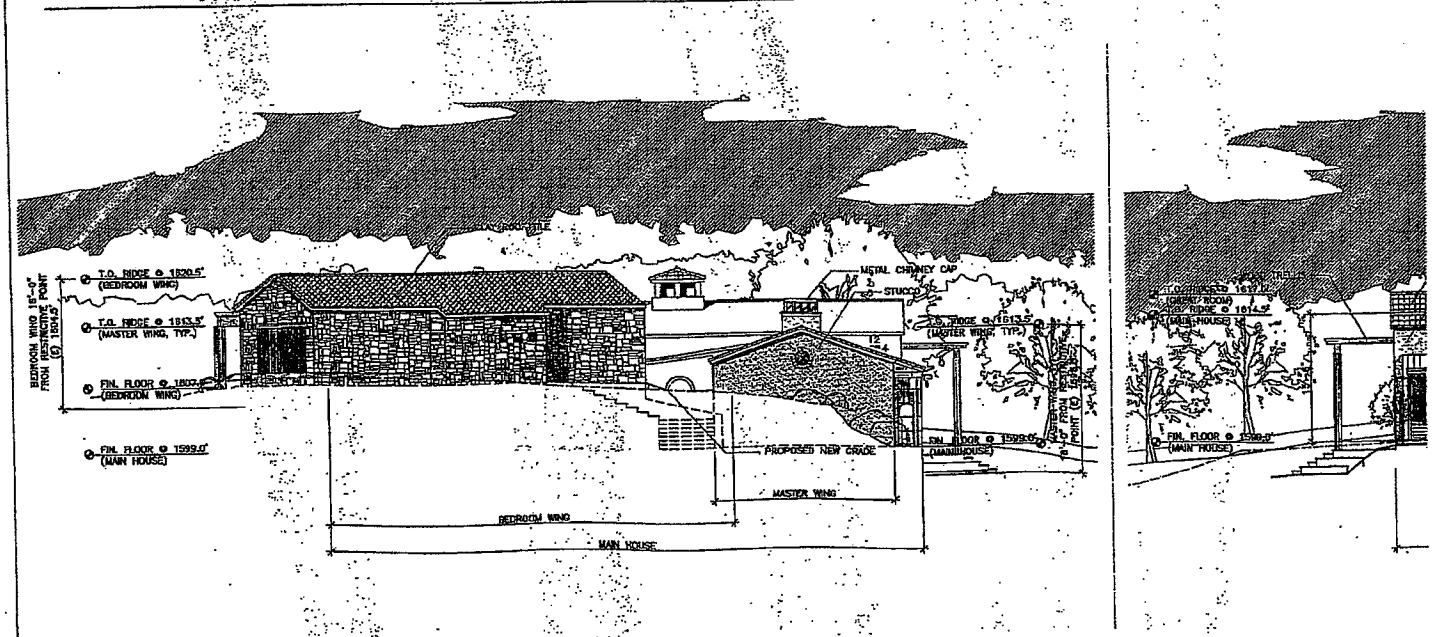
0 8' 16' 32'

A-3.1

SCHEMATIC ELEVATIONS

SCALE: 1/8" = 1'-0"
DECEMBER 7, 2012





MAIN HOUSE ELEVATION (EAST) 2
1/8"=1'-0"

MONTEREY COUNTY PLANNING DEPARTMENT SUBMITTAL

Gerber Residence

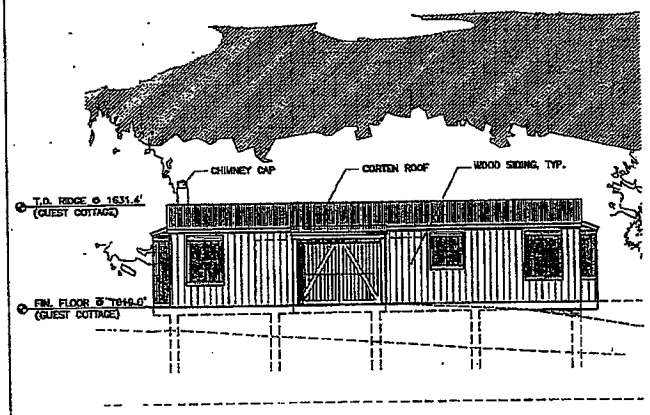
Lot #178, Santa Lucia Preserve
Carmel, CA 93923

0 8' 16' 32'

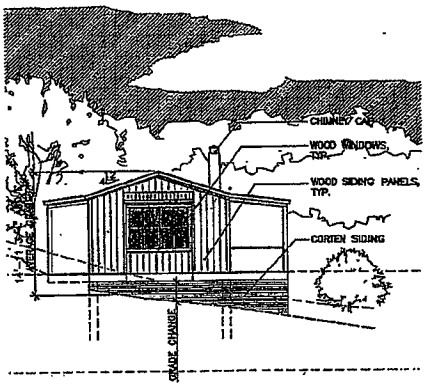
A-3.2

SCHEMATIC ELEVATIONS

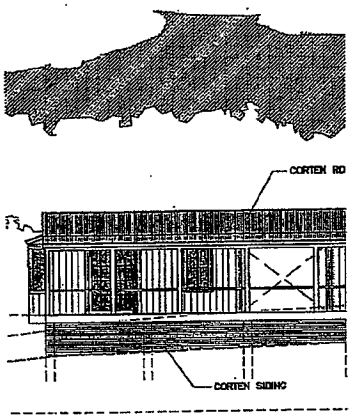
SCALE: 1/8" = 1'-0"
DECEMBER 7, 2012



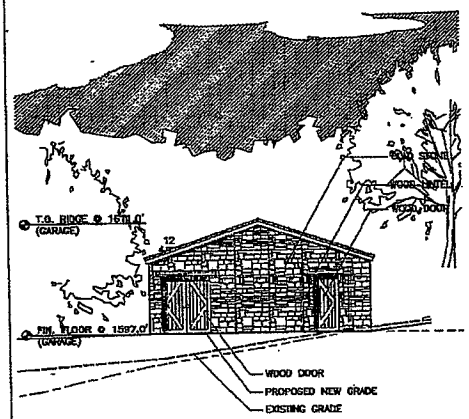
GUEST COTTAGE ELEVATION (EAST) 8
1/8"=1'-0"



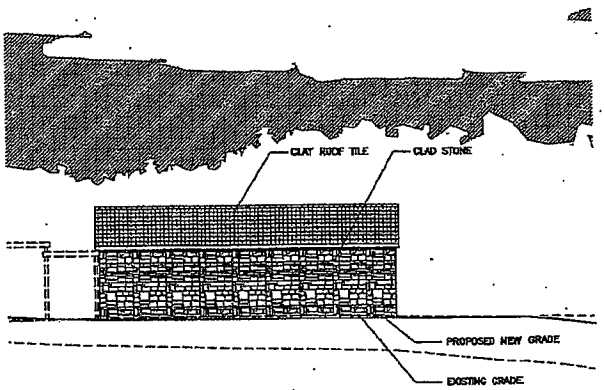
GUEST COTTAGE ELEVATION (NORTH) 7
1/8"=1'-0"



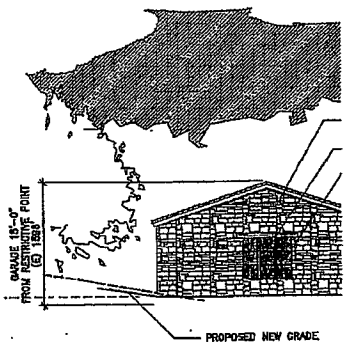
GUEST COTTAGE



GARAGE ELEVATION (EAST) 4
1/8"=1'-0"



GARAGE ELEVATION (NORTH) 3
1/8"=1'-0"



GARAGE ELEVATION (

MONTEREY COUNTY PLANNING DEPARTMENT SUBMITTAL

Gerber Residence

Lot #178, Santa Lucia Preserve
Carmel, CA 93923

0 8' 16' 32'

A-3.3

SCHEMATIC ELEVATIONS

SCALE: 1/8" = 1'-0"
DECEMBER 7, 2012