

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 27, 2014	Time: 9:00 AM	Agenda Item No.: 2
Project Description: CONTINUED FROM FEBRUARY 26, 2014 Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement, restoration of graded areas, and the unpermitted remodel of an existing single family dwelling.		
Project Location: 26135 Zdan Road, Carmel Valley (Grandeur Ventures) 26140 Zdan Road, Carmel Valley (Hickerson) 26150 Zdan Road, Carmel Valley (McKee)		APN: 416-071-005-000 (Grandeur Ventures) 416-071-004-000 (Hickerson) 416-071-003-000 (McKee)
Planning File Number: PLN130297		Owner: Grandeur Ventures Inc. Applicant: Rick Alexander
Planning Area: Greater Monterey Peninsula Area Plan		Flagged and staked: No
Zoning Designation: LDR/B-6-VS(20') Low Density Residential, Building Site Review (B-6) and Visual Sensitivity Overlays, and 20 foot height restriction.		
CEQA Action: Statutorily Exempt per Section 15270 of the CEQA Guidelines		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project Statutorily Exempt per Section 15270 of the CEQA Guidelines; and
- 2) Deny a Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement, restoration of graded areas, and the unpermitted remodel of an existing single family dwelling, based on the findings and evidence (**Exhibit B**).

PROJECT OVERVIEW:

The subject site is a 2.892-acre parcel (APN: 416-071-005-000) located at 26135 Zdan Road in the Hidden Hills Subdivision. The application was initiated in response to a complaint of grading being conducted on steep slopes and the remodeling of an existing house without permits. Grading violations are typically addressed through restoration. In some circumstances it is appropriate to pursue an after-the-fact Use Permit for unpermitted grading. After many discussions with the applicant it was determined that pursuing a Use Permit for grading on slopes in excess of 25%, rather than restoration was most prudent. The Use Permit would allow the completion of a driveway within an existing access easement crossing two adjoining parcels, and remedial grading of a vertical cut behind the house, but would also require restoration of other unpermitted grading; including grading on the adjacent property in a Scenic and Conservation Easement. The Design Approval was originally required to permit the remodel of the existing single family dwelling. The project also includes restoration grading of an unpermitted parking pad on the adjacent parcel (APN: 416-071-004-000). The primary issue related to the project involves the development of the access driveway (25% slopes) which is proposed within a recorded access easement that crosses through two neighboring parcels [APN: 416-071-004-000 (Hickerson Property) and 416-071-003-000 (McKee Property)].

PROJECT HISTORY:

The project was previously considered by the Planning Commission on February 26, 2014, March 26, 2014, and April 9, 2014. In February 2014, the Planning Commission held a full hearing, including public testimony, ultimately continuing the project 30 days to allow for additional research on additional unpermitted grading activities. During this time, the subject residence caught on fire and was completely destroyed. On April 9, 2014, staff requested a continuance to a "date uncertain" to allow a new residential design and associated clean-up and grading work to be determined. Since this time, the no new residential design has been submitted, the applicant has been unresponsive, and the property has begun the process of foreclosure.

Due to the uncertainty relative the future ownership of the subject property, and the unresponsiveness from the current applicant, Staff is recommending denial of the Use Permit request. Due to the structure fire, which completely destroyed the existing residence, there is no need to continue processing the Design Approval application; therefore a denial is also appropriate for this request.

Upon future redevelopment (residential or otherwise) of the property, the applicable permits required for such development will considered by the appropriate hearing authority. In the meantime, the code enforcement encumbrance on the land will stand and a Notice is recorded on the property. The property will either need to be restored or entitlements applied for and approved, to clear the code enforcement action. This approach will put any future property owner on notice that restoration will be required prior to redevelopment of the site. Or, alternatively, a decision on the existing permit applications could be to continue again "to a date uncertain", which would result in the code enforcement encumbrance remaining on the property, a future owner would be required to abate the violations and apply the required permit(s).

CODE ENFORCEMENT:

See the February 26, 2014, Planning Commission staff report for a comprehensive analysis of prior code enforcement actions (Attachment B).

ANALYSIS:

See the February 26, 2014, Planning Commission Staff report for details on the unpermitted grading conducted on the subject property (Attachment B).

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15270 statutorily exempts projects which a public agency rejects or disapproves.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District
- √ RMA - Building Department

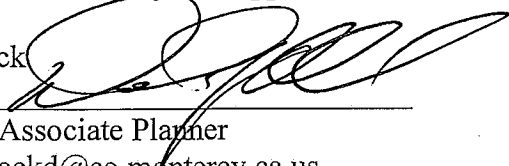
Agencies that submitted comments are noted with a check mark ("√").

The project was not referred to any advisory committee, pursuant to Board Resolution 08-338, because the project does not involve development requiring CEQA review, a lot line adjustment

request, a variance request, or a Design Approval that would normally be subject to review by the Zoning Administrator or Planning Commission.

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ David J. R. Mack



David J. R. Mack, Associate Planner
(831) 755-5096, mackd@co.monterey.ca.us
August 27, 2014.

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; John Ford, Planning Services Manager; David J. R. Mack, Project Planner; Grandeur Ventures, Owner; Rick Alexander, Agent; The Open Monterey Project; LandWatch; Mike Orr, Interested Party; Planning File PLN130297

Attachments: Exhibit A Draft Resolution
 Exhibit B February 26, 2014 Planning Commission Staff Report

This report was reviewed by John Ford, RMA-Services Manager



**EXHIBIT A
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

GRANDEUR VENTURES (PLN130297)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Statutorily Exempt per Section 15270 of the CEQA Guidelines; and
- 2) Denying the Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement, restoration of graded areas, and the unpermitted remodel of an existing single family dwelling; and

[PLN130297, Grandeur Ventures, 26135 Zdan Road, Carmel Valley, Greater Monterey Peninsula Area Plan (APN: 416-071-003-000)]

The Use Permit and Design Approval application (PLN130297) came on for public hearing before the Monterey County Planning Commission on August 27, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement, restoration of graded areas, and the unpermitted remodel of an existing single family dwelling.
EVIDENCE: 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 PLN130297.

2. **FINDING:** **INCONSISTENCY** – The Project is inconsistent 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);

- Conflicts were related to conformance with the 2010 General Plan and the Monterey County Zoning Ordinance (Title 21) were found to exist.
- b) The property is located at 26135 Zdan Road, Carmel Valley (Assessor's Parcel Number 416-071-003-000), Greater Monterey Peninsula Area Plan. The parcel is zoned LDR/B-6-VS(20'), which allows residential development.
 - c) The applicant graded areas on slopes in excess of 25% that are also in a Scenic and Conservation Easement and includes work on adjoining properties. The applicant has abandoned the project, leaving unpermitted grading. The house on site was completely destroyed by fire. The future redevelopment of the site may result in different grading designs than those currently proposed. At this time, Monterey County Code call for restoration of the site and approval of the Use Permit is inconsistent with this requirement.
 - d) Development on slopes that exceed 25% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 25% (See Finding 6).
 - e) Monterey County 2010 General Plan Policy OS-1.9, states that development that protects and enhances the County's scenic qualities shall be encouraged. The unpermitted grading of the new driveway does not protect and enhance the scenic qualities of the surrounding area. The new driveway is located on slopes in excess of 25%, and is located across a highly visible scenic hillside within the Hidden Hills residential community. Redevelopment of the site may not require this access so it is premature to approve this grading.
 - f) Monterey County 2010 General Plan Policy OS-3.5 states that development on slopes in excess of 25% shall be prohibited unless: 1) there is no feasible alternative which would allow development to occur on slopes of less than 25% and/or 2) the proposed development better achieves the objectives and policies contained within the General Plan and accompanying Area Plans (Greater Monterey Peninsula). The proposed project is not consistent with this policy, as the property has been successful served/accessed by an existing driveway since initial residential development occurred in the early 1970's (feasible alternative) and the unpermitted driveway does not provide improved vehicular access, nor does it improve public safety (police, fire, ambulance) access to the property.
 - g) The project was not referred to the Greater Monterey Peninsula 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 the project does not involve development requiring CEQA review, a lot line adjustment request, a variance request, or a Design Approval that would normally be subject to review by the Zoning Administrator or Planning Commission.
 - h) 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 PLN130297.

3. **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 County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. With the exception of the unpermitted grading conducted on the property, the site is suitable for residential development.
- b) The subject property has a residential land use designation, and has been the site of residential development for nearly 40 years; but fire has destroyed the house on site and the proposed grading is not necessary to support developed.
- c) See preceding and following findings and supporting evidence.
4. **FINDING:** **VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to zoning uses. Violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of violations existing on subject property.
- b) Staff conducted a site inspection on January 14, 2014 and researched County records to assess if any violation exists on the subject property. It was determined that unpermitted grading on slopes in excess of 25% had been conducted on the site.
- c) An existing violation regarding unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement (13CE00048) exists on the subject property and two adjoin properties.
- d) Restoration of all unpermitted grading on the subject property is needed to abate the existing violation.
- e) A Notice of Violation (NOV) was recorded with the Monterey County Recorder's Office, on the subject property, to ensure that future owners are aware of the pending violation(s) on the property (Document No. 2013042099).
5. **FINDING:** **CEQA (Exempt):** - The project is statutorily 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 15270 statutorily exempts projects which a public agency rejects or disapproves.
6. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 25%** – The project includes unpermitted development on slopes exceeding 25% and there may be feasible alternatives that would allow development to occur on slopes less than 25%. In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan, 2010 Monterey County General Plan, and the Monterey County Zoning Ordinance (Title 21) Section 21.64.230, a Use Permit is required and the authority to grant said permit has not been met.

- EVIDENCE:** a) At the time the unpermitted grading began, the site contained an existing single-family dwelling. The grading was undertaken in an effort to provide a new access area to the existing residential development, which is located within a recorded access easement, but does cross and effect slopes in excess of 25%. Since initial grading occurred, the residence has been destroyed by fire, and no new residential development is proposed on the site at this time; therefore there is no need for a new driveway/access.
- b) Monterey County 2010 General Plan Policy OS-3.5 states that development on slopes in excess of 25% shall be prohibited unless: 1) there is no feasible alternative which would allow development to occur on slopes of less than 25% and/or 2) the proposed development better achieves the objectives and policies contained within the General Plan and accompanying Area Plans. The applicant has been unable to submit adequate plans, showing that the unpermitted grading is required and that no feasible alternative exists (See Evidence 2e above).
- c) The unpermitted grading for the new driveway/access does further the goals and policies of the 2010 General Plan as there is currently no new residential development proposed on the site.
- d) At such time that new residential development is proposed, consideration for access/driveway options to the development area will be subject to consideration by the appropriate hearing authority.
- e) See preceding and following findings and supporting evidence.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 21.80.040.D Monterey County Zoning Ordinance (Title 21).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Statutorily Exempt per Section 15270 of the CEQA Guidelines;
2. Deny the Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement, restoration of graded areas, and the unpermitted remodel of an existing single family dwelling; and

PASSED AND ADOPTED this 27th day of August, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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.

EXHIBIT B

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 26, 2014	Time: 9:00 AM	Agenda Item No.: 2
Project Description: Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement, restoration of graded areas, and the unpermitted remodel of an existing single family dwelling. Colors and materials consist of: white (windows), dark chocolate (doors), aluminum (railing), and kiln (residence). The property is located at 26135 Zdan Road, Carmel Valley (Assessor's Parcel Numbers 416-071-005-000, 416-071-004-000, and 416-071-003-000), Greater Monterey Peninsula Area Plan.		
Project Location: 26135 Zdan Road, Carmel Valley (Grandeur Ventures) 26140 Zdan Road, Carmel Valley (Hickerson) 26150 Zdan Road, Carmel Valley (McKee)		APN: 416-071-005-000 (Grandeur Ventures) 416-071-004-000 (Hickerson) 416-071-003-000 (McKee)
Planning File Number: PLN130297		Owner: Grandeur Ventures Inc. Applicant: Rick Alexander
Planning Area: Greater Monterey Peninsula Area Plan		Flagged and staked: No
Zoning Designation: LDR/B-6-VS(20') Low Density Residential, Building Site Review (B-6) and Visual Sensitivity Overlays, and 20 foot height restriction.		
CEQA Action: Categorically Exempt per Section 15307 of the CEQA Guidelines		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorical Exempt per Section 15307 of the CEQA Guidelines; and
- 2) Approve a Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement and for the unpermitted remodel of an existing single family dwelling, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The subject site is a 2.892-acre parcel (APN: 416-071-005-000) located at 26135 Zdan Road in the Hidden Hills Subdivision. The applicant requests approval of an after-the-fact Use Permit and after-the-fact Design Approval to clear code enforcement case 13CE00048. The Use Permit is required to allow development on slopes in excess of 25%, for the installation of a driveway. The Design Approval is required to permit the remodel of the existing single family dwelling. The project also includes restoration grading of an unpermitted parking pad on the adjacent parcel (APN: 416-071-004-000). The primary issue related to the project involves the development of the access driveway (25% slopes) which is proposed within a recorded access easement that crosses through two neighboring parcels [APN: 416-071-004-000 (Hickerson Property) and 416-071-003-000 (McKee Property)].

CODE ENFORCEMENT:

Without the benefit of appropriate permits, the property owner conducted preliminary grading of a new access driveway, within a recorded access easement, across a recorded Scenic and Conservation Easement on slopes in excess of 25%. The unpermitted grading includes approximate 300 linear foot new driveway (within the recorded access easement), development of a parking pad (extends into adjacent property), and disturbance of other land within the recorded Scenic and Conservation Easement. In addition a vertical slope was graded at the rear of the house. Monterey County Code (MCC) requires the granting of a Use Permit for any proposed development on slopes in excess of 25%. Additionally, a remodel to the existing residence was started without the benefit of appropriate planning and/or building permits. Based upon the property zoning, Monterey County Code requires the granting of a Design Approval and building permit(s) for the proposed remodel.

Due to the lack of appropriate permits, a code enforcement case (13CE00048) was opened for the subject property and all work was stopped. The issuance of a Use Permit for grading on slopes in excess of 25%, and issuance of a Design Approval for the remodel, will remedy the pending zoning violations. A condition is included to assure that all zoning abatement costs, if any, have been paid (Condition 8).

Unpermitted Remodel

The subject property is zoned LDR/B-6-VS(20') or "Low Density Residential with Building Site Review (B-6) and Visual Sensitivity Overlays, and 20 foot height restriction". Pursuant to the "VS" zoning overlay, MCC Section 21.46.040.B., the Director of Planning may approve plans for minor modification to previously approved project and structure additions, subject to issuance of a Design Approval. The proposed remodel consists of the exterior refacing of the existing residence, installation of new windows, and nominal additions to exterior decks. Additionally, the existing residence is not visible from any public roads or public viewing areas, and the remodel will not create a significant adverse visual impact or change; therefore a Design Approval is the appropriate permit for this portion of the project. As part of the code enforcement remedy, the applicant has submitted materials and fees required for the processing of the Design Approval application. The Design Approval is part of the action being presented to the Planning Commission.

Unpermitted Grading

The 2010 Monterey County General Plan and Monterey County Zoning Ordinance (Title 21-Inland) prohibit a grading on slopes in excess of 25% without the granting of a Use Permit. Prior to obtaining a Use Permit, the property owner conducted preliminary grading of a new access driveway; development of a parking pad area; and additional disturbance of adjacent slopes, including the placement of side cast material into the dripline of surrounding native Oak trees.

The proposed new driveway crosses three separate properties [APN: 416-071-005 (Grandeur Ventures), 416-071-004-000 (Hickerson) and 416-071-003-000 (McKee)] and is within a recorded access easement shown across all properties. All grading is within the boundaries and protection of the recorded Scenic and Conservation Easement on each of the three properties. The access easement is however, recorded within portions of the parcel(s) containing slopes in excess of 25%; therefore the development of the driveway requires the issuance of a Use Permit.

The unpermitted development of the parking pad encroaches into the adjacent Hickerson property. The portion of the parking area is required to be restored to its previous natural state, and is a part of the proposed restoration plan (sheet L1). The two respective property owners (Grandeur and

Hickerson) have a signed civil agreement to require and authorize restoration work to proceed, upon approval of the required permits from the County.

Additional unpermitted grading on slopes in excess of 25% also occurred on slopes north of the residence. This grading includes a vertical cut into the hillside and resulting minor erosion of the adjacent slope. The restoration of this portion of the subject property is required, and is shown on the proposed restoration plan (Sheet L1). Additionally, during preliminary grading of the driveway, excess material was side cast into the dripline of native Oak trees. During site restoration, this material is required to be removed to ensure the health and survival of the native Oaks. A condition of approval has been added to the project requiring this removal (Condition 9).

ANALYSIS:

Development on Slopes in Excess of 25%

Pursuant to Policy OS-3.5 of the 2010 Monterey County General Plan and Chapter 21.64.230 of the Monterey County Zoning Ordinance (Title 21), development on slopes in excess of 25% is prohibited without finding by the Appropriate Authority that no feasible alternative exists, or that the proposed development better achieves the goals, policies and objectives of the General Plan.

Existing Driveway

The subject property was originally created in October 1966 (Lot 5 - Hidden Hills No. 6 – Vol. 9 C&T Pg 11). At the time of creation, an access easement was recorded on the subdivision map, crossing adjacent Lot 3 (APN: 416-071-003) and Lot 4 (APN: 416-071-004), and it is believed that the easement was to be used for development of a driveway for the subject property.

However, at the time of residential development of Lot 5, access was provided utilizing only the western portion of the easement. At the time of development, the initial driveway was placed in an area of the parcel that also involved development of steep slopes, and contained sharp turning radiuses; which made the access difficult. The existing driveway is now in poor condition and is inadequate to provide safe ingress and egress to the property. Required safety improvements to the existing driveway would also require substantial grading on slopes in excess of 25%. Fire access is not feasible using the existing driveway and improvements required to make the driveway comply with applicable fire standards are not possible. This area will however allow an adequate area for fire suppression staging and off-road access to the existing fire hydrant.

Proposed Driveway

Due to the location of the existing residence, and the topography of the site, development of the driveway is not feasible without impacting slopes in excess of 25%. In addition, the subject property and adjacent properties are encumbered by a recorded access easement. The existence of the access easement shows there was historic consideration/thought that the subject property would obtain access across the adjoining properties. The proposed driveway will be constructed within the easement, across the neighboring parcels (APN: 416-071-004-000 and 416-071-003-000). Both adjacent property owners have agreed to allow the development of the driveway across the portion on their properties encumbered by the recorded easement.

The development of the new driveway will better satisfy the objectives and policies of the 2010 General Plan by improving access safety to the subject parcel. With this being said, it should be noted that fire access will not improve via the new driveway. Based upon the boundaries of the recorded easement and the topography of the site, there is no way to develop a driveway which is no steeper than 15%. This does not comply with fire safety requirements, and would normally not be allowed; however the fire department (Monterey County Regional) has reviewed the project and allowed an exception to this requirement. In the opinion of Monterey County Regional, fire access

will not be improvement or degraded by development of the new driveway; and they do not oppose the driveway development. The project has been conditioned by Monterey County Regional Fire to relative to defensible space, addressing, fire sprinklers, and roof construction (Conditions 10-13) to offset the lack of access.

Use Permit Findings

The project complies with all applicable regulations found in Monterey County Code Section 21.64.230 (See Finding 7) relative to granting of a Use Permit for development on slopes in excess of 25%. The existing driveway is inadequate to provide access to the property, the new driveway will improve access safety and is being proposed within a recorded easement, and both the existing and proposed driveways require development on slopes in excess of 25% and no feasible alternative not involving 25% or greater slopes exists. The new driveway will further the goals and policies of the 2010 General Plan and allow improved ingress and egress to the site, while retaining an area for off-street fire suppression staging and hydrant access. Based on these factors, the granting of Use Permit is appropriate.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15307 categorically exempts actions taken by regulatory agencies to assure the maintenance and restoration of natural resources.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

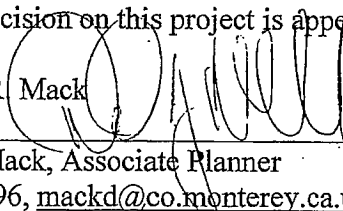
- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District
- √ RMA - Building Department

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Monterey County Regional Fire Protection District, Water Resources Agency, and RMA-Planning have been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was not referred to any advisory committee, pursuant to Board Resolution 08-338, because the project does not involve development requiring CEQA review, a lot line adjustment request, a variance request, or a Design Approval that would normally be subject to review by the Zoning Administrator or Planning Commission.

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ David J. R. Mack



David J. R. Mack, Associate Planner
(831) 755-5096, mackd@co.monterey.ca.us
February 7, 2014.

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; John Ford, Planning Services Manager; David J. R. Mack, Project

Planner; Grandeur Ventures, Owner; Rick Alexander, Agent; The Open Monterey Project; LandWatch; Mike Orr, Interested Party; Planning File PLN130297

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map

This report was reviewed by John Ford, Planning Services Manager



EXHIBIT A

Project Information for PLN130297

Application Name: Grandeur Ventures & Hickerson Cindy F & Mc Kee Linda R Tr
Location: 26135 Zdan Rd, Carmel Valley
Applicable Plan: Greater Monterey Peninsula
Primary APN: 416-071-003-000
Advisory Committee: Greater Monterey Peninsula Advisory
Coastal Zone: No
Permit Type: ~~General~~ ^{Geoplot} Permit
Final Action Deadline (884): 3/28/2014
Environmental Status: Exempt
Zoning: LDR/B-6-VS(20)
Land Use Designation: Residential - Low Density
5 - 1 Acres/Unit

Project Site Data:

Lot Size: 2.892
Coverage Allowed: 25%
Coverage Proposed: 3.1%
Existing Structures (sf): 3904
Height Allowed: 20'
Proposed Structures (sf): 0
Height Proposed:
Total Sq. Ft.: 3904
FAR Allowed: N/A
Special Setbacks on Parcel: **FAR Proposed:** N/A

Resource Zones and Reports:

Seismic Hazard Zone: IV
Soils Report #:
Erosion Hazard Zone: High
Biological Report #:
Fire Hazard Zone: Very High
Forest Management Rpt. #: N/A
Flood Hazard Zone: X (unshaded)
Geologic Report #: N/A
Archaeological Sensitivity: moderate
Archaeological Report #:
Visual Sensitivity: None
Traffic Report #: N/A

Other Information:

Water Source: PRIVATE
Grading (cubic yds.): 250
Water Purveyor: CAL-AM
Sewage Disposal (method): SEPTIC SYSTEM
Fire District: Monterey County Regional FPD
Sewer District Name: PRIVATE
Tree Removal: 0

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:
GRANDEUR VENTURES (PLN130297)
RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt per Section 15307 of the CEQA Guidelines; and
- 2) Approving the Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement and for the unpermitted remodel of an existing single family dwelling. The project also includes restoration of additional unpermitted grading on slopes in excess of 25%. Colors and materials consist of: white (windows), dark chocolate (doors), aluminum (railing), and kiln (residence).

[PLN130297, Grandeur Ventures, 26135 Zdan Road, Carmel Valley, Greater Monterey Peninsula Area Plan (APN: 416-071-003-000)]

The Use Permit and Design Approval application (PLN130297) came on for public hearing before the Monterey County Planning Commission on February 26, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement and for the unpermitted remodel of an existing single family dwelling. The project also includes restoration of additional unpermitted grading on slopes in excess of 25%. Colors and materials consist of: white (windows), dark chocolate (doors), aluminum (railing), and kiln (residence).
EVIDENCE: 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 PLN130297.

2. **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);

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 26135 Zdan Road, Carmel Valley (Assessor's Parcel Number 416-071-003-000), Greater Monterey Peninsula Area Plan. The parcel is zoned LDR/B-6-VS(20'), which allows residential development. Therefore, the project is an allowed land use for this site.

c) The parcel includes a "D" (Design Control) zoning overlay. The purpose of this overlay is to provide a district for the regulation of the location, size, configuration, materials, and colors of structures and fences, except agricultural fences, in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The application included colors and materials consisting of: white (windows), dark chocolate (doors), aluminum (railing), and kiln (residence). The project complies with all front, side, and rear setback requirements. Therefore, the proposed development is consistent with the provisions of the "D" overlay district.

d) Development on slopes that excess 25% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 25%. (See Finding 7)

e) The project was not referred to the Greater Monterey Peninsula 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 the project does not involve development requiring CEQA review, a lot line adjustment request, a variance request, or a Design Approval that would normally be subject to review by the Zoning Administrator or Planning Commission.

f) The project planner conducted a site inspection on January 14, 2014 to verify that the project on the subject parcel conforms to the plans listed above.

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 PLN130297.

3. **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 County Regional Fire Protection 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) Staff identified potential impacts to Soil/Slope Stability. The following reports have been prepared:
- "Assessment of Site Grading" (LIB140044) prepared by Earth Systems Pacific, Salinas, California, April 19, 2013
 - "Deck Pier Footings" (LIB140045) prepared by Earth Systems Pacific, Salinas, California, June 13, 2013.
 - "Supplemental Geotechnical Engineering Report" (LIB140046), prepared by Earth Systems Pacific, Salinas, California, August 2, 2013.
 - "Retaining Wall Design Criteria" (LIB140047), prepared by Earth Systems Pacific, Salinas, California, August 15, 2013.
 - "Response to County Plan Review Comments" (LIB140048), prepared by Earth Systems Pacific, Salinas, California, November 18, 2013.

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) See preceding and following findings and supporting evidence.

4. **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 County Regional Fire Protection 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) No additional public facilities are required for this project. The existing residence is served by existing water and sewage facilities.
 - c) See preceding and following findings and supporting evidence.

5. **FINDING:** **VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to zoning uses. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and

Building Services Department records and is aware of violations existing on subject property.

- b) Staff conducted a site inspection on January 14, 2014 and researched County records to assess if any violation exists on the subject property.
- c) The proposed project corrects an existing violation regarding unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement and for the unpermitted remodel of an existing single family dwelling (13CE00048). When implemented, the Use Permit and Design Approval (PLN130297) will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
- d) A condition (Condition 8) is included to assure that all zoning abatement costs, if any, have been paid.
- e) 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 PLN130297.

6. **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 15307 categorically exempts actions taken by regulatory agencies to assure the maintenance and restoration of natural resources.
 - b) The proposed project will allow grading across a recorded access easement, for the installation of a driveway, and require the restoration on unpermitted grading on slopes in excess of 25% to ensure the stability of the adjacent hillside and slope.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 14, 2014.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project does not involve cumulative impacts of successive projects of the same type in the same place; is not located within or near a scenic highway, road or corridor; is not located on a hazardous waste site; and does not involve any change to a historical resource.
 - e) See preceding and following findings and supporting evidence.

7. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 25%** – The project includes development on slopes exceeding 25% and there is no feasible alternative that would allow development to occur on slopes less than 25%. In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21) Section 21.64.230, a Use Permit is required and the authority to grant said permit has been met.

- EVIDENCE:**
- a) Staff has reviewed the project plans and visited the site on January 14, 2014 to analyze possible development alternatives.
 - b) The existing driveway is inadequate to provide access to the property. Due to the location of the existing residence, and the topography of the site, development of the driveway is not feasible without impacting slopes in excess of 25%. Both the existing and proposed driveways

require development on slopes in excess of 25% and no feasible alternative not involving 25% or greater slopes exists.

- c) The subject property and adjacent properties are encumbered by a recorded access easement. The existence of the access easement shows there was historic consideration/thought that the subject property would obtain access across the adjoining properties. The proposed driveway will be constructed within the easement, across the neighboring parcels (APN: 416-071-004-000 and 416-071-003-000). Both adjacent property owners have agreed to allow the development of the driveway across the portion on their properties encumbered by the recorded access easement.
- d) The new driveway will further the goals and policies of the 2010 General Plan by allowing improved access (ingress and egress) to the site, while retaining an area for off-street fire suppression staging and hydrant access.
- e) See preceding and following findings and supporting evidence.
- f) 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 PLN090017.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 21.80.040.D Monterey County Zoning Ordinance (Title 21).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt per Section 15307 of the CEQA Guidelines;
2. Approve the Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement and for the unpermitted remodel of an existing single family dwelling. The project also includes restoration of additional unpermitted grading on slopes in excess of 25%, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 26th day of February, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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 grading 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.

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130297

1. PD001 - SPECIFIC USES ONLY

Responsible Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval is to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded easement and for the unpermitted remodel of an existing single family dwelling. The project also includes restoration of additional unpermitted grading on slopes of excess of 25%. The property is located at 26135 Zdan Road, Carmel Valley (Assessor's Parcel Numbers 416-071-005-000), Greater Monterey Peninsula Area Plan. This permit 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 Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit and Design Approval (Resolution Number ***) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 416-071-005-000, 416-071-004-000, and 416-071-003-000 on February 26, 2014. The permit was granted subject to 14 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible	Planning Department
Condition/Mitigation Monitoring Measure:	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 recovery. (RMA - Planning Department)
Compliance or Monitoring Action to be Performed:	The Owner/Applicant shall adhere to this condition on an on-going basis. Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible	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.

5. PD009 - GEOTECHNICAL CERTIFICATION

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

6. PD010 - EROSION CONTROL PLAN

Responsible	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 RMA - 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 the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)
Compliance or Monitoring Action to be Performed:	<p>Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.</p> <p>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 the Director of RMA - Building Services.</p> <p>Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.</p>

7. PD033 -RESTORATION NATURAL MATERIALS

Responsible	Planning Department
Condition/Mitigation Monitoring Measure:	Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of RMA - Planning. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA - Planning)
Compliance or Monitoring Action to be Performed:	Prior to commencement of use, the Owner/Applicant shall submit restoration plans to RMA - Planning for review and approval.

8. SPPD001 - ENFORCEMENT FEES (NON-STANDARD)

Responsible	Planning Department
Condition/Mitigation Monitoring Measure:	The applicant/owner shall pay all fees for staff time associate with the violation, including any plan check review fees, assessed by the Monterey County Code Enforcement Division, RMA-Building, and/or RMA-Planning Department(s), if applicable. As of February 14, 2013, total fees due to the RMA-Building Department are \$22,892.51. Additional plan check review fees, along with Code Enforcement Penalty fees may apply for subsequent and/or on-going plan check requirements. Any applicable additional fees will also be required to be paid prior to the issuance of building and/or grading permits and the processing of development applications.
Compliance or Monitoring Action to be Performed:	The property owner shall submit required fees to the appropriate department within 30 days of project approval and prior to issuance of any building and/or grading permits. No entitlements or the processing of new development applications will be considered until such time that all fees have been paid in full to the applicable department.

9. SPPD002 - RESTORATION OF UNPERMITTED GRADING (NON-STANARD)

Responsible	Planning Department
Condition/Mitigation Monitoring Measure:	<p>Upon completion of the site restoration, a confirmation letter from a licensed geologist shall be written and submitted to the Director of RMA-Planning. The letter shall indicate that completion of the restoration is in accordance with the recommendations made in the Geotechnical Report (and related addendums) and associated impact assessments, and that the work has been implemented to the fullest extent feasible. Slope stability shall be addressed for all restored areas of the property, including but not limited to the portions of the property located behind the existing residence where vertical slope cuts where made, portions of the property adjacent the cutting of the new roadway, and that certain portion of the adjacent property (APN: 416-071-004-000 - Hickerson) where the parking pad was graded.</p> <p>Restoration shall be required on all areas depicted on sheet L1 of the approved site plans. Any amendment to these plans shall first be submitted for review and approval to the Director of RMA-Planning, prior to the commencement of any work.</p> <p>Restoration shall include the removal of fill material placed within the dripline of surrounding native Oaks. Upon completion of the fill removal, a confirmation letter from a registered Arborist shall be written and submitted to the Director of RMA-Planning. The letter shall indicate the health and viability of the impacted Oak trees. In the event that impacted trees decline in health and are required for removal, the Arborist shall recommend appropriate replanting areas and ratios to replace all removed specimens. Compliance reports shall be submitted for a period of 3 years to ensure the recovery of any and all impacts Oaks, beginning with the commencement of restoration work (2014, 2015, and 2016).</p>
Compliance or Monitoring Action to be Performed:	<p>The owner/applicant shall provide written verification and photographic evidence to the Director of RMA-Planning, that the site has been restored in accordance with the approved Geotechnical reports and associated impacts assessments.</p> <p>The owner/applicant shall provide written verification and photographic evidence to the Director of RMA-Planning, that fill material has been removed from the dripline of surrounding native Oak trees. Annual reports shall be submitted for a period of 3 years to ensure the health and viability of any impacted specimens. Reports are required to be submitted for a period of 3 years, beginning with the commencement of restoration work (2014, 2015, 2016).</p>

10. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible 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. Responsible Land Use Department: _____ 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.

11. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible 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. Responsible Land Use Department: _____ 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.

12. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible 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 and completed prior to requesting a framing inspection. Responsible Land Use Department: _____ 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.

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

Responsible 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. Responsible Land Use Department: _____ 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.

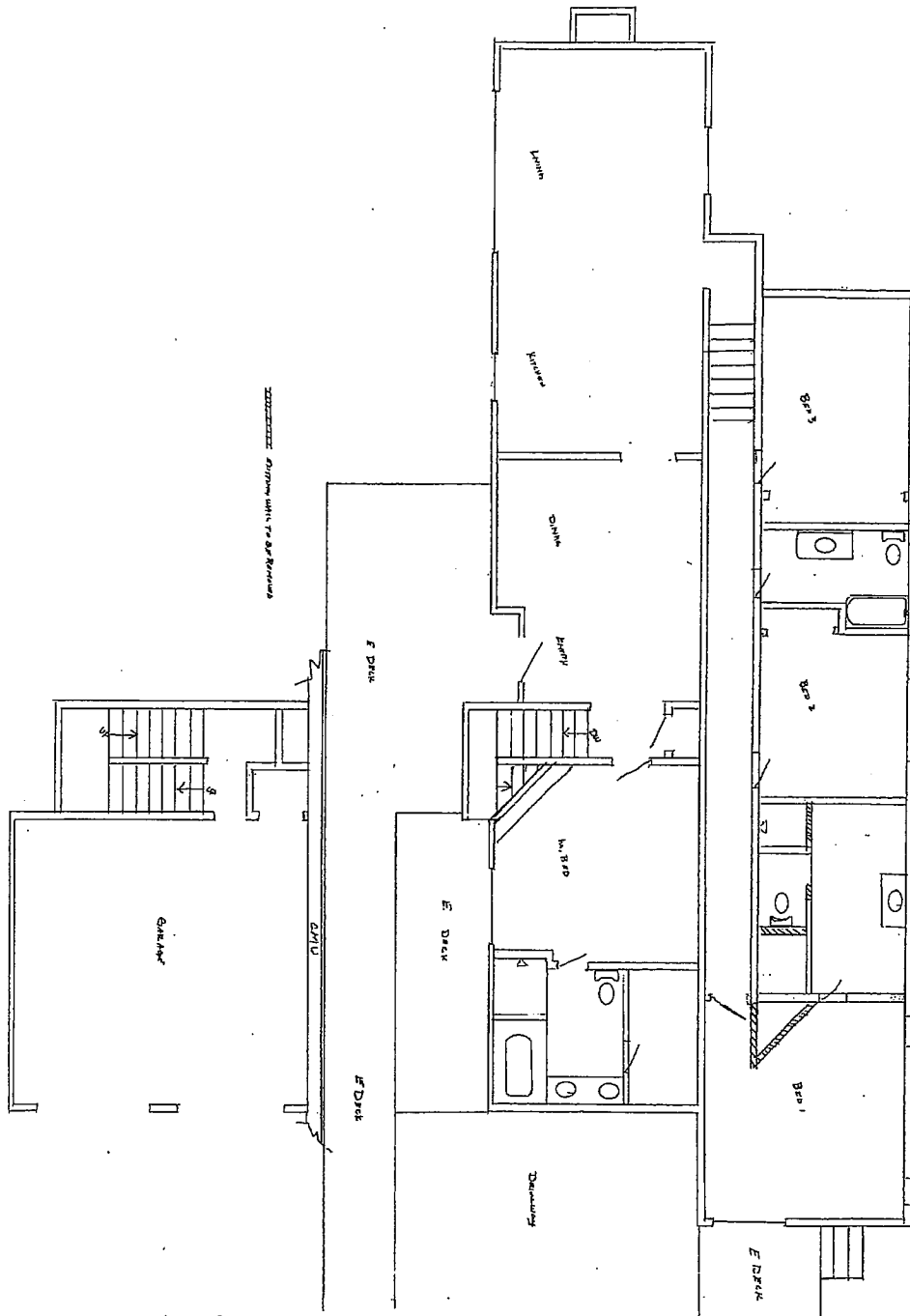
14. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.



DATE: 6-15-13
 SCALE: 1/4" = 1'
 REVISIONS:
A 2.1

GRANDEUR VENTURES Inc.
 26135 ZDAN RD. CAMEL VALLEY CA. 93924

Designs by RDAC
 455 Canyon Del Rey #219
 Del Rey Oaks, CA 93940
 (831) 917-1371

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, DESIGNER AND WERE CREATED, DEVELOPED AND REVISED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNER BY RICK ALEXANDER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND DESIGNER BY RICK ALEXANDER MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO DESIGNER BY RICK ALEXANDER FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON STEEL AS NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ANY SPECIFICATIONS THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CALTRANS), AND THE LOCAL HEALTH DEPARTMENT (CLHD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CALTRANS) AND THE LOCAL HEALTH DEPARTMENT (CLHD).
2. THE CONTRACTOR SHALL COMPLY WITH THE PLAN, SPECIFICATIONS, AND THE CITY OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CALTRANS) AND THE LOCAL HEALTH DEPARTMENT (CLHD) REQUIREMENTS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CALTRANS) AND THE LOCAL HEALTH DEPARTMENT (CLHD).
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION, REMOVAL, AND REPAIR OF ALL UTILITIES FOUND TO BE IN THE PATH OF EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION, REMOVAL, AND REPAIR OF ALL UTILITIES FOUND TO BE IN THE PATH OF EXCAVATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION, REMOVAL, AND REPAIR OF ALL UTILITIES FOUND TO BE IN THE PATH OF EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION, REMOVAL, AND REPAIR OF ALL UTILITIES FOUND TO BE IN THE PATH OF EXCAVATION.

BENCHMARK

EXCAVATION DATA IS ASSUMED. ALL EXCAVATION SET POINTS OF THE EXCAVATION OF A GRID SHALL SET ON THE SOUTHWEST CORNER OF ZDAN ROAD, 100x132.45

GRADING & DRAINAGE

1. EXCAVATION SHALL NOT EXCEED THE GRADING OF THE EXISTING TERRAIN EXCEPT WHERE SHOWN OTHERWISE.
2. ALL GRADING SHALL COMPLY WITH THE CITY OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CALTRANS) REQUIREMENTS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CALTRANS) AND THE LOCAL HEALTH DEPARTMENT (CLHD).
3. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION, REMOVAL, AND REPAIR OF ALL UTILITIES FOUND TO BE IN THE PATH OF EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION, REMOVAL, AND REPAIR OF ALL UTILITIES FOUND TO BE IN THE PATH OF EXCAVATION.
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PAVEMENT

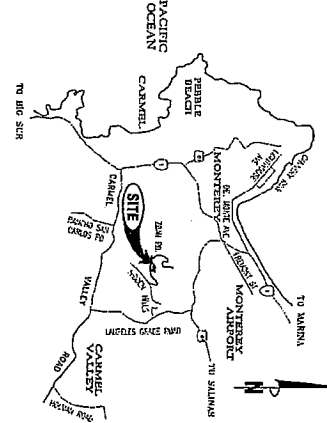
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LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
EXISTING (EARTH)	EXISTING (EARTH)
STRAIGHT	STRAIGHT
CENTRIFUGE (CS)	CENTRIFUGE (CS)
STRAIGHT GRADE LANE	STRAIGHT GRADE LANE
STRAIGHT STEEP BANK	STRAIGHT STEEP BANK
WATER MAIN	WATER MAIN
DEBRUISE ROW LINE	DEBRUISE ROW LINE
SANITARY	SANITARY
ACCESSIBLE PATH	ACCESSIBLE PATH
OF TRAVEL	OF TRAVEL
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
FACE	FACE
SPOT ELEV./SPEC	SPOT ELEV./SPEC
BALANCED FLOW	BALANCED FLOW
DRIP MATR (D)	DRIP MATR (D)
CONC. MATR (C)	CONC. MATR (C)
AREA GRADE (AG)	AREA GRADE (AG)
MAJOR SLOPE	MAJOR SLOPE
MINOR SLOPE	MINOR SLOPE
WATER VALVE (WV)	WATER VALVE (WV)
CLEANOUT	CLEANOUT

SHEET INDEX

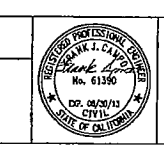
52	COVER & GENERAL NOTES
53	GRADING & DRAINAGE PLAN
54	EXCAVATION CONTROL PLAN



COVER SHEET & GENERAL NOTES
ZDAN RESIDENCE REMODEL
 APN# 416-071-005-000
 26135 ZDAN ROAD, CARMEL VALLEY, CA 93924
 PREPARED FOR: ROCK ALEXANDER

C1

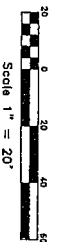
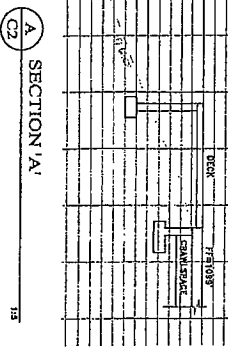
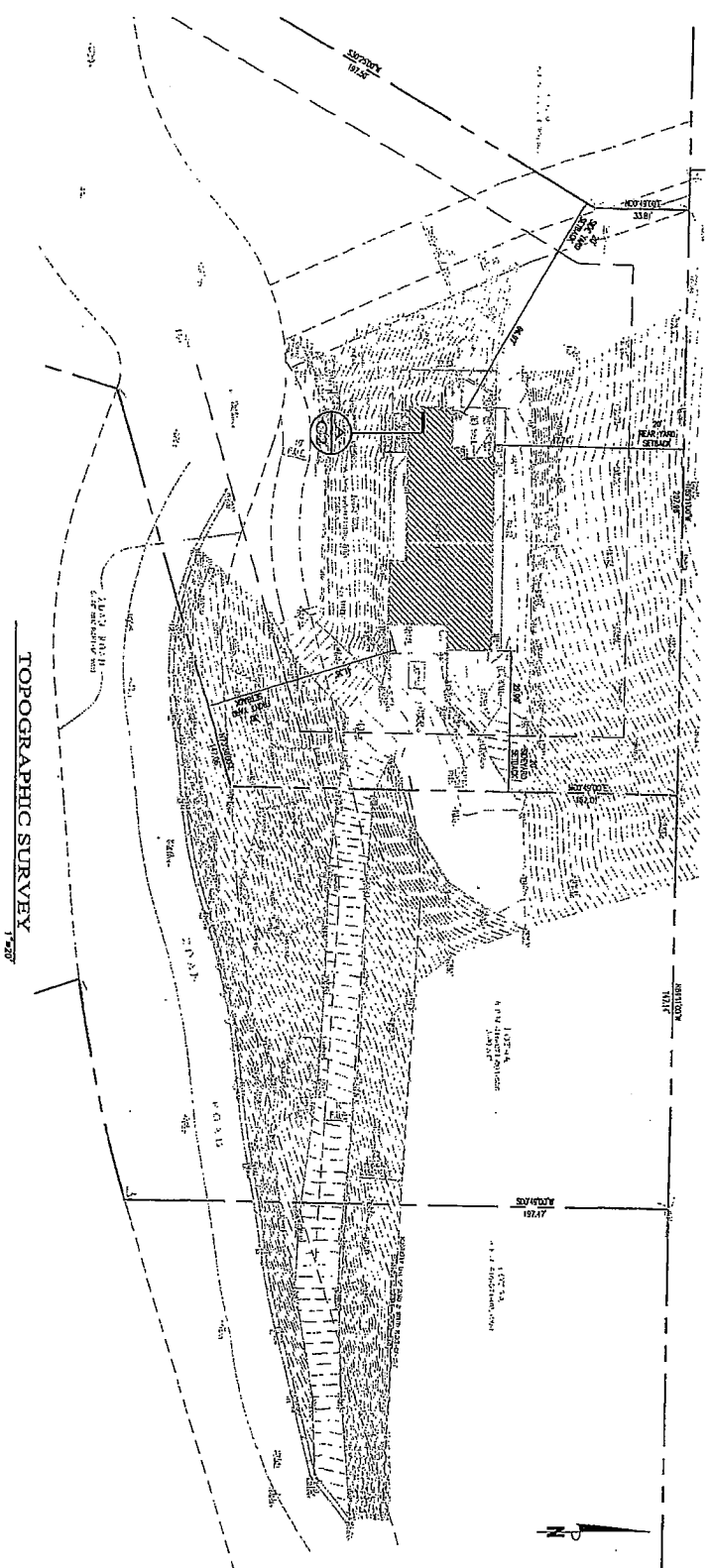
DATE: 05-05-2013
 DRAWN BY: JAC
 CHECKED BY: FJG
 SHEET NUMBER:
 OF 4 SHEETS
 PROJECT: 131014



CC3 Engineering
 Civil Engineering Land Development Drafting
 118 B St., Monterey, CA 93940
 Phone: (831) 647-1192 Fax: (831) 647-1184
 mobile@cc3engineering.net

THE USE OF THESE DRAWINGS AND MEASUREMENTS SHALL BE LIMITED TO THE PROJECT AND THE AREA AND DATE SPECIFIED HEREON. ANY OTHER USE OR REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

Drawn by: REX/ALX/DAV/2013/05/02/111104 111104
 Project: 05-03-2013



TOPOGRAPHIC SURVEY
ZDAN RESIDENCE REMODEL
 APN# 416-071-005-000
 26135 ZDAN ROAD, CARMEL VALLEY, CA 93924
 PREPARED FOR: RICK ALEXANDER



AC3 Engineering
 Civil Engineering Land Development Drafting
 128 Benicade Place, Suite D, Monterey, CA 93940
 Phone (831) 647-1182 Fax (831) 647-1184
 mail@ac3engineering.com

DATE	BY	REVISION

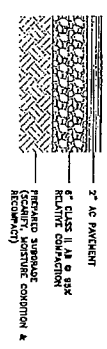
OF 4 SHEETS
 C2
 PROJECT 111104

THE USE OF THESE DRAWINGS AND INSTRUMENTS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION OR POLYGRAPHY OF ANY PART OF ANY SHEET OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF AC3 ENGINEERING SHALL BE PROHIBITED.

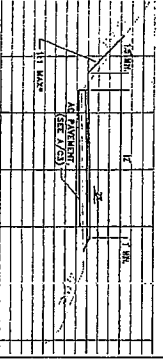
DATE: 08/20/15
 DRAWN BY: RICK ALEXANDER
 CHECKED BY: RICK ALEXANDER

HARD-SCAPE LEGEND
 AC PAVEMENT, 3" AC/5/7.5 (SEE A/C3)

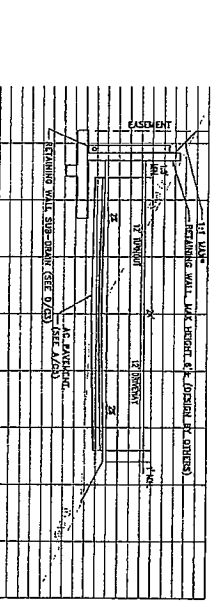
*18 SUPPLEMENTAL GEOTECHNICAL REPORT
 (SHEET SYSTEM, AUGUST 2, 2013). SEE ALSO
 DRAINAGE AND DRAINAGE NOTE #3, SHEET C1.



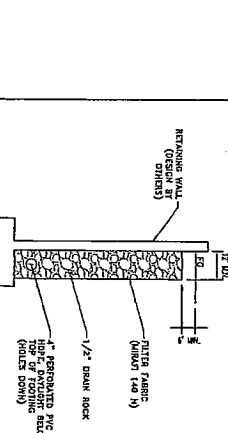
A. A.C. PAVEMENT
 NTS



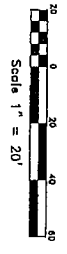
B. ROAD X-SECTION
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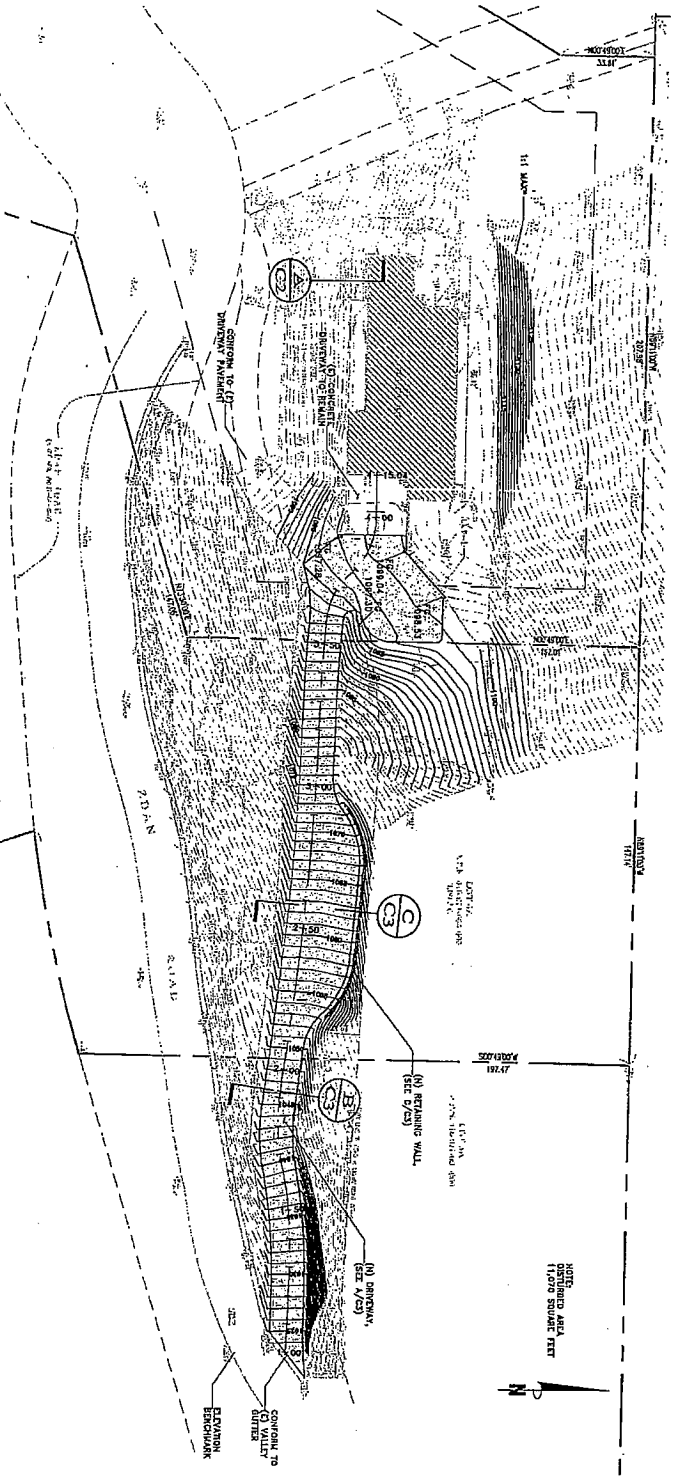
C. FIRE ACCESS X-SECTION
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D. RET. WALL SUBDRAIN
 NTS



GRADING & DRAINAGE PLAN
 1-25B



AC3 Engineering
 Civil Engineering Land Development Drafting
 120 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (831) 347-1188 Fax: (831) 347-1184
 info@ac3engineering.net

GRADING & DRAINAGE
 ZDAN RESIDENCE
 REMODEL
 APN# 416-071-005-000
 26135 ZDAN ROAD, CARMEL VALLEY, CA 93924
 PREPARED FOR: RICK ALEXANDER

REGISTERED PROFESSIONAL ENGINEER
 Rick J. C. Vito
 No. 61350
 Exp. 08/20/15
 CIVIL
 STATE OF CALIFORNIA

AC3 Engineering
 Civil Engineering Land Development Drafting
 120 Bonifacio Place, Suite C, Monterey, CA 93940
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NO.	DATE	DESCRIPTION
1	08/20/15	GRADING REVISIONS - SUPPLEMENTAL GEOTECH. R/C
2		
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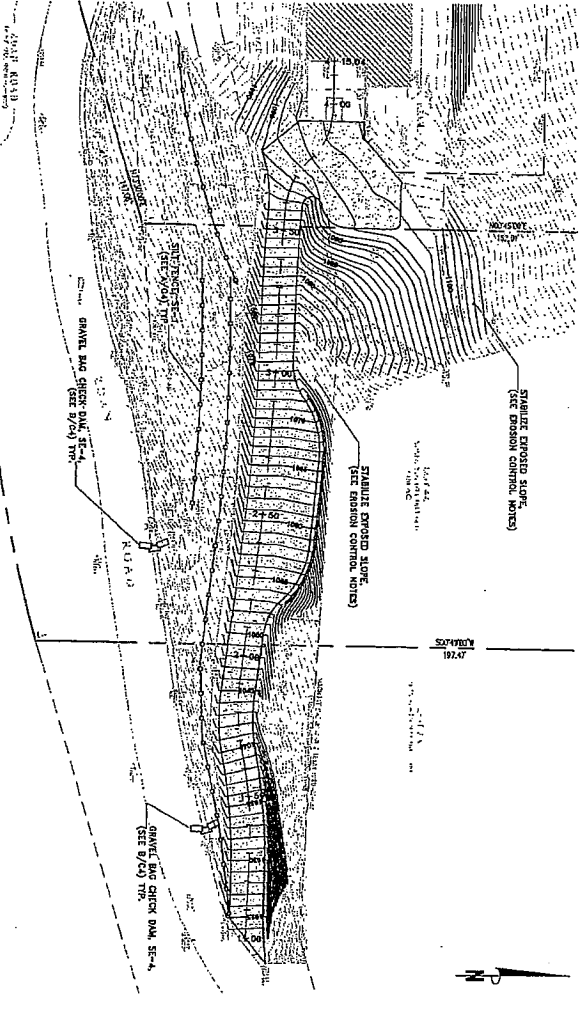
MADE BY THE C&A

EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED TO PREVENT EROSION OF THE SOIL AND TO PROTECT EXISTING AND PROPOSED CONSTRUCTION.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED TO PREVENT EROSION OF THE SOIL AND TO PROTECT EXISTING AND PROPOSED CONSTRUCTION.
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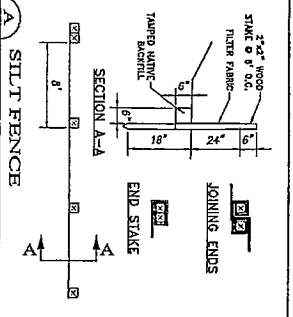
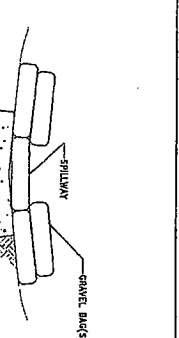
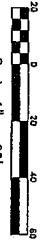
STORMWATER MANAGEMENT

1. STORMWATER MANAGEMENT MEASURES SHALL BE INSTALLED TO PREVENT EROSION OF THE SOIL AND TO PROTECT EXISTING AND PROPOSED CONSTRUCTION.
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EROSION CONTROL PLAN

- LEGEND**
- SILT FENCE SEC-1 (SEE DETAIL A/C)
 - GRAVEL BAG CHECK DAM, SEC-4 (SEE DETAIL B/C)
- BMP'S**
- 1. EROSION CONTROL
 - 2. PRESERVATION OF EXISTING VEGETATION
 - 3. SLOPE PROTECTION
 - 4. SLOPE PROTECTION
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 - 100. SLOPE PROTECTION



EROSION CONTROL PLAN

ZDAN RESIDENCE REMODEL

APN# 416-071-005-000

26135 ZDAN ROAD, CARMEL VALLEY, CA 93924

PREPARED FOR: RICK ALEXANDER

AC3 Engineering

Civil Engineering Land Development Drafting

1535 San Bruno Ave. San Bruno, CA 94060

Phone: (650) 647-1192 Fax: (650) 647-1194

mailto:AC3Engineering@comcast.net

C4

4 SHEETS

11/17/09

NO.	DATE	DESCRIPTION	BY
1	11/17/09	ISSUED FOR PERMITS	MS
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GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. GENERAL NOTES:
 - a. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER.
 - b. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER.
 - c. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE ARCHITECT.
 - d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

1. SHEATHING AND SCHEMATIC

1.1 SHEATHING SHALL BE 1/2" THICK OSB OR 5/8" THICK PLYWOOD. SHEATHING SHALL BE INSTALLED OVER ALL STRUCTURAL MEMBERS AND SHALL BE FASTENED TO THE STRUCTURE WITH 16D COMMON NAILS AT 12" ON CENTER.

1.2 SCHEMATIC SHALL BE 1/2" THICK OSB OR 5/8" THICK PLYWOOD. SCHEMATIC SHALL BE INSTALLED OVER ALL STRUCTURAL MEMBERS AND SHALL BE FASTENED TO THE STRUCTURE WITH 16D COMMON NAILS AT 12" ON CENTER.

2. STRUCTURAL TESTS AND INSTRUCTIONS

2.1 ALL STRUCTURAL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE ARCHITECT.

2.2 ALL STRUCTURAL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE ARCHITECT.

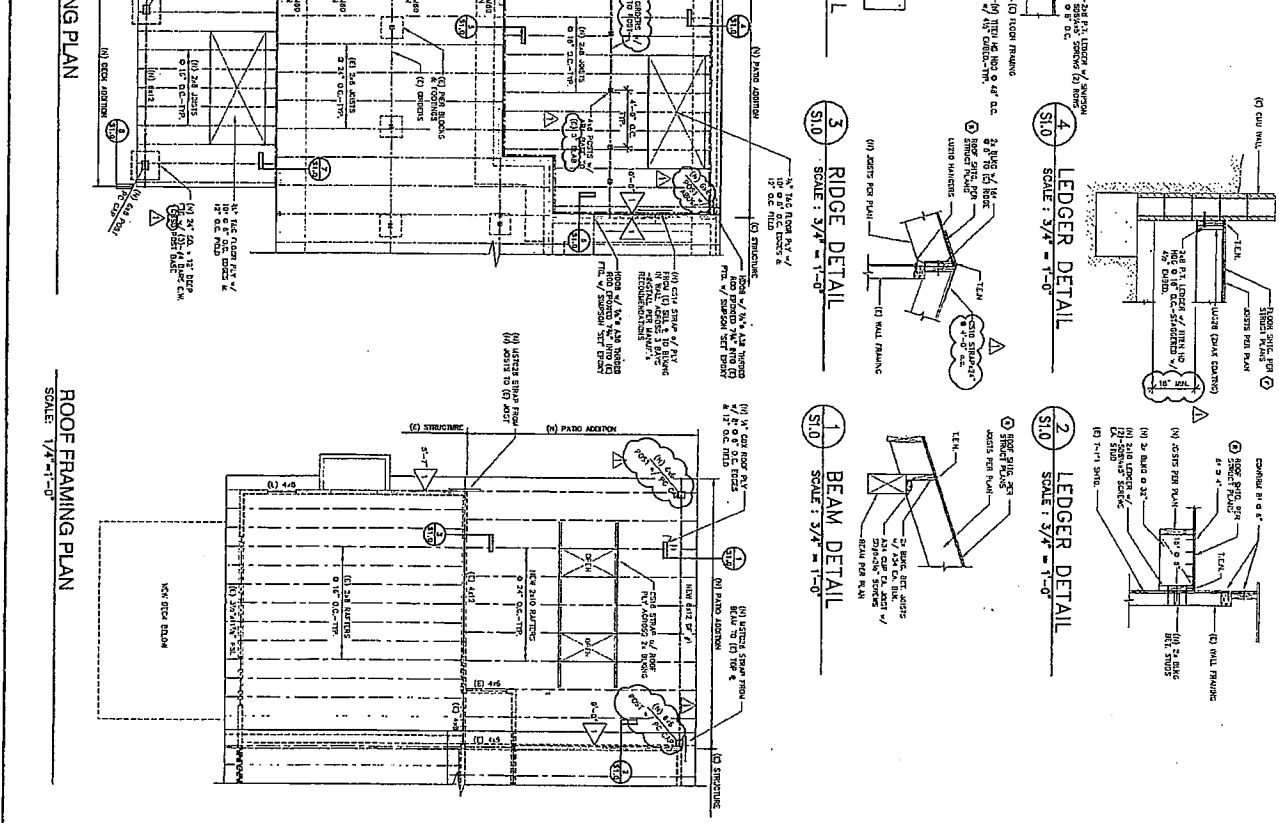
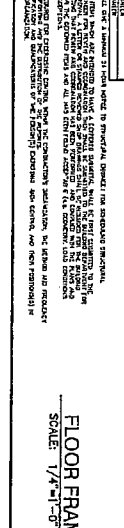
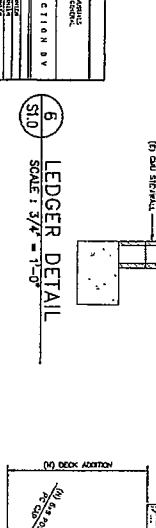
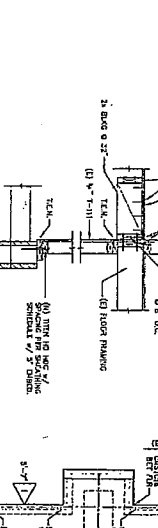
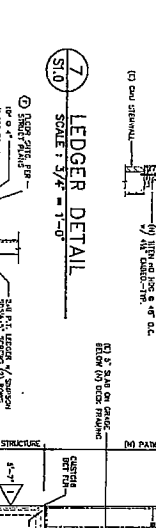
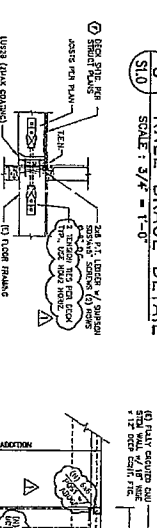
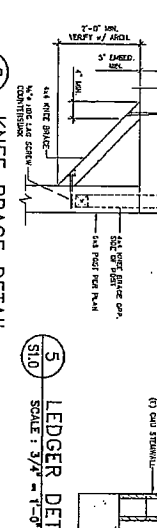
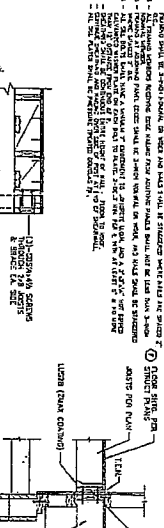
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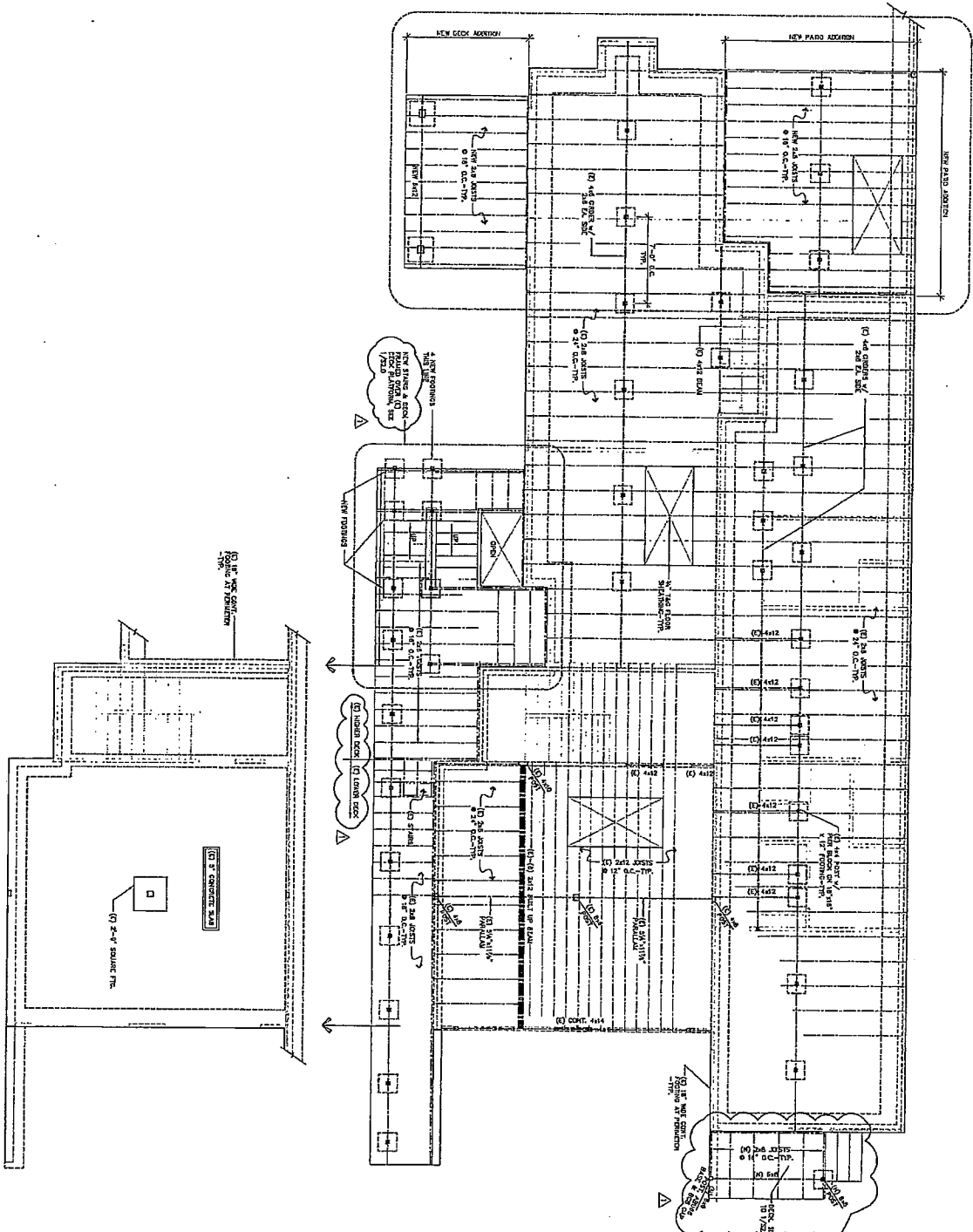
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ITEM	QUANTITY	DESCRIPTION	REMARKS	INSPECTION BY
1	1	16D COMMON NAILS	FOR SHEATHING AND SCHEMATIC	
2	1	1/2" OSB SHEATHING	FOR SHEATHING AND SCHEMATIC	
3	1	5/8" PLYWOOD SCHEMATIC	FOR SHEATHING AND SCHEMATIC	
4	1	16D COMMON NAILS	FOR SHEATHING AND SCHEMATIC	
5	1	1/2" OSB SHEATHING	FOR SHEATHING AND SCHEMATIC	
6	1	5/8" PLYWOOD SCHEMATIC	FOR SHEATHING AND SCHEMATIC	
7	1	16D COMMON NAILS	FOR SHEATHING AND SCHEMATIC	
8	1	1/2" OSB SHEATHING	FOR SHEATHING AND SCHEMATIC	
9	1	5/8" PLYWOOD SCHEMATIC	FOR SHEATHING AND SCHEMATIC	
10	1	16D COMMON NAILS	FOR SHEATHING AND SCHEMATIC	

TYPE OF SHEATHING	THICKNESS	FASTENING	SPACING	REMARKS
OSB	1/2"	16D COMMON NAILS	12" ON CENTER	FOR SHEATHING AND SCHEMATIC
PLYWOOD	5/8"	16D COMMON NAILS	12" ON CENTER	FOR SHEATHING AND SCHEMATIC





Existing Floor Framing / Foundation Plan
 SCALE: 1/4"=1'-0"

DATE	03/17/2013
SCALE	N=1'-0"
PROJECT	AB2
DRG#	1
OF SHEETS	1

Proposed As Built Plan for:
 28135 Zdan Road
 Carmel Valley, California 93924

ACORN	DATE	BY	REVISION
Δ	9/19/03	RA	PLAN CHECK RESPONSE

Floor Framing Plan

QUALIFICATION OF CONSULTANT - MECHANICAL DESIGN WORK - CR 18 - Form 1

Project Name: **MONTEREY RESIDENCE** - 227 Forest Avenue, Pacific Grove, CA 93950
 Consultant Name: **MONTEREY ENERGY GROUP** - 227 Forest Avenue, Pacific Grove, CA 93950
 Date: **01/15/2013**

CONSULTANT INFORMATION:

Company Name: **MONTEREY ENERGY GROUP**
 Address: **227 Forest Avenue, Pacific Grove, CA 93950**
 Phone: **408-342-1111**
 Fax: **408-342-1111**
 Website: **www.montereyenergy.com**

CONSULTANT'S EXPERIENCE WITH THIS TYPE OF WORK:

Number of years of experience: **10**
 Number of projects completed: **10**
 Total value of projects completed: **\$1,000,000**

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Number of years of experience: **10**
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CONSULTANT'S EXPERIENCE WITH THIS TYPE OF WORK:

Number of years of experience: **10**
 Number of projects completed: **10**
 Total value of projects completed: **\$1,000,000**

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QUALIFICATION OF CONSULTANT - MECHANICAL DESIGN WORK - CR 18 - Form 1

Project Name: **MONTEREY RESIDENCE** - 227 Forest Avenue, Pacific Grove, CA 93950
 Consultant Name: **MONTEREY ENERGY GROUP** - 227 Forest Avenue, Pacific Grove, CA 93950
 Date: **01/15/2013**

CONSULTANT INFORMATION:

Company Name: **MONTEREY ENERGY GROUP**
 Address: **227 Forest Avenue, Pacific Grove, CA 93950**
 Phone: **408-342-1111**
 Fax: **408-342-1111**
 Website: **www.montereyenergy.com**

CONSULTANT'S EXPERIENCE WITH THIS TYPE OF WORK:

Number of years of experience: **10**
 Number of projects completed: **10**
 Total value of projects completed: **\$1,000,000**

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REVISIONS: BY: _____

MONTEREY ENERGY GROUP
 Consulting Mechanical Engineering
 227 Forest Avenue, Suite 5, Pacific Grove, CA 93950
 408-372-8310 VOICEMAIL
 408-372-8311 FAX
 www.montereyenergy.com

ALEXANDER RESIDENCE
 26135 ZODAN
 CARMEL VALLEY, CA

ENERGY COMPLIANCE

DATE: 02/20/13
 DRAWN: AEMED
 CHECKED: NSE
 INCHES: 1/8"
 PROJECT: ALEXANDER RESIDENCE

T-1
 SHEET OF SHEETS

GREATER MONTEREY PENINSULA

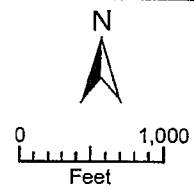


APPLICANT: GRANDEUR VENTURES, HICKERSON & MC KEE

APN: 417-071-003, 004, 005

FILE # PLN130297

 2500' Limit  300' Limit  Water  City Limits



PLANNER: LOPEZ