



## STAFF REPORT

Monterey County Permit Extension  
Resource Management Agency - Planning Department  
168 W. Alisal St. 2<sup>nd</sup> Floor, Salinas, CA 93901  
(831) 755-5025; FAX (831) 757-9516

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Date: May 7, 2012

To: Donna Buchholz, Property Owner  
William McFall, Applicant/Agent

From: Ashley Nakamura (831) 755-5892 *dh*  
NakamuraA@co.monterey.ca.us

cc: Front Counter Copy; Monterey County Regional Fire Protection Department;  
Public Works; Environmental Health Bureau; Water Resources Agency; Ashley  
Nakamura, Land Use Technician; Wanda Hickman, Planning Services Manager;  
Donna Buchholz, Property Owner; William McFall, Representative; The Open  
Monterey Project; LandWatch; Planning File PLN120230

Re: Buchholz (PLN120230): A two-year extension request for a previously approved  
Administrative Permit and Design Approval (PLN060770) approved on May 28,  
2008. The extension would extend the expiration date of the permit to May 28,  
2014. The original application consisted of an Administrative Permit and Design  
Approval for construction of a 5,566 square foot single family dwelling, with an  
attached 1,172 square foot three car garage, a detached 1,458 square foot garage,  
with a 2,800 square foot barn, a septic system, and grading of 9,486 cubic yards  
(4,576 cubic yards of cut and 4,910 cubic yards of fill). The application for  
extension includes the downsizing of the approved project (deemed in substantial  
compliance with the original application PLN060770). The reduced project would  
consist of a 3,300 square foot single family dwelling, an attached 1,027 square foot  
garage, 591 square feet of attached decks, 32 square feet of roof overhang that  
exceed 30", a septic system, and grading of 982 cubic yards (373 cubic yards of cut  
and 609 cubic yards of fill). The total proposed lot coverage is reduced from 10,996  
square feet to 4,950 square feet, for a reduction of 6,046 square feet.

Location: Assessor's Parcel Number: 187-041-052-000  
26 Miramonte Road, Carmel Valley  
Carmel Valley Master Plan

Staff is recommending approval of the Permit Extension subject to the findings & evidence in the attached draft Resolution and conditions attached as **Exhibit 1** to the draft Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On May 30, 2012, the Permit Extension will become final. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project

extension or its findings or conditions, based on a substantive issue, is 5:00 p.m. on May 29, 2012. The Permit Extension will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved Permit Extension in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your Permit Extension or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Director of Planning if objections are received.

- Attachments:            Resolution  
                                  Exhibit 1: Condition Compliance  
                                  Exhibit 2: Site Plan, Floor Plans, and Elevations  
                                  Exhibit 3: Letter Requesting Extension

This report was reviewed by Luis Osorio, Senior Planner



**EXHIBIT 1  
DRAFT RESOLUTION**

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

In the matter of the application of:

**Donna Bucholz (PLN120230)**

**RESOLUTION NO.**

Resolution by the Monterey County Director of Planning Approving a Permit Extension (PLN120230) of an Administrative Permit and Design Approval ( PLN060770) approved on May 28, 2008. The extension would extend the expiration date of the permit to May 28, 2014. The original application consisted of an Administrative Permit and Design Approval for construction of a 5,566 square foot single family dwelling, with an attached 1,172 square foot three car garage, a detached 1,458 square foot garage, with a 2,800 square foot barn, a septic system, and grading of 9,486 cubic yards (4,576 cubic yards of cut and 4,910 cubic yards of fill). The application for extension includes the downsizing of the approved project (deemed in substantial compliance with the original application PLN060770). The reduced project would consist of a 3,300 square foot single family dwelling, an attached 1,027 square foot garage, 591 square feet of attached decks, 32 square feet of roof overhang that exceed 30", a septic system, and grading of 982 cubic yards (373 cubic yards of cut and 609 cubic yards of fill). The total proposed lot coverage is reduced from 10,996 square feet to 4,950 square feet, for a reduction of 6,046 square feet. The property is located at 26 Miramonte Road, Carmel Valley Master Plan (APN: 187-041-052-000)

The Director of the Resource Management Agency-Planning Department, having considered the application and all the written and documentary evidence presented relating thereto, finds and decides as follows:

**FINDINGS AND EVIDENCE**

1. **FINDING:** The County has received and processed a Permit Extension to (PLN060770).  
**EVIDENCE:** (a) An application for a Permit Extension was submitted on April 11, 2012. The current permit is set to expire on May 28, 2012.  
(b) The subject parcel is located at 26 Miramonte Road, Carmel Valley (Assessor's Parcel Number 187-041-052-000) Carmel Valley Master

Plan. The parcel is zoned “LDR/2.5-D-S”, or Low Density Residential, 2.5 acres per unit, with Design Approval and Site Plan Review overlays.

- (c) On May 28, 2008, the Director of Planning approved (PLN060770) under Resolution 060770.
- (d) On March 6, 2012, the applicant submitted a letter requesting a two-year extension of the previously approved Administrative Permit and Design Approval.
- (e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed amendment found in Project Files (PLN060770) and PLN120230.

2. **FINDING:** The Permit Extension includes no changed circumstances from the previously approved permit(s). As approved and amended, permit number PLN120230 will become and be referred to as the approved permit.

- EVIDENCE:**
- (a) The request for extension was submitted to the RMA – Planning Department on March 6, 2012, more than thirty days prior to the expiration of the approved permit (PLN060770), as required by Section 21.70.120 of the zoning ordinance.
  - (b) The request for extension states that the property had transferred ownership between the date of approval of PLN060770, May 28, 2008, and the date of the submittal of the extension request, March 6, 2012. The request states that the current owner did not have sufficient time to construct the project before the expiration. Additionally, a new well was drilled and confirmation of the new well was required to allow the owner to determine the viability of the project and make the decision to move forward with construction. See the letter/request from James McFall dated March 6, 2012 (Exhibit 3).
  - (c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed amendment found in Project Files (PLN060770) and PLN120230.

3. **FINDING:** The Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was Exempt per CEQA Guidelines Section 15303(a).

- EVIDENCE:**
- (a) Original project (PLN060770) was categorically exempt. The application for extension does not include any substantial changes and is also exempt per CEQA Guidelines Section 15303(a).
  - (b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed amendment found in Project Files (PLN060770) and PLN120230.

4. **FINDING:** Consideration of the request for the amendment has been carried out

pursuant to Monterey County Code Section 21.70.040 (Administrative Permits) of Monterey County Code Title 21.

- EVIDENCE:**
- (a) On May 9, 2012, notices were mailed to residents within 300 feet of the project site and posted in at least 3 different public places on and near the subject property.
  - (b) No objections were received during the notification period from May 9, 2012 to May 22, 2012.
  - (c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed amendment found in Project Files (PLN060770) and PLN120230.

## **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Director of the Resource Management Agency – Planning Department does hereby:

Approve a Permit Extension (PLN120230) to Administrative Permit and Design Approval (previous PLN060770) which allows an extension of a previously approved Administrative Permit and Design Approval (PLN060770). Expiration is proposed to be extended from May 28, 2012 to May 28, 2014. The original application consisted of an Administrative Permit and Design Approval for construction of a 5,566 square foot single family dwelling, with an attached 1,172 square foot three car garage, a detached 1,458 square foot garage, with a 2,800 square foot barn, a septic system, and grading of 9,486 cubic yards (4,576 cubic yards of cut and 4,910 cubic yards of fill). The application for extension includes the downsizing of the approved project (deemed in substantial compliance with the original application PLN060770). The reduced project would consist of a 3,300 square foot single family dwelling, an attached 1,027 square foot garage, 591 square feet of attached decks, 32 square feet of roof overhang that exceed 30", a septic system, and grading of 982 cubic yards (373 cubic yards of cut and 609 cubic yards of fill). The total proposed lot coverage is reduced from 10,996 square feet to 4,950 square feet, for a reduction of 6,046 square feet.

(PLN120230, Donna Buchholz, 26 Miramonet Road, Carmel Valley Master Plan (APN: 187-041-052-000))

PASSED AND ADOPTED this 30<sup>th</sup> day of May, 2012.

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MIKE NOVO, DIRECTOR  
RMA – PLANNING DEPARTMENT

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON \_\_\_\_\_.

NOTE:

1. You may need a building and/or grading permit and must comply with the Monterey County Resource Management Agency-Building Services Department 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 working days after the mailing of the notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Zoning Administrator in the event of an appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Resource Management Agency - Planning Department.

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

**Monterey County Planning Department**  
**DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan**  
PLN120230

**1. PD001 - SPECIFIC USES ONLY**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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. PDSP001 - PERMIT APPROVAL NOTICE (EXTENSION)**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state: "A two-year extension (Resolution Number 120230) was approved by the Director of Planning for a previously approved Administrative Permit and Design Approval (File No. PLN120230) on May 23, 2012". The extension was granted subject to 17 additional conditions of approval which run with the land. All the original conditions of approval contained in original Resolution No. 060770 remain in effect and are require dto be satisfied. The two-year extension expires on May 23, 2014. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this document shall be furnished to the Director of the RMA - Planning Department prior to issuance of grading and building permits.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:**

### 3. EHSP01 - WELL NOT IN SERVICE (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Destroy the existing well(s) which are not in service according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a building permit a CA licensed well drilling contractor shall obtain a well destruction permit from the Environmental Health Bureau.  
Complete well destruction according to the well destruction permit.  
After destruction the CA licensed well drilling contractor shall submit the Well Drillers Report to the Environmental Health Bureau

### 4. EHSP02 - DEED NOTIFICATION - SECONDARY DRINKING WATER STANDARDS (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** A deed notification shall be recorded with the Monterey County Recorder on assessors parcel number 187-041-052-000, which states:

The results of a water sample collected from the domestic water well located at 26 Miramonte exceeded the maximum contaminant level (MCL) for the following secondary standards:  
Specific conductance and Total Dissolved Solids

Primary drinking water standards pertain to constituents that have potential health effects when the maximum contaminant level is exceeded. No primary standards were exceeded in the results of the 10/14/11 water sample. Secondary standards regulate the aesthetic properties of water.  
(Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permit:  
- Obtain form from EHB.  
- Record notarized Family Only Water System Exemption Deed Notification.  
- Submit evidence of recordation to EHB.

### 5. EHSP03 - Water Quality - Bacteria (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The initial water quality tests from this well (APN 187-041-052) resulted in a positive Total Coliform result. Submit a new bacteria sample with chlorine residuals reported. Contact EHB for chlorination instructions and requirements on third party samplers. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permit:  
- Chlorinate well (instructions can be obtained from EHB)  
- A third party must collect bacteria sample  
- Submit bacteria sample and chlorine residual report to EHB for review and approval.



## 6. EHSP04 - Long-Term Water Supply (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a deed restriction as a condition of project approval stating: "Well yields in fractured rock aquifer systems have been shown to decline significantly over time due to meager ability of fractured rock to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of an on-site well proposed to provide a source of domestic potable water on this parcel, the present and any future owners of this property are hereby given notice that additional water sources may be required in the future." (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to Building Permit:  
- Obtain form from EHD.  
- Record notarized long-term water supply Deed Notification with the Monterey County Recorder.  
- Submit evidence of recordation to EHD.

## 7. WR003 - DRAINAGE PLAN - RETENTION

**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. The plan shall include stormwater retention/percolation facilities. 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.

## 8. WR010 - COMPLETION CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

## 9. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** 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](http://www.mcwra.co.monterey.ca.us).

**10. PW0005 - ENCROACHMENT (STD DRIVEWAY)**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Miramonte Road.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

**11. 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.

**12. 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.

**13. 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.

**14. 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.

**15. 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.

**16. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)**

**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 and completed prior to requesting a framing inspection. (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.

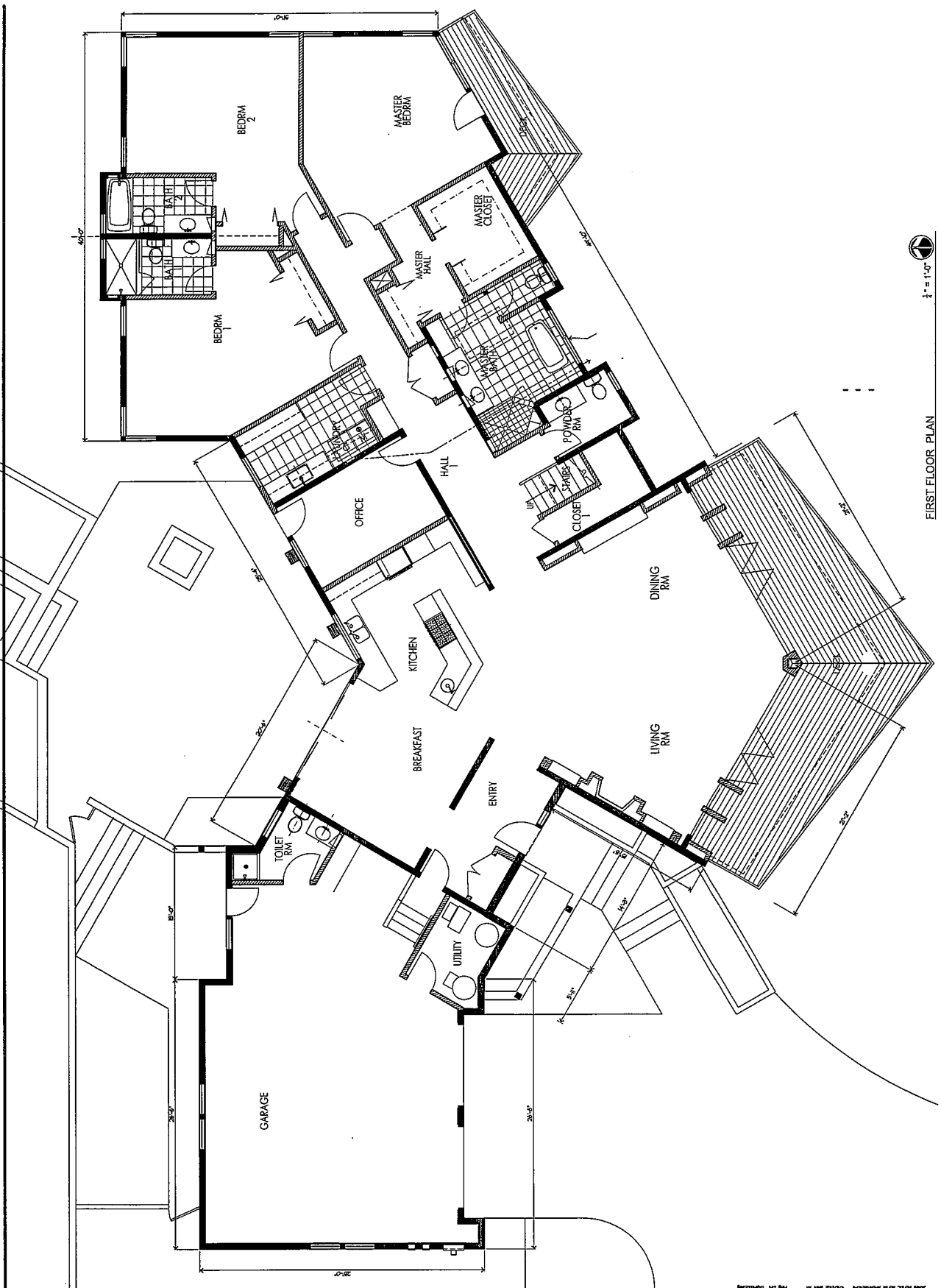
**17. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)**

**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.





1/4" = 1'-0"

FIRST FLOOR PLAN

**MCFALL**

150 ESCOBAR AVE PALO ALTO CA 94306  
TEL: 650.961.1111 FAX: 650.961.1112  
WWW.MCFALLARCHITECTS.COM

150 ESCOBAR AVE PALO ALTO CA 94306  
TEL: 650.961.1111 FAX: 650.961.1112  
WWW.MCFALLARCHITECTS.COM

STAMP

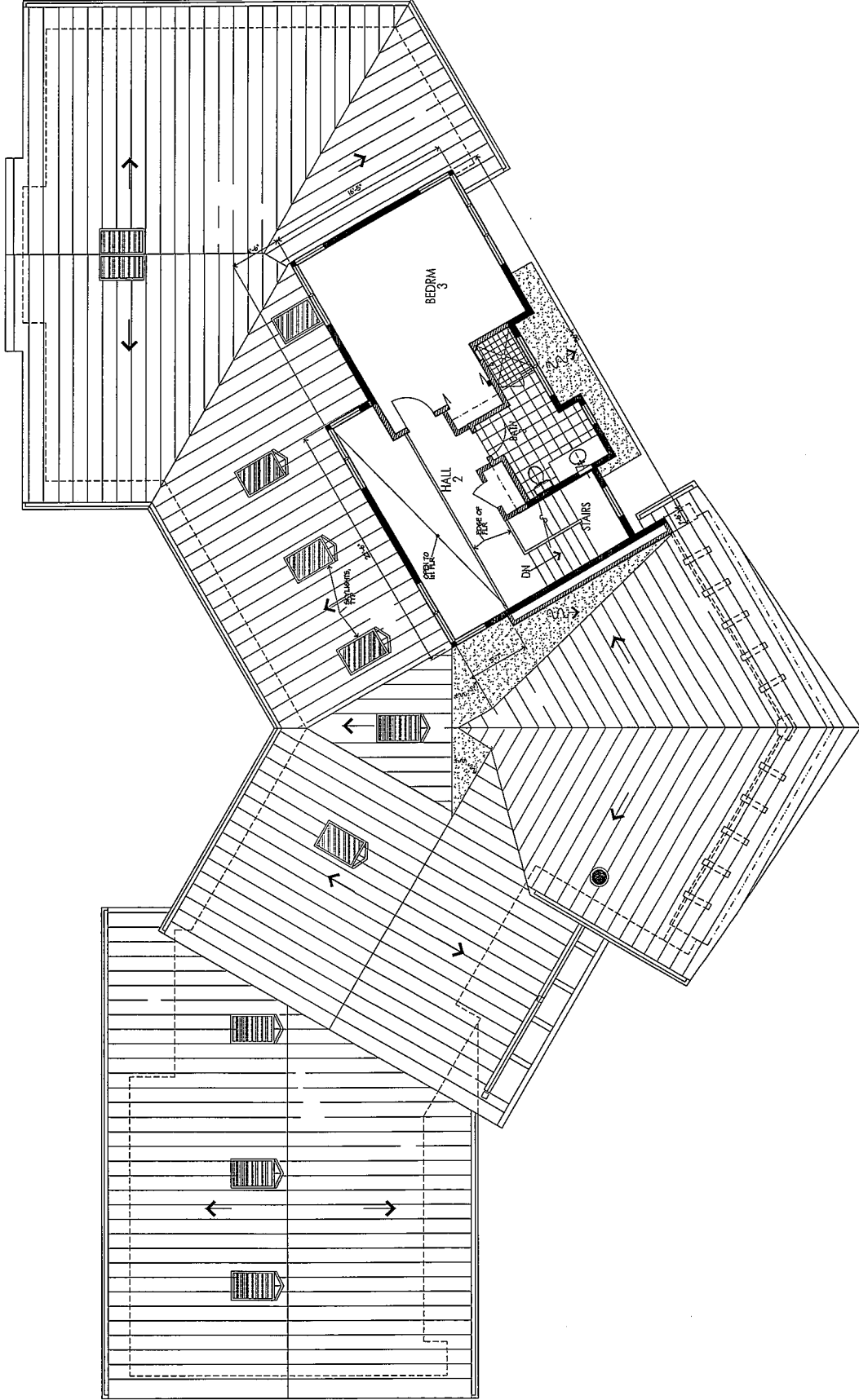
PROJECT  
A NEW RESIDENCE  
THE  
**BUCHHOLZ  
RESIDENCE**  
26 MIRAMONTE ROAD  
CARMEL VALLEY, CA

DRAWING ISSUE  
4/6/2012 planning submitted

SHEET TITLE  
**SECOND FLOOR PLAN**

SCALE AS NOTED  
RE MCFALL/BUCHHOLZ 2/2/11  
PROJECT NO. 1135  
SHEET NO.

**A.3**  
OF SHEETS



1" = 1'-0"

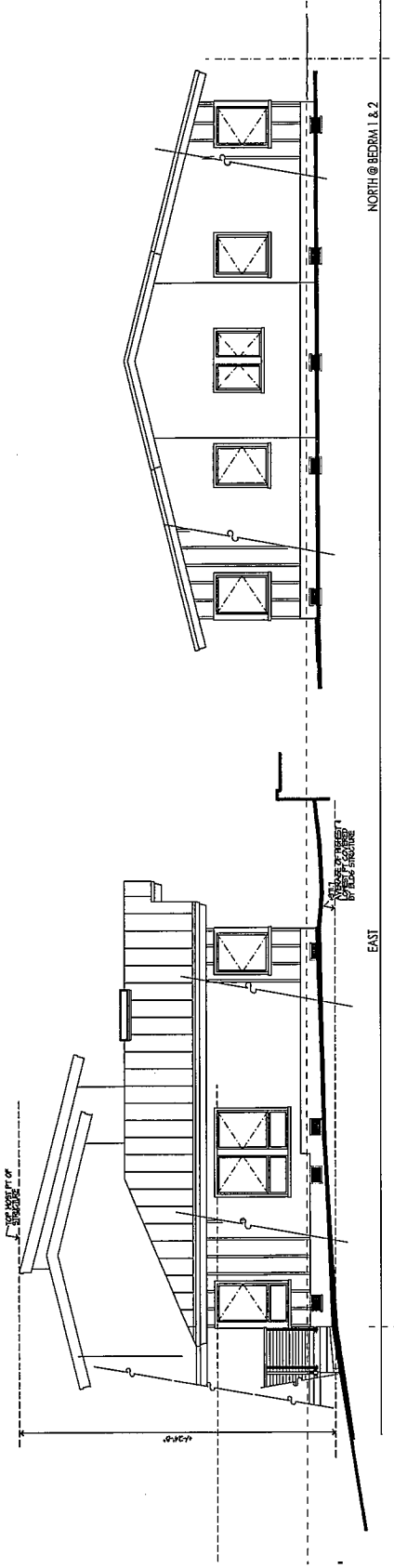
SECOND FLOOR PLAN

# MCFALL

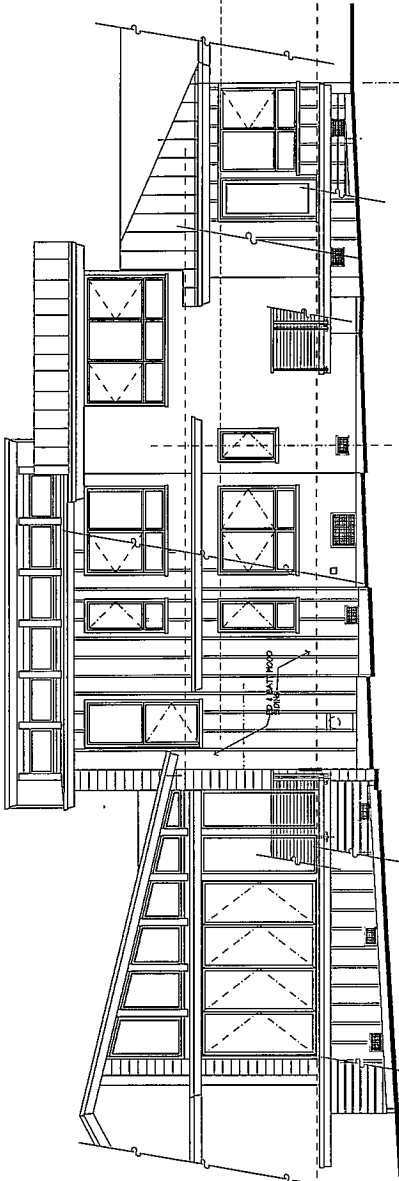
1500 SCORBIANE PALO ALTO CA 94306  
 650.327.2100 FAX 650.327.3900

THE UNIVERSITY OF CALIFORNIA ARCHITECTURE CENTER  
 100 UNIVERSITY AVENUE, SUITE 100  
 BERKELEY, CA 94720-1388  
 © 2002 MCFALL ARCHITECTURE

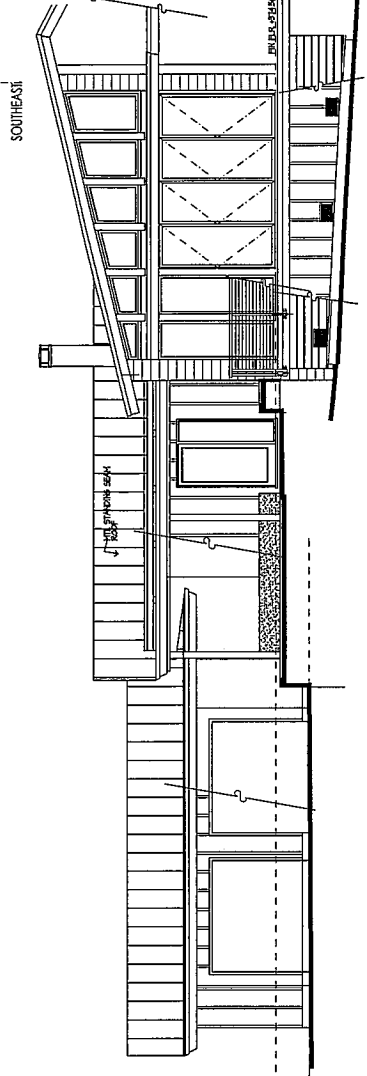
STAMP



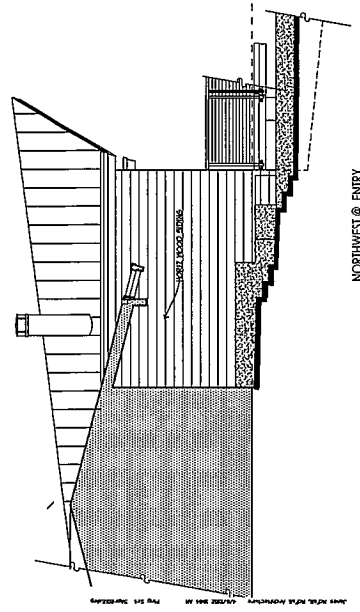
NORTH @ BEDRAHI & 2



EAST



SOUTHEAST



NORTHWEST @ ENTRY

PROJECT  
 A NEW RESIDENCE  
 THE  
**BUCHHOLZ  
 RESIDENCE**  
 24 MIRAMONTE ROAD  
 CARMEL VALLEY, CA

DRAWING ISSUE  
 4/6/2012 planning submitted

SHEET TITLE  
**EXTERIOR  
 ELEVATIONS**

SCALE(S) NOTED  
 FILE NAME: P:\MCFALL\BUCHHOLZ 2\021  
 PROJECT NO. 11255  
 SHEET NO.

A.4  
 OF SHEETS







6 March 2012

Ms. Maria Lopez  
Planning Department  
County of Monterey  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: 26 Miramonte Road, Carmel Valley (APN 187-041-052-000).  
Request for extension of Design Approval PLN 060770.

Maria-

Following up on our telephone conversation last Friday, I am sending this letter as a formal request for an extension of the planning approval on the above referenced property.

The property received a Design Approval in 2008 (PLN 060770). As you noted, with the automatic 2-year automatic approval extension, the expiration date for the PLN 060770 approval is currently May 28, 2012.

The extension is requested to provide additional time to complete construction drawings and the plan check process for issuance of a building permit for the project. I am very close to submitting drawings to the Building Department for plan check but feel it is prudent to request additional time now, just in case plan check takes longer than expected to complete.

My client purchased the property only about a year ago, so she has not had benefit of the typical time frame from design approval to building permit that applicants typically have. In addition, when the property was purchased, there were questions about the status of the water source that came with the property. My client decided that a new well was the appropriate approach and it has taken considerable time to locate and drill a new water well. Confirmation of the new well was needed in order to confirm the viability of the project and allow it to move forward.

Accordingly, I would like to request a six-month extension of the approval until November 28, 2012. Please let me know if you have any questions.

Thank you.  
Sincerely,

A handwritten signature in black ink, appearing to read "J McFall". The signature is stylized and somewhat abstract, with a long horizontal stroke extending to the right.

James McFall  
Architect

Cc: Donna/Anna Buchholz  
Bill McFall