County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, July 8, 2026
9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT:
Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS:
Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

INTERPRETATION SERVICES:
To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on 'Attend' to join.

Thank you for your cooperation and we look forward to your participation.

SERVICIOS DE INTERPRETACIÓN:
Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

https://attend.wordly.ai/join/THCT-8529

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

OR to participate by phone call any of these numbers below:
+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 953 1627 6581 when prompted.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in

implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95316276581

O para participar por teléfono, llame a cualquiera de estos números a continuación:
+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor,

Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Paul C. Getzelman – Chair
Amy Roberts – Vice Chair
Ben Work
Francisco Javier Mendoza
Jessica Hartzell
Ernesto G. Gonzalez
Ramon Gomez
Etna Monsalve
Christine Shaw
Martha Diehl

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL OF CONSENT CALENDAR

1. **LAND USE ADVISORY COMMITTEE (LUAC) REAPPOINTMENTS AND RESIGNATIONS**

   Attachments: Staff Report
   Exhibit A - LUAC Membership Tracker

2. Approval of the June 24, 2026, Planning Commission Meeting Minutes.

   Attachments: Cover Page
   PC_Draft Minutes_062426

9:00 A.M. – SCHEDULED MATTERS

3. REF250009 - AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J) WORKSHOP

Receive an informational presentation on the Agricultural and Winery Corridor Plan (Chapter 9.J of the 2010 General Plan) and required implementation actions .

Planning Area: Inland (non-coastal) unincorporated areas

Proposed CEQA action: An informational presentation is exempt per CEQA Guidelines Section 15262.

Attachments: Staff Report
Exhibit A - Agricultural and Winery Corridor Plan Map
Exhibit B - Agricultural and Winery Corridor Plan (Chapter 9.J. of the 2010 General Plan)

4. PLN250286 - CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)

Public hearing to consider construction of 22 affordable housing units for the September Ranch Subdivision Project. Units would be comprised of two- and three-bedroom single-family residences. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill and previously entitled removal of up to 205 Oak trees and 24 Pine trees, which were authorized under the September Ranch Subdivision Project, PLN110173-AMD1.

Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan.

Proposed CEQA Action: Consider and find that the project is consistent with the previously certified Environmental Impact Report (EIR) and Addendum pursuant to California Environmental Quality Act (CEQA) guidelines section 15162 and 15164.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes

5. PLN250292 - SIGNAL HILL LLC

Public hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - Biological Report and Supplemental Assessment (County of Monterey Library No. LIB100396)
Exhibit E - LUAC Minutes dated May 7, 2026
Exhibit F - Arborist Letter

6. PLN220053 - TEDFORD JEFFREY R & DONNA M TRUST

Public hearing to consider major remodel of a 3,107 square foot single family dwelling, resulting in a 7,071 square foot single family dwelling, and associated site improvements, including new and replacement accessory structures (covered entry, sheds, loggia, terraces) and re-configuration of the driveway. The project also involves after-the-fact development on slopes in excess of 30 percent, restoration of previously disturbed areas with native coastal scrub plants, development within the Critical Viewshed, within 100 feet of environmentally sensitive habitat, and within 750 feet of known archaeological resources.

Project Location: 31525 Highway 1, Carmel

Proposed CEQA action: Find that the project qualifies for Class 1, Class 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Big Sur LUAC Meeting Minutes for January 9, 2026, and May 26, 2026
Exhibit C - Vicinity Map
Exhibit D - Site Photos
Exhibit E - Geotechnical As-built review and drainage plan sheets
Exhibit F - Biological Report (LIB240077)

DEPARTMENT REPORT

ADJOURNMENT

Introduced: 6/26/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

LAND USE ADVISORY COMMITTEE (LUAC) REAPPOINTMENTS AND RESIGNATIONS

RECOMMENDATION:
It is recommended that the Planning Commission accept the reappointments and resignations of the Land Use Advisory Committee (LUAC) members with terms for reappointment ending on June 30, 2028.

REAPPOINTMENTS:
Reappoint the following members to the Big Sur Land Use Advisory Committee.

- Christina DiPaci
- John Grigsby

Reappoint the following members to the Cachagua Land Use Advisory Committee.

- Susan Newton

Reappoint the following members to the Carmel Unincorporated/Highlands Land Use Advisory Committee.

- Donna Kostigen

Reappoint the following members to the Carmel Valley Land Use Advisory Committee.

- Judy MacClelland
- Charles Franklin
- Eric Jacobson

Reappoint the following members to the Castroville Land Use Advisory Committee.

- Ricardo Diaz Jr.

Reappoint the following members to the Del Monte Forest Land Use Advisory Committee.

- Lori Lietzke
- Rick Verbanec

Reappoint the following members to the Greater Monterey Peninsula Land Use Advisory Committee.

- Ron DeHoff
- Molly McGee

Reappoint the following members to the North County Land Use Advisory Committee.

- Lesley Noble
- John Robinett
- Sherry Owen
- Gina Paolini
- Lynn Riddle

Reappoint the following members to the South Coast Land Use Advisory Committee.

- Harry Harris
- John Handy
- Lindsay Romanow

Reappoint the following members to the South County Land Use Advisory Committee.

- Edward Buntz

Reappoint the following members to the Toro Land Use Advisory Committee.

- Tamara Schwartz
- Stephen Hooper

RESIGNATIONS:

Acknowledge the following resignations:

- Christopher Sawyer from the Carmel Valley Land Use Advisory Committee.
- Ned Van Roekel from the Del Monte Forest Land Use Advisory Committee.
- Andrea Estrada from the North County Land Use Advisory Committee.
- Dave Nelson from the South Coast Land Use Advisory Committee.
- Bill Bartosh from the South County Land Use Advisory Committee.

Prepared by: Carissa Caro, Secretary, X 7091
Approved by: Melanie Beretti, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - LUAC Membership Tracker

Introduced: 6/26/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

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Prepared by: Carissa Caro, Secretary, X 7091
Approved by: Melanie Beretti, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - LUAC Membership Tracker

Exhibit A

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Exhibit A - LUAC Membership Tracker			
Seat	**Members**	**Current Term Ending**	**Reappointment Term *Those with a date are up for reappointment**
	Big Sur		
Seat 1	Vacant	Even Year	
Seat 2	Trey Kropp	2027	
Seat 3	Vacant	Odd Year	
Seat 4	David Smiley	2027	
Seat 5	Vacant	Even Year	
Seat 6	Christina DiPaci	2026	2028
Seat 7	Vacant	Even Year	
Seat 8	John Wilson	2027	
Seat 9	John Grigsby	2026	2028
	Cachagua		
Seat 1	Kathy Herbermann	2026	2028
Seat 2	Vacant	Even Year	
Seat 3	Susan Newton	2026	2028
Seat 4	Vacant	Even Year	
Seat 5	Tom Gano	2027	
Seat 6	Janis Dickinson	2027	
Seat 7	Vacant	Odd Year	
Seat 8	Vacant	Odd Year	
Seat 9	Vacant	Odd Year	
	Carmel Unincorporated/Highlands		
Seat 1	Vacant	Even Year	
Seat 2	Clyde Freedman	2027	
Seat 3	Vacant	Odd Year	
Seat 4	Vacant	Even Year	
Seat 5	Suzanne Kushner	2027	
Seat 6	Vacant	Even Year	
Seat 7	Donna Kostigen	2026	2028
Seat 8	Stuart Poulter	2027	
Seat 9	Srividya Shankar	2028	
Seat	**Members**	**Current Term Ending**	**Reappointment Term *Those with a date are up for reappointment**
	Carmel Valley		
Seat 1	Janet Brennan	2027	
Seat 2	David Burbidge	2027	
Seat 3	Judy MacClelland	2026	2028

Seat 4	Charles Franklin	2026	2028
Seat 5	Christopher Sawyer	2026	Resignation
Seat 6	Vacant	Odd Year	
Seat 7	John Heyl	2027	
Seat 8	Eric Jocobson	2026	2028
Seat 9	Vacant	Even Year	
	Castroville		
Seat 1	Ronald Stefani	2027	
Seat 2	Grant Leonard	2027	
Seat 3	Kevin Cortopassi	2027	
Seat 4	Ricardo Diaz Jr.	2028	
Seat 5	Antonio De Jesus Diaz	2028	
Seat 6	Vacant	Even Year	
Seat 7	Vacant	Even Year	
Seat 8	Vacant	Odd Year	
Seat 9	Vacant	Odd Year	
	Del Monte Forest		
Seat 1	Lori Lietzke	2026	2028
Seat 2	Vacant	Even Year	
Seat 3	Rick Verbanec	2026	2028
Seat 4	Ned Van Roekel	2026	Resignation
Seat 5	Bart Bruno	2027	
Seat 6	Maureen Lyon	2027	
Seat 7	Kamlesh Parikh	2027	
Seat 8	Carol Church	2027	
Seat 9	Vacant	Odd Year	

Seat	Members	Current Term Ending	Reappointment Term *Those with a date are up for reappointment
	Greater Monterey Peninsula		
Seat 1	Ron DeHoff	2026	2028
Seat 2	Molly McGee	2026	2028
Seat 3	Vacant	Odd Year	
Seat 4	Vacant	Even Year	
Seat 5	Vacant	Odd Year	
Seat 6	Vacant	Even Year	
Seat 7	Vacant	Odd Year	
Seat 8	Vacant	Even Year	
Seat 9	Vacant	Odd Year	
	North County		
Seat 1	David Prina	2027	
Seat 2	Lesley Noble	2026	2028
Seat 3	John Robinett	2026	2028
Seat 4	Belinda Taluban	2027	
Seat 5	Sherry Owen	2026	2028
Seat 6	Andrea Estrada	2027	Resignation
Seat 7	Michael Mastroianni	2027	
Seat 8	Gina Paolini	2026	2028
Seat 9	Lynn Riddle	2026	2028
	South Coast		
Seat 1	Harry Harris	2026	2028
Seat 2	John Handy	2026	2028
Seat 3	Lindsay Romanow	2026	2028
Seat 4	Constance McCoy	2027	
Seat 5	Dave Nelson	2026	Resignation
Seat 6	Kathleen Novoa	2027	
Seat 7	Colleen Wilson	2027	
Seat 8	Vacant	Odd Year	
Seat 9	Vacant	Even Year	

Seat	Members	Current Term Ending	Reappointment Term *Those with a date are up for reappointment
	South County		
Seat 1	Bill Bartosh	2026	Resignation
Seat 2	Vacant	Even Year	
Seat 3	Edward Buntz	2026	2028
Seat 4	Caroline Kenyon	2027	
Seat 5	Vacant	Odd Year	
Seat 6	Fred Kenyon	2027	
Seat 7	Vacant	Odd Year	
Seat 8	Vacant	Even Year	
Seat 9	Vacant	Even Year	
	Toro		
Seat 1	Mike Weaver	2027	
Seat 2	Vacant	2027	
Seat 3	Michael Mueller	2027	
Seat 4	Tamara Schwartz	2026	2028
Seat 5	Stephen Hooper	2026	2028
Seat 6	Lauren Keenan	2027	
Seat 7	Vacant	Even Year	
Seat 8	Vacant	Even Year	
Seat 9	Vacant	Even Year	
	Notes: All Terms expire on June 30th.		
	Vacant Seats exipire in either an odd or even year.		

County of Monterey

Board Report

Legistar File Number: PC 26-069

Item No.2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

July 08, 2026

Introduced: 6/26/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Approval of the June 24, 2026, Planning Commission Meeting Minutes.

Exhibit A - Draft PC Minutes 06-24-2026

County of Monterey
Planning Commission

Agenda Item No.2

Legistar File Number: PC 26-069

Item No.2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

July 08, 2026

Introduced: 6/26/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Approval of the June 24, 2026, Planning Commission Meeting Minutes.

Exhibit A - Draft PC Minutes 06-24-2026

Exhibit A

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County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, June 24, 2026

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:01AM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Diehl.

ROLL CALL

Present:
Paul C. Getzelman - Chair
Amy Roberts - Vice Chair
Ben Work
Francisco Javier Mendoza
Jessica Hartzell
Ramon Gomez – Arrived at 9:04am
Etna Monsalve – Just Cause Appearance
Christine Shaw
Martha Diehl

Absent:
Ernesto G. Gonzalez

Secretary Beretti provided the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that additional correspondence was received for Agenda Item No.4 - PLN250066-DEP - MITCHELL TIMOTHY S.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw requested an update on active code enforcement cases or permits pending for the North County (Castroville, Prunedale) installation of fiber optic cables project.

Commissioner Roberts requested updates on East Garrison Development Projects specifically to the parking permit issues.

APPROVAL OF CONSENT CALENDAR

1. Approval of the June 10, 2026, Planning Commission Meeting Minutes.

   Public Comment:
   None

It was moved to approve by Commissioner Diehl, seconded by Commissioner Mendoza, by the following vote:

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell
NOES: None
ABSENT: Gonzalez
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. REF250009 - IMPLEMENTATION ORDINANCE FOR THE AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J)

Public hearing to consider recommending the Board of Supervisors adopt an ordinance to amend Chapter 21.06 (Definitions), amend Chapter 21.08 (Establishment of Zoning Districts) to add a Agricultural and Winery Corridor Plan (AWCP) Zoning District and modify the Zoning Sectional District Maps to add the AWCP Combining District to associated properties, add Chapter 21.51 (Regulations for the Agricultural and Winery Corridor District), and add Chapter 21.71(Regulations for Zoning Clearances) to the Monterey County Code, to implement the Agricultural and Winery Corridor Plan.
Planning Area: Inland (non-coastal) unincorporated areas
Proposed CEQA action: Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required.

Fionna Jensen, Project Planner presented the item.

Commissioner Diehl requested a refresher or public workshop on this topic before the August 12, 2026, meeting.

Public Comment: None

It was moved to approve to continue to a date certain of August 12, 2026, by Commissioner Hartzell, seconded by Commissioner Gomez, by the following vote:

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell
NOES: None
ABSENT: Gonzalez
ABSTAIN: None

Item No.4 was heard before Item No.3

4. PLN250066-DEP - MITCHELL TIMOTHY S & MEGHAN BARRETT TRS

Public hearing to consider a Vesting Tentative Map and Coastal Development Permit to allow subdivision of an approximate 5 acres parcel into three parcels of approximately 1.36 acres (Lot 1), 1.38 acres (Lot 2), and 2.26 acres (Remainder Parcel).
Project Location: 1451 Ondulado Road, Pebble Beach
Proposed CEQA Action: Find qualifies for a Class 15 Categorical Exemption pursuant to section 15315 of the CEQA Guidelines and none of the exceptions apply under Section 15300.2

Joseph Alameda, Project Planner presented the item.

Applicant/Agent Representative: Joel Panzer

Public Comment: None

It was approved to continue to a date uncertain per staff's request by Commissioner Diehl, seconded by Commissioner Hartzell, by the following vote:

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell
NOES: None
ABSENT: Gonzalez
ABSTAIN: None

3. PLN110257-AMD1 - BERLIN ANDREW T TR

Public hearing to consider replacing of 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate. The project is within the Critical Viewshed and within 750 feet of a known archaeological resource.
Project Location: 35986 Highway 1, Big Sur
Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply.

Taylor Price, Project Planner, presented the item.

Commissioner Deihl - requested a referral be added to provide clarification on the applicability of the exemption to this project regarding vacant and non-vacant/populated parcels.

Applicant/Agent Representative: Angus Jeffers

Public Comment: Trey Kropp

It was moved to approve with the following updates to the resolution, add the correct address and add 50-feet public view shed, by Commissioner Diehl,

seconded by Commissioner Roberts, by the following vote:

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell
NOES: None
ABSENT: Gonzalez
ABSTAIN: None

REFERRALS

5. PLANNING COMMISSION REFERRALS

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

The Commissioners requested an update on the following Referral Matrix items:

- **Hartzell – Tiny Homes**
- **Gomez – Funds in Pajaro Recovery**
- **Diehl – Number of STR's, location, process timelines, enforcement**
- **Mendoza – Enforcement on illegal vendors in Pajaro**

DEPARTMENT REPORT

Secretary Beretti informed the Commission:

- **Reminder only one Planning Commission meeting in July, July 8th.**
- **Zoning Administrator has been processing vacation rentals, the first appeal will be going to the Board of Supervisors on July 1, 2026**
- **The Board of Supervisor will go dark in July**
- **August tentative REF22024.11 Roosters ordinance in zoning code**
- **Santa Lucia Preserve and Ranch Club will be going to Board of Supervisors on August 11, 2026**
- **3rd draft of Housing Element was submitted to State HCD, found to be in statutory compliance with state law, needs to clarify amendments, a draft will be available to the community in mid-July for public input, and will be fully adopted in the fall**
- **Draft Environmental Justice Element published online and received positive feedback from the Planning Commission. Public comment period for EJE has been extended to July 31, 2026.**

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 10:16AM.

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Introduced: 7/1/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

REF250009 - AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J) WORKSHOP

Receive an informational presentation on the Agricultural and Winery Corridor Plan (Chapter 9.J of the 2010 General Plan) and required implementation actions .

Planning Area: Inland (non-coastal) unincorporated areas

Proposed CEQA action: An informational presentation is exempt per CEQA Guidelines Section 15262.

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find that receipt of an informational presentation qualifies as a Statutory Exemption per Section 15262 of the CEQA Guidelines; and
2. Receive an informational presentation on the Agricultural and Winery Corridor Plan and required implementation actions.

SUMMARY:

On June 24, 2026 the Planning Commission continued a public hearing on the implementation of the Agricultural and Winery Corridor Plan (AWCP) to a date certain of August 12, 2026. Prior to acting on the motion to continue, the Planning Commission request that staff provide an overview of the AWCP and the required implementation actions prior to the August 12 hearing.

Staff recommends that the Planning Commission receive an informational report consisting of an overview of the AWCP, outreach conducted to date and actions required to implement the AWCP in the Monterey County Code.

DISCUSSION:

Background

On October 26, 2010, pursuant to California Government Code Section 65350 *et seq*., the Board of Supervisors of the County of Monterey adopted a comprehensive update to the County General Plan, referred to as the 2010 Monterey County General Plan, for the unincorporated non-coastal area of the County ("2010 General Plan") (Board of Supervisors Resolution No. 10-291).

The Agricultural and Winery Corridor Plan ("AWCP") was envisioned to encourage the development of agricultural and winery-related uses within specifically designated areas of unincorporated Monterey County. The AWCP Area is intended to address viticulture-related uses in three specific Planning

Areas (Toro, Central Salinas Valley, and South County). The AWCP is divided into three segments that make up the broader AWCP: River Road, Jolon Road, and Metz Road. The AWCP is intended to provide additional detail for project approvals in these areas and, in certain instances, provide for simplified project approvals and environmental review. These simplified project approvals and environmental reviews were identified and analyzed as a part of the 2010 General Plan FEIR.

https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/2010-monterey-county-general-plan-adopted-october-26-2010/final-environmental-impact-report-feir

A significant portion of unincorporated Monterey County's agricultural land was utilized for grape production at the time the 2010 General Plan was adopted. Wine grapes were one of the top crops by value in the County and continue to be an important contributor to the County's agricultural economy. Recent trends in the wine industry have shown a decline in grape production in recent years. Adoption of implementing regulations for the AWCP would allow for streamlined approval of certain wine related uses and result in implementation of Chapter 9.J of the 2010 General Plan.

Overview of the AWCP

At the time of adoption of the 2010 General Plan, a significant portion of unincorporated Monterey County's agricultural land was utilized for grape production. Wine grapes were one of the top crops by value in the County and continue to be an important contributor to the County's agricultural economy. The AWCP encourages the development of grape production and appropriately manages the growth of the winery-related industry in Monterey County. The AWCP outlines development standards, design guidelines, and a special winery related event permit. Additionally, the AWCP provides regulations related to parking, artisan wineries, full-scale wineries, winery tasting rooms, restaurants, delicatessen, inns, business clusters, and visitor centers.

Overview of Zoning Code Amendments

As outlined in the General Plan, the AWCP was envisioned as a Combining District. The AWCP combining district would overlay on all existing zoning districts in the AWCP Area. The AWCP combining district would not change or alter the underlying zoning district. This already exists and is in effect as of General Plan adoption. Implementation actions include memorializing the AWCP in the County Code where applicable, including development of a new zoning chapter for the AWCP that regulates allowable uses and development standards that were adopted in the 2010 General Plan.

Specific uses in the AWCP are allowed subject to a "ministerial permit" if the use is consistent with the requirements of the AWCP. These projects would be reviewed for consistency with the criteria in the AWCP, including compliance with various development and design standards, for the Chief of Planning to approve the establishment of the use. Ministerial permits are not subject to any other zoning review by the County. As the County does not have a permit process in place for ministerial permits, part of the County's implementation actions include development of a new County Code chapter that regulates these types of approvals. This chapter may also allow for other ministerial permit approvals and future permit streamlining efforts.

Agricultural Advisory Committee Review
On April 24, 2025, the AWCP went before the Agricultural Advisory Committee ("AAC"). Staff received a recommendation from the AAC to bring the draft ordinance to the Planning Commission with minor edits and recommendations. Some of the edits and recommendations the AAC had were:

- Concerns were raised by the AAC regarding the number of units that an "Inn" could have. Members of the AAC that were present during the adoption of the 2010 General Plan recalled the intention of an "Inn" to be small and quaint. Some members of the AAC recommended a 10-room limitation.
- AAC recommended adding boutique cheese factories and small olive oil processing facilities as a visitor-serving use.
- AAC was concerned about the square footage not having a limitation on grocery stores.

CEQA:
This informational presentation is intended to provide an overview of the AWCP and required actions to implement the plan, and seek input from the Planning Commission prior to the public hearing on implementation actions required for the AWCP on August 12, 2026. This informational presentation qualifies for the statutory exemption from environmental review pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. Additionally, the informational presentation, and its outcome, is not a project as defined in CEQA Guidelines Section 15378.

OTHER AGENCY INVOLVEMENT:
The Office of the County Counsel has been involved in the development of the draft ordinance and regulations that will be presented at the Planning Commission hearing on August 12, 2026.

Prepared by: Katie Scariot, Assistant Planner (831) 796-6083
Reviewed by: Sarah Wikle, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following Exhibits are on file with the HCD:
Exhibit A - Agricultural and Winery Corridor Plan Map
Exhibit B - Agricultural and Winery Corridor Plan (Chapter 9.J. of the 2010 General Plan)

cc: Katie Scariot, Assistant Planner; Sarah Wikle, Principal Planner; Melanie Beretti, AICP, Chief of Planning; Craig Spencer, HCD Director; Front Counter Copy; Land Use Advisory, Agricultural Commissioner Office; Agricultural Advisory Committee Interested Parties, AWCP Interested Parties List; Planning File **REF250009**.

Introduced: 7/1/2026 **Current Status:** Agenda Ready

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Exhibit A

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MONTEREY COUNTY

Agriculture & Winery Corridors

- Highway
- Major Road
- Minor Road
- River or Water Body
- City Limit
- City Spheres of Influence
- Parcel

Agriculture and Winery Corridors

- Central/ Arroyo Seco/ River Road Segment
- Jolon Road Segment
- Metz Road Segment

Map Prepared by: Monterey County Resource Management Agency, September 21, 2011.
Sources: Roads = Monterey County IT/GIS.
City Limits and Spheres of Influence = Monterey County LAFCO.

0 5 10 15 20 Miles

Monterey Bay

Pacific Ocean

Santa Cruz County

San Benito County

Fresno County

Kings County

San Luis Obispo County

Pajaro
Aromas
Las Lomas
Moss Landing
Prunedale
Castroville
Spreckels
Chualar
Carmel Valley Village
Big Sur
Lucia
San Lucas
San Ardo
Jolon
Lockwood
Bradley
Parkfield

Figure # AWCP3

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Exhibit B

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[ADA Compliant Transcription of Original]

Chapter 9J - Agricultural and Winery Corridor Plan

1.0 - Introduction

1.1 Setting

Monterey County offers variations of geography and climate ranging from the cool steep slopes of the Santa Lucia Mountains to the warmer climate of the valleys. These conditions include superb, ancient soils, warm sunshine, cooling ocean breezes, and fog that allow this wine region to produce a wide range of styles. The Salinas Valley is the primary grape-growing area in Monterey County; in addition, the Carmel Valley, Hames Valley and the San Antonio Valley are also designated AVA appellations.

About 40,000 acres of Monterey County are in grape production (98% Salinas Valley/ 1% Carmel Valley, 1% Hames and San Antonio Valleys) with 28 established wineries. This ratio of acres to wineries makes Monterey County by far the highest ratio of acres per winery at 1,430 with the next highest being Santa Barbara at 369 acres/winery. Currently the existing wineries have facilities to ferment about 88% of the grape production in Monterey County, whereas only 5% of wines produced are produced as a Monterey appellation. Although viticulture revenues have grown to about $380 million per year, strategic planned development of this industry would help to retain more of the economic benefits within Monterey County.

1.2 Project Background

In April 2001, the Monterey County Vintners and Growers Association (Association) made a presentation to the Board of Supervisors on problems facing the wine industry in Monterey County. It included examples on how other wine-producing areas have been able to create balance for their industry within their region. A committee appointed by the Board of Supervisors developed a "Winery Corridor Plan" to help keep the wine industry economically viable in Monterey County. This Plan was created as a long-range program in the County General Plan.

1.3 Plan Objectives

The main purpose of creating an Agricultural and Winery Corridor Plan (AWCP) is to create a planned approach to how the County and the wine industry develops, and encourages wine related economic growth in the Salinas Valley. The AWCP is designed to provide a long-range plan for development of agricultural and winery related uses within specific areas of the County and provide a framework for the assessment of the environmental impacts associated with such a plan.

1.4 Conformance With Plans

Monterey County's General Plan includes Area Plans that establish policies for development addressing conditions unique to specific geographical areas within a vast, diverse County. This Agricultural and Winery Corridor Plan (AWCP) serves as a type of Area Plan that provides a greater level of detail of how to address viticulture related uses within portions of three Planning Areas (Toro, Central Salinas Valley, and South County). The intent of the AWCP is to be consistent with the goals and policies for each of the three affected Planning Areas in addition to the General Plan as a whole. Where the AWCP conflicts with a policy of the General Plan or an Area Plan, the AWCP policy will apply as providing a greater level of detail for how these uses will be handled within the Corridor.

2.0 – Project Description

2.1 Purpose And Intent

The purpose and intent of this Agricultural and Winery Corridor Plan is to establish guidelines and standards for development of wineries and wine industry related uses within the designated corridor. Guidelines include but are not limited to:

- Wineries and related uses within existing agricultural operations.
- Projected number of artisan and full-scale wineries allowed within the next 20 years.

- Criteria for creating a limited number of 5-acre or larger sized lots for artisan wineries.
- Criteria for adding winery tasting facilities to existing wineries.
- Number of new stand-alone winery tasting facilities allowed within the next 20 years.
- Type of auxiliary structures and uses allowed within the next 20 years.
- Design Guidelines that encourage unique expressions of architecture while maintaining the rural character of the area.
- Infrastructure financing that addresses industry-related impacts on the corridor over the life of the plan.

2.2 Winery Corridor Description

Monterey County American Viticulture Areas (Figure AWCP-2, Appellations Overview Map) includes eight appellations approved within the Salinas Valley (Monterey, Santa Lucia Highlands, Chalone, Arroyo Seco, San Bernabe, San Lucas, Hames Valley, and San Antonio Valley). The portion of the Monterey AVA located south of Highway 68 plus the other seven AVAs shall be used for defining the boundary of the Agricultural and Winery Corridor. The Agricultural and Winery Corridor would consist of three segments (Figure AWCP-3, Agriculture and Winery Corridors Map) that extend through three Planning Areas (Toro, Central Salinas Valley, and South County):

A. River Road Segment. Consisting generally of: River Road from Highway 68 south, excluding the west side of the road between a point 500 feet north of the Las Palmas Ranch Subdivision and 1000 feet south of Pine Canyon Road (Salinas), Chualar River Road, Gonzales River Road, Foothill Road, Fort Romie Road, Paraiso Springs Road, Los Coches Road, Thorne Road, the lower section of Arroyo Seco Road, Elm Avenue south of Highway 101, Central Avenue from Elm Avenue south to Highway 101, and Hobson Avenue.

B. Metz Road Segment. Consisting generally of: Metz Road from the City of Soledad south to Elm Avenue, and Elm Avenue from Metz Road to the City of Greenfield.

C. Jolon Road Segment. Consisting generally of: Jolon Road from Highway 101 near King City south to Highway 101 north of Bradley, Cross Road,

Gillett Road, Lockwood-Jolon Road from Cross Road to Gillett Road, and Interlake Road.

2.3 Development Potential

The area along the proposed Winery Corridor consists of primarily large parcels of agricultural lands. Some rural level of development has occurred in a couple areas along the corridor with the most intensive development occurring along River Road from an area just south of Highway 68 to Pine Canyon Road (Salinas). Important visual elements such as native trees, ridgelines, frontal slopes, and scenic road corridors are especially critical to give the Corridor its identity.

According to data provided by the Monterey County Vintners and Growers Association, a typical two (2) million-case full-scale winery could cover a total of approximately 410,000 square feet of surface area with 300,000 square feet of building coverage. A typical artisan winery would cover approximately 58,000 square feet of surface area with 35,000 square feet of building coverage. These figures take into account the total estimated number of fermenting tanks, barrels and cases of wine that would be stored on–site. They also include office and tasting room space. Building requirements could increase if the operation included smaller fermenting tanks, a larger percentage of barrels stored, and/or longer storage of cases on-site. This plan assumes these numbers in evaluating the development potential for the corridor.

Much of the area along the corridor consists of prime farmlands. Many properties are restricted under California Land Conservation (Williamson) Act contracts (Figure AWCP-4, Williamson Act Lands Map). These lands are restricted to agricultural and open space uses under a rolling term 10- or 20-year contract that is automatically renewed unless the owner expresses intent of non-renewal. If a contract is cancelled before the term expires, the owner is subject to a cancellation fee equal to 12.5% of the unrestricted, current fair-market valuation of the property. This Plan has been designed to be consistent with the agricultural uses permitted under Williamson Act contracts.

Some properties within the corridor are restricted by contract under the Williamson Act. The Williamson Act authorizes the Board of Supervisors to adopt rules governing the administration of the preserve. The agricultural uses described in this plan are allowed under Williamson Act provisions and may participate in this program provided they are consistent with the approved list of uses adopted by the Board of Supervisors.

2.4 Circulation Constraints

Geometrics for the entire Corridor consist of 2-lane rural roads (Class II) with 12-foot wide lanes that in some sections narrow to 10 or 11 feet. This Corridor has small, unimproved shoulders that vary from one foot to eight feet in width. These roads were created as farming roads for transporting agricultural products from the fields to the market. Roads that make up this Corridor wind along the Salinas River channel where there are some significant horizontal and vertical variations, thereby limiting sight distances. Farming equipment on the roads can be slow moving and geometric conditions limit sight distance, which restricts the ability to pass safely. Monterey County General Plan Agricultural and Winery Corridor Plan October 26, 2010 Page AWCP-4.

Due to a growing population and increased traffic on Highway 101, River Road has evolved into an alternative north-south commuter route from Chualar to Highway 68. Residential development along the Corridor has occurred primarily within a stretch of River Road from Pine Canyon Road (Salinas) to Highway 68. The area along the Las Palmas residential development (River Road) was recently improved to four lanes with fully improved shoulders in order to accommodate the increased traffic.

In order to maintain the current rural character, road improvements should be limited to enhancing the scenic corridor and promoting safe circulation. Section 4.5 of this Plan provides guidelines for financing capital improvements to address associated impacts generated by this plan.

3.0 – Development Standards/Design Guidelines

3.1 General Regulations

The number of facilities allowed to be processed under this Plan shall be as follows:

A. Artisan Winery: A maximum of 40 new artisan wineries as follows:
   1. River Road Segment; up to 24;
   2. Metz Road Segment; up to four (4); and
   3. Jolon Road Segment; up to 12.

B. Full-Scale Winery: a maximum of 10 new full-scale wineries as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; up to two (2); and
   3. Jolon Road Segment; up to three (3).

C. Winery Tasting Rooms; a maximum of 10 new, stand-alone, facilities as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; up to two (2); and
   3. Jolon Road Segment; up to three (3).

D. Restaurant. A total of three (3) new restaurants with no more than one restaurant per segment.

E. Delicatessen. A total of five (5) new delicatessens on the same site as a winery with no more than three (3) delicatessens within the River Road Segment and no more than one (1) delicatessen within each of the remaining two segments.

F. Inns. A maximum of eight (8) new Inns as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; one (1); and
   3. Jolon Road Segment; up to two (2).

G. Business Cluster. One consolidated area may be identified for an overlay designation where a cluster of wine industry related businesses (bottle and cork production, label design, etc.) may develop. This

business center should be located near an urban area with adequate facilities. A business cluster within the AWCP overlay area shall be considered consistent with the General Plan; however, a zoning change may be required to achieve the appropriate zoning designation. Site specific development would be subject to the standard County requirements and CEQA and not part of the ministerial review process created under this Plan.

H. Visitor Centers. Visitor centers that provide visitor information about the Corridor should be established within the vicinity of Highway 101/Arroyo Seco and/or near Highway 68.

3.2 Allowed uses

The following uses shall be allowed at facilities approved under the AWCP located within the designated corridor.

A. Winery Adjunct Uses

B. Industry-wide events.

C. Winery-Related Events up to 150 people at any one venue at any one time. Events include:
   1. Advertised fund raising events
   2. Winemaker Dinners open to the general public.
   3. Weddings

D. Private Winery Events such as:
   1. Company Holiday Party
   2. Employee-Related Private Parties (e.g. harvest celebration)

3.3 Permitted Uses, Ministerial Permit Required In Each Case

This Section includes a list of uses that can be permitted with a ministerial permit for properties within the designated Agricultural and Winery Corridor. These uses are subject to the General Regulations established in Section 3.1 and Development Standards established in Section 3.5 of this Agricultural and Winery Corridor Plan. Projects deemed consistent within the criteria and conditions of the AWCP and Zoning District Overlay would require no

additional zoning review. However, County and Uniform Building Code requirements still apply relative to those activities that would require a grading and building permit. More intensive uses or uses not otherwise consistent with the AWCP and/or Williamson Act provisions may require the issuance of discretionary permits such as Administrative Permits. Development of the wine industry outside of the corridor requires a discretionary permit with separate environmental analysis (See Section 4.3).

A biological study shall be required for permanent facilities with the potential to affect resources as defined in Policy OS-5.16. If the biological study indicates a potential for a significant impact to said resources, then an administrative permit shall be required.

A. Winery, Artisan. Events included as part of the permit for an artisan winery shall not be subject to other permit requirements of Sections 3.3.E.

B. Winery Tasting Facilities, including a catering kitchen.

C. Agricultural/Winery related visitor- serving uses (e.g., produce stand)

D. Food Service Facilities may be established in conjunction with a winery-related facility where they meet the following criteria:
    1. The use is clearly incidental, related, and subordinate in nature and size to the primary operation of the winery as a production facility, or to the existing visitor serving use where the use is not a winery;
    2. Located within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor serving use where the use is not a winery.
    3. The site shall contain no more than 1,500 square feet of kitchen and dining area, including any outdoor dining area.

E. Winery-Related Events between 151 and 500 people on any one venue at any one time. Events include:
    1. Advertised fund raising events

2. Winemaker Dinners open to the general public.
3. Festivals, tours or celebrations

Special Events, including weddings, with more than 500 people at any one venue at any one time shall be subject to a special event permit in accordance with Section 3.6 of this Plan.

F. Guesthouse. One guesthouse may be allowed with each new winery. Guesthouses shall be subject to development standards established in the Monterey County Zoning Code.

G. Residential unit. One unit may be allowed with each new winery.

H. Employee Housing. Each winery shall be allowed up to three units total for employee housing; additional housing units may be allowed subject to a discretionary permit.

3.4 Permitted Uses, Administrative Permit Required In Each Case

This Section includes a list of uses that can be permitted with an Administrative Permit for properties within the designated Agricultural and Winery Corridor. These uses are subject to the General Regulations established in Section 3.1 and Development Standards established in Section 3.5 of this Agricultural and Winery Corridor Plan.

A. Restaurant or Delicatessen; subject to the following criteria
   1. Located within five (5) miles from an urban limit line, community area, or rural center or within one (1) mile of an arterial or collector.
   2. Parking shall be provided as required by Chapter 21.58, Monterey County Code.

B. Inn, on-site with a winery facility; subject to the following criteria:
   1. The Inn is clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.
   2. Separate structure(s) shall be built expressly for an Inn.
   3. Includes no more than ten (10) guest rooms, and a family does not need to be in permanent residence within the Inn facility.

4. Design shall use a consistent style for all buildings on the same lot.
5. Parking shall be provided as required similar to a bed and breakfast use.

C. Inn, stand alone; subject to the following criteria:
   1. The facility is located:
      a. more than 500 feet from a parcel on which any other Inn facility is located;
      b. no closer than 400 feet to any existing residence outside the ownership of the applicant.
   2. Parking shall be provided as required similar to a bed and breakfast use.

D. Winery, Full-scale, including tasting facilities and a catering kitchen as part of the winery. Events included as part of the permit for a full-scale winery shall not be subject to other permit requirements of Sections 3.3.E or 3.6.

3.5 Development Standards

The following standards shall apply for approved uses within the Winery Corridor only:

A. Parcel Size. Minimum five (5) acres:
   1. Creation through subdivision of a five-acre lot or any lot smaller than the zoning minimum parcel size is permissible provided:
      a. The remaining parcel still conforms to the minimum parcel size of the underlying zoning district. An exception to subdivide lots (minimum 5 acres) from a legal non-conforming lot not meeting the minimum lot size for the land use designation (e.g. 10-acre lot with 40-acre minimum designation) may be allowed based on substantial evidence that this action would:
         1) reduce the number of conforming agricultural lots from being subdivided; and

2) limit development in a manner to retain the rural character of the corridor.

b. Development of the lot must be in conformance with allowable uses identified in this Agricultural and Winery Corridor Plan only.

c. The total number of lots created does not exceed 66 lots within the AWCP as adopted.

2. Subdivision of parcels under Williamson Act contract shall be in conformance with Williamson Act regulations.

3. Creation through subdivision within the Corridor is permissible subject to the Subdivision Map Act and County Subdivision Ordinance.

B. Building Site Coverage. 30% maximum, excluding parking and landscaping.

C. Structure Height. The maximum height of structures associated with a winery facility shall be 35 feet. Structural height may be increased to 45 feet without a variance to accommodate processing facilities.

D. Setbacks. All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events, the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. Projects that meet these setbacks are permitted pursuant to Sections 3.2, 3.3, and 3.4. These setbacks can be modified subject to an Administrative Permit finding that the request satisfies one of the following:

1. there is no feasible way to meet the required setbacks without creating environmental impacts or impacting important agricultural land;

2. required setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation; or

3. an existing structure was legally constructed prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.
4. Setback requirements may be adjusted where the line of sight criteria provided by the Public Works Department must be met to ensure the safety of those driving within the Corridor.

E. Parking Regulations. The number of required off-street parking spaces shall be determined by a Development Plan prepared for all uses associated with the winery. At a minimum the Plan shall include the following:

1. Employee Parking; One (1) space for each employee
2. Tourist Parking; calculated at 2.5 persons per vehicle with enough parking to meet the maximum capacity.
3. Event Parking; Identify adequate on-site or off site parking, with permission from property owner(s), for events over 20 persons.

All other parking regulations shall follow provisions (e.g. restaurants) of Chapter 21.58 of the Monterey County Code (Zoning Ordinance). An exception for required parking for uses included as part of the Corridor Plan and located within the corridor may be approved by the Zoning Administrator, subject to a parking analysis prepared by a certified traffic engineer. Parking within any adjoining road right-of-way shall not count for meeting parking requirements of this Plan. Parking for facilities within the corridor shall follow the design standards in Section 3.7(F-H) of this Plan.

F. Noise. All winery structures and outdoor uses shall comply with the County's adopted Noise Codes.

3.6 Special Winery Related Event Permit

Facilities/Properties within the Winery Corridor that intend to hold special events for 500 or more people on-site shall obtain a separate permit that involves review of the event conditions by the Sheriff's, Fire, and Public Works Departments relative to public health and safety. An Administrative Permit may be considered for all events that will occur over a one year period. No

such event may be held without first obtaining an Administrative Permit from the Director of Planning that meets the following:

A. Application. An application shall be submitted that includes:
   1. Name, address, and contact information of the applicant.
   2. Name, address, and contact information of person(s) in immediate charge of the event(s).
   3. Time(s) and place(s) where the event(s) will be held
   4. The type of event(s) and maximum number of persons anticipated to attend each event.
   5. Site Plan illustrating where event(s) will be held, with proper setbacks from neighboring uses.
   6. Proposed location(s) and availability for off-site parking to support the number of persons anticipated at the event(s).
   7. Description of proposed music and sound equipment for each event, including the name and contact if a live band is to perform.
   8. Period when the permit is desired, not to exceed one year.

B. Referral. Upon receiving an application, the Director of Planning shall refer the request to the Sheriff, local fire official, County Public Works, Division of Environmental Health, or other departments as a matter of ensuring the public health and safety of those using the Corridor.

C. Review Process. Special Winery-Related permits shall be subject to the Administrative Permit process for review and notice established in the Zoning Code.

D. Criteria. The Director, or their designee, shall approve a permit if the event:
   1. is not of such a character as to disturb the public peace or be injurious or detrimental to the public health or safety,
   2. is in a location that will not disturb the peace and quiet of any considerable number of persons residing in the vicinity thereof, and
   3. will not violate any ordinance of the County of Monterey. If any one of these criteria cannot be met, then the event shall not be approved.

E. Conditions. Reviewing agencies are authorized to attach such conditions as deemed necessary to protect the health, safety, and general welfare of the community and the persons attending the event. Such conditions may include, but need not be limited to:

1. Carrying of public liability insurance.
2. Employment of special police.
3. Maximum number of persons permitted to attend the event.
4. Outdoor amplified music shall only be allowed from 10 a.m. to 10 p.m. No outside amplified sound shall occur before 10 a.m. or after 10 p.m. Amplified music may only be waived or modified where a finding can be made by the Review Authority that the noise at the property line of a neighboring residential use will not exceed 65dB.

F. Special Police are required when the Sheriff determines that special police shall be employed to maintain order at the event and/or for traffic control:

1. The Sheriff may condition his or her approval on the engagement by the applicant of a specific number of Deputy Sheriffs or a specific number of persons duly licensed or registered under Chapter 11 of Division 3 (commencing with Section 7500) of the Business and Professions Code to attend the event.
2. Application and payment for Deputy Sheriffs shall be in accordance with the provisions of Chapter 2.76 of the County Code. The applicant must make his or her own arrangements for payment of other than Deputy Sheriffs.
3. The Sheriff may from time to time review the matter and may increase or decrease the number of Deputy Sheriffs or other persons to attend and keep order. If the Sheriff determines that a change in the number of deputies or other persons is necessary to keep order, he or she shall give the applicant five days notice of the change in writing at the address listed on the application. The applicant shall comply with said notice.

3.7 Design Criteria

This Plan includes general design statements and guidelines to be applied on a project-wide basis for structures developed as part of the Agricultural and Winery Corridor Plan. The intent is not to require rigid adherence to one particular building style or limit the range of materials, but to achieve continuity and establish a larger visual context that creates a sense of place. These guidelines seek to encourage creativity while creating an overall vision for the Corridor that is in keeping with the existing rural character.

A. Gateway Signs. Three points have been identified as gateways to the Agricultural and Winery Corridor:

1. Highway 68/River Road. The intersection of Highway 68 and River Road is the main gateway for the Corridor where it provides connection to the major tourist activity on the Monterey Peninsula.
2. Arroyo Seco/Highway 101. The area between Greenfield and Soledad is considered the heart of the wine corridor.
3. Central Avenue/Highway 101. South side of Central Avenue at the intersection of Central Avenue and the south Highway 101 access.

Each location will be allowed to have one sign that identifies entry into the corridor and may be coordinated with a visitor center to provide other amenities such as kiosks.

B. Directional Signs. Since the road system within the Corridor has many twists and turns, off-site directional signs should be installed in conjunction with the gateway signs so that travelers can easily find their destinations within the Corridor. In order to facilitate the economic enhancement of the wine industry in Monterey County, the Monterey County Vintners and Growers Association (Association), or its successor, may work with Monterey County Public Works Department to install and maintain directional signs within the public right of way. The Association may request up to a total of 50 signs subject to review by the Public Works Director. Sign locations may include, but are not limited to:

1. River Road & Chualar River Road, Chualar
2. River Road & Gonzales River Road
3. Alta Street & Gonzales River Road, Gonzales
4. Alta Street & Gloria Exit, Gonzales
5. Alta Street & Gloria Road, Gonzales
6. Foothill Road & Fort Romie Road, Soledad
7. Foothill Road & Mission, Soledad
8. Foothill Road & Colony, Soledad
9. Foothill Road & Paraiso Springs Road, Soledad
10. Thorne Road & Los Coches Road, Soledad
11. Arroyo Seco Road & Los Coches Road, Soledad
12. Arroyo Seco Exit & Doud Road, Soledad
13. Arroyo Seco Road & Paraiso Springs Road, Soledad
14. Arroyo Seco Road above Green Bridge
15. Arroyo Seco Road at Green Bridge
16. Hobson Avenue & Central Avenue, Greenfield
17. Elm Avenue & Central Avenue, Greenfield
18. Elm Avenue & Metz Road, Greenfield
19. Elm Avenue & Fourteenth, Greenfield
20. El Camino Real & Elm Avenue, Greenfield
21. El Camino Real & Walnut Avenue, Greenfield
22. El Camino Real & Thorne Road, Greenfield
23. Fourteenth & Walnut Avenue, Greenfield
24. Highway 146 East & Metz Road, Soledad

Directional signs within the Corridor shall be subject to the following specifications:

1. Signs shall be mounted on a 4-inch by 4-inch white post.
2. No more than ten (10) slats plus a logo sign on one post shall be installed at any one location.
3. Lettering height shall not be less than 3-inches (3”) nor more than 4-inches (4”) except for the abbreviation of mile (MI). Wording must be approved by Monterey County Public Works.
4. Logo sign size shall not exceed 4.5 square feet.

5. Signs at all locations shall be uniform in design and color.
6. Signs shall not be advertising in nature.
7. Signs shall be used for facilities located within the Corridor as a priority. Facilities not located within the Corridor may be included on directional signs at the discretion of the Monterey County Vintners and Growers Association. Signs may be removed or relocated at any time, as directed by the Public Works Director, for reasons such as: traffic safety, construction projects, closing of wineries, failure of the Association to provide materials or funds for sign maintenance, blight, etc.

C. Entry Signs. Each individual business may want to have some type of sign that will identify the entrance into their facility. Each business will be allowed one monument sign at the main access to the winery site. Signs will be subject to design review using the following criteria:
   1. The sign complements the design theme used by the winery.
   2. The sign does not create any safety hazard (e.g. sight distance) for vehicle traffic.
   3. No internal illumination or neon tubing. Limited back lighting for visibility in fog and dim lighting may be allowed.
   4. The area immediately around the monument sign may be landscaped to create a formal entry statement.
   5. New monument signs shall be limited to 50 square feet in surface area. Signs may be double-sided.
   6. New signs installed after the adoption of this Plan may not exceed six (6) feet in height. Exceptions to the height may be approved by the Zoning Administrator provided the sign meets the criteria noted above. An example of this would be to create a gateway sign instead of a monument sign.

D. Kiosk. Visitor centers should include a kiosk to provide a map of the entire corridor along with contact information for the various facilities located within the corridor.

E. Architectural Guidelines. All structures associated with the winery (including production facilities) shall have an exterior design style that

is agricultural or residential in nature using non-reflective siding and roofing materials. Design shall use a consistent style for all buildings on the same lot. Style limitations shall not be too restrictive in order to encourage unique expression.

F. Parking Areas. Parking should be located where topography or existing on-site vegetation (including vineyards) provides for adequate screening. Where a parking area is generally visible from a public road, landscaping shall be integrated to soften the appearance and to buffer headlights from shining onto the roadway.

G. Lighting. Lighting poles and fixtures shall be designed, located, and operated in a manner to focus light on the subject property and limit off-site glare.

H. Access Design. Access to facilities where the general public is allowed shall be designed to meet safe sight distance standards as determined by the Monterey County Public Works Department.

4.0 Implementation

4.1 General Administration

Figure AWCP-3 of this Plan depicts the areas where the AWCP policies apply. Since it is not possible to accurately predict the number and location of winery uses that actually will be developed within the three segments of the Corridor, a monitoring program will be conducted at five-year intervals in conjunction with the Monterey County Vintners and Growers Association or its successor. This program will assess if the impacts were correctly anticipated and mitigated in the environmental analysis conducted for this Plan and, if not, what additional measures shall be taken.

4.2 Subsequent Review And Approval

This Plan is not intended to limit the overall development of wineries in the County. While this Agricultural and Winery Corridor Plan is designed to encourage development of the wine industry within a defined area, it is not intended to limit development of this industry inside or outside the corridor. Property owners within the winery corridor segments would still have the

option of pursuing permits and approvals in the conventional manner, outside of the Winery Corridor Plan's treatment. Wineries outside of the designated Agricultural and Winery Corridor are subject to conformance with the regulations of the underlying zoning district. Once the limits identified in Section 3.1 of this Plan are reached, the Plan can be amended.

Additional entitlements may be required based on the nature of each individual project.

4.3 Environmental Review

An environmental impact report (EIR) is being prepared in conjunction with the AWCP to assess potential environmental impacts for buildout of the entire Corridor. The intent is to allow the individual project in the AWCP to benefit from comprehensive, advance environmental review of the entire Corridor. As a result, individual projects would have limited environmental review depending on site-specific conditions and impacts, to the extent permissible under CEQA.

Winery development within the corridor not processed under this Plan, or winery facilities outside of the corridor, must evaluate cumulative impacts of adding said facility to the buildout of the AWCP.

4.4 Establishment Of Zoning District

In conjunction with adoption of this Agricultural and Winery Corridor Plan (AWCP), the County shall amend the zoning map to include an "AWCP" Zoning District Overly for properties located within the Plan boundaries.

4.5 Financing Plan

See General Plan Policies PS-1.1 and C-1.12

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Introduced: 6/24/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN250286 - CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)
Public hearing to consider construction of 22 affordable housing units for the September Ranch Subdivision Project. Units would be comprised of two- and three-bedroom single-family residences. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill and previously entitled removal of up to 205 Oak trees and 24 Pine trees, which were authorized under the September Ranch Subdivision Project, PLN110173-AMD1.
Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan.
Proposed CEQA Action: Consider and find that the project is consistent with the previously certified Environmental Impact Report (EIR) and Addendum pursuant to California Environmental Quality Act (CEQA) guidelines section 15162 and 15164.

RECOMMENDATION

It is recommended that the County of Monterey Planning Commission adopt a resolution:

1. Considering the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 15164; and
2. Approving a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**). Staff recommends approval subject to 12 conditions.

PROJECT INFORMATION

Property Owner: Carmel Reserve, LLC.
Agent: Amrita Tahiliani
APN: 015-171-019-000
Zoning: High Density Residential 5 units per acre with a Design Control, Building Site, Site Plan Review overlays
Parcel Size: 4.47 acres
Flagged and Staked: Yes
Project Planner: Taylor Price, Senior Planner
PriceT1@countyofmonterey.gov, 831-784-2179

SUMMARY:
The project before the Planning Commission (Commission) today is only for consideration of the Design Approval for the proposed 22 inclusionary housing units, which are part of the September Ranch Subdivision (HCD-Planning File No. PLN110173-AMD1). All other project approvals were entitled by the County of Monterey Board of Supervisors (Board) on November 9, 2010, as part of the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision. The prior approvals for the project are included for informational purposes only and are already approved. Finally, the Final Map for Phase 1A (Parcel F) is concurrently being processed and will be considered by the Board in summer 2026.

The project site, approximately 4.47 acres, is located near the intersection of Carmel Valley Road between Canada Way and Valley Greens Drive, within the Carmel Valley Master Plan. The subject project is designated as Residential High Density 5-20 units/acre and zoned High Density Residential, five units per acre, with a Building Site, Design Control, and Site Plan overlays. Surrounding land uses include Open Space-zoned parcels to the west and south, and residentially zoned Low Density Residential parcels to the north and east. The project proposes 22 inclusionary housing units comprising 15 moderate and 7 workforce units, consisting of 17 two-bedroom units and 5 three-bedroom units, ranging from 1,043 to 1,201 square feet. The project includes both private open space (i.e., rear and front yard areas for the clustered residential homes) and two community playgrounds accessible to all residents.

As explained herein, staff recommends approval of the Design Approval.

DISCUSSION:
Process
The project's timeline is briefly summarized below:

- November 9, 2010 - The Board approved the project's Combined Development Permit, which included the subdivision of 891 acres, tree removal, grading for subdivision infrastructure and site improvements, development on slopes greater than 30 percent, and approval of the 22 affordable housing units.
- December 8, 2020 - The Board approved the Final Map for Phase 1 of September Ranch Subdivision, which included dividing 540 acres of the total 891 acres into 40 parcels, including a parcel for inclusionary housing (affordable housing) known as Parcel F.
- April 28, 2026 - The Board adopted Ordinance No 5445 and Resolution No. 26-060 to rezone and reclassify the inclusionary housing parcel (Parcel F) from Low Density Residential to High Density Residential.

Design/Visual Resources
The subject property is located within a Design Control overlay district. The Carmel Valley Master Plan Policy (CVMP) CV-1.1 requires that development follow the rural architectural theme to preserve the rural character of Carmel Valley. CVMP CV-1.20 requires that the materials and colors be consistent with the rural character of the valley and be compatible and appropriate for the surrounding area. Additionally, the September Ranch Subdivision approval (Resolution No. 10-312)

required that the Commission shall make the "*final approval"* of the inclusionary and workforce housing design to ensure the structures follow a rural design and maintain design consistency with the surroundings in keeping with the old farmhouse and equestrian center. Consistent with these requirements, the project incorporates natural stone and wood materials, such as Carmel stone veneer, rustic weathered wood, wood board, and corrugated weathering steel. The project incorporates muted plaster and brown colors that evoke the natural surroundings and mirror the washed-out colors of the old farmhouse and equestrian center. These materials and colors are compatible with the valley's rural character and evoke the old farmhouse and equestrian center through their clean lines and natural colors and materials.

CVMP CV-3.2 requires that public vistas "*shall be provided and improved*". CVMP CV-3.3 requires that development not be allowed to significantly block views of the viewshed or distant hills as seen from key public viewing areas. CVMP CV-3.4 requires that alterations to hillsides and natural landforms be minimized through sensitive siting and design. The project, as proposed, will alter hillsides and natural landforms, but these alterations are intended to ensure that the resulting development is not visible from Carmel Valley Road and that the project site is appropriately developable. The proposed dwellings are clustered on the site to minimize impacts on public viewshed from Carmel Valley Road. Staff conducted a site visit during staking and flagging and identified only a small portion of the development that would be visible from Carmel Valley Road. This portion of the development is minimally visible, and the remainder is substantially screened by the site's natural topography and tree cover. No other scenic resources or public viewsheds in the Carmel Valley will be impacted by the development.

Entitled/Approved Portions of the Project

The project also involves development on slopes in excess of 25% and tree removal of 24 Monterey Pines and 205 Oak trees, which was previously approved as part of the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project. Grading of the project site will require 11,230 cubic yards of cut and 7,800 cubic yards of fill, previously approved through the Combined Development Permit (Resolution No. 10-312). After construction, soil will be stabilized by buildings, pavement, retaining and debris walls, landscaping, and vegetation.

Sanitary sewer services would be provided by the Carmel Area Wastewater District (CAWD). Potable water on-site will be provided by the California American Water Company (Cal-Am) through a wheeling agreement.

On-site stormwater management was approved in accordance with the Drainage & Flood Control Systems Agreement for the September Ranch Subdivision Project (Document No. 2020076785, condition no. 121).

The project has been reviewed for design consistency with the applicable land use and planning documents, including the 2010 General Plan, Carmel Valley Master Plan, and Title 21 (Zoning Ordinance).

Staff recommends that the Planning Commission find that the Design Approval for the 22 inclusionary units.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
HCD-Housing
Cypress Fire Department

LAND USE ADVISORY COMMITTEE

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on February 17, 2026. The LUAC voted unanimously to recommend approval of the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project was previously analyzed in a previously certified Environmental Impact Report (EIR) and Addendum (SCH # 1995083033). California Environmental Quality Act (CEQA) Guidelines sections 15162 and 15164 allow a project that was analyzed in a certified EIR and Addendum to utilize the same EIR and Addendum when the project circumstances are the same. The proposed project is consistent with the inclusionary housing development and associated site improvements that were anticipated for the site. None of the conditions described in CEQA Guidelines section 15162 apply, and there is no change to the larger project by this project that would require new environmental analysis.

Prepared by: Taylor Price, Senior Planner, (831) 784-2179
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Project Plans

Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes

cc: Front Counter Copy; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Cypress Fire Protection District; HCD-Housing; Fionna Jensen, Principal Planner; Taylor Price, Senior Planner; Yineng Zhou, Applicant; Amrita Tahiliani, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos, Interested Parties; Project File PLN250286**.**

Introduced: 6/24/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN250286 - CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)
Public hearing to consider construction of 22 affordable housing units for the September Ranch Subdivision Project. Units would be comprised of two- and three-bedroom single-family residences. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill and previously entitled removal of up to 205 Oak trees and 24 Pine trees, which were authorized under the September Ranch Subdivision Project, PLN110173-AMD1.
Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan.
Proposed CEQA Action: Consider and find that the project is consistent with the previously certified Environmental Impact Report (EIR) and Addendum pursuant to California Environmental Quality Act (CEQA) guidelines section 15162 and 15164.

RECOMMENDATION

It is recommended that the County of Monterey Planning Commission adopt a resolution:

1. Considering the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 15164; and
2. Approving a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**). Staff recommends approval subject to 12 conditions.

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Agent: Amrita Tahiliani
APN: 015-171-019-000
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Project Planner: Taylor Price, Senior Planner
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SUMMARY:
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The project site, approximately 4.47 acres, is located near the intersection of Carmel Valley Road between Canada Way and Valley Greens Drive, within the Carmel Valley Master Plan. The subject project is designated as Residential High Density 5-20 units/acre and zoned High Density Residential, five units per acre, with a Building Site, Design Control, and Site Plan overlays. Surrounding land uses include Open Space-zoned parcels to the west and south, and residentially zoned Low Density Residential parcels to the north and east. The project proposes 22 inclusionary housing units comprising 15 moderate and 7 workforce units, consisting of 17 two-bedroom units and 5 three-bedroom units, ranging from 1,043 to 1,201 square feet. The project includes both private open space (i.e., rear and front yard areas for the clustered residential homes) and two community playgrounds accessible to all residents.

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Design/Visual Resources
The subject property is located within a Design Control overlay district. The Carmel Valley Master Plan Policy (CVMP) CV-1.1 requires that development follow the rural architectural theme to preserve the rural character of Carmel Valley. CVMP CV-1.20 requires that the materials and colors be consistent with the rural character of the valley and be compatible and appropriate for the surrounding area. Additionally, the September Ranch Subdivision approval (Resolution No. 10-312)

required that the Commission shall make the "*final approval"* of the inclusionary and workforce housing design to ensure the structures follow a rural design and maintain design consistency with the surroundings in keeping with the old farmhouse and equestrian center. Consistent with these requirements, the project incorporates natural stone and wood materials, such as Carmel stone veneer, rustic weathered wood, wood board, and corrugated weathering steel. The project incorporates muted plaster and brown colors that evoke the natural surroundings and mirror the washed-out colors of the old farmhouse and equestrian center. These materials and colors are compatible with the valley's rural character and evoke the old farmhouse and equestrian center through their clean lines and natural colors and materials.

CVMP CV-3.2 requires that public vistas "*shall be provided and improved*". CVMP CV-3.3 requires that development not be allowed to significantly block views of the viewshed or distant hills as seen from key public viewing areas. CVMP CV-3.4 requires that alterations to hillsides and natural landforms be minimized through sensitive siting and design. The project, as proposed, will alter hillsides and natural landforms, but these alterations are intended to ensure that the resulting development is not visible from Carmel Valley Road and that the project site is appropriately developable. The proposed dwellings are clustered on the site to minimize impacts on public viewshed from Carmel Valley Road. Staff conducted a site visit during staking and flagging and identified only a small portion of the development that would be visible from Carmel Valley Road. This portion of the development is minimally visible, and the remainder is substantially screened by the site's natural topography and tree cover. No other scenic resources or public viewsheds in the Carmel Valley will be impacted by the development.

Entitled/Approved Portions of the Project

The project also involves development on slopes in excess of 25% and tree removal of 24 Monterey Pines and 205 Oak trees, which was previously approved as part of the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project. Grading of the project site will require 11,230 cubic yards of cut and 7,800 cubic yards of fill, previously approved through the Combined Development Permit (Resolution No. 10-312). After construction, soil will be stabilized by buildings, pavement, retaining and debris walls, landscaping, and vegetation.

Sanitary sewer services would be provided by the Carmel Area Wastewater District (CAWD). Potable water on-site will be provided by the California American Water Company (Cal-Am) through a wheeling agreement.

On-site stormwater management was approved in accordance with the Drainage & Flood Control Systems Agreement for the September Ranch Subdivision Project (Document No. 2020076785, condition no. 121).

The project has been reviewed for design consistency with the applicable land use and planning documents, including the 2010 General Plan, Carmel Valley Master Plan, and Title 21 (Zoning Ordinance).

Staff recommends that the Planning Commission find that the Design Approval for the 22 inclusionary units.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
HCD-Housing
Cypress Fire Department

LAND USE ADVISORY COMMITTEE

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on February 17, 2026. The LUAC voted unanimously to recommend approval of the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project was previously analyzed in a previously certified Environmental Impact Report (EIR) and Addendum (SCH # 1995083033). California Environmental Quality Act (CEQA) Guidelines sections 15162 and 15164 allow a project that was analyzed in a certified EIR and Addendum to utilize the same EIR and Addendum when the project circumstances are the same. The proposed project is consistent with the inclusionary housing development and associated site improvements that were anticipated for the site. None of the conditions described in CEQA Guidelines section 15162 apply, and there is no change to the larger project by this project that would require new environmental analysis.

Prepared by: Taylor Price, Senior Planner, (831) 784-2179
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Project Plans

Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes

cc: Front Counter Copy; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Cypress Fire Protection District; HCD-Housing; Fionna Jensen, Principal Planner; Taylor Price, Senior Planner; Yineng Zhou, Applicant; Amrita Tahiliani, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos, Interested Parties; Project File PLN250286**.**

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING) (PLN250286)

RESOLUTION NO. 26-

Resolution by the County of Monterey Planning Commission:

1) Considering the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 15164; and
2) Approving a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports.

[PLN250286, CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING), 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan, Assessors Parcel Number: 015-171-019-000]

The CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING) application (PLN250286) came on for public hearing before the County of Monterey Planning Commission on July 8, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:

- 2010 Monterey County General Plan;
- Carmel Valley Master Plan; and
- 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/or regulations of the applicable Monterey County Code (MCC).

b) Project History. On November 9, 2010 the County of Monterey Board of Supervisors (Board) approved a Combined Development Permit (CDP) (Resolution Number 10-312) for the September Ranch Subdivision Project (HCD-Planning File No. PLN110173-AMD1) consisting of: 1) a Vesting Tentative Map for the subdivision of 891 acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary and 7 deed-restricted workforce housing lots) for a total of 95 residential lots; a 20.2 acre existing equestrian facility and accessory structures related to that use (Parcel E); 300.5 acres of common open space (Parcels A & C); 242.9 acres of public open space for donation/dedication (Parcel D); 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; 6.9 acres of open space reserved for future public facilities (Parcel B); annexation to the Carmel Area Wastewater District for sewage disposal; 2) a Use Permit for the public/commercial use of the equestrian center & stables for a maximum of 50 horses and a maximum water use of 3.0 acre-feet per year; 3) a Use Permit for an on-site water system including new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the subdivision; 4) a Use Permit for removal of a maximum of 819 protected Coast live oaks; 5) an Administrative Permit for up to 100,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements including, but not limited to, development of roads, water tanks, water system, and drainage detention areas; 6) a Use Permit to allow development on slopes greater than 30 percent for affordable housing on Lots 5 through 11, subdivision infrastructure and subdivision improvements; and 7) an Administrative Permit for affordable housing, equestrian center caretaker unit/public office, a tract sales office and a security gatehouse.

On December 8, 2020, the Board approved the Final Map for Phase I of the September Ranch Subdivision which includes dividing 540-acres of the total 891 acres into 40 parcels consisting of 33 conforming lots to be developed with market-rate homes, a parcel for inclusionary housing (Parcel F), the equestrian parcel (Parcel E), public use parcel (Parcel B), open space parcels (Parcel A & D), park parcel (Parcel C), and a parcel for future Phase 2 which may be used for inclusionary housing (Parcel G).

On April 28, 2026, the Board adopted Ordinance No. 5445 and Resolution No. 26-060 to rezone and reclassify the inclusionary housing parcel (Parcel F) of Vol. 24 C&T Pg 70 to reflect its intended uses (affordable housing), as required by Condition of Approval Number 37 of Board of Supervisors Resolution No. 10-312 for the September Ranch Subdivision Project. Pursuant to Condition 37, Parcel F was redesignated to *Residential – High Density 5-20 Units/Acre* and rezoned to *High Density Residential, 5*

units per acre, with Building Site, Design Control and Site Plan overlay ("HDR/5-B-6-D-S"). This enabled the 4.47 acre parcel to be developed with 22 inclusionary housing units, subject to appropriate permitting. This Design Approval authorizes the construction of the planned 22-unit affordable housing project on Parcel F. Therefore, no affordable housing is planned for Parcel G at this time, and implementation of this permit satisfies the affordable housing requirement of the September Ranch Subdivision project.

c) Project Description. The Carmel Reserve LLC (One Grove Inclusionary Housing) project (project) site encompasses approximately 4.47 acres within unincorporated Monterey County, California (Assessor's Parcel Number [APN] 015-171-019-000). The project site is located in Carmel Valley, within the September Ranch Subdivision, and is identified as Parcel F in the subdivision, also known as the Inclusionary Housing Parcel. The project, as proposed, allows for the construction of 22 inclusionary housing units composed of 17 two-bedroom units and 5 three-bedroom units (15 inclusionary and 7 deed restricted workforce housing units). Associated site improvements include, but are not limited to, retaining and debris walls, rubbish enclosures, two recreational areas, hardscape pathways, 22 carports, and associated grading and fill. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill. The September Ranch Subdivision project was entitled to allow the removal of 1,464 pine trees and 819 oak trees (PLN110173-AMD1). Implementation of this affordable housing project would require the removal of up to 205 Oak trees and 24 Pine trees, which is consistent with the tree removal authorized under PLN110173-AMD1.

d) Allowed Use. The property currently does not have an address but is labeled as Parcel F in the September Ranch Subdivision (Assessor's Parcel Number [APN]: 015-171-019-000), Carmel Valley Master Plan. The parcel is zoned High Density Residential 5 units per acre with a Design Control, Building Site, Site Plan Review overlays or "HDR/5-B-6-D-S", which allows multiple dwellings not exceeding 5 dwelling units per acre, subject to the granting of a Design Approval pursuant to Title 21 Chapter 21.44. The September Ranch Subdivision project was entitled to allow the construction of affordable housing units, with an Administrative Permit (PLN110173-AMD1).

e) Lot Legality. The subject lot is identified as Parcel F on "Tract No. 1547, September Ranch Phase 1 Subdivision Map", filed for record in Volume 24, Cities and Towns, at Page 70, and therefore recognized by the County as a legal lot of record.

f) Design and Visual Resources. Pursuant to Chapter 21.44 of Title 21, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The project is consistent with the requirements of Chapter 21.44 and complies with the applicable

visual resource policies of the General Plan and Carmel Valley Master Plan. See Finding No. 4 and supporting evidence below.

g) Site Plan Review. Pursuant to Chapter 21.45 of Title 21, the project site and surrounding area are designated as a Site Plan Review District ("S" zoning overlay), which regulates the review of development, by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. Proposed development within the "S" zoning overlay may be allowed, subject to the granting of an Administrative Permit. The Combined Development Permit that was approved by the Board Resolution No. 10-312, which included an Administrative Permit to allow construction of 22 affordable units, 73 market-rate single-family dwelling units, tree removal, and grading in the "S" zoning overlay. No additional Administrative Permit is required for this project. Therefore, the project is consistent with the development standards outlined in Title 21.

h) Site Development Standards. The project meets all required development standards for the HDR zoning district, which are identified in Title 21 section 21.10.060. Pursuant to Title 21 section 21.10.060, the maximum density is 5 units per acre, and the maximum site coverage is 60 percent. Consistent with the As shown on the attached plans, the site's density is 4.92 units per acre, and the building site coverage is 48,710 square feet (25 percent). The proposed density and site coverage comply with the underlying zoning requirements.

Pursuant to Title 21 section 21.10.060, the minimum building site shall be "*5,000 square feet unless otherwise approved as a part of clustered residential subdivision*." However, September Ranch Phase 1A (affordable housing for Parcel F) is a clustered Planned Unit Development (PUD) with building site sizes ranging from 2,339 to 5,780 square feet, as shown on the draft Final Map.

Pursuant to Title 21 section 21.06.060, main structures are limited to 35 feet in height and shall have setbacks of 20 feet (front), 5 feet (side), and 10 feet (rear), unless otherwise noted on the Final Map or a part of a PUD. For PUDs, "*no setbacks from the lot lines are required except as necessary to meet Building and Fire Code requirements, unless otherwise noted on the recorded final map"* (Title 21 section 21.10.060). A Final Map for Phase 1A (Parcel F) is concurrently being processed with this Design Approval and will be considered by the Board of Supervisors summer 2026. The draft Final Map for the inclusionary lots illustrated setbacks of 20 feet for the front (except for less than 20 feet on Lots 1A, 2A, 3A, 4A, 14A, and 15A), 0 feet for the side, and 10 feet for the rear. As shown on the attached plans, the maximum height of the tallest proposed single-family dwellings will not exceed 23 feet 10 inches. Not only is September Ranch Phase 1A a clustered residential PUD, but its draft Final Map also illustrates modified setbacks to

accommodate the proposed affordable units. Therefore, the proposed structures comply with the required setbacks and height.

Pursuant to Title 21 section 21.10.070.A, "*developments in excess of five dwelling units shall provide a trash enclosure area for the residents of the development*". As shown on the attached plans, every dwelling unit has a trash enclosure, and the plans were reviewed and approved by the Environmental Health Bureau. Pursuant to Title 21 section 21.10.070.B, "*developments in excess of five dwelling units on a lot shall provide a recreational area for the residents of the development*". As shown on the attached plans, the project includes two recreational areas, including benches, tables, and recreational equipment for children and teenagers. Pursuant to Title 21 Section 21.42.030.F, the lots will not be further subdivided.

i) Parking. Pursuant to Title 21 section 21.58.040, 22 clustered homes are required to provide 2 spaces per 2-bedroom unit, 2.2 spaces per 3-bedroom unit, and 1 guest space for every 4 units or 50.5 parking spaces (45 resident spaces and 5.5 guest spaces). The project will provide 54 parking spaces (22 carports, 16 driveways, 14 on-street, and 2 handicapped spaces), which exceeds the required number of parking spaces pursuant to Title 21 section 21.58.040. Pursuant to Title 21 section 21.58.050.F, residential development in HDR is required to provide at least one covered parking space for each dwelling unit. As proposed, the project provides one covered parking space per residential unit, which satisfies the requirements of Title 21 section 21.58.050.F.

j) Cultural Resources. According to Monterey County Geographic Information System (GIS), the property is located in an area of high archeological sensitivity, but not within 750 feet of a known archeological resource. An archeological report was prepared by four archaeologists with Archeological Consulting and Research Services, Inc., for the September Ranch Subdivision in February, 1981. This report was prepared in accordance with General Plan Policy and Title 21 section 21.66.050. The report identified a flat area of the subdivision as a possible prehistoric tribal cultural activity area, and no other artifacts were discovered. An Archaeological Report Waiver was requested by the developer for this Design Approval, which was approved pursuant to Title 21 section 21.66.050.C.2.b, given that a previous report for the site was prepared by a qualified archaeologist and clearly and adequately included the proposed development site within its scope of survey. Further, the application of Mitigation Measure 4.10-1 Cultural Resources as part of the Combined Development Permit (Resolution No. 10-312), as well as the County's standard project condition (Condition No. 3), requires the contractor to stop work if previously unidentified resources are discovered during construction.

k) Development on Slopes in Excess of 25 Percent. The project is located within the September Ranch Subdivision Project. On November 9, 2010, the Board approved the Combined

Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project, which included a Use Permit to allow development on slopes greater than 25 percent for affordable housing on Lots 5 through 11, subdivision infrastructure, and subdivision improvements. Resolution No. 10-312 incorporated evidence from Resolution No. 06-363, which includes evidence that "*there is no feasible alternative which would allow development to occur on slopes less than 30 percent* [prior General Plan policies required an analysis of slopes over 30 percent rather than 25 percent]", and that the proposed development on slopes in excess of 25 percent "*better achieves the goals, policies, and objectives of the General Plan and Carmel Valley Master Plan by better meeting policies relating to aesthetics, general land use policies, and residential land use policies of the Master Plan*". These include siting the proposed development in a manner that minimizes tree removal, impacts to biological resources, ridgeline development, impacts to open space, and visible alterations to natural landforms. Additionally, the development as proposed ensures visual compatibility with the Carmel Valley by minimizing visibility from Carmel Valley Road, ensuring visual compatibility with existing development, clustering the development near existing and natural features to minimize visibility, and preserving visible open space. Therefore, the project is consistent with the development standards for development on slopes in excess of 25 percent, and no additional entitlement is needed in this case.

l) Biological Resources. As part of the original approval of the September Ranch Subdivision, an Environmental Impact Report (EIR) was certified and considered all potential impacts on nearby resources resulting from construction. A biological report was prepared by Michael Brandman Associates for the September Ranch Subdivision in January 2004. This report was prepared in accordance with General Plan Policy and Title 21 section 21.66.020. The report identified that less than 80 acres (approximately 9 percent) of the vegetation and wildlife habitats within the September Ranch Subdivision will be directly lost or disturbed as a result of the project. As part of the Combined Development Permit (Resolution No. 10-312), Mitigation Measures 4.9-1-14 have been applied to the subdivision to ensure the protection of Biological Resources to the maximum extent feasible.

m) Tree Removal. As part of the original approval of the September Ranch Subdivision, an Environmental Impact Report (EIR) was certified and considered all potential impacts on nearby resources resulting from construction. On November 9, 2010, the Board approved the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project, which included a Use Permit to allow for the removal of 819 oak trees. As part of the original approval of the September Ranch Subdivision, an EIR was certified and considered the potential impacts of tree removal on forestry and biological resources as a result of construction. A Forest Management Plan was prepared by Vaughn Forestry for Phases 1 and 1a of the September Ranch Subdivision, which

estimated that tree removal would include 1,464 pine trees and 819 oak trees. The proposed project involves the removal of 205 Oak trees and 24 Monterey Pine trees. The proposed tree removal is the minimum required under the circumstances, and the removal will not involve the risk of adverse environmental impacts.

n) Inclusionary Housing. As part of the original approval of the September Ranch Subdivision, the Board approved the Combined Development Permit (Resolution No. 10-312), which included the applicant submitting and entering into an "Inclusionary Housing Master Development Agreement" as part of the project approval. The project has been conditioned to ensure that the final and amended "Inclusionary Housing Master Development Agreement" pursuant to Condition No. 48 in Board Resolution No. 10-312 is required.

o) Land Use Advisory Committee. The project was reviewed by the Carmel Valley Land Use Advisory Committee at the February 17, 2026, meeting, where the committee unanimously recommended the project for approval (6 ayes, 0 noes, and 1 absent).

p) The project planner reviewed the application materials, plans, and County GIS records to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code.

q) The project planner and HCD staff conducted site inspections on January 23, 2026 and reviewed the project site's satellite imagery to verify that the project on the subject parcel conforms to the plans listed above.

r) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250286.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cypress Fire Department, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and HCD-Housing. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) The following technical reports were prepared for this property and are applicable to the proposed development:

- "Geotechnical Investigation Report" prepared by Kimley Horn. May 2024 (County of Monterey Library No. LIB230214)
- "Water System Engineer's Report" prepared by Scaaf & Wheeler. July 2022 (County of Monterey Library No. LIB260010)

- "Arborist Report" prepared by Patric Krabacher. December 2025 (County of Monterey Library No. LIB260009)

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the proposed project.

c) Stormwater Control. As a part of the Combined Development Permit that was approved by the Board Resolution No. 10-312, the project is required to submit a comprehensive drainage and stormwater control plan pursuant to Condition No. 89 in Board Resolution No. 10-312.

d) The project planner and HCD staff conducted site inspections on January 23, 2026 and reviewed the project site's satellite imagery to verify that the project on the subject parcel conforms to the plans listed above.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN250286.

3. FINDING: **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on January 23, 2026 to verify that the site has no violations.

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

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN250286.

4. FINDING: **DESIGN/VISUAL SENSITIVITY –** The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE:

a) Design, Material, and Colors. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. This project has been referred to the Planning Commission pursuant to Title 21 section 21.44.040.E as the Planning Commission is the Appropriate Authority "*to consider Design Approval application for those structures which have the greatest potential to impact public views, such as structures along scenic highway or road corridors…, or which may have a substantial adverse visual impact from common public viewing areas."* Carmel Valley Master Plan Policy CV-1.1

requires that development follow a rural architectural theme to preserve the rural character of Carmel Valley. Policy CV-1.20 of the Carmel Valley Master Plan requires that materials and colors be consistent with the rural character of the valley and be compatible and appropriate for the immediate surrounding area. Condition No. 28, associated with Resolution No. 10-312, specified that the Commission shall make "*final approval*" of the inclusionary and workforce housing units and ensure that these structures "*follow a rural design & maintain compatible design consistency with the surroundings in keeping with the old farmhouse & equestrian center*". Consistent with these policies, the project includes a design that incorporates natural stone and wood materials in a 21st-century material-based design that incorporates farmhouse elements, which include clean lines and natural materials that mimic the surrounding natural and rural environment. The project is consistent with the surrounding rural Carmel Valley Road character. Colors include cement plaster walls, bronze aluminum doors, and windows. These colors mirror the washed-out, rural nature of the Carmel Valley and ensure they blend in and disappear into the surrounding landscape. Materials include beige Carmel stone veneer, rustic weathered wood, wood board, and corrugated weathering steel. The project incorporates dynamic groove wood patterns that evoke the appearance of the native oak woodland, and stone that mirrors the natural white and tan stone outcroppings and cliffs on the site.

Compliance with General Plan Policy LU-1.13 and Carmel Valley Master Plan Policy CV-3.17 will ensure that all exterior lighting (street lighting and residential development) is downlight and will minimize off-site glare. Additionally, the lighting will be unobtrusive and harmonious with the local rural character and will be constructed and located in a manner to illuminate only the intended area. As a part of the original approval of the September Ranch Subdivision, the Board approved the Combined Development Permit (Resolution No. 10-312), which included Condition No. 12, to ensure compliance with the County's exterior lighting standards.

b) Visual Resources. The proposed project is not located in an area of high visual sensitivity and, as sited, designed, and conditioned, will not result in adverse visual impacts. Carmel Valley Master Plan Policy CV-3.2 requires that public vistas "*shall be provided and improved*". Carmel Valley Master Plan Policy CV-3.3 requires that development not be allowed to significantly block views of the viewshed or distant hills as seen from key public viewing areas. Carmel Valley Master Plan Policy CV-3.4 requires that alterations to hillsides and natural landforms shall be minimized through sensitive siting and design. The project site will create alterations to hillsides and natural landforms; however, these alterations are intended to ensure that the project is minimally visible from Carmel Valley Road and to protect on-site biological resources. The proposed dwelling units are clustered on the site to minimize their impact on the public viewshed from Carmel Valley Road. During

staking and flagging, a small portion of the development was visible while driving south on Carmel Valley Road. However, this portion of the development will be minimally visible and substantially screened by the site's natural topography and tree cover. Further, from this vantage point, the introduction of the project as designed would not substantially degrade the semi-rural, vegetated viewshed, as the development is complementary and consistent in height, bulk, and mass with the surrounding development. No other scenic resources identified within the General Plan or Carmel Valley Master Plan are within proximity to the project site where the proposed residential development would interfere with the viewshed. The topography and vegetation between the project site and the area's scenic resources, and the scale and design of the proposed development, will ensure that the project will have a less-than-significant impact on scenic vistas.

c) Staff conducted a site inspection on January 23, 2026 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN250286.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cypress Fire Department, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and HCD-Housing. . Conditions have been recommended, 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) Sanitary sewer services would be provided by Carmel Area Wastewater District (CAWD). CAWD has provided a can and will serve and has approved the revised project plans pursuant to a December 21, 2023, letter. Cal-Am will provide potable water through a Future Wheeling Agreement, pursuant to a June 9, 2023, letter from Cal-Am. This Future Wheeling Agreement, which is included as a condition of approval associated with the September Ranch Subdivision (Condition No. 40 associated with PLN110173-AMD1), will allow the September Ranch water system to deliver up to 57.21-acre feet per year (AFY) to Cal-Am for treatment at its offsite treatment plant. Further, the project has Condition No. 11-14 applied to ensure that all appropriate water system permits, improvements, and agreements are obtained as required pursuant to

the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project.

c) Fire Hazard Severity Zone. According to Monterey County Geographic Information System (GIS), the property is located in a "Very High" State Responsibility Fire Hazard Area. The project is located within the September Ranch Subdivision Project. On November 9, 2010, the Board approved the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project. All new structures and utility infrastructure are required to include fire safety requirements, such as fire-residence rating and fire protection systems in accordance with Title 18 section 18.14.080. A Fuel Management Plan will be prepared for the September Ranch Subdivision Project and will be required prior to the approval of the Final Map for the September Ranch Subdivision Project. Therefore, the project would not require installation or maintenance of infrastructure or utilities that would exacerbate fire risk, and impacts would be less than significant.

d) Staff conducted a site inspection on January 23, 2026 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN250286.

6. FINDING: **CEQA (Previously Certified Environmental Impact Reports (EIRs):** The project was analyzed in a previously certified Environmental Impact Report (EIRs) and Addendum (SCH # 1995083033).

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines sections 15162 and 15164 allow a project that was analyzed in a certified Environmental Impact Report (EIR) and Addendum to consider the certified EIR when the circumstances of the project are the same.

b) On November 9, 2010, the Board certified the Final Revised Environmental Impact Report (FEIR) (SCH No. 1995083033) for the September Ranch Subdivision as memorialized in Board Resolution No. 10-312. The project scope of the EIR and Addendum analyzed the subdivision of 891 acres into 73 market-rate residential lots, 22 affordable housing units, a 20.2-acre existing equestrian facility, and 794.10 acres of open space. Other appurtenant facilities and uses would include separate systems for the distribution of potable water, water tanks for fire suppression, a sewage collection and treatment system, a wastewater treatment system, a drainage system, internal road circulation, common open space, a tract sales office, and a security gate. Site improvements would also require approximately 100,000 cubic yards of grading, tree removal, and grading on slopes in excess of 30 percent. The EIR evaluated project impacts on biological resources, cultural resources, water quality, air quality, geology, traffic, flooding, the existing surrounding community, and cumulative effects of the project.

c) The proposed project is consistent with the inclusionary housing development and associated site improvements that were anticipated for the subdivision at this site, and analyzed in the Certified EIR (SCH # 1995083033). The inclusionary housing development does not have substantial changes in the project that would result in new significant environmental effects or a substantial increase in the severity of the project impacts identified in the Certified EIR. The inclusionary housing development does not have substantial changes with respect to circumstances, and there is no new information that was not known and could not have been known at the time the previous EIR was certified that is of substantial importance. There is no change to the September Ranch Subdivision project resulting from this affordable housing project that would require new environmental analysis or warrant a subsequent EIR. Therefore, the project does not require any additional environmental review, and the project is consistent with the analysis of SCH No. 1995083033 pursuant to CEQA Guidelines section 15162

d) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250286.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Section 21.80.040.D of the Monterey County Code, the project is subject to appeal by/to the Board of Supervisors because it requires the Planning Commission to make a discretionary decision.

DECISION

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

1) Consider the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 16164; and
2) Approve a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports.

All in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of July 2026.

Melanie Beretti, AICP
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 OF 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. This permit does not authorize any development, land disturbance, or construction.

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

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250286

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN250286) allows 22 inclusionary housing units comprised of two- and three-bedroom single family residences in a Planned Unit Development, including 22 carports, and associated site improvements. The property is located at an unassigned address (Assessor's Parcel Number 015-171-019-000), Carmel Valley Master 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 HCD - Planning. 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number 26-) was approved by the Planning Commission for Assessor's Parcel Number 015-171-019-000 on July 8, 2026. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

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. Monterey County HCD - Planning 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.
(HCD - Planning)

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 Monterey County HCD - Planning 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congestion/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

Names and contact information (primary and secondary) of parties responsible for the project during construction.

Summary table including:

Types of construction vehicles and the number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc.) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc.) where no parking, stockpiling, or construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts, including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling. Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impeding on the travel lane of access roads. Construction vehicles shall be encouraged not to park directly in front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

2. On-going through construction phases, Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

6. EHSP01 – WATER SYSTEM PERMIT (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain approval for a water system permit from the State Water Resources Control Board – Division of Drinking Water (SWRCB-DDW).

Compliance or Monitoring Action to be Performed: Prior to operation of the water distribution system, the applicant shall provide documentation to the EHB that a water system permit has been approved by SWRCB-DDW. Prior to filing the final map for each subsequent phase of the subdivision, the applicant shall provide documentation from SWRCB-DDW indicating that a valid water system permit is in place.

7. EHSP02 – WATER SYSTEM IMPROVEMENTS: STATE PERMITTED SYSTEM (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the California Waterworks Standards (Title 22 of the California Code of Regulations), relevant sections of Title 17 of the California Code of Regulations pertaining to cross-connection control, and the Residential Subdivision Water Supply Standards. Each well and all individual connections shall be metered. Submit engineered plans for the water system improvements, including plans for the exchange of untreated water from the September Ranch well located on Parcel H with the off-site Begonia Treatment Plant within the Cal-Am Water Company – Monterey water system (State Water Resource Control Board – Division of Drinking Water (SWRCB-DDW) Water System No. 2710004).

Compliance or Monitoring Action to be Performed: Prior to construction of the water distribution system, the applicant shall submit engineered water system improvement plans to SWRCB-DDW for review and acceptance and to the Environmental Health Bureau. Submit documentation to the EHB confirming that the plans are acceptable to SWRCB-DDW.

8. EHSP03 –MEMORANDUM OF UNDERSTANDING (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Applicant (referred to as Carmel Reserve, LLC) previously entered into a Memorandum of Understanding (MOU) with California American Water Utilities ("Cal-Am) to provide operation and management services for the water system, dated July 8, 2020. The MOU shall be amended or replaced as appropriate to reflect the exchange of untreated water from the September Ranch well located on Parcel H with the off-site Begonia Treatment Plant within the Cal-Am Water Company – Monterey water system (State Water Resource Control Board – Division of Drinking Water, System No. 2710004), and to specify operational oversight and ownership of the water system facilities and sources.

Compliance or Monitoring Action to be Performed: Prior to construction of the water distribution system, the applicant shall submit a draft of an amended or replacement MOU to the Environmental Health Bureau (EHB) and County Counsel for review and approval. The applicant shall execute the County approved MOU and submit a copy to the EHB

9. EHSP04 – FIRE FLOW STANDARDS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.

Compliance or Monitoring Action to be Performed: Prior to construction of the water distribution system, applicant shall submit evidence to the Environmental Health Bureau that the water system improvements have been approved by the local fire protection agency.

10. EHSP05 – WATER DISTRIBUTION SYSTEM EASEMENTS (NONSTANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Water distribution and access easements shall be established for any portion of the water system that is not situated within a lot or easement established by the Phase 1 subdivision map.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit(s) on individual lots, the applicant shall provide evidence to the satisfaction of the Environmental Health Bureau that water distribution and access easements have been established.

11. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

12. Housing001 - Inclusionary and Workforce Housing

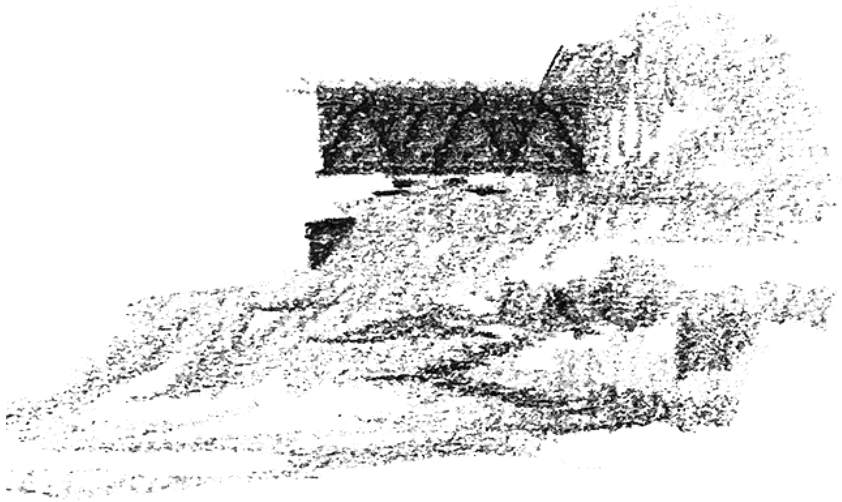
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the recordation of the Final Map or issuance of the first building permit, the Applicant and County shall amend the recorded Inclusionary Housing Agreement (Master Developer – Inclusionary and Workforce 1 Units) recorded to satisfy PLN050001 & PLN110173 Condition of Approval 48. The amendment is necessary to clarify the number of 2- and 3-bedroom units required by level of affordability. Section 6 of the recorded Agreement requires a minimum of 5 3-bedroom units and Exhibit B of the Agreement implies that 2- and 3-bedroom units are required for each affordability level. The amendment shall indicate a minimum number of 3-bedroom units that will be marketed to moderate-income households.

Compliance or Monitoring Action to be Performed: The applicant and the County need to execute and record an amendment to the Inclusionary Housing Agreement (Master Developer - Inclusionary and Workforce 1 Units) that clearly specifies how the 5 3-bedroom units will be allocated between moderate-income and workforce-income levels of affordability.

ONE
CARMEL

ONE GROVE INCLUSIONARY HOUSING



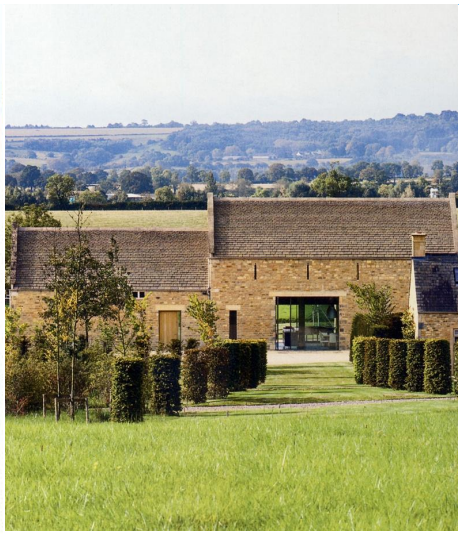
11.2025

LIVELARGE LADC

ONE GROVE DESIGN AESTHETIC









A RURAL-AGRICULTURAL ARCHITECTURAL THEME







RURAL-AGRICULTURAL ARCHITECTURE
ONE CARMEL EQUESTRIAN CENTER | CARMEL-BY-THE-SEA, CA
DECEMBER 11, 2023

BAR architects & interiors A4.00

ONE Grove's design aesthetic was taken from the design guidelines of the market rate Housing to ensure cohesiveness across the development.

Key attributes brought into the design are:

- *"rural character and landscape preservation"*
- *"modern in expression that shall relate to the Northern California regional traditions"*
- *"low impact development"*

ONE GROVE MATERIAL INSPIRATION









CARMEL STONE VENEER WALLS



CORRUGATED WEATHERING STEEL
ROOFING AND WALL PANELING



WOOD TONGUE AND GROOVE SOFFIT



WOOD BOARD AND BATTEN SIDING



INTEGRAL COLOR CEMENT PLASTER WALLS



MEDIUM BRONZE EXTRUDED ALUMINUM
DOORS AND WINDOWS WITH LOW-E GLAZING

MATERIALS PALETTE

MATERIALS PALETTE
ONE CARMEL EQUESTRIAN CENTER | CARMEL-BY-THE-SEA, CA
DECEMBER 9, 2022

BAR architects & interiors A4.10

ONE Grove's design was inspired by the materials identified in the market rate design guidelines:

1) Slanted barn roofs

2) Carmel stone

3) Rustic wood

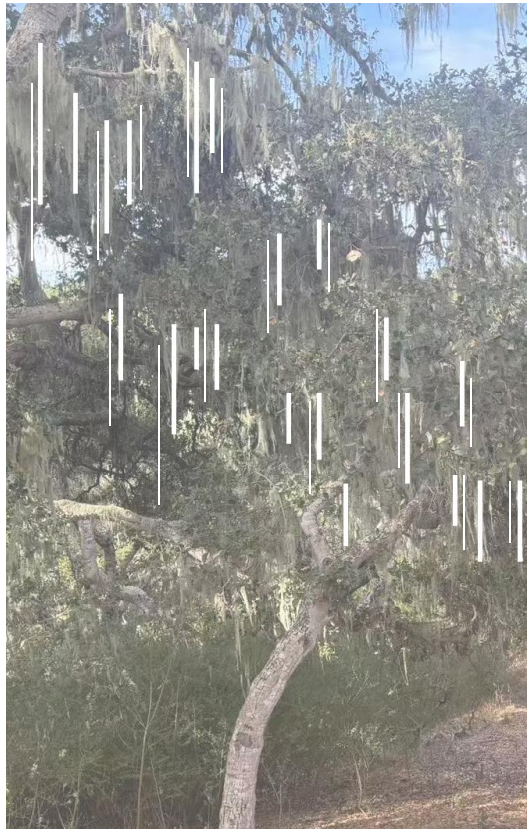
4) Weathering steel

5) Plaster

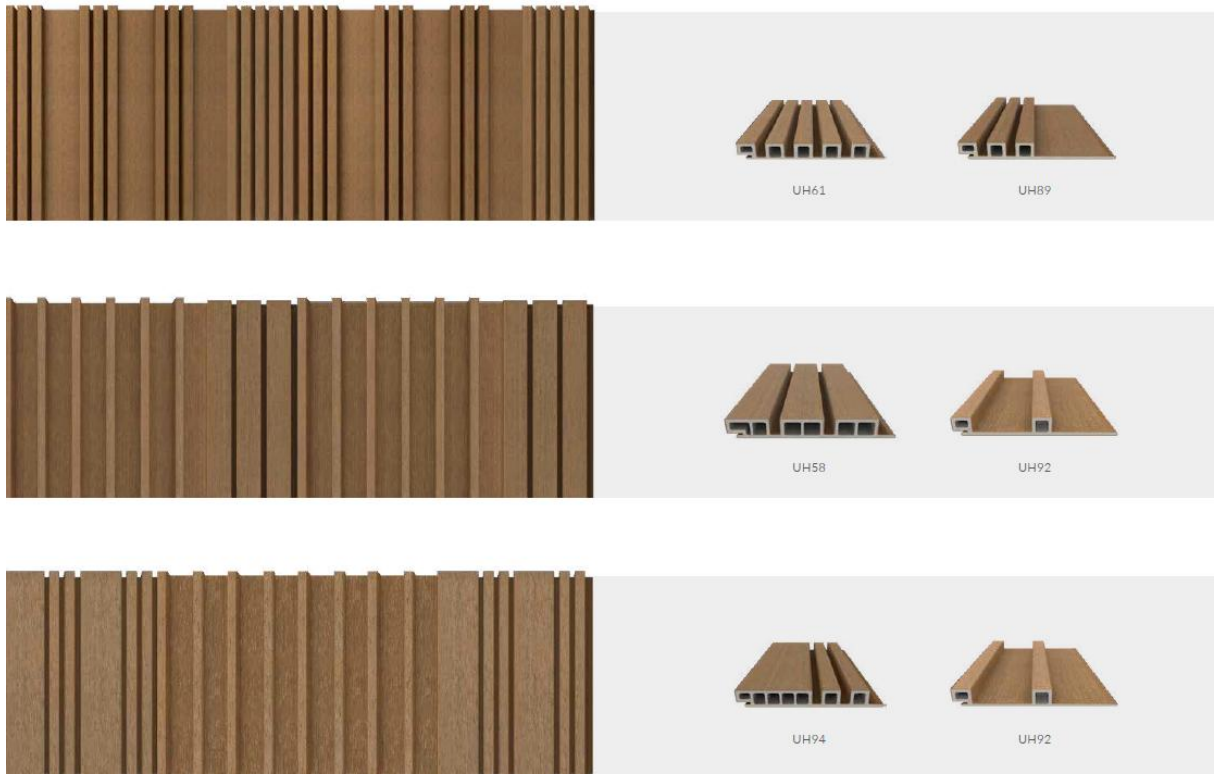
MATERIAL INSPIRATION



SITE PHOTO



SITE OAK TREE PATTERN



DYNAMIC GROOVE WOOD PATTERN

MATERIAL INSPIRATION



SITE PHOTO



Carmel Stone-Dry Stack



Carmel Stone-Mortar Set



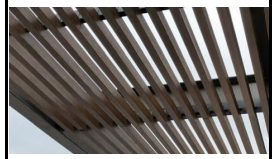
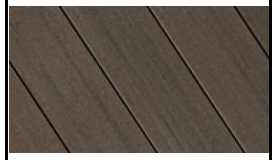
Keep Stonework Designs Simple And Traditional In Character.





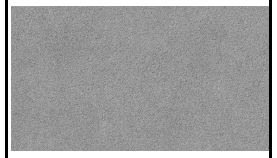
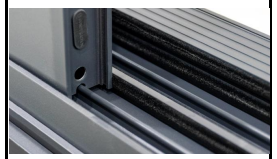
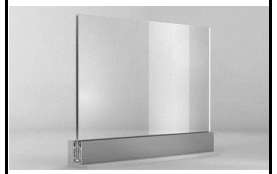
CARMEL STONE INSPIRED

MATERIAL BOARD

No.	Name	Illustration	Location	Brand	Color	Specification
1	Metal Roofing(Standing Seam)		Roof	AEP Span	Slate Gray	Zincalume Steel Width： 12″ Panel Height :1-¾″
2	WPC Ceiling Slats		Eaves	NewTech Wood (or equivalent)	Weathered Cliff	1-5/8″Width
3	Fluted WPC Clading		Elevations	NewTech Wood (or equivalent)	Weathered Cliff	7-¾″-Width
4	Flat WPC Clading		Elevations	NewTech Wood (or equivalent)	Weathered Cliff	5″-Width
5	Aluminum Composite Panel		Eaves/ Entry Area/ Balcony Area	ALUCOBOND (or equivalent)	Metallic Anthracite	4mm- Thickness

Exterior Lighting :

	Model	IP Rating	Brand	Color	Specification	Size	Certificated
	GKW3-S6565	IP65	XRZLux	Black	LED 3000K 36Vdc 15W-350mA	L3″*W3″*H12″	UL

No.	Name	Illustration	Location	Brand	Color	Specification
6	Stucco		Elevations	Merlex Stucco (or equivalent)	Slate Gray	3-coat System Light Sand Float
7	Manufactur-ed Stone		Elevations (Ground Floor)	Coronado Stone Products (or equivalent)	Weathered Taupe	Random ashlar Stone width≈8″-16″
8	High Thermal Insulation Windows	 	Elevations	NanaWall (or equivalent)	Slate gray	Framing :Thermal Break Aluminum, Glazing: 5mm Double Low-e Coating Tempered Glass +12Argon Warm Edge Strip + 5mm Low-e Tempered Glass + 12Argon Warm Edge Strip + 5mm Tempered Slate gray Glass.
9	Glass Guardrail		Balcony	InvisiRail (or equivalent)	Clear Glass	5+5 Laminated Glass
10	WPC Fencing		Fence	NewTech Wood (or equivalent)	Weathered Cliff	5″-Width

MATERIAL BOARD

LANDSCAPE LIGHTING – PATHWAY LIGHTS:

NLS LIGHTING

TYPE : XB

TRAC 1

ARCHITECTURAL



LED Wattage Chart	
DRIVE CURRENT	**16L**
400 milliamps	21W (2412-2596 Lumens)
530 milliamps	28W (3508-3776 Lumens)
700 milliamps	36W (4385-4720 Lumens)
1050 milliamps	56W (6022-6482 Lumens)

FORM
- Elegant Rectilinear Extruded Aluminum Housing
- Corrosion Resistant Stainless Steel External Hardware
- Sleek, Low Profile Housing
- Spec Grade Performance
- Engineered For Optimum Thermal Management
- Anchor Base Plate For Easy Installation
- 8 Architectural Finishes Standard, RAL Colors Available

FUNCTION
- Micro Optics IES Distributions T2, T3, T4, T4FTW, T5, T5W
- 0-10V Dimming Drivers THD @ Max Load < 15% Power factor @ Max Load < 0.95
- Amber, Amber/PC, 2700K, 3000K, 3500K, 4000K, Or 5000K
- 16L LED Configuration
- 21-56 Watts (Single Head Wattage)
- CRI 70, 80, or 90
- Extruded Aluminum Heat Sink
- 5 Mils Powder Coat
- Aluminum Pole .250 Wall

RELIABILITY
- Silicone Micro Optics
- 5 Year Standard Warranty
- IP67 Optics
- Reduces Energy Consumption And Costs Up To 65%
- Dark Sky Approved

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

LANDSCAPE LIGHTING – POLE LIGHTS IN PARKS:

Shielded bollard · Asymmetric

BEGA

Application
The fully shielded design of this bollard provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation. DarkSky Approved (2700K and 3000K only)

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Zinc plated carbon steel anchor bolts with template
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 12.8 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	11.5 W
System wattage	15.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1650 lm
LED service life (L70)	60000 hrs

LED color temperature
- ☐ 4000K (K4)
- ☐ 3500K (K35)
- ☐ 3000K (K3) (DarkSky Approved)
- ☐ 2700K (K27) (DarkSky Approved)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
- ☐ Black (BLK)
- ☐ Silver (SLV)
- ☐ Natural Bronze (NTB)
- ☐ CUS:
- ☐ Bronze (BRZ)
- ☐ White (WHT)
- ☐ RAL:

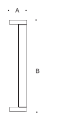
Type: TYPE: XA
BEGA Product:
Project:
Modified:

Available options

☐ 70895	Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS	Custom finish
☐ FRO	Frosted lens
☐ MGU	Marine grade undercoat
☐ NTB	Natural bronze (premium finish)
☐ RAL	RAL Classic, matte finish

Included (available for pre-shipment)

☐ B79817	Anchorage kit





Shielded bollard · Asymmetric

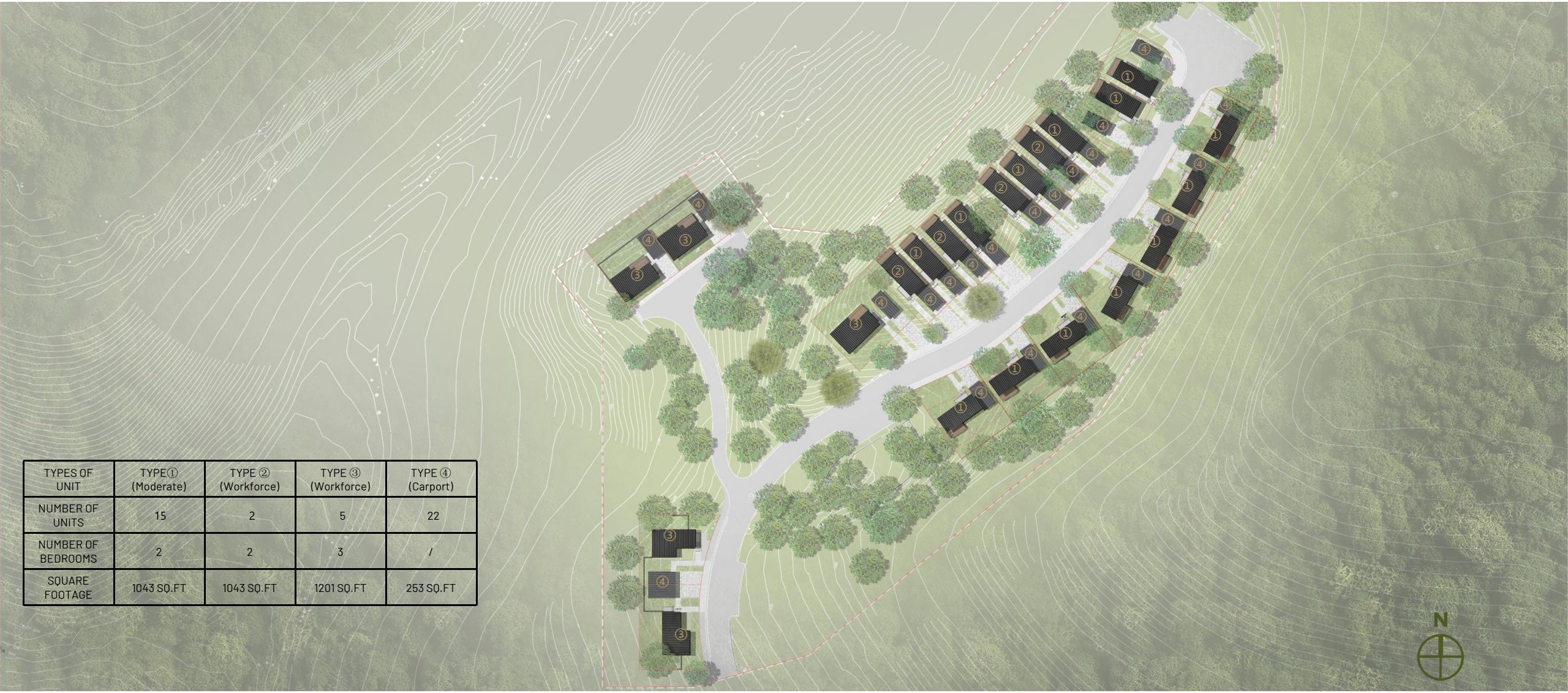
	LED	A	B
B84238	11.5 W	6 1/4	37 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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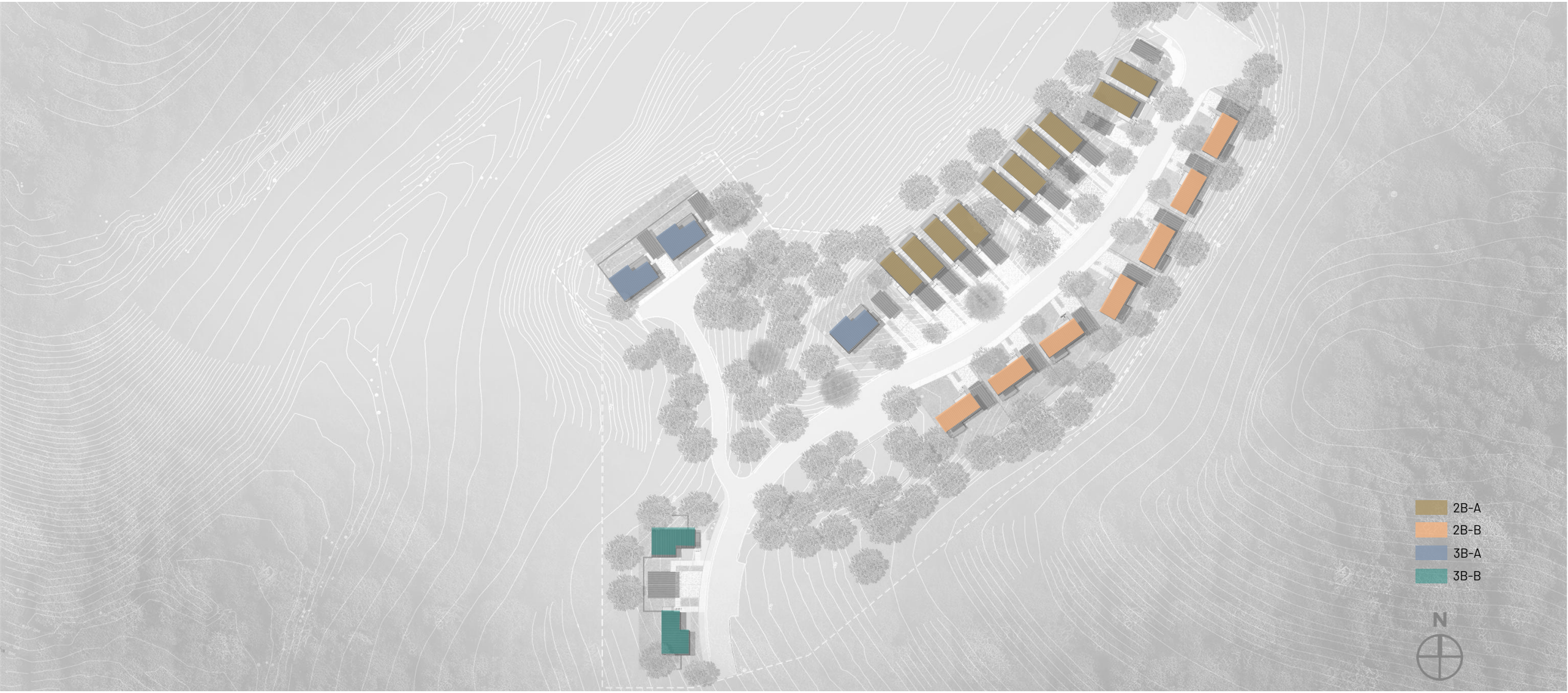
Updated 09/12/25

SITE PLAN

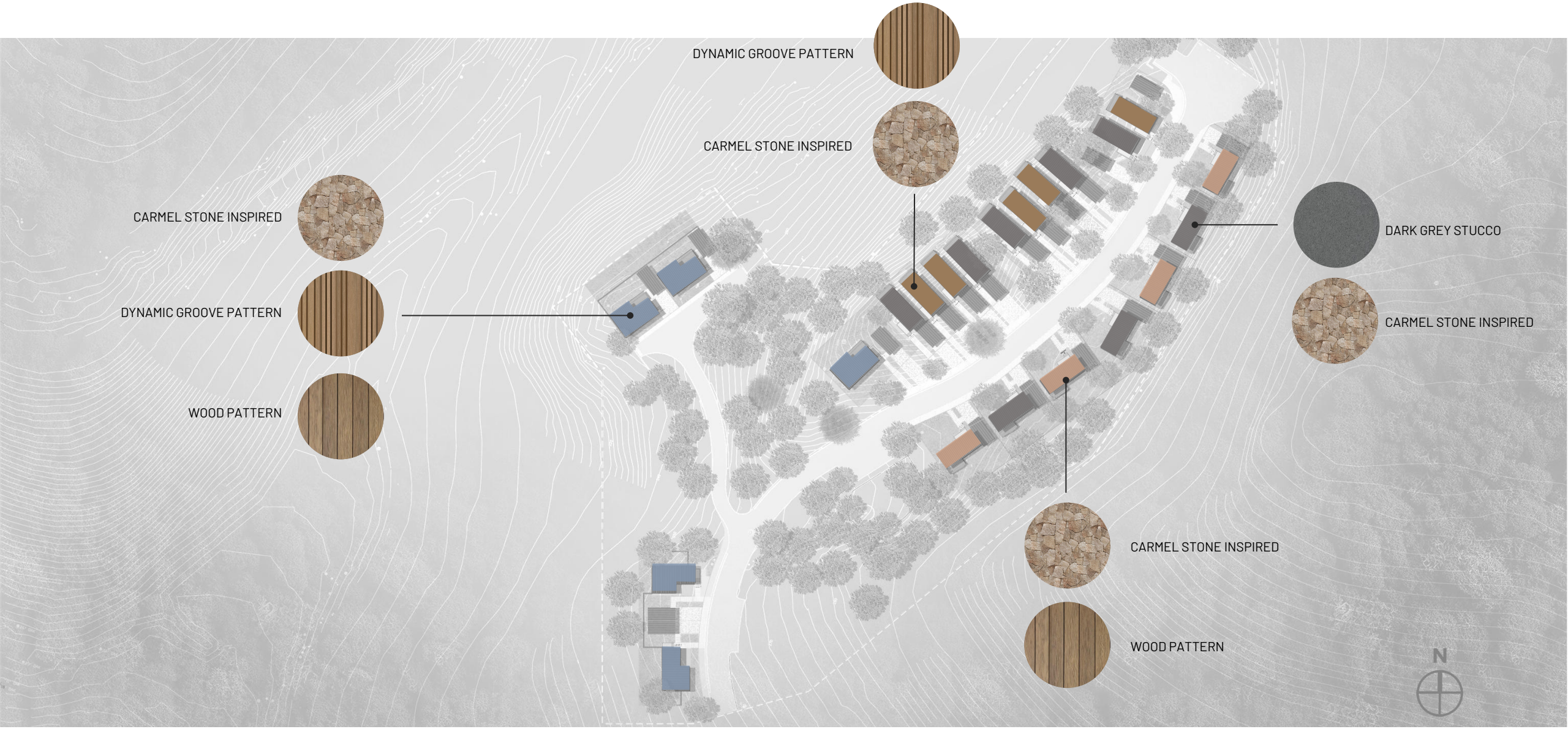


TYPES OF UNIT	TYPE① (Moderate)	TYPE ② (Workforce)	TYPE ③ (Workforce)	TYPE ④ (Carport)
NUMBER OF UNITS	15	2	5	22
NUMBER OF BEDROOMS	2	2	3	/
SQUARE FOOTAGE	1043 SQ.FT	1043 SQ.FT	1201 SQ.FT	253 SQ.FT

FLOOR PLAN TYPE ANALYSIS



FACADE MATERIAL TYPE ANALYSIS



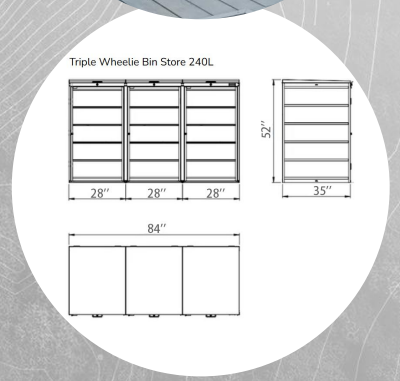
TRASH ENCLOSURES & PRIVACY SCREENS



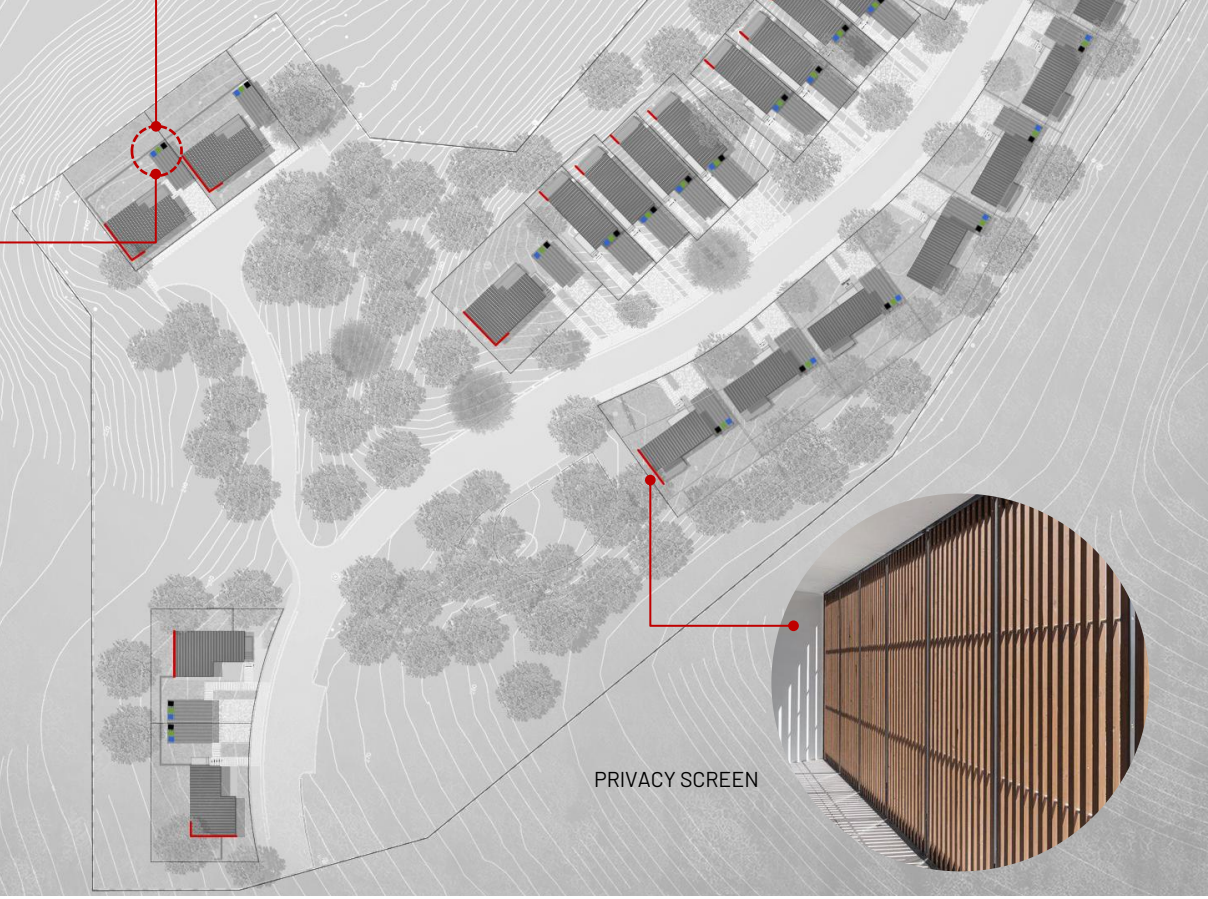
ADD SCREENING
BEHIND TRASH ENCLOSURE



BLACK METAL
TRASH ENCLOSURE



SPECIFICATION

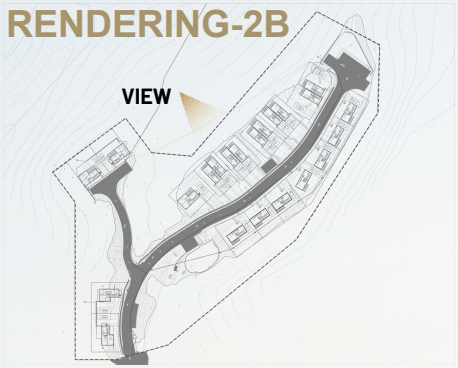


PRIVACY SCREEN

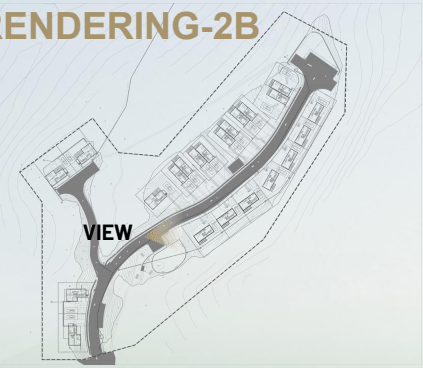
BLACK GARBAGE CART
GREEN ORGANICS CART
BLUE RECYCLING CART
PRIVACY SCREEN

N

RENDERING-2B

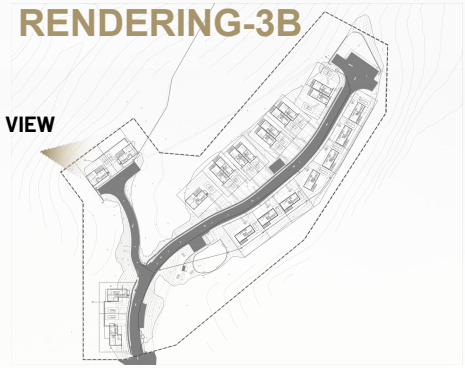


RENDERING-2B



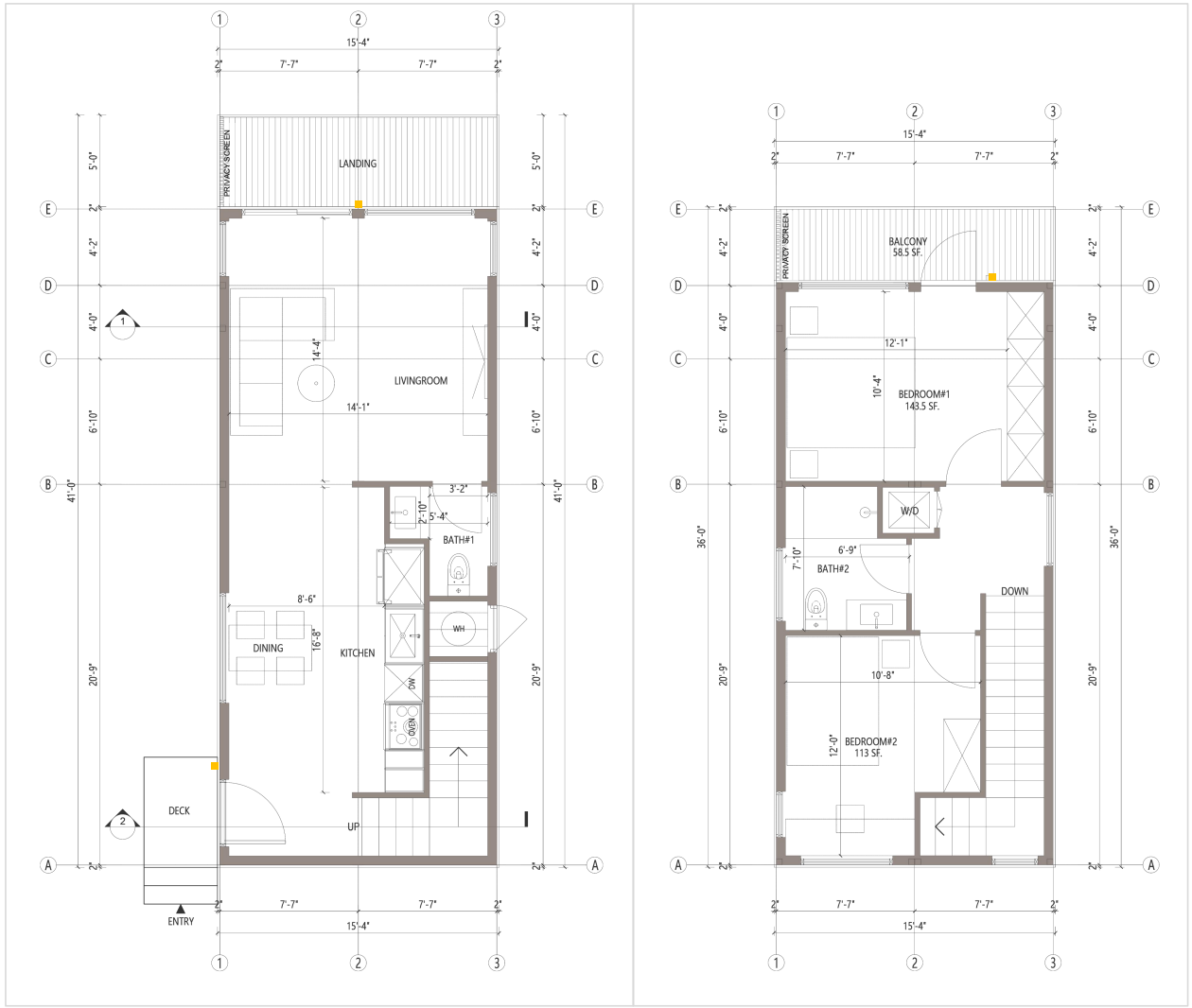
RENDERING-3B

VIEW



FLOOR PLAN-2B-A

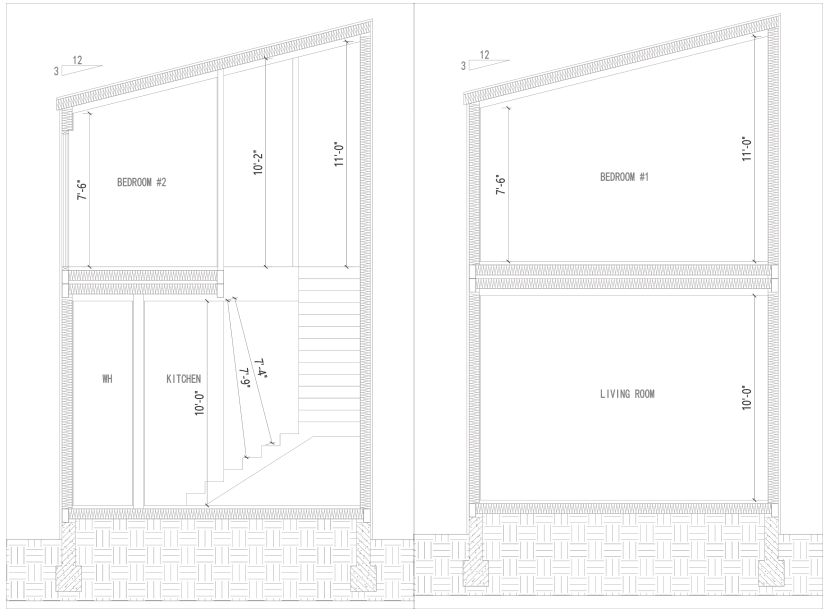
Total 1043 SQ.FT ■ :3 Downward Exterior Light / Unit



1ST FLOOR PLAN (552 SQ.FT)

2ND FLOOR PLAN (491 SQ.FT)

SECTION



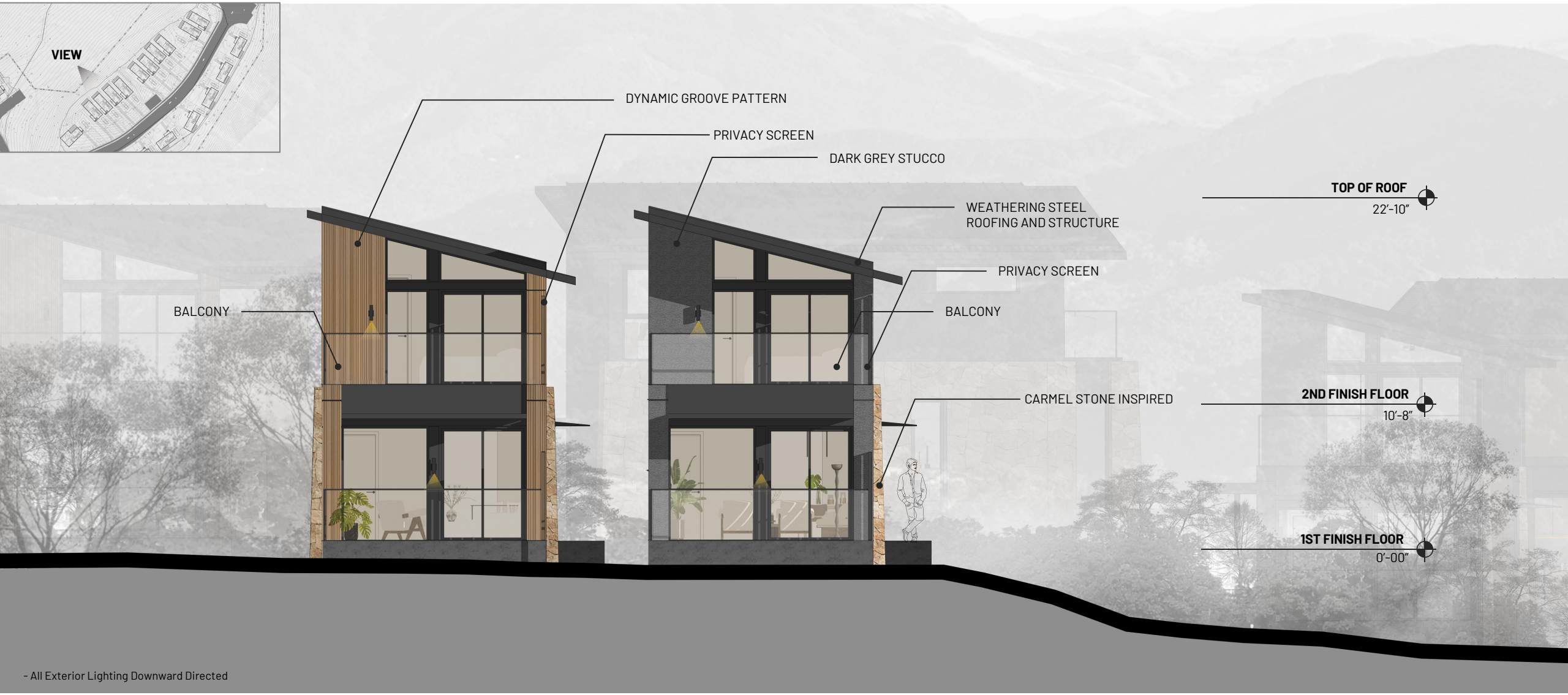
LOCATION



SOUTH ELEVATION-2B-A



NORTH ELEVATION-2B-A



- All Exterior Lighting Downward Directed

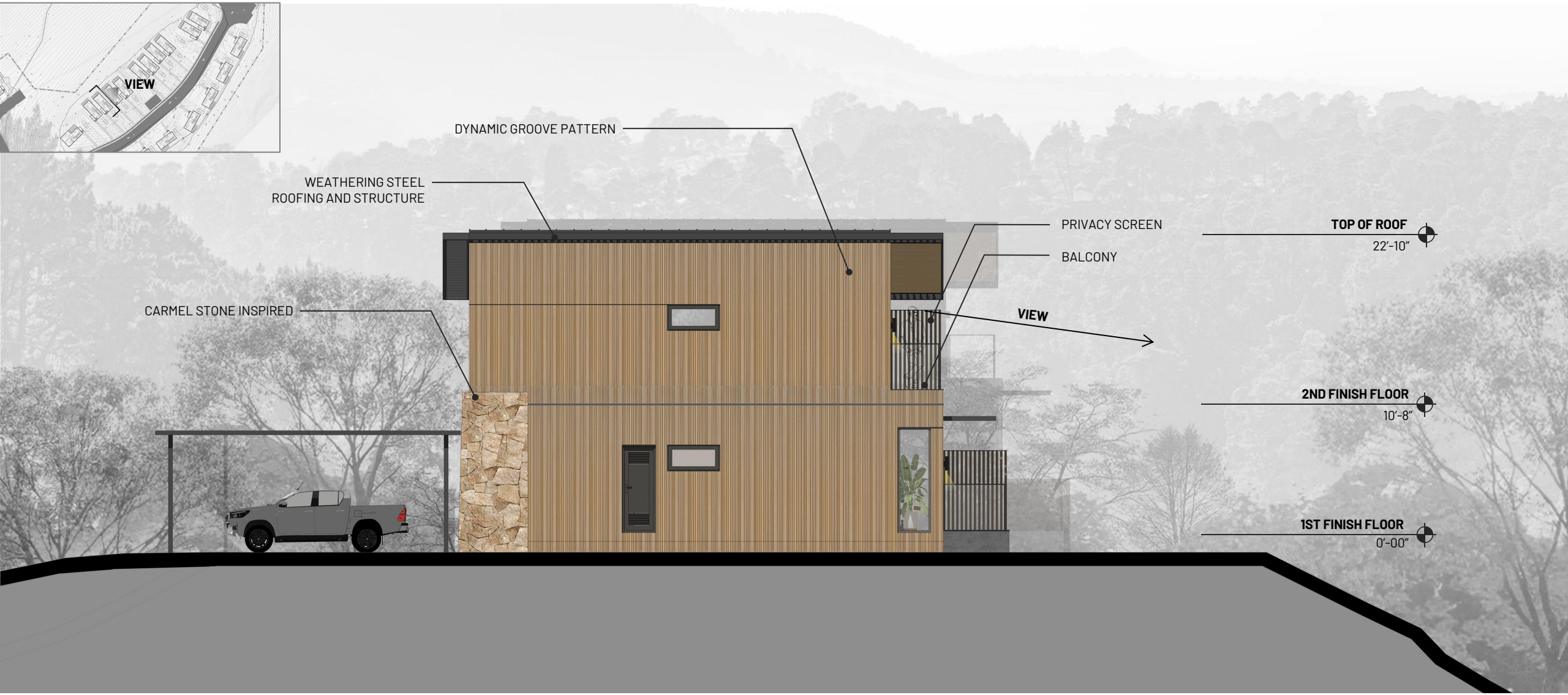
WEST-ELEVATION 01-2B-A



WEST-ELEVATION 02-2B-A



EAST-ELEVATION 01-2B-A



EAST-ELEVATION 02-2B-A

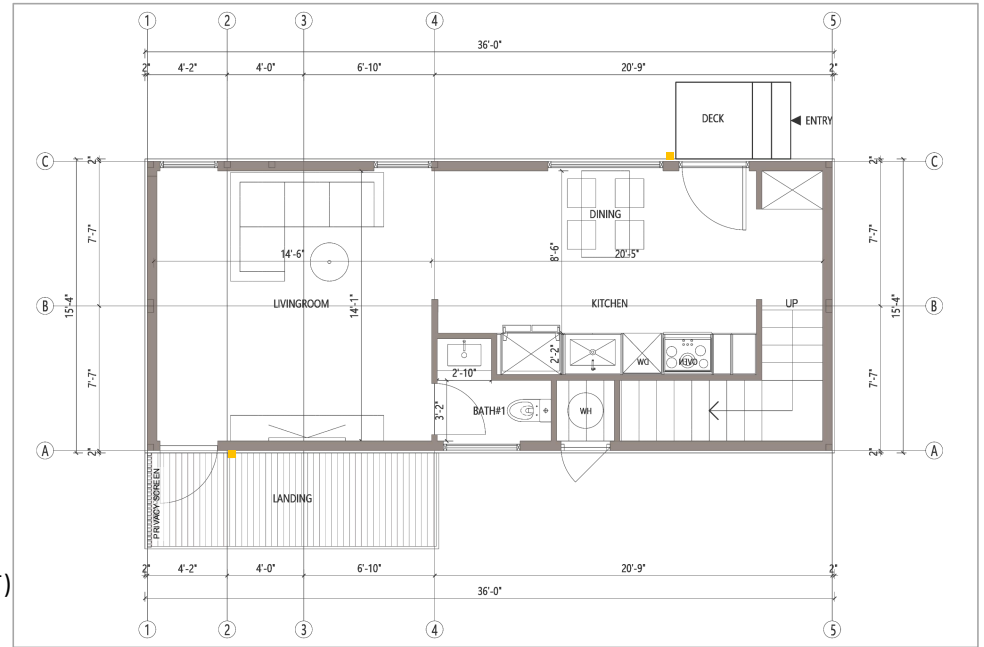


FLOOR PLAN-2B-B

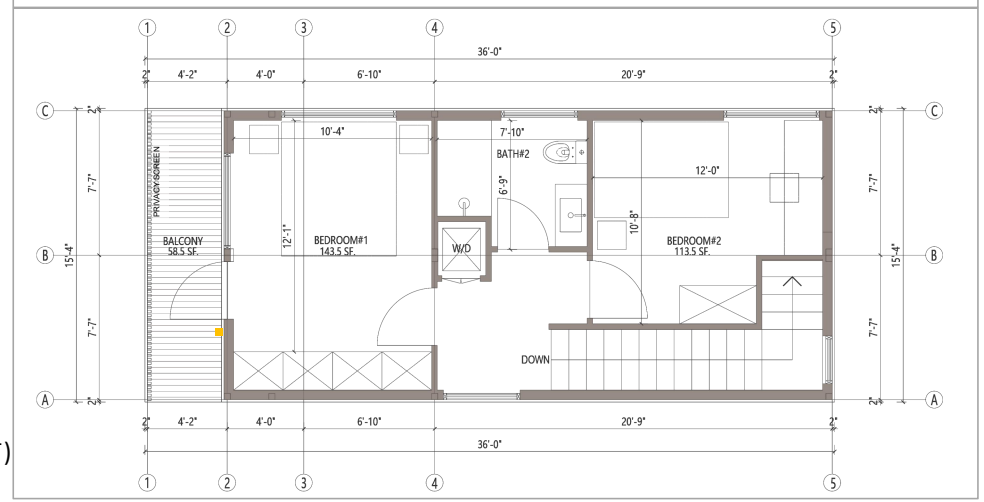
Total 1043 SQ.FT

■ : 3 Downward Exterior Light / Unit

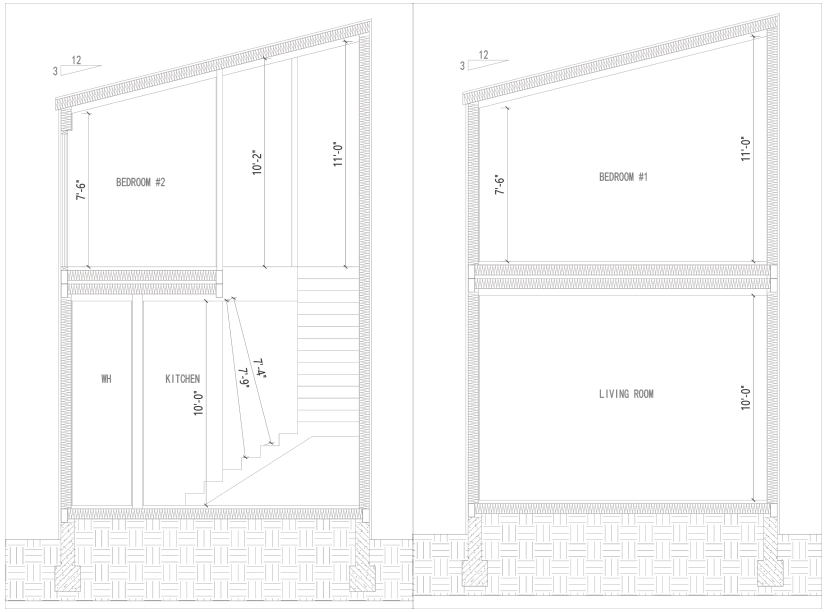
1ST FLOOR PLAN (552 SQ.FT)



2ND FLOOR PLAN (491 SQ.FT)



SECTION



LOCATION



NORTH ELEVATION-2B-B



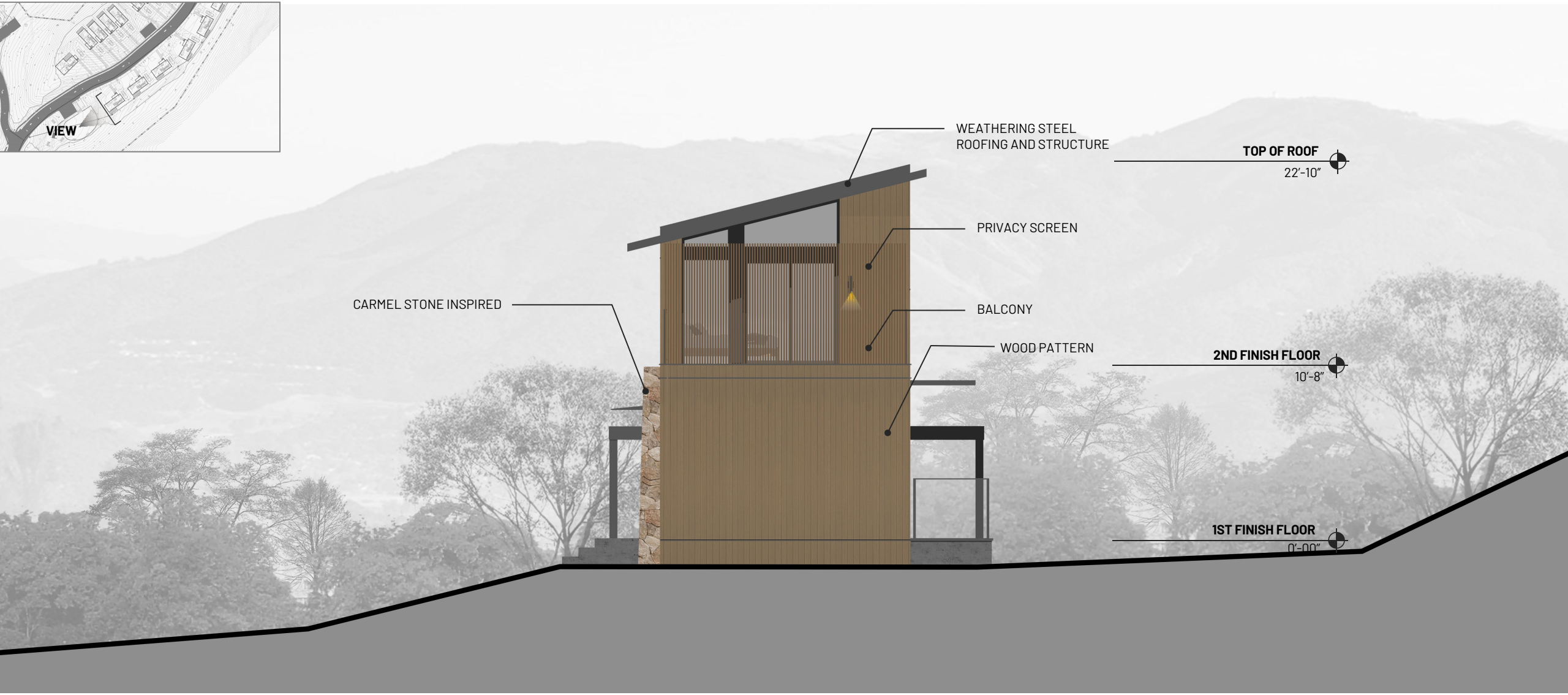
SOUTH ELEVATION-2B-B



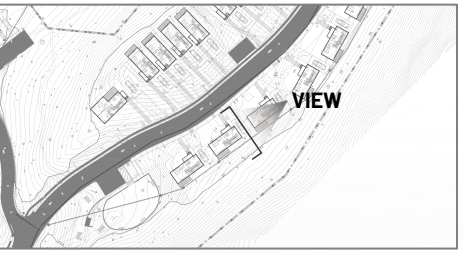
WEST ELEVATION 01-2B-B



WEST ELEVATION 02-2B-B



EAST ELEVATION 01-2B-B



DARK GREY STUCCO

WEATHERING STEEL
ROOFING AND STRUCTURE

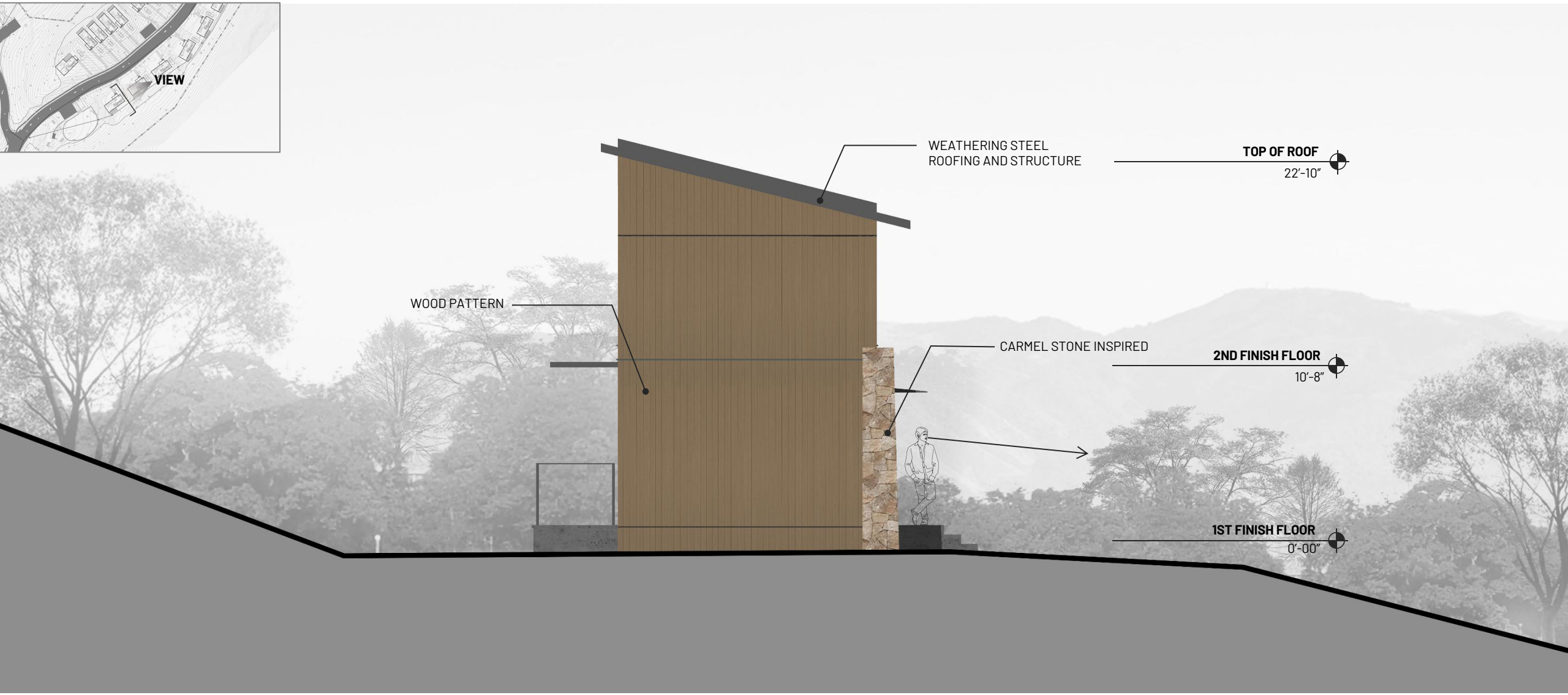
TOP OF ROOF
22'-10"

2ND FINISH FLOOR
10'-8"

CARMEL STONE INSPIRED

1ST FINISH FLOOR
0'-00"

EAST ELEVATION 02-2B-B



SITE ELEVATION

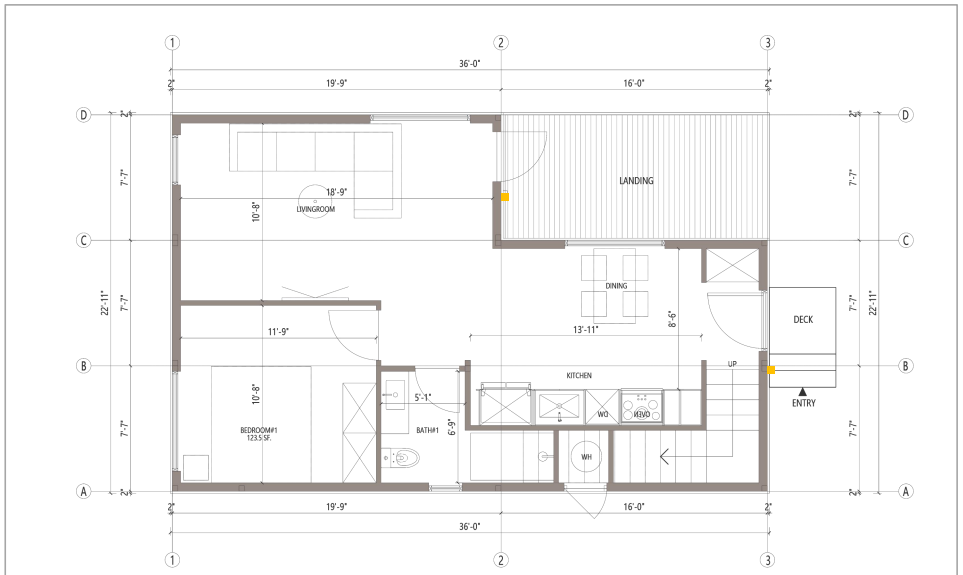




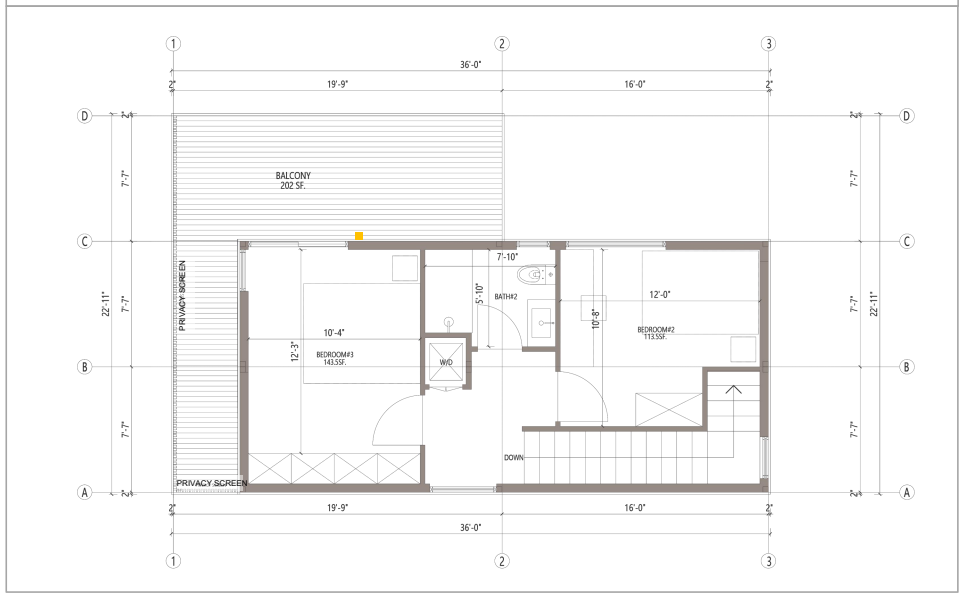
FLOOR PLAN-3B-A

Total 1201 SQ.FT

■ : 3 Downward Exterior Light / Unit



1ST FLOOR PLAN (703 SQ.FT)



2ND FLOOR PLAN (491 SQ.FT)

LOCATION



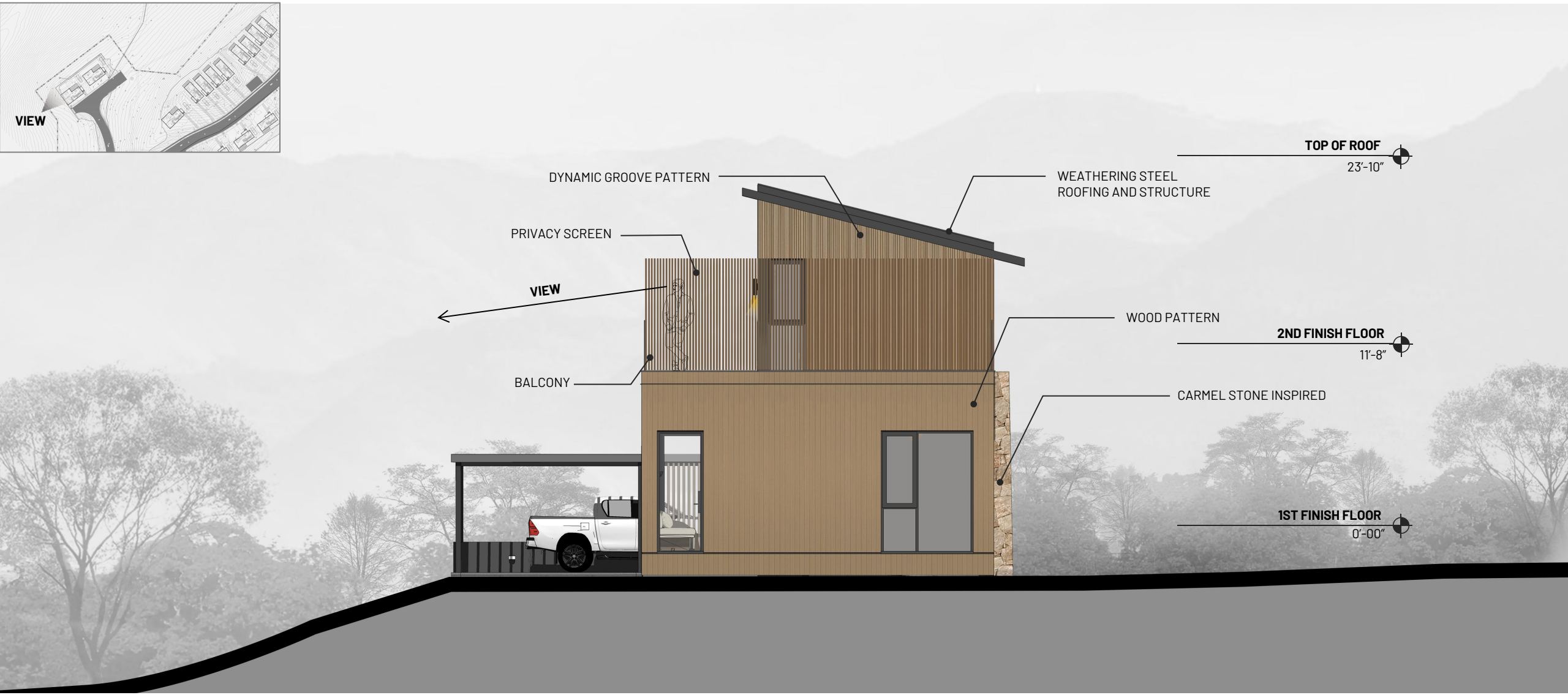
SOUTH ELEVATION-3B-A



NORTH ELEVATION-3B-A



WEST ELEVATION-3B-A



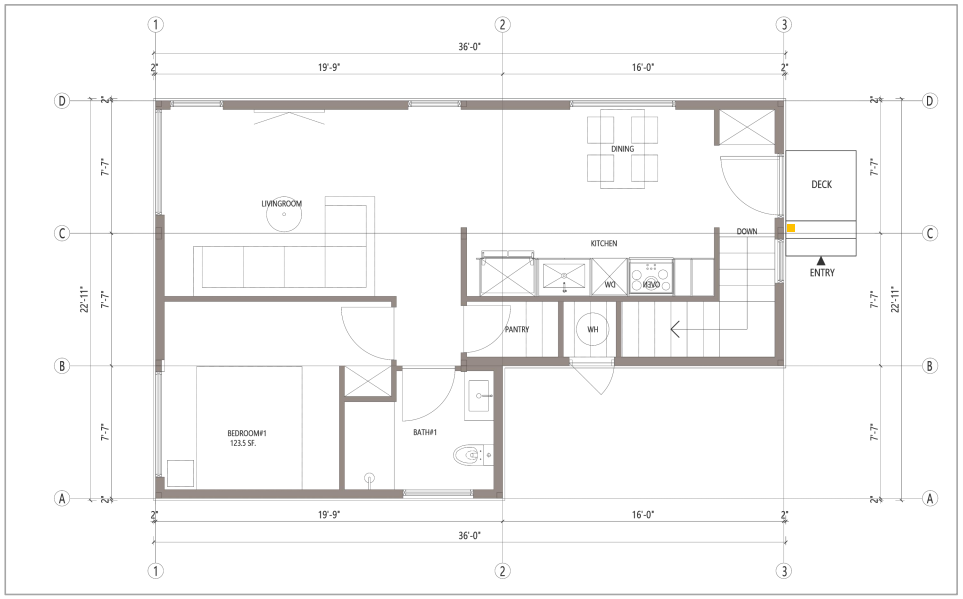
EAST ELEVATION-3B-A



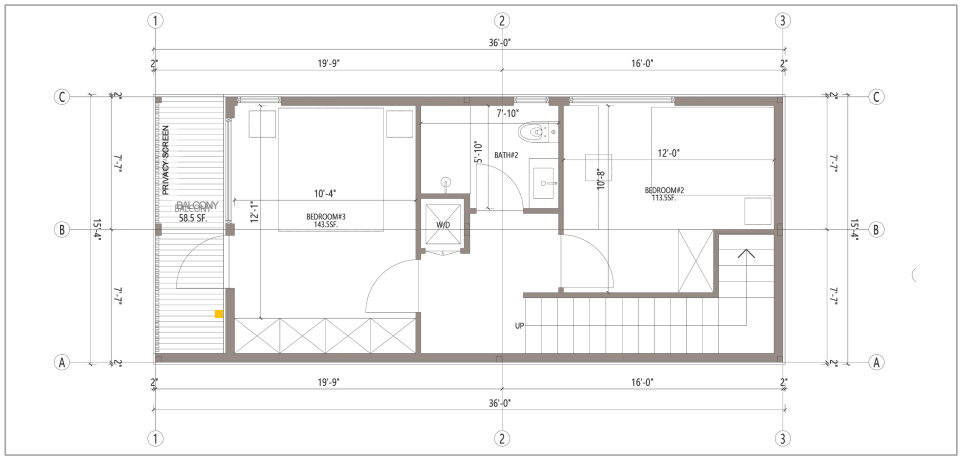
FLOOR PLAN-3B-B

Total 1201 SQ.FT

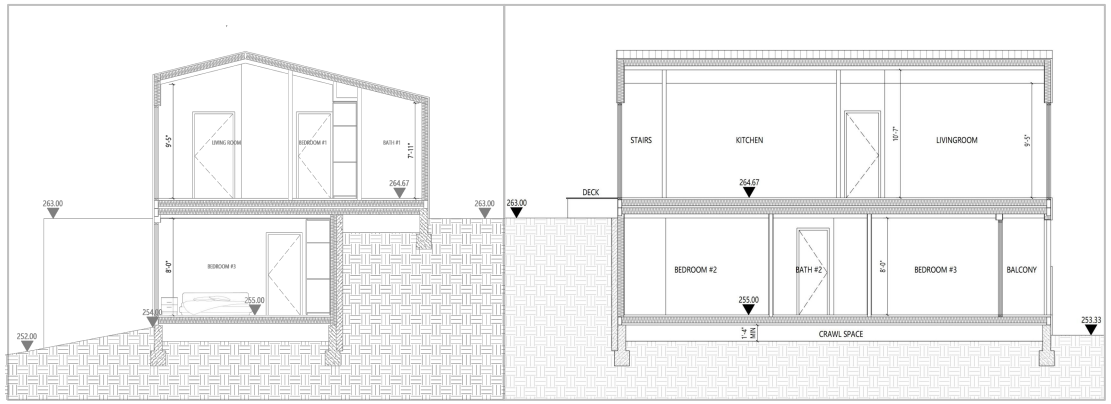
■ : 2 Downward Exterior Light / Unit



1ST FLOOR PLAN (703 SQ.FT)



B1 FLOOR PLAN (491 SQ.FT)

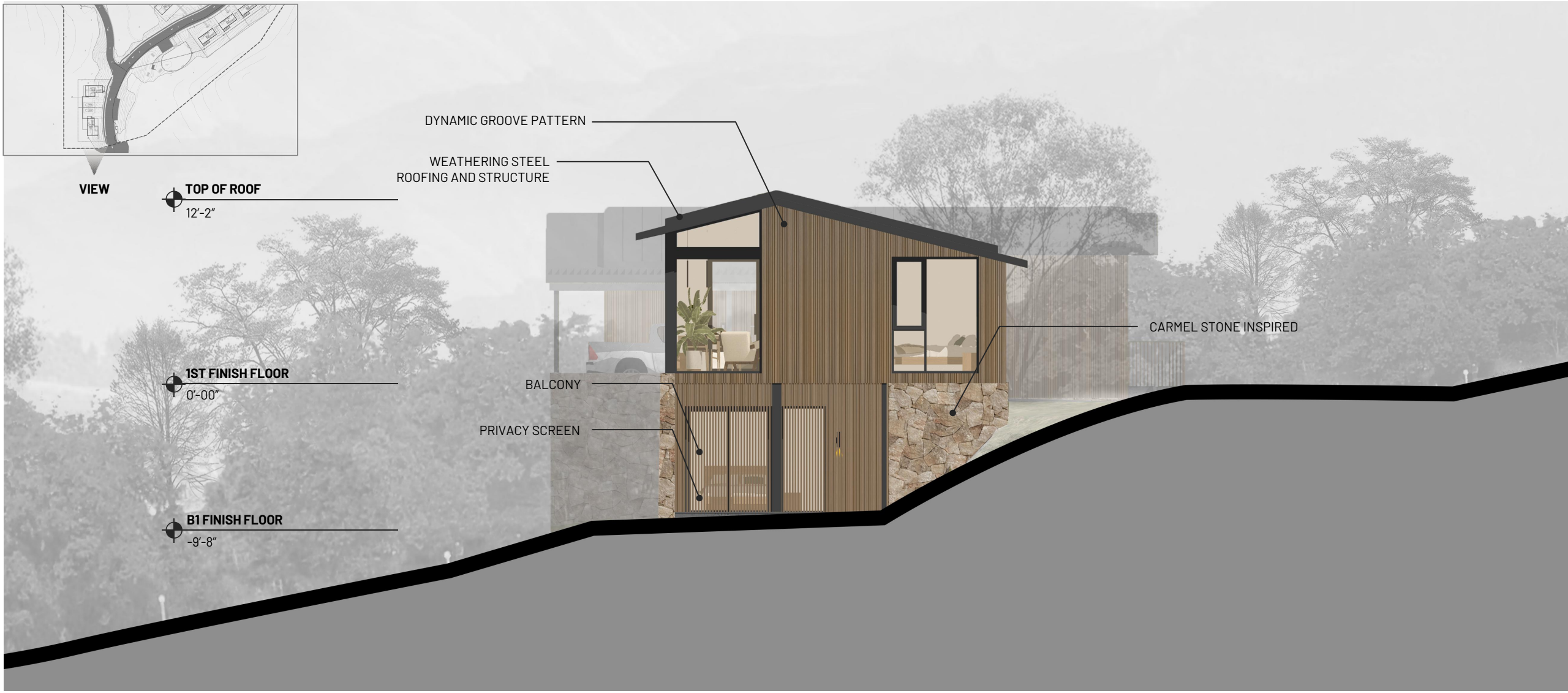


SECTION



LOCATION

SOUTH ELEVATION-3B-B



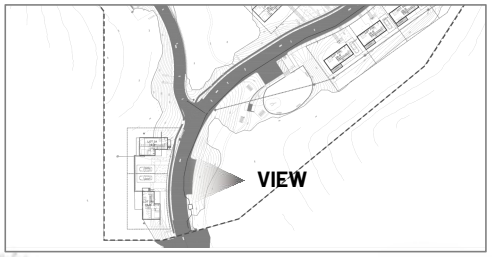
NORTH ELEVATION-3B-B



WEST ELEVATION-3B-B



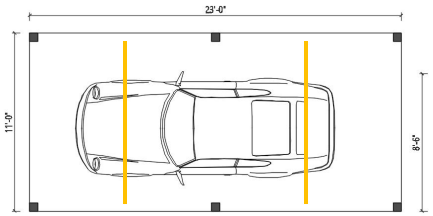
EAST ELEVATION-3B-B



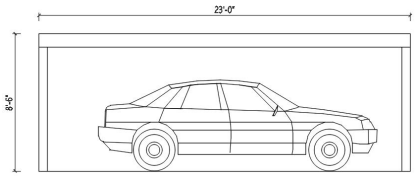


ALUMINUM HEAVY DUTY CARPORT





FLOOR PLAN



ELEVATION



ROOF PANEL

- Slate Gray
- 38”W1.75’’H
- Aluminum



ALUMINUM STRUCTURE

- Powder Coated In Dark Grey
- Post/Beam 120*120*1.5
- Scientific and practical drainage
- Aluminum



RECESSED LIGHT STRIP*2

- Black
- 3000K,9W,IP65
- Aluminum/Silicone

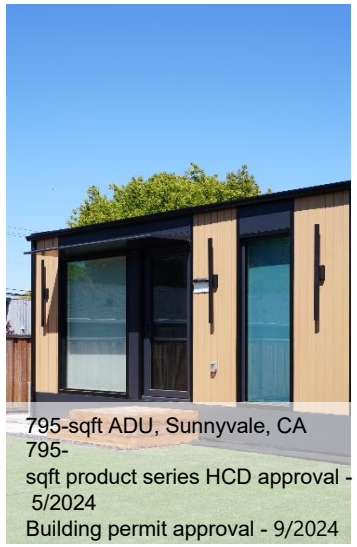
SELECTED LIVELARGE/LADC CALIFORNIA PROJECT EXPERIENCE



Crane installation of 795-sqft ADU - Dublin, CA
795-sqft product series HCD approval - 5/2024
Building permit approval-12/2024



795-sqft ADU - Santa Clara, CA
795-sqft product series HCD approval - 5/2024
Building permit approval - 3/2025



795-sqft ADU, Sunnyvale, CA
795-
sqft product series HCD approval - 5/2024
Building permit approval - 9/2024



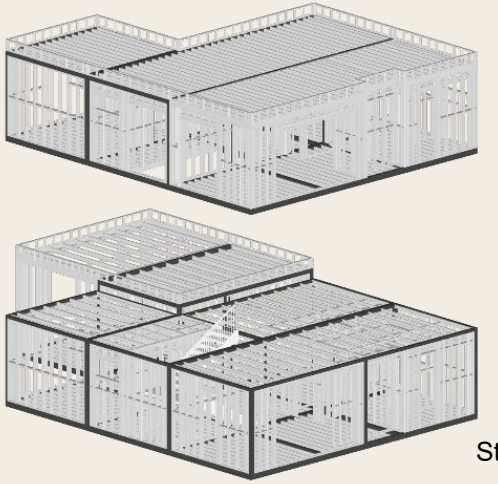
36,407-sqft 14-Town house units. Newark Under construction
Building approval-12/2020



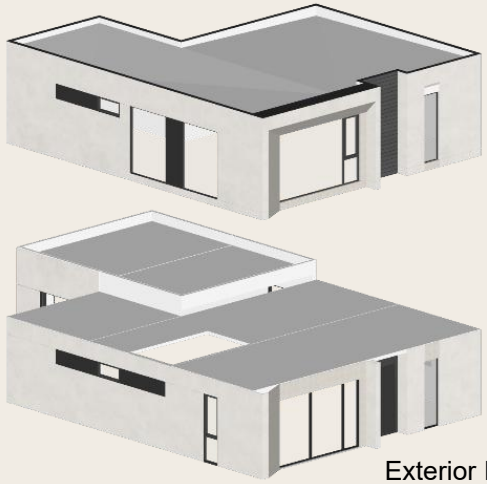


750-sqft ADU - San Jose, CA.
750-sqft product series HCD approval-2/2025
Building permit approval - 3/2025

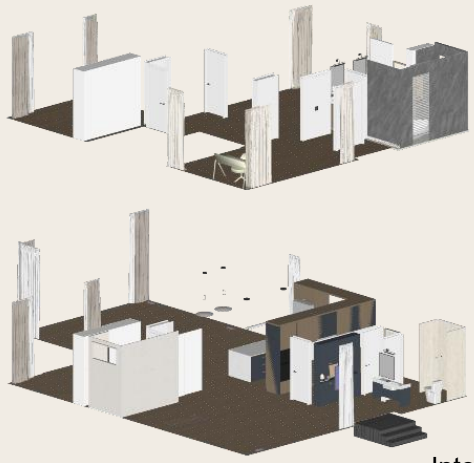
LIVELARGE MODULAR CONSTRUCTION WORKFLOW



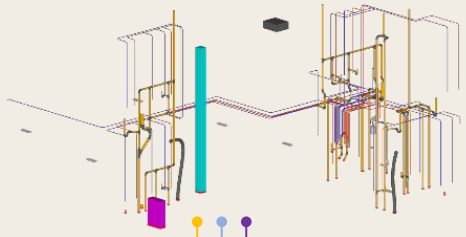
Structure



Exterior Finish



Interior Finish

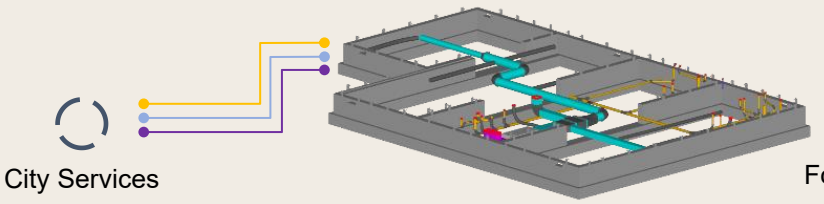


MEP

Completed In The Factory

Connecting MEP From Factory Home To Foundation And Utilities On-Site.

Completed On Site



City Services

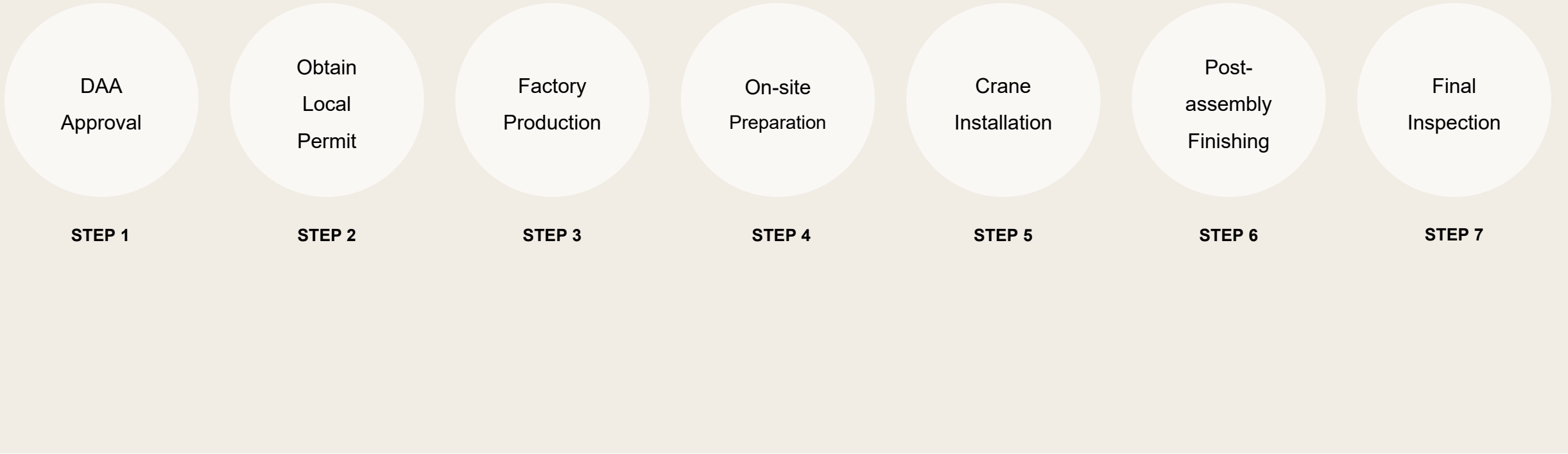
Foundation & Utility Tie-In To City Services



Crane Installation

Post-assembly Finishing

LIVELARGE : How it works



THANK YOU

SEPTEMBER RANCH
PHASE 1A SUBDIVISION - IMPROVEMENT PLANS
CARMEL VALLEY, CALIFORNIA

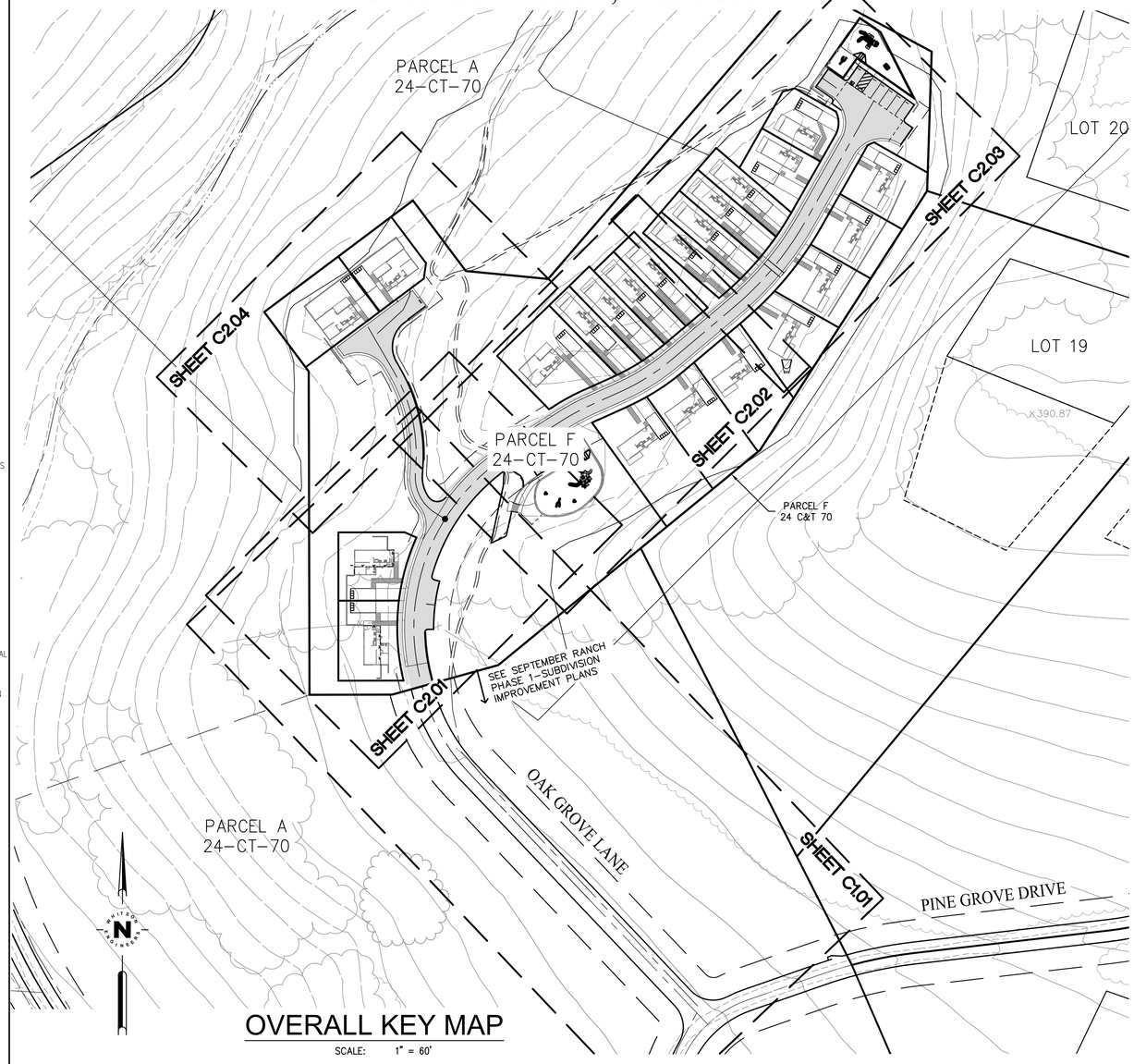
LEGEND

DESCRIPTION	PROPOSED
SUBDIVISION BOUNDARY	
LOT LINE	
CENTER LINE	
EASEMENT LINE	
SAWCUT LIMIT (SC)	
GRADED SWALE	
WATER SURFACE ELEVATION	
4" PRIVATE SANITARY SEWER LATERAL	4"PSSL
3/4" WATER SERVICE & METER BOX; U.S.O.	
CONC. CURB AND GUTTER	
SIDEWALK / WALK	
DOMESTIC WATER MAIN	W
SANITARY SEWER	SS
SANITARY SEWER FORCE MAIN	SSFM
STORM DRAIN	SD
JOINT TRENCH	
SANITARY SEWER MANHOLE	SSMH
STORM DRAIN MANHOLE	SDMH
STORM DRAIN DROP INLET	
STANDARD CURB INLET	
STORM DRAIN AREA DRAIN	
STORM DRAIN OUTFALL R.S.P.	
TRAFFIC SIGNS	
LOT NUMBER	2A
STREET MONUMENT	
WATER VALVE	WV
COMBINATION AIR RELEASE & VACUUM RELIEF VALVE (ARV)	
BLOWOFF (BO)	
FIRE HYDRANT (FH)	
DETAIL	# / pg
# STEPS & RISERS HEIGHT	#R #"
TREE TO BE REMOVED	
HMA PAVING	

Know what's **below.** **Call** before you dig.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
B	BUBBLER
BC	BEGINNING OF CURVE
BEG	BEGIN
BFP	BACK FLOW PREVENTER
BO	BLOW OFF VALVE
BOW, BW	BACK OF WALK
BWV	BACK-WATER VALVE
CB	CATCH BASIN
CCG	CONCRETE CURB & GUTTER
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
CR	CROWN
CSP	CALTRANS STANDARD PLANS
DEMO	DEMOLITION
DI	DROP INLET/DITCH INLET
DL	DRIVEWAY LIP
DW	DRIVEWAY
EC	END OF CURVE
EM	EASEMENT
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX, EXIST, (E)	EXISTING
(F)	FUTURE
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
FS	FIRE SERVICE
FUT	FUTURE
FV	AUTOMATIC FLUSH VALVE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GP	GARAGE PAD
GND	GROUND
GR, GRT	GRATE
H	HORIZONTAL
HGL	HYDRAULIC GRADE LINE
HL	HINGE LINE
HP	HIGH POINT
IRR	IRRIGATION SERVICE
IEUE	INGRESS, EGRESS & UTILITY EASEMENT
IM	IRRIGATION METER
INV	INVERT
IS	IRRIGATION SLEEVE
L	LENGTH
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
LT	LEFT
MAX	MAXIMUM
MCPW	MONTEREY COUNTY PUBLIC WORKS
MID	MIDDLE
MIN	MINIMUM
NE	NORTHEAST
NW	NORTHWEST
OB	OVERBUILD
OGAC	OPEN GRADED ASHPHALT
OH	OVERHEAD ELECTRIC
OWTS	ONSITE WASTEWATER TREATMENT SYSTEM
(PR)	PROPOSED
P	PAD
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PFF	PORCH FINISH FLOOR
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PLC	PRESSURE LATERAL CONNECTION
PRC	POINT OF REVERSE CURVE
PSSL	PRIVATE SANITARY SEWER LATERAL
PT	POINT OF TANGENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
R.U.E.	ROAD AND UTILITY EASEMENT
RT	RIGHT
R/W, ROW	RIGHT OF WAY
SC	SAW CUT
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
S.L.C.	SEE LANDSCAPE DRAWINGS
S.J.T.D	SEE JOINT TRENCH COMPOSITE DRAWINGS
SS	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
SSL	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SOUTHWEST
S/W	SIDEWALK
TB	TOP OF BANK
TBC	TOP OF BAND CURB
TBR	TO BE REMOVED
TC	TOP OF CURB
TI	TRAFFIC INDEX
TRANS	TRANSITION
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
V	VERTICAL
W	WATER SERVICE (1" UNLESS OTHERWISE NOTED)
WM	WATER METER
WQ	WATER QUALITY
WS	WATER SERVICE
WV	WATER VALVE

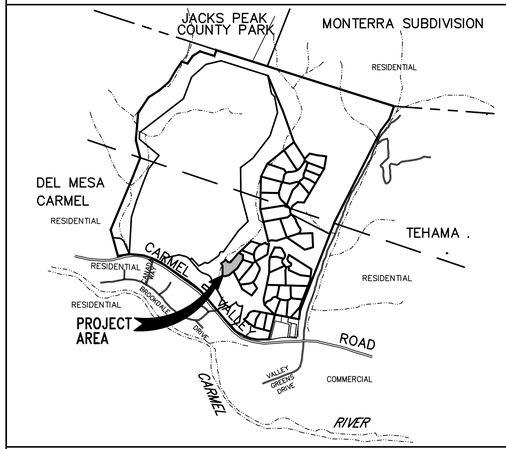


OVERALL KEY MAP

SCALE: 1" = 60'

VICINITY MAP

NORTH



PROJECT TEAM

SITE ADDRESS / APN:
676 CARMEL VALLEY ROAD
CARMEL, CALIFORNIA 93923
APN: 015-171-019

OWNER / APPLICANT:
CARMEL RESERVE LLC A DELAWARE LIMITED LIABILITY COMPANY
1625 THE ALAMEDA, STE 625
SAN JOSE, CALIFORNIA 95126

GEOTECHNICAL ENGINEER:
HALEY & ALDRICH, INC.
6455 ALAMEDA EXPY., SUITE 100
SAN JOSE, CALIFORNIA 95120

STRUCTURAL ENGINEER:
S&P PROFESSIONAL ENGINEERS
1724 CARRIAGE DRIVE
WALNUT CREEK, CALIFORNIA 94598

CIVIL ENGINEER/SURVEYOR:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CALIFORNIA 93940

LANDSCAPE ARCHITECT
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, #201
MONTEREY, CALIFORNIA 93940

JOINT UTILITY DESIGN:
GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL ROAD, SUITE 345
PLEASANTON, CALIFORNIA 94588

UTILITY COMPANIES
CARMEL AREA WASTE WATER DISTRICT (CAWD)
CALIFORNIA AMERICAN WATER (CAL-AM)
PACIFIC GAS AND ELECTRIC COMPANY (PG&E)
AMERICAN TELEPHONE AND TELEGRAPH COMPANY (AT&T)

CIVIL SHEET INDEX

C0.01	CIVIL COVER SHEET	
C0.02	CIVIL SITE NOTES	
C0.03	CIVIL SPECIFICATIONS AND NOTES	
C0.04	SANITARY SEWER AND WATER FACILITIES NOTE & SPECIFICATIONS	SHEETS NOT INCLUDED IN DESIGN REVIEW SET
C0.05	FIRE DEPARTMENT NOTES	
C0.06	CIVIL DETAILS	
C0.07	CIVIL DETAILS	
S-1.0	GENERAL STRUCTURAL NOTES	
S-2.1	RETAINING WALL DETAILS	
C1.00	OVERALL SITE PLAN	
C1.01	OAK GROVE LANE | PLAN AND PROFILE	
C1.02	OAK GROVE LANE | PLAN AND PROFILE	SHEETS NOT INCLUDED IN DESIGN REVIEW SET
C1.03	DRIVEWAY (PARCELS 3A & 4A) PLAN AND PROFILE	
C1.04	STORM DRAIN PROFILES	
C1.05	RETAINING WALL PROFILES	
C2.01	ENLARGE GRADING AND DRAINAGE PLANS	
C2.02	ENLARGE GRADING AND DRAINAGE PLANS	
C2.03	ENLARGE GRADING AND DRAINAGE PLANS	
C2.04	ENLARGE GRADING AND DRAINAGE PLANS	
C2.05	ENLARGED GRADING AND DRAINAGE PLAN	
C2.06	GRADING DETAILS	
C3.01	EROSION CONTROL NOTES	
C3.02	EROSION CONTROL DETAILS	
C3.03	EROSION CONTROL	
C4.01	UTILITY PLAN AND PROFILE	SHEETS NOT INCLUDED IN DESIGN REVIEW SET
C4.02	UTILITY PLAN AND PROFILE	
C4.03	SEWER SYSTEM - LIFT STATION DETAILS	
C4.04	CAWD STANDARD PLANS	
C4.05	CAL-AM STANDARD WATER DETAILS	
C4.06	CAL-AM STANDARD WATER DETAILS	
L-1.1	LANDSCAPE SITE PLAN	
L-2.1	LANDSCAPE DETAILS	
L-2.2	LANDSCAPE DETAILS	
L-4.1	IRRIGATION PLAN	SHEET NOT INCLUDED IN DESIGN REVIEW SET
L-5.1	PLANTING PLAN	
L-6.1	LANDSCAPE DETAILS	SHEETS NOT INCLUDED IN DESIGN REVIEW SET
L-6.2	LANDSCAPE DETAILS	

BENCHMARK

THE BENCHMARK FOR THIS MAP AND SURVEY IS THAT NATIONAL GEODETIC SURVEY MARK DESIGNATED "J 703 RESET 1974", PID GU2079, BEING A BRASS DISC SET IN THE TOP OF A CONCRETE POST LOCATED IN THE RANCHO CANADA GOLF CLUB PROPERTY, APPROXIMATELY 35 FEET FROM THE CVR EASTBOUND EDGE OF PAVEMENT AND APPROXIMATELY 950 FEET EAST OF RIO ROAD HAVING AN ELEVATION OF 96.27 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORTHOMETRIC HEIGHT WAS DETERMINED BY DIFFERENTIAL LEVELING AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN JUNE, 1991.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING OF N 23°44'55" E BETWEEN MONUMENTS FOUND AND SHOWN ON THAT MAP FILED FOR RECORD IN VOLUME 22 OF CITIES AND TOWNS AT PAGE 35, MONTEREY COUNTY, CALIFORNIA.

SCOPE OF WORK

ROUGH GRADING FOR 22 TWO-STORY DETACHED AFFORDABLE HOUSING UNITS, CONSTRUCTION OF ACCESS ROADS, UTILITY INFRASTRUCTURE EXTENSIONS, PARKING AREAS, AND LANDSCAPE IMPROVEMENTS. DRIVEWAY APPROACHES, BUILDINGS, BUILDING WALKWAYS, STEPS, CARPORTS, PATIOS, OR WALLS BETWEEN BUILDINGS ARE NOT INCLUDED IN CONTRACT.

FEMA

PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS. FIRM 06053C0340G

THESE PLANS HAVE BEEN REVIEWED AND MEET THE APPLICABLE CONDITIONS AND REQUIREMENTS:

SIGNED: _____ DATE: _____
DEPUTY FIRE MARSHAL
MONTEREY COUNTY REGIONAL FIRE DISTRICT

SIGNED: _____ DATE: _____
MONTEREY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH BUREAU

SIGNED: _____ DATE: _____
HOUSING AND COMMUNITY DEVELOPMENT DIRECTOR
MONTEREY COUNTY

SIGNED: _____ DATE: _____
MONTEREY COUNTY - PUBLIC WORKS
CONFORMS TO APPLICABLE ORDINANCES & REQUIREMENTS

SIGNED: _____ DATE: _____
THE GEOTECHNICAL ASPECTS OF THE IMPROVEMENT PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL EXPLORATION REPORT.

THESE PLANS HAVE BEEN REVIEWED AND MEET THE REQUIREMENTS OF THE CARMEL AREA WASTEWATER DISTRICT.

SIGNED: _____ DATE: _____
APPROVED FOR CONSTRUCTION:
PATRICK TREANOR, P.E., DISTRICT ENGINEER

THESE PLANS HAVE BEEN REVIEWED AND MEET THE REQUIREMENTS OF THE CALIFORNIA AMERICAN WATER - CENTRAL DIVISION.

SIGNED: _____ DATE: _____
APPROVED FOR CONSTRUCTION:

0 1 2 INCHES 3

T:\Monterey Projects\595\CIVIL\PLANSET\Parcel F - Affordable\595.04_03.XX.dwg RRamos Nov 16, 2025 - 8:01pm

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SUBMITTAL / REVISION

EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

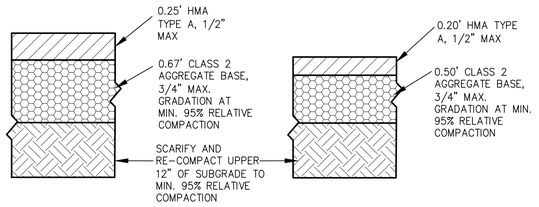
SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

CIVIL COVER SHEET

CARMEL VALLEY, CALIFORNIA

SCALE:	AS SHOWN
DRAWN:	RW
JOB No.:	595.04
SHEET	C0.01
OF	

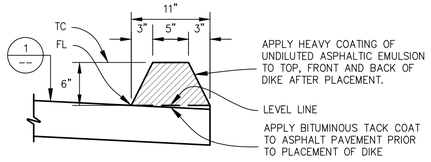
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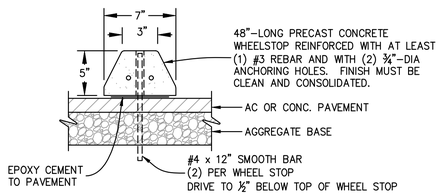
TYPICAL ROAD SECTION

DRIVEWAY SECTION
LOTS 3A & 4A

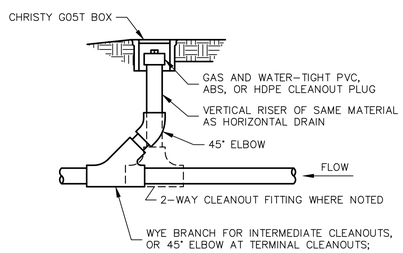
1 — HMA PAVEMENT
SCALE: NONE



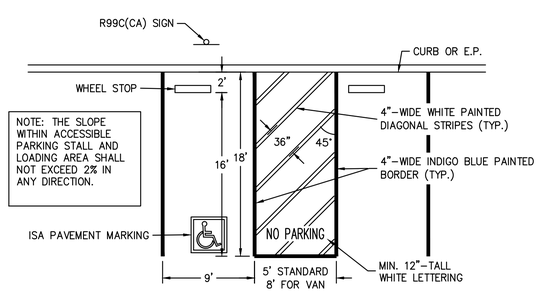
2 — TYPE 'A' AC DIKE
SCALE: NONE



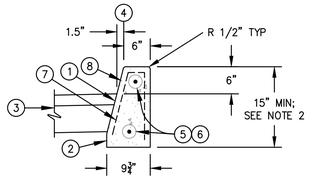
3 — WHEEL STOP
SCALE: NONE



4 — CLEAN OUT
SCALE: NONE

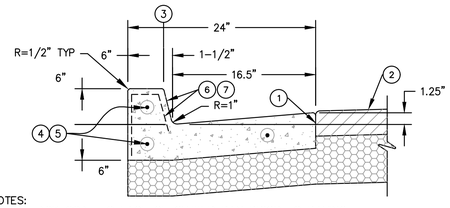


5 — ADA PARKING STALL
SCALE: NONE



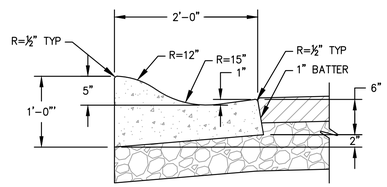
KEYNOTES:
1. APPLY TACK COAT TO FACE OF CURB PRIOR TO PAVING
2. EXTEND CURB MIN 2" BELOW BOTTOM OF AGGREGATE BASE COURSE
3. NEW AC PAVEMENT
4. CURB LINE PER PLANS
5. SLIP DOWEL EXPANSION JOINTS WITH TWO 12"–LONG #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
6. DOWEL CONSTRUCTION JOINTS WITH TWO 12"–LONG #4 DEFORMED BAR DOWELS.
7. PROVIDE 1–1/2"–DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12–FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
8. TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.

6 — CONCRETE VERTICAL CURB
SCALE: NONE



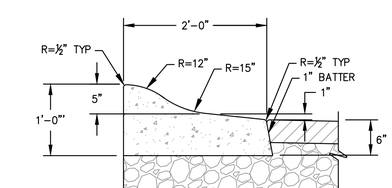
KEYNOTES:
1. APPLY TACK COAT TO FACE OF GUTTER PAY PRIOR TO PAVING
2. NEW AC PAVEMENT
3. CURB LINE PER PLANS
4. 3– #4 CONTINUOUS REBAR
5. SLIP DOWEL EXPANSION JOINTS WITH THREE #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
6. PROVIDE 1–1/2"–DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12–FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
7. TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.

7 — CONCRETE CURB AND GUTTER
SCALE: NONE



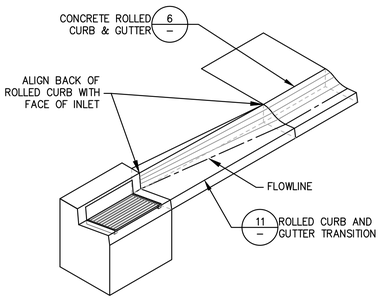
NOTES:
1. 1/2– INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS TO MATCH SIDEWALK WITH 10–FEET MAXIMUM SPACING.
3. CONCRETE SHALL BE CALTRANS TYPE MIX.

8 — CONCRETE ROLLED CURB AND GUTTER
SCALE: NONE

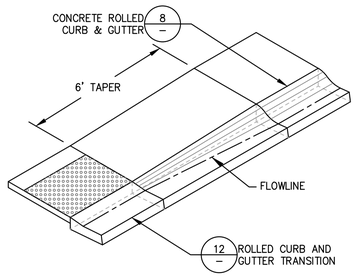


NOTES:
1. 1/2– INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS TO MATCH SIDEWALK WITH 10–FEET MAXIMUM SPACING.
3. CONCRETE SHALL BE CALTRANS TYPE MIX.

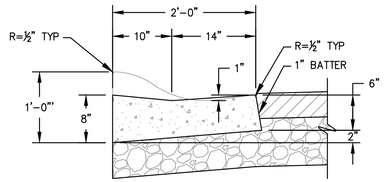
9 — CONCRETE ROLLED SPILL CURB AND GUTTER
SCALE: NONE



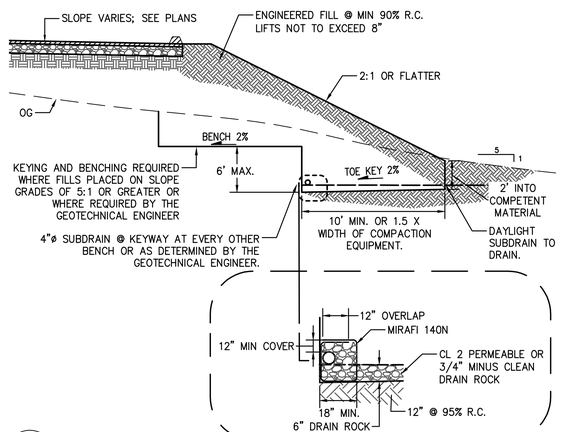
10 — ROLLED CURB TRANSITION AT DRAIN INLET
SCALE: NONE



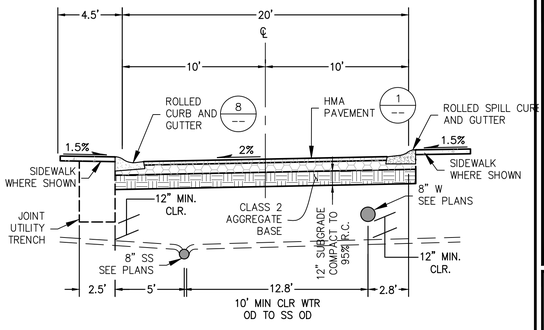
11 — ROLLED CURB TRANSITION AT ADA RAMP
SCALE: NONE



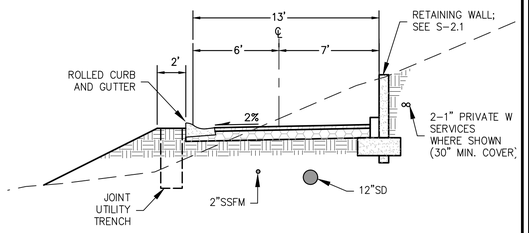
12 — ROLLED CURB AND GUTTER TRANSITION
SCALE: NONE



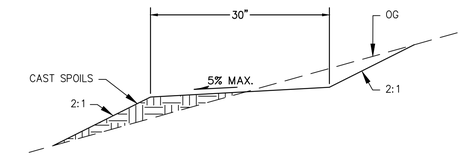
13 — KEYWAY DETAIL
SCALE: NONE



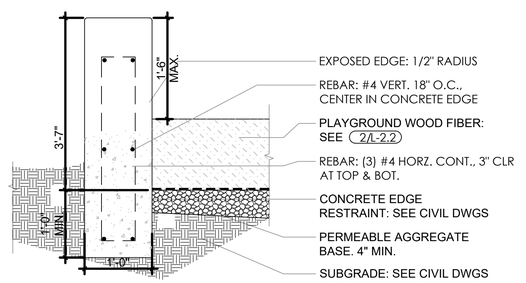
A — TYPICAL ROAD SECTION
SCALE: NONE



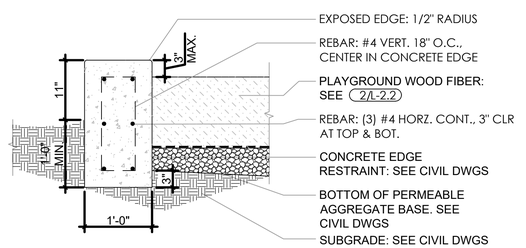
B — TYPICAL DRIVEWAY SECTION LOTS 3A & 4A
SCALE: NONE



14 — GRADED TRAIL
SCALE: NONE



PLAYGROUND CURB (WHERE BELOW EXISTING GRADE)



PLAYGROUND CURB (WHERE ABOVE EXISTING GRADE)

15 — PLAYGROUND CURB
SCALE: NONE

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EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

CARMEL VALLEY, CALIFORNIA

CIVIL DETAILS

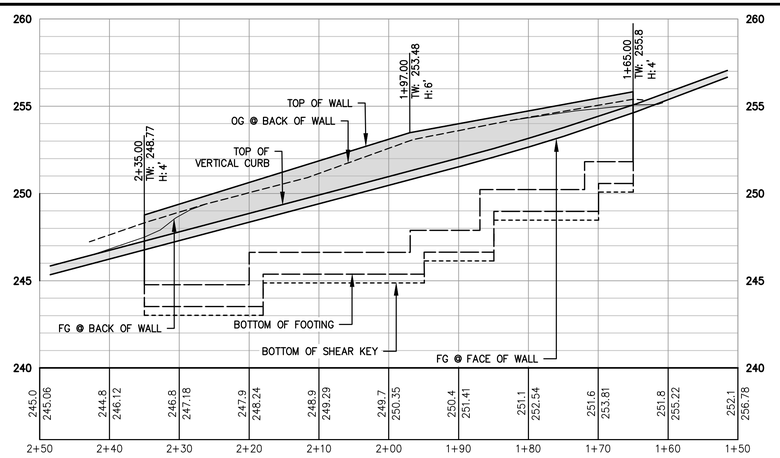
SCALE:	AS SHOWN
DRAWN:	RW
JOB No.:	595.04

SHEET
C0.06
OF

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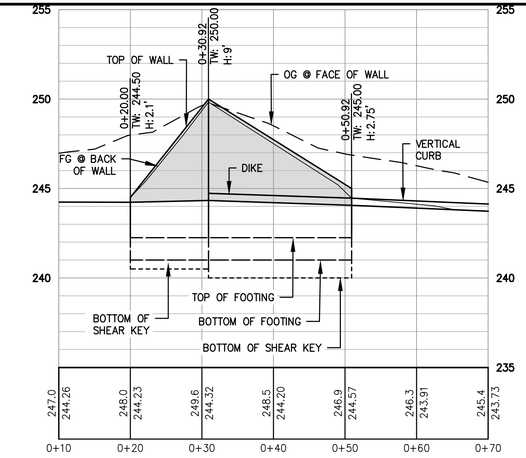
0 1 2 INCHES 3


PARCEL A
24 C&T 70
PARCEL F
4.47 AC
N53°07'37"E 168.67'
N56°52'23"W 180.00'
N84°31'44"W 75.00'
N61°40'16"W 126.93'
N40°47'53"E 354.93'
N15°25'7"E 126.37'
N32°48'16"E 279.94'
N50°36'13"E 108.36'
N50°36'13"E 307.11'
N74°27'36"E 100.00'
N89°52'17"E 75.00'
N0°07'43"W 293.42'
N56°52'23"W 67.32'
PIN-PILE RETAINING WALL
PIN-PILE RETAINING WALL
PIN-PILE RETAINING WALL
DEBRIS WALL
DEBRIS WALL
DW
DW
DW



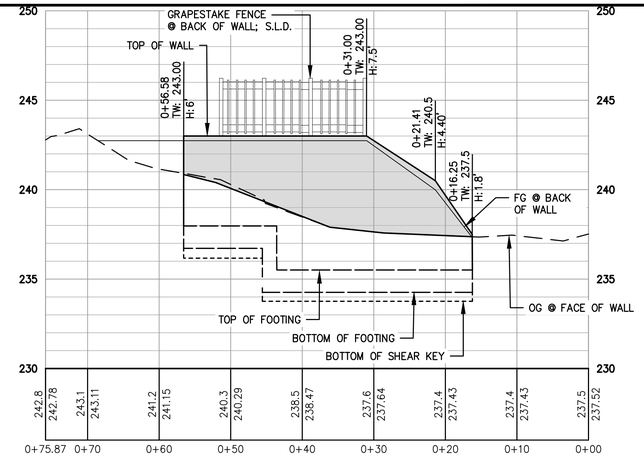
A RETAINING WALL 'A' PROFILE

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'



B RETAINING WALL 'B' PROFILE

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'



C RETAINING WALL 'C' PROFILE

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

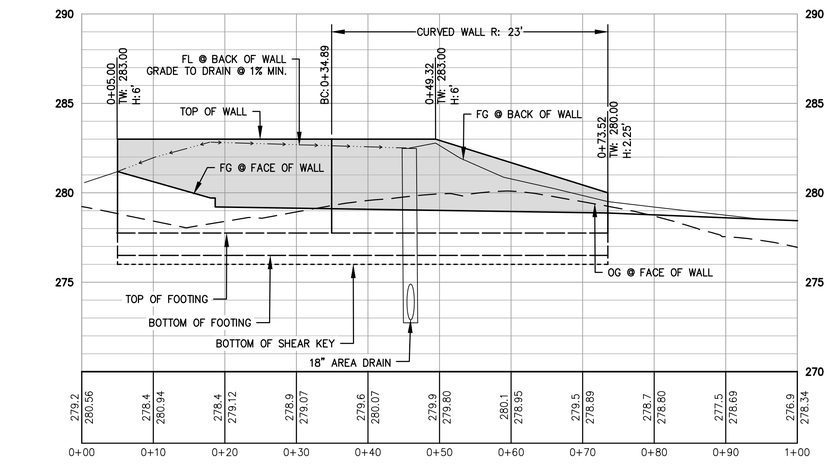
D RETAINING WALL 'D' PROFILE

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

E RETAINING WALL 'E' PROFILE

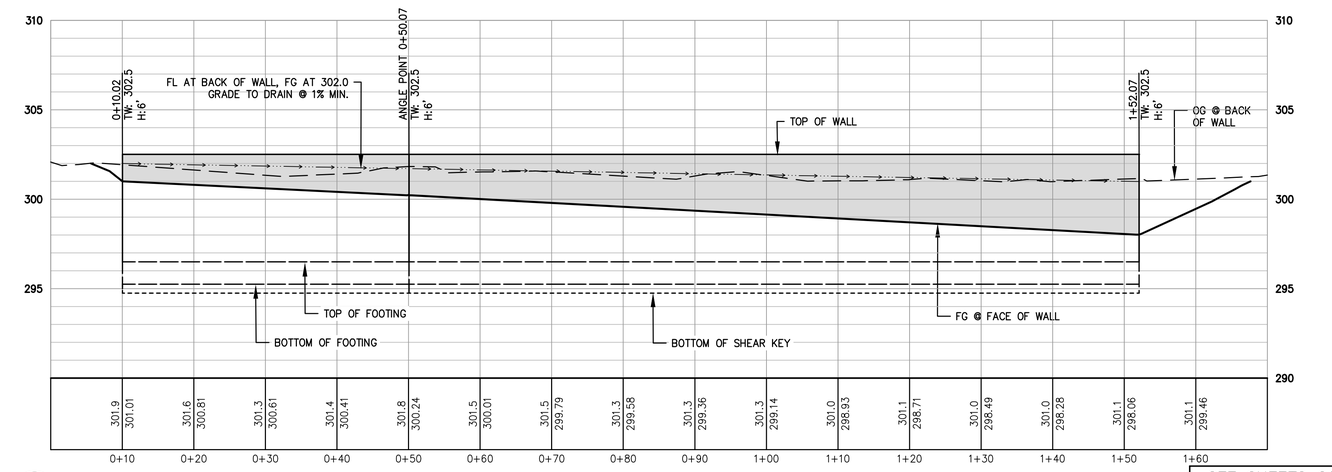
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

NOTES:
1. ALL WALL ELEVATIONS ARE FROM DOWNHILL SIDE OF WALL LOOKING UP.
2. WALL HEIGHTS ARE MEASURE FROM TOP OF WALL TO TOP OF FOOTING.



F RETAINING WALL 'F' PROFILE

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'



G RETAINING WALL 'G' PROFILE

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

SEE SHEETS C2.01 THROUGH C2.05 FOR ADDITIONAL DETAIL

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EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

RETAINING WALL PROFILES

CARMEL VALLEY, CALIFORNIA

SCALE:	1" = 20'
DRAWN:	RPW
JOB No.:	595.04

SHEET C1.05 OF

T:\Monterey Projects\595\CIVIL\PLANSET\Parcel F - Alternate\595-Esmt-Parcel F-ALT.dwg RWarnes Nov 20, 2025 - 12:44pm

0 1 2 INCHES 3

ROADWAY KEYNOTES

1. HMA PAVEMENT PER 1|C0.06.
2. AC DIKE PER 2|C0.06.
3. CONCRETE VERTICAL CURB PER 6|C0.06.
4. CONCRETE CURB AND GUTTER PER 7|C0.06.
4A. ROLLED CURB AND GUTTER PER 8|C0.06.
4B. ROLLED SPILL CURB AND GUTTER PER 9|C0.06
5A. TYPE GO INLET PER 5|C0.07.
5B. 18" PRECAST AREA DRAIN.
5C. 24" PRECAST AREA DRAIN.
6. ROCK SLOPE PROTECTION, ALT WITH TEE PER 2|C0.07.
7. RETAINING WALL; SEE SHEET S-2.1, & C1.05.
8. CONCRETE WALK; 2% MAX CROSS-SLOPE.
9. ROCK SLOPE PROTECTION PER 3|C0.07.
10. WHEEL STOP PER 3|C0.06.
11. ADA PARKING; MAX SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2% PER 4|C0.06.
12. 36" HIGH WOODEN RAILING; S.L.D..
13. GRADED TRAIL (30" WIDE); PER 14|C0.06..
14. KEYWAY PER 13|C0.06.
15. CROSS WALK AND CURB RAMP.
16. CONCRETE RETAINING CURB.
17. CONSTRUCT MONUMENT WELL PER 6|C0.07.
18. PLAY GROUND CURB PER 15|C0.06.
19. TRASH ENCLOSURE; S.A.D.
20. ELECTRICAL SERVICE CONNECTION.
21. ELECTRICAL METER.
22. BENCH: S.L.D.

NOTES

1. SEE SHEET C1.01 – C1.03 FOR STORM DRAIN INFORMATION

THE FINE GRADING FOR EACH LOT WILL BE SUBMITTED AS A PLOT PLAN WITH THE BUILDING PERMIT SUBMITTAL FOR EACH LOT. GRADES SHOWN HEREON ARE REPRESENTATIVE OF THE FINE GRADING FOR THE SUBDIVISION. FINISH PADS SHALL BE SET 28" BELOW FINISH FLOOR ELEVATIONS SHOWN.

SEE SHEET C2.04 FOR CONTINUATION

PARCEL F

GRADING LIMITS

MATCHLINE STA 1+30
SEE SHEET C2.04 FOR CONTINUATION

WALL A
H: 6'

2-1" WATER SERVICES (PVT) LATERALS

GRADING LIMITS

INV: 250.0±

INV: 251.0±

FF:263.97
LL:254.30±

FF:263.60
LL: 253.93

CONCRETE PAD ELEV: 261.00

SDMH-02
6+51.76 TO 99°
RIM: 260.43
S INV IN: 251.05
NE INV IN: 255.40
N INV OUT: 253.73

SD-2A
6+80.02
TC: 264.35
SE INV IN: 256.08
SW INV OUT: 256.00

SD-3A
6+80.05
RIM: 260.77
E INV IN: 260.18
NW INV OUT: 256.50

SD-1A
6+24.97
STA: 6+24.97
RIM: 261.91
NNW INV OUT: 257.57

SD-1
6+24.97
STA: 6+24.97
INV: 251.57

260.79 TC

261.00 TC

261.69 TC

261.95 TC

263.25 TC
262.74 FS

263.17 TC
262.67 FS

GRADE STEEPER THAN 2:1 TO SAVE TREE IF APPROVED BY THE GEOTECHNICAL ENGINEER

GRADING LIMITS

276.98 TC
276.48 FS

273.50 FS

277.46 TC
276.96 FS

277.70 TC
277.20 FS

278.28 TC
277.78 FS

278.62 TC
278.12 FS

278.51
TC/FS

273.39 BS
273.32 FS
276.39 TS

FS: 276.50

276.45

276.61

276.71 FS

276.80 FS

278.26 TC
278.13 FG

277.00

PLAY AREA

280.00 TC
278.87 FG

SEE LANDSCAPE DRAWINGS FOR PLAY GROUND AND FENCING DETAILS

PARCEL F

GRADING LIMITS

CONNECT TO PHASE 1 TRAIL

SEE SHEET C1.01 FOR CONTINUATION

SEE SHEET C2.02 FOR CONTINUATION

7+00

6+00

5+00

SCALE: 1" = 10'

0 1 2 INCHES 3

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Whitson ENGINEERS

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SUBMITTAL / REVISION

EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

ENLARGED GRADING & DRAINAGE PLAN

CARMEL VALLEY, CALIFORNIA

SCALE:	1" = 10'
DRAWN:	RPW
JOB No.:	595.04

SHEET
C2.01
OF

T:\Monterey Projects\595\CIVIL\PLANSET\Parcel F - Alfredaba\595-Esel-Parcel F-ALL DESIGN REVIEW_2025-1127.dwg RBarros Nov 21, 2025 - 9:17am

ROADWAY KEYNOTES

1. HMA PAVEMENT PER 1|C0.06.
2. AC DIKE PER 2|C0.06.
3. CONCRETE VERTICAL CURB PER 6|C0.06.
4. CONCRETE CURB AND GUTTER PER 7|C0.06.
4A. ROLLED CURB AND GUTTER PER 8|C0.06.
4B. ROLLED SPILL CURB AND GUTTER PER 9|C0.06
5A. TYPE G0 INLET PER 5|C0.07.
5B. 18" PRECAST AREA DRAIN.
5C. 24" PRECAST AREA DRAIN.
6. ROCK SLOPE PROTECTION, ALT WITH TEE PER 2|C0.07.
7. RETAINING WALL; SEE SHEET S–2.1, & C1.05.
8. CONCRETE WALK; 2% MAX CROSS–SLOPE.
9. ROCK SLOPE PROTECTION PER 3|C0.07.
10. WHEEL STOP PER 3|C0.06.
11. ADA PARKING; MAX SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2% PER 4|C0.06.
12. 36" HIGH WOODEN RAILING; S.L.D..
13. GRADED TRAIL (30" WIDE); PER 14|C0.06..
14. KEYWAY PER 13|C0.06.
15. CROSS WALK AND CURB RAMP.
16. CONCRETE RETAINING CURB.
17. CONSTRUCT MONUMENT WELL PER 6|C0.07.
18. PLAY GROUND CURB PER 15|C0.06.
19. TRASH ENCLOSURE; S.A.D.
20. ELECTRICAL SERVICE CONNECTION.
21. ELECTRICAL METER.
22. BENCH: S.L.D.

THE FINE GRADING FOR EACH LOT WILL BE SUBMITTED AS A PLOT PLAN WITH THE BUILDING PERMIT SUBMITTAL FOR EACH LOT. GRADES SHOWN HEREON ARE REPRESENTATIVE OF THE FINE GRADING FOR THE SUBDIVISION. FINISH PADS SHALL BE SET 28" BELOW FINISH FLOOR ELEVATIONS SHOWN.

SEE SHEET C2.01 FOR CONTINUATION

PARCEL F

GRADING LIMITS

HP ???

FF:289.67
PAD: 287.33

FF:292.66
PAD: 290.33

FF:293.83
PAD:291.50

FF:295.33
PAD:293.00

FF:296.33
PAD:294.00

FF:298.93
PAD:296.60

JOINT TRENCH
SEE PLANS BY
OTHERS

7+00

8+00

9+00

10+00

8" HT. CURB
279.61 TC
278.94 FS

276.98 TC
276.48 FS

277.46 TC
276.96 FS

277.70 TC
277.20 FS

278.28 TC
277.78 FS

278.62 TC
278.12 FS

278.51
TC/FS

278.65
TC/FS

279.31 TC
278.81 FS

278.96 FS

278.06 FS

278.62 FS

273.50 FS

273.39 BS

273.32 FS

276.39 TS

FS: 276.50

276.45

276.61

276.71 FS

276.80 FS

278.26 TC
278.13 FG

277.00

DRAIN SUBGRADE
TO INLETS PER
LANDSCAPE PLANS.

SD–12A
GRT: 276.25
INV IN: 272.48
INV OUT: 272.48

SD–13A
GRT: 276.75
INV IN: 272.77
INV OUT: 272.77

TW: 283.00

279.13

PLAY AREA

WALL F
H: 6'

SEE LANDSCAPE
DRAWNGS FOR
PLAYGROUND AND
FENCING DETAILS

280.00 TC
278.87 FG

279.00

TW: 283.00

SD–4A
GRT: 282.50
INV IN: 273.60
INV OUT: 273.00

GRADING LIMITS

SD–5A
GRT: 288.00
INV IN: 283.42
INV OUT: 283.20

GRADED SWALE TO
DRAIN @ 2% MIN.

SD–6A
GRT: 289.06
INV IN: 284.52
INV OUT: 284.42

GRADED SWALE TO
DRAIN @ 5% MIN.

SD–7A
GRT: 294.00
INV IN: 289.10
INV OUT: 289.00

SSMH

CONCRETE
PAD ELEV:
293.91

FF:292.43
PAD: 290.10

FF:294.73
PAD: 292.40

FF:296.95
PAD: 294.62

FF:299.83
PAD: 297.50

B/W: 282.28

B/W: 289.15

B/W: 291.81

B/W: 294.96

SEE SHEET C2.03 FOR CONTINUATION

PARCEL F

SCALE: 1" = 10'

NOTES

1. SEE SHEET C1.01 – C1.03 FOR STORM DRAIN INFORMATION

0 1 2 INCHES 3

Civil Engineering
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831-647-9203
whitson@whitson.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

ENLARGED GRADING & DRAINAGE PLAN

CARMEL VALLEY, CALIFORNIA

SCALE:	1" = 10'
DRAWN:	RW
JOB No.:	595.04

SHEET
C2.02
OF

T:\Monterey Projects\595\Civil\PLANSET\Parcel F – Affordable\595-Essb–Parcel F–ALJKSON REVIEW_2025-1121.dwg RRamos Nov 21, 2025 – 9:18am

THE FINE GRADING FOR EACH LOT WILL BE SUBMITTED AS A PLOT PLAN WITH THE BUILDING PERMIT SUBMITTAL FOR EACH LOT. GRADES SHOWN HEREON ARE REPRESENTATIVE OF THE FINE GRADING FOR THE SUBDIVISION. FINISH PADS SHALL BE SET 28" BELOW FINISH FLOOR ELEVATIONS SHOWN.

GRADING LIMITS

FF:298.93
PAD:296.60

FF:299.48
PAD:297.16

FF:300.34
PAD:298.00

FF:300.50
PAD:298.17

FF:301.25
PAD:298.92

FF:301.75
PAD:299.42

FF:303.00
PAD:300.67

FF:301.73
PAD:299.40

FF:300.67
PAD:298.33

FF:299.83
PAD: 297.50

CONCRETE PAD ELEV: 297.90

INV: 293.0±

WALL D
H:5'

TW: 299.0

WALL E
H:6.5'
SEE SHEET C105

WALL G
H:6'
SEE SHEET C105

299.66 TC
299.16 FL

299.47 FS

299.97 TC

299.73 TC
299.23 FL

299.26 FS

299.86 FS

298.63 FG

299.63 FG

299.96 FS
299.96 FS

299.90 TC
299.40 FS

300.00 FG

299.02 FL/TC

299.20 FL/TC

299.80 TC
299.30 FS

299.14 FS

299.08 FS

299.03 FL/TC

299.29 FS

299.05 FS

298.90 FS

299.58 TC/FL

299.74 TC/FL

299.74 TC

PLAY AREA

SEE LANDSCAPE DRAWINGS FOR PLAY AREA DETAILS

TW: 304.00

303.00 FL

302.00 FL

301.14 TC
300.64 FL

301.18 TC
301.18 FS

303.90 FL

300.41

300.58 TC
300.08 FS 3.2%

301.17 TC
300.67 FS

FL: 300.30

8.0%
1.4%
1.5%
4.5%
2.0%

SD-11A 5B
GRT: 299.60
INV OUT: 294.50

SD-10A 5B
GRT: 298.55
INV IN: 293.97
INV OUT: 293.87

SD-8A 5C
GRT: 297.30
INV IN: 293.13
INV OUT: 293.03

SD-9A 5B
GRT: 297.50
INV IN: 293.34
INV OUT: 293.24

8" SS

8" W

8" SD

12" SD

S=0.01

S=0.06

12+00

11+00

10+00

ROADWAY KEYNOTES

1. HMA PAVEMENT PER 1|C0.06.
2. AC DIKE PER 2|C0.06.
3. CONCRETE VERTICAL CURB PER 6|C0.06.
4. CONCRETE CURB AND GUTTER PER 7|C0.06.
4A. ROLLED CURB AND GUTTER PER 8|C0.06.
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5A. TYPE G0 INLET PER 5|C0.07.
5B. 18" PRECAST AREA DRAIN.
5C. 24" PRECAST AREA DRAIN.
6. ROCK SLOPE PROTECTION, ALT WITH TEE PER 2|C0.07.
7. RETAINING WALL; SEE SHEET S-2.1, & C1.05.
8. CONCRETE WALK; 2% MAX CROSS-SLOPE.
9. ROCK SLOPE PROTECTION PER 3|C0.07.
10. WHEEL STOP PER 3|C0.06.
11. ADA PARKING; MAX SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2% PER 4|C0.06.
12. 36" HIGH WOODEN RAILING; S.L.D..
13. GRADED TRAIL (30" WIDE); PER 14|C0.06..
14. KEYWAY PER 13|C0.06.
15. CROSS WALK AND CURB RAMP.
16. CONCRETE RETAINING CURB.
17. CONSTRUCT MONUMENT WELL PER 6|C0.07.
18. PLAY GROUND CURB PER 15|C0.06.
19. TRASH ENCLOSURE; S.A.D.
20. ELECTRICAL SERVICE CONNECTION.
21. ELECTRICAL METER.
22. BENCH: S.L.D.

NOTES

1. SEE SHEET C1.01 – C1.03 FOR STORM DRAIN INFORMATION

SCALE: 1" = 10'

0 1 2 INCHES 3

T:\Monterey Projects\595\CIVIL\PLANSET\Parcel F – Affordable\595–East–Parcel F–ALJESOH REVIEW_2025–1121.dwg RRamos Nov 21, 2025 – 9:19am

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whitsonengineers.com

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REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

ENLARGED GRADING & DRAINAGE PLAN

CARMEL VALLEY, CALIFORNIA

SCALE:	1" = 10'
DRAWN:	RW
JOB No.:	595.04
SHEET	C2.03
OF	

ROADWAY KEYNOTES

1. HMA PAVEMENT PER 1|C0.06.
2. AC DIKE PER 2|C0.06.
3. CONCRETE VERTICAL CURB PER 6|C0.06.
4. CONCRETE CURB AND GUTTER PER 7|C0.06.

4A. ROLLED CURB AND GUTTER PER 8|C0.06.

4B. ROLLED SPILL CURB AND GUTTER PER 9|C0.06

5A. TYPE G0 INLET PER 5|C0.07.

5B. 18" PRECAST AREA DRAIN.

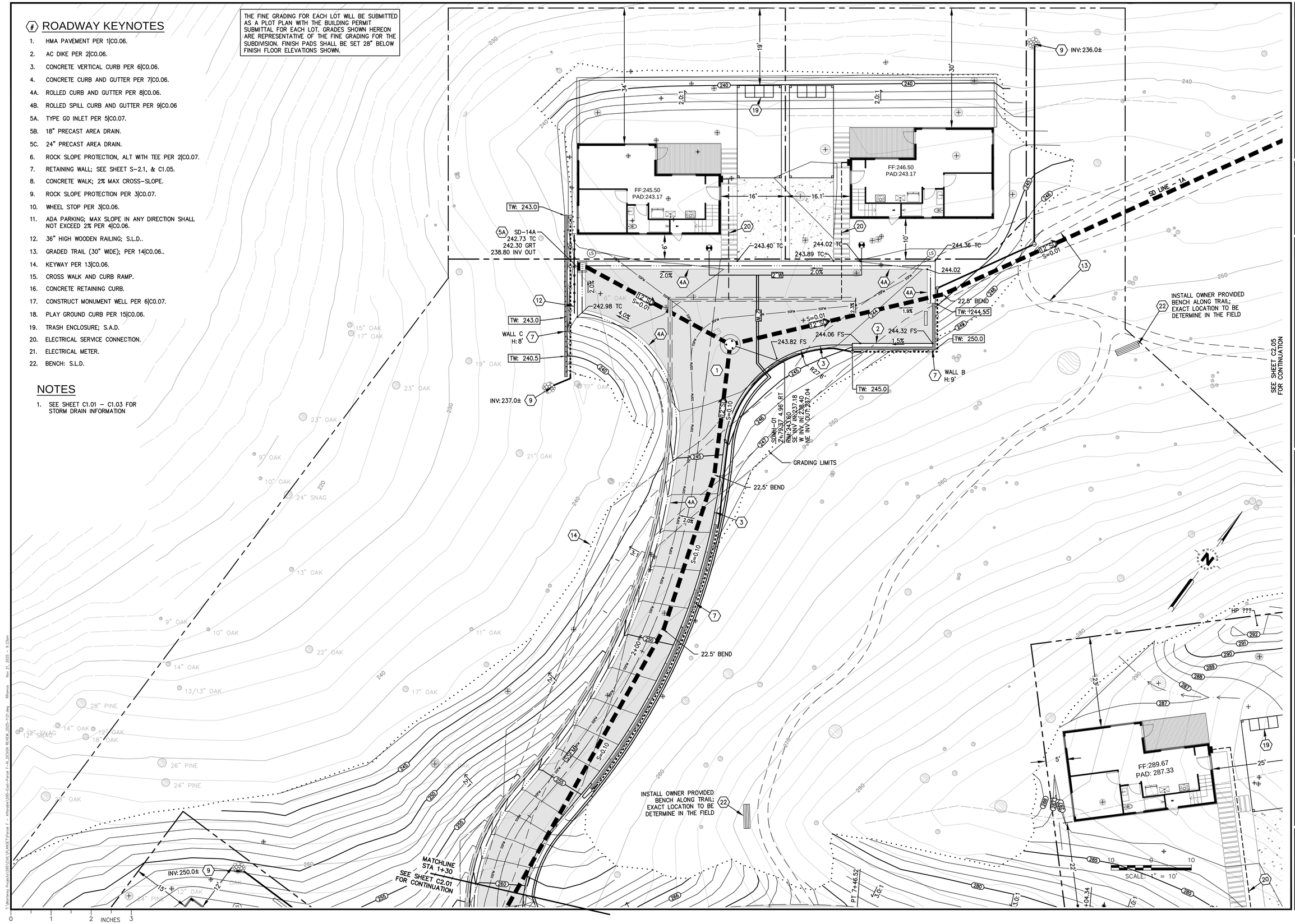
5C. 24" PRECAST AREA DRAIN.

6. ROCK SLOPE PROTECTION, ALT WITH TEE PER 2|C0.07.
7. RETAINING WALL; SEE SHEET S-2.1, & C1.05.
8. CONCRETE WALK; 2% MAX CROSS-SLOPE.
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14. KEYWAY PER 13|C0.06.
15. CROSS WALK AND CURB RAMP.
16. CONCRETE RETAINING CURB.
17. CONSTRUCT MONUMENT WELL PER 6|C0.07.
18. PLAY GROUND CURB PER 15|C0.06.
19. TRASH ENCLOSURE; S.A.D.
20. ELECTRICAL SERVICE CONNECTION.
21. ELECTRICAL METER.
22. BENCH: S.L.D.

NOTES

1. SEE SHEET C1.01 – C1.03 FOR STORM DRAIN INFORMATION

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EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

ENLARGED GRADING & DRAINAGE PLAN

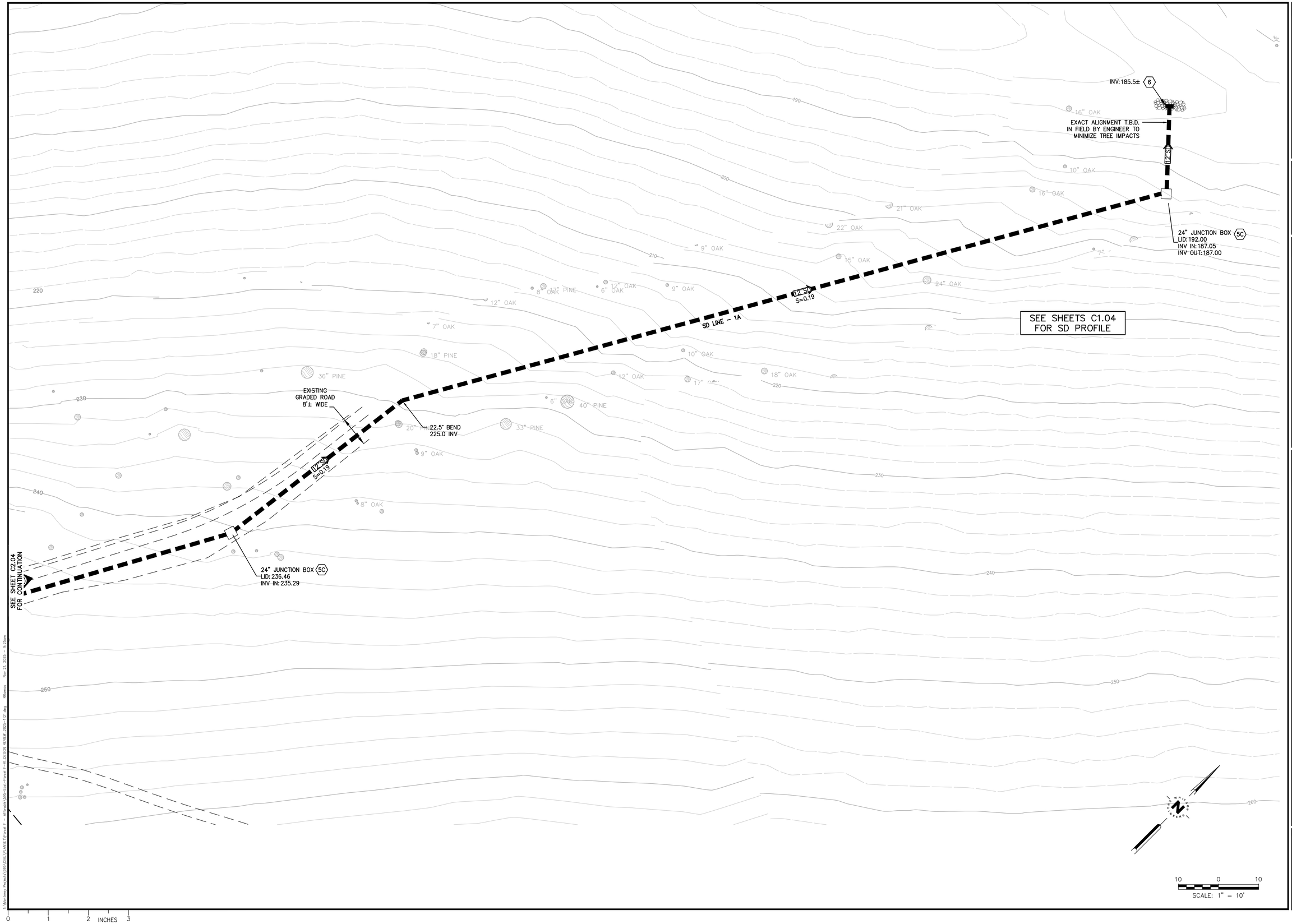
CARMEL VALLEY, CALIFORNIA

SCALE:	1" = 10'
DRAWN:	RW
JOB No.:	595.04

SHEET
C2.04
OF

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EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS
FOR INFORMATION ONLY

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

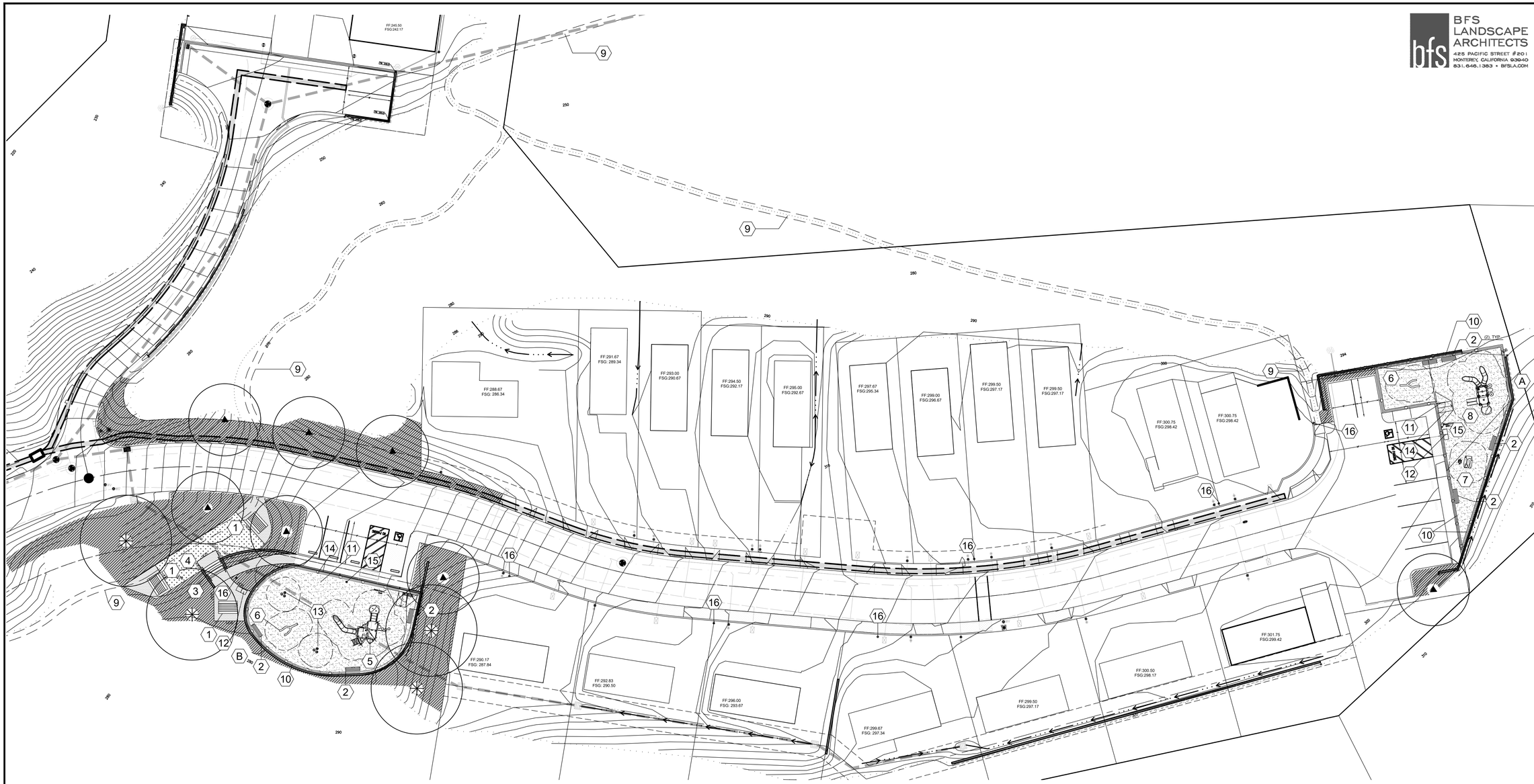
ENLARGED GRADING & DRAINAGE PLAN

CARMEL VALLEY, CALIFORNIA

SCALE:	1" = 10'
DRAWN:	RW
JOB No.:	595.04

SHEET
C2.05
OF

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LEGEND

- Meadow Planting: See Planting Plan
- Slope Restoration Planting: See Planting Plan
- Stabilized Decomposed Granite (D.G.) Paving: See 6/L-2.1
- HDR — Headerboard, Composite : See 5/L-2.1
- Engineered Wood Fiber Mulch, at Play Area: See 2/L-2.2
- Playground Curb, at Play Area: See 1/L-2.2
- Trees: See Planting Plan
- Wood Fence: See note #10

REFERENCE NOTES

1. Picnic Tables: See Specs and 8/L-2.1
2. Backed Bench: See Specs and 8/L-2.1
3. Timber Steps & Handrail: See 1/L-2.1 2/L-2.1 3/L-2.1
4. Oaks Play Lower Meadow: See Planting Plan
5. Play Equipment - 5-12 Play Booster See Specs
6. Play Equipment - Log Beam See Specs
7. Play Equipment - Log Crawl Tunnel See Specs
8. Play Equipment - 2-5 Play Booster See Specs
9. Hiking Trail: Dirt, See Civil Drawings for Grading
10. Grape Stake Fence, at Play Area: See Specs and 3/L-2.2
11. Grape Stake Fence Gate, at Play Area: See Specs and 4/L-2.2 5/L-2.2
12. Trash and Recycle Cans: Animal proof and rodent proof, heavy duty steel: See Specs.
13. Play Equipment - Log Steppers See Specs.
14. Play Area Concrete Ramp: See 6/L-2.2
15. Pole Lights: See Electrical Plans. See 7/L-2.2 8/L-2.2
16. Bollard Lights: See Electrical Plans. See 9/L-2.1

GENERAL NOTES

1. All play features, site benches and tables shall comply with manufacturer's requirements and current ASTM and ADA codes, and the Consumer Product Safety Commission Guidelines and California Play Safety Code, including resilient surfacing requirements, fall height safety zones and age-appropriate levels.
2. See Tree Removal Plan for trees to be preserved and protected.

ELECTRICAL NOTE

1. All exterior lighting fixtures shall be fully shielded in accordance with Monterey County standards. See Electrical Plans for fixture details.

20 0 20 40

0 1 2 INCHES 3

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

LICENSED LANDSCAPE ARCHITECT
LANCE FOSTER
No. 5184
Signature
8-31-2022
Renewal Date
10-26-2020
Date
STATE OF CALIFORNIA

SUBMITTAL / REVISION

EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PARCEL F - IMPROVEMENT PLANS

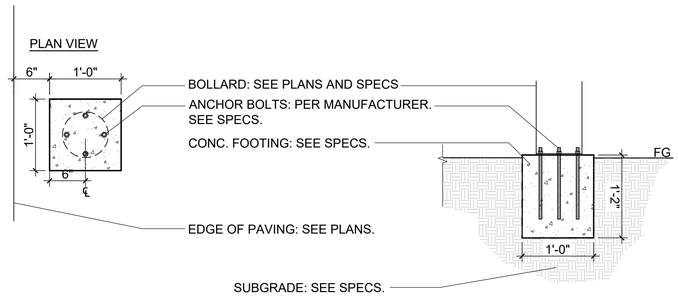
CARMEL VALLEY, CALIFORNIA

LANDSCAPE SITE PLAN

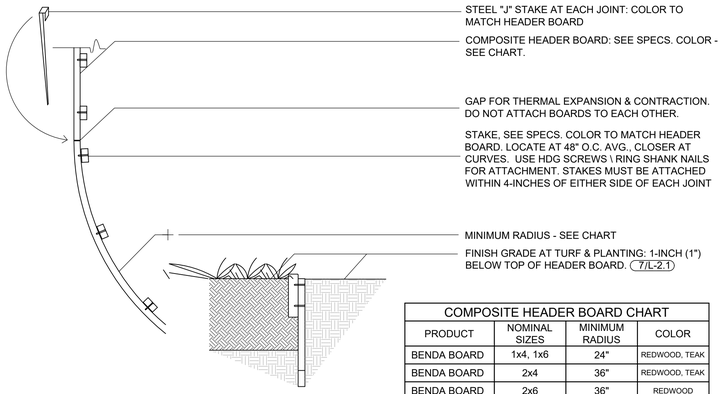
SCALE:	AS SHOWN
DRAWN:	RW
JOB No.:	595.04

SHEET
L-1.1
OF

NOT FOR CONSTRUCTION

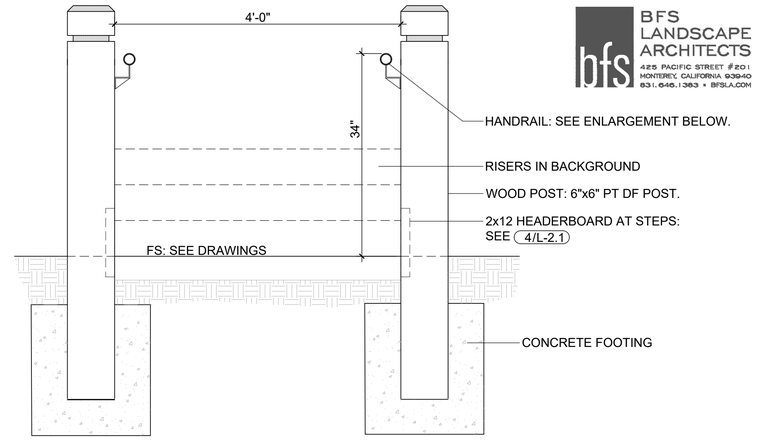


9 Light Bollard Footing
NTS

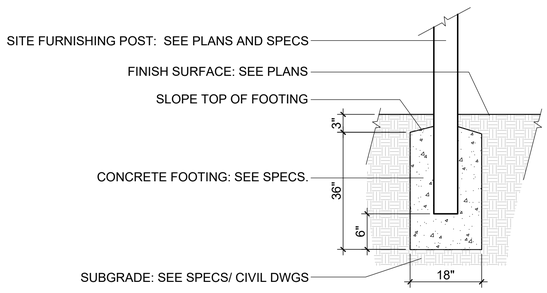


COMPOSITE HEADER BOARD CHART			
PRODUCT	NOMINAL SIZES	MINIMUM RADIUS	COLOR
BENDA BOARD	1x4, 1x6	24"	REDWOOD, TEAK
BENDA BOARD	2x4	36"	REDWOOD, TEAK
BENDA BOARD	2x6	36"	REDWOOD
EPIC EDGE	1x4, 1x6	36"	CARMEL BROWN
NOTE: USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING			

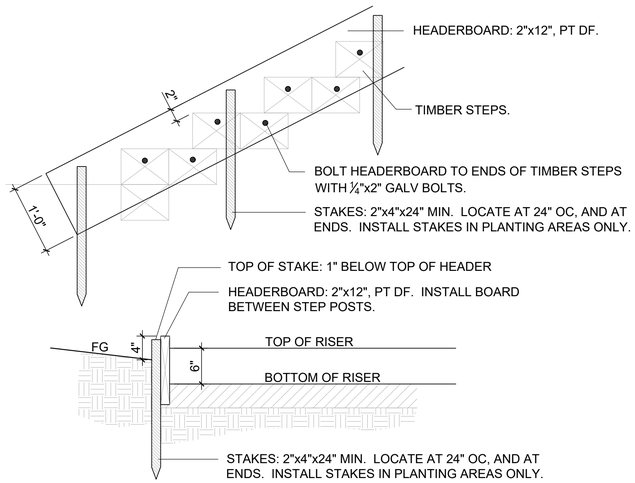
5 Header Board: Composite
NTS



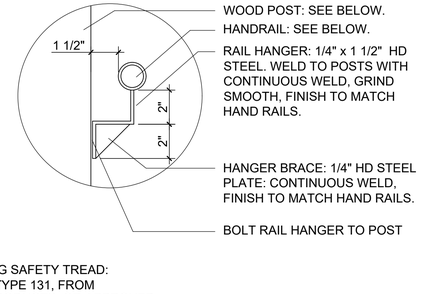
2 Timber Steps and Handrail - Cross Section
1" = 1'-0"

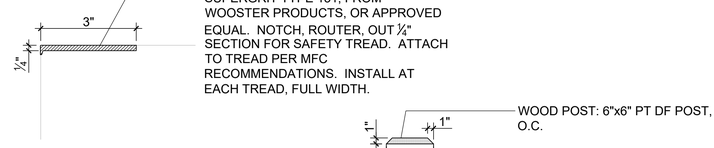


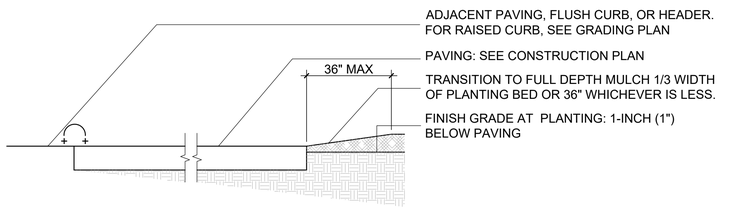
8 Site Furnishings Footing - Embed Mount, Typ.
NTS



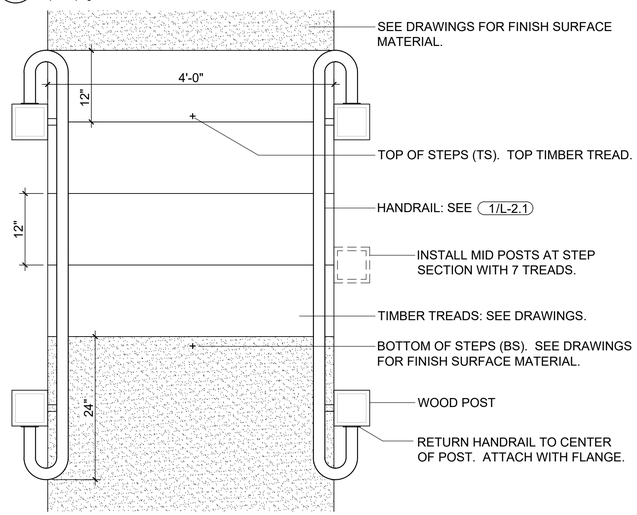
4 Raised Headerboard at Steps
1" = 1'-0"

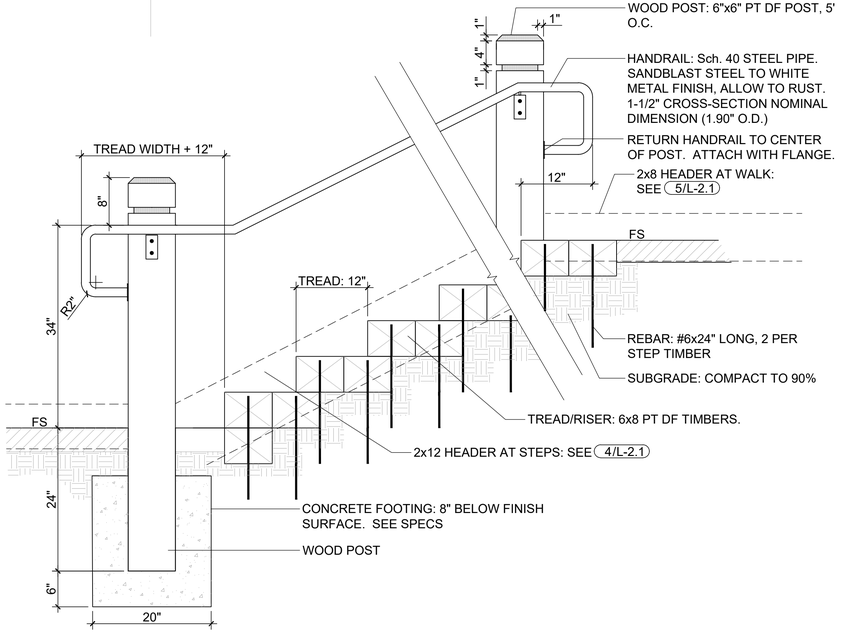


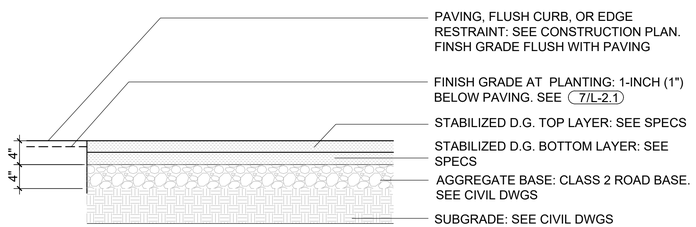




7 Finish Grade
1"=1'-0"







6 Stabilized Decomposed Granite (D.G.) Paving
1"=1'-0"

3 Timber Steps and Handrails - Plan View
1" = 1'-0"

1 Timber Steps and Handrail- Longitudinal Section
1" = 1'-0"

0 1 2 INCHES 3

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
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Monterey, California
831.649.5225
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Whitson ENGINEERS

LICENSED LANDSCAPE ARCHITECT
LANDIS R. FOSTER
No. 6134
Signature
6-1-2022
Renewal Date
10-26-2024
Date
STATE OF CALIFORNIA

SUBMITTAL / REVISION

EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PARCEL F - IMPROVEMENT PLANS

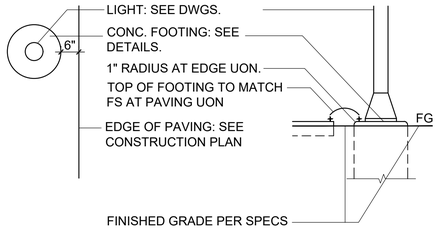
LANDSCAPE DETAILS

CARMEL VALLEY, CALIFORNIA

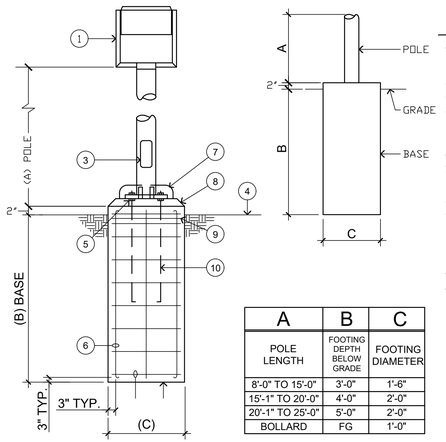
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JOB No.:	595.04

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OF

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8 Light Layout
NTS

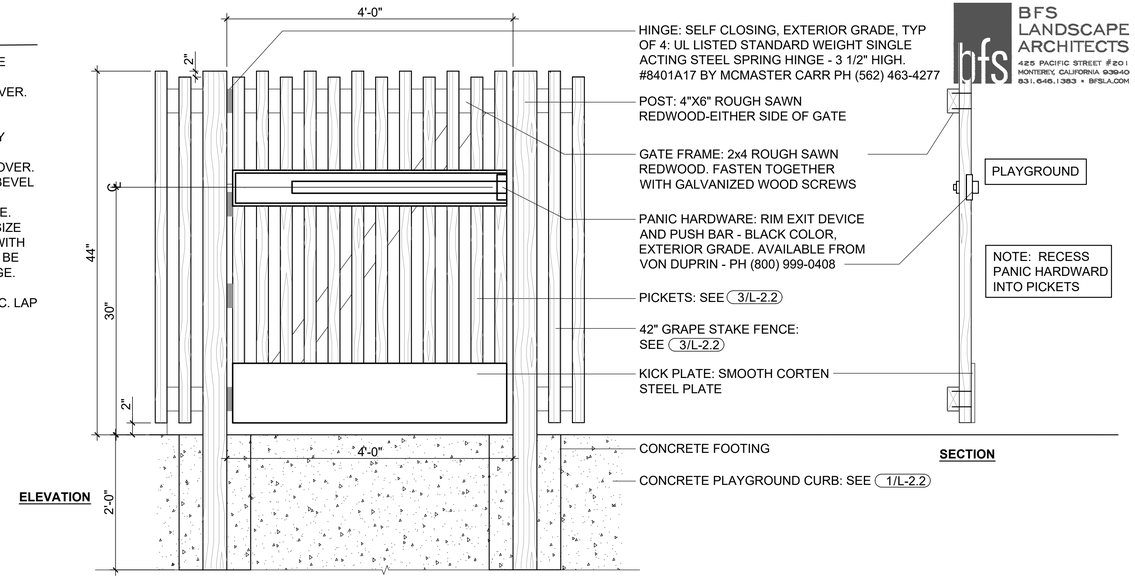


A	B	C
POLE LENGTH	FOOTING DEPTH BELOW GRADE	FOOTING DIAMETER
8'-0" TO 15'-0"	3'-0"	1'-6"
15'-1" TO 20'-0"	4'-0"	2'-0"
20'-1" TO 25'-0"	5'-0"	2'-0"
BOLLARD	FG	1'-0"

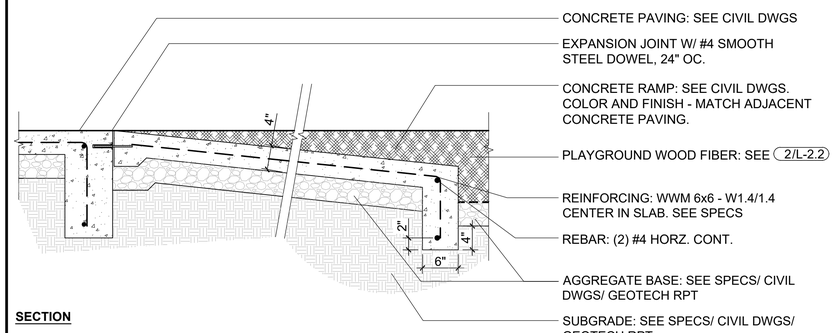
DETAIL NOTES:

1. POLE MOUNTED FIXTURE: SEE SHEET L-3.0
2. HANDHOLE WITH GASKET COVER.
3. FINISHED GRADE.
4. LEVEL NUTS.
5. 6 #4 VERTICAL BARS EQUALLY SPACED; HOOK ENDS.
6. ANCHOR BOLTS AND BASE COVER.
7. GROUT FILLED WITH 1" x 45° BEVEL AT EDGE.
8. 3 #3 TIES IN UPPER 5" OF BASE.
9. ANCHOR BOLT; QUANTITY & SIZE PER POLE MFR. FURNISHED WITH POLE. ANCHOR BOLTS SHALL BE WITHIN VERTICAL REBAR CAGE.
10. PVC ELBOW AND RISER.
11. #2 HORIZONTAL TIES AT 9" O.C. LAP END.

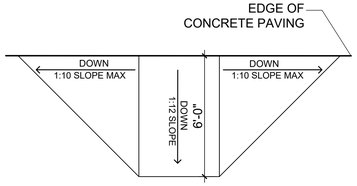
7 Pole Mounted Light Fixture Detail
NTS

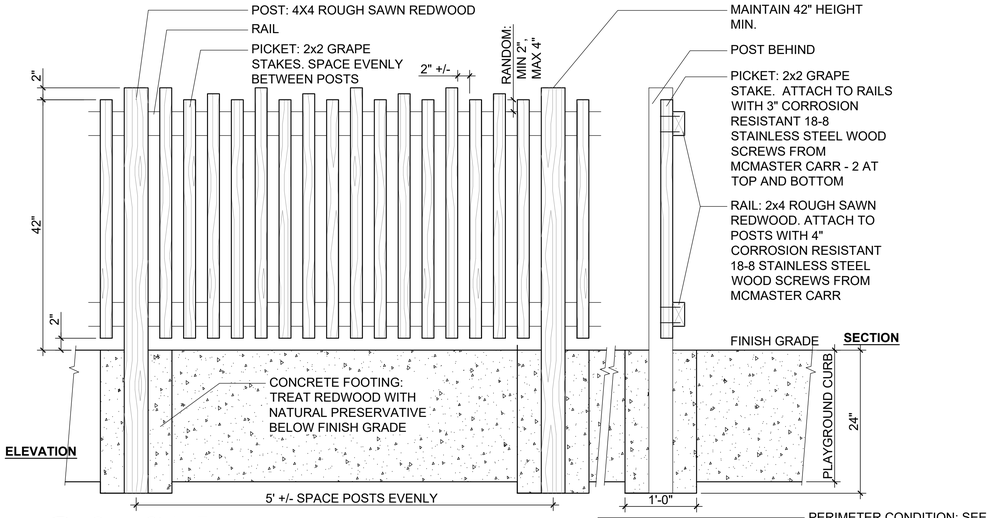


4 Grapestake Fence Gate - Front
1" = 1'-0"

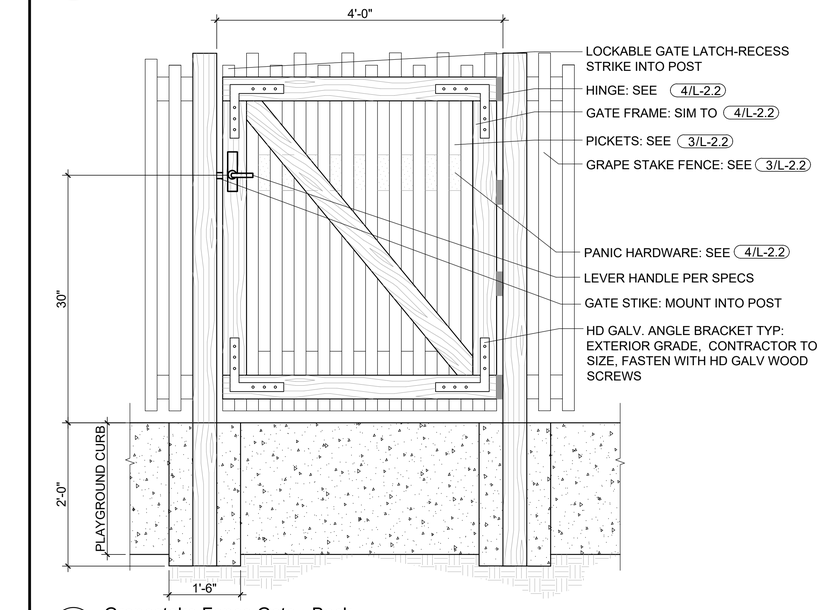


6 Play Area Concrete Ramp
1"=1'-0"

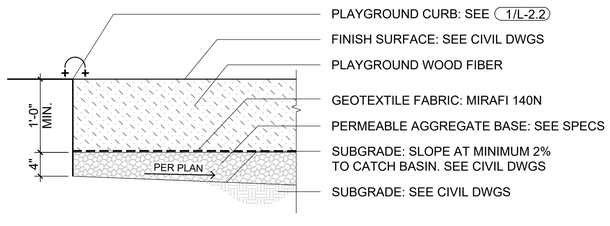




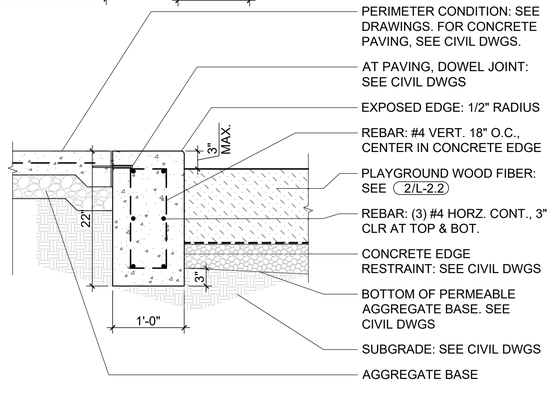
3 Grape Stake Fence
1" = 1'-0"



5 Grapestake Fence Gate - Back
1" = 1'-0"



2 Playground Engineered Wood Fiber Mulch
1" = 1'-0"



1 Playground Curb
1" = 1'-0"

0 1 2 INCHES 3

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831.649.5225
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LICENSED LANDSCAPE ARCHITECT
DAVID S. FOSTER
No. 6134
Signature
07-31-2027
Renewal Date
10-29-2025
Date
STATE OF CALIFORNIA

SUBMITAL / REVISION

EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PARCEL F - IMPROVEMENT PLANS
CARMEL VALLEY, CALIFORNIA

LANDSCAPE DETAILS

SCALE:	AS SHOWN
DRAWN:	SE
JOB No.:	595.04

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OF

NOT FOR CONSTRUCTION



LEGEND - PLANT LIST

TREES

CODE	*WUC	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
MCY	L	Cupressus macrocarpa	Monterey Cypress	24" Box	Standard
QAG	VL	Quercus agrifolia	Coast Live Oak	24" Box	Standard

MEADOW PLANTING

	Seed Mix:	800 SF		RATE: lbs/ac	% PURE	% GERM
L		Festuca rubra 'Molate'	Molate Red Fescue	30 lbs.	95	85
L		Festuca occidentalis	Western Fescue	20 lbs.	95	85
VL		Festuca idahoensis	Ideaho Fescue	20 lbs.	95	85

MWELO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Signed	Name	CLA#	Date
	Larry Foster	2683	10-29-2025

SLOPE RESTORATON PLANTING

SHRUBS

CODE	*WUC	BOTANICAL NAME	COMMON NAME	SIZE	AVG. SPACING
Ad	L	Arctostaphylos x densiflora 'Howard McMinn'	Manzanita 'Howard'	15 Gal.	20' O.C.
Ct	L	Ceanothus thyrsiflorus	Blueblossom Ceanothus	15 Gal.	20' O.C.
Li	L	Lavandula x intermedia 'Grosso'	Grosso Lavender	15 Gal.	
Pi	L	Prunus ilicifolia	Hollyleaf Cherry/ Evergreen Cherry	15 Gal.	20' O.C.

GROUNDCOVERS

CODE	*WUC	BOTANICAL NAME	COMMON NAME	SIZE	AVG. SPACING
Ap	L	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 Gal.	10' O.C.
Cg	L	Ceanothus griseus 'Yankee Point'	Yankee point ceanothus	5 Gal.	10' O.C.
Cd	L	Cotoneaster dammeri 'LowFast'	Bearberry cotoneaster	5 Gal.	30" O.C.

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

GENERAL NOTES

1. Landscape Architect to approve plant material BEFORE plant layout commences.
2. Landscape Architect to approve layout of all plants BEFORE planting commences.
3. Apply pre-emergent herbicide to all planting areas, excluding naturalized hydroseed areas.
4. Apply post-emergent herbicide to all naturalized hydroseed areas.
5. Prepare, amend, and fertilize existing soil per Specifications.
6. Install weed mat in all planting areas and mulch-only areas.
7. Install header board per detail.
8. Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas.
9. Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces.
10. Plant shrubs and groundcovers per details.
11. Plant and stake trees per detail
12. Install 3" depth mulch to all planting areas.
13. Install windscreen at all trees.

20 0 20 40

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LICENSED LANDSCAPE ARCHITECT
LARRY S. FOSTER
2683
Signature
10-29-2025
Renewal Date
10-26-2026
Date
STATE OF CALIFORNIA

SUBMITTAL / REVISION

EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH
PARCEL F - IMPROVEMENT PLANS
CARMEL VALLEY, CALIFORNIA

PLANTING PLAN

SCALE:	AS SHOWN
DRAWN:	HS
JOB No.:	595.04

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IMPERVIOUS COVERAGE SUMMARY	
AREA	SF
BUILDINGS + DECKS	12,900
CARPORTS	5,560
DRIVEWAYS	5,100
CONCRETE WALKS	3,650
ASPHALT ROADS	21,500
TOTAL	**48,710 SF (25% PARCEL COVERAGE)**

EARTHWORK SUMMARY		
CUT (CY)	FILL (CY)	NET (CUT/FILL) (CY)
11,230	7,800	3,430

SCALE: 1" = 20'

0 1 2 INCHES 3

Know what's below. Call before you dig. 811

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REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 52619 CIVIL STATE OF CALIFORNIA

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EXCERPT FROM SUBDIVISION IMPROVEMENT PLANS FOR INFORMATION ONLY

SEPTEMBER RANCH INCLUSIONARY HOUSING

Carmel Valley, California

APN: 015-171-012

OVERALL SITE PLAN

SCALE:	1"=20'
DRAWN:	RPW
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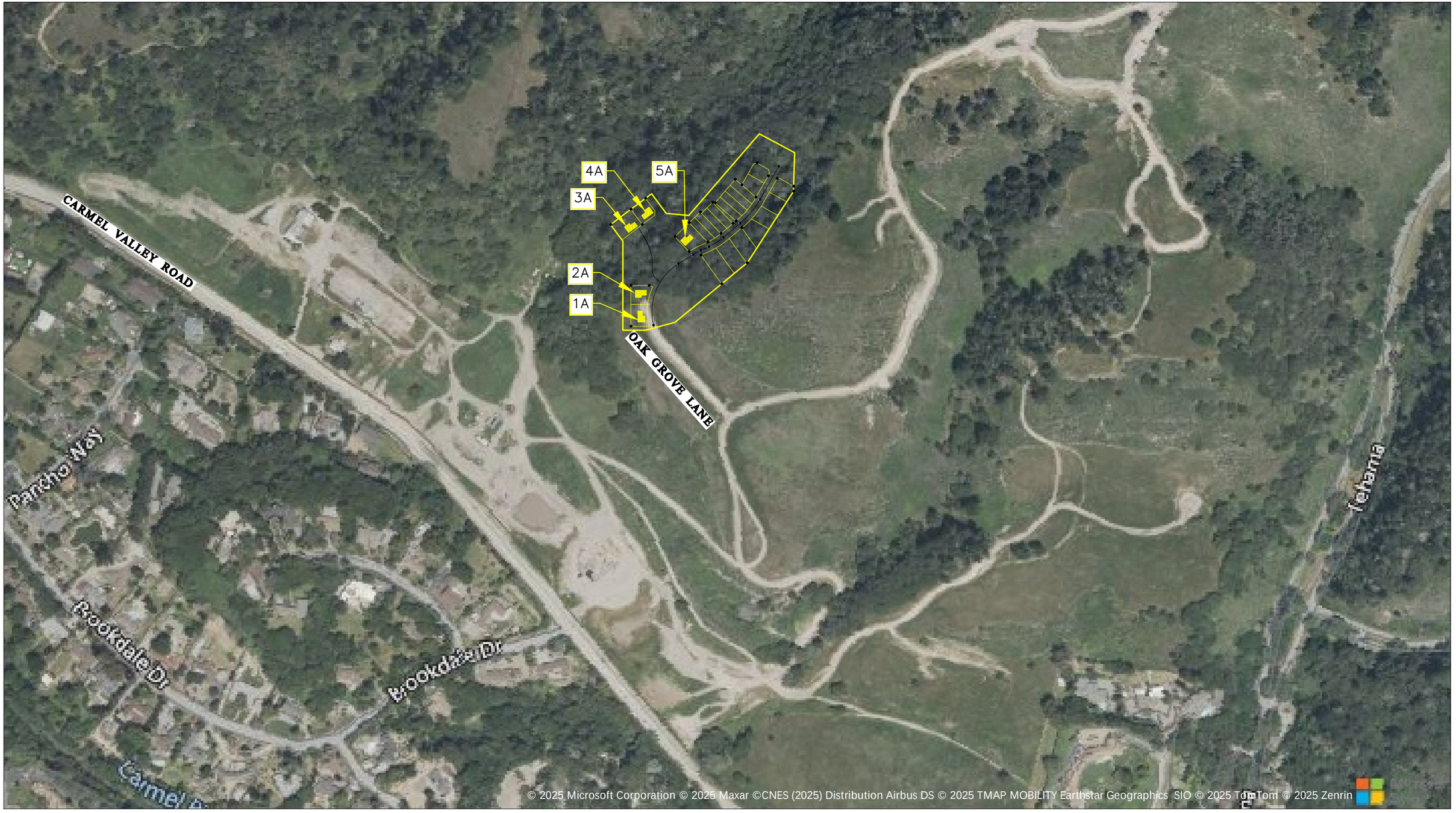

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P2


P3


P4


P5



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RIDGE POLES PLAN - COVER SHEET

SEPTEMBER RANCH - PARCEL F

CARMEL VALLEY, CALIFORNIA

300 0 300 600 900 Feet

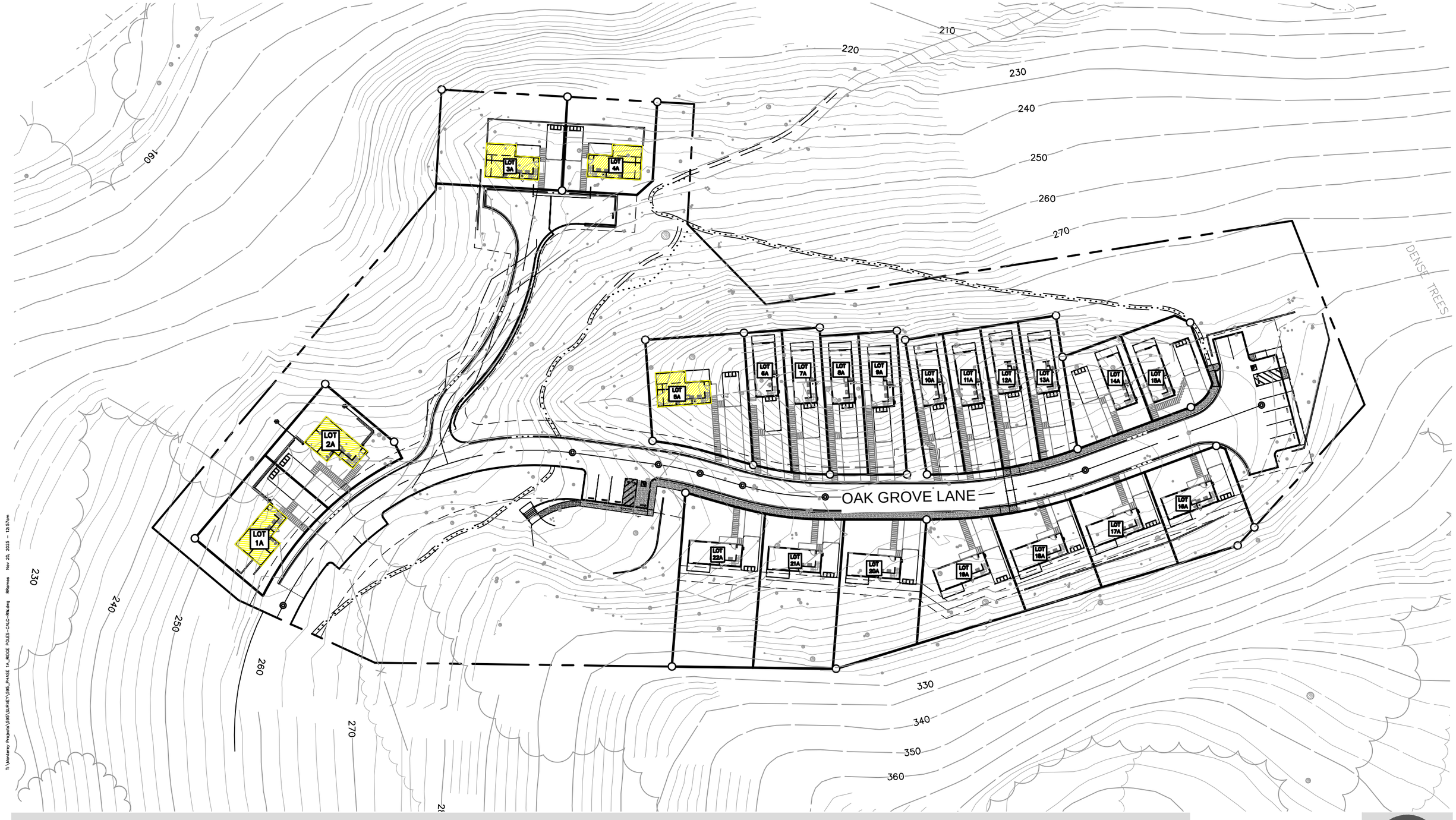
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Sheet 1 OF 5



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RIDGE POLES PLAN

SEPTEMBER RANCH - PARCEL F

CARMEL VALLEY, CALIFORNIA

60 0 60 120 180 Feet

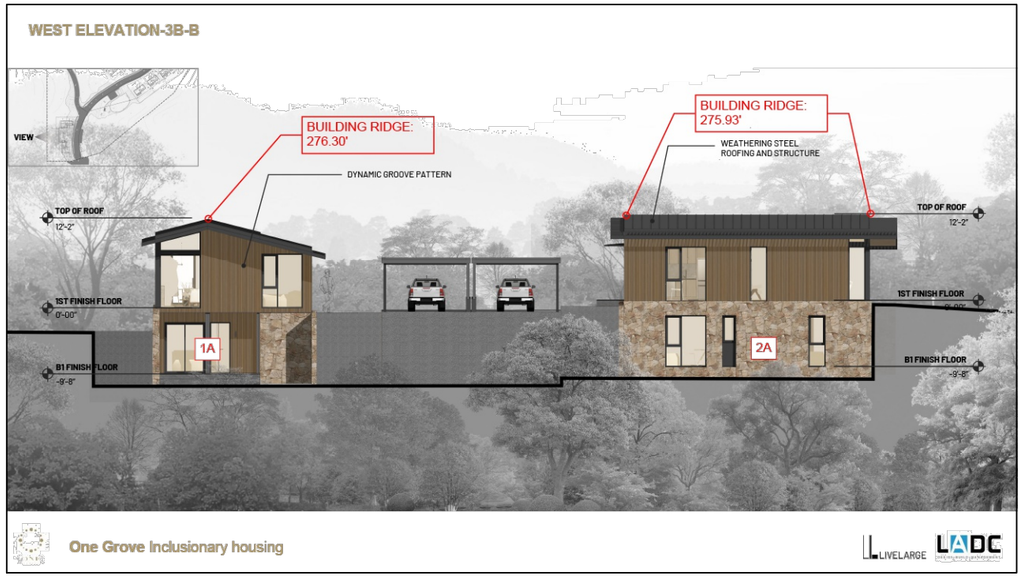
SCALE: 1" = 60'

11/20/2025

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RIDGE POLES PLAN - LOTS 1A & 2A

SEPTEMBER RANCH - PARCEL F

CARMEL VALLEY, CALIFORNIA

20 0 20 40 60 Feet

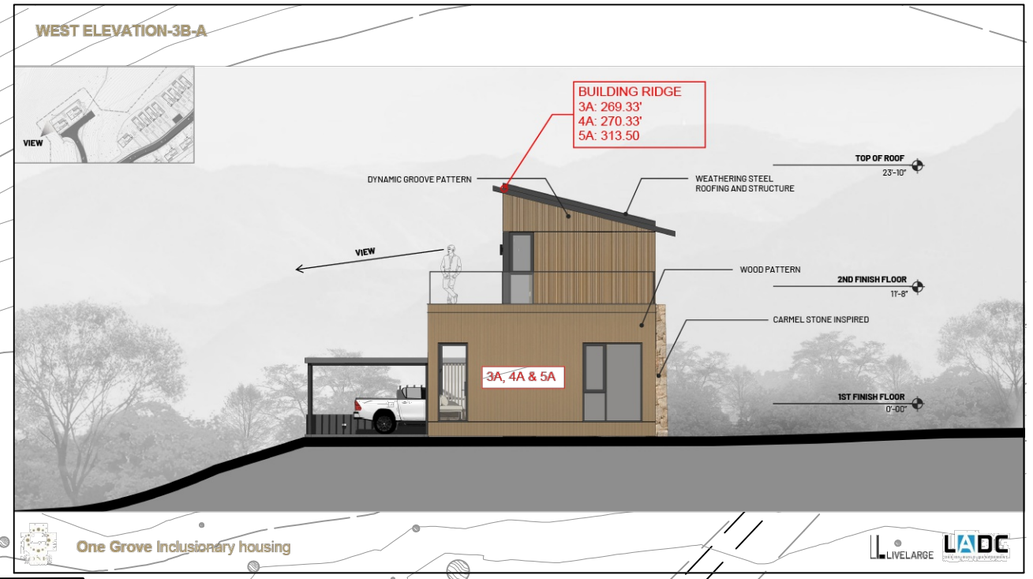
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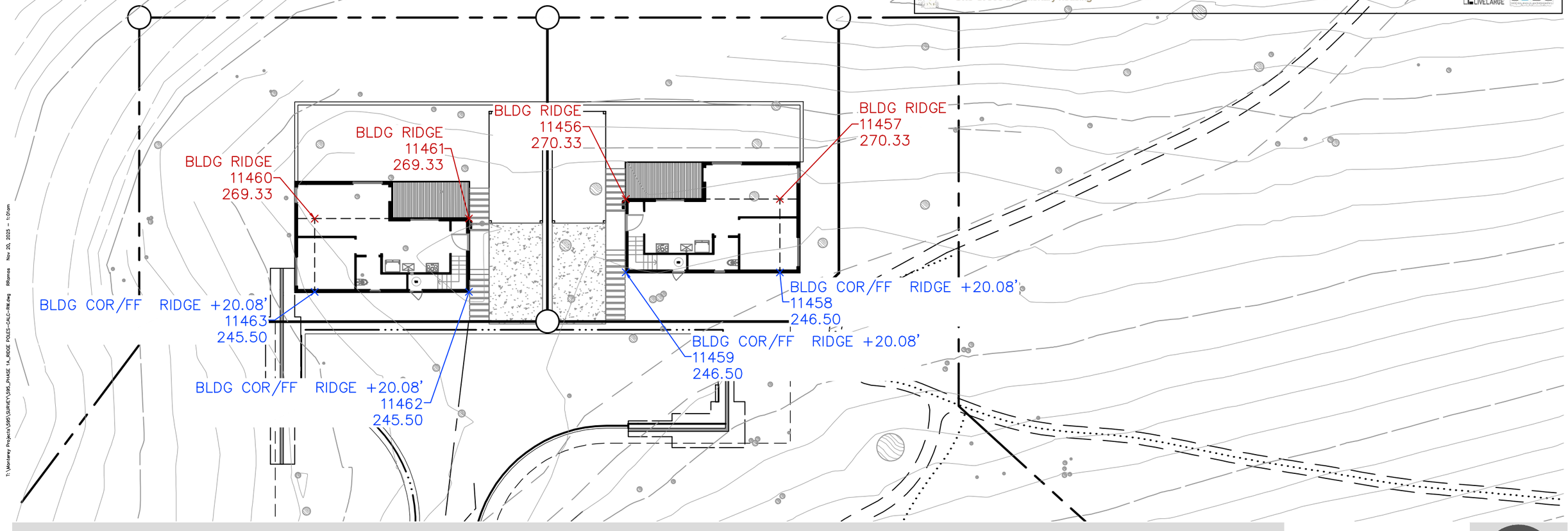
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Sheet 3 OF 5





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RIDGE POLES PLAN - LOTS 3A & 4A

SEPTEMBER RANCH - PARCEL F

CARMEL VALLEY, CALIFORNIA

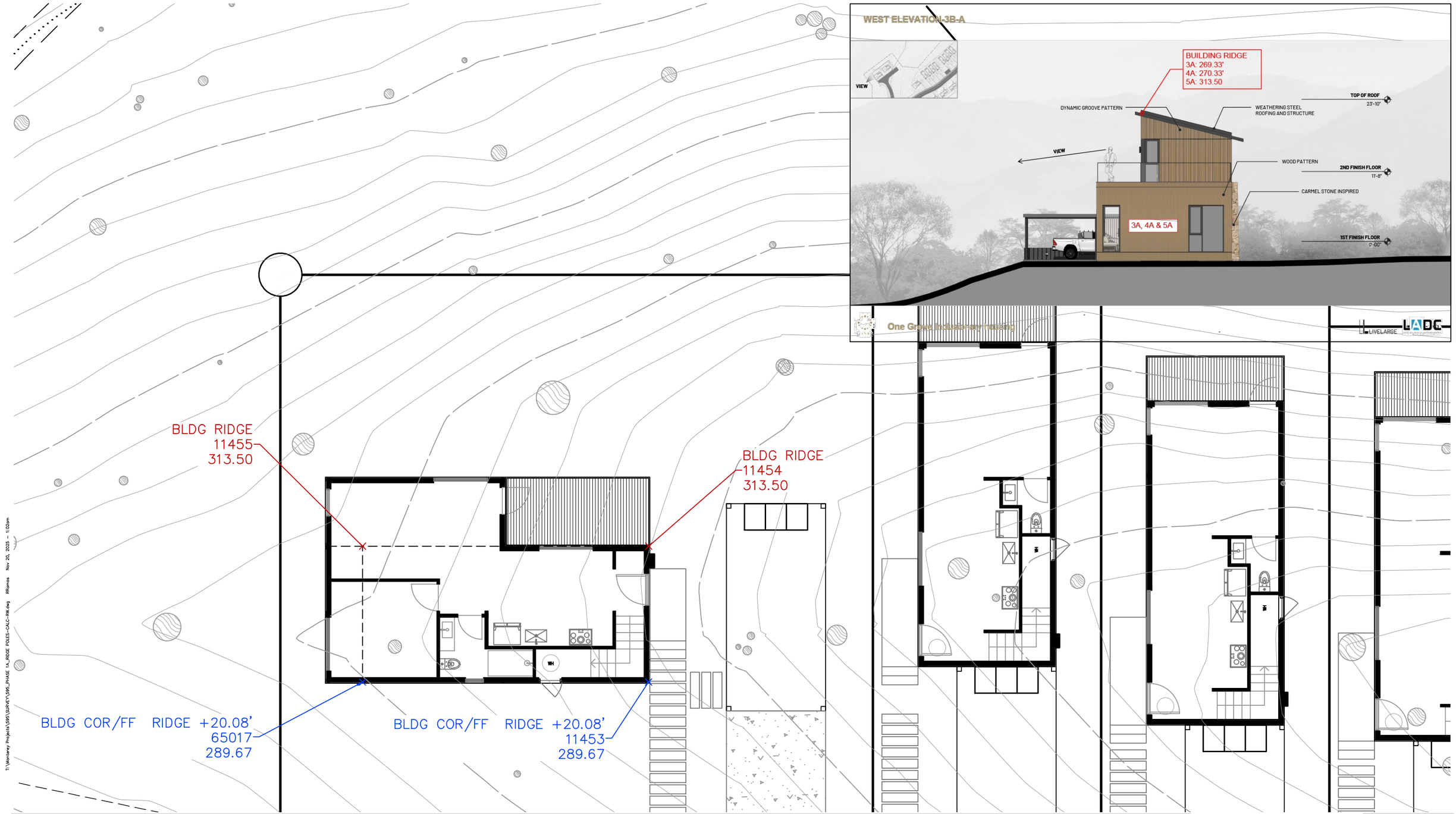
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SCALE: 1" = 20'

11/20/2025

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RIDGE POLES PLAN - LOT 5A

SEPTEMBER RANCH - PARCEL F

CARMEL VALLEY, CALIFORNIA

10 0 10 20 30 Feet

SCALE: 1" = 10'

11/20/2025

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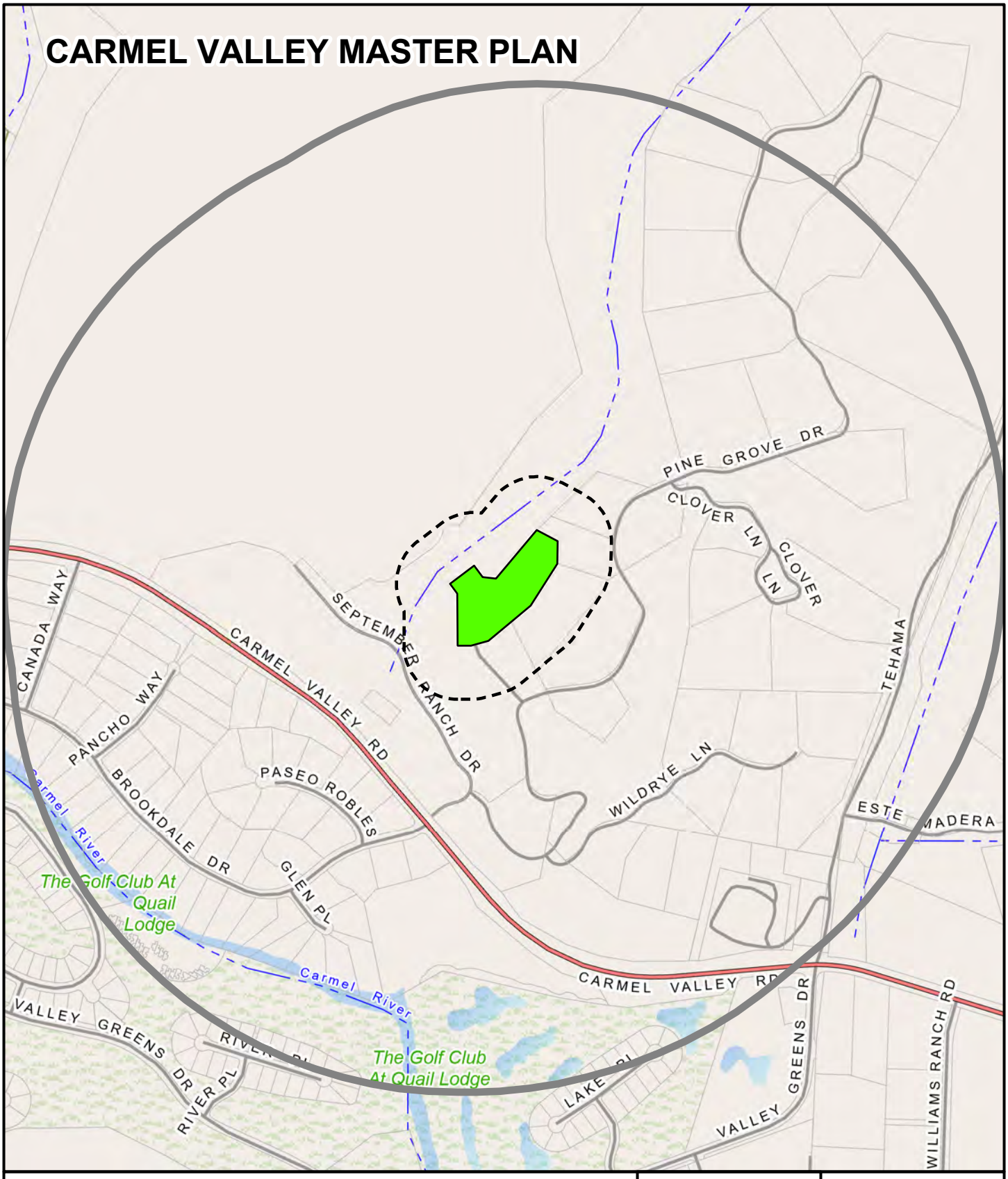
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Sheet 5 OF 5

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Exhibit B

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APPLICANT: CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)

APN: 015171019000 **FILE #** PLN250286

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: TAYLOR PRICI

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Exhibit C

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MINUTES
Carmel Valley Land Use Advisory Committee
February 17, 2026

1. Meeting called to order by Janet Brennan **at** 5:30 pm

2. Roll Call

Members Present:
Judy MacClelland. John Heyl;
Janet Brennanl David burbidge; Jacobson: Chris Stewart

Members Absent:
Charles Franklin

3. Approval of Minutes:

A. **December 1, 2025** minutes

Motion: John Heyl (LUAC Member's Name)

Second: Eric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland; John Heyl; Janet Brennan; David Burbidge: Eric Jacobson;Chris Stewart

Noes:

Absent: Charles Franklin

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)
PLN250286 – CARMEL RESERVE LLC

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 6:25 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

1.

Project Name: CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)

File Number: PLN250286

Project Location: The property is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Mid Carmel Valley area [NO ADDRESS ASSIGNED TO PARCEL]

Assessor's Parcel Number(s): 015-171-019-000

Project Planner: Mary Israel

Area Plan: Carmel Valley Master Plan

Project Description: Design Approval for 22 inclusionary housing units comprised of two- and three-bedroom single family residences with carports in a Planned Unit Development, including 22 carports; colors and materials are dark grey stucco, reddish beige stone veneer and beige wood siding with dark grey weathering steel roofing, carports dark grey metal with redwood vertical stake screened trash enclosures; two playgrounds with perimeter redwood vertical stake fencing and picnic area, seven retaining walls (various heights) of beige concrete. The project includes approximately 11,000 cubic yards of cut and 5,900 cubic yards of fill and previously entitled removal of up to 205 oak trees and 24 pine trees (September Ranch subdivision, active permit PLN110173-AMD1). The property is located approximately 2.5 miles east of Highway 1 on approximately 870 feet from the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive. (Assessor's Parcel Number 015-171-019-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative present at meeting? YES X **NO** _____

(Please include the names of the those present)

Joice Ferber & Bill --et al

Was a County Staff/Representative present at meeting? Mary Israel **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ellen & Bob Kanscorjan		X	Equsterian Area --will continue
Marianne Dewan- CVA		X	Lanscaping & Trees-Has been approved Traffic studies-Completed

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: John Heyl (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; John Heyl ; Janet Brennan; David Burbidge: Eric Jacobson; Chris Stewart

Noes: _____

Absent: Charles Franklin

Abstain: _____

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Introduced: 6/30/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN250292 - SIGNAL HILL LLC

Public hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

a. Find that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made; and

b. Approve a Combined Development Permit consisting of:

1) Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit; and

2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and

3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource; and

4)Coastal Development Permit to allow development on slopes in excess of 30 percent; and

5) Coastal Development Permit to remove and relocate one Monterey Cypress tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit** B). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Massy Medipour

Property Owner: Signal Hill LLC

APN: 008-261-007-000

Parcel Size: 2.19 acres or 95, 396 square feet

Zoning: Low Density Residential with 1.5 acres per unit density, Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY:
The subject property is located at 1170 Signal Hill Road, within Pebble Beach. The lot is currently undeveloped, however, the subject parcel was approved for construction of a single-family dwelling through PLN240077 and PLN100338 (Board of Supervisor Resolution Nos. 23-237 and 25-334) and is currently in the process of applying for construction permits (25CP04088). The proposed project consists of the construction of an attached 798 square foot Accessory Dwelling Unit (ADU) and the removal and relocation of one Monterey Cypress tree. This tree was replanted pursuant to HCD-Planning File No. PLN100418, and has been replanted multiple times due to soil conditions and wind exposure hindering the tree's survivability. . The project also involves development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA), development within 750 feet of a known archaeological resource, and development on slopes in excess of 30 percent. The project includes 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. The property has an existing active connection with California American Water (Cal-Am), an active sewer service connection with Pebble Beach Community Services District (PBCSD)).

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

DISCUSSION:

Land Use and Development Standards
The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number: 008-261-007-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 20.14.040.W allows for the construction of an Accessory Dwelling Unit, subject to a Coastal Administrative Permit. Further, Title 20 section 20.44 allows for such development, subject to a Design Approval Permit in each case. The project also includes development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA) which is nonexempt development and requires a Coastal Development Permit. Additionally, a Coastal Administrative Permit is needed to allow the project's development within 750 feet of known archaeological resources, and a Coastal Development Permit to allow development on slopes in excess of 30 percent, pursuant to Title 20 section 20.14.030. The project also includes relocation of one Monterey Cypress tree, to be moved to the front of the proposed ADU and planted next to a tree that is being replanted pursuant to PLN240077 (Design Approval for the main dwelling unit). This requires the granting of a Coastal Development Permit. Therefore, the project proposes an allowed use.

Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, the required setbacks and height for accessory structures that are structurally connected to the main structure shall be subject to the same setback and height requirements as the main structure. Here, the proposed ADU would be connected

to the approved (but yet to be constructed) single family dwelling (PLN100338 and PLN240077) via an pergola/overhang. As delineated on the project plans, the proposed ADU maintains a front setback of 30 feet, is setback 20 feet on either side, over 20 feet from the rear. The proposed ADU has a height of 16 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and an allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 5.076 percent and a floor area ratio of 8.826 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

Design and Visual Resources
Pursuant to Title 20 Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed project includes construction of an attached 798-square-foot Accessory Dwelling Unit (ADU). Consistent with Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment.

Policy 47 of the Del Monte Forest LUP requires that views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified in Figure 3 shall be protected as resources of public importance. Development within these areas that could adversely impact such views shall only be allowed where it protects, preserves, and, if feasible, enhances such scenic resources. The subject parcel is shown as being within the viewshed points from 17-Mile Drive, as indicated on Figure 3 of the DMF LUP. The project's staking and flagging can be seen briefly while driving past Fanshell Beach, northeast on 17-Mile Drive, looking towards a bunker on the Cypress Point Club Golf Course. It should be noted that the site is currently vacant but has been approved for a single-family dwelling. The ADU would be sited on the south side of the residence and therefore, the existing visibility of the staking and flagging is more conservative than expected with implementation of this project (should it be approved) and the previously approved residence.

Although the staking and flagging can be seen from a public viewshed point, consistent with Policy 47, the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed). The proposed ADU will have colors and materials consisting of light brown stucco, light brown stone cladding, a flat gray gravel roofing, and black metal door and window frames. The exterior finishes are compatible with the surrounding environment, and the proposed flat roof ensures that public views are protected, while the colors are consistent with the residential neighborhood character. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment.

Policy 48 of the DMF LUP requires that development within visually prominent settings be sited and designed to avoid blocking or having a significant adverse impact on significant public views. This Policy further requires that construction of buildings and access roads should be sited to minimize tree removal and visually obtrusive grading. As delineated on the project plans, the location of the ADU is partially in a previously graded site within the hardscape footprint of the existing driveway. The

proposed grading quantities to construct the ADU include 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. This grading is minimal and will not result in visually obtrusive grading conditions. The prepared Geotechnical Investigation (County of Monterey Library No. LIB240243) concluded that the property can be adequately developed with the proposed ADU on a structural slab supported on drilled pier foundations to provide a high degree of structural rigidity with minimal risk of settlement. The proposed location of the ADU additionally assures the development conforms with the required setbacks outlined in Title 20 and the DMF LUP, while minimizing tree removal. The majority of the property is restricted by a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP and enforced through PLN240077, leaving limited areas suitable for development of an accessory structure. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area, while maintaining the required setbacks for such a structure. The project also utilizes the already developed driveway footprint, to minimize further alterations to the natural landforms/contour of the property entrance.

Policy 54 of the LUP states that structures in a public view in scenic areas shall be required to utilize non-invasive native vegetation and topography to help provide visual compatibility and to provide screening from public viewing areas when such structures cannot be sited outside of public view. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the applicant shall implement a Restoration and Dune Habitat Restoration Plan. The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. As described above, the entire site is visible from 17-Mile Drive and is heavily constrained by a CSE, thereby limiting the developable areas for an ADU. Nonetheless, the proposed ADU is sited on the less-visible portion of the site (when accounting for the construction of the main residence). Further, the proposed tree relocation would help partially screen the ADU from 17-Mile Drive and make it more visually compatible with the area. As designed and conditioned, the project complies with Policy 54. Therefore, the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

As delineated on the project plans, one existing 10-inch Monterey Cypress tree is within the building footprint of the proposed ADU. The subject tree is proposed for removal and relocation to the front of the ADU, near a Cypress tree that will be replanted pursuant to PLN240077. The tree proposed for removal was planted on-site in 2011 to mitigate one of two previous tree removals, which were authorized under PLN100418. Therefore, although this tree is planted, it is protected by the DMF LUP as it is a replacement/mitigation tree. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit.

As described above, this tree was planted to mitigate the previous tree removal on-site. The replanting has yet to be successful as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites. The project Arborist has determined that the tree proposed for removal, when

considering its size, age, health, and overall condition, is suitable for relocation (**Exhibit F**). The proposed transplanting location site (in front of the ADU) provides greater protection from prevailing winds than the tree's existing location, which would be beneficial to the tree's long-term health and establishment. Condition No. 5 has been applied to ensure that this tree is successfully relocated and monitored for at least five years.

Archaeological Resources
Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.147.080, an Archaeological Report (County of Monterey Library No. LIB220289) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report stated that the project parcel contains light colored sandy soils, with no marine shell or cobbles detected. The report further concludes that the nearest site with a known archaeological resource is approximately 260 feet from the project parcel. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

Environmentally Sensitive Habitat Area
A Biological report was prepared (County of Monterey Library No. LIB100396), and the project biologist surveyed the entire property on two separate occasions. There are four general overlapping and integrated vegetation types on the property, consisting of: European each grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. The biologist did not find any special status dune plants during spring surveys over two consecutive years, however, the site is known to contain dune habitat. Policy 17 of the DMF LUP states that remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through open space conservation and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Policy 13, and as part of the approval of any development in adjacent areas. As delineated on the project plans, the proposed ADU is currently sited primarily in the existing hardscape driveway. As required by Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the project site already contains a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, including all remnant native sand dune and restored habitat. The footprint for the proposed ADU would be contained primarily within the footprint of the existing driveway, and would extend approximately 20 feet beyond already hardscaped areas. The portions requiring grading extending beyond the driveway footprint are outside both the CSE and the Dune Habitat Restoration Areas, which were required under PLN240077 and PLN110338. Compliance with conditions of approval related to the construction of the main residence would ensure that these areas are protected throughout all construction activities on-site. Therefore, the proposed ADU would not impact any ESHA and is appropriately setback from on-site ESHA to ensure their long-term maintenance.

Additionally, Condition No. 4 requires trees located adjacent to the construction envelope be protected from inadvertent construction damage with the use of temporary tree protection fencing.

Therefore, as sited and designed, and with implementation of the conditions previously described, the proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats (Del Monte Forest LUP Policy 14) and would have no impact on ESHA.

Development on slopes in excess of 30 percent
Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Coastal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on steeper slopes, and the criteria to grant the Coastal Development Permit have been met.

The project involves 260 square feet of development on slopes in excess of 30%. The suitable area for an ADU is limited due to the existing CSE encumbering most of the undisturbed areas of the property. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site's constraints, staff believes the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts. Therefore, staff believes that the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project includes the construction of a structurally attached 798 square foot Accessory Dwelling Unit. None of the exceptions to the exemptions apply in this case (Section 15300.2). The project, as proposed, would not result in impacts on an environmental resource, any scenic highways, or historical resources (cultural or structural), and this site is not a hazardous waste site. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

Detailed discussion in **Exhibit B**.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Pebble Beach Community Services District
Del Monte Forest Land Use Advisory Committee

LUAC:
County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on May 7, 2026. The LUAC voted 5 to 0 in support of the project, with two members abstaining from the vote. The LUAC raised concerns about the design and massing of the exterior being too "blocky" due to the contiguous stucco, and whether the Board of Supervisors' (BOS) decision to limit the single-family dwelling to the footprint of the original residence applies to the construction of an accessory structure, such as an ADU. The applicant, in response to the design concerns, incorporated an additional window on the backside of the ADU to be more visually cohesive with the residence and the surrounding area. In regard to the previous decision from BOS, staff's understanding of this decision considered only the development of the single-family dwelling and an attached two-car garage, and did not contemplate or preclude future development of accessory structures, such as an ADU or guesthouse. The Board's decision limited the footprint of the replacement residence (PLN100338 and PLN240077) to the existing development footprint from the previous residence, the Connell House. Therefore, staff does not believe that the BOS's decision precludes the construction of an ADU that meets the applicable County Code. Further, the proposed ADU is below 800 square feet and is considered a State Exempt ADU.

Prepared by: McKenna Bowling, Assistant Planner (831) 755-5298
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map
Exhibit D - Biological Report and Supplemental Assessment (County of Monterey Library No. LIB100396)
Exhibit E - LUAC Minutes dated May 7, 2026
Exhibit F - Arborist Letter

cc: Front Counter Copy; Del Monte Forest LUAC; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Signal Hill LLC, Property Owner; Massy Medipour, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Anthony Lombardo and Associates, Interested Party; Planning File PLN250292.

County of Monterey
Planning Commission

Agenda Item No.5

Legistar File Number: PC 26-071

Item No.5

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

July 08, 2026

Introduced: 6/30/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN250292 - SIGNAL HILL LLC

Public hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

a. Find that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made; and

b. Approve a Combined Development Permit consisting of:

1) Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit; and

2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and

3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource; and

4)Coastal Development Permit to allow development on slopes in excess of 30 percent; and

5) Coastal Development Permit to remove and relocate one Monterey Cypress tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit** B). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Massy Medipour
Property Owner: Signal Hill LLC
APN: 008-261-007-000
Parcel Size: 2.19 acres or 95, 396 square feet
Zoning: Low Density Residential with 1.5 acres per unit density, Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY:
The subject property is located at 1170 Signal Hill Road, within Pebble Beach. The lot is currently undeveloped, however, the subject parcel was approved for construction of a single-family dwelling through PLN240077 and PLN100338 (Board of Supervisor Resolution Nos. 23-237 and 25-334) and is currently in the process of applying for construction permits (25CP04088). The proposed project consists of the construction of an attached 798 square foot Accessory Dwelling Unit (ADU) and the removal and relocation of one Monterey Cypress tree. This tree was replanted pursuant to HCD-Planning File No. PLN100418, and has been replanted multiple times due to soil conditions and wind exposure hindering the tree's survivability. . The project also involves development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA), development within 750 feet of a known archaeological resource, and development on slopes in excess of 30 percent. The project includes 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. The property has an existing active connection with California American Water (Cal-Am), an active sewer service connection with Pebble Beach Community Services District (PBCSD)).

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

DISCUSSION:

Land Use and Development Standards
The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number: 008-261-007-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 20.14.040.W allows for the construction of an Accessory Dwelling Unit, subject to a Coastal Administrative Permit. Further, Title 20 section 20.44 allows for such development, subject to a Design Approval Permit in each case. The project also includes development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA) which is nonexempt development and requires a Coastal Development Permit. Additionally, a Coastal Administrative Permit is needed to allow the project's development within 750 feet of known archaeological resources, and a Coastal Development Permit to allow development on slopes in excess of 30 percent, pursuant to Title 20 section 20.14.030. The project also includes relocation of one Monterey Cypress tree, to be moved to the front of the proposed ADU and planted next to a tree that is being replanted pursuant to PLN240077 (Design Approval for the main dwelling unit). This requires the granting of a Coastal Development Permit. Therefore, the project proposes an allowed use.

Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, the required setbacks and height for accessory structures that are structurally connected to the main structure shall be subject to the same setback and height requirements as the main structure. Here, the proposed ADU would be connected

to the approved (but yet to be constructed) single family dwelling (PLN100338 and PLN240077) via an pergola/overhang. As delineated on the project plans, the proposed ADU maintains a front setback of 30 feet, is setback 20 feet on either side, over 20 feet from the rear. The proposed ADU has a height of 16 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and an allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 5.076 percent and a floor area ratio of 8.826 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

Design and Visual Resources
Pursuant to Title 20 Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed project includes construction of an attached 798-square-foot Accessory Dwelling Unit (ADU). Consistent with Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment.

Policy 47 of the Del Monte Forest LUP requires that views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified in Figure 3 shall be protected as resources of public importance. Development within these areas that could adversely impact such views shall only be allowed where it protects, preserves, and, if feasible, enhances such scenic resources. The subject parcel is shown as being within the viewshed points from 17-Mile Drive, as indicated on Figure 3 of the DMF LUP. The project's staking and flagging can be seen briefly while driving past Fanshell Beach, northeast on 17-Mile Drive, looking towards a bunker on the Cypress Point Club Golf Course. It should be noted that the site is currently vacant but has been approved for a single-family dwelling. The ADU would be sited on the south side of the residence and therefore, the existing visibility of the staking and flagging is more conservative than expected with implementation of this project (should it be approved) and the previously approved residence.

Although the staking and flagging can be seen from a public viewshed point, consistent with Policy 47, the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed). The proposed ADU will have colors and materials consisting of light brown stucco, light brown stone cladding, a flat gray gravel roofing, and black metal door and window frames. The exterior finishes are compatible with the surrounding environment, and the proposed flat roof ensures that public views are protected, while the colors are consistent with the residential neighborhood character. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment.

Policy 48 of the DMF LUP requires that development within visually prominent settings be sited and designed to avoid blocking or having a significant adverse impact on significant public views. This Policy further requires that construction of buildings and access roads should be sited to minimize tree removal and visually obtrusive grading. As delineated on the project plans, the location of the ADU is partially in a previously graded site within the hardscape footprint of the existing driveway. The

proposed grading quantities to construct the ADU include 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. This grading is minimal and will not result in visually obtrusive grading conditions. The prepared Geotechnical Investigation (County of Monterey Library No. LIB240243) concluded that the property can be adequately developed with the proposed ADU on a structural slab supported on drilled pier foundations to provide a high degree of structural rigidity with minimal risk of settlement. The proposed location of the ADU additionally assures the development conforms with the required setbacks outlined in Title 20 and the DMF LUP, while minimizing tree removal. The majority of the property is restricted by a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP and enforced through PLN240077, leaving limited areas suitable for development of an accessory structure. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area, while maintaining the required setbacks for such a structure. The project also utilizes the already developed driveway footprint, to minimize further alterations to the natural landforms/contour of the property entrance.

Policy 54 of the LUP states that structures in a public view in scenic areas shall be required to utilize non-invasive native vegetation and topography to help provide visual compatibility and to provide screening from public viewing areas when such structures cannot be sited outside of public view. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the applicant shall implement a Restoration and Dune Habitat Restoration Plan. The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. As described above, the entire site is visible from 17-Mile Drive and is heavily constrained by a CSE, thereby limiting the developable areas for an ADU. Nonetheless, the proposed ADU is sited on the less-visible portion of the site (when accounting for the construction of the main residence). Further, the proposed tree relocation would help partially screen the ADU from 17-Mile Drive and make it more visually compatible with the area. As designed and conditioned, the project complies with Policy 54. Therefore, the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

As delineated on the project plans, one existing 10-inch Monterey Cypress tree is within the building footprint of the proposed ADU. The subject tree is proposed for removal and relocation to the front of the ADU, near a Cypress tree that will be replanted pursuant to PLN240077. The tree proposed for removal was planted on-site in 2011 to mitigate one of two previous tree removals, which were authorized under PLN100418. Therefore, although this tree is planted, it is protected by the DMF LUP as it is a replacement/mitigation tree. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit.

As described above, this tree was planted to mitigate the previous tree removal on-site. The replanting has yet to be successful as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites. The project Arborist has determined that the tree proposed for removal, when

considering its size, age, health, and overall condition, is suitable for relocation (**Exhibit F**). The proposed transplanting location site (in front of the ADU) provides greater protection from prevailing winds than the tree's existing location, which would be beneficial to the tree's long-term health and establishment. Condition No. 5 has been applied to ensure that this tree is successfully relocated and monitored for at least five years.

Archaeological Resources
Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.147.080, an Archaeological Report (County of Monterey Library No. LIB220289) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report stated that the project parcel contains light colored sandy soils, with no marine shell or cobbles detected. The report further concludes that the nearest site with a known archaeological resource is approximately 260 feet from the project parcel. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

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Additionally, Condition No. 4 requires trees located adjacent to the construction envelope be protected from inadvertent construction damage with the use of temporary tree protection fencing.

Therefore, as sited and designed, and with implementation of the conditions previously described, the proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats (Del Monte Forest LUP Policy 14) and would have no impact on ESHA.

Development on slopes in excess of 30 percent
Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Coastal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on steeper slopes, and the criteria to grant the Coastal Development Permit have been met.

The project involves 260 square feet of development on slopes in excess of 30%. The suitable area for an ADU is limited due to the existing CSE encumbering most of the undisturbed areas of the property. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site's constraints, staff believes the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts. Therefore, staff believes that the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

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Detailed discussion in **Exhibit B**.

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Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

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Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map
Exhibit D - Biological Report and Supplemental Assessment (County of Monterey Library No. LIB100396)
Exhibit E - LUAC Minutes dated May 7, 2026
Exhibit F - Arborist Letter

cc: Front Counter Copy; Del Monte Forest LUAC; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Signal Hill LLC, Property Owner; Massy Medipour, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Anthony Lombardo and Associates, Interested Party; Planning File PLN250292.

Exhibit A

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EXHIBIT A

Project Information for PLN250292

Application Name:	Signal Hill Llc		
Location:	1170 Signal Hill Rd, Pebble Beach		
Applicable Plan:	Del Monte Forest LUP	**Primary APN:**	008-261-007-000
Advisory Committee:	Del Monte Forest Advisory Committee	**Coastal Zone:**	Yes
Permit Type:	Coastal Administrative Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:	LDR/1.5-D(CZ)	**Land Use Designation:**	See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size:	94307	**Coverage Allowed:**	15%
		Coverage Proposed:	5.076%
Existing Structures (sf):			
Proposed Structures (sf):	798	**Height Allowed:**	30
Total Sq. Ft.:		**Height Proposed:**	16
		FAR Allowed:	17.5%
Special Setbacks on Parcel:		**FAR Proposed:**	8.826%

Resource Zones and Reports:

Seismic Hazard Zone:	III	**Soils Report #:**	LIB240243
Erosion Hazard Zone:	High	**Biological Report #:**	LIB100396
Fire Hazard Zone:	High	**Forest Management Rpt. #:**	
Flood Hazard Zone:	X (unshaded)	**Geologic Report #:**	
Archaeological Sensitivity:	high	**Archaeological Report #:**	LIB220289
Visual Sensitivity:	Sensitive	**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:	PUBLIC	**Grading (cubic yds.):**	
Water Purveyor:	CAL AM	**Sewage Disposal (method):**	PUBLIC
Fire District:	Pebble Beach CSD	**Sewer District Name:**	PBCSD
Tree Removal:			

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
SIGNAL HILL LLC (PLN250292)
RESOLUTION NO. 26-
Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made; and
2) Approve a Combined Development Permit consisting of:
   1) Coastal Administrative Permit and Design Approval to allow construction of a 798 square foot attached Accessory Dwelling Unit; and
   2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; and
   3) Coastal Administrative Permit to allow development within 750 feet of a known archeological resource; and
   4) Coastal Development Permit to allow development on slopes in excess of 30 percent; and
   5) Coastal Development Permit to remove and relocate one Monterey Cypress tree.

[PLN250292, Signal Hill LLC, 1170 Signal Hill Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-261-007-000)]

The SIGNAL HILL LLC application (PLN250292) came on for public hearing before the Monterey County Planning Commission on July 8, 2026. 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:** **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 1982 Monterey County General Plan;

- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan Part 5;
- Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. Public comment submitted during the project review alleged that the project was inconsistent with the Board's direction regarding the allowable development footprint as it relates to the single-family dwelling, and other various grounds. These comments have been considered and the analysis of the project and conditions of approval have been conducted. Responses to the comments received can be found in Finding 1 evidence "n".

b) Allowed Use. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number: 008-261-007-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 20.14.040.W allows for the construction of Accessory Dwelling Units, subject to a Coastal Administrative Permit in each case. Further, Title 20 section 20.44 allows for such development, subject to a Design Approval Permit in each case. The project also includes development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA) which is nonexempt development, and requires a Coastal Development Permit be applied pursuant to Title 20 section 20.14.030. Additionally, Coastal Administrative Permit is needed to allow the project's development within 750 feet of known archaeological resources, and a Coastal Development Permit to allow development on slopes in excess of 30 percent, pursuant to Title 20 section 20.14.030. The project also includes relocation of one Monterey Cypress tree, to be relocated to the rear of the ADU and planted among existing healthy Monterey Cypress trees, and requires the granting of a Coastal Development Permit. Therefore, the project proposes allowed use.

c) Lot Legality. The subject parcel is shown in its current configuration as Lot 35 on Block 151A, as seen on Surveyors Map of a portion of El Pescadero Rancho, Page 111 in Volume 3 of Surveys, recorded on October 18, 1926. Therefore, the County recognizes this property as a legal lot of record.

d) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed project includes construction of an attached 798 square foot Accessory Dwelling Unit (ADU). Consistent with Chapter 20.44, the project includes colors and materials that are subordinate and help blend the development with the surrounding environment. Policy 47 of the Del Monte Forest LUP requires that views from designated public access areas and vista points, such as Highway 68 and 17-Mile Drive, and of ridgelines as seen from the public viewing areas identified in Figure 3, shall be protected as resources of public importance. Development within these areas that could adversely impact such views shall only be allowed where it protects, preserves, and if feasible

enhances such scenic resources. The subject parcel is shown as being within the viewshed points from 17-Mile Drive, as indicated on Figure 3 of the DMF LUP. The project's staking and flagging can be seen briefly while driving past Fanshell Beach North-East on 17-Mile Drive, looking towards a bunker on Cypress Point Club Golf Course. Although the staking and flagging can be seen from a public viewshed point, consistent with Policy 47 the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed) and will blend in with the approved residence, thereby not detracting from the public viewshed. The proposed ADU will have colors and materials consisting of light brown stucco, light brown stone cladding, a flat gray gravel roofing, and black metal door and window frames. The exterior finishes are compatible with the surrounding environment and the proposed flat roof ensures that public views are protected, while the colors are consistent with the residential neighborhood character. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment.

Policy 48 of the DMF LUP requires that development within visually prominent settings be sited and designed to avoid blocking or having a significant adverse impact on significant public views. This Policy further requires that construction of buildings and access roads should be sited to minimize tree removal and visually obtrusive grading. As delineated on the project plans, the location of the ADU is partially in a previously graded site within the hardscape footprint of the existing driveway. The proposed grading quantities to construct the ADU include 10 cubic yards of cut and 60 cubic yards of fill, with a net import of 50 cubic yards. This grading is minimal and will not result in visually obtrusive grading conditions. The prepared Geotechnical Investigation (County of Monterey Library No. LIB240243) concluded that the property can be adequately developed with the proposed ADU on a structural slab supported on drilled pier foundations to provide a high degree of structural rigidity with minimal risk of settlement. The proposed location of the ADU additionally assures the development conforms with the required setbacks outlined in Title 20, while minimizing tree removal. The majority of the property is restricted by a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP, leaving limited areas suitable for development of an accessory structure. As designed and sited, the ADU is adjacent to the previously approved residence (yet to be constructed), structurally connected through a pergola/roof overhang between the residence and ADU. Within the footprint of the ADU is an existing Monterey Cypress tree that is a replacement tree related to the processing of the approved residence. Reconfiguring the footprint of the ADU would likely require further grading to take place, while relocating the ADU to the opposite site of the residence or the rear-yard would likely impact visual resources or require further tree removal to take place. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one

area, while maintaining the required setbacks for such a structure. Further, the proposed location minimizes the need for further grading and limits tree removal/relocation to one Cypress.

Policy 52 of the DMF LUP requires that development within the viewshed of visually prominent settings, including those identified on Figure 3, shall include adequate setbacks from such settings and shall be sited and designed to minimize the need for tree removal and alterations to natural landforms. This Policy further states construction of new structures shall be designed and sited to harmonize with the natural setting and not be visually intrusive. Consistent with this Policy and Policy 53 of the LUP, the use of natural earth tone colors and materials such as light brown stucco and stone cladding help blend the development into the dune habitat while the flat roof ensures public views of the shoreline are not impacted. The project also partially utilizes the already developed driveway footprint to minimize further alterations to the natural landforms/contour of the property entrance. The structure is adequately setback from visually prominent settings to ensure visual protection.

Policy 54 of the LUP states that structures in a public view in scenic areas shall be required to utilize non-invasive native vegetation and topography to help provide visual compatibility and to provide screening from public viewing areas when such structures cannot be sited outside of public view. Through adoption of Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the applicant prepared a formal Restoration and Dune Habitat Restoration Plan. The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. The Restoration Plan also includes: the eradication of non-native vegetation on the parcel, planting of appropriate native dune species, erosion control and sand stabilization, a success criteria, and quarterly monitoring for a 3-year period. Consistent with Policy 54 of the LUP, all areas outside of the development footprint will have non-invasive species removed from the site and replaced with dune habitat compatible species, to be approved by the project Biologist. The entire site is visible from 17-Mile Drive and is heavily constrained by a CSE, thereby limiting the developable areas for an ADU. The proposed ADU is sited on the less-visible portion of the site (when accounting for the construction of the main residence). Further, the proposed tree relocation would help partially screen the ADU from 17-Mile Drive and make it more visually compatible with the area. As designed and conditioned, the project complies with Policy 54. Therefore, the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

e) Development Standards. Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, the required setbacks and height for accessory structures that are structurally connected to the main structure shall be subject to the same setback and height requirements as the main structure. As delineated on the project plans, the proposed ADU maintains a front setback of 30 feet, is setback 20 feet on either side, over 20 feet from the rear. The proposed ADU has a height of 16 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and an allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 5.076 percent and a floor area ratio of 8.826 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

f) Cultural Resources. Monterey County Geographic Informational System (GIS) identifies the subject property as being in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.147.080, an Archaeological Report (County of Monterey Library No. LIB220289) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report stated that the project parcel contains light colored sandy soils, with no marine shell or cobbles detected. The report further concludes that the nearest site with a known archaeological resource is approximately 260 feet from the project parcel. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

g) Tree Removal. As indicated in the plans, the project includes removal and relocation of one Monterey Cypress tree. The tree is sited within the building footprint of the proposed ADU, and is to be relocated to the rear of the ADU, in a location approved by the project arborist. Consistent with Section 20.147.050 of the Del Monte Forest Coastal Implementation Plan (CIP), a Coastal Development Permit has been applied for and granted in this case. Condition No. 5 ensures that removal and relocation take place after appropriate construction permits are issued, and Condition No. 4 ensures all existing nearby trees are protected from inadvertent construction-related impacts. See Finding No. 8 and supporting evidence.

h) Environmentally Sensitive Habitat Area. Pursuant to Title 20 section 20.147.040, a Coastal Development Permit is required for development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA). In accordance with the DMF CIP, a Biological Resource Assessment and Supplemental Biological Resources Assessment was prepared (County of Monterey Library No. LIB100396). The site contains coastal sand dune habitat, which is protected by the LUP and CIP. Through adoption Board of Supervisors Resolution Nos. 25-334 and 23-237, the project site already contains a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, as required by DMF

LUP Policy 13. As designed and sited, the proposed ADU is primarily within the footprint of the existing driveway and is outside of the CSE boundary. The criteria to grant a Coastal Development Permit have been met in this case. See Finding No.7 and supporting evidence.

i) Development on Slopes in Excess of 30%. The proposed project involves consideration of a Coastal Development Permit to allow development on slopes in excess of 30%. As demonstrated in Finding No. 9 and supporting evidence, the proposed project complies with General Plan Policy 26.1.10 and Title 20, which prohibits development on slopes in excess of 30%, unless the Appropriate Authority finds that there is no feasible alternative or the development location better meets the resource protection goals and policies of the 1982 General Plan and Del Monte Forst Land Use Plan.

j) The project planner conducted a site inspection on May 7, 2026 to verify that the project on the subject parcel conforms to the plans listed above.

k) Public Access. As proposed and conditioned, the development is consistent with the applicable Public Access policies of the DMF CIP. See Finding No. 6 and supporting evidence.

l) Pescadero Watershed. The subject property is located within the Pescadero Watershed (Area of Drainage of Carmel Area A.S.B.S). DMF LUP Policy 77 states that new residential development within the Pescadero Watershed is limited to a maximum of 9,000 square feet of site coverage, including both structural and other impervious surface coverage. The proposed development increases the impervious coverage by 1,018.26 square feet, with a new total of 7, 356.26 square feet of impervious coverage for the parcel, and thus will be below the maximum allowed impervious coverage listed DMF LUP Policy 77 and in CIP section 20.147.030. The proposed ADU consists of a 798 square feet floor area. The proposed project also includes 220.63 square feet of porches, terrace, and stairs. Therefore, the proposed project complies with the maximum impervious coverage for the Pescadero Watershed.

m) Accessory Dwelling Unit. The proposed project involves consideration of a Coastal Administrative Permit to allow construction of an attached 798 square foot Accessory Dwelling Unit (ADU). As demonstrated in Finding No. 10 and supporting evidence, the proposed project complies with Title 20, and DMF LUP.

n) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project includes a Design Approval application subject to a public hearing before the Planning Commission. The LUAC reviewed the project at a duly-noticed public meeting on May 7, 2026. The LUAC voted 5 to 0 in support of the project, with two members abstaining from the vote. The LUAC raised concerns about the design and massing of the exterior being too “blocky” due to the contiguous stucco, and whether the Board of Supervisors’ (BOS) decision to limit the single-family dwelling to the footprint of the original residence applies to the construction of an accessory structure, such as an ADU.

The applicant, in response to the design concerns, incorporated an additional window on the backside of the ADU to be more visually cohesive with the residence and the surrounding area. In regards to the previous decision from BOS, the decision considered only the development of the single-family dwelling and an attached two-car garage, and did not preclude future development of accessory structures, such as an ADU or guesthouse. The decision limited the footprint of the residence to the existing development footprint from the previous residence, the Connell House. Therefore, the BOS's decision does not preclude the construction of an ADU that meets applicable County Code. Further, the proposed ADU is below 800 square feet and is considered a State Exempt ADU.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the California Coastal Commission. 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 Biological Resources, Forest Resources, Archaeological Resources, and Soil/Slope Stability, etc. The following reports have been prepared:

- "Preliminary Cultural Resources Reconnaissance of Assessor's Parcel 008-261-007-000" (County of Monterey Library No. LIB220289) prepared by Susan Morley, Marina, CA, May 1, 2015.
- "Geotechnical Investigation" (County of Monterey Library No. LIB240243) prepared by Grant Foster, Campbell, CA, September 11, 2024.
- "Biological Resource Assessment" (County of Monterey Library No. LIB100396) prepared by Michael Zander, San Rafael, CA, June 8, 2010.
- "Signal Hill ADU Arborist Letter" prepared by Andrew Tope, Pacific Grove, June 17, 2026.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on May 7, 2026 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 HCD - Planning, Pebble Beach Community Services District, HCD- Engineering Services, Environmental Health Bureau, HCD - Environmental Services, and California Coastal Commission. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available to the subject parcels. The proposed ADU will be served by public utilities in Pebble Beach. The wastewater is treated by Carmel Area Wastewater District (CAWD) and the property has an active connection to California American Water (Cal-Am) for domestic water service.

c) Staff conducted a site inspection on May 7, 2026 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

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

EVIDENCE:

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

b) Staff conducted a site inspection on May 7, 2026 and researched County records to assess if any violations exist on the subject property.

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

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project includes construction of a structurally attached 798 square foot Accessory Dwelling Unit.

b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 7, 2026.

c) The project, as proposed, would not result in impacts on an environmental resource, any scenic highways, or historical resources (cultural or structural), and this site is not a hazardous waste site. The proposed location is outside of the CSE boundary and the dune habitat restoration area. The property is not along a scenic highway; however it is in an area identified on Figure 3 of DMF LUP as being a public viewshed corridor. The project's staking and flagging can be seen briefly while driving past Fanshell Beach driving North-East on 17-Mile Drive. Although the staking and flagging can be seen from a public viewshed point, the proposed ADU will have exterior colors and materials that match the previously approved residence (yet to be constructed). The exterior finishes are earth tone colors, and remain compatible with the surrounding environment, while the proposed flat roof ensures that public views are protected. These colors and materials will continue to help blend the proposed structure into the surrounding residential neighborhood, dune habitat, and vegetated environment. Therefore, the project would damage scenic resources, including but not limited to trees, historic buildings (see below), rock outcroppings, or similar resources the property is not visible from a scenic highway.

There will be no impacts on historic resources (structural or cultural). While the subject property is within 750 feet of known archaeological resources, the prepared archaeological report (County of Monterey Library No. LIB220289) does not indicate any resources present through the pedestrian surveys and soil testing that have taken place. The report concludes that the proposed project will have no effect on cultural or archaeological resources, and did not recommend further studies be conducted. Condition No. 3 has been added to assure the protection of cultural and archaeological resources, and to reduce any potential impacts as a result of construction and ground disturbance activities. The property's "Connell house" was listed on the National Register of Historic Places and was automatically added to the State Historic Landmark Register on June 13, 2014. However, through Board of Supervisors Resolution NO. 23-237, this residence was approved for demolition and the construction of a replacement residence. The proposed ADU will not impact historic resources (structural) as none will exist with the implementation of Resolution No. 23-237.

There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

Although the project has been sited and conditioned to ensure less than significant impacts on sensitive biological resources occur, the project's location in or near a particularly sensitive environment (CEQA Guidelines section 15300.2(a)) does not bar the project from qualifying for a Class 3 exemption. The proposed location of the ADU primarily utilizes the existing hardscaped area from the existing driveway to

minimize grading, and remains outside of the CSE boundaries. Relocation of one Monterey Cypress tree will not result in an adverse environmental impact or significant long-term impacts, and will enhance the health of the tree. No evidence of significant adverse environmental effects or cumulative effects was identified during the staff's review of the development application.

d) Staff conducted a site inspection on May 7, 2026 to verify that the site and proposed project meet the criteria for an exemption.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

6. **FINDING:** **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and the Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Del Monte Forest Coastal Implementation Plan section 20.147.130 can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) Although the subject property is shown in Figure 3, Visual Resources, of the Del Monte Forest LUP, the project site does not block ocean views or significantly degrade the public viewshed and therefore does not require visual access. The property is also not located in an area that requires physical public access (Figure 8, Major Public Access and Recreational Facilities, Del Monte Forest Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

7. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT:** The subject project avoids all impacts on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan (LUP) and Title 20.

EVIDENCE:

a) The project includes development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest LUP and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit has been applied to the project.

b) Del Monte Forest LUP Policy 12 requires that, where any development is proposed and is located in or near documented locations of environmentally sensitive habitat areas, a biological report and/or field surveys and impact analysis shall be required to determine the habitat locations and mitigation measures to ensure protection of any sensitive species or habitat present. A Biological report was prepared (County of Monterey Library No. LIB100396), and the project biologist surveyed the entire property on two separate occasions. The prepared biological

report reviewed the property to determine whether it contained special status plant species and special status animal species. There are four general overlapping and integrated vegetation types on the property, consisting of: European each grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. The European beach grass covers large parts of the parcel, primarily on the slopes west of the residence, while the Iceplant-dominated areas are mostly downslope of the residence, towards the westerly borders of the parcel. According to the prepared Biological Report, both surveys yielded no results for either special status plants or animal species on the subject parcel. Although coast buckwheat occurs on the site, there was no evidence of the presence of Smiths Blue Butterfly to occur on the property. The biologist did not find any special status dune plants during spring surveys over two consecutive years, however the site is known to contain dune habitat. Policy 17 of the DMF LUP states that remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill near the former Spyglass Quarry, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through open space conservation and scenic easements conveyed to the Del Monte Forest Foundation, as provided by Policy 13, and as part of the approval of any development in adjacent areas. As delineated on the project plans, the proposed ADU is currently sited primarily in the existing hardscaped driveway. Through adoption Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the project site already contains a Conservation and Scenic Easement (CSE) over those portions of the property that contain ESHA, including all remnant native sand dune and restored habitat, as required by DMF LUP Policies 13 and 17. Although there is potential for California legless lizards and coast horned lizards to occur on the site, as noted in the prepared biological report, significant disruption of habitat for these species is not likely to occur as a result of site grading and construction of the proposed ADU.

c) Consistent with Policy 8 of the DMF LUP, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and land uses and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the habitat area. As delineated on the project plans, the footprint for the proposed ADU is contained primarily within the footprint of the existing driveway, and extends approximately 20 feet beyond already hardscaped areas. The portions requiring grading extending beyond the driveway footprint are outside both the CSE and the Dune Habitat Restoration Areas. Through adoption Board of Supervisors Resolutions No. 23-237 and 25-334 (HCD-Planning File Nos. PLN100338 and PLN240077), the areas on the property containing ESHA will have enhanced habitat values with implementation of the Restoration Plan.

d) Pursuant to Policy 13 of the DMF LUP, environmentally sensitive habitat areas shall be protected through deed restrictions or permanent open space conservation and scenic easements granted to the Del Monte Forest Foundation. Consistent with the above-mentioned Policy and

Policy 17 of the LUP, Condition of Approval No. 9 associated with construction of the residence (PLN240077) required the applicant to permanently protect areas containing ESHA through establishing a Conservation Scenic Easement to be granted to the Del Monte Forest Foundation. The easement encompasses a 1.67-acre area on the property as it relates to dune scrub restoration area. Further, Policy 14 of the LUP requires that native vegetation removal and land disturbance (grading, excavation, paving) shall be restricted to the minimum necessary amount to accommodate reasonable development. Development adjacent to these areas shall be sited and designed to prevent impacts that would significantly degrade those nearby areas and shall be compatible with the continuance of those habitat areas. As delineated on the project plans, the grading quantities include 10 cubic yards of cut and 60 cubic yards of fill. The proposed location of the ADU primarily utilizes the existing hardscaped area from the existing driveway to minimize grading, and remains outside of the CSE boundaries. Additionally, consistent with Policy 15 of the LUP, the applicant prepared a formal Restoration and Dune Habitat Restoration Plan (Board of Supervisors Resolution No. 12-033 and Resolution No. 14-012). The prepared Restoration Plan includes planting of three replacement Monterey Cypress trees, monitoring the health of three pruned Monterey Cypress trees for a minimum of 5 years, and implementation of a Remnant Dune Restoration Plan for 1.63 acres of the 2.17-acre site. The proposed ADU does not require additional restoration of dune habitat or other ESHA, as there will be no impacts. All soils disturbed by this project will be replanted with native plant species.

e) Additionally, Condition No. 4 requires trees located adjacent to the construction envelope to be protected from inadvertent construction damage with the use of temporary tree protection fencing. Therefore, as sited and designed, and with implementation of the conditions previously described, the proposed project would be consistent with regulations for the development adjacent to environmentally sensitive habitats (Del Monte Forest LUP Policy 14) and would have no impact on ESHA, and would result in enhanced ESHA habitat values.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

8. **FINDING:** **TREE REMOVAL**- The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE: a) As delineated on the project plans, one existing Monterey Cypress tree is within the building footprint of the proposed ADU. The subject tree is proposed for removal and relocation to the rear of the ADU, to a location approved by the project arborist. The tree proposed for removal was planted on-site in 2011 to mitigate one of two previous tree removals, which were authorized under PLN100418. Therefore,

although this tree is planted, it is protected by the DMF LUP as it is a replacement/mitigation tree.

DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. Those findings have been met in this case.

A 10-inch cypress tree is located adjacent to the previously approved residence's driveway. The ADU is proposed to be directly adjacent to this driveway and, therefore, will impact this tree. As described above, this tree was planted to mitigate the previous tree removal on-site. The replanting has yet to be successful as the tree has been replanted 2-3 times due to wind exposure and soil conditions that led to a fungal pathogen. However, the arborist has confirmed that the soil conditions are no longer a reason for survivability, but wind exposure does continue to limit appropriate relocation sites. The project Arborist has determined that the tree proposed for removal, when considering its size, age, health, and overall condition, is suitable for relocation. The proposed transplanting location site (rear of the ADU) provides greater protection from prevailing winds than the tree's existing location, which would be beneficial to the tree's long-term health and establishment. If the project were to reconfigure the footprint of the ADU, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, the proposed location of the ADU assures the development conforms with the required setbacks outlined in Title 20, while minimizing tree removal.

b) Policy 35 of the DMF LUP requires that development including driveways and parking areas, shall be sited and designed to minimize the removal of trees, especially trees that contribute to the visual character of public view corridors. The majority of the property contains a Conservation and Scenic Easement (CSE), as required by Policy 13 of the DMF LUP, leaving limited areas suitable for development of an accessory structure. As designed and sited, the ADU is adjacent to the previously approved residence (yet to be constructed), structurally connected through a pergola between the residence and ADU. Consistent with the above-mentioned Policy, the existing Monterey Cypress within the building footprint of the ADU is to be relocated towards the rear of the ADU, in a location approved by the project arborist. Reconfiguring the footprint of the ADU to avoid this tree would likely require further grading to take place, while relocating the ADU to the opposite side of the residence or the rear yard would likely impact visual resources or require further tree removal to take place. By siting the ADU in its proposed location, it will reduce the likelihood of blocking views by consolidating the property's development footprint to one area. Therefore, the proposed tree removal meets the minimum necessary to construct the ADU.

c) Policy 33 of the DMF LUP requires that siting and design shall be required to minimize the removal of trees and understory vegetation and damage to soil resources. Additionally, it states that retained trees in close proximity shall be protected in place to reduce impacts from inadvertent damage related to construction through the use of installing protective materials prior to construction. Tree removal has been

minimized to one Cypress. Condition No. 4 requires that trees located adjacent to the construction envelope shall be protected from inadvertent construction damage with the use of temporary tree protection fencing.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

9. **FINDING:** **SLOPES IN EXCESS OF 30 PERCENT –** The proposed development on slopes in excess of 30% better achieves the goals, policies, and objectives of the Monterey County General Plan and Del Monte Forest Land Use Plan and the Monterey

EVIDENCE:

a) Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Costal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on slopes, and the criteria to grant the Coastal Development Permit have been met.

b) The project involves 260 square feet of development on slopes in excess of 30%. Any other location of an 800-square-foot ADU would either impact forest resources, be more visually prominent from 17 Mile Drive, or require additional development on slopes. Given the site's constraints, the proposed location balances the requirements of the DMF LUP by minimizing disturbance to natural landforms, minimizing tree removal, avoiding ESHA, and minimizing visual impacts. Therefore, the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

10. **FINDING:** **ACCESSORY DWELLING UNIT –** The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

EVIDENCE:

a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of an attached 798 square-foot ADU that includes independent living facilities as shown in the attached plans.

b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 10 feet north of the proposed single-family dwelling and meets all required setback standards (see Finding 2, Evidence "f").

c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44 (See Finding 2, evidence "d,e")

d) Pursuant to Appendix 15 of the Monterey County Coastal Implementation Plan, no off-street parking is required for ADU's on the subject property.

e) Necessary public facilities are available to the subject parcels. The proposed ADU will be served by public utilities in Pebble Beach. The wastewater is treated by Carmel Area Wastewater District (CAWD) and the property has an active connection to California American Water (Cal-Am) for domestic water service.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250292.

11. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, and involves conditionally allowed uses (development within 100 feet of ESHA, removal of one Monterey Cypress tree, development on slopes in excess of 30%).

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
    1) Coastal Administrative Permit and Design Approval to allow construction of an 798 square foot attached Accessory Dwelling Unit; and
    2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; and
    3) Coastal Administrative Permit to allow development within 750 feet of a known archeological resource; and
    4) Coastal Development Permit to allow development on slopes in excess of 30 percent; and
    5) Coastal Development Permit to remove and relocate one Monterey Cypress tree.

PASSED AND ADOPTED this 8th day of July, 2026 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Melanie Beretti, AICP
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 PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250292

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250292) allows for construction of a detached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use 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 HCD - Planning. 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 008-261-007-000 on July 8, 2026. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

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. Monterey County HCD - Planning 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.
(HCD - Planning)

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 Monterey County HCD - Planning 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to
Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

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

7. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee
pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee
schedule. The fee schedule can be found here:
https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000

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

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

Responsible Department: Planning

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

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

9. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall relocate one Monterey Cypress tree approved for relocation as shown in the rear of the proposed structure in the approved plans for the project.
A qualified Arborist shall be included in a preconstruction meeting and oversee the relocation of the tree as shown in the approved plans and the replanting of the replacement tree. The arborist shall require additional tree planting due to tree failure or to make up for lost canopy to screen the development. The replacement tree shall be Monterey cypress, 36-inch box size or larger. The trees may only be removed with the approval of a Coastal Development Permit. Monitoring for survival and vigor shall be implemented for a total of 5 years. This includes quarterly monitoring of the replacement trees by a Certified Arborist for 3 years and annual monitoring for minimum of 5 years, with replanting from Pebble Beach area Cypress stock, as needed. The applicant or applicant's representative shall implement the arborist recommendation(s) within one month of receiving the recommendation. If any relocated trees die, the applicant shall replace the tree(s) at standard County tree replacement ratios. Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: A qualified Arborist shall be included in a preconstruction meeting. Applicant/Owner shall submit to HCD-Planning for review and approval a sign-in sheet from the preconstruction meeting that includes names and company information.

Prior to construction permit issuance, Applicant/Owner shall submit to HCD-Planning for review and approval a contract Scope of Work with a qualified Arborist that includes the requirements of this condition.

Qualified Arborist shall oversee and report on tree relocation activities, including photographs of the relocation of the trees. As evidence that this has been completed, Applicant/Owner shall submit an "as planted" plan prepared by the project arborist showing the location of the replacement trees, protective measures that have been installed, species, size and any irrigation/hand watering plan.
Qualified Arborist shall perform a monitoring program including at a minimum:
1) Quarterly monitoring inspections by qualified Arborist of all relocated/planted trees for a minimum of 3 years and annual inspections for a minimum of 2 additional years (total of 5 years monitoring).
2) A report by the arborist documenting the findings of each inspection shall be submitted to HCD-Planning for review and approval within one month of each inspection. The first quarterly inspection report for monitoring of trees is due 4 months after the relocation planting of the trees.
Should the monitoring reports conclude that replanting shall be required, replacement tree(s) from Pebble Beach Cypress tree stock shall be planted within the same general location as the tree(s) that failed. The applicant or applicant's representative shall implement the arborist recommendation(s) within one month of receiving the recommendation.



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

0 10 20 40 80

LEGAL DESCRIPTION:

SUBDIVISION:	EL PESCADERO RHO
PLANNING AREA:	GREATER MONTEREY PENINSULA
AREA PLAN:	DEL MONTE FOREST LAND USE PLAN
COUNTY FILE NUMBER:	PLN100338L
ADDRESS:	1170 SIGNAL HILL DRIVE PEBBLE BEACH, CA 93953
ACCESSOR'S PARCEL No.:	008-267-007
LOT No.:	35
ZONING:	LDR/1.5-D (CZ)
USE:	SINGLE FAMILY RESIDENTIAL

LOT COVERAGE

LOT SIZE: 2.165 Acres - (94,307 s.f.)

IMPERVIOUS LOT COVERAGE:

FLOOR AREA	797.63 s.f.
PORCH, TERRACE & STAIRS	220.63 s.f.
TOTAL	1,018.26 s.f.

FLOOR AREA

MAXIMUM ALLOWABLE FLOOR AREA = 1,200 s.f.

PROPOSED FLOOR AREA:

FIRST FLOOR	797.63 s.f.
TOTAL FLOOR AREA:	797.63 s.f.

BUILDING HEIGHT

MAXIMUM ALLOWABLE HEIGHT - (LDR/1.5D.): 16 FEET

HEIGHT CALCULATION

HIGH POINT OF NATURAL GRADE:	111.00'
LOW POINT OF NATURAL GRADE:	104.00'
DIFERENCIAL:	7.00'

AVERAGE GRADE: 7.00'/2 = 3.5' + 104.0' = 107.50'

ACTUAL HEIGHT ELEVATION: 107.50' + 16 ' = 123.50'

TREE RELOCATION

1 SMALL TREE TO BE RELOCATED

GRADING CUT/FILL (see civil drawings)

CUT	10 CY
FILL	60 CY
IMPORT	50 CY

REQUIRED PARKING

REQUIRED PARKING SPOTS FOR ADU:	1 CAR
PARKING SPOTS PROVIDED:	1 CAR



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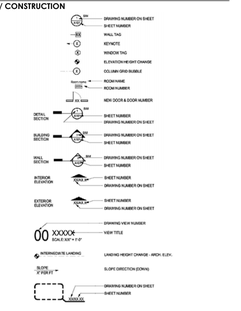
VICTOR LEGORRETA
MIGUEL ALMARAZ
MIGUEL ALATRISTE

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www.legorretalegorreta.com

GRADES.

- DIMENSION IN FEET.
- LEVELS IN FEET.
- NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
- THE DIMENSIONS ARE TO FINISHING CLOTHES.
- THE DATES AND SUBSEQUENT REVISIONS OF EACH MUST BE CONSULTED FLAT.
- THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING INSTALLATIONS AND STRUCTURAL, ANY DISCREPANCIES SHOULD CONSULT WITH THE CONSTRUCTION MANAGEMENT.
- THE CONTRACTOR WILL RECTIFY AT THE SITE OF THE WORK, BEFORE EXECUTING, THE DIMENSIONS AND LEVELS INDICATED IN THIS DRAWING, MUST SUBJECT TO THE DIRECTION OF THE WORK, ANY DIFFERENCE THERE MAY BE, AS WELL AS THE INTERPRETATION OF THIS DRAWING BY THE CONTRACTOR HIMSELF.
- THIS DRAWING NULLIFIES ANY DRAWING PRIOR TO THIS DATE.
- ALL FINISHES INDICATED IN THIS DRAWING MUST BE EXECUTED IN ACCORDANCE
- ACCORDING TO THE CORRESPONDING SPECIFICATIONS.
- THIS DRAW SHOULD BE READ ALONG WITH THE SPECIFICATIONS CRRESPONDING TO EACH SPECIALTY.

GENERAL/ CONSTRUCTION

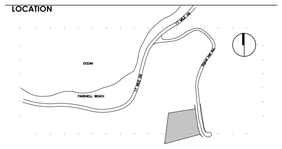


PLAN KEY NOTES ⓧ →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

SITE PLAN

SCALE	DATE
1/16"=1'-0"	5/13/26

A.00.01 ADU SITE PLAN

EXISTING TREE TO RELOCATE

EXISTING TREE TO REMAIN

NEW TREE

LOT 36

(N 80° 50' E) (278.85')

A.P.# 008-261-007
2.165 Ac.
LOT 35

LOT 34

(N 6° 45' E) (320.34')

(S 74° 40' W) (379.98')

(S 9° 10' E) (159.10')

SIGNAL HILL ROAD

DRA

DUNE RESTORATION AREA (DRA):
REFERS TO THE DUNE RESTORATION PLAN BY BYOLOGIST, EXISTING NATURAL VEGETATION TO BE PROTECTED AND ALL NON-NATIVE VEGETATION TO BE REMOVED AND REPLACED WITH APPROVED NATIVE DUNE PLANT MATERIAL, (ENTIRE SITE).

PLANT LIST:
Abronia Umbellate - Pink Sand Verbena
Achillea Millefolium - Yarrow
Artemisia Pycnocephala - Beach Sagewort
Baccharis Pilularis - Coyote Brush
Camissonia Cheiranthifolia - Beach Primrose
Cardionema Ramosissimum - Sand Mat
Castilleja Latifolia Monterey - Indian Paintbrush
Danthonia Californica - California Oat Grass
Deschampsia Caespitosa - Hair Grass
Dudleya Caespitosa - Sea Lettuce
Ericameria Ericoides - Mock Heather
Erigeron Glaucus - Seaside Daisy
Eriogonum Parvifolium - Dune Buckwheat
Eriophyllum Staechadifolium - Lizard Tail
Lasthenia Minor - Wooly Goldfields
Lessingia Filaginifolia - California Corethrogyne
Mimulus Aurantiacus - Sticky Monkey Flower

Lupinus chamissonis - Dune Lupine
Hesperocyparis macrocarpa - Monterey Cypress
Pinus Radiata - Monterey Pine
Atriplex californica - California saltbush
Carex pansa - Dune Sedge
Ceanothus Gloriosus Gloriosus - Pt. Reyes Ceanothus
Ceanothus maritimus - San Luis Obispo Ceanothus
Croton Californicus - California Croton
Encelia californica - California Brittlebush
Erigeron foliosus - Leafy Daisy
Eriogonum Cinereum - Coastal Buckwheat
Erysimum Insulare - Island Wallflower
Eschscholzia California Maritima - California Poppy
Grindelia Stricta - Gumweed
Horkelia Cuneata - Wedge Leaf Horkelia
Mimulus Cardinalis - Cardinal Monkeyflower
Monardella Undulata Ssp. Crispa - Crisp Monardella
Salvia Mellifera - Black Sage

NEWLY PLANTED VEGETATION LIMITS (3,600 SF)
NOTE: THIS AREA IS SUPPORTED BY THE DUNE RESTORATION PLAN.

EXISTING CYPRESS TREES AND SHRUBS TO REMAIN AND BE PROTECTED.

DUNE AREA RESTORED AT THE DIRECTION OF BIOLOGIST, NON-NATIVE PLANTING TO BE REMOVED

(1) NEW 48" CYPRESS TREE

(2) EXISTING TREES RELOCATE TO HERE

(1) EXISTING CYPRESS TREE TO REMAIN

SEE CIVIL DRAWINGS FOR GRADES AT DRIVEWAY AND ENTRY COURT.

(1) EXISTING TREE RELOCATE TO HERE

UTILITY PAD 7'X10'

(2)EXISTING CYPRESS TREES

NOTE :
THERE IS NOT IRRIGATION PROPOSED FOR THIS PROJECT.

LANDSCAPING IS INTENDED TO BE NATIVE HABITAT PLANTING IN THE (NHA) ZONE AND RECOMMENDED NATIVE PLANTING IN THE (DRA) ZONE. ACTUAL PLAN SPECIES AND PLANTING SPECIFICATIONS ARE ESTABLISHED IN THE DUNE RESTORATION PLAN PREPARED BY ZANDER ASSOCIATES AND AREA A PART OF THIS DOCUMENTS.

TREES: THE TREES SHOW ON THIS PLAN ARE EITHER EXISTING AND WILL REMAIN AS NOTE; EXISTING TO BE REMOVED AS NOTED; or NEW TREES TO BE PLANTED AT THE DIRECTION OF THE PROJECT ARBORIST, FINAL LOCATION AND PLANTING SPECIFICATIONS FOR ALL TREES WILL BE DIRECTED IN THE FIELD BY THE ARBORIST.

LANDSCAPE PLAN SCALE. 1/16"=1'-0"

0 10 20 40 80

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www.legorretalegorreta.com

GRADES.

- DIMENSION IN FEET.
- LEVELS IN FEET.
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GENERAL/ CONSTRUCTION

DRAWING NUMBER ON SHEET
SHEET NUMBER
WALL TAG
KEYNOTE
WINDOW TAG
ELEVATION HEIGHT CHANGE
COLUMN GRID BUBBLE
ROOM NAME
ROOM NUMBER
DOOR NUMBER
NEW DOOR & DOOR NUMBER
DETAIL SECTION
BUILDING SECTION
WALL SECTION
INTERIOR ELEVATION
EXTERIOR ELEVATION
DRAWING VIEW NUMBER
VIEW TITLE
INTERMEDIATE LANDING
LANDING HEIGHT CHANGE - ARCH. ELEV.
SLOPE DIRECTION (CONTA)
SLOPE
PLAN KEY NOTES

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

LANDSCAPE PLAN

SCALE	DATE
1/16"=1'-0"	5/13/26

A.00.02 ADU LANDSCAPE PLAN



EAST VIEW



WEST VIEW



SOUTH VIEW



SIGNAL HILL VIEW

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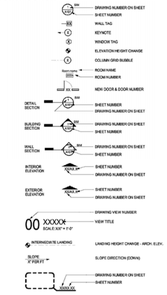
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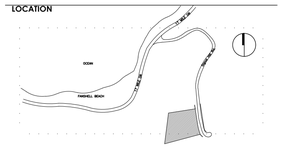


PLAN KEY NOTES ⓧ →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



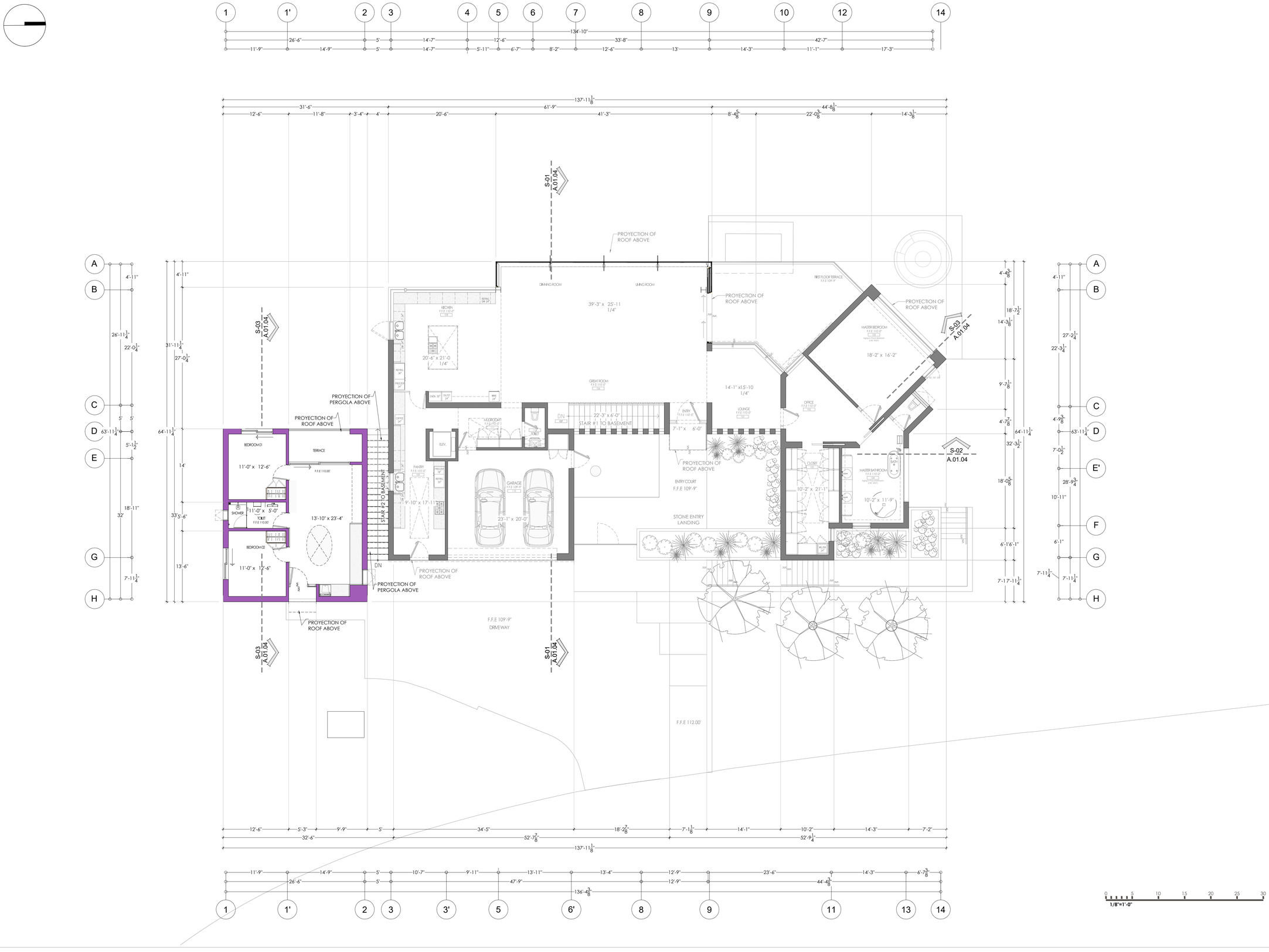
MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

PROPOSED ADU

SCALE	DATE
1/12"=1'-0"	5/13/26

A.00.03 ADU RENDERS



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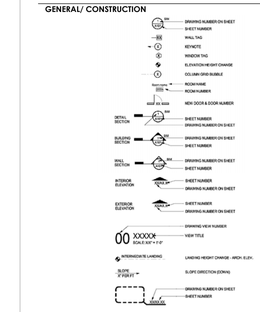
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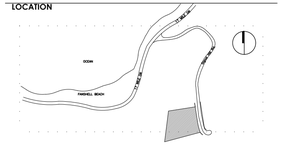


PLAN KEY NOTES ⓧ →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



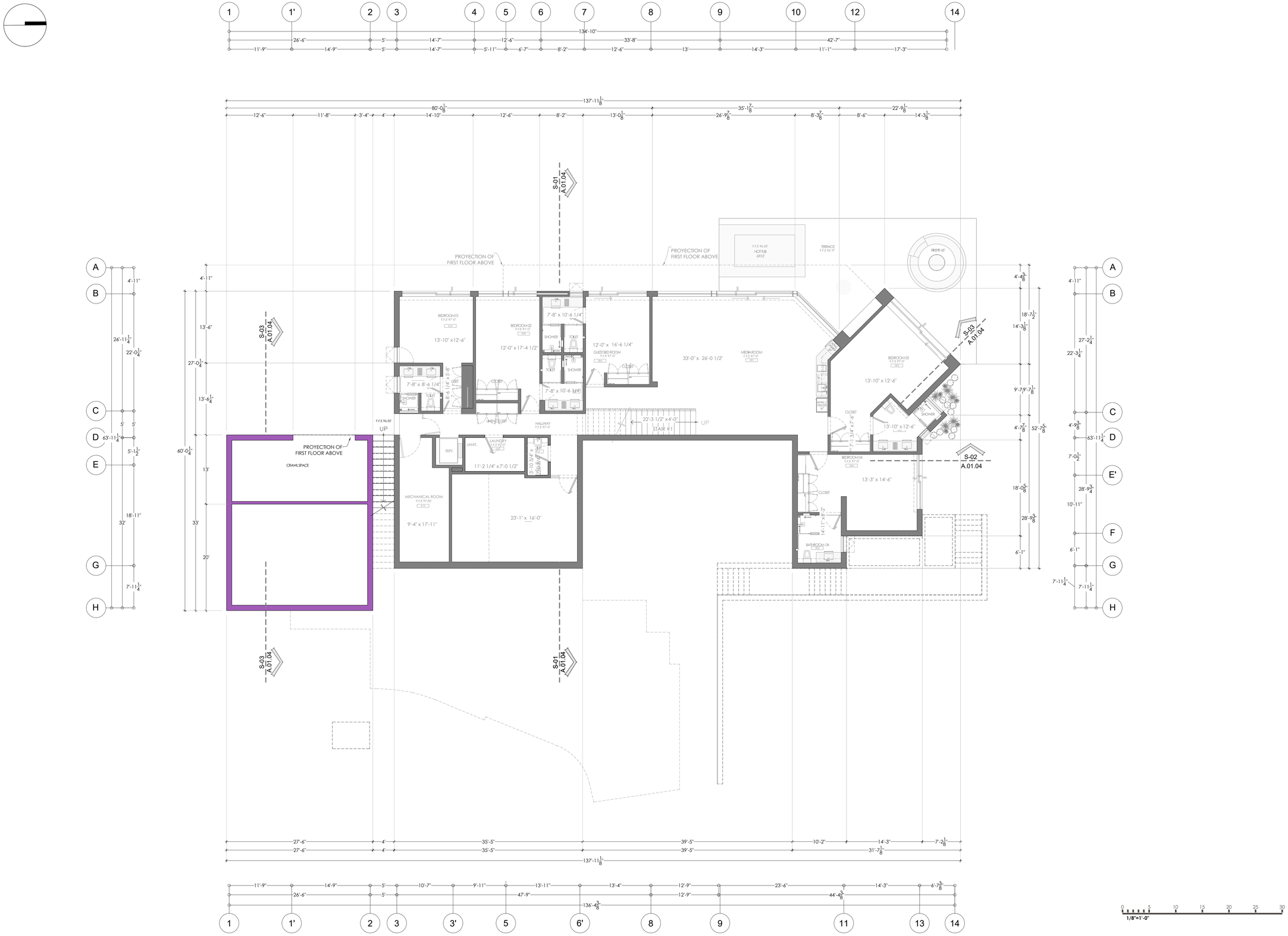
MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN
FIRST FLOOR

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.01 ADU FIRST FLOOR



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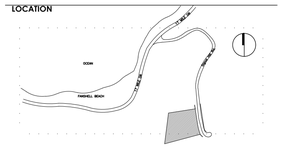
DRAWING NUMBER ON SHEET
SHEET NUMBER
WALL TAG
KEYNOTE
WINDOW TAG
ELEVATION HEIGHT CHANGE
COLUMN GRID BUBBLE
ROOM NAME
ROOM NUMBER
NEW DOOR & DOOR NUMBER
DETAIL/ SECTION — SHEET NUMBER / DRAWING NUMBER ON SHEET
BUILDING SECTION — DRAWING NUMBER ON SHEET / SHEET NUMBER
WALL SECTION — DRAWING NUMBER ON SHEET / SHEET NUMBER
INTERIOR ELEVATION — SHEET NUMBER / DRAWING NUMBER ON SHEET
EXTERIOR ELEVATION — SHEET NUMBER / DRAWING NUMBER ON SHEET
DRAWING VIEW NUMBER
00 XXXXX — VIEW TITLE
INTERMEDIATE LANDING — LANDING HEIGHT CHANGE - ARCH. ELEV.
SLOPE IF OVER 8% — SLOPE DIRECTION (DOWN)
DRAWING NUMBER ON SHEET / SHEET NUMBER

PLAN KEY NOTES ⓧ -

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



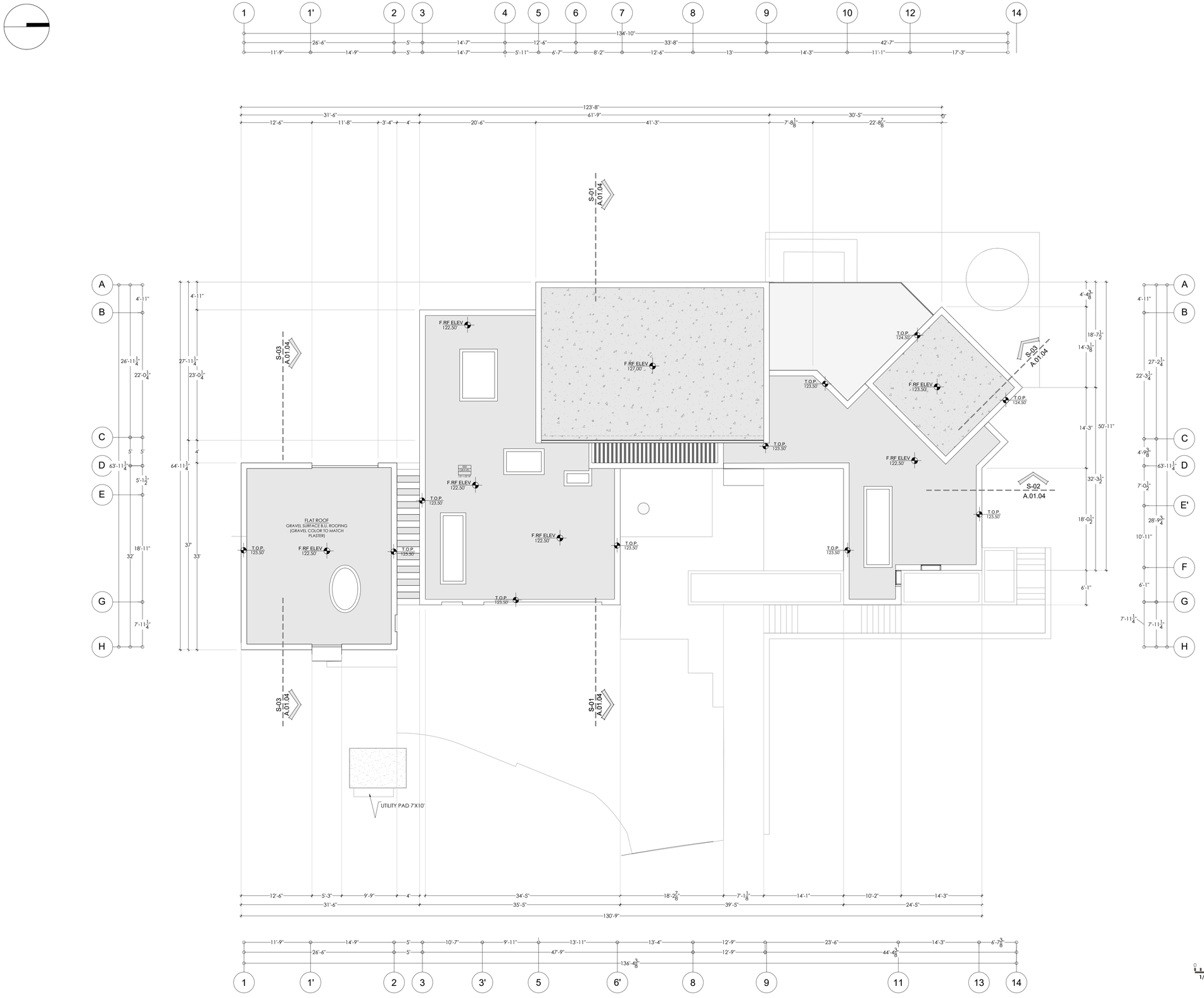
MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN
BASEMENT FLOOR

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.02 ADU BASEMENT FLOOR



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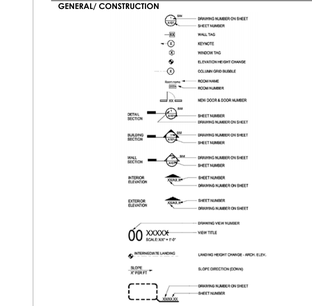
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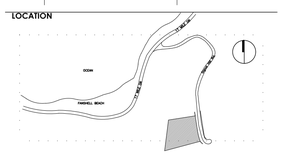


PLAN KEY NOTES ⓧ →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



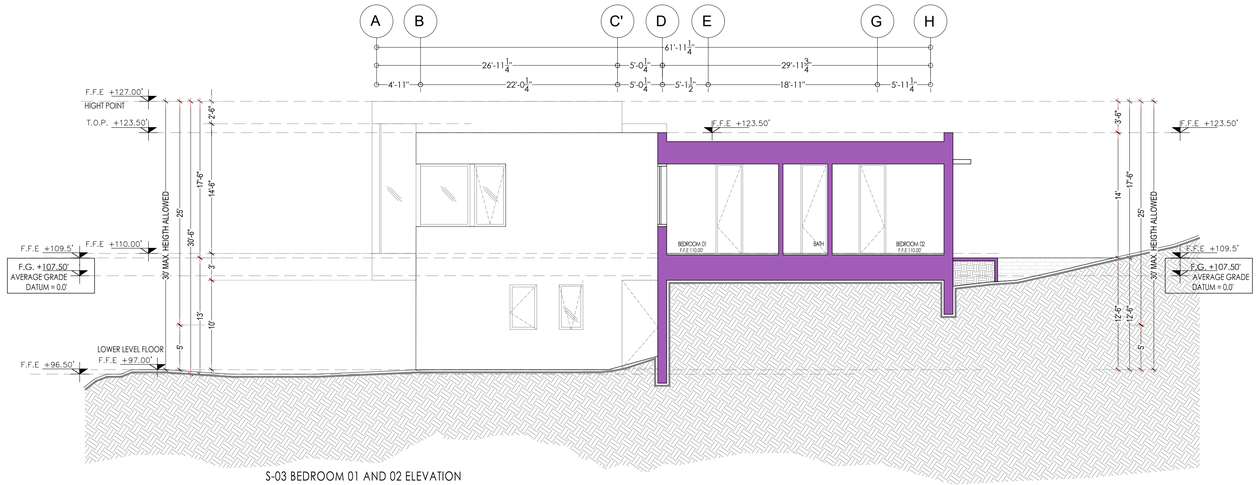
MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

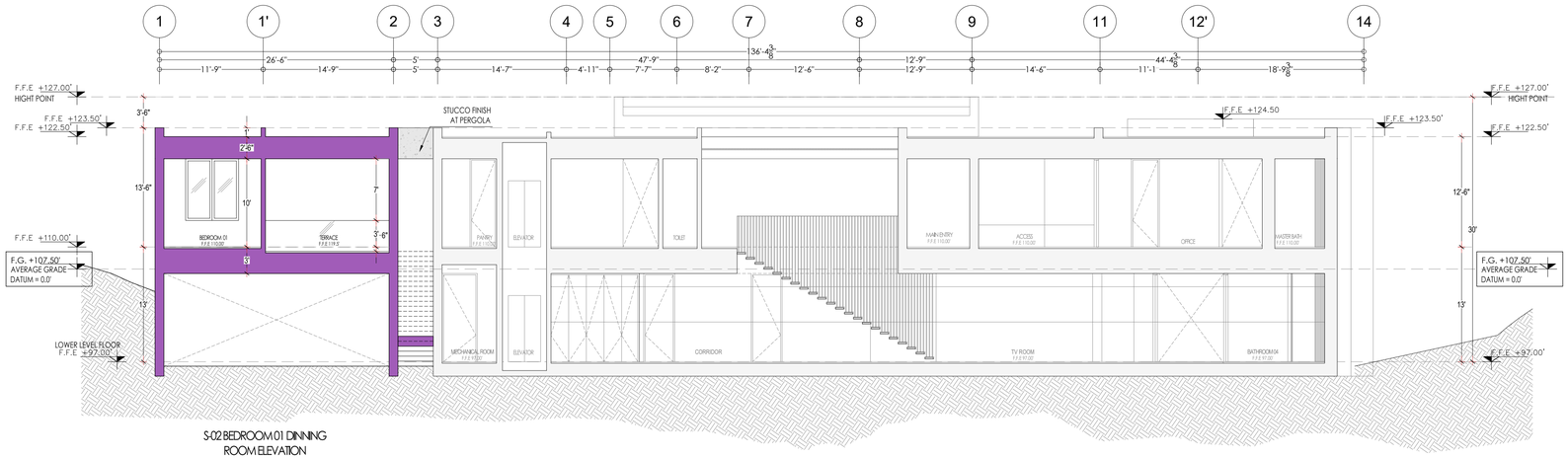
ARCHITECTURAL PLAN
ROOF PLAN

SCALE	DATE
1/8"=1'-0"	5/13/26

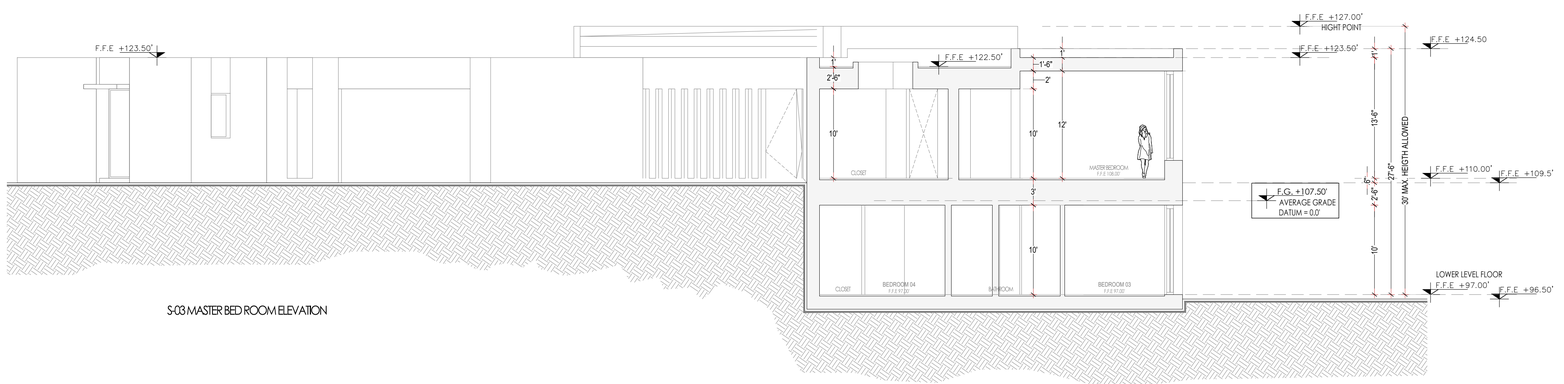
A.01.03 ADU ROOF PLAN



S-03 BEDROOM 01 AND 02 ELEVATION



S-02 BEDROOM 01 DINNING ROOM ELEVATION



S-03 MASTER BED ROOM ELEVATION

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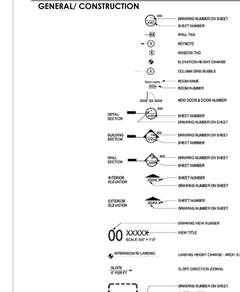
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GENERAL/ CONSTRUCTION



PLAN KEY NOTES ⊕ →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



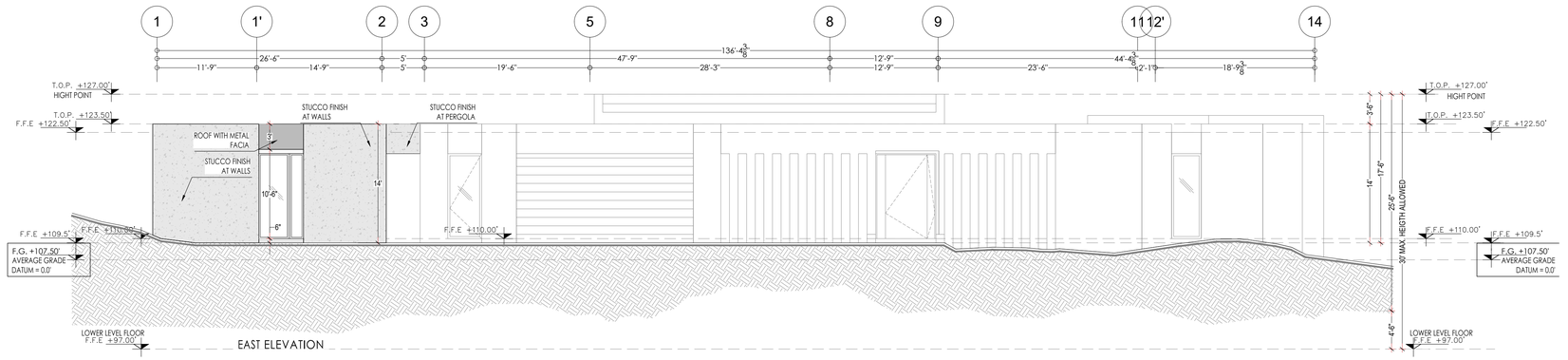
MASSY HOUSE

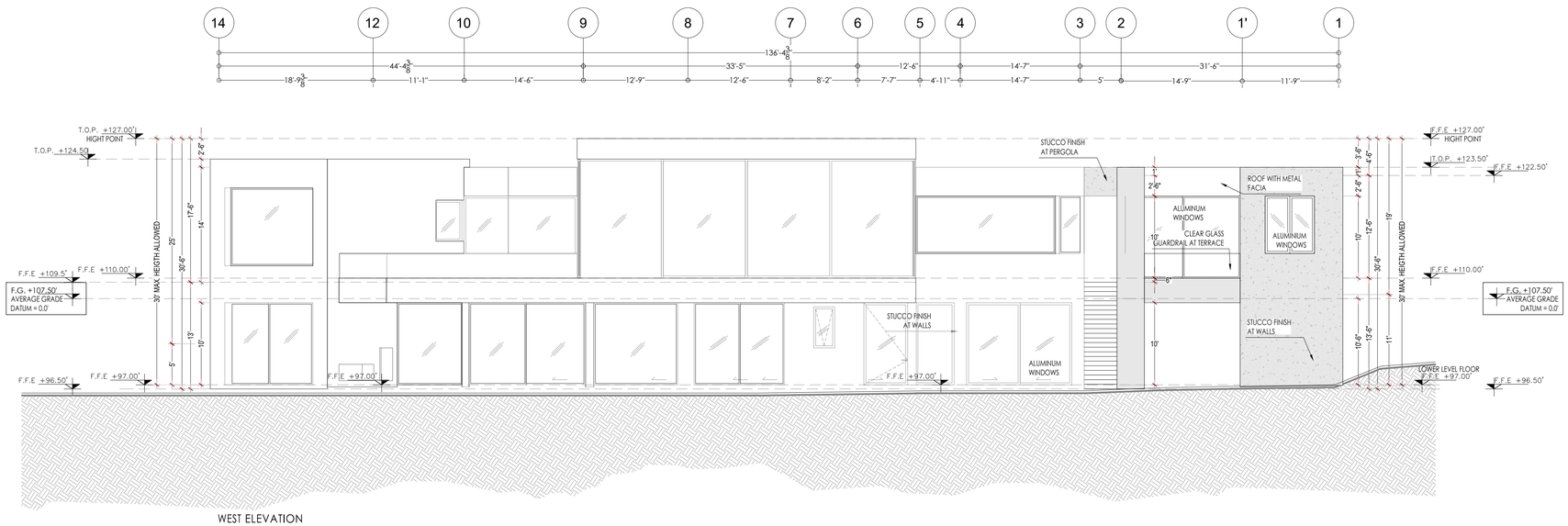
LOT No. 35
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PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN
SECTIONS

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.04 ADU SECTIONS





WEST ELEVATION

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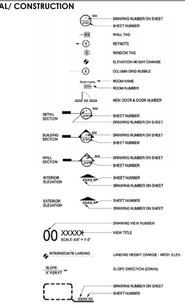
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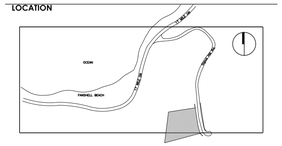


PLAN KEY NOTES ① →

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



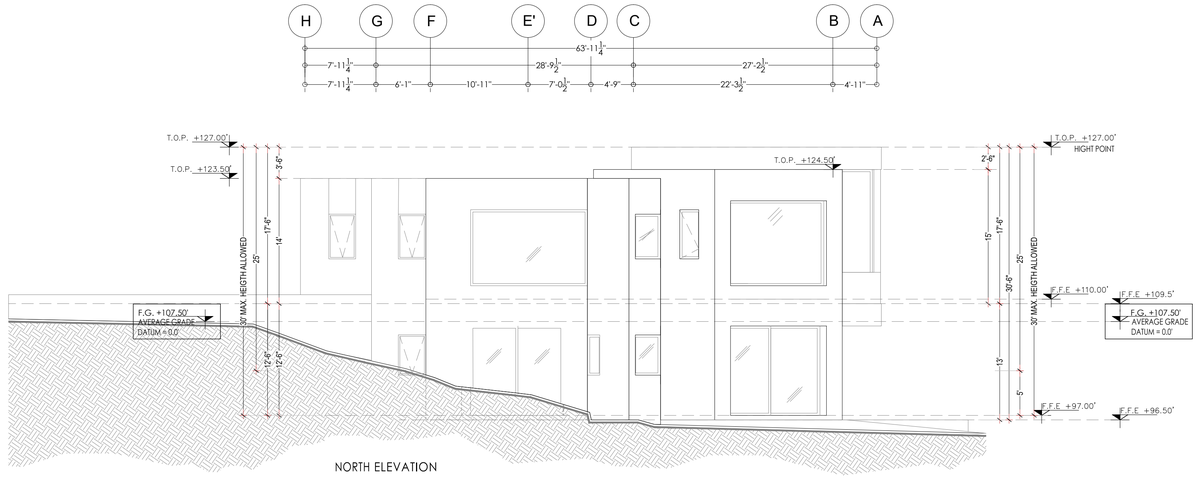
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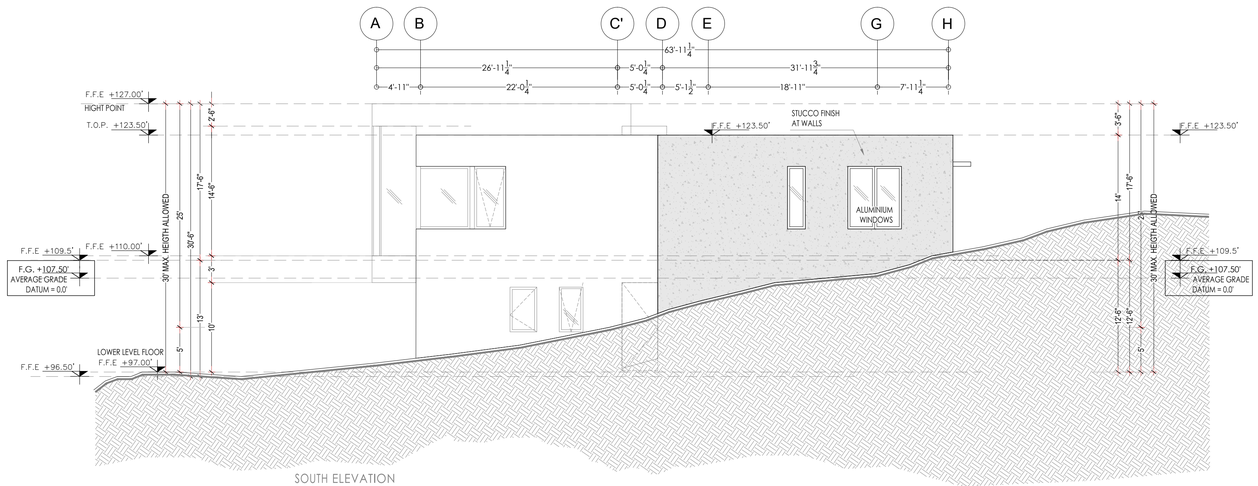
ARCHITECTURAL PLAN
ELEVATIONS

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.05 ADU ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

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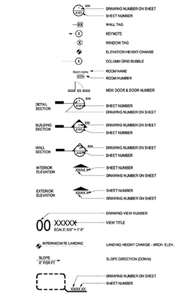
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- NO DIMENSIONS WILL BE TAKEN TO THE SCALE OF THIS PLANE.
- THE DIMENSIONS ARE TO FINISHING CLOTHES.
- THE DATES AND SUBSEQUENT REVISIONS OF EACH MUST BE CONSULTED FLAT.
- THIS DRAWING MUST BE VERIFIED WITH THE CORRESPONDING INSTALLATIONS AND STRUCTURAL. ANY DISCREPANCIES SHOULD CONSULT WITH THE CONSTRUCTION MANAGEMENT.
- THE CONTRACTOR WILL RECTIFY AT THE SITE OF THE WORK, BEFORE EXECUTING, THE DIMENSIONS AND LEVELS INDICATED IN THIS DRAWING, MUST SUBJECT TO THE DIRECTION OF THE WORK ANY DIFFERENCE THERE MAY BE, AS WELL AS THE INTERPRETATION OF THIS DRAWING BY THE CONTRACTOR HIMSELF.
- THIS DRAWING NULLIFIES ANY DRAWING PRIOR TO THIS DATE.
- ALL FINISHES INDICATED IN THIS DRAWING MUST BE EXECUTED IN ACCORDANCE ACCORDING TO THE CORRESPONDING SPECIFICATIONS.
- THIS DRAW SHOULD BE READ ALONG WITH THE SPECIFICATIONS CORRESPONDING TO EACH SPECIALTY.

GENERAL/ CONSTRUCTION

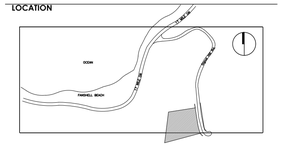


PLAN KEY NOTES ⓧ -

REVISIONS

NO.	DESCRIPTION	DATE

LOCATION



MASSY HOUSE

LOT No. 35
1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953

ARCHITECTURAL PLAN
ELEVATIONS

SCALE	DATE
1/8"=1'-0"	5/13/26

A.01.06 ADU ELEVATIONS

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COLOR AND MATERIAL SAMPLES
FOR A RESIDENCE AT 1170 SIGNAL HILL DRIVE, PEBBLE BEACH, CA 93953
APN: 008-261-007

Note: all the photographs are for reference only and don't represent actual design

WALLS: STUCCO
COLOR: CAROM





WINDOWS AND DOORS - METAL CLAD WOOD(KOLBE “VISTALUX” OR EQUAL)
COLOR: BLACK

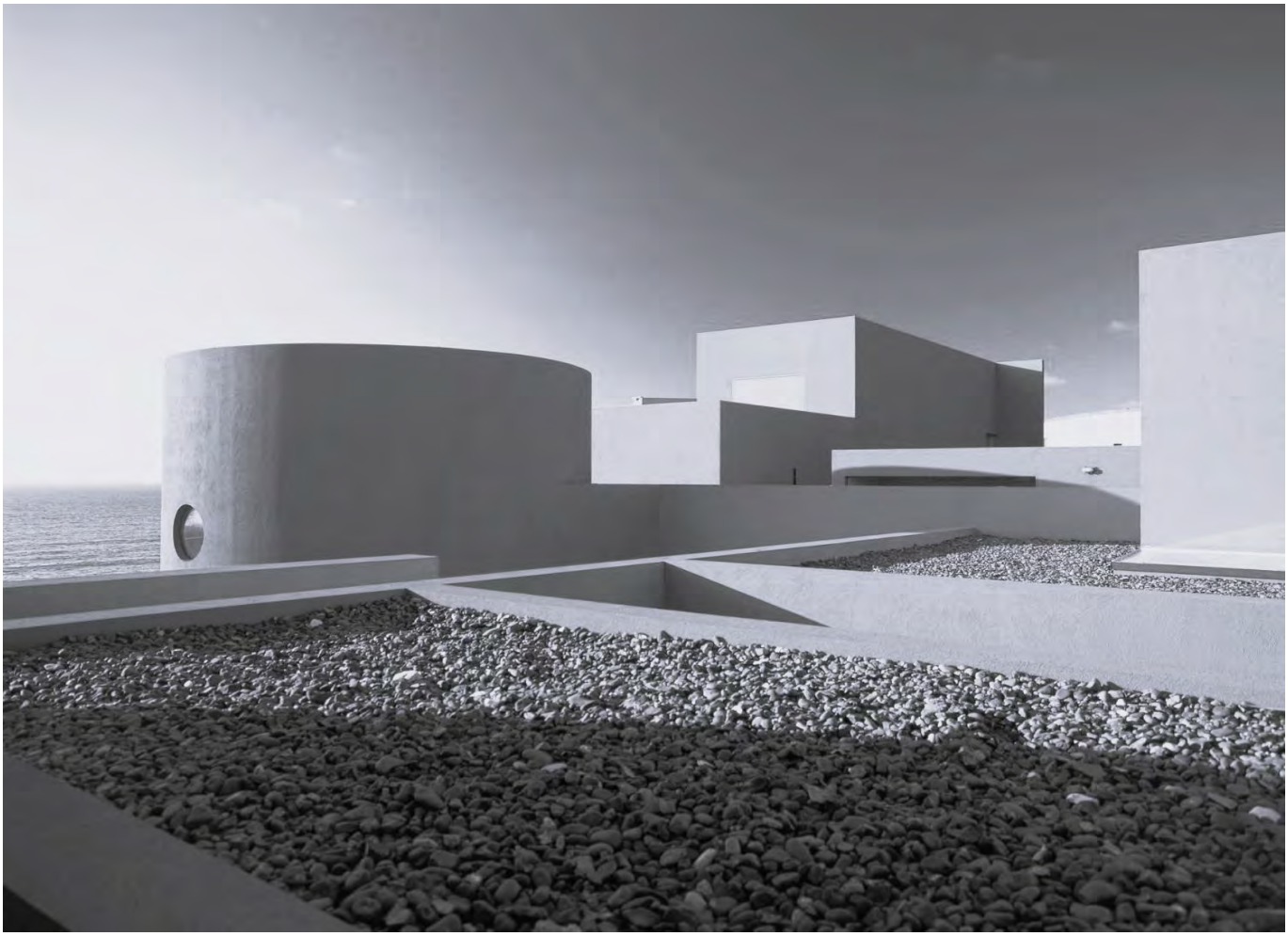
WALL AND FACIO FINISH
COLOR: BLACK TO MATCH WINDOWS







ROOF - GRAVEL



GARAGE DOOR: METAL (INFINITY GARAGE DOOR)
COLOR: MATTE BLACK



RAILING: FRAMELESS GLASS RAIL (MD GLASS UP OR SIMILAR)



TERRACES PAVERS - CONCRETE (STONE) PAVERS
COLOR - GRAY



EXTERIOR STAIRS: STONE SLABS



PATHWAYS: PEA GRAVEL

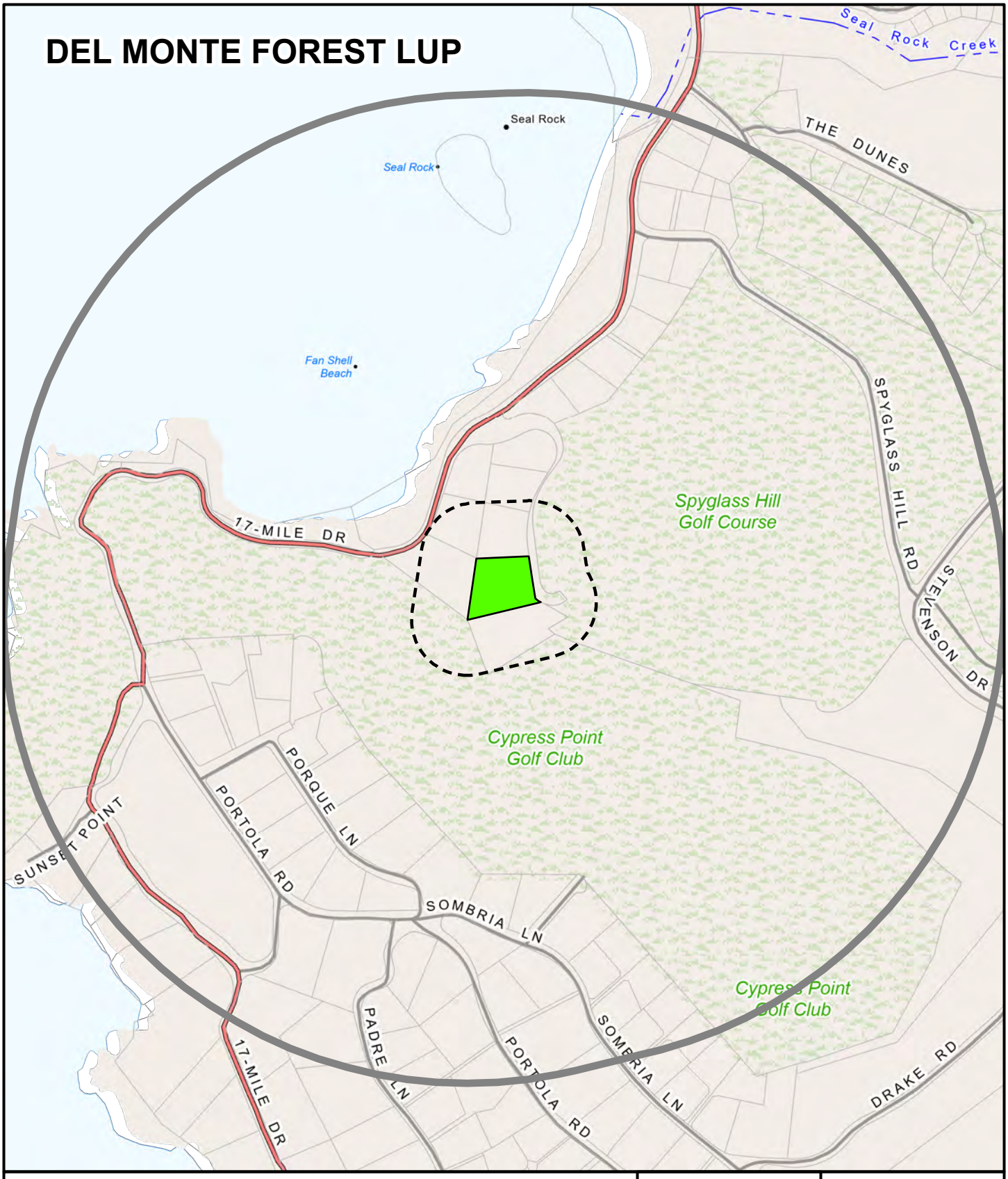


DRIVEWAY PAVERS: PERMEABLE CONCRETE PAVERS
COLOR: GRAY



Exhibit C

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APPLICANT: SIGNAL HILL LLC

APN: 008261007000 **FILE #** PLN250292

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN(

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Exhibit D

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ZANDER ASSOCIATES

Environmental Consultants

June 8, 2010

Massy Mehdipour
1425 Dana Ave.
Palo Alto, CA 94301

Biological Resource Assessment
1170 Signal Hill Road
Pebble Beach, Monterey County, California

Dear Ms. Mehdipour:

Zander Associates has completed a baseline biological resource assessment of your property located at 1170 Signal Hill Road at Pebble Beach. We reviewed background documents, including current records of special status species in the California Natural Diversity Data Base (CNDDB, 2010), and visited the property on two separate occasions during the spring blooming season to characterize vegetation/habitat types and conduct focused plant surveys. Our findings are presented below.

Property Overview

The property is an approximately 2.13-acre residential lot with an exiting house overlooking 17-Mile Drive and the Pebble Beach shoreline on the Monterey Peninsula (Figure 1). The property is situated in an older (ca 1950's) residential subdivision on sandy dune substrates between two existing golf courses: Spyglass Hill & Cypress Point. The property also sits near the base of Signal Hill Dune, a protected remnant of a once more extensive dune system that historically occurred along the Monterey Peninsula shoreline. The historic dune system has been fragmented by sand mining, the construction of roads, golf courses, houses and other development over the years.

The existing house, driveway, landscaping and other residential amenities occupy approximately 0.40-acre of the site on a graded pad adjacent to Signal Hill Road. Several mature trees and shrubs, including Monterey cypress (*Cupressus macrocarpa*), eucalyptus (*Eucalyptus* sp.) and tea tree (*Leptospermum* sp.) are growing as landscape elements along Signal Hill Road and at the edge of the pad near the house.[1] West of the pad, the site slopes down (southwesterly) toward 17-Mile Drive through sandy dune terraces. Most of the undeveloped areas on the property are heavily colonized by non-native European beach grass

[1]Native habitat for Monterey cypress occurs at Cypress Point, just south of the property; however, the trees on the site appear to have been planted as landscape elements.

4460 Redwood Hwy, Suite 16-240, San Rafael, CA 94903
Telephone: (415) 897-8781
Fax: (415) 814-4125

(*Ammophila arenaria*) and iceplant (*Carpobrotus* spp.) but there are also limited areas of more native dune habitat.

Methods

Zander Associates queried current (2010) CNDDB online records for listings of special status plant and animal species for the Monterey 7.5' USGS quadrangle. We also consulted the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants and reviewed our own extensive files on the Pebble Beach area to compile a list of special status species known or suspected to occur in the vicinity of the site (Table 1).

Zander Associates biologists visited the site on two separate occasions during 2010 to survey the site and verify existing habitat conditions. On April 8, 2010 and again on May 5, 2010, we systematically traversed the entire site to search for target special status plants. We also visited known ("reference") locations for special status plant species in the Signal Hill area (primarily annual sand dune species with a limited blooming season) to confirm the appropriate timing of our surveys. We paid particular attention to potential habitat for special status wildlife species but did not conduct any focused surveys for animals. Following are descriptions of the general vegetation and wildlife habitat characteristics of the site and the results of our special status species assessment.

Vegetation Types

Four general but overlapping and intergraded vegetation types occur on the property: European beach grass dominant, iceplant dominant, sparsely vegetated open sand, and mixed coastal dune scrub. Figure 2 indicates the general distribution and extent of these vegetation communities and a description of each is provided below.

European beach grass covers large areas of the lot and is especially dominant on the slopes west of the existing house (Photo 1). It often occurs in pure stands at the exclusion of other vegetation, but is also mixed with non-native iceplant and native coastal scrub elements such as mock heather (*Ericameria ericoides*) and coyote brush (*Baccharis pilularis*).[2] European beach grass was originally introduced to California in the late 1800s for the purpose of stabilizing dunes but is now considered one of the most pervasive exotic plants currently threatening dune environments on the west coast, driving out native species, reducing biodiversity and altering native dune morphology. The species spreads almost exclusively by rhizomes which form extensive underground systems and can rapidly colonize large areas, especially in sandy substrates.

Iceplant-dominated areas also occur on parts of the property, mostly well downslope of the existing house and pad toward the westerly borders of the lot (Photo 2). Dense iceplant mats largely preclude the establishment of other vegetation, but do allow occasional scattered

[2] A solitary Monterey pine (*Pinus radiata*) sapling is also growing in a matrix of beachgrass and iceplant below the house and pad.

patches of aggressive colonizers like poison oak (*Toxicodendron diversilobum*) and a few isolated individuals of plants such as seacliff buckwheat (*Eriogonum parvifolium*) and mock heather. Iceplant is also interspersed with other vegetation types throughout the property. The species was brought to California in the early 1900s to stabilize soil along railroad tracks and roadways with thousands of acres planted until the 1970s. It has also been promoted as an ornamental plant because of its succulent foliage, bright magenta or yellow flowers and adaptability to harsh (e.g. dry, salty, windy) conditions. Ice plant grows very quickly, producing large, spreading mats. It flowers prolifically and the seeds disburse easily. The plant also reproduces vegetatively; even small pieces of the plant can root and grow easily. Consequently it has invaded foredune, dune scrub, coastal bluff scrub, coastal prairie, and maritime chaparral communities throughout coastal California. It is considered among the most invasive wildland pest plants by the California Exotic Pest Plant Council (CalEPPC), documented as aggressive invaders that displace natives and disrupt natural habitats.

Sparsely vegetated open sand occurs patchily on the property and is comprised of mostly bare white sands that support only scattered dune species, such as beach sagewort (*Artemisia pycnocephala*), mock heather, woolly lotus (*Lotus heermannii* var. *orbicularis*), sand verbena *(Abronia sp.*) and beach evening primrose (*Camissonia cheiranthifolia*). The open sandy areas with sparse native shrubs provide the best potential habitat on the property for plant species, most of which are annual and cannot tolerate much, if any, competition from other plants. The mapped open sand habitat just downslope and westerly of the existing house occurs as a small terrace on deep, loose sands that appears to have been created through sand excavation or movement relatively recently (Photos 3 & 4). Rhizomes of European beach grass are already colonizing the area and other invasives including iceplant and French broom (*Genista monspessulana*) are growing nearby. The open sandy areas to the west are more compacted but are also vulnerable to colonization by non-natives.

Coastal dune scrub vegetation, characterized by native shrubby species such as coyote brush, silver lupine (*Lupinus chamissonis*), coffee berry (*Rhamnus californica*), Pacific blackberry (*Rubus ursinus*), and mock heather, occurs in some areas as the dominant cover in a matrix of iceplant, beach grass and dune sedge (*Carex pansa*). Other prevalent species include seacliff buckwheat, poison oak, Pacific reed grass (*Calamagrostis nutkatensis*) and Mexican rush (*Juncus mexicanus*). Dune sedge is the significant ground cover in large areas dominated by this vegetation type, giving way to iceplant toward the southwesterly parts of the site and beach grass to the south and east (Photo 5). Prominent granitic outcrops, colonized by a mix of non-native and native scrub species and open sand, are found toward the westerly property boundary (Photo 6).

Wildlife Habitat

Animals likely to use the project site include species adapted to sand dune and ruderal plant communities. Burrowing rodents such as the California ground squirrel (*Spermophilus beecheyi*), pocket gopher (*Thomomys umbrinus*), Norway rat (*Rattus norvegicus*) and the house mouse (*Mus musculus*) can live in dense beach grass and ice plant patches. In more

open areas, reptiles such as the coast horned lizard (*Phrynosoma coronatum frontale)*, western fence lizard (*Sceloporus occidentalis*) and northern alligator lizard (*Gerrhonotus coeruleus*) may be found. The fossorial (sand burrowing) California legless lizard (*Anniella pulchra*) has been observed in the vicinity. Common mammals in the Del Monte Forest area such as raccoons (*Procyon lotor*), skunks (*Mephitis mephitis*), opossums (*Didelphis virginiana*) and black-tailed deer (*Odocoileus hemionus*) and birds such as Brewer's blackbird (*Euphagus cyanocephalus*), scrub-jay (*Aphelocoma californica*) and white crowned sparrow (*Zonotrichia leucophrys*) would also be expected.

Special Status Species

For this assessment, special status species are defined as: those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS); those listed or proposed for listing as rare, threatened or endangered by the California Department of Fish and Game (CDFG); plants occurring on list 1A, 1B or 2 of the CNPS Inventory of Rare and Endangered Vascular Plants of California (2001); and animals designated as "Species of Special Concern" by CDFG. Nesting migratory birds and raptors, protected by the Migratory Bird Treaty Act (16 USC 703) and the California Fish and Game Code (Section 3503.5), are also afforded special status.

We searched the current CNDDB listings of special status plant and animal species for the Monterey 7.5' USGS quadrangle and checked other sources to develop a list of potential species for our 2010 surveys (see Table 1). During our field surveys, we were particularly focused on plant species (primarily annual or ephemeral plants) known to occur in dune environments in the area. We also paid attention to potential habitat for special status wildlife associated with dunes, although we did not conduct focused surveys for any animal species. A discussion of the primary plant and animal species we targeted and evaluated is presented below. Notes on a more comprehensive list of potential species are provided in Table 1.

Dune plants

Monterey spineflower (*Chorizanthe pungens* var. *pungens*), Menzies' wallflower (*Erysimum menziesii*), sand gilia (*Gilia tenuiflora* var. *arenaria*), beach layia (*Layia carnosa*) and Tidestrom's lupine (*Lupinus tidestromii*) have all been observed in the dune habitats associated with Signal Hill. Each is listed at either the state or federal level (or both) as rare, threatened or endangered (see Table 1 for regulatory standing of each). These endemic dune species have a limited season of blooming and mostly depend on seed for their reproduction and continued survival. We visited known locations for each of these species and found them in bloom at Signal Hill and at sites along the 17-Mile Drive shoreline during both of our 2010 site visits. We did not find these or any other special status plants, except for Monterey pine and Monterey cypress (see below) on the property at 1170 Signal Hill Road.

Monterey pine and Monterey cypress

Both Monterey pine and Monterey cypress are native to the Del Monte Forest and are included on the CNPS List 1B, species considered rare, threatened or endangered in California and elsewhere. Several mature specimens of Monterey cypress are growing adjacent to (northwesterly of) the pad for the house and one relatively young (just beyond sapling stage) individual Monterey pine is growing downslope and southerly of the house. The cypress appear to have been planted as ornamental landscape elements and the pine is likely a seedling of trees in the landscape of adjacent houses. Nonetheless, because these trees are in their native range, they are afforded special consideration; their removal would be subject to review by the Pebble Beach Company Forester and/or Monterey County.

California black legless lizard (*Anniella pulchra nigra*)

The black legless lizard is a CDFG Species of Special Concern.[3] This species lives in a number of habitats in dunes and sandy areas, from immediately above high tide, the crest of sand dunes, and the edge of the hind dunes to inland sandy areas associated with oak woodlands, grasslands, maritime chaparral and other habitats. They are fossorial animals that burrow in sand and leaf litter beneath plants growing in these habitats and feed on insects and other invertebrates. Some plant cover is required to support insects that, in turn, serve as food for the lizards.

Legless lizards are most abundant in dune habitats where native vegetation is present. While they have also been found along the edges of ice plant mats within dune ecosystems, ice plant mats are not considered suitable habitat for the species. The dense root structure of ice plant and lack of leaf litter and duff produced by the plant appear to provide poor burrowing conditions. The species was found as a result of directed surveys on a nearby lot along Signal Hill Road in 2006 and anecdotal sightings have been reported from the area. The sandy substrates on the property provide potential habitat for this species.

Coast horned lizard (*Phrynosoma coronatum frontale*)

This lizard is also a CDFG Species of Special Concern. Coast horned lizards inhabit open country, especially sandy areas, washes, flood plains, and wind-blown deposits in a wide variety of habitats, including coastal dunes, shrublands, woodlands, riparian habitats and annual grassland. Warm, sunny, open areas are a main habitat requirement, along with patches of loose soil where the lizard can bury itself. The California horned lizard is known to occur in many habitat types, and it could possibly occur in the sandy soils of the site, especially where there are open sandy areas with sparse native vegetation.

[3] Some herpetologists and authorities consider the black legless lizard a melanistic (darker colored) adult form of the California legless lizard (*A. pulchra*) that occurs in the Monterey area; both are CSC species.

Smith's Blue Butterfly (*Euphilotes enoptes smithi*)

Smith's blue butterfly is a federally endangered species that occurs within sand dune habitats. It is completely dependent upon coast and/or seacliff buckwheat during all life stages. During its one-year lifespan, mate location, copulation, oviposition and pupae emergence all occur on the flowerheads of the buckwheat species during peak flowering season, June through September. The dormant pupal form takes place during non-flowering periods. During our floristic surveys we found seacliff buckwheat (*Eriogonum parvifolium*) plants, primarily within dune scrub habitat.

Smith's blue butterfly has not been recorded in the Pebble Beach area and there are historic gaps in its distribution between the City of Monterey shoreline and the Carmel Valley area. Although apparently suitable habitat and host plants for this species occur along the 17-Mile Drive shoreline and in the vicinity of Signal Hill Dune, no butterflies have ever been recorded and none were observed in these areas or anywhere along the entire 17-Mile Drive during several regular, seasonally-timed summer surveys of the area conducted between 2000 and 2008 by Dr. Richard Arnold, a noted expert on Smith's blue butterfly. It is reasonable to assume that, given the species' history of absence from the area, Smith's blue butterfly is unlikely to occur on the property at 1170 Signal Hill Road.

Migratory birds

The Migratory Bird Treaty Act (16 USC 703) prohibits the taking, hunting, killing, selling, purchasing, etc. of migratory birds, parts of migratory birds, and their eggs and nests. As used in the act, the term "take" is defined as meaning, "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires." Section 3503.5 of the California Fish and Game Code also protects the nests and eggs of birds-of-prey and essentially overlaps with the Migratory Bird Treaty Act. No bird nests were observed on the project site during our surveys but the few trees, shrubs and open sandy areas could provide marginally suitable nesting habitat for some species.

Conclusion

We did not find any of the dune plant species on the target list or any other special status plants during our spring 2010 focused site surveys.[4] We assume the potential presence of black legless lizards and coast horned lizards based on habitat characteristics on the site. Although coast buckwheat, the host plant for the federally-listed Smith's blue butterfly (*smithi*) occurs on the site, we do not expect the butterfly to occur in the vicinity based on previous years of surveys and assessment in the area.

[4] Not including Monterey pine and Monterey cypress as discussed above

We trust that this assessment will assist you in your application process with Monterey County. Please call or email (mzander@zanderassociates.com) me if you have any questions.

Sincerely,



Michael Zander
Principal

Attachments:
Figure 1, Site Location
Figure 2, Vegetation Types
Table 1, Special Status Species
Table 2, Plants Observed on the Site
Site Photographs

Copies (via email) Bill Bernstein,
Maureen Wruck



Legend

Property Boundary

1 inch equals 1,667 feet

N

Zander Associates Environmental Consultants 4460 Redwood Hwy, Suite 16-240 San Rafael, CA 94903	Site Location Mehdipour Property Pebble Beach, California Date: 6/10	Figure 1



Scale: 1" = 50'

Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

LEGEND:

- Open Sand
- Beach Grass Dominant
- Iceplant Dominant
- Coastal Scrub
- Existing Residence and Landscaping
- Property Boundary

Vegetation Types
Mehdipour Property
Pebble Beach, California

Date: 6/10

Figure 2

Table 1: Special Status Species Evaluated for Potential to Occur on the Mehdipour Property*

PLANTS	Status[1] Fed/CA/CNPS	Habitat and Blooming Period	Findings[2]
Allium hickmanii (Hickman's onion)	--/--/1B.2	Sandy loam soils and vernal swales in a variety of habitats including, closed-cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland, and coastal prairies; blooming period April through May	No suitable habitat for species on site. Not observed and not expected to occur.
Arctostaphylos hookeri ssp. hookeri (Hooker's manzanita)	--/--/1B.2	Sandy soils, sandstone outcrops in coastal scrub, chaparral, cismontane woodland, and closed-cone coniferous forest habitats in Monterey and Santa Cruz counties; blooms February through May (evergreen)	Marginal habitat present for species on site. Not observed and not expected to occur.
Arctostaphylos pumila (Sandmat manzanita)	--/--/1B.2	Closed-cone coniferous forest, chaparral, coastal dines, and cismontane woodland habitats; sandy soil with other chaparral associates; blooms February through May (evergreen)	Potential to occur on sandy substrates, usually more inland/less exposed than those on site. Species not present during directed surveys.
Astragalus tener var. titi (coastal dunes milk-vetch)	***E/E/1B.1***	Low ground, alkali flats, and flooded lands in coastal bluff scrub or coastal dunes along the coast; blooms March through June	Marginal habitat present for species on site. Not observed and not expected to occur.
Callitropsis goveniana (Gowan cypress)	T/--/1B.2	Closed-cone coniferous forest on coastal terraces, usually on sandy soils at 30-300 meters.	Not within local native range of species. Not observed and not expected to occur on site.
Callitropsiss macrocarpa (Monterey cypress)	--/--1B.2	Closed-cone coniferous forest usually on granitic soils at 10-30 meters.	Present on site. Several mature Monterey cypress trees that appear to have been planted as landscape elements on site.
Chorizanthe pungens var. *pungens* (Monterey spineflower)	T/--/1B.2	Coastal dunes, chaparral, cismontane woodland, and coastal scrub habitats in Monterey and Santa Cruz counties; blooming period April through June	Not present. Species not present during directed surveys.
Chorizanthe robusta var. *robusta* (Robust spineflower)	E/--/1B.1	Sandy soils in cismontane woodland openings and coastal dune and scrub habitats; blooms May through September	Not present. Species not present during directed surveys.
Clarkia jolonensis (Jolon clarkia)	--/--1B.2	Chaparral, cismontane woodland, and coastal scrub habitats; blooms April through June (evergreen)	No suitable habitat for species on site. Not observed and not expected to occur.
Collinsia multicolor (San Francisco collinsia)	--/--1B.2	Closed-cone coniferous forest and coastal scrub, usually on decomposed shale (mudstone) mixed with humous; blooms March through May	No suitable habitat for species on site. Not observed and not expected to occur.
Cordylanthus rigidus ssp. *littoralis* (Seadside bird's-beak)	--/E/1B.1	Often found on disturbed closed-cone coniferous, chaparral, cismontane woodland, coastal scrub or dune sites; blooming period May through September	Marginal habitat present for species on site. Not observed and not expected to occur.
Delphinium hutchinsoniae (Hutchinson's larkspur)	--/--/1B.2	Semi-shaded, slightly moist slopes in broad leaf upland forest, chaparral, coastal prairie or coastal scrub habitats in Monterey County; blooms March through June	No suitable habitat for species on site. Not observed and not expected to occur.
Ericameria fasciculatum (Eastwood's goldenbush)	--/--/1B	Sandy openings of closed-cone coniferous forest, maritime chaparral, coastal scrub or coastal dune habitats in Monterey County; blooming period July through October	Not present. Species not present during directed surveys.

Table 1: Special Status Species Evaluated for Potential to Occur on the Mehdipour Property*

PLANTS	Status[1] Fed/CA/CNPS	Habitat and Blooming Period	Findings[2]
Eriogonum nortonii (Pinnacles buckwheat)	***--/--/1B.3***	Sandy soils, often on recent burns in chaparral, and valley and foothill grassland; blooms May through August	Only marginal habitat present for species on site and outside of species range. Not observed and not expected to occur.
Erysimum ammophilum (Coast wallflower)	***--/--/1B.2***	Sandy openings in maritime chaparral, coastal dunes and coastal scrub; blooms February through June	Not present. Species not present during directed surveys.
Erysimum menziesii ssp. menziesii (Menzies's wallflower)	***E/E/1B.1***	Localized on coastal dunes; blooms March through June	Not present. Species not present during directed surveys.
Fritillaria liliacea (Fragrant fritillary)	***--/--/1B.2***	Coastal scrub, coastal prairie, valley and foothill grasslands, often on serpentine soils; generally blooms from February-April	No suitable habitat for species on site. Not observed and not expected to occur.
Gilia tenuiflora ssp. *arenaria* (Sand gilia)	E/T/1B.2	Cismontane woodland, maritime chaparral, coastal scrub and dune habitats in Monterey County, in particular bare, wind-sheltered areas near dune summits or in hind dunes; blooming period April through May	Not present. Species not present during directed surveys.
Grindelia hirsutula var. maritima (San Fransico gumplant)	--/--/1B.2	Sandy or serpentine soils on sea bluffs in coastal bluff scrub, coastal scrub, valley and foothill grassland; blooms June through September	Only marginal habitat present for species on site and outside of species range. Not observed and not expected to occur..
Horkelia cuneata ssp. *sericea* (Kellogg's horkelia)	--/--/1B.1	Closed-cone coniferous forest, chaparral, and coastal scrub habitats, old dunes and coastal sand hills; blooms April through September	Only marginal habitat present for species on site and outside of species range. Not observed and not expected to occur.
Layia carnosa (Beach layia)	E/E/1B.1	On sparsely vegetetated semi-stabilized dunes; blooms March through July	Not present. Species not present during directed surveys.
Lupinus tidestromii (Tidestrom's lupine)	E/E/1B.1	Adjacent to ocean on partially stabilized dunes; blooms April through June	Not present. Species not present during directed surveys.
Malacothamnus palmeri var. involucratus (Carmel Valley bush mallow)	--/--/1B.2	Burn follower on tallus hilltops and slopes in chaparral, cismontane woodland and coastal scrub; blooms May through August	No suitable habitat for species on site. Not observed and not expected to occur.
Malacothamnus palmeri var. palmeri (Santa lucia bush mallow)	--/--/1B.2	Dry rocky slopes within chaparral at 60 to 360 meters, blooms May through July	No suitable habitat for species on site. Not observed and not expected to occur.
Malacothrix saxatilis var. arachnoidea (Carmel Valley malacothrix)	--/--/1B.2	Rock outcrops within chaparral; blooms June through December	No suitable habitat for species on site. Not observed and not expected to occur.
Microseris paludosa (Marsh malacothrix)	--/--/1B.2	Moist habitat within closed-cone coniferous forest, cismontane woodland, coastal scrub and valley and foothill grassland; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
Pinus radiata (Monterey pine)	--/--/1B.1	Closed-cone coniferous forest and cismontane woodland.	Present. Single individual of this species occurs on slope below existing house.

Table 1: Special Status Species Evaluated for Potential to Occur on the Mehdipour Property*

PLANTS	**Status[1] Fed/CA/CNPS**	**Habitat and Blooming Period**	**Findings[2]**
Piperia yadonii (Yadon's rein orchid)	E/--/1B.1	Poorly drained sandy soils of closed-cone coniferous forest, chaparral and coastal scrub habitats; blooms May through August	No suitable habitat for species on site. Not observed and not expected to occur.
Plagiobothrys uncinatus (Hooked popcorn-flower)	--/--/1B.2	Sandstone outcrops and canyon sides often in burned or disturbed areas at 300 to 820 meters, within chaparral, cismontane woodland, valley and foothill grassland and coastal bluff scrub; blooms April through May	Habitat conditions not appropriate and outside of species range. Not observed and not expected to occur..
Potentilla hickmanii (Hickman's cinquefoil)	E/E/1B.1	Freshwater marshes, seeps and small streams in open or forested areas along the coast; blooms April through August	No suitable habitat for species on site. Not observed and not expected to occur.
Rosa pinetorum (Pine rose)	--/--/1B.2	Perennial shrub found in closed-cone coniferous forest; blooms May through July	No suitable habitat for species on site. Not observed and not expected to occur.
Trifolium polyodon (Pacific Grove clover)	--/R/1B.1	Along small springs and seeps in grassy openings in closed-cone coniferous forest, meadows and coastal prairie; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
Trifolium trichocalyx (Monterey clover)	E/E/1B.1	Poorly drained low nutrient soil underlain with hardpan or burn areas within closed-cone coniferous forest; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
ANIMALS	**Status[1] Fed/CA**	**Habitat**	**Findings[2]**
INVERTEBRATES			
Euphilotes enoptes smithi (Smith's blue butterly)	E/--	Most commonly found in coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz counties. Found in association with host plant, *Eriogonum latifolium* and *Eriogonum parvifolium*, which are utilized as both larval and adult foodplants.	Very limited potential to occur. Host plants occur on site, but species has not been found along the 17-Mile Drive shoreline during directed surveys over the last ten years.
AMPHIBIANS / REPTILES			
Ambystoma californiense (California tiger salamander)	T/CE	Grasslands and open oak woodlands with ground squirrel or gopher burrows for underground retreats, and breeding ponds such as seasonal wetlands, vernal pools or slow-moving streams that do not support predatory fish or frog populations	No suitable habitat. No suitable breeding or aestivation habitat available on site. Nearest recorded location is approximately 6.4 miles south of site at Palo Corona Ranch.
Rana draytonii (California red-legged frog)	T/CSC	Lowlands and foothills in or near permanent sources of deep water within streams, marshes, and occasionally ponds with dense, shrubby, or emergent riparian vegetation.	No suitable habitat. Ponds, streams and moist forest understory not present. Nearest recorded location is approximately 0.49 mile north of site at Seal Rock Creek.
Actinemys marmorata pallida (Southwestern pond turtle)	--/CSC	Requires aquatic habitats with permanent or persistent water and protected areas for basking such as partially submerged rocks or logs, floating vegetation mats or open mud banks	No suitable habitat. Deep waters, ponds and streams not present.
Phrynosoma coronatum (Coast horned lizard)	--/CSC	Occurs in areas with loose sandy soils and moderate cover of chaparral, scrub and/or grasslands.	Potential to occur on site. Species could occur in open sands associated with mixed coastal scrub vegetation.

Table 1: Special Status Species Evaluated for Potential to Occur on the Mehdipour Property*

ANIMALS	Status[1] Fed/CA	Habitat	Findings[2]
Anniella pulchra nigra (Black legless lizard)	--/CSC	Monterey and Morro Bay areas in moist dunes or sandy soils with mock heather & bush lupine	Potential to occur on site. Species could occur in open sands associated with mixed coastal scrub vegetation.
BIRDS			
Pelicanus occidentalis californicus (California brown pelican)	D/E	Is a colonial nester on coastal islands just outside the surf line. Islands are of small to moderate size and afford immunity from attack by ground-dwelling predators.	No suitable nesting habitat on site.
Charadrius alexandrinus nivosus (Western snowy plover)	T/CSC	Federal listing applies to nesting sites of pacific coastal populations only. For nesting, require sandy, gravelly or friable soils that are found on sandy beaches, salt pond levees and shores of large alkali lakes.	No suitable nesting habitat. Property too far removed from coastline to provide suitable nesting habitat.
Athene cunicularia (Burrowing owl)	--/CSC	Ground nester in open dry annual or perennial grasslands, deserts and scrublands with low-growing vegetation, dependent upon burrowing mammals (i.e. California ground squirrel)	Only marginal habitat present for species on site and no evidence of ground squirrel or other burrows. Species (or sign) not observed and not expected to occur on site.
Cypseloides niger (Black swift)	--/CSC	Breed in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above surf. Forage widely.	No suitable nesting habitat on site
MAMMALS			
Antrozous pallidus (Pallid bat)	--/CSC	Variety of habitats, most common in open, dry communities with rocky and/or forested areas for roosting.	No suitable roosting habitat on site. The cypress trees that occur on site are not of adequate density to provide suitable roosting habitat.

1. Status Explanations

Federal (Fed)
E = listed as endangered under the federal Endangered Species Act
T = listed as threatened under the federal Endangered Species Act
D = delisted
-- = no designation

California State (CA)
R = listed as rare under the California Endangered Species Act
E = listed as endangered under the California Endangered Species Act
T = listed as threatened under the California Endangered Species Act
CE – candidate for endangered under the California Endangered Species Act
CSC = California Department of Fish and Game Species of Special Concern
-- = no designation

California Native Plant Society (CNPS)
1B = plants considered rare, threatened or endangered in California and elsewhere.
1B.1 = seriously endangered in CA
1B.2 = fairly endangered in CA
1B.3 – not very endangered in CA

2. Findings based on literature review, field surveys and assessment of habitat types present, and knowledge of species habitat requirements.

*Source: Search of the California Department of Fish and Game's Natural Diversity Database (CDFG 2010) occurrences and the California Native Plant Society's On-line Inventory (CNPS 2010) for the Monterey 7.5-minute USGS quadrangle.

Table 2
Plants Observed on the Site

SCIENTIFIC NAME	COMMON NAME
Abronia latifolia	yellow sand verbena
Abronia umbellata	pink sand verbena
Aira caryophyllea	*hair grass
Ammophila arenaria	*European beachgrass
Artemisia pycnocephala	beach sagewort
Baccharis pilularis	coyote brush
Briza maxima	*rattlesnake grass
Bromus diandrus	*ripgut grass
Bromus madritensis ssp. *madritensis*	*Spanish brome
Calamagrostis nutkaensis	Pacific reed-grass
Calystegia soldanella	beach morning-glory
Camissonia cheiranthifolia	beach evening primrose
Cardionema ramosissimum	sand mat
Carex pansa	sand dune sedge
Carpobrotus chilense	*sea fig
Carpobrotus edulis	*Hottentot fig
Cryptantha leiocarpa	coast popcorn flower
Cupressus macrocarpa	Monterey cypress
Dudleya caespitosa	sea lettuce
Ericameria ericoides	mock-heather
Erigeron glaucus	seaside daisy
Eriogonum parvifolium	seacliff buckwheat
Eschscholzia californica var. *maritima*	California poppy
Euphorbia peplus	*petty spurge
Eucalyptus sp.	*eucalyptus
Filago gallica	*narrow-leaved filago
Galium aparine	*goose-grass
Genista monspessulana	*French broom
Juncus mexicanus	Mexican rush
Leptospermum sp.	*tea tree
Lessingia californica var. *californica*	California beach-aster
Lotus heermannii var. *orbicularis*	woolly lotus
Lotus scoparius var. *perplexans*	Hoover's lotus
Lupinus chamissonis	silver bush lupine
Madia sativa	coast tarweed
Marah fabaceus	man-root
Medicago polymorpha	*bur-clover
Oxalis pes-caprae	*Bermuda buttercup
Phalaris californica	California canary-grass
Pinus radiata	Monterey pine
Plantago coronopus	*cut-leaf plantain
Poa unilateralis	San Francisco blue grass
Rhamnus californica ssp. *californica*	California coffee-berry
Rubus ursinus	Pacific blackberry
Senecio vulgaris	*common groundsel
Sonchus asper	*prickly sow-thistle
Sonchus oleraceus	*common sow thistle
Toxicodendron diversilobum	poison-oak
Vulpia octoflora var. *octoflora*	slender fescue

Site Photographs
1170 Signal Hill Road



Photo 1: European beachgrass on slopes below existing house



Photo 2: Iceplant dominated slopes along westerly site border



Photo 3: Looking northerly toward recent open sandy terrace below residence



Photo 4: Looking southerly toward recent open sandy terrace surrounded by beachgrass below residence



Photo 5: Coastal scrub with dune sedge understory merging to beachgrass



Photo 6: Coastal scrub with granitic outcrop in middle distance

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ZANDER ASSOCIATES

Environmental Consultants

June 23, 2011

Massy Mehdipour
1425 Dana Ave.
Palo Alto, CA 94301

Supplemental Biological Resource Assessment
1170 Signal Hill Road
Pebble Beach, Monterey County, California

Dear Ms. Mehdipour:

Zander Associates has reviewed the current plans dated May 27, 2011 for a new residence on your property located at 1170 Signal Hill Road at Pebble Beach (Figure 1). We reviewed the plans in the context of our previous biological assessment prepared for you on June 8, 2010, further site assessment and collaboration with your architect, Bill Bernstein and civil engineers, Whitson Engineers. Zander Associates biologists visited the site on January 13, 2010 and met with Mr. Bernstein for a preliminary assessment of native dune limits. Whitson Engineers subsequently obtained the 1957 grading plans for the original (existing) structure on the property and overlaid those plans on the current topographic map of the site to determine the old grading limit line for the existing residence on the site (Figure 2). Zander Associates biologists visited the site again on April 28, 2011 to confirm that the old grading line established a reasonable boundary between disturbed and more natural dune landforms. Following are the results of our assessment.

Vegetation Characteristics

We characterized and mapped vegetation on the site for our June 8, 2010 report. We also searched for special-status plants during appropriately timed spring visits for that assessment. During our January 13, 2011 visit, we further evaluated vegetation characteristics on and along the edge of the building pad for the existing house. The area abutting the westerly side of the house is mostly flat, compacted, barren sand, sparsely colonized by predominately non-native species such as ripgut brome (*Bromus diandrus*), iceplant (*Carpobrotus* spp.), European beach grass (*Ammophila arenaria*) and other vegetation typical of disturbed sites in the area (see Photos 1 & 2). Apart from scattered elements of coastal scrub vegetation such as individual plants of mock heather (*Ericameria ericoides*) and coyote brush (*Baccharis pilularis*), non-native European beach grass is the dominant cover on the slopes west of the pad around the house as it is on the slope to the south above the existing asphalt driveway. At the northwest corner of the pad (see Photo 3), there is a cluster of well-established Monterey cypress (*Hesperocyparis macrocarpa*), probably planted as ornamental landscape elements when the house was built. North of the house, the flat pad merges into open sand on more

4460 Redwood Hwy, Suite 16-240, San Rafael, CA 94903
Telephone: (415) 897-8781
Fax: (415) 814-4125

natural dune contours, bounded by another planted cypress and a once-landscaped concrete walkway leading to Signal Hill Road on the east (see Photo 4). The easterly side of the existing house facing Signal Hill Road is dominated by several mature trees and shrubs, including Monterey cypress, eucalyptus (*Eucalyptus* sp.) and tea tree (*Leptospermum* sp.) planted as landscape elements to screen the residence from the road (see Photos 5 & 6).

On April 28, 2011, we visited the property again and traversed the entire site to search for target special-status plants. For the second consecutive year, we did not identify any rare, threatened, endangered or otherwise special status plant species on the site, with the exception of Monterey pine and Monterey cypress.[1] However, the focus of our April 28th site visit was to evaluate the previous grading line on the ground as a basis for determining the limits of disturbed dunes on the property (see below).

Topographic Overlay

Whitson Engineers determined the previous grading limit line for the existing house by comparing pre-construction dune contours and proposed grading shown on the 1957 plans with the current topographic map of the site. According to those plans, site grading for the original structure created a terraced building pad by cutting into higher areas and side-casting excess sand to the west (See Figure 2). In addition, the slope of the dune form immediately south of the existing asphalt driveway was cut back to accommodate site grading and development in that area. Cutting and filling also occurred prior to the development of the residence during construction of Signal Hill Road along the easterly property boundary.

While remnant contours of the side-cast sand on the slopes just west of the main terrace are evident on the existing topographic map (Figure 2), Whitson could not definitively conclude that those slopes qualified as disturbed dunes. A sewer cleanout further to the west marks the location of an underground sewer line that traverses the lot in westerly direction and connects to a six inch force main at the western corner of the lot according to the Pebble Beach Community Services District Sewer Atlas. Trenching and other disturbance during installation of the sewer line along that alignment almost certainly affected the native dune landforms in that area. Consequently, the limit of grading line illustrated on Figure 2 is a conservative representation of the extent of previous site disturbance.

During our April 28th site visit, we walked the alignment of the previous grading limit line produced by Whitson as illustrated on Figure 2. We used a hand held Trimble® GPS unit (sub-meter accuracy) to confirm the location of the line and its relationship to vegetation patterns on the site (see above). We confirmed that the disturbed dune limit line established

[1] As noted in our 2010 report, both Monterey pine and Monterey cypress are native to the Del Monte Forest and are included on the California Native Plant Society's List 1B, species considered rare, threatened or endangered in California and elsewhere. However, the cypress on the site appear to have been planted as ornamental landscape elements and an individual pine downslope of the house is likely a seedling of trees in the landscape of adjacent houses. Nonetheless, these trees are afforded special consideration; their removal would be subject to review by the Pebble Beach Company Forester and/or Monterey County.

by Whitson was well within the disturbed vegetation signature we had identified during previous site work. Thus, the grading limit line provides a very reasonable (and probably conservative) basis for identifying the boundary of the environmentally sensitive habitat area (ESHA) on the site.

ESHA Review

The California Coastal Act defines ESHA as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5). The Del Monte Forest LUP elaborates on this definition by specifically stating that ESHAs "include rare, endangered, or threatened species and their habitats; other sensitive species and habitats such as species of restricted occurrence and unique or especially valuable examples of coastal habitats…." The LUP then references "a complete listing" of ESHAs in the Del Monte Forest Area included as an appendix (Appendix A of the LUP) and a map of their locations shown on a figure (Figure 2 of the LUP).

Figure 2 of the LUP maps the limits of the Signal Hill Dune with its boundary across Signal Hill Road from the Mehdipour property. No other ESHA locations are mapped in the vicinity of the site, but the LUP does require a biological site survey to determine the presence of special status species and "to detect the presence of any of the habitats in Appendix A of this Plan."

In practice, the ESHA definition has been applied to any occurrences of special status species and important habitats in the Del Monte Forest Area regardless of whether they are included on Appendix A or mapped in the LUP. Under the broadest interpretation, any remnants of the former dune system may be considered EHSA, which could include most of the previously undisturbed portions of the Mehdipour property.

Significant disruption of ESHA for non-resource dependent uses (e.g. residential development) is generally not allowable under the Coastal Act; Monterey County LCP policies typically require strict avoidance of ESHA. Only uses compatible with restoration and enhancement of remnant native sand dune habitat such as low-intensity scientific, educational or recreational activities are permissible under the Del Monte Forest LUP (Policy 18).

Assessment

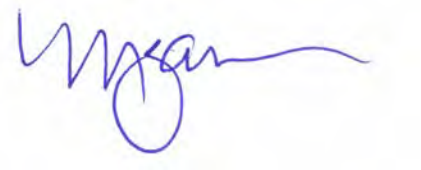
The proposed new residence would be built over the area currently occupied by the existing house, driveway and previously graded pad (see Figure 3). Site grading and construction would not occur beyond the limits of the 1957 grading limits as determined by Whitson Engineers. Vegetation characteristics within these grading limits are representative of disturbed sites; nowhere within the previous grading limits are there natural dune landforms stabilized by native vegetation (listed as ESHA in Appendix A of the LUP). We did not find

any special status dune plants on the site during spring surveys conducted over two consecutive years. However, Monterey pine and Monterey cypress can be considered as special-status species in their native range as noted above; any proposed tree removal and replacement should be coordinated with the Pebble Beach Company Forester and Monterey County. Although there is some potential for the presence of California legless lizards (*Anniella pulchra*) and coast horned lizards (*Phrynosoma coronatum frontale*) on the site, as noted in our 2010 report, significant disruption of suitable habitat for these species is not likely to result from site grading and construction for the proposed new residence. A pre-construction search and relocation effort for these species within the development envelope by a qualified biologist should reduce any potential impacts. Scattered coast buckwheat, the host plant for the federally-listed Smith's blue butterfly (*Euphilotes enoptes smithi*) occurs well outside of the grading limits; in any case, we do not expect the butterfly to occur in the vicinity based on previous years of surveys and assessment in the area.

The majority of the remnant dune landforms on the site beyond the old grading limits are not stabilized by native vegetation but by European beach grass and mats of iceplant, even in the mapped coastal scrub areas. The non-native cover substantially limits the successful establishment and growth of native dune plant species, including special status species. Implementation of a dune restoration plan could eradicate or at least control beach grass and iceplant, introduce native species and allow for expansion of dune habitat characteristics over the remaining areas on the site, virtually up to the foundation of the new residence. Coupled with a dune restoration plan, the current plans for the new residence on the Mehdipour site should not result in significant disruption, either directly or indirectly, of any ESHA resources.

We trust that this assessment will assist you in your application process with Monterey County. Please call or email (mzander@zanderassociates.com) me if you have any questions.

Sincerely,



Michael Zander
Principal

Attachments: Figure 1, Site Location
Figure 2, Developed/Disturbed Dune Limits - Topographic Base
Figure 3, Proposed New Residence within Developed/Disturbed Dune Limits – Aerial Base
Site Photographs

Copies (via email) Bill Bernstein



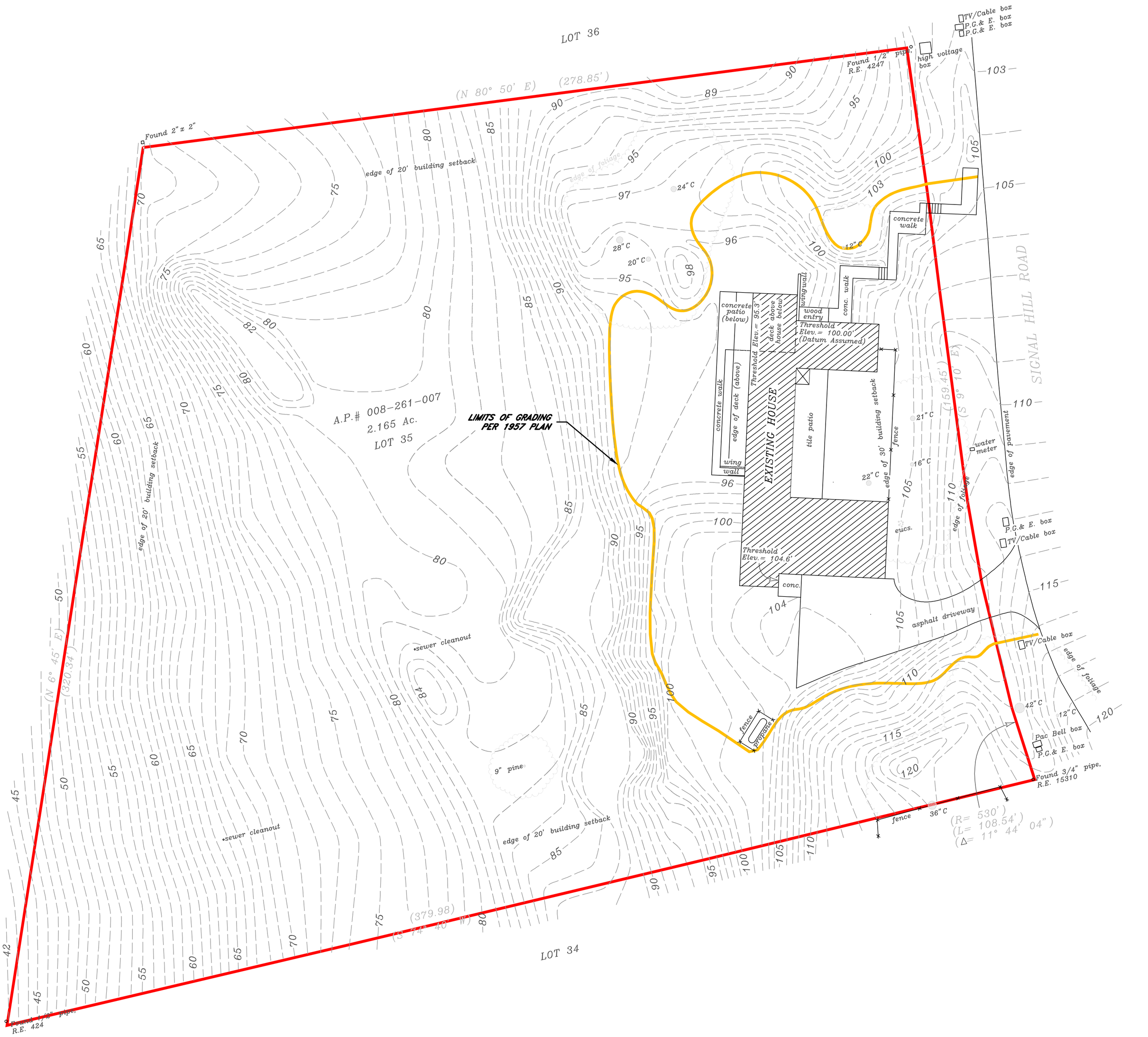
Legend

Property Boundary

1 inch equals 1,667 feet

N

Zander Associates Environmental Consultants 4460 Redwood Hwy, Suite 16-240 San Rafael, CA 94903	Site Location Mehdipour Property Pebble Beach, California Date: 6/10	Figure 1



Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16–240
San Rafael, CA 94903

Scale: 1" = 20'

LEGEND:
- Existing Residence
- Limits of Grading per 1957 Plan
- Property Boundary

Developed/Disturbed Dune Limits
Topographic Base
Mehdipour Property
Pebble Beach, California
Date: 6/11

Figure 2



Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16–240
San Rafael, CA 94903

Scale: 1" = 50'

LEGEND:
- Proposed New Residence
- Limits of Grading per 1957 Plan
- Property Boundary

Proposed New Residence within
Developed/Disturbed Dune Limits
Mehdipour Property
Pebble Beach, California
Date: 6/11

Figure
3



Photo 1: Flat pad with open sand and non-native plants in front (east) of existing house



Photo 2: Iceplant & beachgrass colonizing pad at front (east) of existing house



Photo 3: Mature cypress trees to be preserved at northwest corner of pad



Photo 4: Concrete walkway at Signal Hill Road to the north of existing house



Photo 5: Looking northerly to non-native landscaping east of house along Signal Hill Road



Photo 6: Looking southerly to landscaped cypress trees along fenceline east of existing house.

Exhibit E

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MINUTES
Del Monte Land Use Advisory Committee
May 7, 2026

1. Meeting called to order by Lori Lietzke **at** 3:03 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Members Absent:

3. Approval of Minutes:

A. **March 19, 2026** minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Noes:

Absent:

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Items
PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY
PLN250292 – SIGNAL HILL LLC

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:03 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: ANZOATEGUI ALVARO & JESSICA KAY
File Number: PLN260025
Project Location: 2975 CORMORANT RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-262-003-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow demolition of an existing one-story residence and construction of new two-story 3,688 square foot single family dwelling with detached 874 square foot accessory dwelling unit, including associated site improvements. The property is located at 2975 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-262-003-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

James Smith (Architect)

Was a County Staff/Representative present at meeting? Joseph Almeda **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Kamlesh Parikh, Bart Bruno, Rick Verbanec, Ned Van Roekel

Noes: _____

Absent: _____

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: SIGNAL HILL LLC
File Number: PLN250292
Project Location: 1170 SIGNAL HILL RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-261-007-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow an accessory dwelling unit; and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit for development within 750 feet of a known archeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Sateez Kadivar (Rep, property); Tony Lombardi (Rep, neighbors)

Was a County Staff/Representative present at meeting? McKenna Bowling **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	**NO**	
Tony Lombardi	**Representing neighbors**		Proposed ADU increases site development. Proposed build of ADU ignores Board's approval which stated the new residence must remain within the orginal footprint of the previous residence.
			Removal of a tree in location of proposed ADU. Approval to build new residence required that said tree was not to be removed and applicant agreed to this at the time of approval

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
LUAC committee finding it difficult to comment on project and its design without knowing if the proposed ADU is in compliance with all parties concerned in the approval process		Request verification of compliance
The design seems to be very monolithic and out of place for the neighborhood. Looks like a "big block" house. Back side of the house presents as a solid wall.		Suggest softening the look, especially the back side of the house which is visible from the street. Maybe redesign with windows.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Maureen Lyon (LUAC Member's Name)

Second by: Rick Verbanec (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes. Approval with contingencies consistent w/ Board of Supervisors conditions and verification of compliance with those conditions,

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Kamlesh Parikh, Rick Verbanec, Ned Van Roekel

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

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Exhibit F

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TOPE'S TREE SERVICE Incorporated

P.O. Box 51964, Pacific Grove, CA 93950
831-373-7765 • Fax 831-625-9318
LIC. # 669057



You call... We come runnin'!

Just great old fashioned service since 1979!!

Certified Arborist WE-7621A

June 17, 2026

To Whom It May Concern,

I am a certified arborist and have recently conducted a site visit at 1170 Signal Hill Road in Pebble Beach to assess the proposed relocation of the Cypress tree as part of the Signal Hill LLC ADU permit process. Based on my inspection of the subject Cypress tree and considering its size, age, health, and overall condition, it is my professional opinion that the tree is suitable for transplantation.

With proper relocation procedures, installation, and post-transplant care, the tree has a very high likelihood of successful establishment and long-term survival at its proposed new location. The proposed relocation site provides greater protection from prevailing winds than the tree's existing location, which should be beneficial to the tree's long-term health and establishment following transplantation. I am also qualified and licensed to perform such transplantation.

Sincerely,

Andrew Tope

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Introduced: 6/26/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN220053 - TEDFORD JEFFREY R & DONNA M TRUST

Public hearing to consider major remodel of a 3,107 square foot single family dwelling, resulting in a 7,071 square foot single family dwelling, and associated site improvements, including new and replacement accessory structures (covered entry, sheds, loggia, terraces) and re-configuration of the driveway. The project also involves after-the-fact development on slopes in excess of 30 percent, restoration of previously disturbed areas with native coastal scrub plants, development within the Critical Viewshed, within 100 feet of environmentally sensitive habitat, and within 750 feet of known archaeological resources.

Project Location: 31525 Highway 1, Carmel

Proposed CEQA action: Find that the project qualifies for Class 1, Class 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

RECOMMENDATION:

It is recommended that the County of Monterey Planning Commission approve a resolution:

1) Finding that the project qualifies for Class 1, Class 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15033, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
2) Approving a Combined Development Permit consisting of the following.
    a. A Coastal Administrative Permit and Design Approval to allow major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement;
    b. A Coastal Development Permit to allow development in the Critical Viewshed;
    c. An after-the-fact Coastal Development Permit to allow approximately 5,140 square feet of development on slopes in excess of 30 percent
    d. Restoration of approximately 2,500 square feet of development on slopes in excess of 30% and approximately 12,500 square feet of previously disturbed areas with native plants;
    e. After-the-fact Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (maritime chaparral/coastal scrub/sagebrush coastal scrub); and
    f. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval subject to seven conditions of approval.

PROJECT INFORMATION:
Owner: Tedford Jerry and Donna M. Trust
Agents: Jun Sillano, International Design Group, and Anthony Lombardo, Anthony Lombardo & Associates
APN: 243-221-030-000
Zoning: Watershed and Scenic Conservation with a Density of 40 acres a unit and a Design Control Overlay in the Coastal Zone or "WSC/40-D(CZ)"
Parcel Sizes: 4.96 acres
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: Yes
Planner: Mary Israel, Supervising Planner
israelm@countyofmonterey.gov; (831) 755-5183

SUMMARY:
The Tedford project consists of major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement on a 4.96-acre parcel on the east side of Highway 1 in the Victorine Ranch area of Big Sur.

Approximately 7,640 square feet of non-structural development on the parcel was done in 2022 on natural slopes greater than 30 percent, approximately 75 feet northeast of the proposed structural development. A geotechnical analysis recommended the stabilization materials be retained to protect the area from erosion during storm events. These recommendations conform to the Big Sur Coast Land Use Plan (BSC LUP) Hazards policies. The stabilized area includes a stone-lined drainage control system, a large putting green and smaller lawn areas, pathways, a bridge and small platform and landscaping with invasive non-native pride of madeira and nonnative succulents. The stabilized area is within 100 feet of environmentally sensitive habitat area (ESHA) located on the neighboring property to the north. A biological report concluded that the stabilized area was previously occupied by vegetation not considered ESHA and a large pine tree was downed by a storm prior to the unpermitted development on slopes. The biologist recommended that the invasive plants be removed from the site and the rest of the parcel.

Planning staff found the 2,500 square foot golf putting green installed at the side of the lower end of the installed drainage system to be inconsistent with development policies of the BSC LUP (Policy 5.4.2.6, restricting development of golf facilities, and BSC LUP Policy 3.3.2.7, controlling development adjacent to ESHA). Staff therefore recommend it be removed and restored with native vegetation. Staff also recommend a native tree be planted in the area to replace a tree downed by a storm that was removed and had previously screened the barn from view. Other areas in the drainage system can be permitted with a Coastal Development Permit (CDP) for development on slopes and a CDP for development within 100 feet of ESHA, given that a qualified engineer found it serves the

purpose to stabilize the slope effectively and removing it would cause more of an erosion hazard than keeping it in place, and a qualified biologist found it would not impact the ESHA on the neighboring parcel.

The property is located along Highway 1, Big Sur, and is subject to Critical Viewshed Policies of the BSC LUP (Policy 3.2.3.A). This BSC LUP policy directs staff to complete an objective determination of the visibility of proposed development following the Policies in Policy 3.2.3.B and for re-siting or redesigning development proposals, as needed, to conform with the Critical Viewshed policies. Policy 3.2.3.A.7 allows replacement or enlargement of existing structures within the critical viewshed to be permitted on the original location on the site, provided no other less visible portion of the site is acceptable to the property owner, and provided the replacement or enlargement does not increase the visibility of the structure and that the reconstruction and additions that are proposed must demonstrate an equivalent or reduced impact to the viewshed to be permitted. Staff conducted a preliminary visual impact assessment on December 9, 2025 and recommended a redesign. The Big Sur Coast LUAC reviewed this version of the development and influenced the design by also recommending revisions. The applicant later redesigned their proposed major remodel. The current design (**Attachment A**) proposes a remodeled residence that has an equivalent impact on the Critical Viewshed as the existing residence. Staff conducted a visual impact determination on May 12, 2026 and found the staking and flagging represented an equivalent height and bulk as the existing residence. Pursuant to the Critical Viewshed Policies of the BSC LUP, staff believes that the project can be supported as proposed.

DISCUSSION:
The project was reviewed for compliance with the resource protection policies in the BSC LUP and their implementing regulations in the Monterey County Coastal Implementing Plan (CIP) and the Zoning Ordinance (Title 20). This site has constraints in the form of visual resource protections, protection of environmentally sensitive habitat, and protection of slopes. The project site is within 750 feet of known archaeological resources, however, a Phase 1 Archaeological Assessment was prepared, which had a negative finding for this property (Susan Morley and Brenna Wheelis, February 2025, HCD-Planning Library Document No. LIB250123). Therefore, project entitlements include a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources and County's standard condition has been applied, which requires that the applicant stop work within 50 meters and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are uncovered during construction (Condition No. 3). The following subsections of this discussion review zoning and BSC LUP consistency and the constraints on the development at the site and, in all cases, find the development can be supported as proposed and conditioned.

The existing three bedroom residence is served by Victorine Ranch Mutual Water Company for potable water and an Onsite Wastewater Treatment System for wastewater. The Environmental Health Bureau reviewed the project and found that the water system will serve the project. No change to bedroom count is proposed, so the Environmental Health Bureau found there would be no increase to wastewater generation.

Zoning District Consistency
The Watershed and Scenic Conservation Residential (WSC) zoning district has the following structural setback minimums and height maximums: main dwellings 30 foot front setback, 20 foot side and rear

setback, and a 24 foot maximum height; accessory structures 50 foot front, 6 foot front half and 1 foot back half side, and 6 foot rear, and a 15 foot height maximum. Setbacks between main and accessory structures are 10 feet. The remodeled main dwelling will have a 126 front and 640 rear main setback and 70 foot nearest side setback. The project's accessory structures will have at least 126 foot front, 70 foot 8 inches side, more than 600 foot rear setbacks, and the relocated pool shed will be setback 15 feet from main dwelling, while the second shed will be attached to the existing garage. The maximum height of the proposed remodeled main dwelling would be 21 feet and accessory structures would be 11 feet for the storage shed attached to the garage and 6 feet for the relocated pool shed. All main and accessory structure setback and height development standards would be met.

The maximum allowable building site coverage is 10 percent (21,619 square feet), and the proposed coverage is 3.25 percent (7,029 square feet). This site coverage is below the required maximum. The minimum building site size in the WSC(40) zoning is 40 acres. The subject parcel is 4.96 acres in size and is legal nonconforming with this requirement.

Viewshed and Design Control

The existing dwelling and barn are visible from car windows when passing the property southbound and northbound on Highway 1. Note that visibility is considered in terms of normal, unaided vision in any direction for any amount of time during any season. This project location is subject to BSC LUP's strict Critical Viewshed policies (Key Policy 3.2.1 and Critical Viewshed Policy 3.2.3). Key Scenic Resources Policy 3.2.1 prohibits all public and private development in the Big Sur Critical Viewshed, which includes everything within sight of Highway 1. Overall, the project proposes a major remodel of an existing residence, and the applicant has redesigned the project to reduce potential views of the structure to the same as the existing condition. The barn is currently the most visible structure on the site, and no changes to the barn are proposed.

The applicant's first proposal for the major remodel to the main residence had more potential to negatively impact the Critical Viewshed, and, after redesign consistent with LUP Policy 3.2.3.A.7 (Replacement and Enlargement of Existing Structures), the subsequent design is substantially places the additions behind the existing roofline and thus is more consistent with the Key Policies. Pursuant to BSC LUP Policy 3.2.3.A.8, the project includes the expansion of a scenic and conservation easement established at the time of the lot's formation (July 22, 1983 with Volume 15 Parcel Map page 157) to cover the lower undeveloped portion of the lot and the area proposed for restoration (Condition No. 5).

The additions were staked and flagged in accordance with LUP Policy 3.2.3.B.1. The planner conducted site visits on December 9, 2025 and May 12, 2026 to review the visual character of the site and the proposed project. The first design had visibility from Highway 1. This "objective determination" is in the context that the structural development is about a 45-degree angle up a slope within ravines that would require a deliberate and awkward look to locate them in the public viewshed. Objectively, the likelihood that someone would spot the existing residence while driving along this curved section of Highway 1 is small, in the inspecting staff's opinion. However, the Key Critical Viewshed Policy prohibits any new structure from being visible. Thus, if they did, the viewer would observe that the original proposal's roofline would have been visibly higher than the existing roofline, bulk added to the visible portion of the dwelling would have increased, and generally the main dwelling

would have been more visible. Accordingly, staff recommended a redesign prior to a final viewshed determination. The applicant subsequently redesigned and resubmitted the application. **Exhibit D** includes site visit photographs.

For the traveling viewer going from north to south and the proposed project, the existing residence is visible along Hwy 1 when directly alongside the ravine below the residence for approximately one second while traveling southbound at the posted speed. The barn, which is not proposed to be part of this project, is most prominent. Although there is no ridgeline effect, the barn is in the viewshed. The revised staking and flagging, as viewed on May 12th (after redesign), was visible slightly above the existing roofline. There was no ridgeline effect.

Similarly, the existing residence is visible along Hwy 1 when directly alongside the ravine below the residence for approximately one second while traveling northbound at the posted speed. The barn, which is not proposed to be part of this project, is most prominent. Driving south to north, the south side of the existing residence is visible as a dark mass without ridgeline effect at the top of the next ravine south for less than a second while traveling northbound at the posted speed. Although that side of the project is staked and flagged, the flags were not visible from one ravine south of the project on Highway 1.

The visual impact determination (May 12, 2026) concluded that the existing development is within the Critical Viewshed. The main residence is partially within the Critical Viewshed from limited sections of Hwy 1, but not visually prominent and does not create a ridgeline effect. The existing residence is sited approximately 640 feet from the property line closest to Highway 1 and is visible from Highway 1 when directly alongside the ravine below the residence for approximately one second while traveling by car at the posted speed. This section of Highway 1 lacks space for walkers. Given the change in elevations between the residence and Highway 1 and the viewing angle (approximately 45%), the residence is not directly in a driver's or passenger’s line of sight. Even so, the applicant made efforts between the first plan submittal in 2024 to today to reduce the visibility of the proposed development. The main residence’s height was reduced by three feet, proposed second floor additions were resited over 80 feet back from the façade on the north, and an addition to the front was moved to the south side due to concerns that the development could be in the Critical Viewshed. Colors and materials for the project were updated from off-white body to include beige board formed concrete body and stone veneer in brown and beige colors, light brown painted cedar trim and bronze aluminum doors and windows to better blend into the Critical Viewshed.

In recent history, a large tree was downed by a storm at the lower end of the slope below the barn. The owner had the downed tree removed and installed a 2,500 square foot putting green in the approximate area. Had the tree been replaced, visibility of the barn would be less than it currently is. Historical Google Earth imagery from before 2020 shows a tree that had a full canopy approximately 200 feet downhill of the barn.

Tree removal is governed by BSC LUP Policy 5.4.2.13 and regulated by CIP section 20.145.060. If a dead/downed tree must be removed to reduce unsafe fuel accumulation adjacent to an existing occupied structure, it can be removed without a Coastal Development Permit. If a downed tree is outside the 100-foot fire management zone and has no likelihood of threatening the safety of the

dwellings, owners are encouraged to leave it in place as habitat (CIP Attachment 1, section D.2.d). In this case, the downed tree was removed.

Key Policy 3.2.1 states the objective to preserve scenic resources in perpetuity and promote the restoration of the natural beauty of visually degraded areas wherever possible. The purpose of the WSC zoning district is to allow only such development that can be achieved without adverse effect, and which will be subordinate to the resources of the particular site and area (Title 20 section 20.17.010). As the downed tree was removed, replanting in approximately the same location aligns with Key Policy 3.2.1 and the WSC zoning district. Therefore, the owner has agreed to replant at least one Monterey Pine or Monterey Cypress sapling downhill of the barn in the approximate location where the fallen tree had been. Condition No. 4 describes the replanting requirements. With this restoration to the previous site condition, the residential use of the parcel shall be subordinate to the resources of the site, and restore the natural beauty of the site.

CIP section 20.145.030.A.2.h requires a condition of approval for development on properties in the Critical Viewshed to grant a scenic easement to the County over vegetated portions of the parcel without which the development would be located within the Critical Viewshed. Condition No. 5 is applied to implement this regulation, expanding the existing scenic easement area to include the replanted tree and other naturally vegetated areas.

After-the-fact Development on Slopes

The BSC LUP and CIP prohibit development on slopes in excess of 30 percent unless a Coastal Development Permit is obtained and the appropriate hearing body finds that there is no alternative that would allow development to occur on slopes less than 30 percent or that the proposed development better achieves the resource protection objectives and policies of the LUP. When the planner made an initial site inspection on January 8, 2025, they encountered to the north of the main residence a large area of hillside stabilization with terracing, stone-lined drainage and swale, and a 2,500 square foot golf putting green on the upper elevation of the north side of the subject lot approximately 75 feet to the north of the residence. County GIS spatial data indicated that the area had largely been naturally sloped in excess of 25 percent. Therefore, the planner requested a geotechnical investigation of the area and a grading and drainage control plan set with as-built analysis (**Exhibit E**).

The engineer who performed an as-built review of the development on slopes did not recommend that any of it be removed or reinstalled. Soil erosion is a hazard recognized by the BSC LUP, and the CIP includes recommendations for stabilization. BSC LUP Key Policy 3.7.1 states that land use and development shall be carefully regulated through the best available planning practices in order to minimize risk to life and property and damage the natural environment. If the improvements were removed, there would be an erosion hazard; HCD staff (Environmental Services) found it is likely that the stormwater issue would return without installation of a similar drainage control design. In conformance with BSC LUP Hazards Key Policy 3.7.1, by granting the permit for the after-the-fact development on slopes, the risk to life and property and damage to the environment is minimized.

The project site plan includes green color where there are currently slopes in excess of 30 percent. Based on the materials provided, staff estimates the drainage control system and associated terracing amount to approximately 7,640 square feet of non-structural development on natural slopes greater

than 30 percent. However, the 2,500 square foot golf putting green installed at the lower northeast of the stabilized area is inconsistent with the development policies of the BSC LUP. Policy 5.4.2.6 and CIP section 20.145.140.3.a specifically name golf as an inappropriate development for the setting. The golf putting green is also within 100 feet of ESHA on the neighboring property to the north, as discussed below. Staff therefore recommend it be removed and recontoured and restored with native vegetation, following a restoration plan prepared by a qualified biologist/ecologist (Condition No. 4).

Biological Resources and ESHA on neighboring parcel
The biological report (Rob Thompson, July 24, 2025, HCD-Planning Library Document No. LIB250287) stated that the area that was cleared of vegetation to install the stone-lined drainage and swale on the north side of the parcel was mixed nonnative invasive plants and common types of native coastal scrub flora. Based on an assessment of the open areas within the parcel, the biologist presumed the vegetation that was removed was poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), sticky monkey flower (*Mimulus aurantiacus*), and California sagebrush (*Artemisia californica*), as well as exotic species, such as ice plant (*Carpobrotus edulis*), pride-of-madeira (*Echium candicans*), French broom (*Genista monspessulana*) and jubata grass (*Cortaderia jubata*). The biological report did not find ESHA directly impacted by the development, but found maritime chaparral and coastal scrub/sagebrush scrub habitat on the next property to the north. It is reasonable to assume that a portion of undisturbed coastal scrub habitat was removed with the initial construction of the residence in 1998. Removal in the immediate area of the drainage control system was associated with the installation of what appears in historic Google imagery to be an open water trough(?), pathways, and nonnative landscaping.

In 1999, a permit was granted for the widening of the access road which passed through the subject parcel at the time. A biological report was prepared for the project (Jud Vandevere and Associates, November 1999) that concluded there were no rare or endangered plants or animals on the parcel; the 1999 report recommended “invasive weed abatement” which was made a condition of approval of the Coastal Development Permit (Planning Commission Resolution No. 00045, PLN990377).

The Thompson (2025) biological report was not specific as to the distance the drainage control system and golf putting green are from the ESHA on the neighboring lot, so staff conservatively assume it to be within 100 feet (**Exhibit D**, Site Photographs). Development within 100 feet of ESHA is non-exempt development requiring a Coastal Development Permit. BSC LUP Policy 3.3.2.7 states that land uses adjacent to ESHA be compatible with the long-term maintenance of these resources, including incorporating all site planning and design features needed to prevent significant habitat impacts. The project biologist concluded that the development of the drainage control system and golf putting green had not impacted the ESHA on the neighboring parcel. However, the golf putting green is not compatible with the proximity of the resource. Condition No. 4 requires the golf putting green to be restored and for native plants to be planted in the disturbed areas that are within 100 feet of ESHA, ensuring the project is consistent with this policy.

BSC LUP Policy 3.3.3.A.10 states, “County encourages residents and public agencies to undertake restoration of Big Sur's natural environment by removal of exotic plants such as Scotch and French Broom, Eucalyptus, Kikiyu grass, Vinca, Pampas grass, Gorse, and other non-native invasive species, providing such removal does not increase potential erosion problems.” In conformance with this policy

and the recommendation of the project Biologist, the project includes the removal of the non-native plants and restoration of coastal scrub and other site-appropriate native plants on an area of approximately 12,500 square feet that is in a condition of bare earth or invasive non-native cover (Condition No. 4).

CEQA:
The project qualifies for Class 1, 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302 and 15333. CEQA Guidelines section 15301, Existing Facilities, categorically exempts the permitting of existing facilities. The project qualifies for a Class 1 exemption because the existing drainage control facility was installed in 2022, prior to acquiring a permit. CEQA Guidelines section 15302, Replacement or Reconstruction of Existing Facilities, exempts the demolition and remodeling of single family residential dwellings where additional impacts associated with the replacement are negligible. The site development would go from being a residence with associated development including a barn, two driveways and onsite wastewater treatment system (OWTS), and previously graded natural slopes of 30 percent to an 77 percent larger single family residence (3,107 square feet of living space to 7,071 square feet) with a barn, two car garage, OWTS, after-the-fact permitting of grading on slopes and partial restoration, driveway to the barn and a reconfiguration of the main driveway. The primary and accessory uses of the site will remain the same after the project. Therefore, the rebuild is consistent with the intent of the Class 2 exemption reconstruction. CEQA Guidelines section 15333, Small Habitat Restoration Projects, exempts projects not to exceed 5 acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. With an after-the-fact permit for development on slopes, the project conforms with the intent of the BSC LUP (Key Policy 3.7.1). With recontouring and revegetation of a 2,500-square-foot area that was part of unpermitted development on slopes, the project conforms with Title 20. Other areas previously disturbed around the drainage control system (approximately 12,500 square feet) will be planted with native species best suited to location. The total area is 0.34 acres, which is less than 5 acres. No listed species shall be harmed in the restoration of the area, which will follow a qualified biologist's recommendations. The activity required to restore that area meets the definition of a Class 33 exemption.

None of the exceptions from CEQA Guidelines 15300.2 apply to the project
The project is located in an area where residential use is primary pursuant to the zoning code and the current buildout of the neighborhood. The site of construction is not within an environmental resource of hazardous or critical concern that has been designated by a local, state, or federal agency and precisely mapped. The proposed land use is not being altered and there is a negligible expansion of existing use, and there are no potentially significant impacts associated with the project; therefore, the project would not cause or contribute to a cumulative environmental impact. There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility for a potentially significant environmental effect. The project is in view of Highway 1, a designated state Scenic Highway. However, as detailed in the discussion, the project would not adversely affect scenic resources in view of the scenic highway. The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code. The existing residence was constructed in 1998 and is not a historical resource. Thus, the project's demolition does not impact any historical resources.

OTHER DEPARTMENT/AGENCY INVOLVEMENT:
The following County agencies or departments reviewed this project:
Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
California Coastal Commission

LUAC REVIEW:
The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review and recommendation in accordance with Board of Supervisors Resolution No. 15-103, as it involves a design approval subject to a public hearing. The Big Sur Coast Land Use Advisory Committee (LUAC) influenced the redesign of the project, as well. The LUAC attended the December 9, 2025, site visit with staff. During LUAC first public hearing review of the project (after site visit), the LUAC recommended a redesign to lessen the height of the main dwelling additions to avoid viewshed impacts from Highway 1 below the project site. Staff and LUAC members also noted that there was no ridgeline development proposed at that time, only a potential expansion of structure in the Critical Viewshed. The LUAC also requested that the proposed off-white body color be darkened to a natural color to replace the existing grey-brown body. Following this, the project plans were revised, and new staking and flagging was installed. The Big Sur Coast LUAC reviewed the updated design, colors, and materials in a meeting on May 26th and unanimously recommended the Planning Commission approve the proposed project (4 ayes, 0 noes, 1 absent).

Prepared by: Mary Israel, Supervising Planner x5183
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution, including:
- Recommended Condition of Approval
- Site Plans, Floor Plans, Elevations, and Colors and Materials

Exhibit B - Big Sur LUAC Meeting Minutes for January 9, 2026, and May 26, 2026
Exhibit C - Vicinity Map
Exhibit D - Site Photos
Exhibit E - Geotechnical As-built review and drainage plan sheets
Exhibit F - Biological Report (LIB240077)

cc: Front Counter Copy; HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Mary Israel, Supervising Planner; Fionna Jensen, Principal Planner; Jeffrey Tedford, Applicant; Jun Sillano, Agent; Anthony Lombardo, Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; Landwatch; Lozeau Drury LLP; Project File PLN220053.

Introduced: 6/26/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN220053 - TEDFORD JEFFREY R & DONNA M TRUST

Public hearing to consider major remodel of a 3,107 square foot single family dwelling, resulting in a 7,071 square foot single family dwelling, and associated site improvements, including new and replacement accessory structures (covered entry, sheds, loggia, terraces) and re-configuration of the driveway. The project also involves after-the-fact development on slopes in excess of 30 percent, restoration of previously disturbed areas with native coastal scrub plants, development within the Critical Viewshed, within 100 feet of environmentally sensitive habitat, and within 750 feet of known archaeological resources.

Project Location: 31525 Highway 1, Carmel

Proposed CEQA action: Find that the project qualifies for Class 1, Class 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

RECOMMENDATION:

It is recommended that the County of Monterey Planning Commission approve a resolution:

1) Finding that the project qualifies for Class 1, Class 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15033, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
2) Approving a Combined Development Permit consisting of the following.
    a. A Coastal Administrative Permit and Design Approval to allow major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement;
    b. A Coastal Development Permit to allow development in the Critical Viewshed;
    c. An after-the-fact Coastal Development Permit to allow approximately 5,140 square feet of development on slopes in excess of 30 percent
    d. Restoration of approximately 2,500 square feet of development on slopes in excess of 30% and approximately 12,500 square feet of previously disturbed areas with native plants;
    e. After-the-fact Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (maritime chaparral/coastal scrub/sagebrush coastal scrub); and
    f. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval subject to seven conditions of approval.

PROJECT INFORMATION:
Owner: Tedford Jerry and Donna M. Trust
Agents: Jun Sillano, International Design Group, and Anthony Lombardo, Anthony Lombardo & Associates
APN: 243-221-030-000
Zoning: Watershed and Scenic Conservation with a Density of 40 acres a unit and a Design Control Overlay in the Coastal Zone or "WSC/40-D(CZ)"
Parcel Sizes: 4.96 acres
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: Yes
Planner: Mary Israel, Supervising Planner
israelm@countyofmonterey.gov; (831) 755-5183

SUMMARY:
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Approximately 7,640 square feet of non-structural development on the parcel was done in 2022 on natural slopes greater than 30 percent, approximately 75 feet northeast of the proposed structural development. A geotechnical analysis recommended the stabilization materials be retained to protect the area from erosion during storm events. These recommendations conform to the Big Sur Coast Land Use Plan (BSC LUP) Hazards policies. The stabilized area includes a stone-lined drainage control system, a large putting green and smaller lawn areas, pathways, a bridge and small platform and landscaping with invasive non-native pride of madeira and nonnative succulents. The stabilized area is within 100 feet of environmentally sensitive habitat area (ESHA) located on the neighboring property to the north. A biological report concluded that the stabilized area was previously occupied by vegetation not considered ESHA and a large pine tree was downed by a storm prior to the unpermitted development on slopes. The biologist recommended that the invasive plants be removed from the site and the rest of the parcel.

Planning staff found the 2,500 square foot golf putting green installed at the side of the lower end of the installed drainage system to be inconsistent with development policies of the BSC LUP (Policy 5.4.2.6, restricting development of golf facilities, and BSC LUP Policy 3.3.2.7, controlling development adjacent to ESHA). Staff therefore recommend it be removed and restored with native vegetation. Staff also recommend a native tree be planted in the area to replace a tree downed by a storm that was removed and had previously screened the barn from view. Other areas in the drainage system can be permitted with a Coastal Development Permit (CDP) for development on slopes and a CDP for development within 100 feet of ESHA, given that a qualified engineer found it serves the

purpose to stabilize the slope effectively and removing it would cause more of an erosion hazard than keeping it in place, and a qualified biologist found it would not impact the ESHA on the neighboring parcel.

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setback, and a 24 foot maximum height; accessory structures 50 foot front, 6 foot front half and 1 foot back half side, and 6 foot rear, and a 15 foot height maximum. Setbacks between main and accessory structures are 10 feet. The remodeled main dwelling will have a 126 front and 640 rear main setback and 70 foot nearest side setback. The project's accessory structures will have at least 126 foot front, 70 foot 8 inches side, more than 600 foot rear setbacks, and the relocated pool shed will be setback 15 feet from main dwelling, while the second shed will be attached to the existing garage. The maximum height of the proposed remodeled main dwelling would be 21 feet and accessory structures would be 11 feet for the storage shed attached to the garage and 6 feet for the relocated pool shed. All main and accessory structure setback and height development standards would be met.

The maximum allowable building site coverage is 10 percent (21,619 square feet), and the proposed coverage is 3.25 percent (7,029 square feet). This site coverage is below the required maximum. The minimum building site size in the WSC(40) zoning is 40 acres. The subject parcel is 4.96 acres in size and is legal nonconforming with this requirement.

Viewshed and Design Control

The existing dwelling and barn are visible from car windows when passing the property southbound and northbound on Highway 1. Note that visibility is considered in terms of normal, unaided vision in any direction for any amount of time during any season. This project location is subject to BSC LUP's strict Critical Viewshed policies (Key Policy 3.2.1 and Critical Viewshed Policy 3.2.3). Key Scenic Resources Policy 3.2.1 prohibits all public and private development in the Big Sur Critical Viewshed, which includes everything within sight of Highway 1. Overall, the project proposes a major remodel of an existing residence, and the applicant has redesigned the project to reduce potential views of the structure to the same as the existing condition. The barn is currently the most visible structure on the site, and no changes to the barn are proposed.

The applicant's first proposal for the major remodel to the main residence had more potential to negatively impact the Critical Viewshed, and, after redesign consistent with LUP Policy 3.2.3.A.7 (Replacement and Enlargement of Existing Structures), the subsequent design is substantially places the additions behind the existing roofline and thus is more consistent with the Key Policies. Pursuant to BSC LUP Policy 3.2.3.A.8, the project includes the expansion of a scenic and conservation easement established at the time of the lot's formation (July 22, 1983 with Volume 15 Parcel Map page 157) to cover the lower undeveloped portion of the lot and the area proposed for restoration (Condition No. 5).

The additions were staked and flagged in accordance with LUP Policy 3.2.3.B.1. The planner conducted site visits on December 9, 2025 and May 12, 2026 to review the visual character of the site and the proposed project. The first design had visibility from Highway 1. This "objective determination" is in the context that the structural development is about a 45-degree angle up a slope within ravines that would require a deliberate and awkward look to locate them in the public viewshed. Objectively, the likelihood that someone would spot the existing residence while driving along this curved section of Highway 1 is small, in the inspecting staff's opinion. However, the Key Critical Viewshed Policy prohibits any new structure from being visible. Thus, if they did, the viewer would observe that the original proposal's roofline would have been visibly higher than the existing roofline, bulk added to the visible portion of the dwelling would have increased, and generally the main dwelling

would have been more visible. Accordingly, staff recommended a redesign prior to a final viewshed determination. The applicant subsequently redesigned and resubmitted the application. **Exhibit D** includes site visit photographs.

For the traveling viewer going from north to south and the proposed project, the existing residence is visible along Hwy 1 when directly alongside the ravine below the residence for approximately one second while traveling southbound at the posted speed. The barn, which is not proposed to be part of this project, is most prominent. Although there is no ridgeline effect, the barn is in the viewshed. The revised staking and flagging, as viewed on May 12th (after redesign), was visible slightly above the existing roofline. There was no ridgeline effect.

Similarly, the existing residence is visible along Hwy 1 when directly alongside the ravine below the residence for approximately one second while traveling northbound at the posted speed. The barn, which is not proposed to be part of this project, is most prominent. Driving south to north, the south side of the existing residence is visible as a dark mass without ridgeline effect at the top of the next ravine south for less than a second while traveling northbound at the posted speed. Although that side of the project is staked and flagged, the flags were not visible from one ravine south of the project on Highway 1.

The visual impact determination (May 12, 2026) concluded that the existing development is within the Critical Viewshed. The main residence is partially within the Critical Viewshed from limited sections of Hwy 1, but not visually prominent and does not create a ridgeline effect. The existing residence is sited approximately 640 feet from the property line closest to Highway 1 and is visible from Highway 1 when directly alongside the ravine below the residence for approximately one second while traveling by car at the posted speed. This section of Highway 1 lacks space for walkers. Given the change in elevations between the residence and Highway 1 and the viewing angle (approximately 45%), the residence is not directly in a driver's or passenger’s line of sight. Even so, the applicant made efforts between the first plan submittal in 2024 to today to reduce the visibility of the proposed development. The main residence’s height was reduced by three feet, proposed second floor additions were resited over 80 feet back from the façade on the north, and an addition to the front was moved to the south side due to concerns that the development could be in the Critical Viewshed. Colors and materials for the project were updated from off-white body to include beige board formed concrete body and stone veneer in brown and beige colors, light brown painted cedar trim and bronze aluminum doors and windows to better blend into the Critical Viewshed.

In recent history, a large tree was downed by a storm at the lower end of the slope below the barn. The owner had the downed tree removed and installed a 2,500 square foot putting green in the approximate area. Had the tree been replaced, visibility of the barn would be less than it currently is. Historical Google Earth imagery from before 2020 shows a tree that had a full canopy approximately 200 feet downhill of the barn.

Tree removal is governed by BSC LUP Policy 5.4.2.13 and regulated by CIP section 20.145.060. If a dead/downed tree must be removed to reduce unsafe fuel accumulation adjacent to an existing occupied structure, it can be removed without a Coastal Development Permit. If a downed tree is outside the 100-foot fire management zone and has no likelihood of threatening the safety of the

dwellings, owners are encouraged to leave it in place as habitat (CIP Attachment 1, section D.2.d). In this case, the downed tree was removed.

Key Policy 3.2.1 states the objective to preserve scenic resources in perpetuity and promote the restoration of the natural beauty of visually degraded areas wherever possible. The purpose of the WSC zoning district is to allow only such development that can be achieved without adverse effect, and which will be subordinate to the resources of the particular site and area (Title 20 section 20.17.010). As the downed tree was removed, replanting in approximately the same location aligns with Key Policy 3.2.1 and the WSC zoning district. Therefore, the owner has agreed to replant at least one Monterey Pine or Monterey Cypress sapling downhill of the barn in the approximate location where the fallen tree had been. Condition No. 4 describes the replanting requirements. With this restoration to the previous site condition, the residential use of the parcel shall be subordinate to the resources of the site, and restore the natural beauty of the site.

CIP section 20.145.030.A.2.h requires a condition of approval for development on properties in the Critical Viewshed to grant a scenic easement to the County over vegetated portions of the parcel without which the development would be located within the Critical Viewshed. Condition No. 5 is applied to implement this regulation, expanding the existing scenic easement area to include the replanted tree and other naturally vegetated areas.

After-the-fact Development on Slopes

The BSC LUP and CIP prohibit development on slopes in excess of 30 percent unless a Coastal Development Permit is obtained and the appropriate hearing body finds that there is no alternative that would allow development to occur on slopes less than 30 percent or that the proposed development better achieves the resource protection objectives and policies of the LUP. When the planner made an initial site inspection on January 8, 2025, they encountered to the north of the main residence a large area of hillside stabilization with terracing, stone-lined drainage and swale, and a 2,500 square foot golf putting green on the upper elevation of the north side of the subject lot approximately 75 feet to the north of the residence. County GIS spatial data indicated that the area had largely been naturally sloped in excess of 25 percent. Therefore, the planner requested a geotechnical investigation of the area and a grading and drainage control plan set with as-built analysis (**Exhibit E**).

The engineer who performed an as-built review of the development on slopes did not recommend that any of it be removed or reinstalled. Soil erosion is a hazard recognized by the BSC LUP, and the CIP includes recommendations for stabilization. BSC LUP Key Policy 3.7.1 states that land use and development shall be carefully regulated through the best available planning practices in order to minimize risk to life and property and damage the natural environment. If the improvements were removed, there would be an erosion hazard; HCD staff (Environmental Services) found it is likely that the stormwater issue would return without installation of a similar drainage control design. In conformance with BSC LUP Hazards Key Policy 3.7.1, by granting the permit for the after-the-fact development on slopes, the risk to life and property and damage to the environment is minimized.

The project site plan includes green color where there are currently slopes in excess of 30 percent. Based on the materials provided, staff estimates the drainage control system and associated terracing amount to approximately 7,640 square feet of non-structural development on natural slopes greater

than 30 percent. However, the 2,500 square foot golf putting green installed at the lower northeast of the stabilized area is inconsistent with the development policies of the BSC LUP. Policy 5.4.2.6 and CIP section 20.145.140.3.a specifically name golf as an inappropriate development for the setting. The golf putting green is also within 100 feet of ESHA on the neighboring property to the north, as discussed below. Staff therefore recommend it be removed and recontoured and restored with native vegetation, following a restoration plan prepared by a qualified biologist/ecologist (Condition No. 4).

Biological Resources and ESHA on neighboring parcel
The biological report (Rob Thompson, July 24, 2025, HCD-Planning Library Document No. LIB250287) stated that the area that was cleared of vegetation to install the stone-lined drainage and swale on the north side of the parcel was mixed nonnative invasive plants and common types of native coastal scrub flora. Based on an assessment of the open areas within the parcel, the biologist presumed the vegetation that was removed was poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), sticky monkey flower (*Mimulus aurantiacus*), and California sagebrush (*Artemisia californica*), as well as exotic species, such as ice plant (*Carpobrotus edulis*), pride-of-madeira (*Echium candicans*), French broom (*Genista monspessulana*) and jubata grass (*Cortaderia jubata*). The biological report did not find ESHA directly impacted by the development, but found maritime chaparral and coastal scrub/sagebrush scrub habitat on the next property to the north. It is reasonable to assume that a portion of undisturbed coastal scrub habitat was removed with the initial construction of the residence in 1998. Removal in the immediate area of the drainage control system was associated with the installation of what appears in historic Google imagery to be an open water trough(?), pathways, and nonnative landscaping.

In 1999, a permit was granted for the widening of the access road which passed through the subject parcel at the time. A biological report was prepared for the project (Jud Vandevere and Associates, November 1999) that concluded there were no rare or endangered plants or animals on the parcel; the 1999 report recommended “invasive weed abatement” which was made a condition of approval of the Coastal Development Permit (Planning Commission Resolution No. 00045, PLN990377).

The Thompson (2025) biological report was not specific as to the distance the drainage control system and golf putting green are from the ESHA on the neighboring lot, so staff conservatively assume it to be within 100 feet (**Exhibit D**, Site Photographs). Development within 100 feet of ESHA is non-exempt development requiring a Coastal Development Permit. BSC LUP Policy 3.3.2.7 states that land uses adjacent to ESHA be compatible with the long-term maintenance of these resources, including incorporating all site planning and design features needed to prevent significant habitat impacts. The project biologist concluded that the development of the drainage control system and golf putting green had not impacted the ESHA on the neighboring parcel. However, the golf putting green is not compatible with the proximity of the resource. Condition No. 4 requires the golf putting green to be restored and for native plants to be planted in the disturbed areas that are within 100 feet of ESHA, ensuring the project is consistent with this policy.

BSC LUP Policy 3.3.3.A.10 states, “County encourages residents and public agencies to undertake restoration of Big Sur's natural environment by removal of exotic plants such as Scotch and French Broom, Eucalyptus, Kikiyu grass, Vinca, Pampas grass, Gorse, and other non-native invasive species, providing such removal does not increase potential erosion problems.” In conformance with this policy

and the recommendation of the project Biologist, the project includes the removal of the non-native plants and restoration of coastal scrub and other site-appropriate native plants on an area of approximately 12,500 square feet that is in a condition of bare earth or invasive non-native cover (Condition No. 4).

CEQA:
The project qualifies for Class 1, 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302 and 15333. CEQA Guidelines section 15301, Existing Facilities, categorically exempts the permitting of existing facilities. The project qualifies for a Class 1 exemption because the existing drainage control facility was installed in 2022, prior to acquiring a permit. CEQA Guidelines section 15302, Replacement or Reconstruction of Existing Facilities, exempts the demolition and remodeling of single family residential dwellings where additional impacts associated with the replacement are negligible. The site development would go from being a residence with associated development including a barn, two driveways and onsite wastewater treatment system (OWTS), and previously graded natural slopes of 30 percent to an 77 percent larger single family residence (3,107 square feet of living space to 7,071 square feet) with a barn, two car garage, OWTS, after-the-fact permitting of grading on slopes and partial restoration, driveway to the barn and a reconfiguration of the main driveway. The primary and accessory uses of the site will remain the same after the project. Therefore, the rebuild is consistent with the intent of the Class 2 exemption reconstruction. CEQA Guidelines section 15333, Small Habitat Restoration Projects, exempts projects not to exceed 5 acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. With an after-the-fact permit for development on slopes, the project conforms with the intent of the BSC LUP (Key Policy 3.7.1). With recontouring and revegetation of a 2,500-square-foot area that was part of unpermitted development on slopes, the project conforms with Title 20. Other areas previously disturbed around the drainage control system (approximately 12,500 square feet) will be planted with native species best suited to location. The total area is 0.34 acres, which is less than 5 acres. No listed species shall be harmed in the restoration of the area, which will follow a qualified biologist's recommendations. The activity required to restore that area meets the definition of a Class 33 exemption.

None of the exceptions from CEQA Guidelines 15300.2 apply to the project
The project is located in an area where residential use is primary pursuant to the zoning code and the current buildout of the neighborhood. The site of construction is not within an environmental resource of hazardous or critical concern that has been designated by a local, state, or federal agency and precisely mapped. The proposed land use is not being altered and there is a negligible expansion of existing use, and there are no potentially significant impacts associated with the project; therefore, the project would not cause or contribute to a cumulative environmental impact. There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility for a potentially significant environmental effect. The project is in view of Highway 1, a designated state Scenic Highway. However, as detailed in the discussion, the project would not adversely affect scenic resources in view of the scenic highway. The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code. The existing residence was constructed in 1998 and is not a historical resource. Thus, the project's demolition does not impact any historical resources.

OTHER DEPARTMENT/AGENCY INVOLVEMENT:
The following County agencies or departments reviewed this project:
Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
California Coastal Commission

LUAC REVIEW:
The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review and recommendation in accordance with Board of Supervisors Resolution No. 15-103, as it involves a design approval subject to a public hearing. The Big Sur Coast Land Use Advisory Committee (LUAC) influenced the redesign of the project, as well. The LUAC attended the December 9, 2025, site visit with staff. During LUAC first public hearing review of the project (after site visit), the LUAC recommended a redesign to lessen the height of the main dwelling additions to avoid viewshed impacts from Highway 1 below the project site. Staff and LUAC members also noted that there was no ridgeline development proposed at that time, only a potential expansion of structure in the Critical Viewshed. The LUAC also requested that the proposed off-white body color be darkened to a natural color to replace the existing grey-brown body. Following this, the project plans were revised, and new staking and flagging was installed. The Big Sur Coast LUAC reviewed the updated design, colors, and materials in a meeting on May 26th and unanimously recommended the Planning Commission approve the proposed project (4 ayes, 0 noes, 1 absent).

Prepared by: Mary Israel, Supervising Planner x5183
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution, including:

- Recommended Condition of Approval
- Site Plans, Floor Plans, Elevations, and Colors and Materials

Exhibit B - Big Sur LUAC Meeting Minutes for January 9, 2026, and May 26, 2026
Exhibit C - Vicinity Map
Exhibit D - Site Photos
Exhibit E - Geotechnical As-built review and drainage plan sheets
Exhibit F - Biological Report (LIB240077)

cc: Front Counter Copy; HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Mary Israel, Supervising Planner; Fionna Jensen, Principal Planner; Jeffrey Tedford, Applicant; Jun Sillano, Agent; Anthony Lombardo, Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; Landwatch; Lozeau Drury LLP; Project File PLN220053.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
TEDFORD JEFFREY R & DONNA M TRUST (PLN220053)
RESOLUTION NO. 26-
Resolution by the County of Monterey Planning Commission:

1) Finding that the project qualifies for Class 1, 2 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
2) Approving a Combined Development Permit consisting of a:
   a. A Coastal Administrative Permit and Design Approval to allow major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement;
   b. A Coastal Development Permit to allow development in the Critical Viewshed;
   c. An after-the-fact Coastal Development Permit to allow approximately 5,140 square feet of development on slopes in excess of 30%;
   d. Restoration of approximately 2,500 square feet of slopes in excess of 30% and approximately 12,500 square feet of previously disturbed area with native plants;
   e. An after-the-fact Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (maritime chaparral/coastal scrub/sagebrush coastal scrub); and
   f. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

[PLN220053 Tedford, Jeffrey R. and Donna M. Trust, 31525 Hwy 1, Carmel Big Sur Coast Land Use Plan (APN: 243-221-030-000)]

The TEDFORD, JEFFREY R. AND DONNA M. TRUST application (PLN220053) came on for a public hearing before the County of Monterey Planning Commission on July 8, 2026. Having considered all the written and documentary evidence, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan ("BSC LUP");
- The Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan ("CIP");
- The Monterey County Coastal Implementation Plan Part 1, the Zoning Ordinance ("Title 20").

No communications were received during review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 31525 Highway 1, Carmel (APN: 243-221-030-000). The parcel is zoned Watershed and Scenic Conservation Residential with a Density of 40 acres a unit and a Design Control Overlay in the Coastal Zone or "WSC/40-D (CZ)."

The project proposes major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement on a 4.96-acre parcel on the east side of Highway 1 in the Victorine Ranch area of Big Sur. The project includes an after-the-fact permit to authorize approximately 5,140 square feet of the installed drainage, swale, and terraces that were installed in 2022 on natural slopes greater than 30 percent. The project also includes restoring approximately 2,500 square feet of developed area on slopes in excess of 30% and approximately 12,500 square feet of previously disturbed areas with native plants. Portions of the site are within the Critical Viewshed, and the project is within 750 feet of known archaeological resource.

The WSC/40-D (CZ) zoning allows demolition and rebuild of the main dwelling on a legal lot of record subject to the granting of Coastal Administrative Permits in each case (Title 20 sections 20.17.040.A). Development within the Critical Viewshed and on slopes of 30 percent or greater is non-exempt development requiring a Coastal Development Permit in each case (BSC LUP Policies in section 3.2 and 3.7, Title 20 sections 20.17.030.B, and 20.64.230.C.1 and 20.17.030.C). Although development is proposed within 750 feet of known archaeological resources, no

archaeological resources exist on-site, and therefore, a Coastal Administrative Permit is required. The necessary entitlements for the proposed development are included in the project description, and all uses are either principally or conditionally allowable. Therefore, the project is an allowed use for this site.

c) Lot Legality. On July 22, 1983, Richard Bibbero legally divided a "Parcel B" that was a portion of the 20.2-acre Rancho San Jose y Sur Chiquito ranch into four parcels (Volume 15 Parcel Maps Page 157). The parcel shown therein as a B-3, a 6.46-acre parcel, was later the subject of a Lot Line Adjustment (PLN160013, Planning Commission Resolution No. 16-010) that reduced the lot to 4.96 acres with a Certificate of Compliance (Document No. 2016073048) that is the same size and shape as the subject parcel. Therefore, the County recognizes the parcel as a legal lot of record.

d) Development Standards and Density. The development standards for the WSC/40-D (CZ) zoning are codified in Title 20 section 20.17.060. The project is consistent with the maximum allowable structure height, maximum building site coverage, setback, and minimum building site standards as detailed the subsequent evidence ("e" through "j"). Although the subject parcel is significantly less than 40 acres in size, the first single-family dwelling cannot be precluded because of non-conforming density.

e) Structure Height. Per the underlying zoning district site development standards, the maximum allowable structure height of main structures is 24 feet. The maximum height of the proposed project is 21 inches above average natural grade, below the maximum allowable height by three feet.

f) Building Site Coverage. The maximum allowable building site coverage is 10 percent (21,619 square feet), and the proposed coverage is 3.25 percent (7,029 square feet). This site coverage is below the required maximum.

g) Minimum Building Site. The minimum building site size in the WSC (40) zoning is one acre. The subject parcel is 4.96 acres in size and will not change with implementation of this project.

h) Setbacks – Main Structures. The minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The proposed setbacks for the remodeled main residence are 126 feet (front), more than 120 feet (north side), 70 feet (south side), and more than 600 feet rear. The main structure setbacks are met.

i) Setback and Heights – Accessory Structures. The minimum setbacks for non-habitable accessory structures are 50 feet (front) and 6 feet (sides and rear). The existing shed and an existing barn will remain unchanged. The proposed shed attached to the garage has a front setback of 126 feet, and the smallest side setback of the two is more than 70 feet and 8 inches. The relocated pool shed has a front setback of 252 feet and the smallest side setback is 73 feet. Both have rear setbacks of over 600 feet. Hence, these accessory structures meet required setbacks.

The maximum allowable height for accessory structures is 15 feet from average natural grade. The proposed accessory structure on

the side of the garage is 11 feet from average natural grade. The pool shed relocated as part of this project will be constructed approximately 6 feet in height. Both sheds meet setback minimums and height maximum.

j) Setbacks – Between Structures. The required minimum setback between main and accessory structures is 10 feet. The setback between the proposed remodeled main dwelling and the relocated pool shed is 15 feet, and meets this requirement. The storage shed and garage will become attached to the residence.

k) Critical Viewshed and Design. The project is consistent with the BSC LUP policies protecting scenic resources and their implementing regulations in the related CIP. The criteria to grant a Coastal Development Permit to allow development within the Critical Viewshed can be made in this case, as detailed in Finding No. 2 and supporting evidence.

l) Archaeological Resources. County records identify that the project site is within an area of high sensitivity for cultural resources. In accordance with CIP section 20.145.120.B.1, a Phase I archaeological report was prepared for the property by Susan Morley, M.A. and Brenna Wheeler (February 2025, HCD-Planning Library Document No. LIB250123). The report included archival research from the Northwest Regional Information Center and a field survey by a qualified archaeologist. Archival research did not identify any resources onsite but identified the nearest prehistoric site as being less than 750 feet from the property. A pedestrian survey of the parcel did not identify any evidence of resources on-site. Therefore, project entitlements include a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources, including areas of known archaeological resources and the project does not require environmental assessment pursuant to CIP Section 20.145.120.C.1. The County's standard condition has been applied, which requires that the applicant stop work within 50 meters and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are uncovered during construction (Condition No. 3).

m) Development on Slopes in Excess of 30%. Approximately 7,640 square feet of non-structural development on the parcel was done in 2022 on natural slopes greater than 30 percent without benefit of permit. An as-built evaluation of the development by Guy Giraudo of Landset Engineers (March 4, 2025) stated that grading and installation of the existing stone-lined drainage and swale was reportedly done in response to excessive erosion in storm events complicated by tree failure. The engineer found the development was in excellent condition and served its purpose to capture surface water and lessen erosion. Pursuant to Title 20 section 20.64.230, a finding has been made that there is no feasible alternative which would allow 5,140 square feet of the 7,640 square feet of unpermitted development to occur on slopes of less than 30 percent and the proposed development better achieves the goals, policies and objectives of the County of Monterey Local Coastal Program

than other development alternatives. The remaining 2,500 square feet of prior development on slopes will be restored with implementation of Condition No. 4. See Finding Nos. 3 and 6, and supporting evidence.

n) Tree Removal. A large tree that partially screened the existing barn was downed by a storm. The owner had the downed tree removed. This work would not have required the granting of a Coastal Development Permit, however the owner is proposing to replace this tree.

Key Policy 3.2.1 states the objective to preserve scenic resources in perpetuity and promote the restoration of the natural beauty of visually degraded areas wherever possible. The purpose of the WSC zoning district is to allow only such development that can be achieved without adverse effect, and which will be subordinate to the resources of the particular site and area (Title 20 section 20.17.010). As the downed tree was removed, replanting in approximately the same location aligns with Key Policy 3.2.1 and the WSC zoning district. The owner has agreed to replant at least one Monterey Pine or Monterey Cypress sapling downhill of the barn in the approximate location where the fallen tree had been. Condition No. 4 describes the replanting effort.

o) Land Use Advisory Committee (LUAC) Review. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review and recommendation in accordance with Board of Supervisors Resolution No. 15-103, as it involves a design approval subject to a public hearing. The Big Sur Coast Land Use Advisory Committee (LUAC) influenced the redesign of the project, as well. The LUAC attended the December 9, 2025, site visit with staff. During LUAC first public hearing review of the project (after site visit), the LUAC recommended a redesign to lessen the height of the main dwelling additions to avoid viewshed impacts from Highway 1 below the project site. Staff and LUAC members also noted that there was no ridgeline development proposed at that time, but that the expansion of the structure was potentially in the Critical Viewshed. The LUAC also requested the proposed off-white body color be darkened to a natural color. Following this, the project plans were revised accordingly, and new staking and flagging was installed. The Big Sur Coast LUAC reviewed the updated design and colors and materials in a meeting on May 26th and unanimously recommended the Planning Commission approve the proposed project (4 ayes, 0 noes, 1 absent).

p) ESHA. The proposed project involves development within 100 feet of environmentally sensitive habitat areas. The unpermitted work may have also occurred within 100 feet of environmentally sensitive habitat. The project-specific Biological Report found that no ESHA was directly impacted by the unpermitted development and would not be impacted by the proposed development. However, maritime chaparral and coastal scrub/sagebrush scrub

habitat is on the next property to the north. The 2,500 square feet of area to be restored and areas previously disturbed around the drainage control system (approximately 12,500 square feet) will be planted with native species best suited to location.

q) The project planner conducted site inspections on December 9, 2025 and May 12, 2026 to verify that the project on the subject parcel conforms to the plans listed above.

r) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

2. FINDING: **CRITICAL VIEWSHED AND DESIGN –** The project preserves Big Sur's scenic resources and minimizes impacts to the Critical Viewshed in accordance with the applicable goals and policies of the BSC LUP and the CIP. The project assures protection of the public viewshed and neighborhood character in accordance with the Design Control "D" Overlay Zoning District.

EVIDENCE: a) Relevant Policies. The project location is subject to BSC LUP's strict Critical Viewshed policies (Key Policy 3.2.1 and Critical Viewshed Policy 3.2.3). Key Scenic Resources Policy 3.2.1 prohibits all public and private development in the Big Sur Critical Viewshed (everything within sight of Highway 1), except for specific development (exceptions from the Key Policy) as detailed in Policy 3.2.5. Policy 3.2.3.A.7 allows replacement or enlargement of existing structures within the Critical Viewshed to be permitted on the original location on the site, provided no other less visible portion of the site is acceptable to the property owner, and provided the replacement or enlargement does not increase the visibility of the structure and that the reconstruction and additions that are proposed must demonstrate an equivalent or reduced impact to the viewshed to be permitted. The applicant's first proposal for remodel and additions to the main residence had more potential to negatively impact the Critical Viewshed and, after redesign, is now consistent with LUP Policy 3.2.3.A.7. The subsequent design is substantially behind the existing roofline and thus more consistent with the Key Policies.

b) Setting. Hwy 1 in Big Sur is an iconic stretch of coastline and considered by the County to be Critical Viewshed for residents, visitors, and posterity. The BSC LUP section 3.2 states, "the aesthetic and scenic qualities and semi-wilderness character of the coast have received national and even international acclaim. Accordingly, the issue of visual resource protection is probably the most significant and far reaching question concerning the future of the Big Sur coast." Along the subject portion of Hwy 1, the visual character is views of the rocky coastline to the west and steep hills with mixed open forest and coastal scrub interspersed with invasive weeds to the east. The viewshed is partially degraded by the presence of telephone poles, cables east of the highway, and the cut slopes along Hwy 1. As described below, portions of the existing residence and barn are visible from Highway 1 and thus within the Critical Viewshed.

c) Critical Viewshed Determination. The main dwelling additions were staked and flagged in accordance with BSC LUP policy LUP Policy 3.2.3.B.1. The planner conducted site visits on December 9, 2025 and May 12, 2026 to review the visual character of the site and the proposed project. There is minimal to no pedestrian access along this section of Hwy 1, and therefore, all potential visibility would be from a vehicle or bicycle.

The following is a description of the current viewshed for the traveling viewer going from north to south on Highway 1:

- The existing residence is sited approximately 640 feet from the property line closest to Highway 1 and is visible from Highway 1 when directly alongside the ravine below the residence for approximately one second while traveling southbound at the posted speed. However, given the change in elevations between the residence and Highway 1 and the viewing angle (approximately 45%), the residence is not directly in a driver's or passenger's line of sight. The barn, which is not being modified under this project, is most prominent in the public viewshed for that second. Neither structure creates a silhouette against the sky (i.e. ridgeline effect). The existing driveways are not visible due to the topography.
- The staking and flagging of the remodeled, enlarged residence was visible and extends above the existing roofline for approximately one second while traveling southbound at the posted speed. There is no ridgeline effect with the proposed change in roofline (height and form). The proposed remodel would be an imperceptible change in visibility from Highway 1, is not a substantial introduction of development within the Critical Viewshed, and does not degrade the Critical Viewshed.

Driving south to north on Highway 1, the following is a description of the current viewshed character of the site and the proposed project.

- The southside of the existing residence is visible at the top of the next ravine south for less than one second while traveling northbound at the posted speed. The residence does not create a silhouette against the sky (i.e. ridgeline effect) and the colors appear dark and natural. The existing driveways are not visible.
- The staking and flagging at the southeastern side of the project was not visible from the same viewpoint on the road, although logically a small degree of bulk would be added in that sightline. There is no ridgeline effect. The existing driveways are not visible.
- The existing residence is visible when directly alongside the ravine below the residence for approximately one second while traveling northbound at the posted speed. The barn, which is not a part of this project, is most prominent. Although there is no ridgeline effect, the barn is in the viewshed.
- The staking and flagging of the remodeled and enlarged residence was visible above the existing roofline for

approximately one second while traveling northbound at the posted speed. The proposed remodel would be an imperceptible change in visibility from Highway 1, is not a substantial introduction of development within the Critical Viewshed, and does not degrade the Critical Viewshed. There was no ridgeline effect with the proposed change in roofline (height and form).

In summary, the existing main residence is partially within the Critical Viewshed from limited sections of Hwy 1, but not visually prominent and does not create a ridgeline effect. The first application was received in 2024. Over recent years, the applicant has made efforts to reduce the visibility of the proposed development to comply with BSC LUP Visual Resource policies. The main residence's height was reduced by three feet, and proposed second-floor additions were resited over 80 feet back from the façade and other additions were resited to the south side due to concerns that these developments could be in the Critical Viewshed. As discussed below, the revised colors further subordinate the remodeled main dwelling to the natural environment (Basic Objective 2.2.4 and BSC LUP Policy 3.2.3.A.3). With the redesign shown in the attached plans, it is likely that a glimpse of the remodeled main dwelling will be visible for the travelling public immediately west of the site for a brief period of time but the visual impact will be equivalent to that of the existing main residence. In this way, the project is consistent with LUP Policy 3.2.3.A.7, which governs replacement and enlargement of existing structures in the Critical Viewshed.

d) CIP criteria. The BSC CIP section 20.145.030, Visual Resources Development Standards, provides specific criteria for development to ensure compliance with the BSC LUP Visual Resources Policies. The criteria for the proposed remodeling of the main dwelling are assessed herein with the criteria of CIP section 20.145.030.A.2:
    (a) The project does not include subdivision; therefore, this subdivision process criteria is not applicable.
    (b) The project includes planning techniques to permit development of the parcel, such as clustering of the additions to minimize perceived bulk and a flat roof.
    (c) The project was redesigned to reduce the main residence's height by three feet and resite the second floor north side addition over 80 feet back from the façade due to concerns that these developments could be in the Critical Viewshed. Furthermore, the color of the body was also revised to subordinate the remodeled main dwelling to the natural environment.
    (d) The existing dwelling has a brief and minor presence at a 45 degree angle up a slope within ravines that would require a deliberate and awkward look to locate them in the public viewshed. The remodel could not be done on the dwelling without maintaining the brief and minor presence in the Critical Viewshed. No landscaping, berming, or mounding is

proposed to screen the main dwelling from the Critical Viewshed.

(e) The reconfiguration of the driveway does not intrude upon the Critical Viewshed, due to the natural topography of the site.

(f) Replacement and enlargement of the existing structure within the Critical Viewshed is on the original location and the enlargement of the main dwelling creates such a minimal increase to size and bulk that it will not be perceived by the passerby to increase the visibility of the structure. See also section (d), above.

(g) An existing scenic and conservation easement is required to be enlarged and formalized with a Deed for the undeveloped portions of the parcel to protect scenic resources and slopes in excess of 30 percent (Condition No. 5). The Deed shall memorialize that the area will include the area that is currently covered with a 2,500 square foot golf putting green and is required to be restored to natural materials and native plants.

(h) The existing scenic and conservation easement was established to protect the vegetative areas that protect the Critical Viewshed as part of the Bibbero Sudivision, which created the parcel (Volume 15 Parcel Maps Page 157). The graphical scenic easement was not altered in the formation of parcel B-3, the current configuration as a 6.46-acre parcel, through the Lot Line Adjustment (PLN160013, Planning Commission Resolution No. 16-010).

(i) The project does not constitute "ridgeline development" as the additions do not create a silhouette against the sky, verified through the onsite investigations performed on May 12, 2026 following BSC LUP Policy 3.2.3.B.1.

(j) The project does not include subdivision, therefore this subdivision process criteria is not applicable.

In sum, the remodeling and additions to the main residence and related site improvements are consistent with these criteria.

e) Design Control. The proposed structures' exterior will incorporate beige with darker beige stone veneer (similar to Carmel stone), light brown painted cedar trim and bronze aluminum doors and windows. The design is modern with a flat roof. The homes in the Victorine Ranch neighborhood character is eclectic and generally out of the public viewshed. The proposed remodel and additions with new body materials and colors will be equivalent bulk and visibility as the existing. In this way, the design of the proposed project assures protection of the neighborhood character and complies with Chapter 20.44.

f) Scenic Easement. CIP section 20.145.030.A.2.h requires that, as a condition of approval for properties in the critical viewshed, the owner grant a scenic easement to the County over undeveloped vegetated portions of the parcel that are within the Critical Viewshed. Condition No. 5 is applied to implement this regulation. The easement shall be expanded from the existing easement area shown in the Parcel Map recorded July 22, 1983 with Volume 15 Parcel

Map page 157 with consideration of upper lot changes due to a Lot Line Adjustment memorialized by Certificate of Compliance Doc. No. 2016073048, in consultation with a certified professional and HCD-Planning staff. The area shall be expanded to include all of the western lower lot adjacent to Highway 1 and additional land in the upper north edge of the parcel, including 2,500 square feet of proposed restoration areas, the areas below it, and toward the parcel line where the replacement tree shall be planted. In this way, the CSE Deed shall describe that the easement protects the scenic value areas, which often coincide with steeper slopes. The exact areas subject to the easement would be reviewed and approved by HCD-Planning pursuant to this direction, and then the easement will be taken to the Board of Supervisors for review and acceptance.

g) The project planner conducted site inspections on December 9, 2025 and May 12, 2026 to verify that the project on the subject parcel conforms to the policies and regulations listed above.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220053.

3. FINDING: **DEVELOPMENT ON SLOPES** – There is no feasible alternative which would allow development to occur on slopes of less than 30 percent and, as sited and designed, the project better achieves the goals and policies of the BSC LUP.

EVIDENCE:

a) Approximately 7,640 square feet of non-structural development on slopes of 30 percent or more occurred in 2022 without the benefit of a Coastal Development Permit. No additional structural or hardscape development is proposed on steep slopes for the main dwelling remodel and additions or related site improvements.

b) Title 20 section 20.64.230 prohibits development on slopes in excess of 30 percent unless a finding can be made that either there is no feasible alternative which would allow development to occur on slopes of less than 30 percent or the proposed development better achieves the goals, policies, and objectives of the County of Monterey Local Coastal Program than other development alternatives.

c) In this case, the development on slopes was done without benefit of a Coastal Development Permit in response to heavy erosion and drainage issues approximately three years ago. Title 20 section 20.90.130 requires that grading violations be restored to pre-violation conditions unless the applicant can show that restoration would endanger the public health or safety, or that restoration is unfeasible due to circumstances beyond the control of the applicant or the property owner. Here, approximately 5,140 square feet of the 7,640 square feet of unpermitted development on slopes were to construct a drainage control system. A qualified engineer reviewed the drainage control system in February 2025 and concluded that it was effectively designed for the purpose. If the 5,140 square feet of improvements were removed, the removal would cause an erosion hazard, and it is likely that the stormwater issue would return without installation of a similar drainage control design. Further, any drainage control system in this area would have required

development on slopes. Therefore, there is no alternative that would have allowed the owner to address an erosion and drainage issue without developing on steeper slopes. In conformance with BSC LUP Hazards Key Policy 3.7.1, by granting the permit for the after-the-fact installation of a drainage control system on slopes, the risk to life and property and damage to the environment are minimized. The remaining 2,500 square feet of development (putting green) on slopes in excess of 30% shall be restored at least to pre-violation state, pursuant to Title 20 section 20.90.130. (To best protect life and property, the putting green restoration to natural condition will be guided by a qualified biologist who may retain some of the existing fill to best enhance natural replanting, as described in Condition No. 4).

d) BSC LUP Policy 3.2.3.A.4 indicates that grading or excavations shall not be allowed to damage or intrude upon the Critical Viewshed, including all alterations of natural landforms. In this case, the changes did not alter the natural landform that is within the Critical Viewshed. The sloped area that was stabilized with a stone-lined drainage, terraces and swales is hidden from public view and does not contribute to the scenic quality or character of the site or the surrounding area.

e) An erosion control plan would be required prior to issuance of construction permits by Monterey County Code section 16.12.060, which would prevent any erosion related impacts from grading operations. A grading permit with an erosion control plan shall also memorialize the after-the-fact grading on the sloped portion of the property.

f) The project planner conducted site inspections on January 8, 2025, December 9, 2025 and May 12, 2026 to verify that the project on the subject parcel conforms to the policies and regulations listed above.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

4. FINDING: **DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA) –** The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE: a) In accordance with CIP section 20.145.040.A, a biological report (Rob Thompson, July 24, 2025, HCD-Planning Library Document No. LIB250287) was prepared. The report reviewed the site's biotic conditions and the potential for the project to impact environmentally sensitive habitats or sensitive species. The report stated that there is a prevalence of non-native plants on the site, while degraded coastal scrub communities exist on vegetated areas of the property. There are also Cypress and Monterey Pine trees on the parcel.

b) CIP section 20.145.020 defines environmentally sensitive habitat areas (ESHA) as locations where plant or animal life or their habitats are particularly valuable because of their special nature or role in an ecosystem. Examples of ESHA include habitat for rare and endangered species. The biologist did not encounter ESHA within

the project area. Instead, they identified other common native and nonnative scrub plants. The biologist noted that the property's nearest neighboring parcel to the north includes maritime chaparral and intact communities of coastal scrub and sagebrush scrub habitat, which are ESHA. The development of the drainage control system and golf putting green are near the north property line. Development within 100 feet of ESHA is non-exempt development requiring a Coastal Development Permit.

c) BSC LUP Policy 3.3.3.A.10 states, "County encourages residents and public agencies to undertake restoration of Big Sur's natural environment by removal of exotic plants such as Scotch and French Broom, Eucalyptus, Kikiyu grass, Vinca, Pampas grass, Gorse, and other non-native invasive species providing such removal does not increase potential erosion problems." The project includes the removal of the non-native plants and restoration of coastal scrub and other site-appropriate native plants on an area of approximately 12,500 square feet.

d) BSC LUP Policy 3.3.2.7 states that land uses adjacent to ESHA be compatible with the long-term maintenance of these resources, including incorporating all site planning and design features needed to prevent significant habitat impacts. The project biologist concluded that the development of the drainage control system and golf putting green had not impacted the ESHA on the neighboring parcel. However, the golf putting green is not compatible with the proximity of the resource. Condition No. 4 requires the golf putting green to be restored and for native plants to be planted in the disturbed areas that are within 100 feet of ESHA, ensuring the project is consistent with this policy. The proposed remodel work will not occur within 100 feet of ESHA and therefore complies with applicable ESHA policies.

e) BSC LUP Policy 3.3.2.3 requires permanent conservation of ESHA when new development is proposed on parcels containing such habitats. None of the area developed without benefit of permit or the proposed major remodel is identified as ESHA. Lower areas of the parcel may contain ESHA but are already in an established CSE. Therefore, this policy does not apply to the project.

f) The project planner conducted site inspections on January 8, 2025, December 9, 2025 and May 12, 2026 to ensure that the project on the subject parcel conforms to the policies and regulations listed above.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

5. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, EHB, and CalFire. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and

regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified the need to analyze site suitability and potential impacts to geotechnical, biotic and archaeological resources. The following reports have been prepared to address these issues:
   - "Biological Impact Assessment for 31525 Highway 1 in the Carmel Highlands" (HCD-Planning Library Document No. LIB250287) prepared by Rob Thompson, Monterey, California, July 24, 2025.
   - "Geotechnical Investigation: Design Phase Proposed Residential Addition and Remodel 31525 Highway (APN 243-21-019) Carmel, Monterey County, California " (HCD-Planning Library Document No. LIB220372) prepared by Greg Bloom and Eugenio Jimenez, Butano Geotechnical Engineering, Inc., Watsonville, CA, January 29, 2025.
   - "Phase I Preliminary Archaeological Assessment in Support of the 31525 Highway 1 Project, Carmel, Monterey County, California (APN: 243-221-030-000)" (HCD-Planning Library Document No. LIB250123) prepared by Susan Morley and Brenna Wheelis, Achasta Archaeological Services, Marina, CA, February, 2025.

   County staff reviewed these reports independently and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) When the planner made an initial site inspection on January 8, 2025, they encountered, to the north of the main residence, a large area of hillside stabilization with terracing, stone-lined drainage and swale, and a 2,500 square foot putting green. County GIS spatial data indicated that the area had been naturally sloped in excess of 25 percent, and older Google Earth imagery showed a sloped field dotted with shrubs and some minor land clearing at the lower level under a tree. Therefore, the planner requested a geotechnical investigation of the area and a grading and drainage control plan set with as-built analysis. The as-built evaluation was done by Guy Giraudo of Landset Engineers on March 4, 2025. The geotechnical engineer found the site was suitable for the terracing, stone-lined drainage, and swale to appropriately capture stormwater crossing the parcel in the area which has slopes in excess of 30 percent as well as 25 percent. However, the remaining unpermitted grading to create the putting green was not necessary to manage site drainage and therefore will be restored with implementation of this permit.

d) The property contains an existing single-family residence and associated site improvements on a property zoned to allow such uses. The proposed project consists of the partial demolition of the existing house and a remodel with large additions. The project remedies development on slopes on the parcel with an after-the-fact permit and minor restoration. As the proposed alterations would not substantially change the existing use of the subject property, and the stabilization of

an erosion hazard is appropriate as maintenance of the residential parcel, the site is suitable for the proposed development.

e) Staff conducted site inspections on January 8, 2025, December 9, 2025 and May 12, 2026 to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

6. 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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, EHB, and CalFire. HCD-Planning is the only group to recommend conditions. Others found no conditions were required to ensure that the project as proposed will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary facilities will be provided. The property is served by the Victorine Ranch Mutual Water Company for potable water. The Environmental Health Bureau reviewed the project and found the water system will serve the project.

c) The site is able to support an existing onsite wastewater treatment system (OWTS) that meets County codes. The existing OWTS is sufficient, as there are no additional bedrooms proposed.

d) The project is consistent with the BSC LUP policies regarding development in hazardous areas and the implementing regulations in the CIP, as detailed in Finding No 3, Development on slopes in excess of 30 percent.

e) Staff conducted site inspections on January 8, 2025, December 9, 2025 and May 12, 2026 to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

7. FINDING: **VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance, but will come into compliance with the entitlement of this after-the-fact Coastal Development Permit and Restoration Permit provided herein.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and found there are no active code enforcement case on subject property.

b) Staff conducted a site inspection on January 8, 2025, December 9, 2025 and May 12, 2026 and researched County records to assess if any violation exists on the subject property. Development on slopes in excess of 30 percent has been done without the benefit of permits. The owner provided documentation requested by staff (an erosion and drainage control after-the-fact study and an as-built evaluation by a qualified engineer) and agreed to comply with County Code and the direction of the Planning Commission in remedy of the related impacts. Remedy includes granting of this after-the-fact Coastal Development Permit to allow 5,140 square feet of drainage improvements on slopes in excess of 30%, and a Restoration Permit to restore approximately 2,500 square feet of slopes with contouring and native plants. The 2,500 square foot area was developed as a golf putting green, which is inconsistent with CIP section 20.145.140.3.a, land use (golf) inconsistent in character with the goal of the BSC LUP, and therefore must be restored with natural materials.

c) A qualified biologist investigated the site in July, 2025. They concluded that highly disturbed coastal scrub was impacted, but no protected species were directly impacted. The biologist found ESHA within 100 feet of the previously developed drainage control system, on the neighboring parcel to the north.

d) Although the property has historically been occupied by invasive nonnative plants, the area disturbed near the drainage control system was bare earth when the planner conducted site visits. The area shall be restored to native plants in compliance with BSC LUP 2.1, Philosophy and Goals, "planning. . .should be directed towards maintenance and restoration of Big Sur's remaining rural and wilderness character," and BSC LUP Policy 3.2.3.A.9, which encourages private efforts to restore the scenic beauty of the Critical Viewshed areas of the coast. Finally, BSC LUP Policy 3.3.2.7, which requires land uses adjacent to ESHA to be compatible with the long-term maintenance of these resources, includes direction for compatible site planning. Therefore, Condition No. 4 includes 15,000 square feet of restoration with native plants, which includes the approximately 2,500 square foot golf putting green, bare earth areas, and removal and replacement of planted non-native invasive plants around the drainage control system.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220053.

8. 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) The project qualifies for Class 1, 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15033, as detailed in evidences "b" through "d", and none of the exceptions from CEQA Guidelines 15300.2 apply to the project as detailed in evidences "e" through "k".

b) CEQA Guidelines section 15301, Existing Facilities, categorically exempts the permitting of existing facilities. The project qualifies for a

Class 1 exemption because the existing drainage control facility was installed in 2022, prior to acquiring a permit.

c) CEQA Guidelines section 15302, Replacement or Reconstruction of Existing Facilities, exempts the demolition and remodeling of single family dwellings, where additional impacts associated with the replacement are negligible and the structure provides the same purpose and capacity. The project involves remodeling of a residence, maintaining its original location, and complying with the regulatory environment of Title 20 and the BSC LUP. The primary use and capacity of the site will remain the same after the project. The project also involves replacement sheds and loggias, and new minor hardscape. Therefore, this Class 2 exemption is applicable.

d) CEQA Guidelines section 15333, Small Habitat Restoration Projects, exempts projects not to exceed 5 acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The proposed project includes recontouring and revegetation of a 2,500-square-foot area that was covered with astroturf and sand with native plant species. An additional approximately 12,500 square foot area that was cleared of vegetation shall also be replanted. The total area is 0.34 acres, which is less than 5 acres. No listed species shall be harmed in the restoration of the area, which will follow a qualified biologist's recommendations.

e) The site of construction is not within an environmental resource of hazardous or critical concern that has been designated by a local, state, or federal agency and precisely mapped and there are no potentially significant impacts associated with the project, therefore the project would not cause or contribute to a cumulative environmental impact.

f) There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility for a potentially significant environmental effect.

g) The project is in view of Highway 1, a designated state Scenic Highway. However, as detailed in Finding No. 2, the project would not adversely affect scenic resources in view of the scenic highway.

h) The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code.

i) The existing dwelling was constructed in 1998 and is not a historical resource. Therefore, the project would not impact any historical resources.

j) No adverse environmental effects were identified by the project Biological Report or during staff review of the development application during site visits on January 8, 2025 and December 9, 2025.

k) See supporting Finding Nos. 1, 2, 3, 4, 5, 6, and 7. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

9. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically

Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable BSC LUP Chapter 6 guidance, and does not interfere with historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in section 20.145.150 of the CIP can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. BSC LUP Chapter 6 does not describe the subject property as within an area in private ownership with existing public use.

c) The subject property is not shown in a potential corridor for a public trail in Figure 3 of the BSC LUP, Trails Plan.

d) Public Access Policy 6.1.4.4 states that visual access should be protected for long term public use. The project would not impact visual access. None of the structures proposed would block existing ocean views. As discussed in Finding No. 2, the colors and materials of the structures are natural, the additions do not propose additional exterior lighting, and structures are predominantly blocked from view by existing trees and natural terrain. Therefore, the project is visually unobtrusive and shall not detract from the public's viewing experience of the shoreline or ocean.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220053.

9. FINDING: **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.

EVIDENCE:

a) Board of Supervisors. Title 20 section 20.86.030 of the County Monterey Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission. This project is appealable to the California Coastal Commission pursuant to Title 20 section 20.86.080.A.3, as it involves development that is permitted in the zoning district as a conditional use. The project includes development on slopes in excess of 30 percent and within the Critical Viewshed, which are non-exempt development requiring Coastal Development Permits and considered conditionally allowable regardless of the property’s underlying zoning designation.

DECISION

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

1) Finding that the project qualifies for Class 1, 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
2) Approving a Combined Development Permit consisting of a:
   a. A Coastal Administrative Permit and Design Approval to allow major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement;
   b. A Coastal Development Permit to allow development in the Critical Viewshed;
   c. An after-the-fact Coastal Development Permit to allow approximately 5,140 square feet of development on slopes in excess of 30%;
   d. Restoration of approximately 2,500 square feet of slopes in excess of 30% and approximately 12,500 square feet of previously disturbed area with native plants;
   e. An after-the-fact Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (maritime chaparral/coastal scrub/sagebrush coastal scrub); and
   f. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of July, 2026, upon motion of Commissioner _____, seconded by Commissioner _____ , by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
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 PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE

(FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220053

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit allows a major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement; development in the Critical Viewshed; approximately 5,140 square feet of development on slopes in excess of 30%; Restoration of approximately 2,500 square feet of slopes in excess of 30% and approximately 12,500 square feet of previously disturbed area with native plants; and allows development within 100 feet of environmentally sensitive habitat and 750 feet of archaeological resources. The property is located at 31525 Highway 1, Big Sur (Assessor's Parcel Number 243-221-030-000), Big Sur Coast Land Use 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 HCD - Planning. 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 243-221-030-000 on July 8, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

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. Monterey County HCD - Planning 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.
(HCD - Planning)

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 Monterey County HCD - Planning 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. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The approximately 2,500 square foot area covered with artificial surface shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of HCD - Planning. Restoration shall include the removal of the large golf putting green and recontour the area. The restoration plan may retain some of the existing fill to best enhance natural replanting.

The approximately 12,500 square foot area around the drainage control system permitted by this resolution shall have invasive plants removed and native plants best suited to the location planted. Any bare ground within the area shall be planted with appropriate native plants.

Restoration shall also include planting one native tree (Monterey Pine or Monterey Cypress) in approximately the same location as where a downed tree was removed.

Plans for such restoration shall be prepared by a qualified ecologist or biologist and shall be submitted to and approved by the Director of the HCD - Planning Department prior to commencement of use. Restored tree and native ground cover evidence of survival shall be provided after six months and then annually for 3 years. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit for house addition/remodel, the Owner shall submit restoration plans to HCD-Planning for review and approval. Prior to commencement of use, the Owner/Applicant shall submit evidence that the restoration has been done in compliance with the plans in the form of digital photographs to HCD - Planning.

Six months after installation, provide photographic evidence of the survival of the tree and restored natural landscape. Continue to improve and maintain for at least three years. Submit evidence of maintained survival of tree and restored natural landscape annually for three years.

On-going, replant the plants recommended in the restoration plan and remove invasive non-native plants, as needed.

5. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where lands within the Critical Viewshed exist in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. CIP section 20.145.030.A.2.h requires that as a condition of approval for properties in the critical viewshed, that the owner grant a scenic easement to the County over vegetated portions of the parcel without which the development would be located within the Critical Viewshed. Condition No. 5 is applied to implement this regulation. The easement shall be expanded from the existing easement area shown in the Parcel Map recorded July 22, 1983 with Volume 15 Parcel Map page 157 with consideration of upper lot changes due to a Lot Line Adjustment memorialized by Certificate of Compliance Doc. No. 2016073048, in consultation with certified professional. The area shall be expanded to include all of the western lower lot adjacent to Highway 1 and additional land in the upper north edge of the parcel, including 2,500 square feet of golf putting green that shall be restored to native vegetation and the areas below it and toward the parcel line where the replacement tree shall be planted. An easement deed shall be submitted to, reviewed and approved by the Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD – Planning.

6. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

7. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

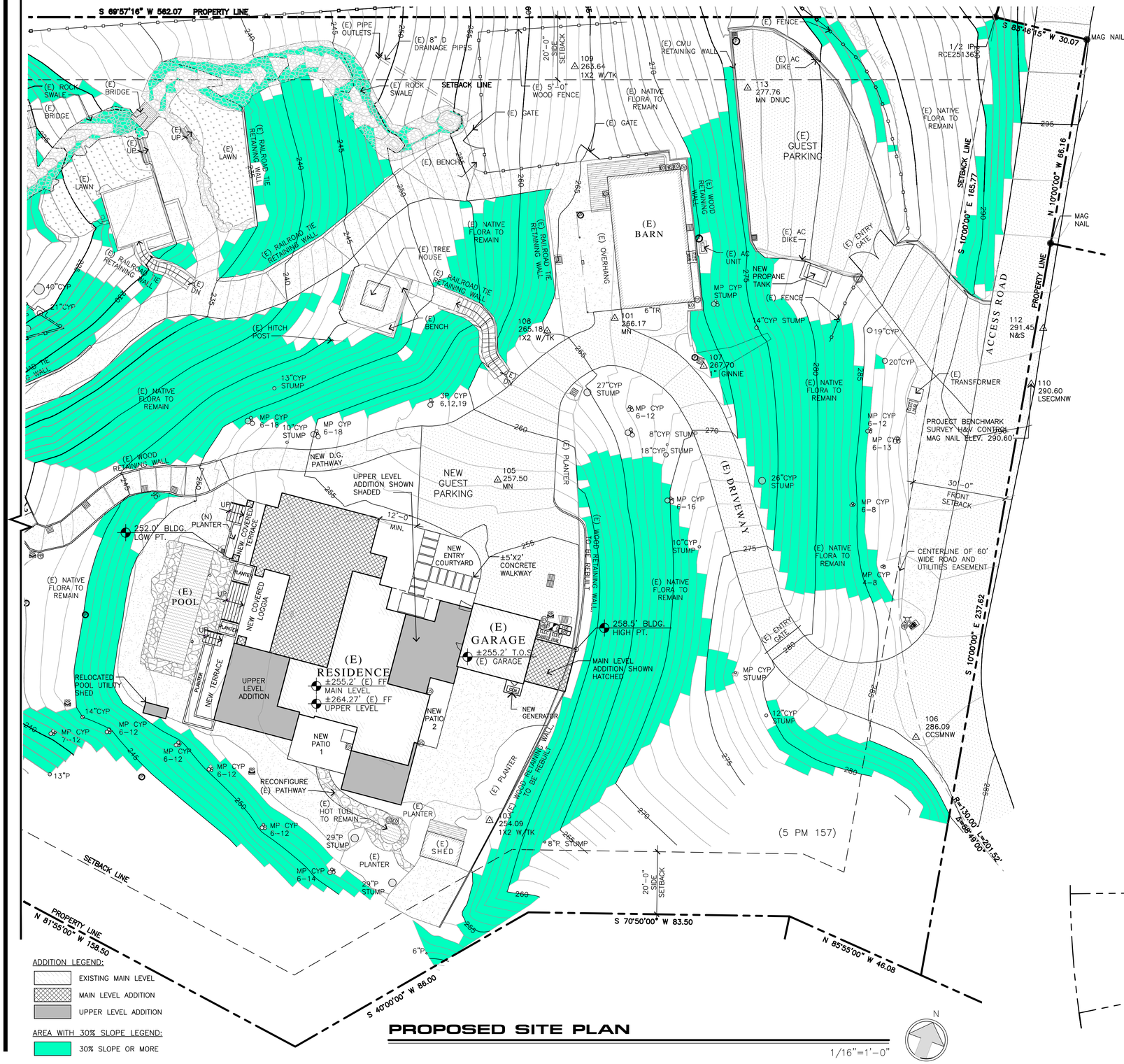
GREEN ZONE: 0'-30' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:
- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4□
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' – 100' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:
- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM HIGHWAY 1.



PROPOSED SITE PLAN

1/16"=1'-0"

ADDITION LEGEND:
- EXISTING MAIN LEVEL
- MAIN LEVEL ADDITION
- UPPER LEVEL ADDITION

AREA WITH 30% SLOPE LEGEND:
- 30% SLOPE OR MORE

PLANNING INFO.

- PROPERTY OWNER:
  JEFF & DONNA TEDFORD
  2272 E. KYNZLEE AVENUE
  FRESNO, CA 93730
- PROJECT ADDRESS:
  31525 HIGHWAY 1
  CARMEL, CA 93923
- PROJECT SCOPE:
  - 4,426 S.F. ADDITION TO & REMODEL OF EXISTING 2,645 S.F. SINGLE FAMILY RESIDENCE.
  - NEW 189 S.F. STORAGE AT EXISTING GARAGE.
  - NEW EXTERIOR DOORS AND WINDOWS.
  - NEW 298 S.F. COVERED TERRACE, NEW 385 S.F. COVERED LOGGIA, AND NEW 283 S.F. OUTDOOR STEPS AND TERRACE.
  - RELOCATE EXISTING POOL UTILITY SHED.
  - EXISTING MOTOR COURT TO BE RECONFIGURED, AND NEW GUEST PARKING.

  NOTE: ALL PROPOSED SECOND STORY ADDITIONS TO MATCH EXISTING BUILDING HEIGHTS.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 243-221-030
- ZONE: WSC/40-D(CZ)
- STORIES: TWO
- MAX BLDG. HT: 24 FT
- GRADING: 130 CY CUT | 105 CY FILL (25 CY NET CUT), SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE:
  2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
- LOT AREA: 216,190.52 SF (4.963 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN RESIDENCE	1520	−88	2688	4120
GARAGE	462	0	0	462
BARN	999	0	0	999
SHEDS	234	−114	0	120
TREE HOUSE	61	0	0	61
COVERED LOGGIAS	289	−289	385	385
COVERED TERRACE	0	0	298	298
COVERED ENTRY	239	−239	112	112
MECH./STORAGE	36	−36	189	189
UTILITY SHEDS	37	−37	0	0
OUTDOOR STEP/TERRACE	0	0	283	283
TOTAL	3877	−803	3955	7029

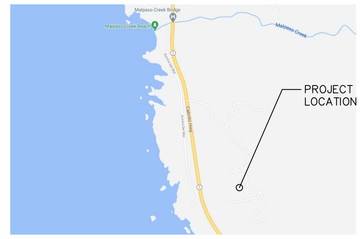
- LOT COVERAGE ALLOWED: 21,619 SF (10%)
- LOT COVERAGE PROPOSED: 7,029 SF (3.25%)
- F.A.R. CALCULATIONS:

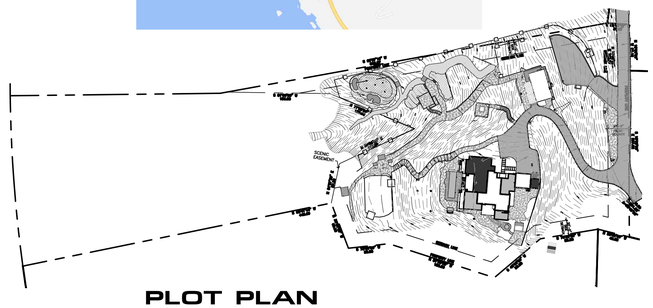
MAIN BUILDING	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	1520	−88	2688	4120
UPPER FLOOR	1125	−35	1861	2951
GARAGE	462	0	0	462
BARN	999	0	0	999
TOTAL	4106	−123	4549	8532

- F.A.R. PROPOSED: 8,532 SF (3.95%)

VICINITY MAP

N.T.S.





PLOT PLAN

N.T.S.

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950
PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

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STAMPS:

PROJECT/CLIENT:

TEDFORD RESIDENCE

PROJECT ADDRESS:

31525 HIGHWAY 1
CARMEL, CA
93923

APN: 243-221-030

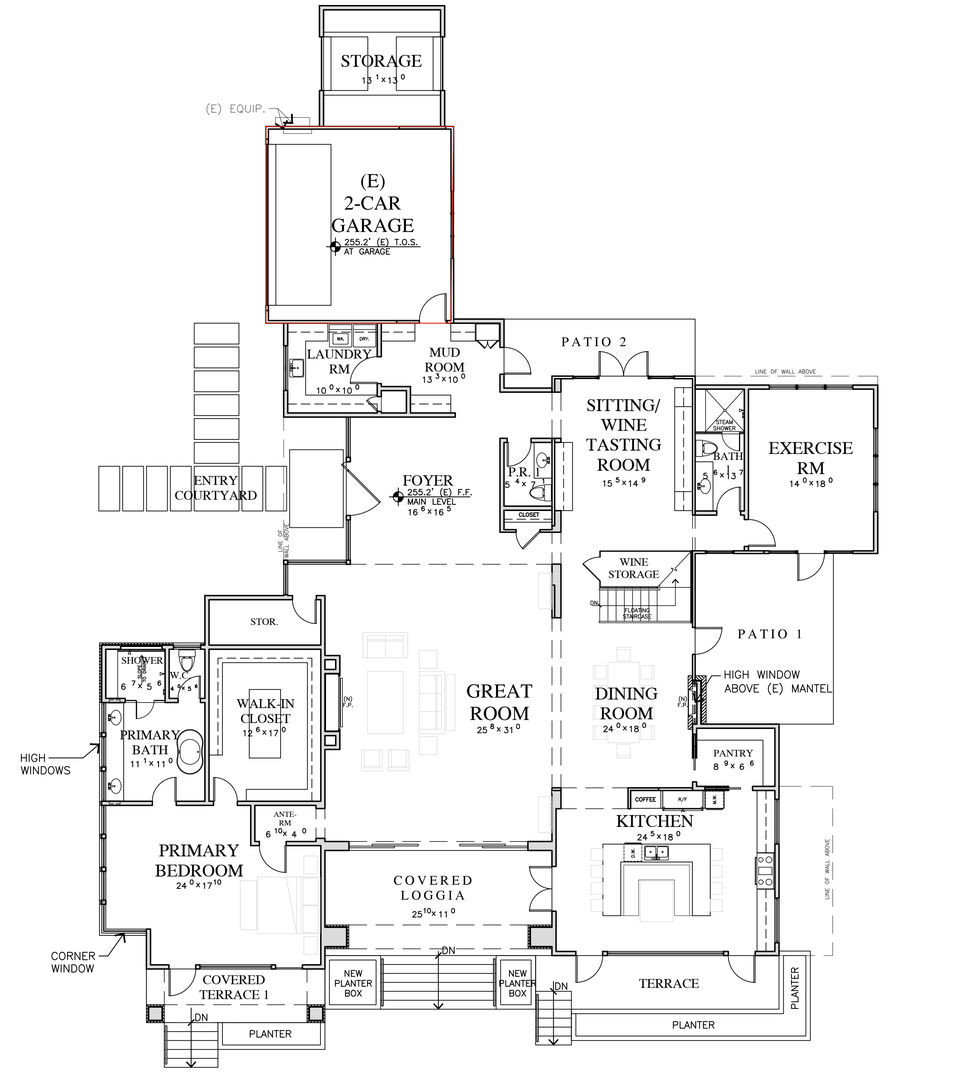
DATE: NOVEMBER 12, 2024
APPLICATION REQUEST

REVISIONS:
1. JANUARY 8TH MEETING WITH PLANNER
2. MARCH 27, 2025 PLANNING SUBMITTAL
3. JULY 28, 2025 PLANNING RESUBMITTAL
4. DECEMBER 16, 2025 PLANNING REVISION
5. APRIL 8, 2026 PLANNING REVISION
6.

SITE PLAN

SHEET NO.

A1.0



PROPOSED MAIN LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

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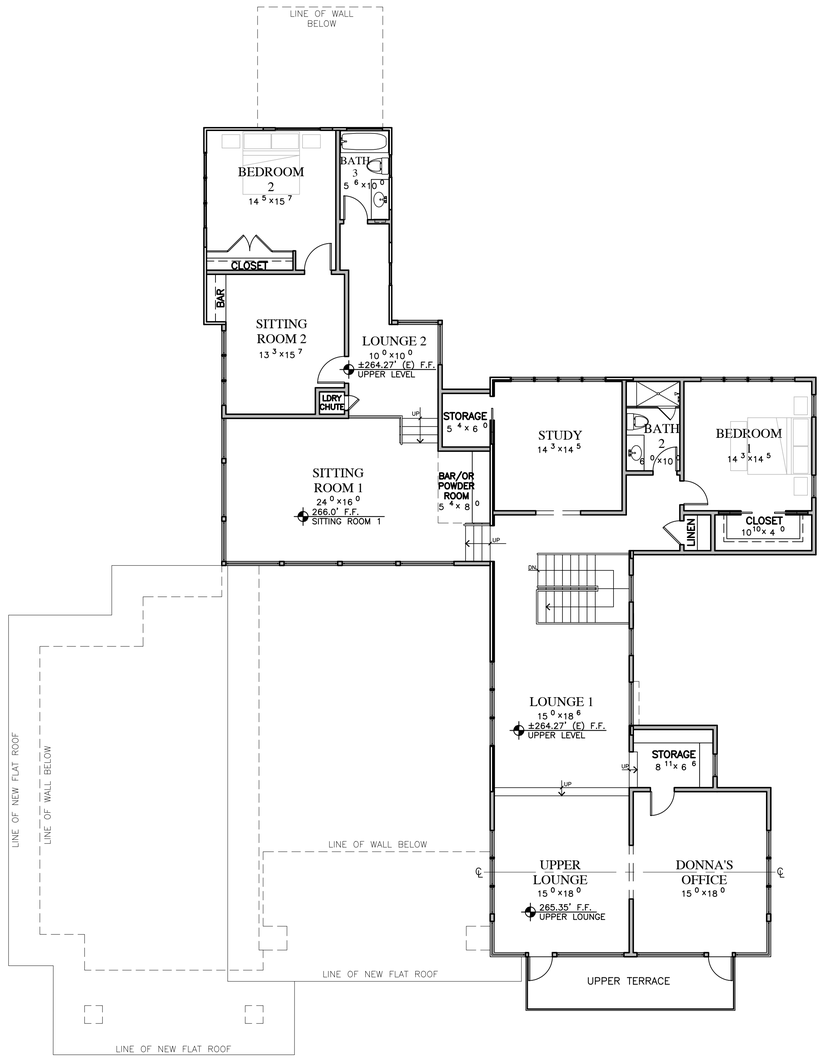
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6.

MAIN
LEVEL PLAN

SHEET NO.

A2.0



PROPOSED UPPER LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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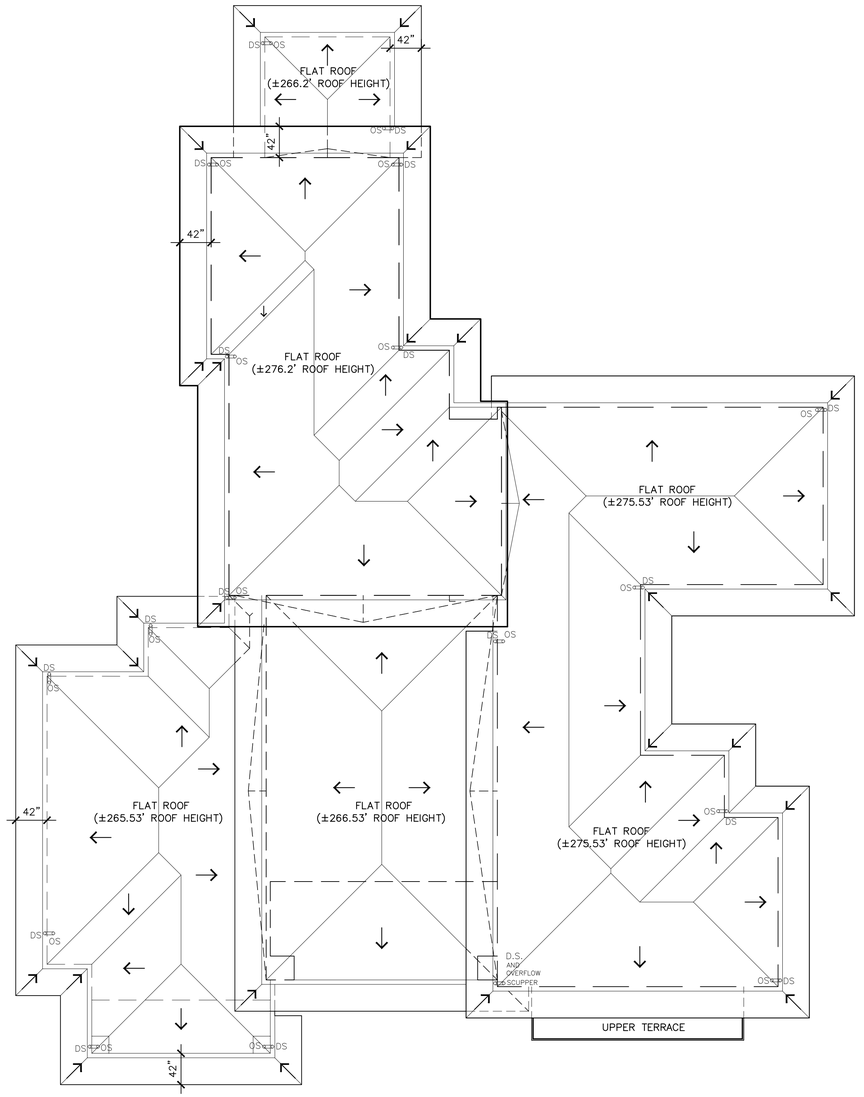
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PROPOSED UPPER LEVEL PLAN

SHEET NO.

A3.0



PROPOSED ROOF PLAN

1/8"=1'-0"

N

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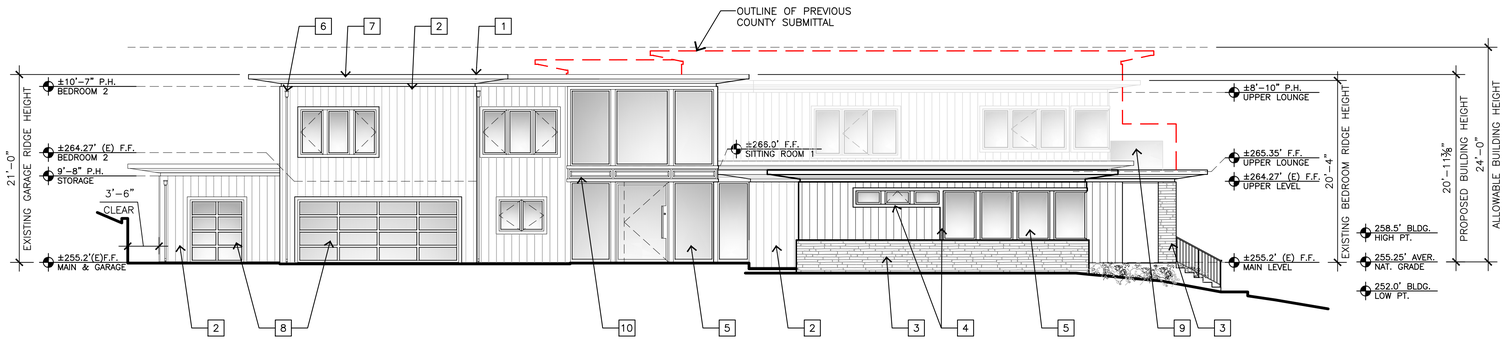
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PROPOSED
ROOF PLAN

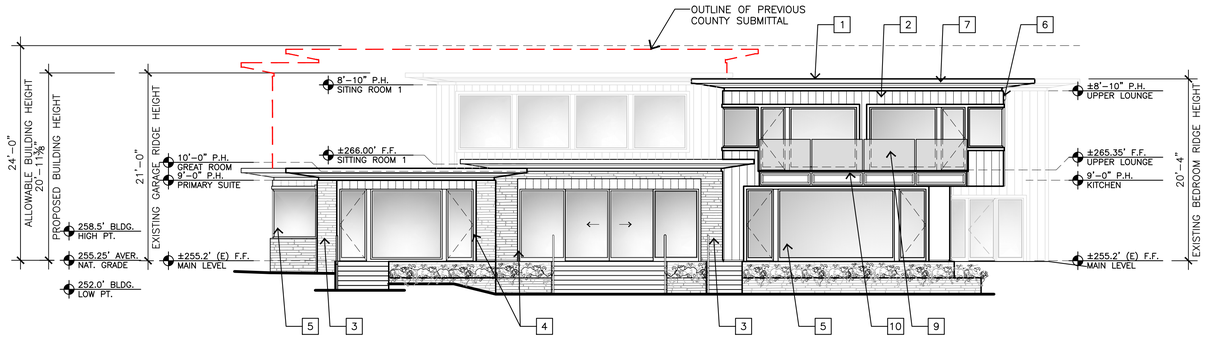
SHEET NO.

A5.0



NORTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. FLAT ROOF – SLOPE ¼" PER FOOT
2. PAINTED JAMES HARDIE SMOOTH PANEL EXTERIOR SIDING, 10" WIDTH VERTICAL PANEL
3. RANDOM LINEAR STONE VENEER
4. PAINTED 2X CEDAR TRIM, SURROUNDS, AND SILLS
5. ALUMINUM EXTERIOR DOORS & WINDOWS, ARCADIA CUSTOMS OR EQUAL
6. 5" RECESSED ALUMINUM GUTTERS & 2X3 ALUMINUM DOWNSPOUTS
7. 2X8 CEDAR FASCIA WITH 2X6 CEDAR DECKING EAVE
8. PRE-FINISHED ALUMINUM ROLL-UP OVERHEAD GARAGE DOOR, CLOPAY OR EQUAL
9. ½" THICK GLASS GUARDRAILS
10. PAINTED 2X CEDAR PANEL

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
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STAMPS:

PROJECT/CLIENT:

TEDFORD RESIDENCE

PROJECT ADDRESS:

31525 HIGHWAY 1
CARMEL, CA
93923

APN: 243-221-030

DATE: NOVEMBER 12, 2024
APPLICATION REQUEST

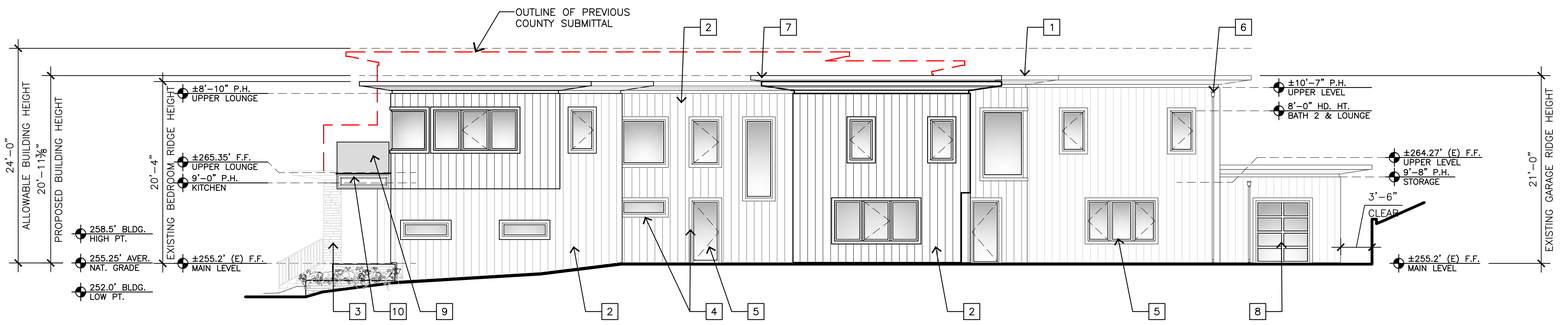
REVISIONS:

1. JANUARY 8TH MEETING WITH PLANNER
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3. JULY 28, 2025 PLANNING RESUBMITTAL
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5. APRIL 8, 2026 PLANNING REVISION
6.

ELEVATIONS

SHEET NO.

A6.0

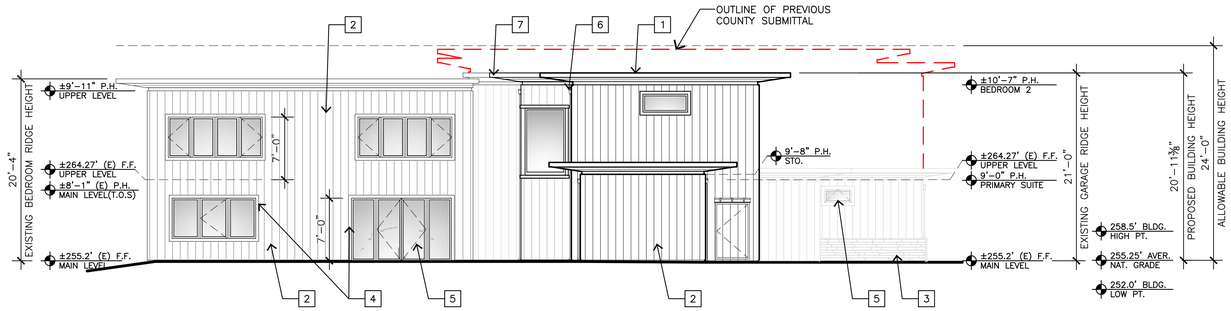


SOUTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. FLAT ROOF – SLOPE ¼" PER FOOT
2. PAINTED JAMES HARDIE SMOOTH PANEL EXTERIOR SIDING, 10" WIDTH VERTICAL PANEL
3. RANDOM LINEAR STONE VENEER
4. PAINTED 2X CEDAR TRIM, SURROUNDS, AND SILLS
5. ALUMINUM EXTERIOR DOORS & WINDOWS, ARCADIA CUSTOMS OR EQUAL
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8. PRE-FINISHED ALUMINUM ROLL-UP OVERHEAD GARAGE DOOR, CLOPAY OR EQUAL
9. ½" THICK GLASS GUARDRAILS
10. PAINTED 2X CEDAR PANEL



EAST ELEVATION

1/8"=1'-0"

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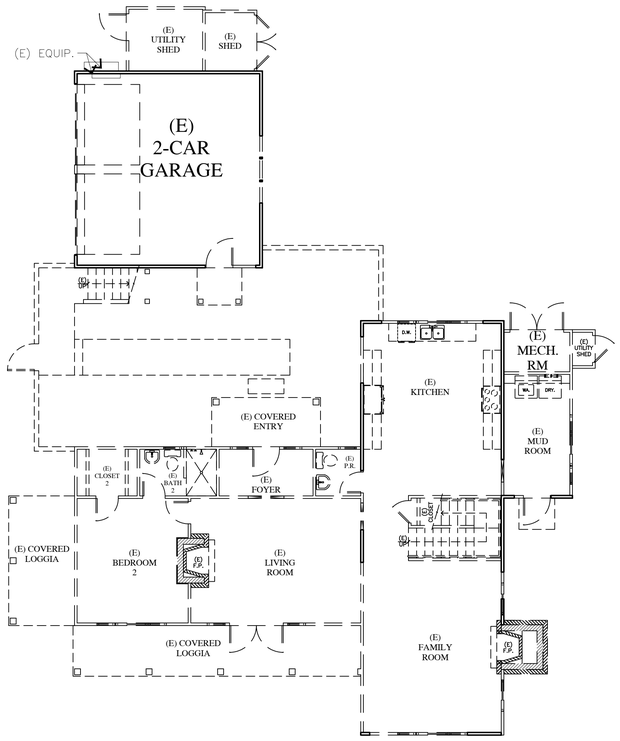
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ELEVATIONS

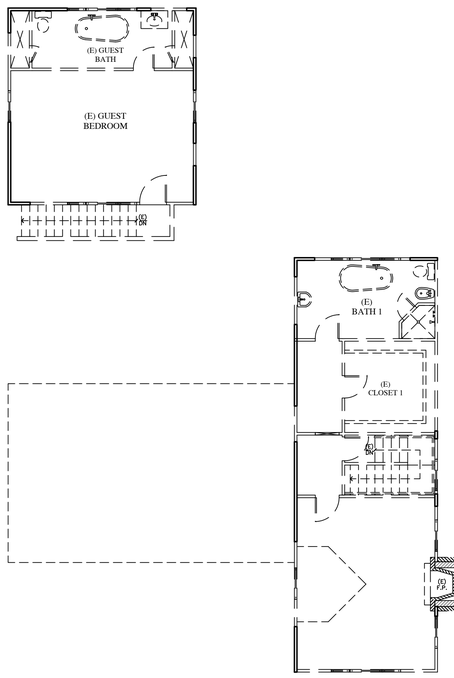
SHEET NO.

A6.1



MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



UPPER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA

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TEDFORD RESIDENCE

PROJECT ADDRESS:

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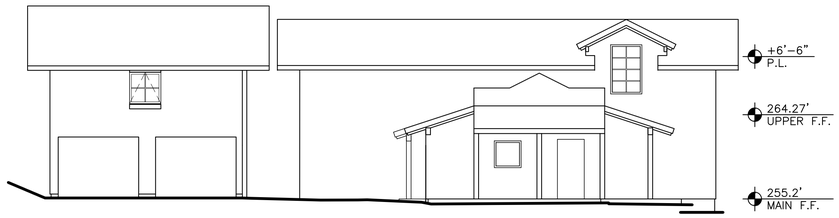
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6.

MAIN & UPPER LEVEL DEMO PLANS

SHEET NO.

D1.0



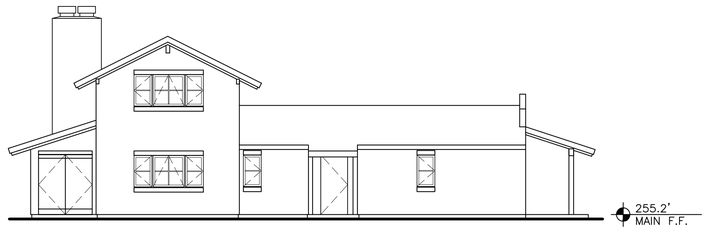
NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



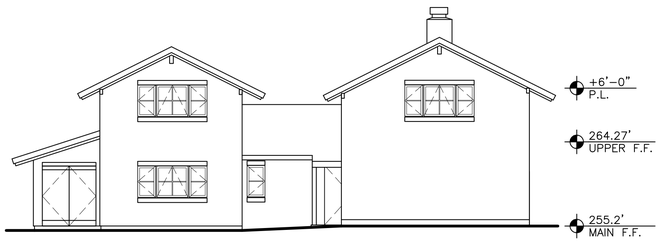
EAST ELEVATION 1

1/8"=1'-0"



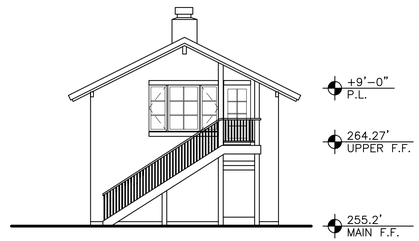
WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION 2

1/8"=1'-0"



GARAGE WEST ELEVATION

1/8"=1'-0"

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STAMPS:

PROJECT/CLIENT:

TEDFORD
RESIDENCE

PROJECT ADDRESS:

31525 HIGHWAY 1
CARMEL, CA
93923

APN: 243-221-030

DATE: NOVEMBER 12, 2024
APPLICATION REQUEST

REVISIONS:

1. JANUARY 8TH MEETING WITH PLANNER
2. MARCH 27, 2025 PLANNING SUBMITTAL
3. JULY 28, 2025 PLANNING RESUBMITTAL
4. DECEMBER 16, 2025 PLANNING REVISION
5. APRIL 8, 2026 PLANNING REVISION
6.

EXISTING
ELEVATIONS

SHEET NO.

D2.0

COLOR AND MATERIAL SAMPLES FOR

TEDFORD RESIDENCE
31525 HIGHWAY ONE, CARMEL CA 93923
APN: 243-221-030

CONCEALED ALUMINUM GUTTERS AND 2X3 DOWNSPOUTS
(Painted to match Eaves and Walla)



Match James Hardie Color: Navajo Beige
For Leader Box and downspout

LINEAR STONE VENEER
Fond du Lac Natural Stone or Equal
Color : Virginia Ledgestone



JAMES HARDIE PANEL SIDING
10” Vertical Smooth Panel
Color: Navajo Beige



PAINTED CEDAR TRIM, PANELS, SURROUNDS, SILLS, FASCIA, & EAVE DECKING

DUNN EDWARDS PAINT
Color: DE 6147 Chester Brown

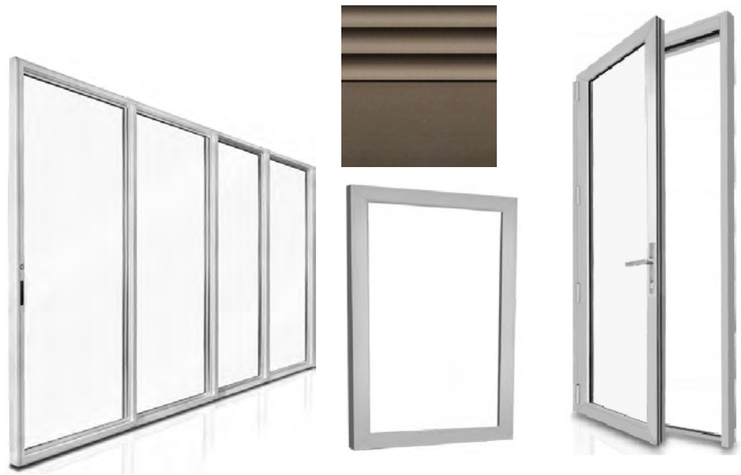
½” THICK TEMPERED GLASS GUARDRAIL



PRE-FINISHED ALUMINUM GARAGE DOOR
(Clopay or Equal)
Color: Dark Bronze



ALUMINUM EXTERIOR DOORS AND WINDOWS
(Arcadia Customs or Equal)
Color: AB4 Medium Bronze



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Exhibit B

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MINUTES
Big Sur Land Use Advisory Committee
December 9, 2025

1. Meeting called to order by Marcus Foster **at** 10:16 **am**

2. Roll Call

Members Present:
Marcus Foster, John Wilson, John Grigsby, David Smiley

Members Absent:
Christina Dipaci, Trey Kropp

3. Approval of Minutes:

A. **May 27, 2025** minutes

Motion: David Smiley (LUAC Member's Name)

Second: John Wilson (LUAC Member's Name)

Ayes: Unanimously approved

Noes:

Absent:

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

none

5. Scheduled Item(s)

PLN220053 – TEDFORD JEFFREY R & DONNA M TRS

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Big Sur

1.

Project Name: TEDFORD JEFFREY R & DONNA M TRS
File Number: PLN220053
Project Location: 31525 HWY 1, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-221-030-000
Project Planner: MARY ISRAEL
Area Plan: BIG SUR COAST LAND USE PLAN, COASTAL ZONE
Project Description: CONSTRUCTION OF ADDITION AND REMODEL OF A SINGLE-FAMILY DWELLING, GARAGE, NEW PATIO, COVERED TERRACE AND LOGGIA; CHANGE TO MOTOR COURT AND ADDITIONAL PARKING. BSCLUP

Was the Owner/Applicant/Representative present at meeting? YES X **NO** ____

(Please include the names of those present)

June (I didn't get his last name. I believe Mary has it.)

Was a County Staff/Representative present at meeting? Mary Israel **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
The House is more exposed to the highway.	Violates the Key Policy – Critical Viewshed	Reduce the height to prevent intensification of the exposure that currently exists.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: David Smiley (LUAC Member's Name)

Second by: John Wilson (LUAC Member's Name)

____ Support Project as proposed

____ Support Project with changes

X Continue the Item

Reason for Continuance: So the Architect can work with the client to modify the height. He had not heard this concern from anyone in the Planning Department before.

Continue to what date: When Client is ready

Ayes: Unanimously recommended

Noes:

Absent:

Abstain:

MINUTES
Big Sur Land Use Advisory Committee
May 26, 2026

1. **Meeting called to order by** Trey Kropp **at** 10:04 **am**

2. **Roll Call**

Members Present:
Trey Kropp, John Wilson, John Grigsby, David Smiley

Members Absent:
Christina Dipachi, Bruce Marchant

3. **Approval of Minutes:** [redacted] No action taken on March 10, 2026 minutes.

A. **March 10, 2026** minutes

Motion: [redacted] (LUAC Member's Name)

Second: [redacted] (LUAC Member's Name)

Ayes: [redacted]

Noes: [redacted]

Absent: [redacted]

Abstain: [redacted]

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

Marcus Foster spoke to the concern that fire mitigation measures are being enacted in Big Sur that result in homes being exposed in the Critical Viewshed without the necessary permits. He also expressed exasperation with the County's enforcement policy that takes shut down action against Hacienda Hay and Feed and does nothing to enforce a similar shut down against Wind and Sea for its violoation of the County's policy against commercial activity in a residentially zoned neighborhood in Big Sur. [redacted]

5. Scheduled Item
PLN220053 - TEDFORD JEFFREY R & DONNA M TRS

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 10:41 am

Minutes taken by: David Smiley and John Grigsby

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Big Sur LUAC

1.

Project Name: TEDFORD JEFFREY R & DONNA M TRS
File Number: PLN220053
Project Location: 31525 HWY 1, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-221-030-000
Project Planner: Mary Israel
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow partial demolition of a residence including removal of 88 square feet (sq. ft.) of the main house, covered loggia (289 sq. ft.), a covered entry (239 sq. ft.), storage (36 sq. ft.), a utility shed (36 sq. ft.) and part of a shed (114 sq. ft. of 289 sq. ft.), construction of a 3,955 square feet of additions, and associated site improvements including re-configuration of the driveway; 2) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; 3) after-the-fact Coastal Development Permit for development on slopes in excess of 30%.

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of those present)

Jun Sillano, Architect and Jeffrey Tedford, owner.

Was a County Staff/Representative present at meeting? Mary Israel was absent, Mckenna Bowling was presnt **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
We were all appreciative of the major height reduction that was made in this proposal.		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: John Grigsby (LUAC Member's Name)

Second by: David Smiley (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Unanimous

Noes: 0

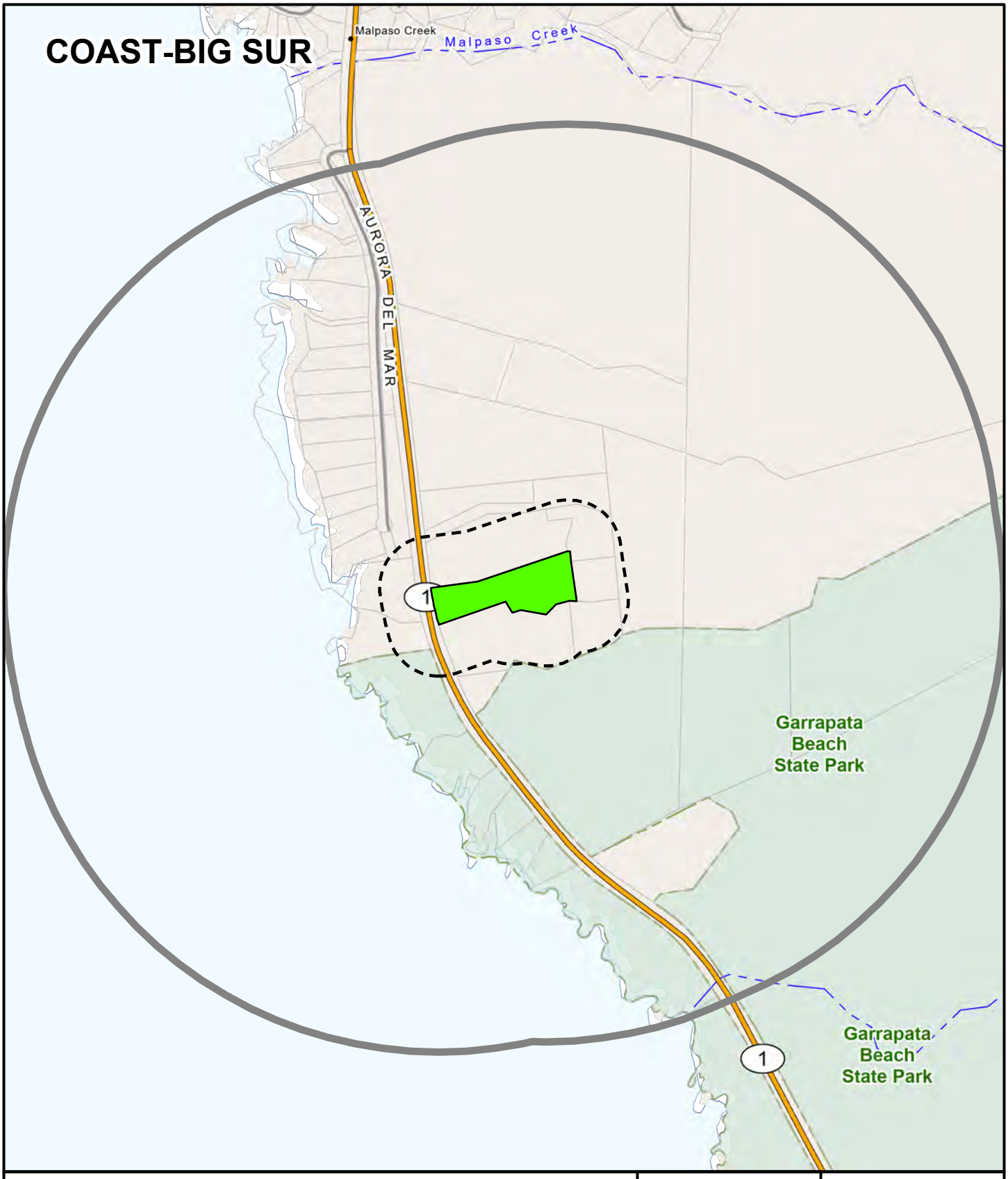
Absent: Christina Dipachi, Bruce Merchant

Abstain: 0

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Exhibit C

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APPLICANT: TEDFORD JEFFREY AND DONNA M TRUST

APN: 243-221-030-000 **FILE #** PLN220053

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

COUNTY OF MONTEREY CALIFORNIA • 1850 •

PLANNER: MARY ISRAE

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Exhibit D

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Exhibit D

Site Photographs taken by staff





This and next slide: Photographs taken onsite in January, 2025 of the development on slopes without benefit of permit.







Photograph above: existing residence and shed, Dec. 2025



Photograph above: previously proposed staking and flagging, Dec. 2025



Photograph above: view showing peek of Hwy 1 from golf putting green (Jan. 2025)



Photograph above: view of first proposed development staking and flagging from southbound Hwy 1 (Dec. 2025)



Photograph above: view showing barn visibility (not part of the major remodel) from southbound Hwy 1 (Dec. 2025)





Photographs above: proposed staking and flagging, May 2026



Photograph above: view of the project from southbound Hwy 1 (May 2026)



Photograph above: view showing project from northbound Hwy 1 (May 2026)



Photograph above: view of the project site from one ravine to the south while traveling southbound on Hwy 1 (May 2026)

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Exhibit E

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LANDSET ENGINEERS, INC.

4 March 2025

Mr. Jeff Tedford
31525 Highway 1
Carmel Highlands, CA 93923

Project: Lands of Tedford - APN 243-221-030
31525 Highway 1
Carmel Highlands, CA 93923

Subject: Site Investigation – As-Built Conditions

Reference(s): 1. Grading, Drainage and Erosion Control Plan
The Tedford Residence – APN 243-221-030
Carmel Highlands, Monterey County, California
Job. No. 2260-03, Sheets C1-C7, prepared by
LandSet Engineers, Inc., dated 2/10/25.

2. Site Topographic Map – Parcel B-3, 15 PM 157
APN 243-221-030, Job No. 2260-02, Sheet 1 of 1
prepared by LandSet Engineers, Inc., dated 1/18/25

Dear Mr. Tedford:

As requested to evaluate the as-built site conditions, specifically in regards to unpermitted grading and drainage improvements, I performed a site visit on Thursday, 27 February 2025. This site investigation was performed in the upper developed area along the northerly boundary. This area includes the putting green and rock-lined channel as shown on References 1 and 2 above.

BACKGROUND:

At the time of my visit, I met with the owner, Mr. Jeff Tedford in which he gave me a brief history of the landscaping improvements that were performed and why. Because of the heavy winter storms and high wind events, the subject area experienced fallen trees and significant surface erosion. In an effort to remove the trees and restore the eroded areas caused from the rainfall, landscaping and drainage improvements were promptly constructed. These improvements have been in place for approximately 3 years.

SITE OBSERVATIONS:

Based upon the aforementioned history and the current site conditions, it was confirmed that no impervious structures and/or hardscape was constructed in this area. The storm drain lines, outlet, rock lined channel and putting green are in excellent condition. No new erosion and/or

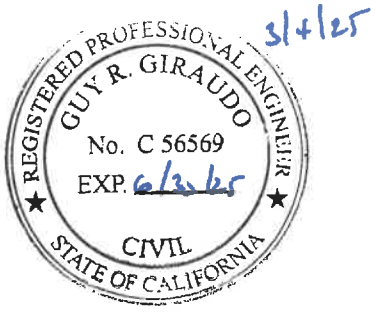
detrimental effects upslope and/or downslope of the improvements were noted. The putting green is stable and also serves as a check dam/detention facility to counteract erosion by temporarily storing and reducing the water flow velocity coming from the adjacent property. The area of the putting green is approximately 2,500 square feet and was contoured from a 4' cut/fill pad, earthwork balanced on-site with approximately 80 cubic yards of cut and fill. The existing drainage patterns have not been altered and remain the same.

CONCLUSIONS & RECOMMENDATIONS:

Please note that no grading was performed in the scenic easement area as defined and shown on Volume 15 of Parcel Maps at Page 157, Monterey County Records. It is my opinion that the minimal grading done for the putting green and the rock lined channels as part of the landscaping improvements were professionally constructed, are serving a useful purpose and have stabilized this area to a condition better than it was prior to. I see no need for these improvements to be removed and it being a requirement that this area be restored to its original state.

If any questions or further clarification is required, please do not hesitate to contact the undersigned.

Respectively Submitted,
LandSet Engineers, Inc.



3/4/25

Guy R. Giraudo, P.E., P.L.S.
R.C.E. 56569, LS 8703
Dist: Addressee (2)
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GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE TEDFORD RESIDENCE
APN: 243-221-030
CARMEL HIGHLANDS, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE:1" = 120'

ABBREVIATIONS:

±	=	PLUS OR MINUS; APPROXIMATE	EVC	=	END OF VERTICAL CURVE	PL	=	PROPERTY LINE
ø	=	DIAMETER	EW	=	EACH WAY	POC	=	POINT OF CONNECTION
AB	=	AGGREGATE BASE	EX	=	EXISTING	PVC	=	POLYVINYL CHLORIDE
ABAN	=	ABANDON	FC	=	FLUSH CURB	RC	=	RELATIVE COMPACTION
AC	=	ASPHALT CONCRETE	FD	=	FIRE DEPARTMENT	RES	=	RESIDENCE
AD	=	AREA DRAIN	FF	=	FINISHED FLOOR	RM	=	ROOM
ADD	=	ADDITION	FG	=	FINISHED GRADE	RND	=	ROUND
ADU	=	ACCESSORY DWELLING UNIT	FL	=	FLOWLINE	RW	=	RETAINING WALL
BC	=	BEGINNING OF CURVE	FM	=	FORCE MAIN	RWL	=	RAINWATER LEADER
B.E.	=	BUILDING ENVELOPE	FP	=	FINISHED PAD	SD	=	STORM DRAIN
BLDG	=	BUILDING	GAR	=	GARAGE	SF	=	SQUARE FEET
BOT	=	BOTTOM	GB	=	GRADE BREAK	SG	=	SUBGRADE
BSMT	=	BASEMENT	GR	=	GRATE	SQ	=	SQUARE
BVC	=	BEGINNING OF VERTICAL CURVE	HDPE	=	HIGH-DENSITY POLYETHYLENE	SS	=	SANITARY SEWER
CB	=	CATCH BASIN	HP	=	HIGH POINT	STA	=	STATION
CF	=	CUBIC FEET	HT	=	HEIGHT	STN	=	STONE
CL	=	CENTERLINE	INV	=	PIPE INVERT	STP	=	STEP
CO	=	CLEANOUT	JB	=	JUNCTION BOX	SUBD	=	SUBDRAIN
CONC	=	CONCRETE	JT	=	JOINT TRENCH	TBR	=	TO BE REMOVED
CY	=	CUBIC YARDS	LF	=	LINEAR FEET	TD	=	TRENCH DRAIN
DG	=	DECOMPOSED GRANITE	LP	=	LOW POINT	TW	=	TOP OF WALL
DK	=	DECK	MAX	=	MAXIMUM	TYP	=	TYPICAL
DS	=	DOWNSPOUT	MIN	=	MINIMUM	U.N.O.	=	UNLESS NOTED OTHERWISE
DWY	=	DRIVEWAY	OC	=	ON-CENTER	VC	=	VERTICAL CURB
EC	=	END OF CURVE	OUT	=	OUTLET	VIF	=	VERIFY IN FIELD
EG	=	EXISTING GROUND	PCC	=	PORTLAND CEMENT CONCRETE	W/	=	WITH
ELEV	=	ELEVATION	PERF	=	PERFORATED	W/O	=	WITHOUT
ESMT	=	EASEMENT	PERM	=	PERMEABLE	WD	=	WOOD

INDEX TO SHEETS

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GENERAL NOTES:

1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR THE TEDFORD RESIDENCE PREPARED BY IDG, DATED 11/12/2024; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 12/09/2024.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S SOIL ENGINEERING INVESTIGATION PREPARED BY BUTANO GEOTECHNICAL ENGINEERING; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 130 CUBIC YARDS OF CUT AND 105 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 25 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO A DISPERSION TRENCH AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
13) TRENCH DRAINS SHALL BE NDS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 10'. GRATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
14) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
16) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
17) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
18) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
19) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

PROJECT DATA:

GRADING VOLUMES		
CUT	=	130 CY
FILL	=	105 CY
NET	=	25 CY CUT
IMPERVIOUS AREA*		
ADDITIONS	=	2100 SF
DRIVEWAY	=	3225 SF
ENTRY	=	241 SF
PATIOS	=	2046 SF
UPHILL SWALE	=	369 SF
TOTAL	=	7981 SF
		*CREATED OR REPLACED
PERMEABLE SURFACES		
DG	=	2295 SF
LANDSCAPE	=	4731 SF
TOTAL	=	7026 SF
AREA OF DISTURBANCE		
TOTAL	=	15,007 SF

LEGEND:

- PROPERTY BOUNDARY
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- RETAINING WALL
- SWALE FLOW LINE
- SD — SD — STORM DRAIN PIPE
- RWL — RWL — RAINWATER LEADER
- SUBD — SUBD — SUBDRAIN LINE
- EXISTING RESIDENCE FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- ASPHALT CONCRETE
- CONCRETE
- DECOMPOSED GRANITE
- STONE
- WATER
- WOOD
- CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- DOWNSPOUT W/ SPLASH BLOCK
- DISPERSION TRENCH
- ENERGY DISSIPATOR
- TREE
- TREE TO BE REMOVED

STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST=CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	BUTANO GEOTECHNICAL ENGINEERING	Beginning of Project		
Subexcavation, fill placement, and compaction	BUTANO GEOTECHNICAL ENGINEERING	Throughout grading operations		
Foundation Excavations	BUTANO GEOTECHNICAL ENGINEERING	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	BUTANO GEOTECHNICAL ENGINEERING	Prior to trench backfill		
Utility trench compaction	BUTANO GEOTECHNICAL ENGINEERING	During backfill operations		
Retaining wall backfill compaction	BUTANO GEOTECHNICAL ENGINEERING	During backfill operations		
Baserock subgrade compaction	BUTANO GEOTECHNICAL ENGINEERING	Prior to pavement installation		

CONTACT INFORMATION:

OWNER:
JEFF AND DONNA TEDFORD
2272 E KYNZLEE AVE
FRESNO, CA 93730

ARCHITECT:
JUN SILLANO
IDG
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SITE LOCATION:
31525 HWY 1
CARMEL HIGHLANDS, CA 93923

APPROVED BY:
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"COVER SHEET"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE TEDFORD RESIDENCE
A.P.N.: 243-221-030
CARMEL HIGHLANDS, CALIFORNIA
FOR
JEFF AND DONNA TEDFORD

SCALE: AS SHOWN
DATE: FEB 2025
JOB No. 2260-03

No.	DATE	BY	REVISION
	02/10/25	JAN	RELEASED TO CLIENT

SHEET C1
OF 7 SHEETS

KEYNOTES: (#)

1) **GRADE AWAY FROM FOUNDATIONS** THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY AT NO LESS THAN 5% (2% IF IMPERVIOUS) FOR AT LEAST 10' OR TO AN APPROVED ALTERNATIVE METHOD OF STORMWATER MANAGEMENT.

2) **ADJUST TO GRADE** THE EXISTING CATCH BASIN/INLET SHALL REMAIN IN PLACE BUT BE ADJUSTED TO THE NEW GRADE SPECIFIED.

"GRADING & DRAINAGE PLAN"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE TEDFORD RESIDENCE

A.P.N.: 243-221-030

CARMEL HIGHLANDS, CALIFORNIA

FOR

JEFF AND DONNA TEDFORD

APPROVED BY:

GUY R. GIRARDO

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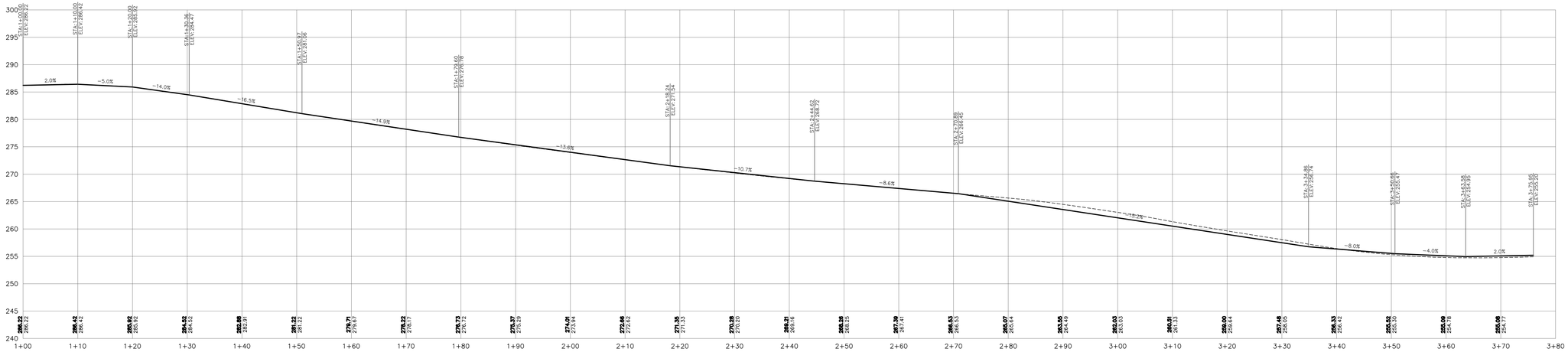
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SCALE: 1" = 15'
DATE: FEB 2025
JOB No. 2260-03

SHEET C2

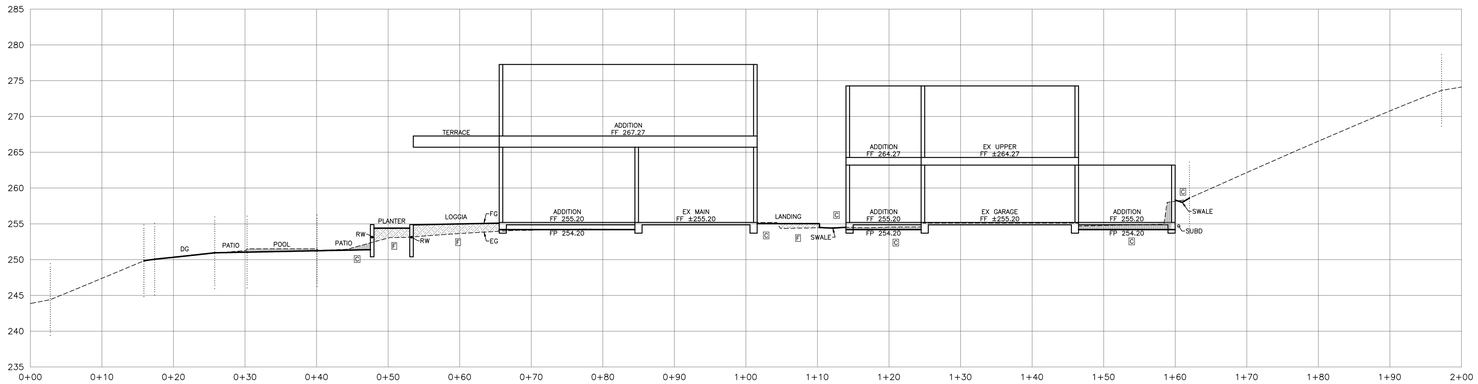
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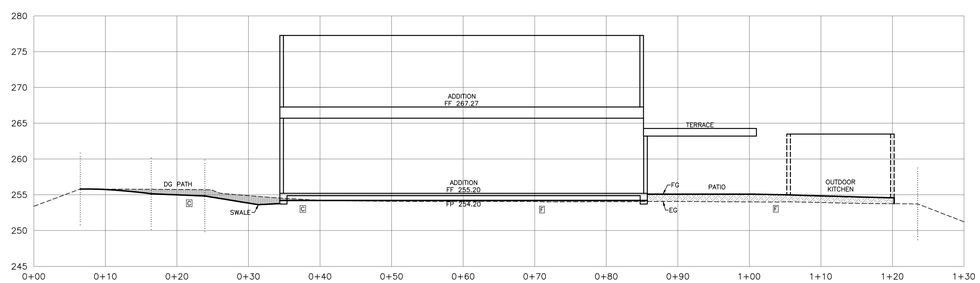
DRIVEWAY CENTERLINE PROFILE

SCALE: 1"=10' H&V



SECTION A-A

SCALE: 1"=10' H&V



SECTION B-B

SCALE: 1"=10' H&V

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"GRADING SECTIONS & DETAILS"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE TEDFORD RESIDENCE
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FOR

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SHEET C3

OF 7 SHEETS

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NOTES:

1) INFORMATION ABOUT EXISTING UTILITIES WAS COMPILED FROM THE SITE TOPOGRAPHIC MAP PREPARED BY LANDSET ENGINEERS, DATED 12/09/2024. THE LOCATIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

N

15 0 15 30

EX CB
GR ±277.43
INV ±275.43
4" PVC

EX CB
GR ±277.50
INV ±275.50

EX CB
GR ±266.16
INV ±264.16

EX BARN

EX CB
GR ±264.98
INV ±262.98

EX SD TO REMAIN

EX CB
GR ±266.63
INV ±264.63

EX SD TO REMAIN

EX TREE HOUSE

EX CB
GR ±262.33
INV ±260.33

EX SD TO REMAIN

ACCESS ROAD

EX 2" PVC

EX 4" PVC

CB
V64
GR 251.45
INV 249.45

EX SHED (RELOCATED)

CB
V64
GR ±251.23
INV ±249.23

SD
10 LF
6" PVC
S: 2.2%

EX CB
GR ±248.15
INV ±246.15

EX CB
GR ±246.32
INV ±244.32

EX CB
GR ±255.96
INV ±253.96

SD
11 LF
6" PVC
S: 2% MIN

EX SD (TBR)

SD
57 LF
6" PVC
S: 2.5%

INV 250.33

CB
V64
GR 255.13
INV 250.89

EX CB
GR ±254.84
INV ±252.40

EX CB
GR ±254.84
INV. ±252.40

EX SD TO REMAIN

EX SD TO REMAIN
CONNECT TO NEW SD

EX CB
GR ±255.15
INV ±251.83

INV 255.20

SUBD CO

SUBD
20 LF
4" PVC (PERF)
S:15 MIN

INV 255.00

SUBD
20 LF
4" PVC (SOLID)
S:15 MIN
TO DAYLIGHT

INV 254.60

EX CB
GR ±236.06
INV ±234.06

EX CB
GR ±238.43
INV ±236.43

EX CB
GR ±243.51
INV ±241.51

EX CB
GR ±242.07
INV ±240.07

EX CO

SD CO

EX SD TO REMAIN

EX AD
GR ±251.33
INV ±249.48

EX SD (TBR)

EX CB (TBR)

EX SD (TBR)

EX CB (TBR)

EX SD (TBR)

INV 251.41

CB
NDS 9x9
GR 254.15
INV ±251.40

SD
19 LF
4" PVC
S:2%

CB
NDS 9x9
GR 254.24
INV ±251.83

EX CO (TBR)

EX GARAGE
FF ±255.20

EX RWL (TBR)

ADDITION
FF 255.20
FP 254.20

ADDITION
FF 255.20
FP 254.20

ADDITION
FF 255.20
FP 254.20

EX RESIDENCE
FF ±255.20

EX RWL (TBR)

EX RWL (TBR)

SD
97 LF
6" PVC
S: 2% MIN

JB
V64
LID 239.00
INV ±237.04

DISPERSION TRENCH
2'x3'; 20 LF
STORAGE: 48.0 CF
TOP 238.00
INV ±237.00
BOT 235.00

EX 8" PVC

EX SHED

JB
V64
LID 249.16
INV ±247.16

DISPERSION TRENCH
2'x3'; 6 LF
STORAGE: 14.4 CF
TOP 248.00
INV ±247.00
BOT 245.00

SD
55 LF
6" PVC
S:2% MIN

CB
V64
GR 253.20
INV 251.20

"UTILITY PLAN"

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FOR

JEFF AND DONNA TEDFORD

APPROVED BY:

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2/10/25

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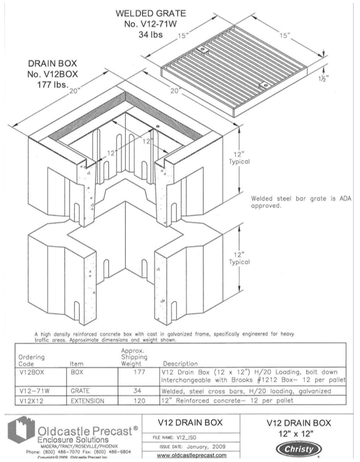
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SCALE: 1" = 15'
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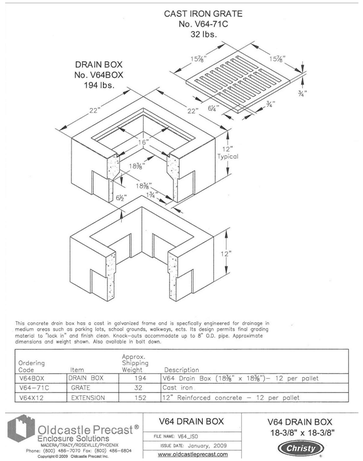
SHEET C4

OF 7 SHEETS

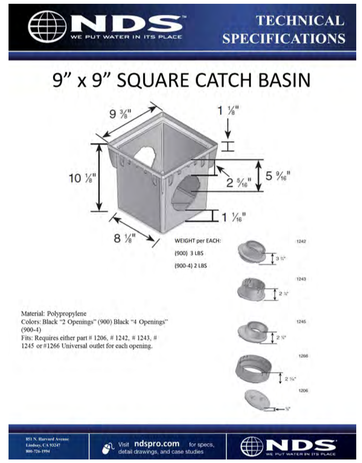
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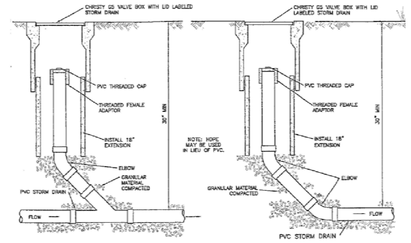
1 CHRISTY V12 CATCH BASIN



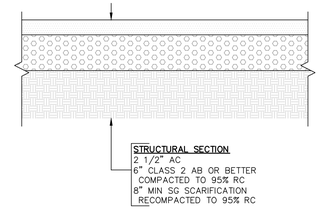
2 CHRISTY V64 CATCH BASIN



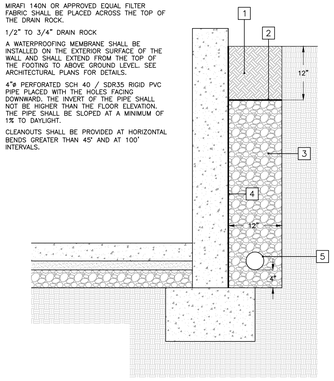
3 NDS 9" CATCH BASIN



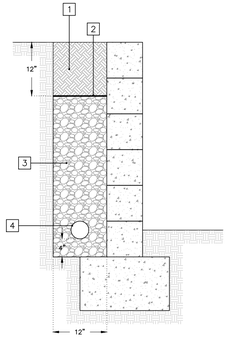
4 G5 STORM DRAIN CLEANOUT



5 PAVEMENT SECTION (ASPHALT)

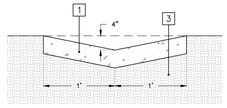


6 PERIMETER SUBDRAIN



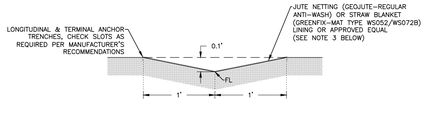
1. 12" NATIVE CAP. TRENCH SURFACE SHALL BE RESTORED TO NATURAL/ORIGINAL CONDITION.
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK.
4. 4"ø PERFORATED SCH 40/SDR 35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
5. CLEANOUTS SHALL BE PROVIDED AT THE UPSTREAM END OF ANY RUN OF PERFORATED PIPE, AT HORIZONTAL BENDS GREATER THAN 45°, AND AT A MAXIMUM SPACING OF 100'.

7 SUBDRAIN BEHIND RETAINING WALL



1. 4" THICK CONCRETE VALLEY GUTTER. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%. SIDE SLOPE SHALL BE A MINIMUM OF 5%.
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM SILTATION.
3. THE SOIL BELOW THE CONCRETE SHALL BE SCARIFIED 8" AND THEN RECOMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.

8 CONCRETE SWALE



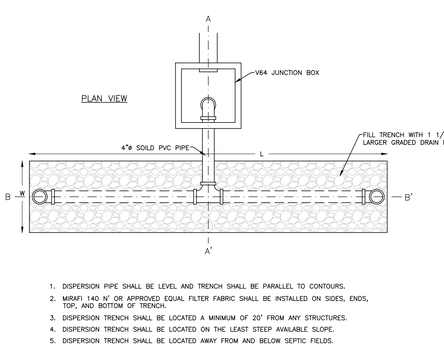
1. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%.
2. THE SWALE SHALL BE REVEGETATED WITH NATIVE GRASSES BY A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3. IF THE SWALE DOES NOT HAVE ADEQUATE GROWTH ESTABLISHED PRIOR TO THE ONSET OF THE WINTER SEASON, OCTOBER 15, IT SHALL BE LINED WITH JUTE NETTING OR STRAW BLANKETS AND PROPERLY SECURED (ANCHORED AND FASTENED) AS OUTLINED PER THE MANUFACTURER'S GUIDELINES AND SPECIFICATIONS IN ORDER TO FUNCTION PROPERLY AND PREVENT ACCELERATED EROSION.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH AND/OR SILTATION.
5. GRADED SWALE SHALL BE PROOF-ROLLED AND/OR MECHANICALLY COMPACTED TO MINIMUM 85% RELATIVE COMPACTION.

9 EARTH SWALE

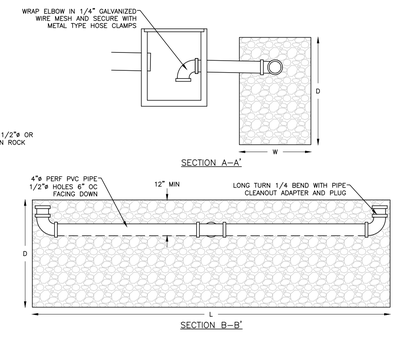
10

11

12



1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. MIRAFI 140 N' OR APPROVED EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP, AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 20' FROM ANY STRUCTURES.
4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.



13 DISPERSION TRENCH

"CONSTRUCTION DETAILS"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE TEDFORD RESIDENCE

A.P.N.: 243-221-030

CARMEL HIGHLANDS, CALIFORNIA

FOR

JEFF AND DONNA TEDFORD

APPROVED BY:

GUY R. GIRARDO

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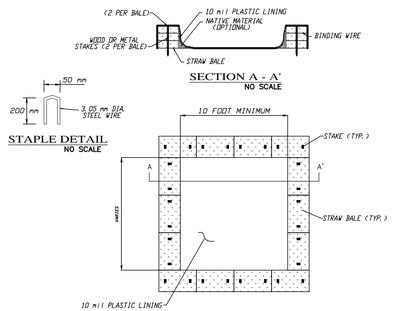
SCALE: AS SHOWN
DATE: FEB 2025
JOB No. 2260-03

SHEET C5

OF 7 SHEETS

No.	DATE	BY	REVISION
	02/10/25	JAN	RELEASED TO CLIENT



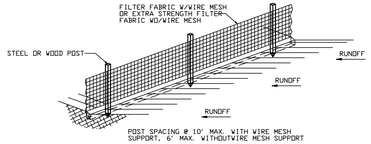


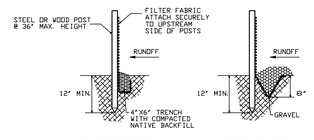
SECTION A - A'
NO SCALE

STAPLE DETAIL
NO SCALE

PLAN TYPE "ABOVE GRADE" WITH STRAW BALES
NO SCALE

CONCRETE WASHOUT
NOT TO SCALE

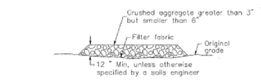




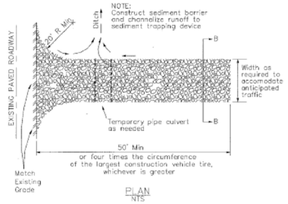
STANDARD DETAIL
NATIVE BACKFILL TRENCH

ALTERNATE DETAIL
GRAVEL TRENCH

SILT FENCE
NOT TO SCALE



SECTION B-B
NTS



PLAN
NTS

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINIATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑤ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑥ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑦ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑧ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

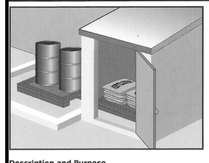
⑨ N/A FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

⑪ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

DETAILS
NOT TO SCALE

Material Delivery and Storage — WM-1



Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category ☑ Secondary Category

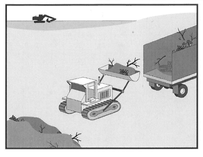
Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Solid Waste Management — WM-5



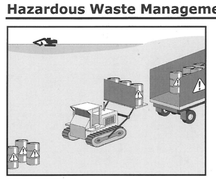
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective ☑ Secondary Objective

Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Hazardous Waste Management — WM-6



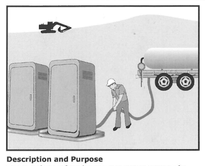
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective ☑ Secondary Objective

Targeted Constituents
Sediment
Nutrients ☑
Trash ☑
Metals ☑
Bacteria ☑
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Sanitary/Septic Waste Management — WM-9

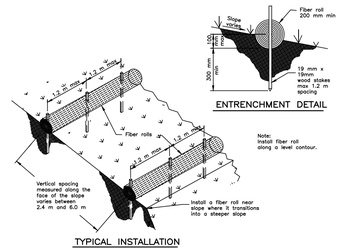


Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category ☑ Secondary Category

Targeted Constituents
Sediment
Nutrients ☑
Trash ☑
Metals
Bacteria ☑
Oil and Grease
Organics ☑

Potential Alternatives
None

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.



FIBER ROLL
NOT TO SCALE

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"EROSION & SEDIMENT CONTROL PLAN"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE TEDFORD RESIDENCE
A.P.N.: 243-221-030
CARMEL HIGHLANDS, CALIFORNIA
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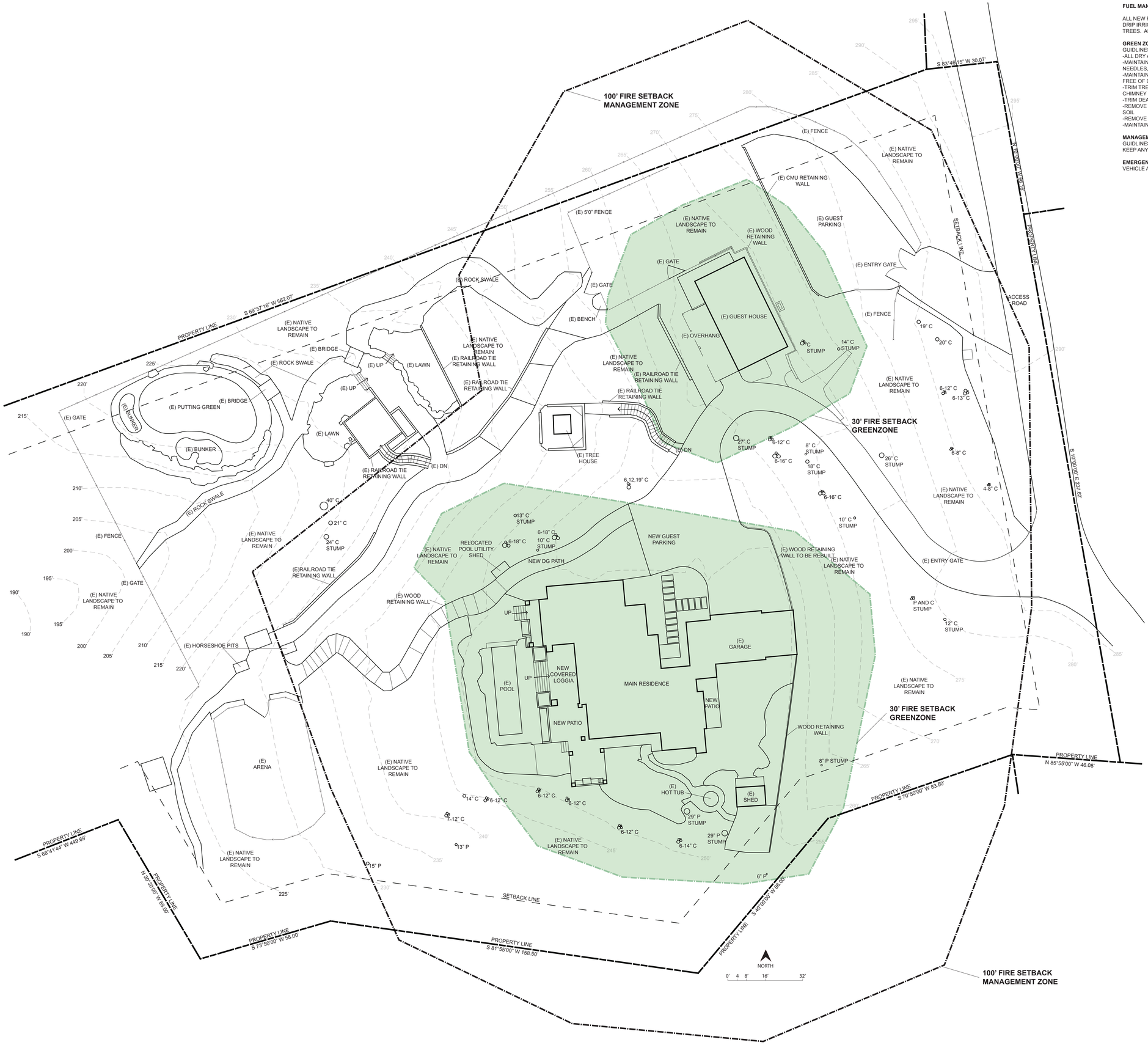
APPROVED BY:
GUY R. GIRARDO

REGISTERED PROFESSIONAL ENGINEER * VIRGINIA * GUY R. Girardo No. 56569 Exp. 06-30-25 Civil * STATE OF

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SCALE: 1" = 30'
DATE: FEB 2025
JOB No. 2260-03
SHEET C6
OF 7 SHEETS

No.	DATE	BY	REVISION
	02/10/25	JAN	RELEASED TO CLIENT



FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
-ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
-MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
-MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
-TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
-TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
-REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
-REMOVE ALL CUT MATERIAL FROM THE AREA
-MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM HIGHWAY 1.

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Project:

Tedford Residence
31525 Highway 1
Carmel, CA 93921

APN: 243-221-030
Revisions:

LICENSED LANDSCAPE ARCHITECT
PATRICK R WILSON 5806
Signature
07/31/25
Renewal Date
02/21/25
Date
STATE OF CALIFORNIA

Drawing Title:

Fire Managment Plan

Date: 02/21/25
Scale: 1/16" = 1'0"
Drawn By: PW
Page Number:

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Exhibit F

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THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

July 24, 2025

Tedford property
31525 Highway 1
Carmel Highlands, CA. 93923
APN: 243-221-030-000
PLN220053

Subject: Biological Impact Assessment for 31525 Highway 1 in the Carmel Highlands

Per the request of the property owner and in response to non-permitted grading activities that occurred in the summer of 2021 and 2022 in preparation for the construction of a putting green and rock drainage swale on the property located at 31525 Highway 1 in the Carmel Highlands (APN: 243-221-030), a biological assessment was recently conduced on June 26, 2025 to evaluated impacts associated with vegetation clearing and grading activities involved with this project. More specifically, the purpose of this biotic assessment was to determine the presence or absence of sensitive and protected biological resources that have the potential of occurring on the subject parcel, as well as to provide any mitigation or remediation recommendations and/or resource protection and preservation best management practices (BMP's) that may be necessary.

It should be noted that based on this assessment it does not appear that sensitive habitat (e.g., ESHA) and/or protected species or resources were significantly impacted or adversely affected by vegetation clearing and grading activities that occurred during this project. Photographs depicting property features, characteristics and structures are located at the end of the report (refer to attached aerial image map and photos, *Figures 1-13*) and the project architect will provide the plans and design details for this project. Findings and recommendations are provided herein.

This *wildland-urban interface* (WUI) property located within the Victorine Ranch gated community is on a west facing slope to the east of Highway 1 and is less than a quarter mile from the coastline. Habitat types occurring on or adjacent to the subject parcel include coastal scrub, sagebrush scrub and central maritime chaparral, with several Monterey cypress (*Hesperocyparis macrocarpa*) and Monterey pine (*Pinus radiata*) trees also inhabiting the property and the

surrounding community (refer to attached aerial image map and photos, *Figures 1-13*). The previously disturbed and impacted north and northwest portion of the property where non-permitted vegetation clearing and grading activities took place appears to be approximately 0.5 acres or less in size (refer to *Figures 1-6, 9, 11, 12 &13*). Vegetation removal was performed via mechanized mastication on a moderately steep west facing slope that prior to vegetation clearing operations primarily consisted of native coastal scrub flora, as well as an abundance of non-native invasive plant species that were removed from the site.

Based on vegetation currently occupying the site, as well as a few photos and video that were provided by the property owner (refer to *Figures 12 & 13*), the primary native coastal scrub type species removed and impacted during mastication operations was poison oak, coyote brush, sticky monkey flower and California sagebrush, as well as exotic species, such as ice plant (*Carpobrotus edulis*), pride-of-madeira (*Echium candicans*), French broom (*Genista monspessulana*) and jubata grass (*Cortaderia jubata*), among other common species. Adjacent areas that were not impacted by vegetation clearing and subsequent landscape development activities (i.e., the construction of an artificial turf putting green and rock drainage swale) currently consist of a variety of densely vegetated and well-established woody perennial scrub species that is characteristic of a blend of coastal scrub, sagebrush scrub and maritime chaparral habitat (refer to *Figures 1-8 & 11-13*). Per the June 26th assessment, it does not appear that protected flora and/or sensitive habitat was impacted by vegetation clearing and grading activities, and dense and healthy native scrub and chaparral habitat remains abundant, intact and viable in the areas bordering the property and project site.

Native plant species observed in the surrounding densely vegetated scrub and chaparral habitat area, as well as several native plants still occurring within the project site area, include the following: Poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), chamise (*Adenostoma fasciculatum*), blue blossom ceanothus (*Ceanothus thyrsiflorus*), California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), brittle leaf manzanita (*Arctostaphylos crustacea*), sticky monkey flower (*Mimulus aurantiacus*), toyon (*Heteromeles arbutifolia*), coast silk-tassel (*Garrya elliptica*), deer weed (*Acmispon glaber*), wood mint (*Stachys bullata*), common yarrow (*Achillea millefolium*) and Pacific blackberry (*Robus ursinus*), among other native plant species. Additionally, the previously mentioned mature Monterey cypress (*Hesperocyparis macrocarpa*) and Monterey pine (*Pinus radiata*) trees are also inhabiting the property, but are less common and abundant compared to the above mentioned lower growing woody perennial scrub and chaparral type species.

Common non-native invasive plant species occurring at the site that should be controlled and managed using best management practices (BMP's), include ice plant (*Carpobrotus edulis*), pride-of-madeira (*Echium candicans*), Italian thistle (*Carduus pycnocephalus*), poison hemlock (*Conium maculatum*), sticky eupatorium (*Ageratina adenophora*), French broom (*Genista monspessulana*), jubata grass (*Cortaderia jubata*) and several species of exotic grasses, among other weed type species (refer to *Figures 5, 6 & 9-13*). Invasive plant management BMP's include properly timed and implemented manual removal and/or targeted and selective chemical

control treatments using an appropriate and effective herbicide that is safely and properly applied to target noxious weed species. Desirable and non-target native plant species should be preserved and protected.

Per the field assessment and a review of a video and a few photos that was taken by the property owner at the time of mastication operations, it does not appear that ESHA or other protected species or sensitive resources were significantly impacted by vegetation clearing operations that occurred in preparation for the construction of the putting green and the rock drainage swale. The most sensitive and significant ecological resource bordering the property and project site is maritime chaparral habitat that is also occurring in proximity to coastal scrub and sagebrush scrub habitat (refer to *Figures 1-8 & 11-13*). Adjacent native maritime chaparral and scrub habitat remains healthy, viable and intact, and provides good native plant diversity and wildlife habitat.

Special status plant and animal species identified in the *California Natural Diversity Database* (CNDDB) that have the potential of inhabiting the parcel and surrounding vegetation community were not observed or detected during the property assessment and none of these species are known to occur on the subject property. These sensitive and protected fauna and flora identified in the CNDDB include the following species: California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), Smith's blue butterfly (*Euphilotes enoptes smithi*), sea cliff buckwheat (*Eriogonum parvifolium*), Monterey gilia (*Gilia tenuiflora ssp. arenaria*), Yadon's piperia (*Piperia yadonii*), Monterey clover (*Trifolium trichocalyx*), Hickman's potentilla (*Potentilla hickmanii*), Hooker's manzanita (*Arctostaphylos hookeri***)**, little sur manzanita (*Arctostaphylos edmundsii*), sandmat manzanita (*Arctostaphylos pumila*), Carmel Valley bush mallow (*Malacothamnus palmeri var. involucratus*), Eastwood's goldenbush (*Ericameria fasciculata*) and Gowen cypress (*Cupressus goveniana ssp. goveniana*). Additionally, actively nesting birds were not observed on or adjacent to the property during the site evaluation.

It should also be pointed out that the vegetation clearing and fuel reduction operations that occurred also served to expand the size of the reduced fuel zone and defensible space perimeter to the north and northwest of the home and to the west of the guesthouse, which has assisted in improving fire protection and defensible space for this WUI property that in recent years has been threatened by a significant wildland fire event that occurred in the area. Additionally, this improved defensible space zone is also serving to comply with *California Public Resources Code 4291* and current firesafe principals and BMP's, while still preserving and sustaining adjacent coastal scrub and maritime chaparral habitat.

Based on the findings of this biotic assessment, there should be minimal and insignificant concerns regarding past vegetation clearing operations, as well as properly executed vegetation management and fuel reduction activities (e.g., mastication operations) that should take place in the future in order to maintain adequate defensible and reduced fuel loads on the subject property. However, it should be noted that adjacent maritime chaparral habitat should be

preserved and protected during any future fuel reduction and vegetation management operations. Additionally, significant removal of vegetation, such as woody perennial coastal scrub type flora, should be avoided during the nesting bird season, which in Monterey County begins as early as February and continue through August. The optimal time to perform fuel reduction activities in order to avoid and minimize impacts to ecological resources, including nesting birds, is in the fall through early winter season, the exception being the mowing of dry non-native annual grasses and exotic broadleaf weeds, which should occur in the mid- to late-spring months.

Lastly, non-native invasive plants that were addressed earlier in the report should be properly identified and effectively controlled and managed on a annual or as needed basis (i.e., preferably during the spring season) in order to assist in protecting, preserving and improving native plant diversity and habitat, as well as to reduce combustible fuel loads and maintain an effective defensible space zone. Other than the recommendations provided in this report of effectively controlling and managing exotic and habitat degrading invasive plants and performing properly timed fuel reduction operations in the future to avoid impacting nesting birds, no further mitigation, remediation or restoration actions should be required or necessary at this time due to healthy functioning ecological processes, as well as native plant populations and vegetation communities (e.g., coastal scrub, sagebrush scrub and maritime chaparral habitat) currently being healthy, sound, intact and stable in the areas adjacent to the property and project site.

Best regards,

Rob Thompson *July 24, 2025*
Resource Ecologist Date
ISA Certified Arborist # WE-7468A

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CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT AND OBTAINED BY TWM.

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Figure 1. Area of concern that was impacted by non-permitted grading activities is located within yellow rectangular shaped area.



Figure 2. View of maritime chaparral from road above property. Chaparral and coastal scrub habitat is located adjacent to the subject parcel.



Figure 3. View of putting green area consisting of artificial turf and rock drainage swale that was constructed.



Figure 4. Another view of impacted area and adjacent coastal scrub and maritime chaparral habitat that was not impacted by project operations.



Figure 5. View of putting green and rock drainage swale project area with coastal scrub and maritime chaparral habitat bordering the site. Foreground area is dominated by non-native invasive ice plant.



Figure 6. Another view of putting green and rock swale area with adjacent intact and healthy habitat. Exotic Echium dominates the foreground.



Figure 7. Adjacent habitat consisting of a blend of coastal scrub, sagebrush scrub and maritime chaparral.



Figure 8. Coastal scrub and sagebrush scrub is more dominant to the west of the project site.



Figure 9. View of the main house site from the putting green area. Cypress and pine trees are scattered throughout the property.



Figure 10. ADU/guesthouse is located upslope of the putting green and rock drainage swale area. Exotic ice plant is common at the site.



Figure 11. Exotic jubata grass (foreground) and pride of madeira (background) is occurring near the putting green.



Figure 12. Photo provided by property owner of vegetation clearing operations that was performed by a skid steer masticator in 2021. This area that was cleared in preparation for the putting green, rock drainage swale and to improve defensible space for the property was dominated by poison oak, coyote brush (i.e., coastal scrub flora) and non-native species, such as ice plant.



Figure 13. View of cleared area in 2021 in preparation for the construction of the putting green and rock drainage swale. Red arrow identifies invasive ice plant population that was removed.

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