County of Monterey

Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Meeting Agenda - Final

Thursday, April 9, 2026
9:30 AM

County of Monterey Zoning Administrator

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.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator 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/92771458150?from=addon

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 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@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. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Wednesday at 5:00 PM will be distributed to the Zoning Administrator via

email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. 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 County of Monterey Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The County of Monterey Zoning Administrator invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Administrador de Zonificación 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/927 7145 8150

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: 927 7145 8150 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión del Administrador de Zonificación al correo electrónico:

zahearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Administrador de Zonificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión del Administrador de Zonificación.

Los comentarios públicos recibidos antes de las 5:00 p.m. el miércoles antes de la reunión del Administrador de Zonificación del Condado de Monterey se distribuirán por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

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.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: El Administrador de Zonificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:30 A.M - Call to Order

ROLL CALL

Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services

PUBLIC COMMENT

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

ACCEPTANCE OF MINUTES

A. Acceptance of March 26, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: Draft Minutes 03-26-26

9:30 A.M. - SCHEDULED ITEMS

1. PLN110257-AMD1 - BERLIN ANDREW T TR
Continued from March 26, 2026 - Public hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.
Project Location: 35986 HWY 1, Big Sur Coast Land Use Plan.
Proposed CEQA action: Find the project Categorically Exempt per Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution

2. PLN250194 - LIU JIARUI & FANG FANG
Continued from March 26, 2026 - Public hearing to consider construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of four Oak trees and perimeter fencing.
Project Location: 2897 17 Mile Drive, Pebble Beach
Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Tree Assessment
Exhibit D - Public Comment
Exhibit E - Applicant Submitted Neighborhood FAR data

3. PLN250272 - CALIFORNIA-AMERICAN WATER CO
Public hearing to consider the construction of two backwash waste tanks with a capacity of 195,000 gallons each that would exceed the allowable height (15 feet) by 11.15 feet and be within the Carmel Valley floodplain.
Project Location: 9210 Carmel Valley Rd, Carmel Valley, Carmel Valley Master Plan
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 - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - LUAC minutes
Exhibit D - Staking and Flagging
Exhibit E - Floodplain Justification

4. PLN230348 - BRIGGS MARIZE H TR
Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of one single family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026.
Project Location: 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

5. PLN250337 - PLOTTEL ZACHARY M & NICOLE R TRS
Public hearing to consider action on a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 26415 Oliver Rd, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Public Correspondence

6. PLN250318 - SPARANO WILLIAM ANTHONY & MARAZZA ROMINA LIS TRS

Public hearing to consider action on after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.
Project Location: 26136 Atherton Drive, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Design Approval Permit DA230038
Exhibit E - Public Correspondence

7. PLN250302 - HIRST MICHAEL & CATHERINE A TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 24730 Santa Rita Street, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

8. PLN250328 - BAUMANN PETER S & BAUMANN JULIE M TRS
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 26393 Rio Avenue, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

9. PLN230342 - SCHMIDT RICHARD A & ANGELLA TRS
Public hearing to consider the construction of a 411 square foot addition to an existing two-story single-family dwelling with an attached garage and a variance to reduce the required side (south) setback from 20 feet to 11 feet 9 inches.
Project Location: 96 Oak Way, Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Variance Justification Letter
Exhibit C - Vicinity Map

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 26-018

Item No.A

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

April 09, 2026

Introduced: 4/1/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Acceptance of March 26, 2026, County of Monterey Zoning Administrator Meeting Minutes.

County of Monterey

Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Meeting Minutes - Draft

Thursday, March 26, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 am

ROLL CALL

Mike Novo, Zoning Administrator
Connor Cappi, Environmental Health
Arlen Blanca & Bora Akkaya, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

Brian Clark states he's had the opportunity since 2008 to attend innumerable Planning Commission and Board of Supervisors meetings. His intent was to watch projects that were proposed to be developed for residential areas. He states he had a project on Val Verde Rd. with three applications turned down, spending $18 million. There is now state regulation to expedite the process. His point is asking the County of Monterey to find a way to expedite housing development.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada informed the Zoning Administrator that there was correspondence for the following items:
Agenda item #1 - PLN110257, Agenda item #2 - PLN250194, Agenda item #4 - PLN250350, Agenda item #5 - PLN250338, Agenda item #6 - PLN250352, Agenda item #7 - PLN260002, Agenda item #8 - PLN250378, & a staff memorandum for Agenda item #3 - PLN250310.

ACCEPTANCE OF MINUTES

A.

Acceptance of March 12, 2026, County of Monterey Zoning Administrator Meeting Minutes

The Zoning Administrator accepted the March 12, 2026, Zoning Administrator Meeting Minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN110257-AMD1 - BERLIN ANDREW T TR

Public hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.

Project Location: 35986 HWY 1, Big Sur Coast Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt per Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Fionna Jensen, Project Planner, presented the item.

Public Comment: Aengus Jeffers - agent; Trey Kropp; Mr. Clark; Don Davis

The Zoning Administrator trailed the hearing to 12:10 pm. so the agent could check with the property owner on options provided by the Zoning Administrator. When the hearing was resumed, the Zoning Administrator adopted a resolution of intent to deny the project, which will be brought back on April 9, 2026.

2. PLN250194 - LIU JIARUI & FANG FANG

Public hearing to consider construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of four Oak trees and perimeter fencing.

Project Location: 2897 17 Mile Drive, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

McKenna Bowling, Project Planner, presented the item.

Public Comment: Chris Spaulding, agent; Fang Fang, applicant; Michael Forestman; Steve Steinhart, Lisa Lapin; Fred Faltersack; Brian Clark. Chris Spaulding then responded to testimony.

The Zoning Administrator continued the hearing on this item to April 9, 2026, to provide more neighborhood context on the design.

3. PLN250310 - CAMPOS ROBERTO & MARIA M (AT&T)

Public hearing to consider the construction of a wireless communication facility consisting of a 71 foot Monopine tower with antenna mounting, 9 panel antennas, and associated equipment; and the allowance to exceed the required height of 30 feet established by the district.

Project Location: 330 Boronda Road, Salinas, CA

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

Jordan Evans-Polockow, Project Planner, presented the item and an errata memorandum.

Public Comment: Nicholas Taggis, agent; John Kelly; A. Gonzalez; Esther Gonzalez. Nicholas Taggis then responded to testimony.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a 1) Use Permit to allow the construction of a wireless

communication facility consisting of a 72 foot Monopine tower, antenna mounting, 9 panel antennas, and associated equipment; and 2) Use Permit to exceed the required height of 30 feet established by the district. The Zoning Administrator included the errata recommended by staff and some non-substantive changes to the resolution.

4. PLN250350 - LAWRENCE ROBERT M & TILDEN-LAWRENCE LEONA W

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24672 Cabrillo Street, Carmel, CA 93923

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Imani Harrigan, Project Planner, presented the item.

Public Comment: Steve Bellavance; Fred Faltersack.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.

5. PLN250338 - GALLO JOHN R TR

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26319 Scenic Road, Carmel, CA 93923

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Jose Mendoza, Project Planner, presented the item.

Public Comment: Trish Cosand, agent; John Kelly; Doug Hockersmith; Fred Faltersack; Joseph Sandish; Aengus Jeffers, agent for neighbor.

The Zoning Administrator found that the project does not meet all code requirements for a Commercial Vacation Rental and asked staff to prepare a resolution to deny this application. The hearing was continued to April 30, 2026, to return with the resolution.

6. PLN250352 - SUH ELLEN EUN TR

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26277 Isabella Ave, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines

section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Jack Sorensen, Project Planner, presented the item.

Public Comment: Ellen Suh, applicant; Joseph Sandish; Fred Faltersack; John Bow.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.

7. PLN260002 - CAPOZZI ANTHONY P & PAULA C

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 2752 16th Avenue, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Steve Bellavance; Donald Brown; Fred Faltersack; Joseph Sandish. Steve Bellavance responded to testimony.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator deleted note #2, added a condition for a speaker (noise) and lighting plan and made some non-substantive changes to the resolution.

8. PLN250378 - 2740 16th AVENUE LLC ET AL

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 2740 16th Avenue, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Steve Bellavance; Donald Brown; Fred Faltersack; Joseph Sandish. Steve Bellavance responded to testimony.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator added a condition for a speaker (noise) and lighting plan and made some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 12:43 pm

Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN110257-AMD1 - BERLIN ANDREW T TR

Continued from March 26, 2026 - Public hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.

Project Location: 35986 HWY 1, Big Sur Coast Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt per Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION

It is recommended that the County of Monterey Zoning Administrator adopt a Resolution:

1) Finding the project decision Statutorily Exempt pursuant to CEQA section 21080(b)(5); and
2) Denying a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends denial.

PROJECT INFORMATION

Agent: Laura Lawrence, Law Office of Aengus L. Jeffers
Property Owner: Andrew Berlin Trust
APN: 243-231-027-000
Zoning: Rural Density Residential, 40 acres per unit, Design Control, 14-foot height limit, Coastal Zone, or "RDR/40-D (14')(CZ)"
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: No

Project Planner: Fionna Jensen, Principal Planner
Jensenf1@countyofmonterey.gov, 831-796-6407

SUMMARY
The proposed project is a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.

The project was originally scheduled for consideration by the Chief of Planning on December 3, 2025. However, on November 20, 2025, a member of the public raised concern with the proposed design, potential impacts on nearby public vistas, and requested that the project be referred to the Zoning Administrator in accordance with Title 20 section 20.76.060. On March 26, 2026, after public testimony, the Zoning Administrator determined that the proposed amendment was substantive due to the project's location within a scenic highway (Highway 1) and should have been considered by the Planning Commission in accordance with Title 20 section 20.44.040.E. Therefore, the Zoning Administrator continued the item to a date certain (April 9, 2026) and direted staff to prepare a draft resolution recommending denial due to procedural inconsistencies. A revised draft resolution is attached as **Exhibit A**.

LUAC
Based on the Board of Supervisors Guidelines, the project was not referred to the Big Sur LUAC. As a Minor & Trivial Amendment, the project does not warrant LUAC review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment in the Coastal Zone, or a Variance. The public commentor's request for a public hearing does not independently warrant LUAC review.

CEQA
California Environmental Quality Act (CEQA) section 21080(b)(5) statutorily exempts projects that a public agency rejects or disapproves. Staff recommends the Zoning Administrator deny this application and therefore find it Statutorily Exempt from CEQA.

Prepared by: Fionna Jensen, Principal Planner x6407
Reviewed and Approved by: Jackie Nickerson, Principal Planner

Attachments:
Exhibit A - Draft Resolution
- Project Plans, Colors, Materials

cc: Front Counter Copy; California Coastal Commission; CalFire; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Planner; Berline Andrew T Tr, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive

Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Trey Kropp, Interested Party; Planning File PLN110257-AMD1

Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN110257-AMD1 - BERLIN ANDREW T TR

Continued from March 26, 2026 - Public hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.

Project Location: 35986 HWY 1, Big Sur Coast Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt per Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION

It is recommended that the County of Monterey Zoning Administrator adopt a Resolution:

1) Finding the project decision Statutorily Exempt pursuant to CEQA section 21080(b)(5); and
2) Denying a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends denial.

PROJECT INFORMATION

Agent: Laura Lawrence, Law Office of Aengus L. Jeffers

Property Owner: Andrew Berlin Trust

APN: 243-231-027-000

Zoning: Rural Density Residential, 40 acres per unit, Design Control, 14-foot height limit, Coastal Zone, or "RDR/40-D (14')(CZ)"

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No

Project Planner: Fionna Jensen, Principal Planner
Jensenf1@countyofmonterey.gov, 831-796-6407

SUMMARY
The proposed project is a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.

The project was originally scheduled for consideration by the Chief of Planning on December 3, 2025. However, on November 20, 2025, a member of the public raised concern with the proposed design, potential impacts on nearby public vistas, and requested that the project be referred to the Zoning Administrator in accordance with Title 20 section 20.76.060. On March 26, 2026, after public testimony, the Zoning Administrator determined that the proposed amendment was substantive due to the project's location within a scenic highway (Highway 1) and should have been considered by the Planning Commission in accordance with Title 20 section 20.44.040.E. Therefore, the Zoning Administrator continued the item to a date certain (April 9, 2026) and direted staff to prepare a draft resolution recommending denial due to procedural inconsistencies. A revised draft resolution is attached as **Exhibit A**.

LUAC
Based on the Board of Supervisors Guidelines, the project was not referred to the Big Sur LUAC. As a Minor & Trivial Amendment, the project does not warrant LUAC review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment in the Coastal Zone, or a Variance. The public commentor's request for a public hearing does not independently warrant LUAC review.

CEQA
California Environmental Quality Act (CEQA) section 21080(b)(5) statutorily exempts projects that a public agency rejects or disapproves. Staff recommends the Zoning Administrator deny this application and therefore find it Statutorily Exempt from CEQA.

Prepared by: Fionna Jensen, Principal Planner x6407
Reviewed and Approved by: Jackie Nickerson, Principal Planner

Attachments:
Exhibit A - Draft Resolution
- Project Plans, Colors, Materials

cc: Front Counter Copy; California Coastal Commission; CalFire; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Planner; Berline Andrew T Tr, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive

Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Trey Kropp, Interested Party; Planning File PLN110257-AMD1

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
BERLIN ANDREW T TR (PLN110257-AMD1)
RESOLUTION NO. 26--
Resolution by the County of Monterey Zoning Administrator:

1) Finding the project decision Statutorily Exempt pursuant to CEQA section 21080(b)(5); and
2) Denying a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

[BERLIN ANDREW T TR, 35986 HWY 1, Big Sur Coast Land Use Plan, APN: 243-231-027-000].

The BERLINE application (PLN110275-AMD1) came before the County of Monterey Zoning Administrator on March 26, 2026, and April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Combined Development Permit (HCD Planning File No. PLN110257; Planning Commission Resolution No. 11-048).

EVIDNECE: a) On August 18, 2025, an application for a Minor and Trivial Amendment (PLN110257-AMD1) was submitted to HCD-Planning staff. The Minor and Trivial Amendment application includes Design Approval pursuant to Monterey County Code Chapter 20.44 as a component.

b) On December 14, 2011, the Monterey County Planning Commission approved PLN110257 for a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,960 square foot one-story single family dwelling and 66 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls, perimeter fencing, and associated grading (2,573 cubic yards cut, 2,573 cubic yards fill); 2) Coastal Development Permit for development within 750 feet of an archaeological resource; 3) Coastal Development Permit for development within 50 feet of a coastal bluff; 4) Coastal Development Permit for a Lot Line Adjustment to merge two parcels into one parcel; and 5) Design Approval. Approval of this permit included 31 conditions of approval.

c) All previously approved 31 conditions of approval are in a "Met" or " On-going" status. No Conditions of Approval from PLN110257 are being carried forward to this Amendment (PLN110257-AMD1) due to the minor project scope of this project.

d) The findings and evidence from PLN110257 (Resolution No. 11-048) have been carried forward to this application, PLN110257-AMD1, by reference. PLN110257 remains as the operative permit. Denial of this Amendment does not alter the original approval.

e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN110257 and PLN110257-AMD1.

2. FINDING: **CONSISTENCY** – The Project, as conditioned, is not 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:

- 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan – Part 3; and
- Monterey County Zoning Ordinance - Coastal (Title 20).

The project was not processed in accordance with the requirements of the Zoning Ordinance, specifically Section 20.44.040.E, which requires that the Planning Commission is the Appropriate Authority to consider a Design Approval within a scenic corridor. The project could not have been approved by the Zoning Administrator.

b) Project. The Project includes demolishing 53.5 linear feet of the existing front property line fencing and gate, and constructing a replacement stone wall (32 linear feet) and entrance gate (21.5 linear feet). The proposed stone wall would replace a portion of an existing louvered wood fence. The proposed dark bronze entrance gate will replace the existing wood entrance gate. A wood and metal side gate will be installed perpendicular to the entrance gate, but behind the proposed stone wall. The remainder of the property line will continue to be improved with the existing louvered wood fence, which will be repaired

as needed. This project was scheduled for consideration by the Chief of Planning on December 3, 2025, but was referred to the Zoning Administrator due to public comment. The Zoning Administrator determined that the proposed amendment was substantive due to the project's location within a scenic highway (Highway 1) and should have been considered by the Planning Commission. Therefore, the Zoning Administrator denied this application due to incorrect procedure. (see Finding 2, Evidence "a", above). The Zoning Administrator did not make a recommendation on the proposed design.

c) Allowed Use. The property is located at 35986 Highway 1, Big Sur Coast Land Use Plan, APN: 243-231-027-000. The parcel is zoned Rural Density Residential, 40 acres per unit, Design Control overlay, with a 14-foot height limit, in the Coastal Zone or "RDR/40-D(14')(CZ)", which allows for construction of accessory structures to any permitted use. The proposed project includes replacing 53.5 feet of an existing front property line fence and entrance gate. The previously approved Combined Development Permit (PLN110237, Resolution No. 11-048) allowed construction of a single-family dwelling and other site improvements, including an entrance gate and perimeter fencing. Therefore, the project includes allowed uses accessory to the permitted residential use. All other project components of the previously approved Combined Development Permit (PLN110257) remain the same (see Finding No. 1, Evidence "b").

d) Lot Legality. The subject property (APN: 243-231-027-000) is recognized by the County of Monterey as a legal lot of record per recordation of a Certificate of Compliance (Document #2012021134).

e) Critical Viewshed/Design. According to Policy 3.2.2 of the Big Sur Coast Land Use Plan (BSCLUP), the property is located within a critical viewshed. The property is located near the Abalone Cove turnoff, which is a popular public-viewing area within Big Sur. Policy 3.2.4.F of the BSCLUP states, "the southernmost developed parcel north of Abalone Cove to the northernmost developed parcel south of Garrapata Creek shall be permitted to be used for residential purposes, subject to policies of Policy 3.2.4 (Land Not in the Critical Viewshed) of this plan." Accordingly, while the project site is located along Highway 1 and thus within the Critical Viewshed, it is only subject to the standards of Policy 3.2.4 (Land Not in the Critical Viewshed). Furthermore, pursuant to LUP Policy 3.2.5.C.2, private highway improvements such as fences and gates are exempt from Key Policy 3.2.1, which prohibits development within the Critical Viewshed, provided they are designed to be complementary to the rural setting and character of Big Sur, with a preference for natural materials.

   The stone fence replacement is proposed to match the existing residence's stone exterior. No exterior lighting is proposed.

f) Development Standards. The development standards for the RDR zoning district are identified in Title Section 20.16.060. As proposed, the project is designed below the allowable height for accessory structures (15 feet). The proposed fence and entry gate are located along the front property line. However, because the proposed development

does not exceed 6 feet in height, it is not considered a structure and thus is not subject to setback requirements for accessory structures. This Amendment does not alter the site coverage approved with PLN110257. Therefore, as proposed, the project conforms with the applicable development standards of the RDR zoning district.

g) Cultural Resources. According to County resources maps, the subject property is located within 750 feet of a known archaeological resource. Pursuant to Section 20.145.120.B.1 of the Coastal Implementation Plan, Part 3, an archaeological survey was previously prepared for the site. The report identified small quantities of shellfish and abalone found near the bluff, and a positive archaeological site located on an adjacent property. However, no evidence of cultural resources was found around the proposed construction site of the main residence. The proposed development is located within previously disturbed portions of the property. With the project being denied through this resolution, no ground disturbance will occur.

h) Public Comment. A member of the public submitted concerns regarding the proposed design and materials of the replacement fence, citing it being better suited for a subdivision or "upscale neighborhood," conflicting with the Big Sur Coast LUP's rustic character requirement, and impacting the character of the scenic corridor (Highway 1).

i) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was not referred to the Big Sur LUAC. As a Minor & Trivial Amendment, the project does not warrant LUAC review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment in the Coastal Zone, or a Variance. The public commentor's request for a public hearing does not independently warrant LUAC review.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

3. 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, CalFire (Big Sur), and the Environmental Health Bureau. 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.

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

- Archaeological Analysis and Testing (LIB110286) prepared by Gary Breschini of Archaeological Consulting, Salinas, CA, June 16, 2011

- Archaeological Analysis and Testing (LIB110287) prepared by Gary Breschini of Archaeological Consulting, Salinas, CA, June 21, 2010

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

c) Staff conducted a site inspection on November 12, 2025, 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 Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Development Services, HCD-Environmental Services, CalFire (Big Sur), and the Environmental Health Bureau. 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 facilities are provided. Denial of this Amendment would not alter these facilities. The Environmental Health Bureau has reviewed the project and made no comments.

c) Staff conducted a site inspection on November 12, 2025, 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 Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN110257 and PLN110257-AMD1.

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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) Figure 2 – Shoreline Access Plan, Northern Section, of the Big Sur Coast LUP indicates that the subject property is in an area where public access is required (Priority 2 area). As detailed in the preceding Finding No. 2 and supporting evidence, Big Sur Coast LUP Chapter 3.2 and CIP section 20.145.030.B.3.b allow for private highway improvements like fences. Big Sur Coast LUP Policy 6.1.5.F.1 states, "Future land use planning shall be compatible to provide visual access. To this end, all new structures and ancillary facilities should be located outside of the public viewshed as defined in Chapter 3." Public Access policies (Chapter 6.1 of the Big Sur Coast LUP), specifically visual access policies, need to be taken into consideration when reviewing the proposed fence design. Visual Access is access for scenic viewing of the shoreline and/or ocean from either a vista point or public road, or trail. Section 20.145.150 of the Big Sur Coast CIP (Public Access Development Standards) states "[T]he protection of visual access should be emphasized …[and] Visual access shall be maintained by directing all future development out of the viewshed." The proposed replacement fence was designed to ensure existing ocean views (heavily filtered and screened by mature trees) will remain. Denial of this Amendment will retain the originally designed fence and gate, as approved and constructed, ensuring no change to the public viewshed.

b) Figure 3 – Trails Plan, North Section, of the Big Sur Coast LUP indicates that the subject property neither contains an inland trail corridor, a through coastal access corridor, public trail, private trail, access to Ventana Wilderness, nor is identified as an area for future public acquisition or a proposed trail.

c) Although the subject property is shown in an area where the applicable Local Coastal Program requires public access (Figure 2), no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. Additionally, denial of the proposed development will not alter the visual access from Highway 1 or any local viewshed locations.

d) Staff conducted a site inspection on November 12, 2025. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN110257 and PLN110257-AMD1.

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

EVIDENCE: a) California Environmental Quality Act (CEQA) section 21080(b)(5) statutorily exempts projects that a public agency rejects or disapproves.

b) The project includes the construction of a replacement fence. The replacement fence was proposed to be in the same area as the existing fence and serve the same purpose. The Zoning Administrator disapproved this project.

c) No adverse environmental effects were identified during staff review of the development application or during a site visit on November 12, 2025.

d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN110257 and PLN110257-AMD1.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to 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) California 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 first public road and the sea.

DECISION

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

1) Find the decision to deny the project is subject to a Statutory Exemption pursuant to CEQA section 21080(b)(5); and
2) Deny a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. The Minor and Trivial Amendment, if approved, would have allowed replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

All of which are in general conformance with the attached sketch**,** attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of April, 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

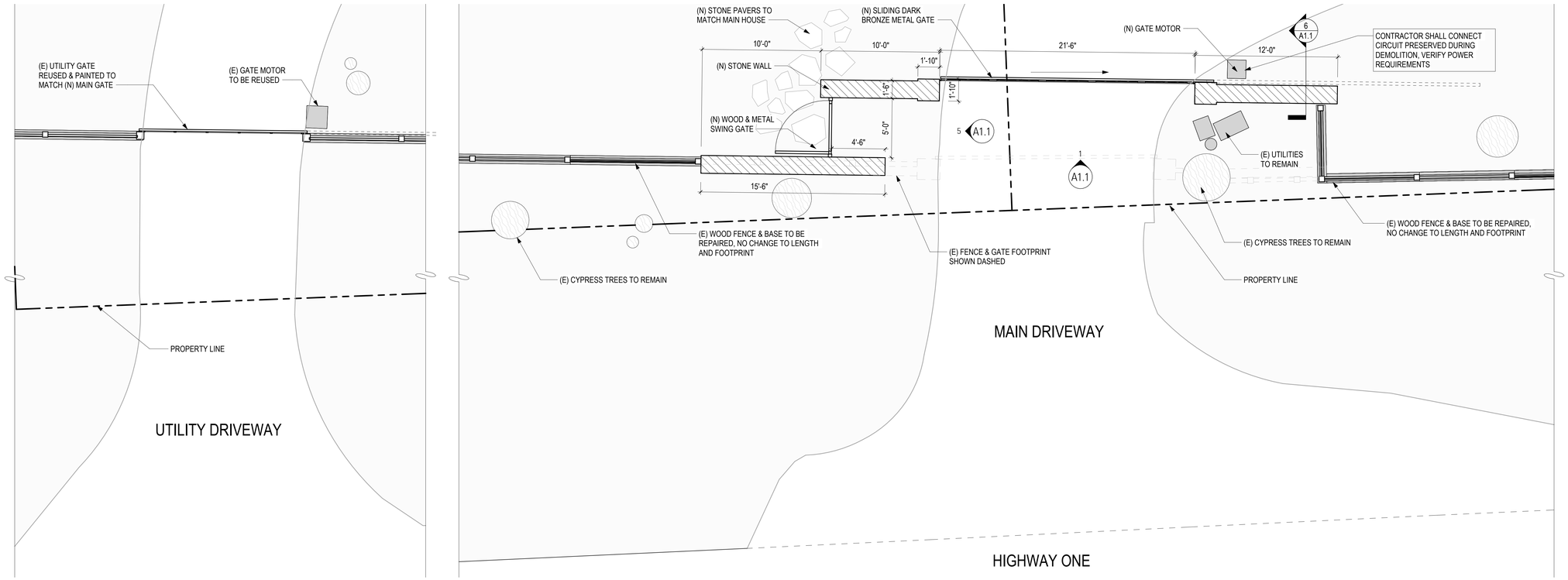
THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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 DATE.

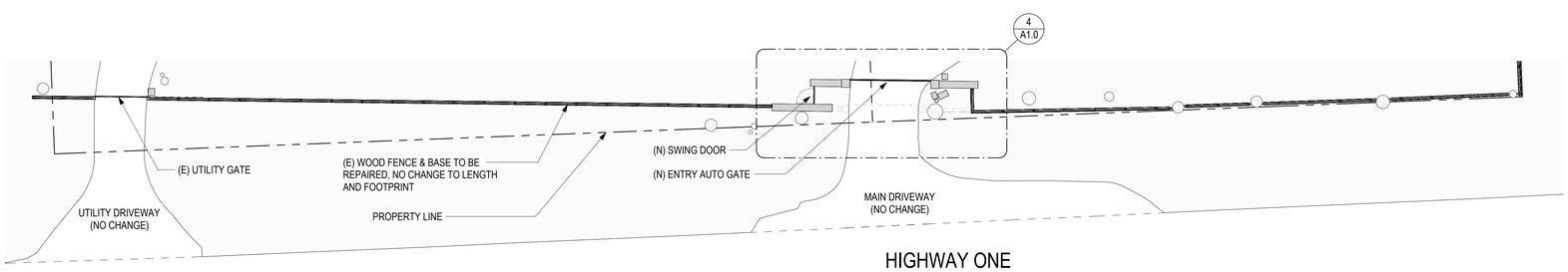
THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED 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.

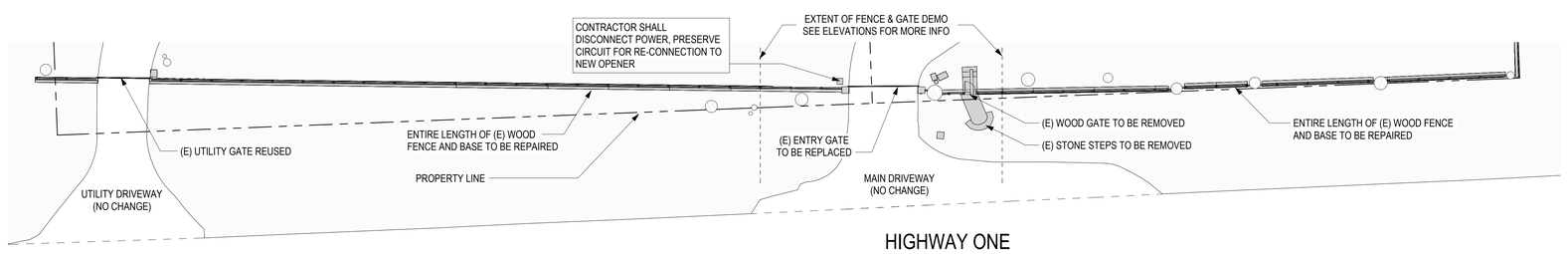
COPYRIGHT © 2024 RICHARD BEARD ARCHITECTS



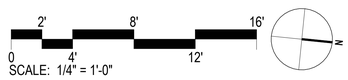
4 A1.0 ENTRY GATE & FENCE PLAN - PROPOSED
1/4" = 1'-0"



1 A1.0 ENTRY GATE & FENCE PLAN - OVERALL PROPOSED
1/16" = 1'-0"

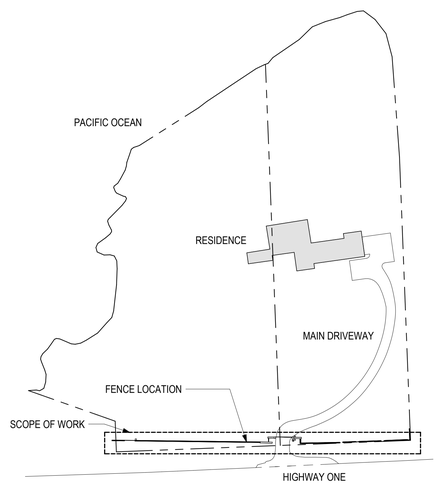


3 A1.0 ENTRY GATE & FENCE PLAN - OVERALL EXISTING/DEMO
1/16" = 1'-0"



NOTES

1. SCOPE OF WORK TO INCLUDE:
   a. REPAIR AND REPLACEMENT OF (E) WOOD FENCE
   b. REPLACEMENT OF (E) SLIDING METAL GATE AT MAIN ENTRY
   c. ADDITION OF ASHLAR STONE WALLS TO EITHER SIDE OF (N) GATE
2. NO TREE REMOVAL PROPOSED



2 A1.0 CONTEXT PLAN
1" = 80'-0"

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2600

ABALONE COVE
35986 CA-1, Monterey, CA 93940

APN#: 243-231-025 & 026

DRAWN BY JK
CHECKED BY ME
PROJECT NO 2404

DATE	ISSUE
01.21.25	DA APPLICATION
03.24.25	CONSTR. PERMIT

LICENSED ARCHITECT RICHARD D. BEARD No. C-12942 Exp. 06-30-25 STATE OF CALIFORNIA

ENLARGED PLANS & SITE PLAN

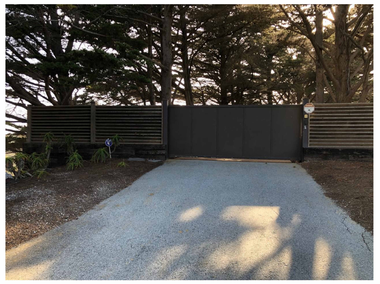
SCALE: As indicated
Project Status

A1.0

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3/24/2025 4:44:42 PM
CD 3/24/2

COPYRIGHT © 2024 RICHARD BEARD ARCHITECTS

EXISTING FENCE IMAGES



SECONDARY GATE



OVERALL FENCE

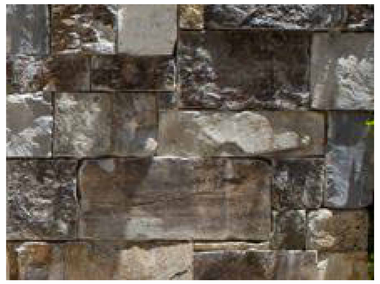


MAIN ENTRY GATE

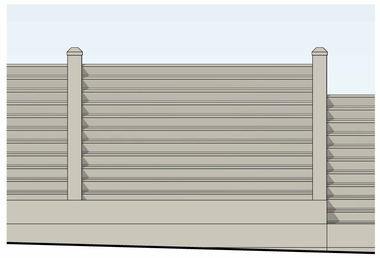


ACCESS DOOR AT MAIN ENTRY GATE

PROPOSED MATERIAL IMAGES



ASHLAR STONE TO MATCH RESIDENCE



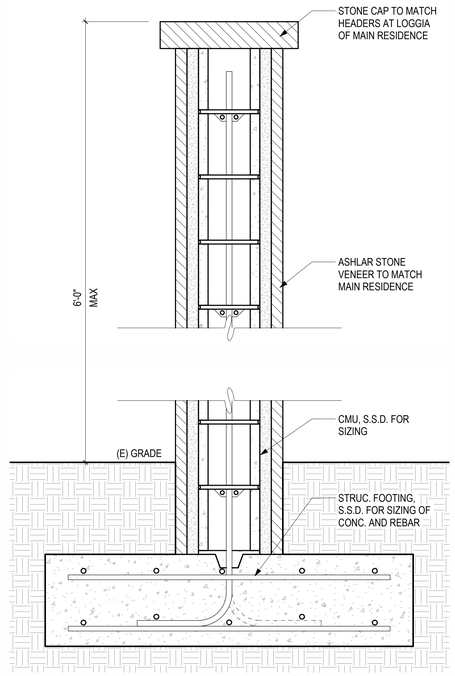
ALL WOOD STAINED AND ACID WASHED TO MATCH (E) FENCE



AGED BRONZE METAL TO MATCH DOORS & WINDOWS OF MAIN RESIDENCE

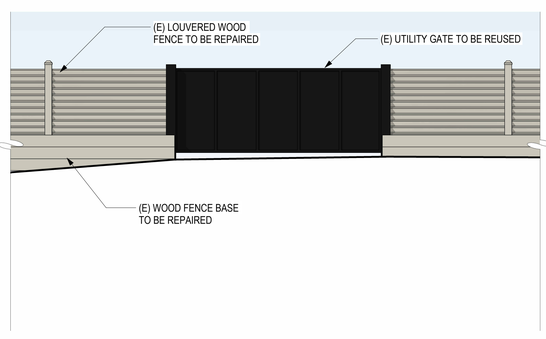


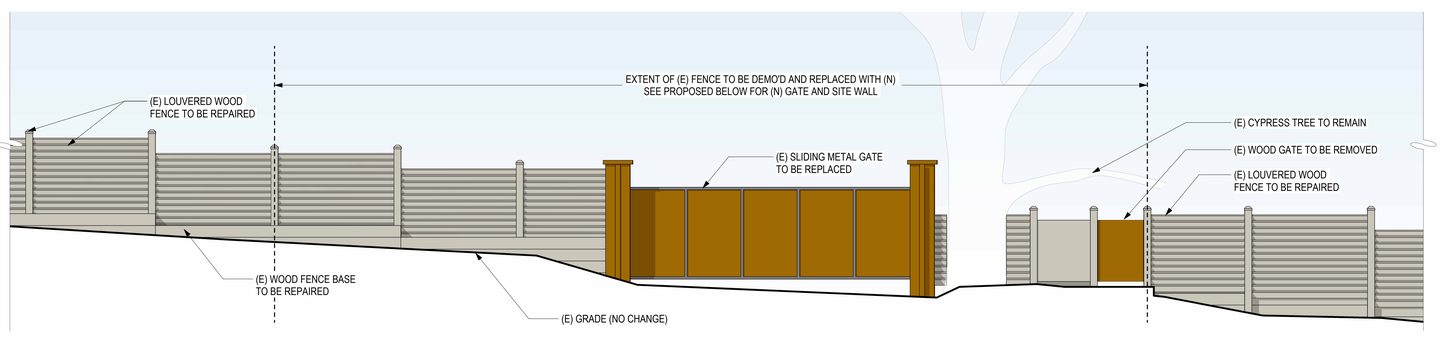
(E) WOOD FENCE



6 / A1.1 FENCE SECTION - PROPOSED

1 1/2" = 1'-0"





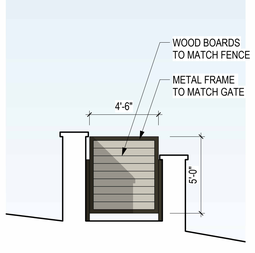
1 / A1.1 ENTRY GATE & FENCE ELEVATION - EXISTING / DEMO

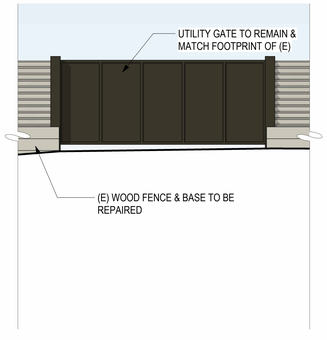
1/4" = 1'-0"

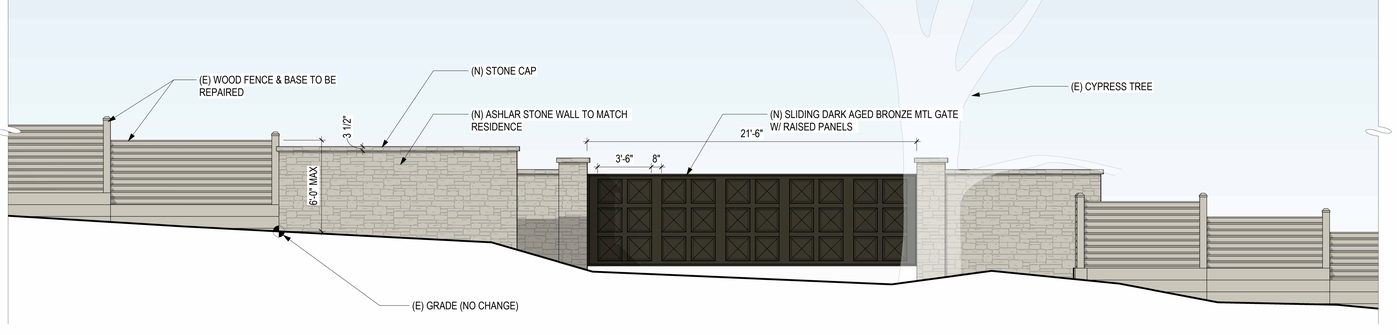
2' 8' 16'

0 4' 12'

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







5 / A1.1 SIDE DOOR - PROPOSED

1/4" = 1'-0"

2 / A1.1 ENTRY GATE & FENCE ELEVATION - PROPOSED

1/4" = 1'-0"

2' 8' 16'

0 4' 12'

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

RICHARD BEARD ARCHITECTS

2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2600

ABALONE COVE

35986 CA-1, Monterey, CA 93940

APN#: 243-231-025 & 026

DRAWN BY JK
CHECKED BY ME
PROJECT NO 2404

DATE	ISSUE
01.21.25	DA APPLICATION
03.24.25	CONSTR. PERMIT

LICENSED ARCHITECT RICHARD D. BEARD No. C-12042 Exp. 06-30-25 STATE OF CALIFORNIA

ELEVATIONS AND MATERIALS

SCALE: As indicated

Project Status

A1.1

CD 30X42
3/24/2025 4:44:59 PM C:\Users\Matt\Documents\2404 ABALONE COVE_R24_MattBAK6.rvt

Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250194 - LIU JIARUI & FANG FANG

Continued from March 26, 2026 - Public hearing to consider construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of four Oak trees and perimeter fencing.

Project Location: 2897 17 Mile Drive, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approving a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 3,333 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and
   b. A Use Permit to allow the removal of four protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Chris Spaulding
Property Owner: Fang Fang
APN: 007-201-007-000
Parcel Size: 10,779 Square Feet (.2 Acres)
Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays (MDR/B-6-D-RES)
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner,
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:
The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. The proposed project is to construct a 3,330 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot Accessory Dwelling Unit. Additionally, the project includes the removal of four protected Coast Live Oak trees to accommodate the construction of a driveway. Other site improvements include a five-foot-tall perimeter fence and hardscape. All necessary public facilities will be provided to the proposed single-family dwelling and Accessory Dwelling Unit (ADU). Potable water and wastewater services will be provided by the Pebble Beach Community Services District.

The project was considered by the Zoning Administrator on March 26, 2026. Members of the public raised concerns regarding impacts to a potential wildlife corridor, impacts on private views, and inconsistency with the neighborhood character, scale, and design. The Applicant/Owner also presented modified plans the during this hearing to address LUAC comments. After deliberation, the Zoning Administrator continued the item and requested that staff provide additional analysis regarding the proposed project's consistency and compatibility with the neighborhood. A revised Draft Resolution is attached, incorporating the project plans presented on March 26, 2026 and staff's April 1, 2026, site and neighborhood visit.

Visual Resources and Design Review
Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being in an area designated as sensitive. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. The proposed development is subject to the regulations of the Design Control "D" zoning district outlines in Chapter 21.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood character.

Massing & Height
There are 30 residential lots within the immediate neighborhood, as bounded by 17 Mile Dr., Elk Run Rd., Oak Knoll Rd., and Sloat Rd. Four of these lots are vacant. Of the 26 developed lots, 17 residences are two stories. The remaining nine lots are developed with one-story residences. Recently constructed or remodeled residences in this neighborhood are primarily two-story. For example, HCD-Planning File No. PLN160270 (Zoning Administrator Resolution No. 17-013) approved construction of a 2,781-square-foot two-story single-family dwelling with an attached 500-square-foot two-car garage (27 feet tall, 35% FAR and 34.5% Site Coverage). However, the adjacent property is currently under development for a single-story residence. Under HCD-Planning File No. PLN210135 (Zoning Administrator Resolution No. 21-037), the adjacent property was approved for construction of a 3,011 square foot two-story single-family dwelling with an attached 450 square foot garage (26.5 feet tall, 35% FAR and 34% Site Coverage). Following approval of this adjacent residence, the property ownership changed, and the new owner reduced the project to a one-story residence, which is currently under construction. The proposed two-story single-family dwelling would have a height of 25 feet 9 inches, over a foot less than is allowed. Additionally, the proposed project would have a building site coverage of 2,795.5 square feet or 25.9% (9 percent less than what is allowed). The proposed two-story residence (with attached ADU) would have setbacks of 15 feet (front), 21 feet (north side; 1st and 2nd story), 20.5 feet (south side; 2nd story), 10 feet

(south side; 1st story), and 15 feet (rear), which comply with applicable regulations. Compliance with the special setbacks for this area of Del Monte Forest ensures that the perceived mass of the residence is minimized. The proposed height and mass are comparable to those of other residences in the area.

Floor Area Ratio
The neighborhood consists of custom homes ranging between approximately 1,800 square feet and 3,800 square feet (exclusive of garage square footage). While the proposed 3,330 square foot single-family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit would be one of the larger residences on the block, it would not be the largest. Five residences north of the subject property is a 3,735 square feet two-story single-family dwelling (HCD-Planning File No. DA000394). At the corner of Elk Run Rd. and 17 Mile Dr. is a 27-foot-tall, 3,651-square-foot single-family dwelling with a 718-square-foot attached garage (Zoning Administrator Resolution No. 22-035; HCD-Planning File No. PLN220059). Proposed with a FAR of 34.9%, the proposed residence complies with applicable FAR requirements.

Architectural Style
The neighborhood features an eclectic mix of residential architectural styles, including modern and contemporary homes with flat roofs, clean lines, and large windows, alongside Mediterranean or Spanish Revival houses characterized by stucco walls, red tile roofs, and arched details. There are also traditional or Colonial-style homes with symmetrical, formal designs, as well as ranch and mid-century properties that emphasize low, horizontal layouts and simpler forms. Overall, the area reflects a blend of older homes and newer remodels/rebuilds. The proposed single-family dwelling and attached accessory structures would have exterior colors and materials consisting of grey-brown board siding and trim, and a dark bronze standing seam metal roof. The perimeter fencing would consist of redwood posts and welded wire panels. The contemporary transitional architectural style of the proposed residence includes simple lines with large windows and an open layout, combined with a low-pitched hipped roof and horizontal siding. This proposed design combines architectural elements found throughout the neighborhood (low-pitched roof, horizontal siding, and large expanses of windows). The proposed design, colors, and materials are compatible with the neighborhood and would not conflict with the developed or natural environment that surrounds the property.

Based on staff's site visit and the above analysis, the proposed size (FAR, two-story design, and height) of the residence would not be in contrast with the neighborhood and complies with the applicable site development standards for the underlying zoning district. The proposed colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character.

Exhibit E, which was prepared by the applicant, includes information about the size of neighboring residences and the allowed FAR per lot, and photos of neighboring residences.

CEQA:
The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to construction of small structures, including the first single-family dwelling. This project qualifies for a Class 3 exemption because it

includes the construction of a single-family dwelling on a vacant lot. All the necessary reports have been obtained and it has been determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. According to the prepared Geological report (County of Monterey Library No. LIB250354), the site indicates no unusual or significant geologic features located on or nearby that will likely affect the site, buildings, or proposed construction. All recommendations of the geological report and geotechnical report will be incorporated into the final construction plans, pursuant to Title 16 requirements, and therefore, all hazards have been reduced to acceptable levels. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:
The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). 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.

LUAC:
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on March 19, 2026. Members of the public raised concerns about the massing of the structure, the need to preserve the property as open space, and the impacts on the neighborhood's walking path through the property. The LUAC informed the public that development of a residentially zoned parcel with a residential structure was appropriate, and the public should utilize the 50-foot-wide access land, which will not be impacted by the project, instead of walking through private property. The LUAC voted unanimously in support of the project, with the recommendation that the northern and eastern facades be “softened” by stepping back the second story. The rear facade does include a stepped design, with the second story setback 30 feet from the eastern property line. On the northern façade, the first story has a setback of 21 feet, which exceeds the required 10-foot side setback. As presented during the March 26, 2026 hearing, the second-story portion of the residence would be setback an additional two feet (23 feet from the northern property line) to create a tiered effect on the northern side. The LUAC minutes were not available in advance of this hearing.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution, including:
- Recommended Conditions of Approval
- Plans
Exhibit B - Vicinity Map
Exhibit C - Tree Assessment
Exhibit D - Public Comment
Exhibit E - Applicant Submitted Neighborhood FAR data

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Fang Fang, Property Owner; Chris Spaulding, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Lisa Lapin, Project File PLN250194

County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-036

April 09, 2026

Introduced: 4/3/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250194 - LIU JIARUI & FANG FANG

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The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). 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.

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Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:
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- Recommended Conditions of Approval
- Plans
Exhibit B - Vicinity Map
Exhibit C - Tree Assessment
Exhibit D - Public Comment
Exhibit E - Applicant Submitted Neighborhood FAR data

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Fang Fang, Property Owner; Chris Spaulding, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Lisa Lapin, Project File PLN250194

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
LIU JIARUI & FANG FANG (PLN250194)
RESOLUTION NO. 26-
Resolution by the County of Zoning Administrator :

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 3,333 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and
   b. A Use Permit to allow the removal of four protected trees.

[PLN250195, Liu Jiarui & Fang Fang, 2897 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: (007-201-007-000)]

The Liu Jiarui & Fang Fang application (PLN250194) came on for public hearing before the County of Monterey Zoning Administrator on March 26, 2026 and April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

   No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

   b) Allowed Use. The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential

with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". MDR zoning allows for the establishment of the first single-family dwelling and accessory dwelling units as principally allowed uses. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 3,333 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot attached Accessory Dwelling Unit. The site plans included in this project illustrate an approximately 800 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval of the ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans. The project also involves the removal of four Coast live oak trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration (10,779 square feet) as Lot 6 of Block 11 on a Final Map entitled "Monterey Peninsula Country Club Subdivision No.1", recorded in May of 1925 (Volume 3, Cities & Towns, Page 26). Therefore, the County recognizes the subject properties as legal lots of record.

d) Review of Development Standards. The project meets all required development standards for the Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to Title 21 section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story, as well as 15 feet for the front. These setback requirements were established in 1969 by a blanket variance (HCD Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. The proposed single-family dwelling and attached accessory structures (garage and ADU) will have setbacks of 15 feet (front), 21 and 23 feet (north side; 1st and 2nd story, respectively), 20.5 feet (south side; 2nd story), 10 feet (south side; 1st story), and 15 feet (rear). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet 9 inches. For lots with a density of more than 2 acres per unit, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,795.5 square feet or 25.9%, and a floor area ratio of 34.9%. Therefore, the project meets all required development standards.

e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels 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 neighborhood features an eclectic mix of residential architectural styles, including modern and contemporary homes with flat roofs, clean lines, and large windows, alongside Mediterranean or Spanish Revival houses characterized by stucco walls, red tile roofs, and arched details. There are also traditional or Colonial-style homes with symmetrical, formal designs, as well as ranch and mid-century properties that emphasize low, horizontal layouts and simpler forms. Overall, the area reflects a blend of older homes and newer remodels/rebuilds. The proposed single-family dwelling and attached accessory structures will have exterior colors and materials consisting of grey-brown board siding and trim, and a dark bronze standing seam metal roof. The perimeter fencing will consist of redwood posts and welded wire panels. The contemporary transitional architectural style of the proposed residence includes simple lines with large windows and an open layout, combined with a low-pitched hipped roof and horizontal siding. This proposed design combines architectural elements found throughout the neighborhood (low-pitched roof, horizontal siding, and large expanses of windows). The proposed design, colors, and materials are compatible with the neighborhood and will not conflict with the developed or natural environment that surrounds the property.

The neighborhood consists of custom homes ranging between approximately 1,800 square feet and 3,800 square feet (exclusive of garage square footage). The proposed 3,330 square foot single-family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit will be consistent with the size of other residences in the area. There are 30 residential lots within the immediate neighborhood, as bounded by 17 Mile Dr., Elk Run Rd., Oak Knoll Rd., and Sloat Rd. Four of these lots are vacant. Of the 26 developed lots, 17 residences are two stories. The remaining nine lots are developed with one-story residences. Recently constructed or remodeled residences in this neighborhood are primarily two-story. The proposed height and mass are comparable to those of other residences in the area. The proposed development will be comparable to the surrounding residential neighborhood and will utilize natural colors and materials that exist in this community.

A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13. Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being in an area designated as sensitive. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding

environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

f) Tree Removal. The proposed project involves the removal of 4 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.

g) Geological Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an active or potentially active fault buffer zone. Pursuant to General Plan Policy S-1.7, any new development within a state or county designated Earthquake Fault Zone shall provide a geologic report addressing the potential for surface fault rupture and secondary fracturing adjacent to the fault zone. According to the prepared Geological report (County of Monterey Library No. LIB250354), the site indicates no unusual or significant geologic features located on or nearby that will likely affect the site, buildings, or proposed construction. All recommendations of the geological report and geotechnical report will be incorporated into the final construction plans, pursuant to Title 16 requirements, and therefore, all hazards have been reduced to acceptable levels.

h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250289), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on March 19th, 2026. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. Members of the public raised concerns about the massing of the structure, the need to preserve the property as open space, and the impacts on the neighborhood's walking path through the property. The LUAC informed the public that development of a residentially zoned parcel with a residential structure was appropriate, and the public should utilize the 15-foot-wide access land, which will not be impacted by the project, instead of walking through private property. The LUAC voted unanimously in support of the project, with the recommendation that the northern and eastern

facades be "softened" by stepping back the second story. The rear facade does include a stepped design, with the second story setback 30 feet from the eastern property line. On the northern façade, the first story has a setback of 21 feet, which exceeds the required 10-foot side setback. As presented during the March 26, 2026 hearing, the second-story portion of the residence would be setback an additional two feet (23 feet from the northern property line) to create a tiered effect on the northern side.

j) Public Comment. Staff received public comments regarding a potential wildlife corridor existing on the parcel. Staff reviewed the public comments and the available information and found that there is not sufficient evidence to indicate that the subject parcel contains a wildlife corridor or that the development will have impacts on Environmentally Sensitive Habitat Areas (ESHA) or special status species. According to Monterey County GIS records, the unincorporated community of Pebble Beach has the potential to be occupied by certain special-status plant species. However, the subject property is surrounded by development on all sides and abuts a major road (17 Mile Drive), all of which reduces the potential for the property to contain ESHA or any special status species. Pursuant to Title 21 section 21.66.020.C.1, no Biological Report was required as a part of the development application as no evidence was provided indicating that the development is proposed within a known environmentally sensitive habitat or has a potential for negative impacts on the long-term maintenance of a habitat. While no Biological Report was required for the development, nor for any of the surrounding residential development, a Report was prepared for a restoration project on an adjacent parcel (County of Monterey Library No. LIB140341). This report found no special status plant or wildlife species and determined that the occurrence potential for the area was low due to high disturbance levels in and around the area and a lack of suitable habitat components. Additionally, there exists on the property a 50 foot access lane which provides open access through the lot for wildlife and people, and will not be interrupted by the development.

k) 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 PLN250194.

2. **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, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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 potential impacts to Geological Resources, Forest Resources, and Archaeological Resources. The following reports have been prepared:
   - "Geotechnical and Geological Hazards Report" (County of Monterey Library No. LIB250354), prepared by Grice Engineering, Inc., Salinas, CA, September 2025
   - "Arborist Report" (County of Monterey Library No. LIB250288), prepared by Andrew Tope, Carmel, CA, December 26th, 2024
   - "Phase I Archaeological Study" (County of Monterey Library No. LIB250289), prepared by Achasta Archaeological Services, Marina CA, December 2024

   The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that will 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 March 5th, 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 County of Monterey HCD - Planning for the proposed development found in Project File PLN250194.

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, morales, 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 (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water and wastewater services will be provided by the Pebble Beach Community Services District.

c) Staff conducted a site inspection on March 5th, 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 County of Monterey HCD - Planning for the proposed development found in Project File PLN250194.

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 County of Monterey 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 March 5, 2026 and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250194.

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 the construction and location of limited numbers of new, small facilities or structures, including one single-family residence in a residential zone.

b) The proposed project involves construction of 3,330 square foot single-family dwelling with a 435 square foot attached garage, a 798 square foot attached Accessory Dwelling Unit, and the removal of four protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

c) As detailed in Finding 1, evidence "b", the applicants propose a single-family dwelling and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Planning Commission's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. The project involves the construction of the first single-family dwelling, with an attached garage and an attached accessory dwelling unit on a residentially zoned property.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 5, 2026.

e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor, and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. 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.

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 PLN250194.

6. **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) The project includes application for the removal of 4 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.

b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250288) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Four trees will be removed with implementation of this project, all of which are Coast live oaks. The Arborist report inventoried all trees to be removed and identified them all as being in a moderate condition.

c) The proposed tree removal is the minimum required under the circumstances of this case. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. All trees to be removed are directly within the development footprint of the driveway. The proposed driveway is simple and direct, and reasonably configured to provide access to the main residence and the attached ADU. Per the Arborist report, none of the trees to be removed are considered specimen trees, and removal of the trees will have minimal impact on the total canopy coverage of the lot. Removal of these trees is consistent with the recommendations of the prepared forest management plan. No landmark trees are proposed for removal.

d) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as most suitable habitat for maintaining abundant and diverse wildlife. As delineated on the project plans, the trees sited for removal are directly within the proposed footprint of development. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Pebble Beach. Trees to be retained will be protected with implementation of Condition No. 9.

e) Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Condition No. 10 requires all removed trees to be replanted on-site at a 1:1 ratio.

f) Measures for tree protection during construction have been incorporated as Condition No. 7, and include tree protection zones, trunk protection, hand excavation and bridging roots.

g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 9 requires a raptor/bird nesting survey to be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.

h) Staff conducted a site inspection on January 15th, 2026 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250194.

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

EVIDENCE: a) Planning Commission. Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Planning Commission by any public agency or person aggrieved by a decision of the Zoning Administrator.

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) A Design Approval to allow the construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and 3) a Use Permit to allow the removal of four protected trees.

   All of which are in general conformance with the attached sketch and subject to the attached 10 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of March, 2026:

_____

Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THEPLANNING COMMISSION.

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

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 County of Monterey 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.

County of Monterey HCD Planning

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

PLN250194

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN250194) allows the construction of a 3,333 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot accessory dwelling unit and the removal of 4 protected trees. The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Zoning Administrator for Assessor's Parcel Number 007-201-007-000 on April 9.2026. The permit was granted subject to 11 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. 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.

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.

6. 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.

7. 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.

8. 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.

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1 (4 total)
-

Replacement tree(s) shall be located on site. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

11. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

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

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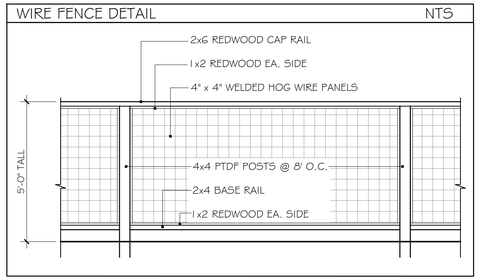


PROPOSED RESIDENCE



PHOTO OF EXISTING CONDITION OF PARCEL

WIRE FENCE DETAIL NTS





SITE PLAN

1" = 10' - 0"

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

10 0 5 10 20

DRAWING INDEX

SHEET A1	COVER SHEET: SITE PLAN, PROJECT DATA
SHEET A1.1	GRADING & DRAINAGE PLAN
SHEET A1.2	EROSION CONTROL PLAN
SHEET A1.3	CONSTRUCTION MANAGEMENT PLAN
SHEET A1.4	FUEL MANAGEMENT PLAN
SHEET A2	1ST FLOOR PLAN
SHEET A3	2ND FLOOR PLAN
SHEET A4	ELEVATIONS
SHEET A5	ELEVATIONS
SHEET A6	SECTIONS
SHEET L1	LANDSCAPE PLAN
SHEET 1	TOPOGRAPHIC SURVEY

PROJECT DATA

PROJECT DESCRIPTION:
- PROPOSED NEW 2-STORY HOUSE + ADU
- REMOVE 4 TREES

PROJECT ADDRESS:
2897 17 MILE DR, PEBBLE BEACH (DEL MONTE FOREST HOA)

PROJECT OWNERS: FANG FANG & JIARUI LIU

APN: 007-201-007

ZONING: MDR/B-6-D-RES

LAND USE DESIGNATION: RESIDENTIAL 4U/AC
LOT#: 6

FEMA FLOOD ZONE: X

LOT SLOPE IS < 25%

GROSS & NET LOT SIZE:
10,779 SQ.FT. ≈ 0.2474 ACRE

TYPE OF CONSTRUCTION: V-B, SPRINKLERED

BUILDING OCCUPANCY: R-3 / U

ALLOWABLE FLOOR AREA:
3,773 SQ.FT.

EXISTING SQ.FT. = 0 (EMPTY LOT)

MAX HEIGHT OF STRUCTURE = 25'-9"

PROPOSED FLOOR AREA

1ST FLOOR		2,178.5
2ND FLOOR		1,154.5
GARAGE		435.2
TOTAL FLOOR AREA		3,768.2 ≈ 34.9%
ADU		
1ST FLOOR	381.3	
2ND FLOOR	417.5	
TOTAL	798.8	
COVERED PORCH	26.8	

LOT COVERAGE:

EXISTING LOT COVERAGE:		0
ALLOWABLE LOT COVERAGE		3,773
PROPOSED LOT COVERAGE:		
HOUSE FOOTPRINT		2,613.7
COVERED PORCH		182
TOTAL LOT COVERAGE		2,795.7 ≈ 25.9%

IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA		0
ALLOWABLE IMPERVIOUS AREA		9,000
PROPOSED IMPERVIOUS AREA		
HOUSE		2,614
ADU		381
PORCHES		209
PATIOS, WALKS		796
DRIVEWAY		1,170
TOTAL IMPERVIOUS AREA		5,170

LANDSCAPED AREA 5,609

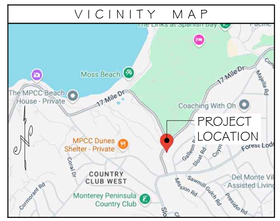
GRADING QUANTITIES - SEE SHEET A1.1

PARKING: 2 COVERED SPACES + SPACE FOR 4 TANDEM SPACES IN THE DRIVEWAY FOR GUESTS (2 SPACES REQUIRED)

WATER SERVICE PROVIDER: CAL-AM WATER (NO WELLS PROPOSED)
SEWER SERVICE PROVIDER: PEBBLE BEACH COMMUNITY SERVICES DISTRICT

AVERAGE GRADE 66.25'
MAX BUILDING HEIGHT TO AVERAGE GRADE 25'-9"

VICINITY MAP



TREE TABLE

TREE #	SPECIES	Ø (INCHES)	NOTE
1	PINE	20	TO REMAIN
2	PINE	14	TO REMAIN
3	PINE	13	TO REMAIN
4	PINE	29	TO REMAIN
5	OAK	6	TO REMAIN
6	OAK	17	TO REMAIN
7	OAK	18	TO REMAIN
8	OAK	11	TO BE REMOVED
9	OAK	13	TO BE REMOVED
10	OAK	8	TO BE REMOVED
11	OAK	11	TO BE REMOVED
12	OAK	13	NEIGHBOR'S

SEE LANDSCAPE PLAN FOR REPLACEMENT TREES

DRAWINGS PREPARED BY

CHRIS SPAULDING
□ARCHITECT□

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(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH □ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1

OF 7 SHEETS

GRADING NOTES

- ALL GRADING, DRAINAGE, & FOUNDATION WORK TO CONFORM TO RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY GRICE ENGINEERING, INC., PROJECT FILE NO. 6167-13.07, DATED SEPTEMBER 2013 AND UPDATED FILE NO. 7945-24.11, DATED DECEMBER, 2024. NOTIFY SOIL ENGINEER ONE WEEK PRIOR TO COMMENCING ANY SOIL-DISTURBING ACTIVITIES TO ARRANGE FOR REQUIRED OBSERVATION OF WORK.

- GRADING IS LIMITED TO FOUNDATION AND CRAWLSPACE EXCAVATIONS, AND FINISH SHAPING FOR DRAINAGE

DRAINAGE NOTES

- EXISTING DRAINAGE PATTERN TO REMAIN - LOT SLOPES TOWARDS THE STREET

- DOWNSPOUT FLOW AT REAR OF HOUSE TO BE COLLECTED IN 3" SCHEDULE 40 PVC TIGHT LINES AND DRAINED TO THE INFILTRATION DEVICE AS SHOWN ON THE PLAN

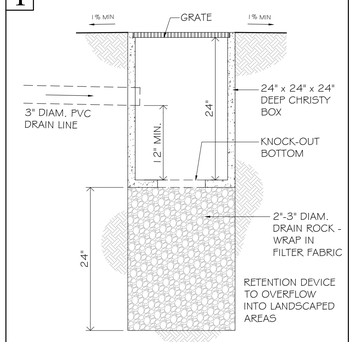
- DOWNSPOUT FLOW AT REMAINDER OF HOUSE TO DISCHARGE ACROSS PAVEMENTS OR ACROSS SPLASHBLOCKS AND INTO LANDSCAPED AREAS.

- SHAPE DRAINAGE SWALES (2% MIN. LONGITUDINAL SLOPE) TO DRAIN SURFACE FLOW FROM BACK OF STRUCTURE AROUND THROUGH THE SIDE YARDS TO LANDSCAPED AREAS IN FRONT YARD

- FINISH GRADES TO SLOPE 5% (FOR 10' OR INTO SWALE), 2% FOR PAVEMENTS, AWAY FROM STRUCTURE

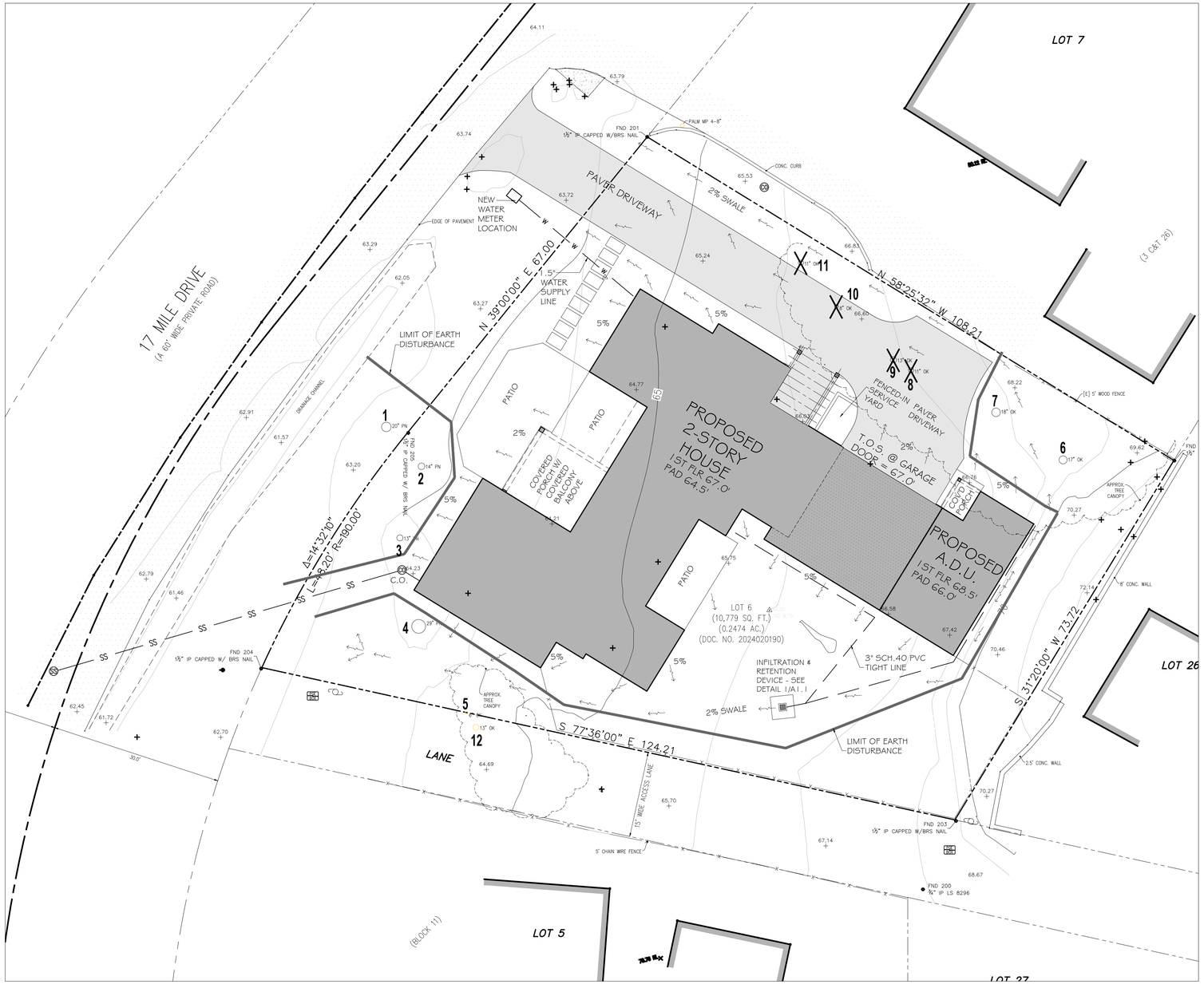
- WATER SHALL NOT BE ALLOWED TO POND ADJACENT TO STRUCTURE

1 DRAINAGE RETENTION & INFILTRATION DETAIL



GRADING QUANTITIES			
LOCATION	CUT (cu.yds)	FILL (cu.yds)	TOTAL
HOUSE PAD PREPARATION	144	8	152
DRIVEWAY	6	4	10
SITE WORK	10	22	32
TOTAL	160	34	194
THE TOTAL CUT & FILL OUTSIDE THE BUILDING PERIMETER IS 42 CU.YDS. EXPORT ALL EXCESS SPOILS			

SEE SHEET A1.2 FOR CONSTRUCTION-PHASE STORMWATER AND EROSION CONTROL



PRELIMINARY GRADING & DRAINAGE PLAN

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

1" = 10' - 0"

10 0 5 10 20

DRAWINGS PREPARED BY

CHRIS SPAULDING
□ARCHITECT□

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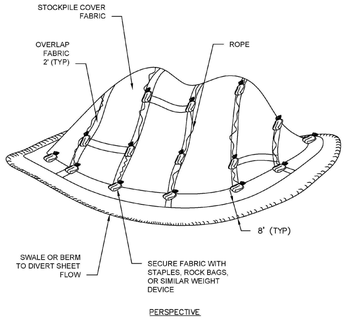
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH ▫ CALIFORNIA

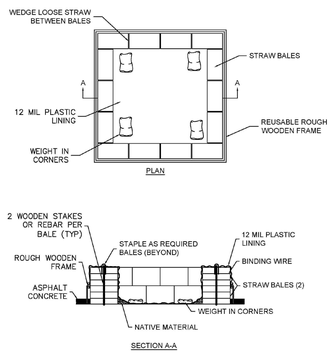
DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1.1

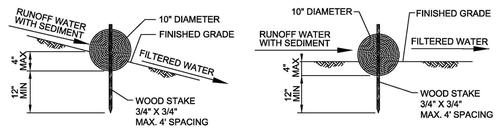
OF 7 SHEETS



DETAIL: SOIL STOCKPILE



DETAIL: CONCRETE WASHOUT



ENTRENCHMENT DETAIL
IN SLOPE AREA

ENTRENCHMENT DETAIL
IN FLAT AREA

NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND STRAW ROLL.
4. STRAW ROLLS SHALL BE PLACED ON SLOPES @ MAX. 25' SPACING.

DETAIL: STRAW WADDLES

NOT TO SCALE

EROSION CONTROL NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER REGULATIONS.
2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

CONSTRUCTION PHASE STORMWATER MANAGEMENT NOTES

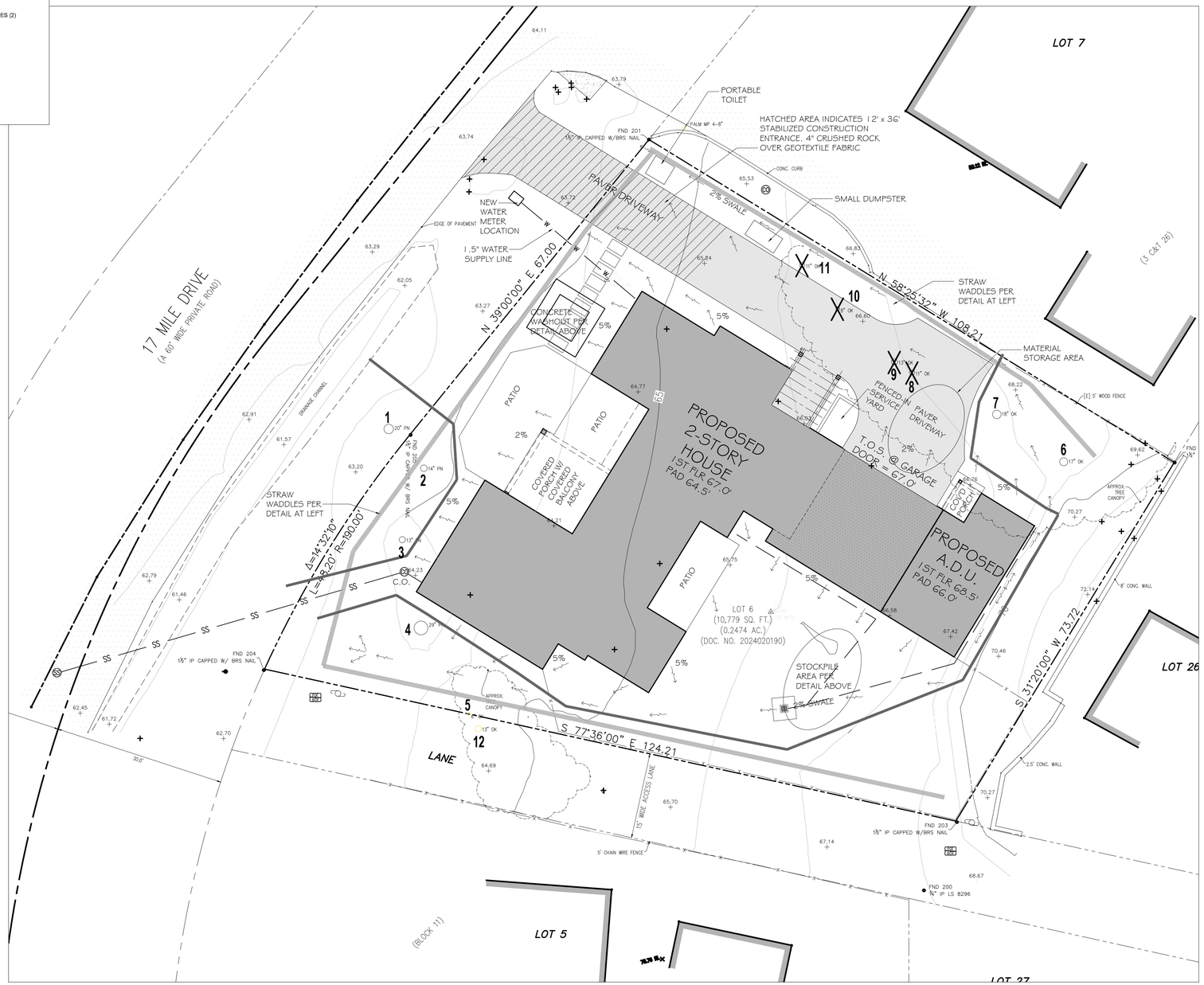
Contractor shall follow and implement the Best Management Practices and applicable erosion control measures shown this sheet

Contractor shall be responsible that no mud or muddy water leaves the property.

All erosion control measure shall be onsite and readily accessible prior to construction.

Sweep or scrape up soils tracked onto the road at the end of each day. Do not hose into street, gutter, or storm drain.

The site shall be monitored by the contactor/owner after rain event to verify erosion control measure are functioning.



EROSION CONTROL PLAN

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

1" = 10' - 0"

10 0 5 10 20

DRAWINGS PREPARED BY

CHRIS SPAULDING
▫ A R C H I T E C T ▫

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(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

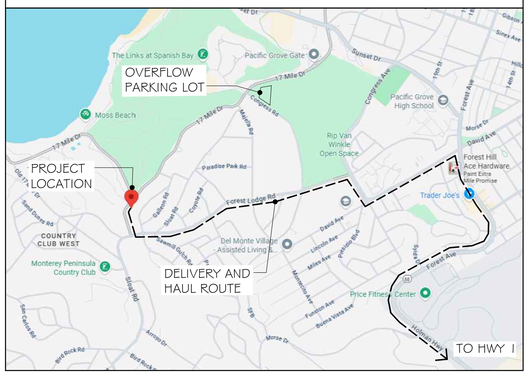
PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH ▫ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1.2

OF 7 SHEETS

CONSTRUCTION MANAGEMENT MAP



WORK HOURS AND PARKING NOTES

A. Work Hours: Construction , delivenes, and or servicing of any item on site shall be prohibited BEFORE 8:00 am and AFTER 5:00 pm WEEKDAYS , 9:00 am to 5:00 pm Saturday , no work or deliveries allowed on Sunday and Holidays.

B. All construction vehicles must park On-Site. If more vehicles are required, contractor shall park overflow vehicles at the parking lot at Congress Road and 17 Mile Drive, an shuttle the workers to the site

SITE MANAGEMENT NOTES

A. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

B. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE RIGHT-OF-WAY OF 17 MILE DRIVE.

C. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED, AND PLACED IN CONTAINER.

D. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

SITE MANAGEMENT NARATIVE

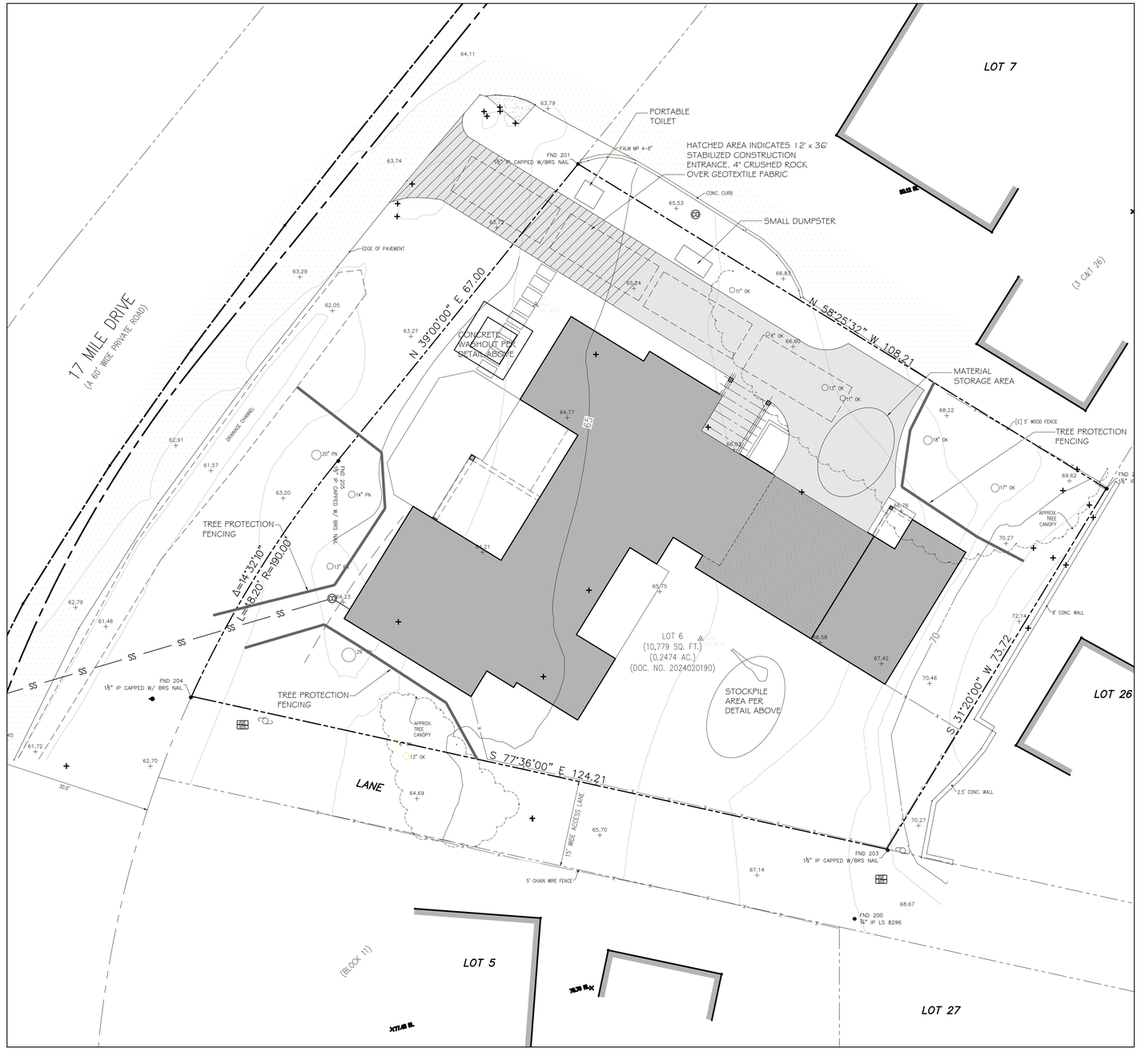
THIS PROJECT REQUIRES A MINIMAL AMOUNT OF MATERIAL OFF-HAUL. THE PRIMARY SITE MANAGEMENT ISSUES ARE WORKER PARKING AND DELIVERIES, INCLUDING CONCRETE TRUCKS.

- CONTRACTOR WILL BE RESPONSIBLE THAT ALL WORKERS PARK OFF OF THE ROADWAY AND OVERLOW VEHICLES WILL PARK AT THE OVERFLOW PARKING LOT
- CONTRACTOR SHALL BE RESPONSIBLE THAT ALL DELIVERIES AND PORTABLE TOILET SERVICING BE DONE ON-SITE, WITH THE ONLY TRAFFIC DISRUPTION TO BE BACKING VEHICLES ONTO THE SITE

NOTE: CONTRACTOR HAS NOT BEEN SELECTED YET

TREE PROTECTION NOTES

INSTALL 6' TALL CHAIN LINK FENCING MOUNTED ON 2" STEEL POSTS DRIVEN INTO THE GROUND AT 8' ON CENTER - LOCATE AS SHOWN ON THE PLAN. FENCING TO STAY IN PLACE THROUGHOUT CONTRUCTION



CONSTRUCTION MANAGEMENT PLAN

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

1" = 10' - 0"

10 0 5 10 20

DRAWINGS PREPARED BY

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□ A R C H I T E C T □

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PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH □ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1.3

OF 7 SHEETS

LEGEND

THE 'GREEN ZONE' 0 TO 30' FROM THE STRUCTURE AS DESCRIBED IN PARAGRAPH 2 BELOW.
- THE ENTIRE PARCEL IS IN THIS ZONE
- REFER TO THE LANDSCAPE PLAN FOR THE PLANTING PLAN THAT MEETS THESE REQUIREMENTS

DRIVEWAY FOR EMERGENCY ACCESS
12' WIDE, SLOPE LESS THAN 5%,
CONCRETE PAVERS

FIRE PROTECTION MANAGEMENT PLAN

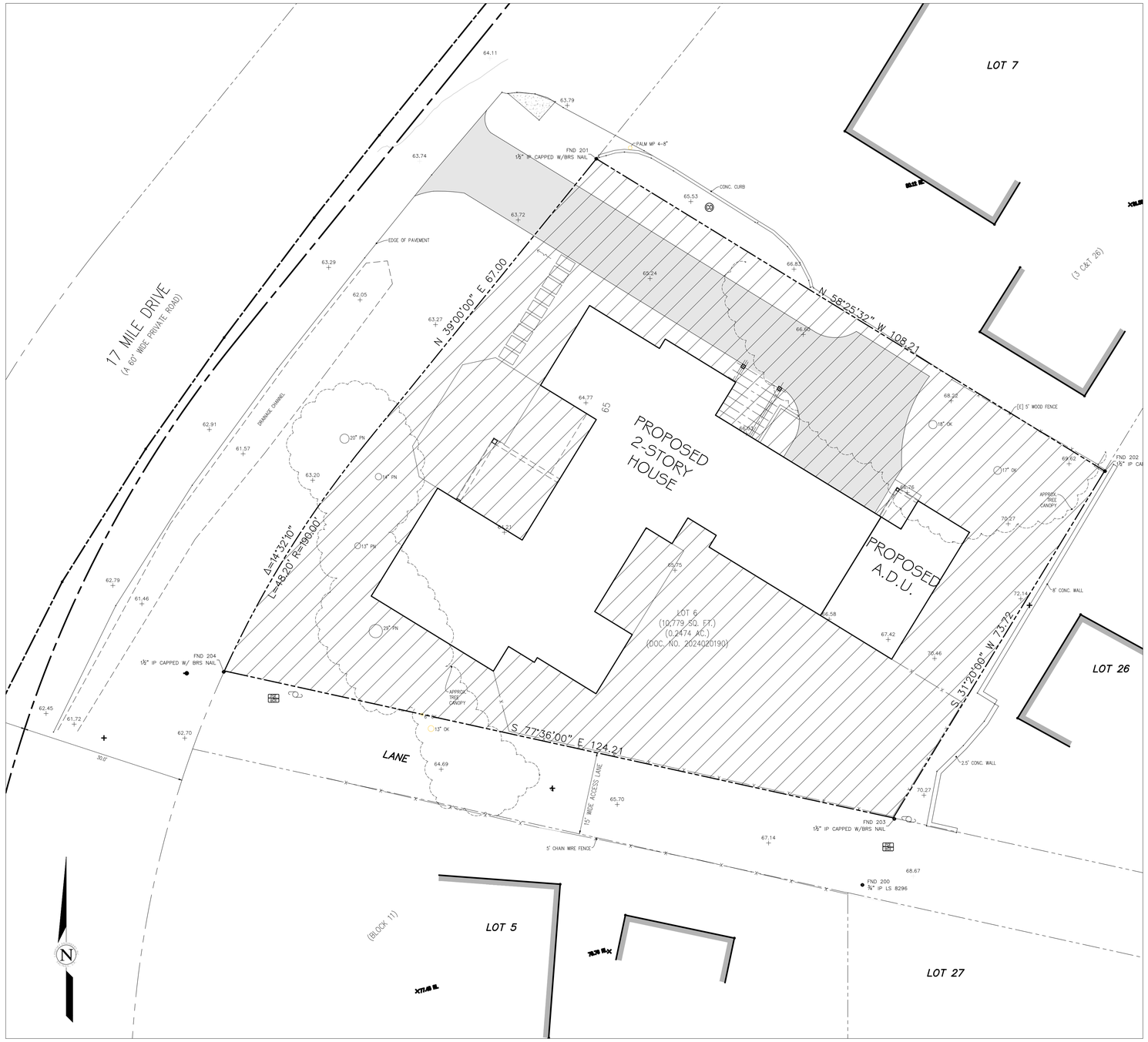
1. CALIFORNIA LAW (PRC 4291) REQUIRES PROPERTY OWNERS TO CREATE AND MAINTAIN ADEQUATE DEFENSIBLE SPACE AROUND HOMES AND BUILDINGS. DEFENSIBLE SPACE IS CREATED THROUGH PROPER IMPLEMENTATION OF FUEL MODIFICATION AND MANAGEMENT PRACTICES AROUND STRUCTURES. THIS INCLUDES THE REMOVAL OF HIGHLY FLAMMABLE AND DEAD VEGETATION, THE THINNING AND PROPER SPACING OF DENSELY VEGETATED AREAS TO DISRUPT THE CONTINUITY OF COMBUSTIBLE FUEL LOADS, AND THE PROPER EXECUTION OF FIREWISE LANDSCAPING PRACTICES AND PRINCIPALS. FIREWISE OR FIRESAFE LANDSCAPING PRACTICES INCLUDE UTILIZING PLANT TYPES, PLANTING CONFIGURATIONS AND ARRANGEMENTS, AND LANDSCAPING MATERIALS AND DESIGN CONCEPTS THAT ARE LESS COMBUSTIBLE AND MORE FIRE RESISTANT THAT WILL ASSIST IN REDUCING THE ABILITY OF FIRE TO SPREAD HORIZONTALLY AND VERTICALLY. FOR EXAMPLE, A FIREWISE LANDSCAPE SHOULD CONSIST OF PROPERLY SPACED AND MAINTAINED SHRUBS AND TREES, AS WELL AS LOWER GROWING NATIVE PERENNIAL GRASSES, GROUNDCOVERS (INCLUDING MULCHES) AND/OR HERBACEOUS PERENNIALS THAT ARE GENERALLY LESS FLAMMABLE. ADDITIONALLY, MORE COMBUSTIBLE MASS PLANTINGS AND DENSE VEGETATION GROUPINGS SHOULD BE AVOIDED.

2. THE GREEN ZONE IS THE AREA 0–30 FEET IMMEDIATELY SURROUNDING THE FOLLOWING HOME REMODEL AND LANDSCAPE IMPROVEMENT ACTIVITIES THIS GREEN ZONE AREA WILL CONSIST OF FIRESAFE LANDSCAPE MATERIALS AND LOW COMBUSTIBILITY DROUGHT TOLERANT FLORA, INCLUDING SOME EXISTING ORNAMENTAL VEGETATION THAT WILL BE SELECTIVELY RETAINED. THIS FIRESAFE LANDSCAPE WILL BE DESIGNED AND MAINTAINED IN A MANNER TO PROVIDE PROPER HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES, AND LARGER GROWING TREES AND SHRUBS WILL BE MAINTAINED TO REMOVE DEAD AND HEALTHY COMBUSTIBLE MATERIALS.

3. THE MANAGEMENT ZONE (AKA, REDUCED FUEL ZONE) IS THE AREA 30–100 FEET (OR TO THE PROPERTY LINE) AROUND THE HOME. PRIOR TO THE DRY SEASON HIGHLY COMBUSTIBLE NON–NATIVE ANNUAL GRASSES WILL BE MOWED TO A HEIGHT OF 4 INCHES; DEAD MATERIALS THAT POSE A FIRE HAZARD WILL BE REMOVED AND PROPERLY DISPOSED; SHRUBS WILL BE THINNED AND MAINTAINED TO PROVIDE ADEQUATE HORIZONTAL AND VERTICAL SEPARATION (AMOUNT OF SPACE BETWEEN SHRUBS AND PLANT GROUPINGS DEPENDS ON STEEPNESS OF SLOPE AND SIZE AND TYPE OF PLANTS); AND DEAD, UNHEALTHY AND/OR STRUCTURALLY PROBLEMATIC TREE LIMBS WILL BE REMOVED TO A HEIGHT OF 6 FEET ABOVE GRADE OR TO 3X THE HEIGHT OF UNDERSTORY VEGETATION (WHICHEVER IS HIGHER) TO REMOVE POTENTIALLY HAZARDOUS LADDER FUELS. AVOID EXCESSIVE PRUNING AND REMOVAL OF HEALTHY AND STRUCTURALLY SOUND LIMBS, PARTICULAR LIMBS THAT ARE 6 INCHES DIAMETER DATE

4. FOR LANDSCAPE IMPROVMENTS AND ENHANCEMENT, USE NATIVE OR NON–INVASIVE ORNAMENTAL PLANTS THAT ARE APPROPRIATE TO THE SITE. PLANTS AND MATERIALS SELECTED FOR LANDSCAPING OPERATIONS SHOULD BE OF LOWER COMBUSTIBILITY AND VOLATILITY, DROUGHT TOLERANT, AND SHOULD NOT BE POTENTIALLY DEGRADING (E.G., INVASIVE) TO SURROUNDING HABITAT. INDIGENOUS FLORA OCCURING ON THE PROPERY SHOULD BE RETAINED AND PRESERVED. REMOVE AND MANAGE HIGHLY COMBUSTIBLE AND HABITAT DEGRADING EXOTIC INVASIVE WEEDS, AND PROMOTE THE ESTABLISHMENT NATIVE VEGETATION THAT GENERALLY TENDS TO BE LESS FLAMMABLE.

5. REMOVE DRY LEAVES AND PINE NEEDLES FROM ROOF AND RAIN GUTTERS, MAINTAIN ADEQUATE CLEARANCE AROUND STRUCTURE, AND KEEP TREE BRANCHES A MINIMUM 10 FEET AWAY FROM CHIMNEY OR STOVE OUTLETS.



FUEL MANAGMENT PLAN

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

1" = 10' - 0"

10 0 5 10 20

DRAWINGS PREPARED BY

CHRIS SPAULDING
□ A R C H I T E C T □

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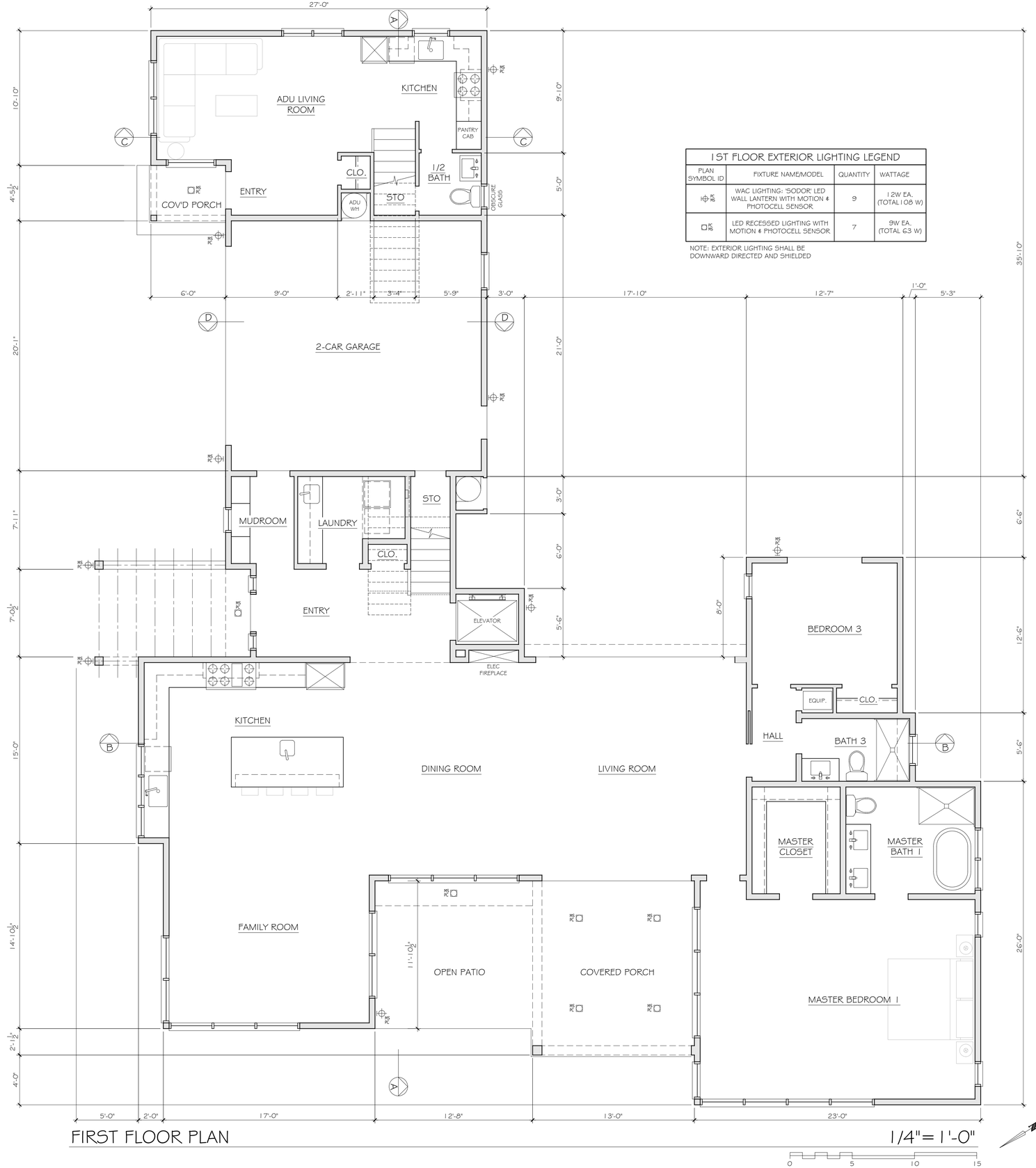
PRELIMINARY SET	
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PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH □ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1.4

OF 7 SHEETS



1ST FLOOR EXTERIOR LIGHTING LEGEND

PLAN SYMBOL ID	FIXTURE NAME/MODEL	QUANTITY	WATTAGE
WS PC	WAC LIGHTING: 'SODOR' LED WALL LANTERN WITH MOTION & PHOTOCELL SENSOR	9	12W EA. (TOTAL 108 W)
RS PC	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	7	9W EA. (TOTAL 63 W)

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED

FIRST FLOOR PLAN

1/4"=1'-0"

0 5 10 15

DRAWINGS PREPARED BY

CHRIS SPAULDING
□ A R C H I T E C T □

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PROPOSED NEW 2-STORY HOME FOR

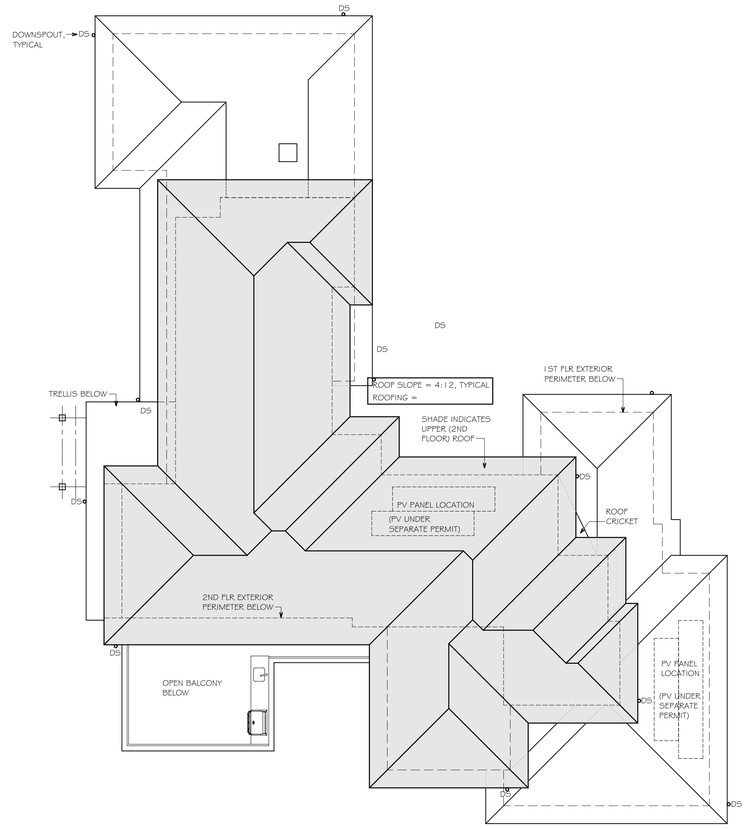
FANG & LIU RESIDENCE

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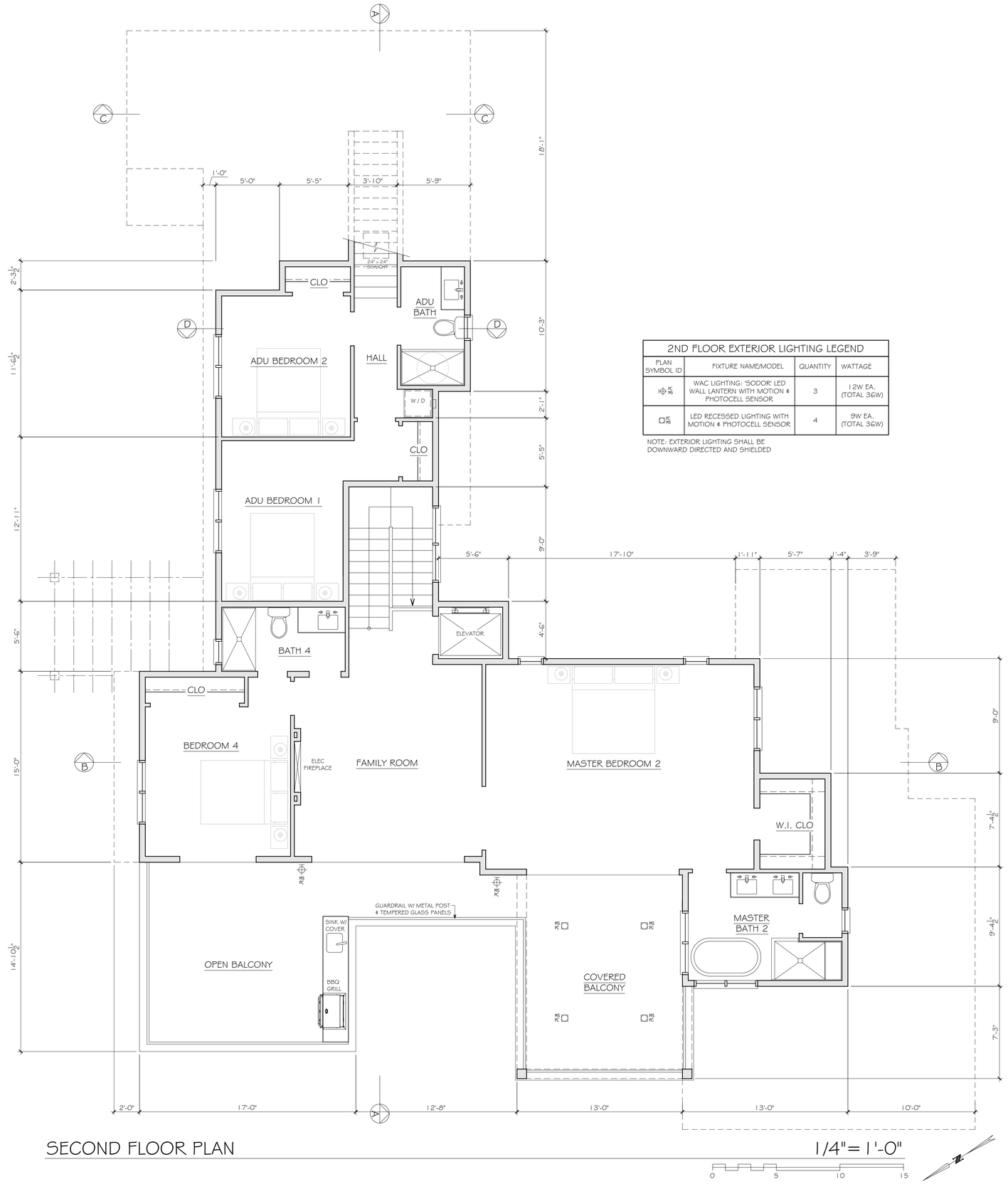
DATE:	2-12-25
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DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A2

OF 7 SHEETS



ROOF PLAN 1/8"= 1'-0"



SECOND FLOOR PLAN 1/4"= 1'-0"

0 5 10 15

2ND FLOOR EXTERIOR LIGHTING LEGEND

PLAN SYMBOL ID	FIXTURE NAME/MODEL	QUANTITY	WATTAGE
EX 36	WAC LIGHTING: 'SODOR' LED WALL LANTERN WITH MOTION & PHOTOCELL SENSOR	3	12W EA. (TOTAL 36W)
EX 36	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	4	9W EA. (TOTAL 36W)

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED

DRAWINGS PREPARED BY

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□ A R C H I T E C T □

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6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH □ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A3

OF 7 SHEETS



FRONT (WEST) ELEVATION

1/4"= 1'-0"

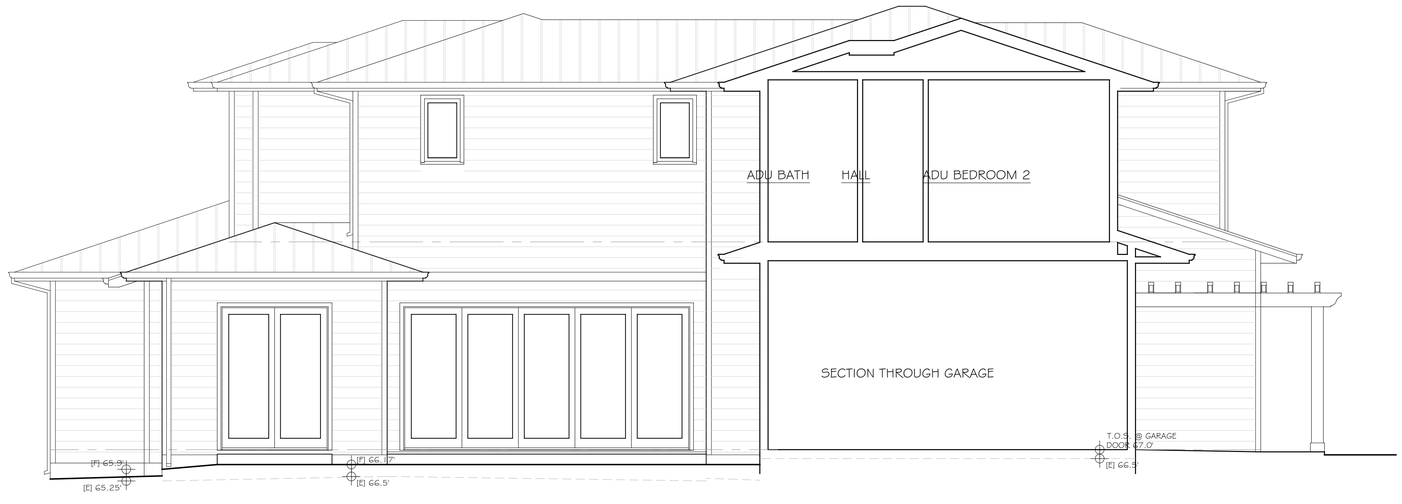
0 5 10 15



ADU REAR (EAST) ELEVATION

1/4"= 1'-0"

0 5 10 15



REAR (EAST) ELEVATION / GARAGE SECTION D-D

1/4"= 1'-0"

0 5 10 15

DRAWINGS PREPARED BY

CHRIS SPAULDING

□ A R C H I T E C T □

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
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PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR

FANG & LIU RESIDENCE

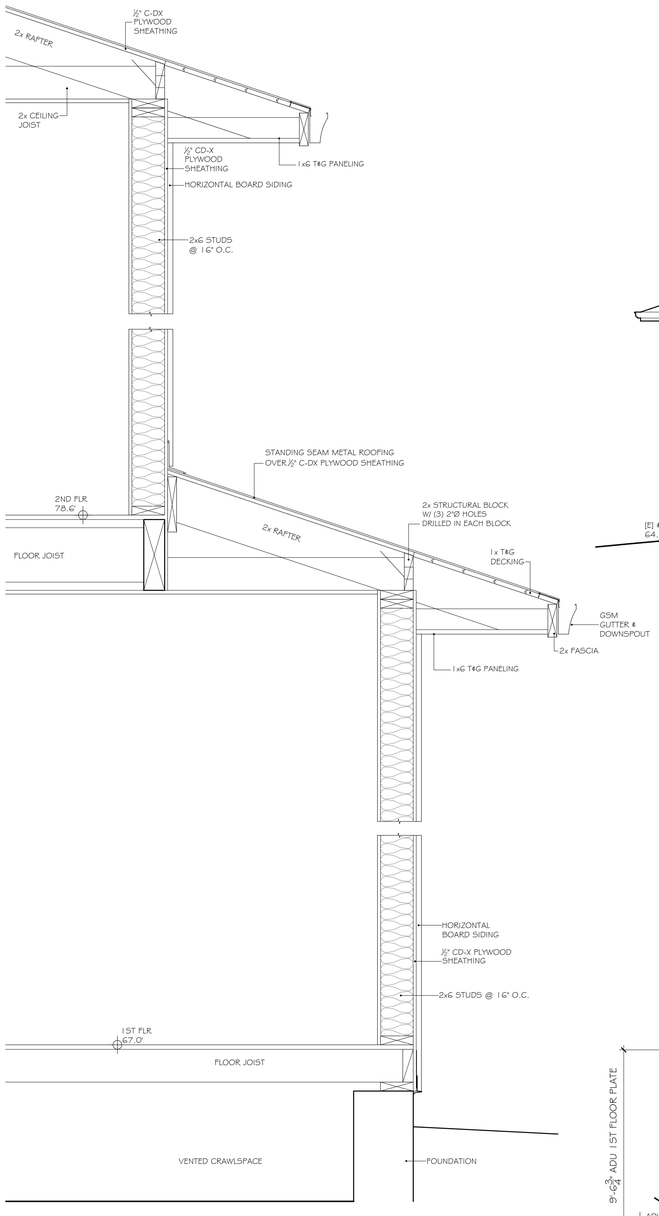
2897 17 MILE DR

PEBBLE BEACH □ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A4

OF 7 SHEETS



TYPICAL WALL SECTION

1"= 1'-0"



RIGHT SIDE (SOUTH) ELEVATION

1/4"= 1'-0"

0 5 10 15



LEFT SIDE (NORTH) ELEVATION

1/4"= 1'-0"

0 5 10 15

DRAWINGS PREPARED BY

CHRIS SPAULDING
▫ A R C H I T E C T ▫

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PROPOSED NEW 2-STORY HOME FOR

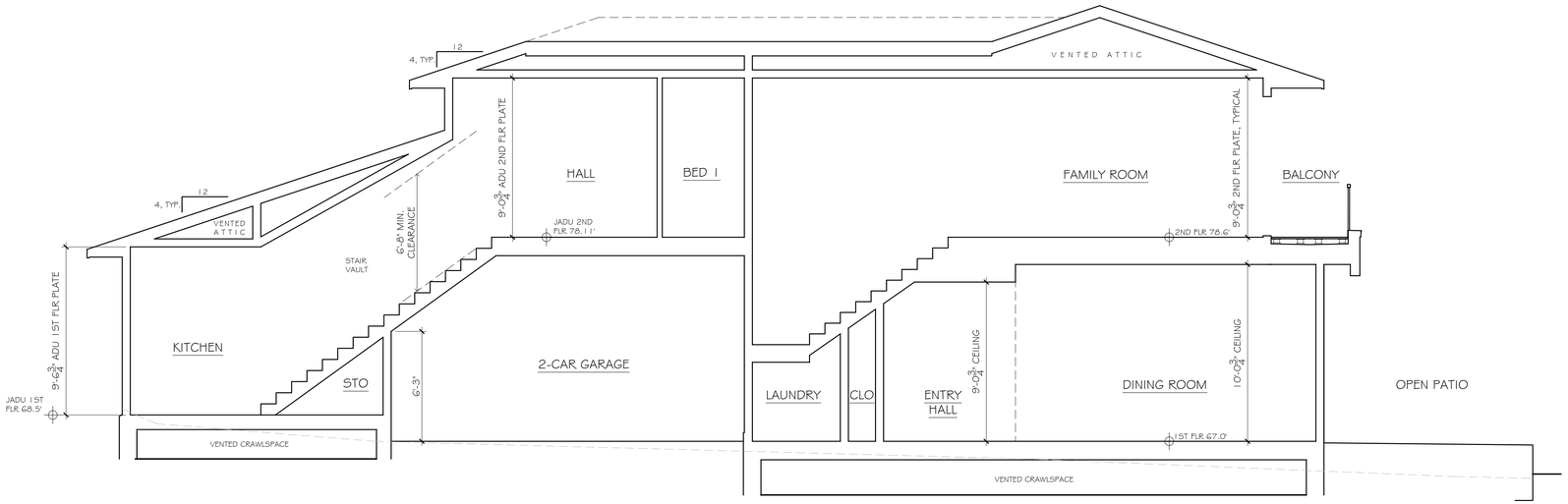
FANG & LIU RESIDENCE
2897 17 MILE DR

PEBBLE BEACH ▫ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A5

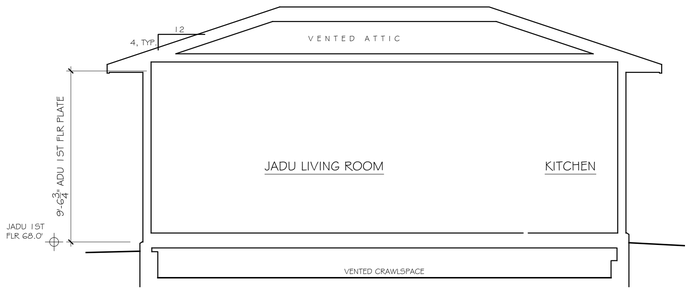
OF 7 SHEETS



SECTION A-A

1/4"= 1'-0"

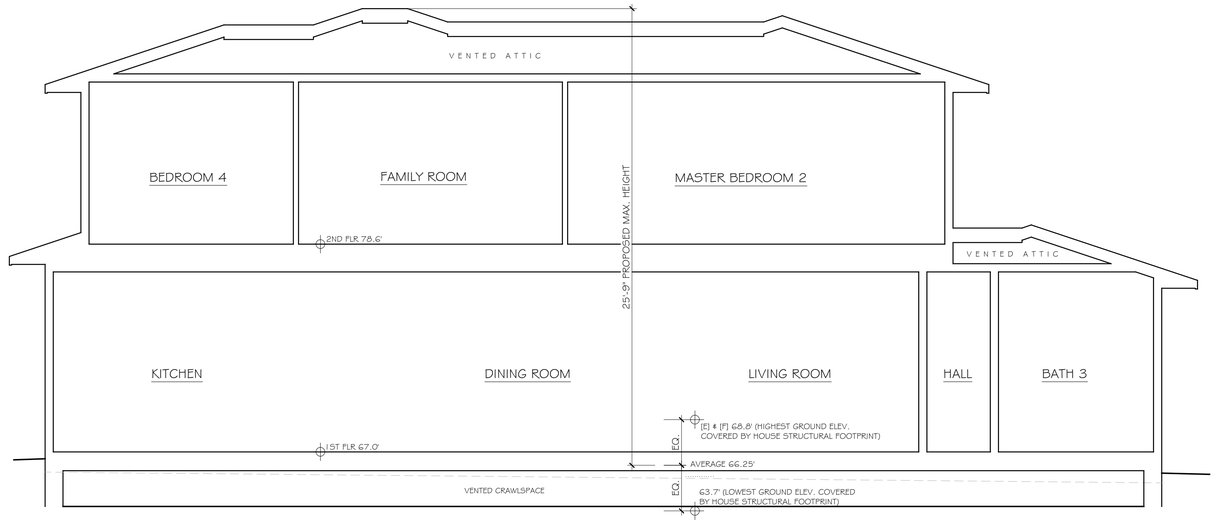
0 5 10 15



SECTION C-C

1/4"= 1'-0"

0 5 10 15



SECTION B-B

1/4"= 1'-0"

0 5 10 15

DRAWINGS PREPARED BY

CHRIS SPAULDING
□ARCHITECT□

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BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
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PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR

FANG & LIU RESIDENCE

2897 17 MILE DR

PEBBLE BEACH □ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
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SHEET	

A6

OF 7 SHEETS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	H20	#	MATURE SIZE
TREES:						
A	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL	4	50' H X 35' W (REPLACEMENT TREES)
B	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VL	3	15' H X 15' W
C	PINUS RADIATA	MONTEREY PINE	24" BOX	L	1	80' H X 30' W
D	ACER DISSECTUM	DWARF JAPANESE MAPLE	24" BOX	M	2	8' H X 5' W
E	PINUS THUNBERGII 'KOTO BUKI'	JAPANESE BLACK PINE	24" BOX	M	1	15' H X 15' W
SHRUBS:						
1	AGAVE 'BLUE FLAME'	AGAVE	5 G.C.	L	3	3' H X 4' W
2	CAREX DIVULSA	BERKELEY SEDGE	1 G.C.	L	6	2' H X 2' W
3	CEANOTHUS 'DARK STAR'	WILD LILAC	5 G.C.	L	8	6' H X 12'W
4	LOROPETALUM 'RAZZLEBERRI'	FRINGE FLOWER	5 G.C.	L	7	5' H X 5' W
5	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	5 G.C.	L	4	3' H X 5' W
6	ARCTOSTAPHYLOS D.'H MCMINN'	MANZANITA	5 G.C.	VL	13	4' H X 6' W
7	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 G.C.	L	11	3' H X 5' W
8	CISTUS PURPUREA	ORCHID ROCKROSE	5 G.C.	L	14	4' H X 5' W
9	FRANGULA CALIFORNICA	COFFEEBERRY	5 G.C.	L	5	10' H X 10' W
10	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 G.C.	L	9	2' H X 2' W

GROUNDCOVERS:

- ARCTOSTAPHYLOS 'EMERALD CARPET' DWARF MANZANITA PLANT 1 G.C. @ 60" O.C. L
- CISTUS SALVIFOLIUS SAGE LEAF ROCKROSE PLANT 1 G.C. @ 48" O.C. L
- SEDUM RUBRUTINCTUM PORK & BEANS PLANT FLATS @ 12" O.C. L
- WOOD MULCH: PREMIUM ARBOR MULCH INSTALL 3" DEPTH LAYER
- BACCHARIS P. 'TWIN PEAKS' DWARF COYOTE BRUSH PLANT 1 G.C. @ 60" O.C. L
- DECORATIVE PEBBLES 'LIN CREEK COBBLES-1/2" SIZE INSTALL 2" DEPTH LAYER

WULCOLS WATER USE:

VL	VERY LOW
L	LOW
M	MEDIUM
H	HIGH

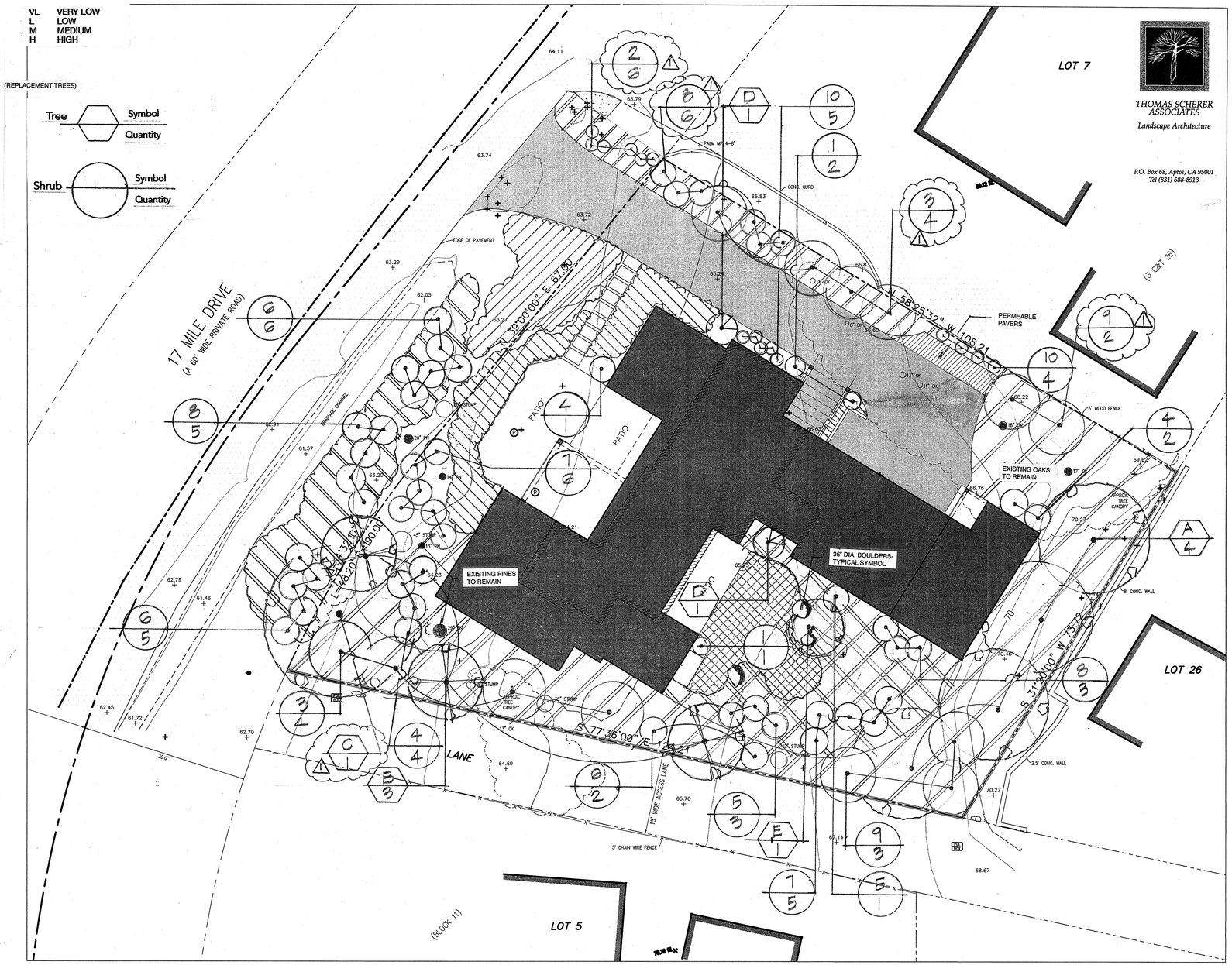
Tree — Symbol / Quantity

Shrub — Symbol / Quantity

PLANTING NOTES

1. Circles shown indicate approximate mature size of plant material.
2. Contractor shall be responsible for adequate erosion control measures during construction. See engineer's erosion control plan.
3. FINISH GRADING: Till all planter areas to an 8 inch depth. Break up or remove all compacted lumps of soil, rocks larger than 1 inch in diameter, and all deleterious material from planter areas. Finish grade all areas to a smooth, even surface free of abrupt changes in grade. Make minor grading changes as required to insure positive drainage(1% minimum). Slope areas greater than 3:1 need not be tilled.
4. No plant shall be installed until a fully automatic drip irrigation system, covering all planter areas, is installed, tested and is fully operational.
5. PLANTING OF TREES, SHRUBS & VINES: Unless otherwise noted,
   All trees shall be planted per detail: 1
   All shrubs shall be planted per detail: 2

   All planter pits shall receive the following back fill mix:
   1. 50% soil of the site
   2. 30% nitrogen stabilized redwood shavings
   3. 20% Nitrohumus or Gro-power or equal
   4. Fertilizer tablets (Agriform 21 gram: 20-10-5) or equal, applied per manufacturer's recommendations.
   5. Include PUMICE into the soil ammendments for all succulent plantings
6. Contractor shall guarantee all trees 24" Box size or larger to live and grow in an acceptable condition for the period of one (1) year from the date of acceptance by the owner. Likewise, all shrubs, vines and groundcovers shall be guaranteed to live and grow in an acceptable condition for a period of ninety (90) days from the date of acceptance by the owner.
7. Upon completion of planting operations, contractor shall apply a min. 3 inch layer of approved mulch shall be installed over the finish grade of all planter areas.
8. MAINTENANCE PERIOD: Contractor shall maintain the site for a period of 90 calendar days after acceptance by owner. Maintenance shall include weeding of all shrub and ground cover areas, removal of all trash and debris from planter areas and hardscape areas; pruning and trimming of all plant materials required; replacement of all dead or dying plant material & two (2) applications of fertilizer.
9. ONGOING MAINTENANCE: Owner shall maintain the proposed landscape by by the continuation of weeding, pruning,trimming of all plant material to live and grown in an acceptable condition. All dead plant material shall be replaced with the original species specified. Monitoring the irrigation system for any line damage or obstructions preventing proper application of water shall be a part of the ongoing maintenance period.
10. Contractor shall comply with all aspects of the County of Monterey Water Efficient Landscape Ordinance.



CONCEPTUAL LANDSCAPE PLAN — 1" = 10' - 0"

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

10 0 5 10 20

THOMAS SCHERER ASSOCIATES
Landscape Architecture
P.O. Box 68, Aptos, CA 95001
Tel (831) 688-8913

DRAWINGS PREPARED BY
CHRIS SPAULDING
▫ARCHITECT▫
801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
5-5-25	
8-11-2025 PLANT REV.	TS

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

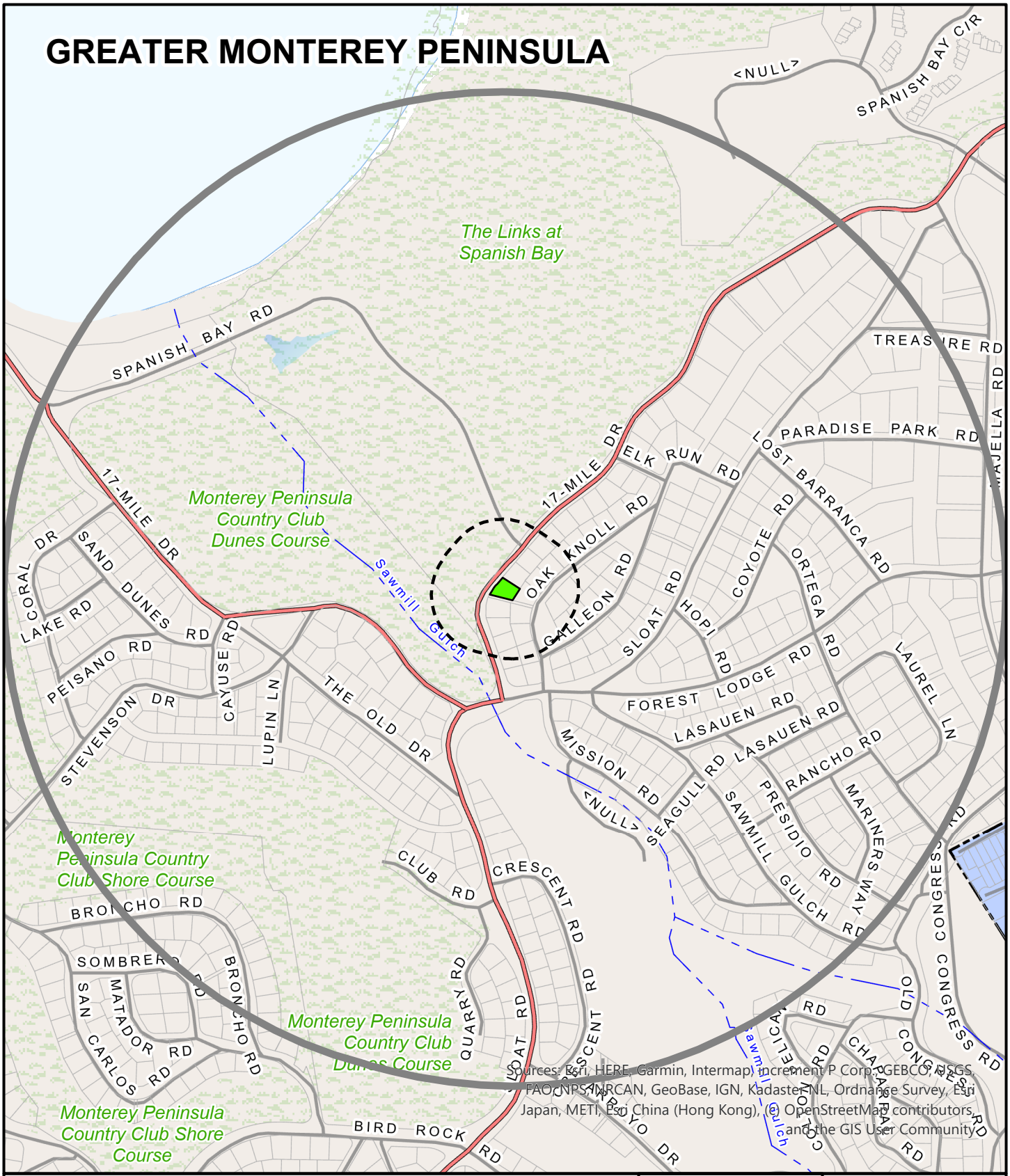
PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH ▫ CALIFORNIA

DATE:	MAY 8, 2025
SCALE:	AS NOTED
DRAWN:	TS
JOB:	FANG PEBBLE BEACH
SHEET	L1
OF 7	SHEETS

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Exhibit B

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APPLICANT: FANG FANG

APN: 007201007000 **FILE #** PLN250194

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMEDA

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Exhibit C

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Arborist Report
Fang & Lui Residence
2897 17 Mile Dr., Pebble Beach Ca

Prepared for:
Fang Fang

Prepared by:
Prepared by:
Andrew Tope
Board Certified Master Arborist WE-7621A
Tree Risk Assessor Qualified
P.O. Box 223436
Carmel, Ca 93922

Andrew Tope
Board Certified Master Arborist WE-7621A
P.O. 223436,
Carmel Ca, 93922

December 26, 2024

Fang Fang
2897 17 Mile Dr
Pebble Beach CA, 93953

Mrs. Fang,

On October 30, 2024 you contacted me in regard to your property at 2897 17 mile Dr, Pebble Beach, CA. I was asked to document the trees on site and prepare a report discussing the feasibility of development of the lot. . On December 26, 2024 I performed a visual site inspection, the following are my observations and findings.

Sincerely,

Andrew Tope

Summary of Report

1. My services were hired by Mrs. Fang to asses the impact of development on the site.

2. The development in the form of building a new structure has been proposed for the site located at 2897 17 Mile Dr, Pebble Beach CA 93953. The project proposes to build a 2 story single-family home. There are 9 trees which were assessed; the project requires removal of 4 Coast live oak trees. Trees on this site are considered to range from poor to fair condition both structurally and in health, therefore additional trees may need to be removed. These additional trees should be evaluated in a separate hazard tree assessment during or after the project begins. This tree assessment report is prepared only to assess the effects that the development project will have on the existing trees on site and recommendations for retention of trees during the project.

3. Replanting is required to conform to county regulations.

SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owner Mrs. Fang has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this the following tasks have been completed.

- Evaluate health, structure and preservation suitability for each tree within the proposed development of trees greater than or equal to six diameter inches DBH (diameter breast height).

- Review proposed building site plans as provided by Chris Spaulding Architect.

- Make recommendations to help with tree retention.

- Document findings in the form of a report as required by the County of Monterey Planning Department.

Limitations and Disclosure

The following are my observations and findings from the site visit on December 27, 2024. All observations were made using a digital camera, tape measure, diameter tape, and binoculars, no aerial inspections, root collar excavation, or drilling test were performed. This report was limited 2897 17 mile Dr, there are many other trees bordering the site that I didn't inspect.

Arborist's are specialists in tree care. They use their education, knowledge, training and hands on experience to examine trees and determine an appropriate course of action to enhance the beauty and overall health of trees and try to reduce the risk associated with living near trees. An arborist cannot detect every possible condition that could lead to a structural failure or hazardous situation; often signs and symptoms are sometimes hidden within the tree or below ground. A tree is a living organism therefore it’s health is effected by many different factors. Arborist cannot guarantee a specific trees health or structural integrity for any specific time frame. To live near trees is to accept some degree of risk. Statements made in this report can be used to manage trees and reduce that risk but never entirely eliminate the risk.

SITE DESCRIPTION

. 1. APN: 007-201-007-000

. 2. Location: 2897 17 Mile Dr, Pebble Beach CA 93953.

. 3. Parcel size: 0.25 Acres.

. 4. Existing Land Use: The parcel is vacant and zoned for residential use.

. 5. Soil Survey has soil as Baywood sand, 2 to 15 percent slopes. Area prone to windthrow

6. Vegetation: The vegetation consists of mature Monterey pines and California Live Oak. Understory vegetation is limited with only native grass.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site.

-The site is made up of 2 species including Monterey Pines (Pinus radiate) and California Live Oaks (Quercus agrifola)

- 3 Monterey Pines were observed with fair health and moderate structural form.

- 6 California Live Oaks were observed with fair health and moderate to poor structural form.

- 4 California Live Oaks have been proposed for removal. These trees will be impacted by the proposed driveway.

Tree Removal Chart

ID #	Species	DBH	Condition	Recommendation	Notes
1	Oak	11	Moderate	Remove	Partially uprooted, resting on #2
2	Oak	8	Moderate	Remove	Suppressed canopy, decay on trunk
3	Oak	13	Moderate	Remove	thin canopy, dieback
4	Oak	11	Moderate	Remove	thin canopy, dieback
5	Oak	18	Moderate	Preserve	canopy cleaning needed
6	Oak	17	Moderate	Preserve	canopy cleaning needed
7	Pine	14	Moderate	Preserve	bow in trunk, monitor.
8	Pine	13	Moderate	Preserve	thinning canopy
9	Pine	29	Moderate	Preserve	unbalanced canopy

Conclusion

The site is lacking in overall canopy coverage and has minimum trees that are assets to the site. To build the proposed single family residence, 4 California Live Oaks are being requested to be removed. With the implementation of the tree removals, tree pruning, and replanting, the site will be a more healthy urban forest. It will have better age diversity and spacing to ensure long term success of the trees. Implementing the proper TPZ will ensure the trees on the site will continue to thrive and be preserved.

Discussion

Preserving/Tree Protection

Preserving and Protecting trees during land/lot development is not the responsibility of just the arborist. It's a joint effort from the planning stages of a project till well after the project has been completed. Owners, engineers, architect, landscape architect, grading, demolition, construction, tree and landscape contractors must be committed to tree preservation. With that goal in mind the trees that add value and beauty to a property will continue to thrive.

Tree root systems are the most common tree part to be damaged during construction. Tree roots can grow much wider than the canopy of the tree. Roots can be easily damaged by driving equipment over the root zone, storing material, digging or excavating, excessive watering, or even excessively walking over the same area. Negative effects from root or construction damage may be delayed for many years. Due to these factors a Tree Protection Zone (TPZ) should be put into place. In this area no grading, trenching or equipment should be operated in this area. All work must be performed by hand and under the supervision of an arborist. Six foot tall orange fencing would be adequate to enclose the tree protection zone. This fencing should be installed before demolition, grubbing, and grading, takes place and shall remain till all construction is completed. Ideally this area will be 1 1/2 times the size of the drip-line of the tree, however that is not always feasible. On this particular site, its recommended that the fencing enclose groups of trees instead of just one, since many of the oaks and pines are clustered close together.

Even with the TPZ in place trees can still be damaged and stressed from the work being performed. With the extra stress that construction can put onto trees they become more susceptible to diseases and pests. Preventative measures can be taken to protect trees from these health issues. Fungicides and insecticides can be injected into the trunk of the trees around the construction site. These injections can be used to control a variety of common health issues on California Live Oaks. These include root protection from root rot fungus and oak worm

prevention. Residual effects from one injection may last as long as two years depending on the formulation used. With the long lasting effects treating one time before construction begins may protect the trees the entire project.

Tree Removals

There are 4 trees (#1, 2, 3, 4) that I deemed necessary to be removed due to their location in the proposed driveway. None of these trees would be good candidates for tree relocation either due to location, structural issues, or proximity to other trees. None of the trees to be removed would be considered specimen trees, and removal of the trees would have a minimal impact on total canopy coverage of the lot. The trees should be removed by a licensed contractor with special attention taken to not damage the remaining trees or their TPZ fencing.

Tree Pruning

A crown cleaning could be performed on the trees in close proximity to the building site. Crown cleaning consists of removing dead, diseased, and/or broken limbs. Other advisements for pruning include:

-On mature trees no more than 25% of live foliage is recommended to be removed in one particular pruning.

-All pruning should be performed in accordance to standards set forth by the International Society of Arboriculture.

Tree Replanting

Replanting should take place at a 1 for 1 ratio for trees 24 inches and smaller and 2 for 1 ratio for trees 25 inches and larger. In total Plant 4, 24inch box or larger California Live Oaks. These should be planted close to areas indicated on the site map. Trees shall be planted making sure the root ball is equal to or slightly higher than the surrounding soil height. Mulching the area around the newly planted tree will help keep soil moist and provide nutrients to the tree.

Continued Monitoring Intervals

Tree Protection Zones.

During the development of the site its recommended that a certified arborist periodically checks in at the site to ensure the TPZ requirements are being followed properly.

Replanted Trees

To ensure the continued health and survival of the replanted and relocated trees a certified arborist should monitor the newly planted trees for 3 years. It should consists of:

- Inspection of trees at the 6 month, 1 year, and 3 year interval. - Inspecting for vigor, and proper growth rates.

- Inspecting for possible diseases or pest presence.
- Identify dead or dying trees.
- Replace dead or dying trees.
- Writing a letter to Monterey County at the end of year one to determine if the replanting was successful.

Certified Arborist Andrew Tope WE-7621A

.

Image 1: Site map. Red numbers are the trees inventoried. Green numbers are the potential locations of the replanting sites. Final replanting locations should be determined on the landscape plan.



Image 2. Trees 1-4.



Image 3: Trees #5,6.



Image 4: Trees #7,8,9



Exhibit D

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MONTEREY COUNTY ZONING ADMINISTRATOR
MARCH 26, 2026

AGENDA ITEM NO. 3

Additional Correspondence

PLN180390 - LIU JIARUI & FANG FANG

FOR ADDITIONAL INFORMATION CONTACT:
Joseph Alameda, Associate Planner
Monterey County Housing and Community Development
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
(831) 783-7079 or alamedaj@countyofmonterey.gov

From:	Mickael Forsman
To:	293-zahearingcomments
Cc:	Ajanta De; Mickael Forsman
Subject:	Fwd: Objection to PLN250194 and the address is 2897 17 Mile Drive.
Date:	Sunday, March 1, 2026 5:41:20 PM
Attachments:	2897 Objection.pdf

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Subject: Objection to PLN250194 and the address is 2897 17 Mile Drive.

To: Pebble Beach Architectural Review Board (ARB); Monterey County Housing & Community Development - Planning Division Subject: Formal Opposition to Development at 2897 17 Mile Drive (APN: 007-201-007-000)

To the Members of the Architectural Review Board and Monterey County Planning Staff,

I am writing as the owner of 2900 Oak Knoll Rd to express my strong opposition to any proposed residential construction at 2897 17 Mile Drive. This parcel has remained an undeveloped green space since 1919 and serves as a critical biological and aesthetic asset to the Pebble Beach community.

I urge the Board and County Planners to consider the following points regarding the preservation of this lot:

1. Biological Significance and Wildlife Corridor This lot is not merely "empty"; it is a functional ecosystem. It contains active deer trails and serves as a hunting and nesting ground for local avian and amphibian species. Under the ***Del Monte Forest Land Use Plan***, development must be restricted in areas identified as Environmentally Sensitive Habitat (ESHA). We believe a current biological assessment would reveal that this lot provides a vital corridor for wildlife moving through the forest to the coast.

2. Interruption of Established Wildlife Corridors This lot is a critical transit point for the local deer population. They are observed nightly moving between the open space at 2900 Oak Knoll Rd and the coast via 2897 17 Mile Drive. These animals frequently use both lots for bedding and grazing. A large-scale construction project or fencing on this lot would effectively "wall off" this corridor, forcing wildlife onto 17 Mile Drive and increasing the risk of vehicle-animal collisions, which is a significant safety concern for the Pebble Beach community.

4. Prescriptive Public Access to Moss Beach For decades, there has been a well-established walking trail used by the neighborhood residents to traverse these lots to reach Moss Beach and the oceanfront. Under the California Coastal Act, protecting existing informal access to the shoreline is a priority. Developing this lot would eliminate a long-standing community pathway, contradicting the Coastal Commission’s mandate to maintain and enhance public access to the coast.

5. Visual Impact and Neighborhood Character The subject property is designated as "visually sensitive" in the ***Greater Monterey Peninsula Area Plan***. My home at 2900 Oak Knoll Rd was designed and built in 2007 specifically to harmonize with the existing viewshed. Any two-story construction on this lot would create a massive visual

obstruction, violating the principle that new development must be subordinate to the natural environment. Furthermore, such an obstruction would result in a significant and demonstrable loss of property value for surrounding residents.

6. Preservation as Open Space In alignment with the ***Del Monte Forest Plan: Forest Preservation and Development Limitations initiative***, there is a clear public mandate to reduce residential infill in favor of open space. We strongly propose that this parcel be evaluated for acquisition by the Del Monte Forest Conservancy or the Pebble Beach Company to be permanently deeded as a green space, consistent with nearby protected lots.

We request to be notified of any hearings, design reviews, or permit applications regarding this parcel. We are prepared to provide photographic evidence of the wildlife activity and the projected visual impact on the 17 Mile Drive viewshed.

Thank you for your dedication to preserving the unique character of our forest.

Sincerely,

Mickael Forsman mickaelforsman@gmail.com Phn: 650-380-7064

Ajanta De ajantademd2001@yahoo.com Phn: 312-545-6950

2900 Oak Knoll Rd, Pebble Beach, CA

To: Pebble Beach Architectural Review Board (ARB); Monterey County Housing & Community Development - Planning Division **Subject:** Formal Opposition to Development at 2897 17 Mile Drive (APN: 007-201-007-000)

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2. Interruption of Established Wildlife Corridors This lot is a critical transit point for the local deer population. They are observed nightly moving between the open space at **2900 Oak Knoll Rd** and the coast via **2897 17 Mile Drive**. These animals frequently use both lots for bedding and grazing. A large-scale construction project or fencing on this lot would effectively "wall off" this corridor, forcing wildlife onto 17 Mile Drive and increasing the risk of vehicle-animal collisions, which is a significant safety concern for the Pebble Beach community.

4. Prescriptive Public Access to Moss Beach For decades, there has been a well-established walking trail used by the neighborhood residents to traverse these lots to reach Moss Beach and the oceanfront. Under the **California Coastal Act**, protecting existing informal access to the shoreline is a priority. Developing this lot would eliminate a long-standing community pathway, contradicting the Coastal Commission's mandate to maintain and enhance public access to the coast.

5. Visual Impact and Neighborhood Character The subject property is designated as "visually sensitive" in the *Greater Monterey Peninsula Area Plan*. My home at 2900 Oak Knoll Rd was designed and built in 2007 specifically to harmonize with the existing viewshed. Any two-story construction on this lot would create a massive visual obstruction, violating the principle that new development must be subordinate to the

natural environment. Furthermore, such an obstruction would result in a significant and demonstrable loss of property value for surrounding residents.

6. Preservation as Open Space In alignment with the *Del Monte Forest Plan: Forest Preservation and Development Limitations initiative*, there is a clear public mandate to reduce residential infill in favor of open space. We strongly propose that this parcel be evaluated for acquisition by the **Del Monte Forest Conservancy** or the **Pebble Beach Company** to be permanently deeded as a green space, consistent with nearby protected lots.

We request to be notified of any hearings, design reviews, or permit applications regarding this parcel. We are prepared to provide photographic evidence of the wildlife activity and the projected visual impact on the 17 Mile Drive viewshed.

Thank you for your dedication to preserving the unique character of our forest.

Sincerely,

Mickael Forsman mickaelforsman@gmail.com Phn: 650-380-7064

Ajanta De ajantademd2001@yahoo.com Phn: 312-545-6950

2900 Oak Knoll Rd, Pebble Beach, CA

From:	Mark Greenstein
To:	Alameda, Joseph; Evans-Polockow, Jordan; 293-zahearingcomments; jmason@countryofmonterey.gov
Cc:	Renee Greenstein
Subject:	Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)
Date:	Thursday, March 12, 2026 1:25:27 PM

This Message Is From an Untrusted Sender
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To: Joseph Alameda / Jordan Evans-Polockow / Jade Mason – Monterey County Planning

To: Monterey County Zoning Administration

Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)

Good Afternoon:

Ahead of the Del Monte Forest Land Use Advisory Committee hearing on Thursday, March 19th, we are writing in support of our neighbors and our neighborhood, to once again raise awareness of the many unaddressed concerns with the planned construction ***referenced above***.

While we assume the plans under review technically comply with all regulations, we were recently made aware of an extensive list of unaddressed issues – see below – which has, in turn, left us to wonder whether the planning for this project duly considered the broader interests of all those directly or indirectly affected.

We hope and trust your deliberations at the hearing next week will fairly and fully consider these points.

Regards,

Mark and Renee Greenstein
2872 Oak Knoll Road
Pebble Beach, CA 93953

Issues to address:

- • Loss of safe crossing for pedestrians and wildlife using our longstanding coastal access, with the easement situated along the blind curve on 17 Mile Drive, and no provision for any safe passage along the edge of 17 Mile Drive.
- • Overall scale and neighborhood compatibility of the development: 3,333 sq. ft. home, 435 sq. ft. garage, 798 sq ft, 2-story ADU at the rear of the property.
- • Massing of the house and setback closer to 17 Mile Drive than all other homes along the corridor, and more visible due to the road curve.

- Loss of trees, with 5 mature oaks to be removed. Plans call for keeping Monterey pines, but their very close proximity within several feet of the foundation will necessarily cut away half of their root zone, destabilizing them, causing a wind hazard and ultimately tree death.
- Stormwater runoff and subsurface water drainage not addressed in the plans, nor sewer capacity and drainage, on a property at the lowest elevation in the neighborhood. Pebble Beach currently sends all stormwater from Oak Knoll down a pipe into this lot. And the open ditch along 17 Mile Drive, preventing pedestrians from safe walking, is not addressed.

From: Sonja Thieme
To: 293-zahearingcomments
Subject: Project File PLN250194
Date: Thursday, March 12, 2026 2:48:05 PM

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Hi,

Please consider declining the removal of the four seemingly healthy oak trees on the property of 2897 17 Mile Drive in Pebble Beach. These trees are on the edge of the property lot and it is plenty large to come up with a design that avoids taking down healthy trees.

If exempting CEQA status means they can just tear down healthy trees, I would hope that that exemption will not be granted.

Thanks in advance,
S. Thieme

From:	Steve Steinhart
To:	293-zahearingcomments; Evans-Polockow, Jordan; Alameda, Joseph
Cc:	mickaelforsman@gmail.com; A Steve Office; Lisa
Subject:	Petition of Protest - PLN250194 2897 17 Mile Drive
Date:	Saturday, March 14, 2026 1:06:35 PM
Attachments:	PastedGraphic-2.tiff

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Attached please find a petition signed by 25 concerned local residents protesting the proposed development of the current lot at 2897 17 Mile Drive, Pebble Beach, Ca. 93953 - PLN250194…

Please note we could have collected so many more signatures but felt 25 was enough to demonstrate our legitimate concerns.

Thank you for your attention in this crucial neighborhood matter…

Neighborhood Statement of Support & Evidence of Prescriptive Easement

TO: Monterey County Housing & Community Development; Pebble Beach Architectural Review Board

RE: Notice of Long-Standing Public Access and Wildlife Corridor at 2897 17 Mile Drive (APN: 007-201-007-000)

DATE: March 2026

Formal Statement of Opposition & Declaration of Use

We, the undersigned residents and neighbors of Pebble Beach, submit this formal statement regarding the property located at 2897 17 Mile Drive.

Legal Notice of Public Use: Under the California Coastal Act and established California property law regarding Prescriptive Easements, this lot has served as a primary neighborhood thoroughfare for coastal access. The path is a vital link in the local pedestrian network; any development obstructing this route would result in the loss of long-standing public access to the shoreline.

Biological and Safety Impact: We attest that this lot, in conjunction with the open space across from 2900 and 2904 Oak Knoll Rd, serves as a primary nocturnal bedding area and transit corridor for the Del Monte Forest deer population. Obstructing this corridor will displace wildlife onto 17 Mile Drive, creating a significant public safety hazard for motorists.

Request for Action: We collectively request that the Monterey County Planning Department and the Pebble Beach ARB deny any residential building permits for this lot and instead work with the Del Monte Forest Conservancy to preserve this land as permanent open space.

Signatory Declaration

By signing below, I attest to the following:

1. I am a resident or property owner in the immediate vicinity of the subject property.
2. I have openly, continuously, and frequently utilized the pedestrian pathway across 2897 17 Mile Drive for a period exceeding five (5) years.
3. I support the establishment of a Prescriptive Easement to maintain public access to Moss Beach and the Pacific Ocean.

Name: Steve Steinhart

Address: 2904 Oak Knoll Road PB 939

Years used the path: 6 +

Signature:

Name: HENRY A PLAIN III

Address: 2455 PEISANO RD PEBBLE BEACH CA 93953

Years used the path: 11+

Signature:

Name: THOMAS MCGIBBEN

Address: 2855 OAK KNOLL

Years used the path: 13

Signature:

Name: Joanne Storkan

Address: 1015 ELKHORN Road/PB

Years used the path: Since 1991

Signature: Joanne Storkan

Name: Steve McNichols

Address: 2879 Oak Knoll Rd

Years used the path: 30 years

Signature:

Name: KATHLEEN MCNICHOLS

Address: 2879 OAK KNOLL RD., P.B.

Years used the path: 30

Signature: Kathleen McNichols

Name: Mayya Ju

Address: 2936 Sloat Rd.

Years used the path: ~4-5 years

Signature: Mayya Ju

Name: Dennis Gum

Address: 2876 Oak Knoll

Years used the path: 29.5

Signature: Dennis Gum

Name: SUSAN EICHNER

Address: 2876 OAK KNOLL RD.

Years used the path: 4-5

Signature: Susan Eichner

Name: CLAUDIO FABRIZI

Address: 1007 ELK RUN RD

Years used the path: 15 YEARS

Signature:

Name: Scott Katz

Address: 1019 Elk Run

Years used the path: 19

Signature:

Name: Paula Mac Arsenio

Address: 2865 Gallop Rd.

Years used the path: 12

Signature: Paula R. Mac Arsenio

Name: Jeremy Villucci

Address: 2869 Galleon Rd

Years used the path: 5

Signature:

Name: Leslie Kirshner

Address: 1094 Mission Rd Rebble Beach

Years used the path: 10

Signature: Leslie Kirshner

Name: Kyle Wyrsham

Address: 2880 Galleon

Years used the path: 15 years

Signature:

Name: Susan A Wright

Address: 2901 Galleon Rd

Years used the path: 30 years

Signature: Susan A Wright

Name: Andy Orrs

Address: 2868 OAK knoll ed

Years used the path: 10yr

Signature:

Name: Michael Detelich

Address: ~~2861~~ 2861 17 Mile Dr.

Years used the path: 20

Signature:

Name: Michael Brandt

Address: 2877 17 Mile Dr.

Years used the path: 10

Signature:

Name: Kevin McCallum

Address: 2901 17 Mile Drive

Years used the path: 18 years

Signature: K. McCallum

Name: JOERG MEYER
Address: 2897 GALLEON RD
Years used the path: 6
Signature:

Name: Lisa Lapin
Address: 2904 Oak Knoll Rd, Pebble Beach
Years used the path: 5
Signature:

Name: Gregorio A. Reyes
Address: 2889 Galleon Rd.
Years used the path: 12 yrs
Signature:

Name: JOE MARTELLO
Address: 1043 LOST BARRANCA
Years used the path: 14+
Signature: Joe Martello III

Name: Mackey McGibbon
Address: 2895 Oak Knoll Road
Years used the path: 13
Signature:

Steve Steinhart, C.H.M.E.,C.H.S.E.
Steinhart & Associates
www.steinhartassoc.com
steve@steinhartassoc.com
650 823-6240



From:	Andrea McCann
To:	Alameda, Joseph; Evans-Polockow, Jordan; 293-zahearingcomments
Subject:	PLN250194 at 2897 17-Mile Drive
Date:	Sunday, March 15, 2026 2:05:20 PM
Attachments:	Neighborhood House Plans Letter.docx

This Message Is From an Untrusted Sender
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March 15, 2026

Joseph Alameda

Project Planner

Monterey County

Re: Project Location: 2897 17 Mile Drive, Pebble Beach 93953

Project PLN250194

Dear Members of the Zoning Board,

I am a longtime resident of 2892 Galleon Road and am writing to express my strong objection to the proposed development at the above-referenced property.

For decades, residents of the surrounding neighborhood have used the existing pathway through this lot to access the beach and nearby forest trails. This path is used daily by local residents, including children, elderly neighbors, and people walking their dogs. It is also part of a natural corridor used by local wildlife such as deer, bobcats, and mountain lions.

The proposed plan would relocate this long-established path so that pedestrians would be required to cross 17-Mile Drive at a blind spot. As residents who live here year-round, we know that tourist traffic on this road often moves quickly and unpredictably. Moving the crossing to this location would create a significant safety hazard for pedestrians and could lead to serious accidents in the future.

In addition to the pathway issue, the scale of the proposed residence appears significantly out of character with the surrounding neighborhood. The size and bulk of the home, along with the addition of an ADU, appear to maximize building area without adequate consideration of the impacts on neighboring properties. The project as currently proposed would affect views, sunlight, and the open character that residents value in this area.

Our neighborhood is a quiet and close-knit community, and many of us have lived here for many years. We deeply value the natural beauty and livability of this area and are concerned that this proposal does not adequately respect those qualities.

For these reasons, I respectfully ask the Board to carefully consider the concerns of longtime residents and to decline approval of the project as currently proposed, or

require significant modifications that address pedestrian safety, neighborhood compatibility, and the preservation of the existing path.

Thank you for your time and consideration.

Sincerely,
Andrea McCann

March 15, 2026

Joseph Alameda
Project Planner
Monterey County

Re: Project Location: 2897 17 Mile Drive, Pebble Beach 93953

Project PLN250194

Dear Members of the Zoning Board,

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For these reasons, I respectfully ask the Board to carefully consider the concerns of longtime residents and to decline approval of the project as currently proposed, or require significant modifications that address pedestrian safety, neighborhood compatibility, and the preservation of the existing path.

Thank you for your time and consideration.

Sincerely,
Andrea McCann

From: Alameda, Joseph
To: Steve Steinhart; 293-zahearingcomments; Evans-Polockow, Jordan
Cc: mickaelforsman@gmail.com; Lisa
Subject: RE: Petition of Protest - PLN250194 2897 17 Mile Drive
Date: Tuesday, March 17, 2026 9:08:42 AM
Attachments: image001.png

Good Morning,

Your comments have been received and will be included in the record for the Zoning Administrator hearing.

Please let me know fi you have any other questions.

Best,

Joseph Alameda
Assistant Planner
County of Monterey Housing & Community Development
1441 Schilling Place, South 2nd Floor
Main: (831)755-5025 | Direct: (831)783-7079
Accela Citizens Access

Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov, with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions.

From: Steve Steinhart <steve@steinhartassoc.com>
Sent: Tuesday, March 17, 2026 8:37 AM
To: 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>; Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>; Alameda, Joseph <AlamedaJ@countyofmonterey.gov>

Cc: mickaelforsman@gmail.com; Lisa <lalapin@me.com>
Subject: Re: Petition of Protest - PLN250194 2897 17 Mile Drive

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Please forgive me but I have not received acknowledgment of receipt of this. Could you please confirm receipt. Thanks so much.

Steve Steinhart CHSE, CHME. 650 823-6240
Steve@steinhartassoc.com

> On Mar 14, 2026, at 1:04 PM, Steve Steinhart <steve@steinhartassoc.com> wrote:
>
> Attached please find a petition signed by 25 concerned local residents protesting the proposed development of the current lot at 2897 17 Mile Drive, Pebble Beach, Ca. 93953 - PLN250194...
>
> Please note we could have collected so many more signatures but felt 25 was enough to demonstrate our legitimate concerns.
>
> Thank you for your attention in this crucial neighborhood matter...
>
> <Scan cover 1.jpeg>
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> <Scan 2.jpeg>
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> <Scan. 3jpeg.jpeg>
> <Scan.4 jpeg.jpeg>
> <Scan .5 jpeg.jpeg>
>
> <Scan.6 jpeg.jpeg>
>
> Steve Steinhart, C.H.M.E.,C.H.S.E.
> Steinhart & Associates
> www.steinhartassoc.com

steve@steinhartassoc.com
650 823-6240

<PastedGraphic-2.tiff>

From:	Evans-Polockow, Jordan
To:	Caro, Carissa
Cc:	194-HCD-Secretary
Subject:	Fw: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)
Date:	Monday, March 16, 2026 2:43:35 PM

From: Mark Greenstein <sfgyant24@gmail.com>
Sent: Thursday, March 12, 2026 1:37 PM
To: Alameda, Joseph <AlamedaJ@countyofmonterey.gov>; Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>; 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>; jmason@countyofmonterey.gov <jmason@countyofmonterey.gov>
Cc: Renee Greenstein <renee@greensteinfam.com>
Subject: Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)

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Resending with corrected email for Mr. Mason -

Regards,

Mark Greenstein

On Thu, Mar 12, 2026 at 1:25 PM Mark Greenstein <sfgyant24@gmail.com> wrote:

> **To: Joseph Alameda / Jordan Evans-Polockow / Jade Mason – Monterey County Planning**
> **To: Monterey County Zoning Administration**
> **Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)**
> Good Afternoon:
> Ahead of the Del Monte Forest Land Use Advisory Committee hearing on Thursday, March 19th, we are writing in support of our neighbors and our neighborhood, to once again raise awareness of the many unaddressed concerns with the planned construction ***referenced above***.
> While we assume the plans under review technically comply with all regulations, we were recently made aware of an extensive list of unaddressed issues – see below – which has, in turn, left us to wonder whether the planning for this project duly considered the broader interests of all those directly or indirectly affected.
> We hope and trust your deliberations at the hearing next week will fairly and fully consider these points.
> Regards,
> Mark and Renee Greenstein
> 2872 Oak Knoll Road

Pebble Beach, CA 93953

Issues to address:

- • Loss of safe crossing for pedestrians and wildlife using our longstanding coastal access, with the easement situated along the blind curve on 17 Mile Drive, and no provision for any safe passage along the edge of 17 Mile Drive.
- • Overall scale and neighborhood compatibility of the development: 3,333 sq. ft. home, 435 sq. ft. garage, 798 sq ft, 2-story ADU at the rear of the property.
- • Massing of the house and setback closer to 17 Mile Drive than all other homes along the corridor, and more visible due to the road curve.
- • Loss of trees, with 5 mature oaks to be removed. Plans call for keeping Monterey pines, but their very close proximity within several feet of the foundation will necessarily cut away half of their root zone, destabilizing them, causing a wind hazard and ultimately tree death.
- • Stormwater runoff and subsurface water drainage not addressed in the plans, nor sewer capacity and drainage, on a property at the lowest elevation in the neighborhood. Pebble Beach currently sends all stormwater from Oak Knoll down a pipe into this lot. And the open ditch along 17 Mile Drive, preventing pedestrians from safe walking, is not addressed.

From: Evans-Polockow, Jordan
To: 194-HCD-Secretary
Subject: Fw: Letter re: PLN250194 Public Comment Letter and photo attachments
Date: Monday, March 16, 2026 2:36:23 PM
Attachments: LAPIN-STEINHART LUAC LETTER.pdf
LAPIN STEINHART PHOTOS FOR LUAC.zip
Outlook-County of .png

Good Afternoon Ladies,

I wasn't sure if this was sent to you as well, but I wanted to forward this public comment for one of the projects going to LUAC this Thursday, PLN250194. I have received quite a few more, but wasn't sure if Joey has forwarded them yet.

All the Best,

Jordan Evans-Polockow
Assistant Planner
Housing and Community Development
1441 Schilling Place, 2nd Floor, Salinas, CA 93901
Main: (831) 755-5025 I Direct: (831) 783-7065
Evans-PolockowJ@countyofmonterey.gov

"Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov, with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions."

From: Lisa Lapin <lalapin@me.com>
Sent: Monday, March 16, 2026 1:23 PM
To: Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>
Cc: Steve Steinhart <steve@steinhartassoc.com>
Subject: Letter re: PLN250194 and photo attachments

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Please find attached a letter of concern and accompanying photos and images related to the proposal PLN250194, subject of the upcoming Del Monte Forest LUAC public hearing on March 19. Please confirm receipt of the letter as well as the attached zip file with important accompanying images.

Thank you.

Lisa Lapin and Steve Steinhart
2904 Oak Knoll Road, Pebble Beach
650-313-8956

March 14, 2026

TO: Del Monte Forest Land Use Advisory Committee Members

FROM: Lisa Lapin & Steve Steinhart, 2904 Oak Knoll Road

RE: **LAND USE CONCERNS REGARDING #PLN250194, 2897 17 MILE DRIVE**

Dear Del Monte Forest LUAC Members,

As full-time Pebble Beach homeowners we write to convey our serious questions, concerns and objections to the proposed compound at 2897 17 Mile Drive, #PLN250194. The parcel has been open space since the subdivision was created over 100 years ago and is the last undeveloped parcel along 17 Mile Drive. The proposal raises significant land use issues and will negatively impact wildlife, the surrounding Pebble Beach environment and community, as well as our home and lives at 2904 Oak Knoll Road.

While many recent new homes and remodels in our neighborhood have enhanced our community and Pebble Beach, this proposal will be damaging on multiple fronts. This is a massive, jarring development that will be disturbing to Pebble Beach visitors, golfers or residents. Its proximity to the road, its mass and lot coverage would set a character-changing precedent for the modest-lot neighborhoods of north Pebble Beach. The cumulative mass as proposed would significantly lower property values for established homes immediately adjacent, negating any added property tax for Monterey County and causing financial distress for existing homeowners.

The proposed compound ruins a critical, historic migration route for local wildlife that requires further CEQA study. It blocks safe coastal access for a Pebble Beach neighborhood that has few safe corridors to the coast. These issues make it subject to California Coastal Zone review and the California Coastal Commission provisions for coastal access. It also raises serious land use and environmental questions about storm water drainage and sewage that warrant additional review.

We are attaching a series of photos that convey some of the issues, though the detrimental impact can be better visualized in person. No one has yet come to see the significant impact of this development to our home, not the architect or applicants, or anyone from Monterey County or Pebble Beach. Our home doesn't appear on the plans, nor is there an elevation drawing considering the destruction to our view of sky, ocean and privacy. We request that before any decisions are rendered, the LUAC members make an in-person site visit and properly review and assess the following concerns:

MASS AND DESIGN CONCERNS

1) DEVELOPMENT LARGER THAN REST OF SURROUNDING NEIGHBORHOOD

We are concerned about the overall mass of the proposed muti-structure compound, which from the original story poles and our review of the plans appears to be larger and greater in lot coverage and size than anything else in the neighborhood. With its setback closer to the road than any other home along the Drive, it will loom over the Spanish Bay golf course and 7th Tee. Protruding forward and very tall, it will create a jarring vista for drivers and visitors along 17 Mile Drive. It appears outsized for the vicinity. It is not in keeping with the visual look and landscape of the rest of the residences along the 17 Mile Drive corridor near Spanish Bay, nor aligned with Del Monte Forest land use intent.

Online maps of the California Coastal Commission show that the Coastal Zone actually runs through the middle of the proposed main residence. All other homes along 17 Mile Drive have been constructed behind the Coastal Zone border; this home would cross over and jut out across it. We ask that LUAC and the Coastal Commission determine why this property is not set back with the rest of 17 Mile Drive residences, which sets a concerning precedent for this section of the Coastal Zone. Will all future residences in this corridor be allowed to cross the Coastal Zone?

Del Monte Forest's development rules are intended to preserve open space, trees and viewsheds, and this proposal provides none of these. We purchased our retirement home in Pebble Beach in part because there are rules to avoid the "McMansion" effect of large homes on small lots so prevalent elsewhere. This compound is "maxing" every allowable inch and squeezing it into a small parcel that must devote some land to an easement. That it may meet code requirements does not mean it is beneficial development. It represents poor land use, with large and tall buildings straddling both the far front and far back of the lot, and a garage above ground, creating the visual effect of a singular massive stucture. There are no open sight lines for adjoining homes. This proposal is what some local architects have called a greedy "worst-case build-out scenario." Most recent large homes have careful, thoughtful design with their mass centered on the lot, with architecture of varying heights, lower elevations on the sides, and garages underground. This more thoughtful architecture is compatible with a more open, rural feel that has become the hallmark of Pebble Beach.

2) NEW PRECEDENT ESTABLISHED WITH A TWO-STORY ADU

The new state law allowing an ADU exempt from local regulations is going to be used for the first time in our small-lot neighborhood. While the law is intended to create additional housing, this is a part-time residence and unlikely to serve as housing. This proposal puts 4,600 square feet on a 10,000 square foot lot, with none of it underground.

Everyone who sees the original story poles is asking how an ADU next to a back fence can be that high, when height limits for ADUs are to be capped at 16 feet. Is a variance being requested? Our section of Pebble Beach is lower density, with many one-story homes, or two-story homes with the tallest height centered on their lots. There have been a number of tear-downs and rebuilds, but none with this situation, and all have preserved at least some sight lines in collaboration and cooperation with neighbors. . If a precedent is set in this case, it will forever change the nature of our entire neighborhood, where lots are generally 10,000-square-feet or less.

3) LOSS OF VIEWS AND PROPERTY VALUE

Developments that reduce property values for *all* of the properties around them are not good for Monterey County, Pebble Beach, or anyone. Our home is directly southeast of 2897 17 Mile Drive and shares over 20 feet of property line, though it does not appear on any of the plans before you. Our home was built in 1970 with an orientation to views across the open space at 2897, with all main living spaces, windows and deck facing that direction. When we did an extensive remodel in 2021, we kept the home footprint and elected not to add square footage, and we carefully have preserved all 13 coast live oaks and added more native plants to our land, to retain the natural environment as much as possible.

From our front door today, across our great room to the dining room window, we see trees, sky and glimpses of ocean. The story poles for this massive development indicate we would only see a structure from our living space. The proposed extremely tall front building that stretches horizontally across the entire front of the lot close to the road, coupled with the very tall rear ADU structure, visually overlap and combine to create a singular bulky mass that obstructs 100 percent of our view and we expect it will also block the sound of the ocean. It may as well be an apartment complex proposed for our backyard. There is not a single corridor where we can see distance, depth or the perspective of our location near open space. It completely shuts out trees, golf course, distant ocean views and most of the sky. Due to the utility easement and power lines between our properties, we don't even have space to plant trees that would grow large enough to shield us from the very tall proposed structures.

We have consulted local Realtors and property assessors who have examined the story poles and plans. They tell us we will face at least a 30 percent decline in property value if this compound is built as proposed. This is our retirement home, and it also represents our retirement savings. This proposal would create a severe, totally unnecessary financial loss. How can it be in the interest of any planning jurisdiction or local government to allow one property owner to build something so financially damaging to another?

There is a way to go about this differently. Other nearby new developments, where the structure and height are located toward the middle of the property, have involved collaborations that allow for some viewsheds on either side of the structure. A few doors north at 17 Mile Drive is an excellent example where the adjacent property owners collaborated with adjacent property owners, the left side of the new home was held to one-story with a balcony, and the garage was put below ground, to preserve views for adjacent properties. Impact to our lives and property has not even been considered in this instance, where the sole intent appears to be a maximum build. Photos of the story poles from our home are attached. We invite all members of LUAC to visit our property at 2904 Oak Knoll Road to understand the impact.

LAND USE CONCERNS

The following are serious, community-wide impacts that may help to explain why this lot has remained undeveloped for 100 years, and why the best future use for this parcel is for it to be designated permanent open space. Neighbors tell us that there have been previous proposals to build, all of which have not come to fruition. The following issues all would trigger a California Environmental Quality Act (CEQA) review before any permits could be issued. They are:

4) WILDLIFE PASSAGE DISRUPTION AND LOSS OF 100-YEAR ACCESS TO THE COAST

The LUAC seeks to understand land use implications for new development proposals. The lot at 2897 17 Mile Drive is the last undeveloped parcel along the east side of 17 Mile Drive and Sloat for over a mile in each direction, and as such it has evolved to be an extremely vital open space heavily frequented by both people and wildlife moving between the coast and hills above. It serves as a critical connector to the Del Monte Forest's many other open spaces and wildlife corridors and trails and contributes to the development intent, when Pebble Beach and the Monterey Peninsula Country Club subdivision was created, to maintain this access for all. The lot at 2897 17 Mile Drive acts as a funnel for people and animals and provides the only safe coastal access for the entire north Pebble Beach neighborhood.

Many residents are deeply concerned about the loss of the wildlife easement, known locally for decades as “the deer path,” that runs through this parcel. This formal “easement” through a utility corridor and the well-worn path across the lot have been used by both pedestrians and wildlife since the subdivision was created in the 1920s. There is no pedestrian or bicycle shoulder along 17 Mile Drive that allows for safe passage elsewhere. This is a serious concern among North Pebble Beach and Country Club West residents. For decades, wildlife and people have crossed this lot on a diagonal, because the designated 15-foot-wide utility and wildlife easement ends at a blind curve on 17 Mile Drive, and because an open ditch runs along the road across the entire property. The open ditch, which we understand is in the jurisdiction of Pebble Beach, presents its own hazards, as cars rounding the blind curve with no shoulder frequently end up in the ditch.

By obstructing the long-time crossing, this proposed development creates an immediate and unsafe, hazardous obstacle for animals and pedestrians. It is the only unpaved, unfenced location for more than two miles for wildlife to move from the Monterey Peninsula County Club and Spanish Bay golf courses and coastal open space to the hills above. The intersection of Forest Lodge, Sloat and 17 Mile Drive has a large fence animals can’t cross, and it is too dangerous for pedestrians. Crossing at Elk Run requires animals to walk up a road, which they avoid, and it does not provide access to paths. People from neighborhoods to the southeast, from Mission and Sawmill Gulch, and to the north, from Majella, Ortega and all streets east of Forest Lodge, have been using the easement at 2897 17 Mile Drive as a coastal access point for decades.

The open space is preferred and heavily used by deer, turkeys, bobcats, coyotes, skunks, racoons and an occasional mountain lion, and is well established in their migratory patterns. Google Earth satellite images, attached, show the well-worn animal path, as it is even evident in the manicured golf course. Local wildlife experts have suggested that the well-established wildlife migration path, in use for at least a century, should be the subject of further study, and that disruption to this historic route would be subject to a CEQA review before any permits could be issued. One wildlife biologist said the wildlife impact of this development was “very serious” and “should not be brushed under the rug.”

While a 15-foot utility easement will continue to exist, putting people and animals on a path that ends on a blind curve creates a hazard that could result in serious injury or death, to drivers, animals and people. In 2025, a pedestrian was struck and killed near this blind curve toward the intersection of Sloat and Forest Lodge. Even temporary fencing erected along an incorrect easement boundary by the owners of 2897 17 Mile Drive is causing a hazardous situation, photos attached. Closing off the easement access altogether would result in significant wildlife disruption and a reduced quality of life for an entire

neighborhood that has few safe alternatives to access the coast on foot or by bike, including the nature trails maintained by Pebble Beach. Given the many issues, serious consideration should be given to annexing this rare, vital link to the Del Monte Forest Conservancy's network of permanent open space.

5) LOSS OF TREES AND TREE HEALTH

There will be far fewer trees as a result of this development. The new owners of the property already cut down a 30-foot, healthy, bushy Monterey Pine shortly after assuming ownership of the lot in August 2024. We thought they had a permit to do so, but neighbors suggested that attempts to cover the stump with dirt and new gravel suggested that they did not actually have a permit. We are reporting the removal to you. The stump can be found in the northwest quadrant of the lot, near a corner of the proposed structure, and we have before and after photographs of the tree.

According to the plans, they are seeking to remove more trees, including a row of healthy, mature coast live oaks on the north side of the property, to make room for their driveway. The owner said they wanted to locate the driveway on the north end of the lot due to the hazard of the blind curve on the south side of their lot. On the south side of the lot, current plans call for foundation footings and walls within just several feet of one very mature, healthy Monterey Pine, and footings within five feet of two other mature Monterey Pines. The loss of the roots for the home foundation would effectively destabilize the trees against wind, creating a hazard, and eventually kill these trees. These pines are habitat for great horned owls, red-shouldered hawks and a host of other birds that hunt in the vacant land and on the golf course.

6) STORM WATER AND UNDERGROUND WATER DRAINAGE

We are very concerned about what will happen to storm water drainage overall and on our property as a result of the proposed compound at 2897 17 Mile Drive. Our lots are at a low point in all of developed Pebble Beach and sit atop the natural drainage to the ocean for hundreds of acres. North, south and east of our lots, the terrain is higher. Considerable water runs our direction in even with minor rain. The runoff is a torrent during significant rainstorms. And there is significant water running underneath the surface toward the ocean as well, year-round.

Pebble Beach recently mitigated some of the issues by installing a curb along Oak Knoll Road and a short drain and pipe to move water away from homes and down toward the ocean. The pipe empties water from the street onto the deer path wildlife easement alongside our property at 2904 Oak Knoll. The water then runs down the easement, sometimes creating significant erosion, and then spills across what has been the vacant lot

at 2897 17 Mile Drive. Water then collects in the open ditch along 17 Mile Drive, where there is no drainage to move the water to the other side of 17 Mile Drive so it can progress to the ocean. There is standing water in the open ditch year-round, even at the end of the dry season. The continual moisture indicates that subsurface water is running down and underneath the lot at 2897 17 Mile Drive. The water table on that lot may in fact be very shallow, as it is elsewhere, and other property owners along 17 Mile Drive have needed to take elaborate measures to mitigate this water.

We see absolutely no mention of mitigating stormwater or subsurface runoff in the proposed plans for 2897 17 Mile Drive. With foundations for an adjoining house, garage and ADU all blocking the water flow, we are concerned we will have significant water backing up onto our property again, underground water unable to drain toward the ocean, impacting our foundations and those of neighbors, and a lake in our backyard when it rains.

We request that a surface water, groundwater and hydrologic assessment be done, and that a Pebble Beach storm water drainage and runoff plan be developed for the entire area and shared with the adjacent neighbors, before any development be approved or proceed at 2897 17 Mile Drive. We understand this matter would be part of a CEQA review as well.

7) SEWER FUNCTION AND SEWAGE BACK-UP CONCERNS

At 2904 Oak Knoll, we have experienced sewage backup into our property and sewer gas smells into our home as a result of the main sewer line that runs through the utility easement and the lot at 2897. We understand this sewer line serves most of northern Pebble Beach, east of 17 Mile Drive. The main sewer line is quite old, according to our contractor and plumbers who have helped us mitigate overflows into our house. It is made of terra cotta pipes dating from the 1920s. The sewer line gets clogged with some frequency and we have needed to call Pebble Beach to remove the clogs. We installed an emergency outflow in our backyard that has overflowed, preventing raw sewage from entering our house, but sending toilet paper and effluent into our backyard. More often, we get sewer gas smells coming up through our sinks and drains.

The proposed development places a home right on top of what appear to be sewer vents, or remnants of a former septic tank. The vents emerge from the ground underneath where the home would be constructed. How would the proposed development further impact this very old sewer infrastructure? How will any future sewer issues be mitigated? If the sewer line does run through the development property, can a compound be built on top of it? Will the old main sewer line be upgraded, replaced or relocated prior to any permit approval or construction? Again, these questions could also prompt a CEQA review.

In closing, we also want to note that it has been common practice in our neighborhood for new property owners to introduce themselves and approach their neighbors to discuss and openly share their building plans. They have made compromises in designs to help reduce onerous impacts to their neighbors, before those designs have been presented to the County planners. In this case, the out-of-area owners have never introduced themselves, have not consented to have their plans shared at an earlier stage, and have not even attempted to discuss alternative designs. The out-of-area architect has not made any site visit to ours or other adjacent properties to understand how a max-build-out design might harm neighbors or the environment.

Given the serious concerns we have outlined that are not addressed in the plans, we request that members of LUAC please meet with neighbors and conduct a site visit from our property to understand the cumulative impact of these many issues before approving any development at 2897 17 Mile Drive. We also request that the above questions and concerns about development mass, ADU impact, loss of safe coastal access, the Coastal Zone intrusion, wildlife disruption, tree loss, water runoff and sewage be addressed and mitigated, before this proposal procedes further for Monterey County and CEQA review.

We live here full-time and are deeply involved in, committed to and invested in our community. If this outsized compound as proposed were approved, it would be devastating to us and would immediately and permanently alter our quality of life. But the proposed project has ramifications far beyond, impacting the broader Pebble Beach community overall, visitors, golfers, drivers and residents, hindering coastal access, creating safety hazards, displacing wildlife and destroying an environment that adds enjoyment and value to everyone.

Thank you for your time and attention.

Lisa Lapin & Steve Steinhart

2904 Oak Knoll Road

650-313-8956 or 650-823-6240

lalapin@me.com or Steve@steinhartassoc.com

WILDLIFE MIGRATION PATTERNS

An satellite view of the worn path shows that wildlife migrate across golf course, cross 17 Mile Drive on north end of vacant lot, avoiding the blind curve. The path, visible even in the golf turf, indicates extensive wildlife use, not human use. The animals then use the wildlife easement to access designated open space at Oak Knoll and Galleon. They then cross Forest Lodge Road well above the challenging intersection with 17 Mile Drive, where there are tall hedges and fences and many cars. Below is a photo f the funnel effect of wildlife migration through the area.





CURRENT STATE OF WILDLIFE EASEMENT

2897 17 MILE DRIVE

Wildlife are fenced out and confused; fence is far inside the designated 15-foot utility easement line, which extends 7-8 more feet and to the right of the power pole.



Coastal access for wildlife and an entire Pebble Beach neighborhood now ends at an open ditch, filled with water all year, with an unstable board placed across. It is at a blind curve on 17 Mile Drive, where oncoming cars cannot see wildlife or pedestrians, and there is no shoulder before the traffic lane. There isn't room to safely stand to wait to cross the road. Cars frequently end up in the ditch.



HEALTHY MONTEREY PINE TREE THAT WAS REMOVED AND STUMP

Photo of tree was taken in September 2023, prior to its removal in August 2024. Stump was partially covered with dirt and rocks.





CALIFORNIA COASTAL COMMISSION

Sign In

Coastal Zone Boundary

Private Member
CA Coastal Commission Mapping Unit

Summary

The original 1977 CZB maps were mylar (drafting film) copies of 161 USGS 7.5 minute topographic quadrangles with an inked boundary added. This digital version of the boundary was developed to provide a georeferenced, attributed, cadastral (parcel-based) depiction of the Coastal Zone Boundary for the planning and regulatory activities of the Coastal Commission, local governments and others.

View Full Details

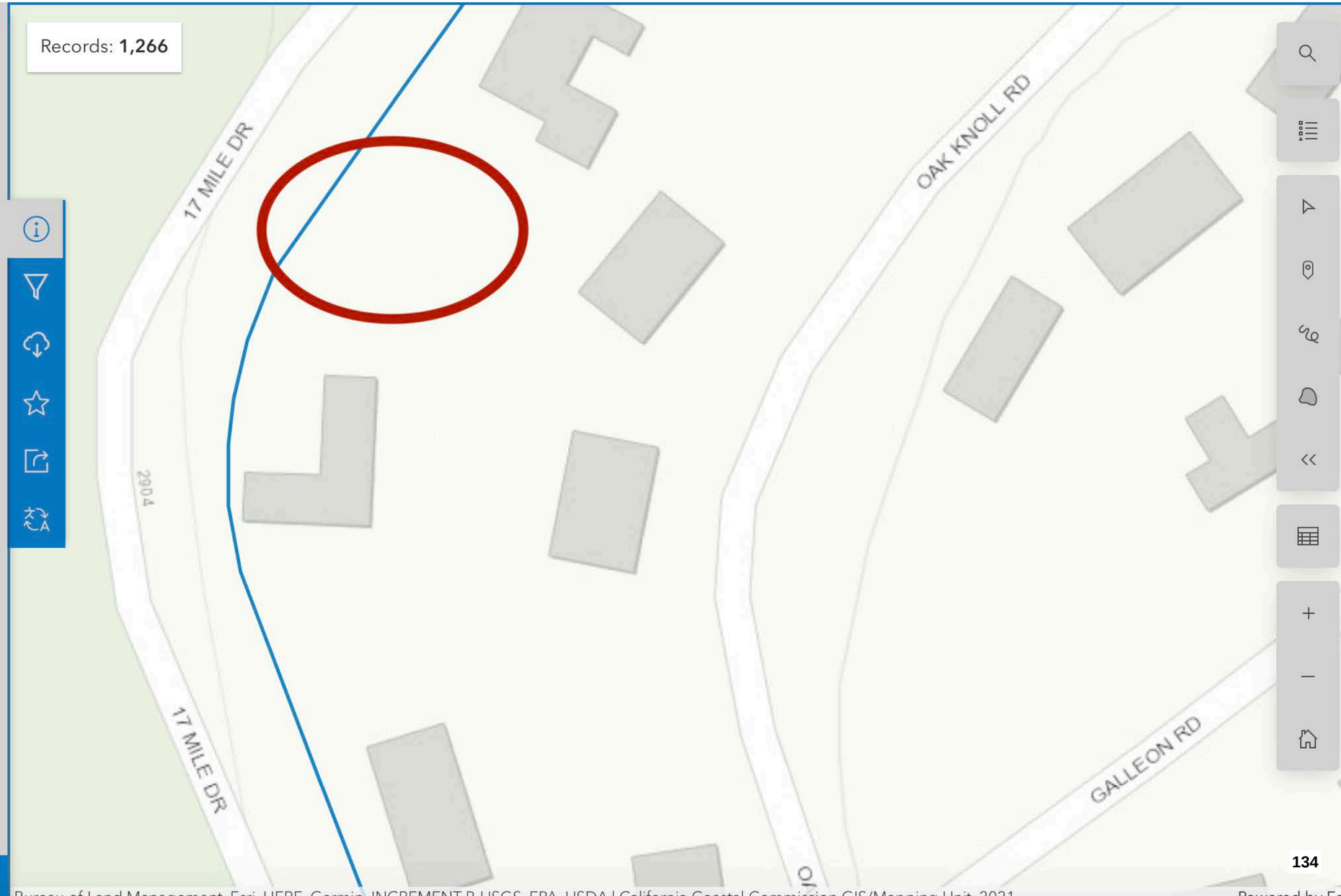
Download

Details

Dataset
Feature Layer

January 22, 2025
Info Updated

I want to use this



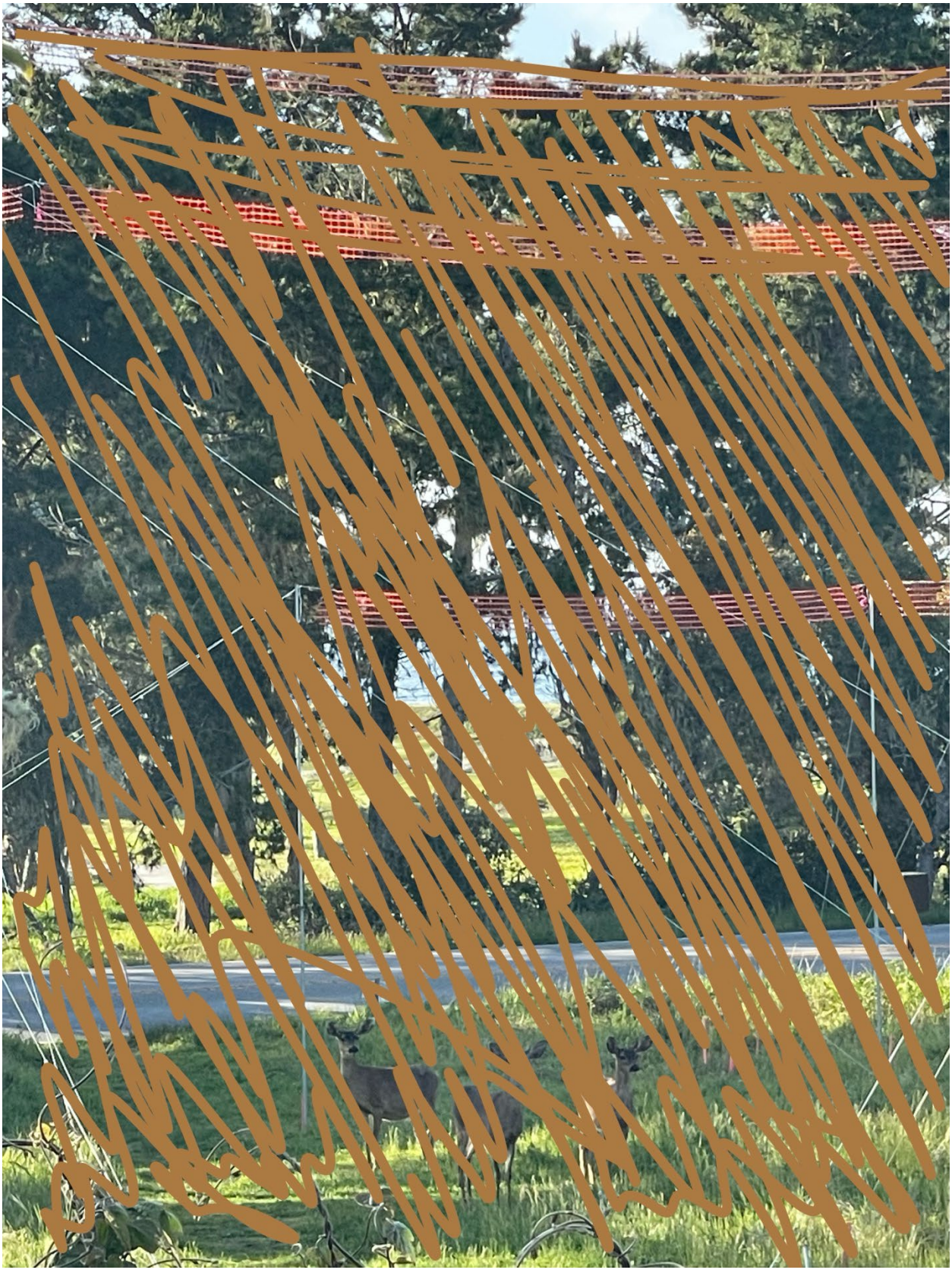
STORM WATER RUNOFF

Pipe installed by Pebble Beach to remove water from the Oak Knoll roadway and send it toward the ocean, down the wildlife easement and into the vacant lot.



VIEW FROM BACKYARD DECK AT 2904 OAK KNOLL





BLOCKED VIEW FROM PRIMARY BEDROOM WINDOW

2904 Oak Knoll Road looking northwest



29



VIEW FROM ACROSS THE STREET AT 17 MILE DRIVE

(2904 Oak Knoll Road in the back right)













From:	Karen Katz
To:	Alameda, Joseph; evanspolockowj@countyofmonterey.gov
Cc:	293-zahearingcomments; Karen Katz
Subject:	PLN250194 - 2897 Seventeen Mile Drive
Date:	Tuesday, March 17, 2026 9:06:41 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

To Whom It May Concern:

We have viewed the proposed house and two story ADU plans at 2897 Seventeen Mile Drive and are concerned about the size of the proposed buildings. Please ensure that appropriate setbacks, height restrictions, and lot coverage are enforced. We want to maintain access along the lot to the golf course and beach and provide wildlife access to the same. Please keep our neighborhood character and ambiance and not allow super large structures that deviate from the surrounding homes.

Thank you for your consideration,

Karen and Scott Katz
1019 Elk Run Road, Pebble Beach
831-915-8153

From: Thomas Mcgibben
To: 293-zahearingcomments
Subject: Public Hearing Comments re:2897 17 Mile Drive
Date: Wednesday, March 18, 2026 3:56:01 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

To Whom It May Concern,

Please allow time for my comments concerning 2897 Mile Drive regarding safety matters. My comments are focused on the easement adjacent to the property at 2897 17 Mile Drive and the safe crossing of 17 Mile Drive. For 12+ years crossing 17 Mile Drive towards Spanish Bay Golf Course and cart paths leading to the beach has been a relatively safe (not entirely) practice. The empty lot (2897)has been undeveloped and the owner had been unreachable for actual permission to diagonally cross the property to a much safer crossing point away from the blind corner. A well worn path visible to all is testament to most neighbors opting for safety first. The actual 17 Mile Drive and Easement crossing point is currently a 2 by 4 board laid out over a drainage ditch with a few inches of accumulated runoff water. It is dangerous. It is unsteady. It is an accident waiting to happen. Once this makeshift bridge is crossed, we have a foot or so of dry surface to “prepare” to cross 17 towards the path on the opposite side. “Prepare” is not to be taken lightly. One must look, listen, hope and possibly pray no cars or trucks are about to round the blind corner, the apex of which is the exact spot of the path crossing.

Facts: modern cars can accelerate from 0 to 30 in less than three seconds. Many exotic cars can achieve this in 1 to 2 seconds. We have plenty of those in the forest. During Car Week, exotics are the norm and many are in the hands of inexperienced drivers out for joy rides. Using 3 seconds as a base measure, cars leaving Forest Lodge headed towards Spanish Bay are just arriving at the start of the blind bend I refer to. They are not even at the apex yet where the path crosses the road. They can not possibly see pedestrians who have started their crossing.

Fact: a typical passenger car traveling 30mph takes 109 feet to come to a complete stop. To start this maneuver, a driver would need a visual cue. There are none. It is a blind corner. At 109 feet from the path, heading at 25-30 mph with zero expectations of impending danger there is zero chance of avoiding an evasive action or worse.
Conclusion: provide Speed Bumps and signage. Signage alone won’t do it. Slow down traffic in the forest and make pedestrians safe.

This request is serious and seeks to avoid an even more serious situation. There are simple solutions that only require foresight and action. This request is now public information. The onus is on PB Company and or DMFC to provide a reasonable solution. Any accidents or incidents or injuries are now your responsibility.

Thank You,
Thomas McGibben

Exhibit E

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Floor & Lot area data for the neighboring houses of 2897 Seventeen Mile Drive

(Data from Zillow or Redfin – note that these sources do not include the floor area of the garage, which is included in the FAR. Where no data is available, 2 car garages are assumed to be 450 square feet, 3-car garages at 600 square feet)

Address	Lot size & 35% FAR	House + Garage size
2917	9147 x .35 = 3201	3400
2913	8700 x .35 = 3045	2998
2909	9583 x .35 = 3354	3732
2905	9583 x .35 = 3354	3569
2901	11325 x .35 = 3964	2418
2893	10000 x .35 = 3500	?
2889	9701 x .35 = 3395	3026
2885	9800 x .35 = 3430	3236
2881	10228 x .35 = 3580	3682
2877	10497 x .35 = 3674	4200
2873	10454 x .35 = 3659	3600
2869	10018 x .35 = 3506	2562
2865	12632 x .35 = 4421	4369
2861	9700 x .35 = 3395	3682
Oak Knoll homes		
2900	10100 x .35 = 3535	3622
2904	10018 x .35 = 3506	3416

Narrative:

Of the 14 homes along this block of Seventeen Mile Drive, and the 2 houses immediately behind the site, 11 are 2-story and one is 2 ½ stories tall (or 75% of the total).

Likewise, of the 16 houses, 11 are 97% or more of the allowable FAR. Note also that many of the houses have large 2-story volumes inside that are only counted once for FAR, along with large covered porches enclosed on 3-sides, so the actual mass of the houses is greater than the FAR suggests. The proposed home at 2897 Seventeen Mile Drive does not have 2-story volumes, and a modest –sized covered porch.

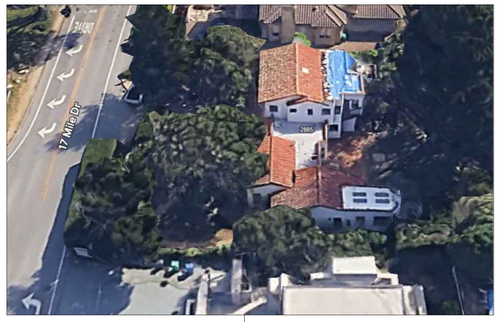
Finally, many of the new homes 2900 Oak Knoll & 2865, 2873 & 2889 Seventeen Mile Drive are very 'boxy' with large 2-story facades, unlike the proposed home at 2897.



2901 SEVENTEEN MILE DRIVE



2889 SEVENTEEN MILE DRIVE



2885 SEVENTEEN MILE DRIVE



2881 SEVENTEEN MILE DRIVE



2877 SEVENTEEN MILE DRIVE



2905 SEVENTEEN MILE DRIVE

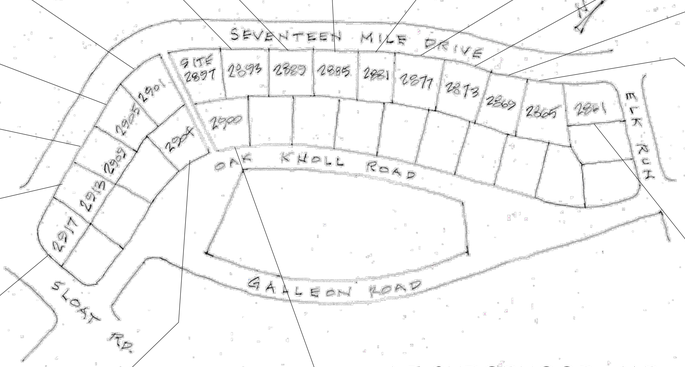
2893 SEVENTEEN MILE DRIVE - NO PHOTO (RECENTLY REMODELED)



2873 SEVENTEEN MILE DRIVE



2909 SEVENTEEN MILE DRIVE



NEIGHBORHOOD MAP



2869 SEVENTEEN MILE DRIVE



2913 SEVENTEEN MILE DRIVE



2865 SEVENTEEN MILE DRIVE



2917 SEVENTEEN MILE DRIVE



2900 OAK KNOLL ROAD - AERIAL VIEW



2904 OAK KNOLL ROAD - FRONT VIEW



2900 OAK KNOLL ROAD - FRONT VIEW



2900 OAK KNOLL ROAD - BACK VIEW



2861 SEVENTEEN MILE DRIVE

Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250272 - CALIFORNIA-AMERICAN WATER CO

Public hearing to consider the construction of two backwash waste tanks with a capacity of 195,000 gallons each that would exceed the allowable height (15 feet) by 11.15 feet and be within the Carmel Valley floodplain.

Project Location: 9210 Carmel Valley Rd, Carmel Valley, Carmel Valley Master Plan

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 Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA guidelines section 15303, and that there are no exceptions pursuant to Section 15300.2; and
b. Approve a Combined Development Permit consisting of; 1) Design Approval for the construction of two backwash waste tanks with a capacity of 195,000 gallons each; 2) Use Permit to exceed the allowable height of 15 feet by 11.5 feet (26.5 feet in height); and 3) Use Permit to allow development in the Carmel Valley floodplain.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION:

Agent: Conor O'Toole
Property Owner: California-American Water Company
APN: 169-141-016-000 and 169-141-023-000
Parcel Size: 3.65 acres
Zoning: Low Density Residential with a density of 1 acre per unit, Design Control overlay, Site Plan overlay, and a Residential Allocation overlay or "LDR/1-D-S-RAZ"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION:

The subject property is located at 9210 Carmel Valley Road, within the Carmel Valley Master Plan. The property is a previously developed paved site that is fenced in and used in connection with California-American Water Company's (Cal-Am) existing water treatment operations, known as the

Begonia Iron Removal Plant, and is surrounded by residences on all sides. This project was set forth by the State of California, Division of Drinking Water, to comply with California Code of Regulations of Title 22, Section 64585.

The proposed project would backfill in existing Backwash Waste Pond No. 3 and install two 26.5-foot tall by 44.5-foot diameter backwash tanks with a total storage capacity of 390,000-gallons (195,000 gallons each) in the same location as the existing pond. In addition, existing Backwash Waste Pond No.1 would also be backfilled, and a single Sludge Fluidization and Transfer System (sludge system or SFAT) consisting of a 20,000-gallon concrete sludge holding tank would be installed to serve both backwash tanks. Backfilled Pond No. 1 would serve as an additional parking area and to extend the road for semi-trucks. The proposed water tanks and accessory equipment are accessory to the property's main use (office building/water system). Accordingly, pursuant to Title 21 section 21.14.030.J, the proposed development is principally allowed uses for this zoning district, subject to the granting of a Design Approval. Pursuant to Title 21 section 21.62.020.B, water tanks may be erected to a greater height than the limit established for the district, subject to securing a Use Permit in each case. Finally, the project site is within the Carmel Valley Floodplain and thus requires a Use Permit, pursuant to Title 21 section 21.64.130.D.1.a.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan (CVMP), and Zoning Ordinance (Title 21).

Design Review & Site Development Standards
The proposed development is subject to the regulations of the Design Control "D" zoning district outlined in Title 21 section 21.44.060, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. Carmel Valley Master Plan Policy CV-1.1 indicates that all policies and ordinances and decisions regarding Carmel Valley shall be consistent with the goal of preserving the rural character of the Valley, and development shall follow a rural architectural theme with design review. As designed, the proposed tanks would be a forest green color, blending with the surrounding vegetated environment and background Carmel Valley hills. Consistent with Carmel Valley Master Plan Policy CV-1.20, the exterior finishes of the tanks would be compatible with the surrounding environment and maintain an appropriate bulk and mass. Staff conducted a site visit on February 5, 2026 to determine whether the project would be visible from any common public viewing area, including Carmel Valley Road and Laureles Grade. The water tanks' staking and flagging were not visible from Carmel Valley Road or any other public viewshed due to intervening mature vegetation and development, along with the topography of the land. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

The proposed development includes the construction of two 195,000-gallon backwash waste tanks, totaling 390,000 gallons of backwash capacity, in the location of backwash waste pond no. 3, which will be backfilled. The development would also include a sludge system and a sludge holding tank to serve the backwash tanks. Existing backwash waste pond no.1 would be backfilled and serve as a parking area and extend the road for semi-trucks.

This development is within the LDR zoning, which states that non-habitable accessory structures, such as water tanks, must have a minimum setbacks of 50 feet from the front, 6 feet from the side, 6 feet from the rear, and a maximum 15-foot height. As proposed, the tanks would comply with these setbacks and would be 26.5 feet in height. Although this exceeds the maximum height allowed for LDR zoning, Title 21 section 21.62.030.B allows for towers, poles, water tanks, and similar structures to be erected to a greater height than the limit established by the zoning district, subject to a Use Permit. The increase in maximum height would allow the tanks to be sited entirely within the existing backwash pond area, thereby limiting additional ground disturbance. The proposed height (26.5 feet) is lower than the allowable height for main structures (30 feet) and will not be visible from public roads. Therefore, staff believes it is appropriate to allow the water tanks to exceed the 15-foot height limit by 11.5 feet.

Floodplain

Title 21 section 21.64.130 establishes the regulations applicable to land use in the Carmel Valley Floodplain. A Slope Map and Stream Setback Plan was completed by Valentine Environmental Engineers on November 5, 2025, and determined that the project site takes place within the Carmel Valley River's 100-year floodplain. As indicated in the attached project plans (**Exhibit A.2**), the proposed tanks and associated site improvements are within the floodway fringe. Accordingly, the project includes a Use permit to allow development within the floodway fringe/floodplain, pursuant to Title 21 section 21.64.130. The proposed development consists of the installation of above-ground water storage tanks and associated water infrastructure, consistent with existing operations of the proposed project site. A Slope Map and Stream Setback Plan (**Exhibit E**) was completed by Valentine Environmental Engineers on November 5, 2025, and determined that the project site takes place within the Carmel Valley River's 100-year floodplain, but is in excess of 200 feet from the Carmel River top of bank. Pursuant to Title 16 section 16.16.050.C, non-habitable structures must 1) be floodproofed and watertight, with exterior materials substantially impermeable to the passage of water to a minimum of one foot above the Base Flood Elevation (BFE); or 2) raised one foot above BFE; and 3) incorporate structural components capable of resisting hydrostatic and hydrodynamic loads, as well as buoyant forces, and be certified by a registered civil engineer or architect. The proposed design complies with Title 16, Section 16.16.050.C.3(a), as the proposed infrastructure (including tanks as well as the sludge fluidization and transfer (SFAT) vault) on site would be floodproofed so that the structures are watertight with walls substantially impermeable to the passage of water to a minimum of one (1) foot above the base flood elevation. Additionally, the project design includes structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. The proposed development would be safe from flow-related erosion and would not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards. The proposed project has been designed so that all structures and utilities shall be located and constructed so as to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood waters. The nearby riparian habitat would not be impacted, the natural course of the river would not be altered by the proposed development, and there would be no alteration to the existing riparian vegetation.

Cultural Resources

According to County GIS records, the subject property is within a high archaeological sensitivity area and within 250 feet of a known archaeological resource. Pursuant to Title 21 section 21.66.050.C.2, a

report was not required as the proposed development is located within a previously disturbed area where substantial evidence is provided that the previous ground disturbance affected depths equal to or greater than the project being considered, and the development involves minimal soil disturbance. Condition No. 3 has been added to ensure that if an archaeological resource is found, work shall be halted immediately until a qualified professional archaeologist can evaluate it.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities. As proposed, the project involves the installation of two 26.5-foot-tall backwash tanks, a sludge system including a sludge holding tank, and a paved road. No exceptions pursuant to Section 15300.2 apply.

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
Monterey County Regional Fire Protection District

LAND USE ADVISORY COMMITTEE:
The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review, on March 16th, 2026. 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 involves a Design Approval subject to review by the Zoning Administrator. Although the attached LUAC minutes do not reflect any discussion or vote, staff attended the March 16th meeting and can confirm that the LUAC voted 5-0 to support the project as proposed.

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Fionna Jensen, Principal Planner

Attachments:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - LUAC minutes
Exhibit D - Staking and Flagging
Exhibit E - Floodplain Justification

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jade Mason, Project Planner; Fionna Jensen, Principal Planner; CalAm, Property Owner; Conor O'Toole, Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN220272

Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250272 - CALIFORNIA-AMERICAN WATER CO

Public hearing to consider the construction of two backwash waste tanks with a capacity of 195,000 gallons each that would exceed the allowable height (15 feet) by 11.15 feet and be within the Carmel Valley floodplain.

Project Location: 9210 Carmel Valley Rd, Carmel Valley, Carmel Valley Master Plan

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 Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA guidelines section 15303, and that there are no exceptions pursuant to Section 15300.2; and
b. Approve a Combined Development Permit consisting of; 1) Design Approval for the construction of two backwash waste tanks with a capacity of 195,000 gallons each; 2) Use Permit to exceed the allowable height of 15 feet by 11.5 feet (26.5 feet in height); and 3) Use Permit to allow development in the Carmel Valley floodplain.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION:

Agent: Conor O'Toole
Property Owner: California-American Water Company
APN: 169-141-016-000 and 169-141-023-000
Parcel Size: 3.65 acres
Zoning: Low Density Residential with a density of 1 acre per unit, Design Control overlay, Site Plan overlay, and a Residential Allocation overlay or "LDR/1-D-S-RAZ"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION:

The subject property is located at 9210 Carmel Valley Road, within the Carmel Valley Master Plan. The property is a previously developed paved site that is fenced in and used in connection with California-American Water Company's (Cal-Am) existing water treatment operations, known as the

Begonia Iron Removal Plant, and is surrounded by residences on all sides. This project was set forth by the State of California, Division of Drinking Water, to comply with California Code of Regulations of Title 22, Section 64585.

The proposed project would backfill in existing Backwash Waste Pond No. 3 and install two 26.5-foot tall by 44.5-foot diameter backwash tanks with a total storage capacity of 390,000-gallons (195,000 gallons each) in the same location as the existing pond. In addition, existing Backwash Waste Pond No.1 would also be backfilled, and a single Sludge Fluidization and Transfer System (sludge system or SFAT) consisting of a 20,000-gallon concrete sludge holding tank would be installed to serve both backwash tanks. Backfilled Pond No. 1 would serve as an additional parking area and to extend the road for semi-trucks. The proposed water tanks and accessory equipment are accessory to the property's main use (office building/water system). Accordingly, pursuant to Title 21 section 21.14.030.J, the proposed development is principally allowed uses for this zoning district, subject to the granting of a Design Approval. Pursuant to Title 21 section 21.62.020.B, water tanks may be erected to a greater height than the limit established for the district, subject to securing a Use Permit in each case. Finally, the project site is within the Carmel Valley Floodplain and thus requires a Use Permit, pursuant to Title 21 section 21.64.130.D.1.a.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan (CVMP), and Zoning Ordinance (Title 21).

Design Review & Site Development Standards
The proposed development is subject to the regulations of the Design Control "D" zoning district outlined in Title 21 section 21.44.060, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. Carmel Valley Master Plan Policy CV-1.1 indicates that all policies and ordinances and decisions regarding Carmel Valley shall be consistent with the goal of preserving the rural character of the Valley, and development shall follow a rural architectural theme with design review. As designed, the proposed tanks would be a forest green color, blending with the surrounding vegetated environment and background Carmel Valley hills. Consistent with Carmel Valley Master Plan Policy CV-1.20, the exterior finishes of the tanks would be compatible with the surrounding environment and maintain an appropriate bulk and mass. Staff conducted a site visit on February 5, 2026 to determine whether the project would be visible from any common public viewing area, including Carmel Valley Road and Laureles Grade. The water tanks' staking and flagging were not visible from Carmel Valley Road or any other public viewshed due to intervening mature vegetation and development, along with the topography of the land. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

The proposed development includes the construction of two 195,000-gallon backwash waste tanks, totaling 390,000 gallons of backwash capacity, in the location of backwash waste pond no. 3, which will be backfilled. The development would also include a sludge system and a sludge holding tank to serve the backwash tanks. Existing backwash waste pond no.1 would be backfilled and serve as a parking area and extend the road for semi-trucks.

This development is within the LDR zoning, which states that non-habitable accessory structures, such as water tanks, must have a minimum setbacks of 50 feet from the front, 6 feet from the side, 6 feet from the rear, and a maximum 15-foot height. As proposed, the tanks would comply with these setbacks and would be 26.5 feet in height. Although this exceeds the maximum height allowed for LDR zoning, Title 21 section 21.62.030.B allows for towers, poles, water tanks, and similar structures to be erected to a greater height than the limit established by the zoning district, subject to a Use Permit. The increase in maximum height would allow the tanks to be sited entirely within the existing backwash pond area, thereby limiting additional ground disturbance. The proposed height (26.5 feet) is lower than the allowable height for main structures (30 feet) and will not be visible from public roads. Therefore, staff believes it is appropriate to allow the water tanks to exceed the 15-foot height limit by 11.5 feet.

Floodplain

Title 21 section 21.64.130 establishes the regulations applicable to land use in the Carmel Valley Floodplain. A Slope Map and Stream Setback Plan was completed by Valentine Environmental Engineers on November 5, 2025, and determined that the project site takes place within the Carmel Valley River's 100-year floodplain. As indicated in the attached project plans (**Exhibit A.2**), the proposed tanks and associated site improvements are within the floodway fringe. Accordingly, the project includes a Use permit to allow development within the floodway fringe/floodplain, pursuant to Title 21 section 21.64.130. The proposed development consists of the installation of above-ground water storage tanks and associated water infrastructure, consistent with existing operations of the proposed project site. A Slope Map and Stream Setback Plan (**Exhibit E**) was completed by Valentine Environmental Engineers on November 5, 2025, and determined that the project site takes place within the Carmel Valley River's 100-year floodplain, but is in excess of 200 feet from the Carmel River top of bank. Pursuant to Title 16 section 16.16.050.C, non-habitable structures must 1) be floodproofed and watertight, with exterior materials substantially impermeable to the passage of water to a minimum of one foot above the Base Flood Elevation (BFE); or 2) raised one foot above BFE; and 3) incorporate structural components capable of resisting hydrostatic and hydrodynamic loads, as well as buoyant forces, and be certified by a registered civil engineer or architect. The proposed design complies with Title 16, Section 16.16.050.C.3(a), as the proposed infrastructure (including tanks as well as the sludge fluidization and transfer (SFAT) vault) on site would be floodproofed so that the structures are watertight with walls substantially impermeable to the passage of water to a minimum of one (1) foot above the base flood elevation. Additionally, the project design includes structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. The proposed development would be safe from flow-related erosion and would not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards. The proposed project has been designed so that all structures and utilities shall be located and constructed so as to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood waters. The nearby riparian habitat would not be impacted, the natural course of the river would not be altered by the proposed development, and there would be no alteration to the existing riparian vegetation.

Cultural Resources

According to County GIS records, the subject property is within a high archaeological sensitivity area and within 250 feet of a known archaeological resource. Pursuant to Title 21 section 21.66.050.C.2, a

report was not required as the proposed development is located within a previously disturbed area where substantial evidence is provided that the previous ground disturbance affected depths equal to or greater than the project being considered, and the development involves minimal soil disturbance. Condition No. 3 has been added to ensure that if an archaeological resource is found, work shall be halted immediately until a qualified professional archaeologist can evaluate it.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities. As proposed, the project involves the installation of two 26.5-foot-tall backwash tanks, a sludge system including a sludge holding tank, and a paved road. No exceptions pursuant to Section 15300.2 apply.

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
Monterey County Regional Fire Protection District

LAND USE ADVISORY COMMITTEE:
The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review, on March 16th, 2026. 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 involves a Design Approval subject to review by the Zoning Administrator. Although the attached LUAC minutes do not reflect any discussion or vote, staff attended the March 16th meeting and can confirm that the LUAC voted 5-0 to support the project as proposed.

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Fionna Jensen, Principal Planner

Attachments:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - LUAC minutes
Exhibit D - Staking and Flagging
Exhibit E - Floodplain Justification

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jade Mason, Project Planner; Fionna Jensen, Principal Planner; CalAm, Property Owner; Conor O'Toole, Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN220272

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
CALIFORNIA-AMERICAN WATER CO (PLN250272)
RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Combined Development Permit consisting of; 1) Design Approval for the construction of two backwash waste tanks with a capacity of 195,000 gallons each; 2) Use Permit to exceed the allowable height of 15 feet by 11.5 feet (26.5 feet in height); and 3) Use Permit to allow development in the Carmel Valley floodplain.

[PLN250272, CALIFORNIA-AMERICAN WATER CO, 9210 Carmel Valley Rd, Carmel Valley, Carmel Valley Master Plan (APN: (169-141-016-000 and 169-141-023-000)]

The CALIFORNIA-AMERICAN WATER CO application (PLN250272) came on for public hearing before the County of Monterey Zoning Administrator on April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan (CVMP);
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project, indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project. The property is a developed paved site that is fenced in and used in connection with California-American Water Company's (Cal-

Am) existing water treatment operations, known as the Begonia Iron Removal Plant, and is surrounded by residences on all sides. The Begonia Iron Removal Plant is an 11.5 million-gallon-per-day operational capacity facility that removes iron and manganese from active wells situated along the Carmel River. The site generally consists of a pressure filtration system for iron and manganese removal, sodium hypochlorite disinfection, backwash storage ponds, sludge processing facilities, and additional chemical facilities for zinc orthophosphate and caustic for pH control. The Proposed Project will fill in the existing Backwash Waste Pond No. 3 and install two 26.5-foot-tall and 44.5-foot-diameter backwash waste tanks with a total storage capacity of 390,000 gallons (195,000 gallons each) in the same location as the existing pond. The backwash waste tanks would be equipped with decanting in each tank as well as a single Sludge Fluidization and Transfer System ("SFAT") to serve both tanks. The SFAT system includes a pump system that fluidizes and transfers settled sludge in the backwash waste storage tanks. The SFAT system also includes a new pump skid with two sludge pumps that will be installed adjacent to the backwash waste tanks within a vault. The SFAT pumps will both withdraw and recirculate sludge. Two decant pumps mounted on a skid and installed within a noise enclosure will also be constructed, which will reclaim flow via a floating decanter in each tank back to the head of the plant for treatment. A sludge holding tank, made of concrete and with a capacity of 20,000 gallons, will also be constructed. The sludge holding tank will be partially buried with the top of the tank approximately five feet above grade. The Proposed Project would be constructed entirely within the Begonia Iron Removal Plant site which is paved and developed with existing CalAm water infrastructure. This project was initiated to comply with California Code of Regulations of Title 22, Section 64585, which outlines the design and construction requirements for distribution reservoirs. The current site does not comply with Tit. 22, § 64585(a)(3), which states that vents and other openings shall be constructed and designed to prevent entry of rainwater or runoff, and birds, insects, rodents, or other animals. With the proposed tanks, the site will come into compliance with these regulations.

c) Allowed Use. 9210 Carmel Valley Rd, Carmel Valley, Carmel Valley Master Plan (APNs: 169-141-016-000 and 169-141-023-000), Carmel Valley Master. The parcel is zoned Low Density Residential with a density of 1 acre per unit, Design Control overlay, Site Plan overlay, and a Residential Allocation overlay or "LDR/1-D-S-RAZ". The proposed water tanks and accessory equipment are accessory to the property's main use (office building/water system). Accordingly, pursuant to Title 21 section 21.14.030.J, the proposed development is principally allowed uses for this zoning district. Pursuant to Title 21 section 21.62.020.B, water tanks may be erected to a greater height than the limit established for the district, subject to securing a Use Permit. Pursuant to Title 21 section 21.64.130.D.1.a, all development within the floodway fringe requires a Use Permit. The Design Control overlay requires the granting of a Design Approval for all structures, such as

water tanks, pursuant to Title section 21.44. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject property (comprised of APNs: 169-141-016-000 and 169-141-023-000) is shown in its current configuration on a Record of Survey Map, recorded on July 17, 1990 (Volume 16 of Surveys at Page 118), which reflects the approved boundaries of a lot line adjustment (Planning Commission Resolution No. 7235). Therefore, the County recognizes the subject property as a legal lot of record.

e) Review of Development Standards. In the LDR zoning district, the required setbacks for non-habitable accessory structures include a 50-foot front setback, a six-foot side setback, and a one-foot rear setback. The required height for accessory structure is 15 feet above average natural grade. Allowable site coverage is limited to 25%. As delineated in the attached plans, the project meets the setback requirements for development standards for the Low Density Residential zoning district for non-habitable accessory structures (Title 21 section 21.14.060.C.3), except as to the required maximum height of 15 feet. The proposed water tanks are 26.5 feet. Pursuant to Title 21 section 21.62.020.B, water tanks may be erected to a greater height than the limit established for the district, subject to securing a Use Permit in each case. The increase in maximum height allows the tanks to be sited entirely within the existing backwash pond area, thereby limiting additional ground disturbance. The proposed height (26.5 feet) is lower than the allowable height for main structures (30 feet) and will not be visible from public roads. Therefore, the Zoning Administrator finds it appropriate to allow the water tanks to exceed the 15-foot height limit by 11.5 feet. Therefore, the project meets all required development standards.

f) Design and Visual Resources. The proposed development is subject to the regulations of the Design Control "D" zoning district outlined in Title 21 section 21.44.060, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. Carmel Valley Master Plan Policy CV-1.1 indicates that all policies and ordinances and decisions regarding Carmel Valley shall be consistent with the goal of preserving the rural character of the Valley, and development shall follow a rural architectural theme with design review. As proposed the proposed tanks will be a forest green color, blending with the surrounding vegetated environment. Consistent with Carmel Valley Master Plan Policy CV-1.20, the exterior finishes of the tanks are compatible with the surrounding environment and maintain an appropriate bulk and mass. Staff conducted a site visit on February 5, 2026 to determine whether the project would be visible from any common public viewing area, including Carmel Valley Road and Laureles Grade. The water tanks' staking and flagging were not visible from Carmel Valley Road or any other public viewshed due to intervening mature vegetation and development, along with the topography of the land. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

g) Cultural Resources. According to county GIS records, the subject

property is within a high archaeological sensitivity area and within 250 feet of a known archaeological resource. Pursuant to Title 21 section 21.66.050.C.2, a report was not required as the proposed development is located within a previously disturbed area where substantial evidence is provided that the previous ground disturbance affected depths equal to or greater than the project being considered and the development involves minimal soil disturbance. Condition No. 3 has been added to ensure that if an archaeological resource is found, work shall be halted immediately until a qualified professional archaeologist can evaluate it.

h) Floodplain. Title 21 section 21.64.130 establishes the regulations applicable to development within the Carmel Valley Floodplain. The project site is within the Carmel Valley River's 100-year floodplain. The water tanks and associated site improvements are within the floodway fringe. Accordingly, the project includes a Use permit to allow development within the floodway fringe/floodplain, pursuant to Title 21 section 21.64.130. The project involves minimal grading, and the proposed structures are to be constructed in the same general building footprint as the previous residence and accessory structures (see Finding 6 and supporting evidence).

i) Land Use Advisory Committee. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review, on March 16th, 2026. 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 involves a Design Approval subject to review by the Zoning Administrator. The LUAC voted unanimously to support the project as proposed.

j) HCD-Planning staff conducted a site inspection on February 5, 2026 to verify that the project on the subject parcel conforms to the plans listed above.

k) 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 PLN250272.

2. **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, Big Sur Volunteer Fire Brigade, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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 potential impacts to soil resources. The following reports have been prepared:

- "Geotechnical Investigation" (LIB260079, prepared by Pacific Crest Engineering Inc., Watsonville, CA, March 26, 2025

The above-mentioned technical report 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 February 5, 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 County of Monterey HCD - Planning for the proposed development found in Project File PLN250272.

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, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) This project was initiated to comply with California Code of Regulations of Title 22, Section 64585. The proposed project would support CalAm's ongoing and future ability to provide clean, safe drinking water by upgrading the backwash ponds and sludge system that supports the Begonia Iron Removal Plant, which removes iron and manganese from active wells situated along the Carmel River. Also see Finding No. 1, Evidence "b".

c) Staff conducted a site inspection on February 5, 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 County of Monterey HCD - Planning for the proposed development found in Project File PLN250272.

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 County of Monterey 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 February 5, 2026 and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250272.

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 the replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity.

b) The proposed project involves the backfill of a backwash waste pond and the installation of two 195,000-gallom backwash tanks in the same location of the existing pond. In addition, existing Backwash Waste Pond No.1 would also be backfilled, and a single Sludge Fluidization and Transfer System (sludge system or SFAT) consisting of a 20,000-gallon concrete sludge holding tank would be installed to serve both backwash tanks. Backfilled Pond No. 1 would serve as an additional parking area and extend the road for semi-trucks. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 5, 2026.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No trees are proposed for removal. The proposed project will also not be visible from any scenic vista or corridor (see Finding No.1, Evidence "e"). No known historical resources exist which may cause a substantial adverse change in the significance of a historical resource. Although development is proposed within the Carmel River floodplain, it has been sited and designed to minimize

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 PLN250272.

6. **FINDING:** **CARMEL FLOODWAY FRINGE-** The project complies with the applicable policies and regulations found in the Carmel Valley Master Plan and Title 21 to allow development within the Carmel Valley floodway fringe, and sufficient setbacks and measures to avoid erosion are proposed.

a) The project includes development within the 200 feet of the Carmel River top of bank and therefore, is subject to Monterey County Code Chapter 16.16 – Regulations for Floodplains in Monterey County, and Title 21 section 21.64.130 – Regulations for Land Use in the Carmel Valley Floodplain. Pursuant to Title 21 section 21.64.130.D.2, development within 200 feet of the riverbank or the floodway fringe (floodplain) is prohibited except where it can be shown that the development will accommodate sufficient setbacks to avoid erosion.

Additionally, Title 21 section 21.64.130 establishes regulations and standards for which development within the Carmel Valley floodway fringe may be permitted. The proposed project does not meet the exclusions listed in Title 21 section 21.64.130.G, and therefore requires the granting of a Use Permit. The Zoning Administrator is the appropriate authority to grant a Use Permit.

b) The "Floodway Fringe" is defined in Title 21 section 21.64.130.C.4 as the portion of the valley floor outside of the floodway normally required to carry the flow which may, on average, occur once every 100 years.

c) Approximately two-thirds of the parcel is within the Carmel Valley River floodway fringe. The remainder of the property (northern portion) abut Carmel Valley Road. The proposed development are approximately 370 feet and 500 feet from the Carmel Valley River's top of bank edge.

d) A Slope Map and Stream Setback Plan was completed by Valentine Environmental Engineers on November 5, 2025, and determined that the project site takes place within the Carmel Valley River's 100-year floodplain, but is in excess of 200 feet from the Carmel River top of bank. Pursuant to Title 16 section 16.16.050.C, non-habitable structures must 1) be floodproofed and watertight, with exterior materials substantially impermeable to the passage of water to a minimum of one foot above the Base Flood Elevation (BFE); or 2) raised one foot above BFE; and 3) incorporate structural components capable of resisting hydrostatic and hydrodynamic loads, as well as buoyant forces, and be certified by a registered civil engineer or architect. The proposed design complies with Title 16, Section 16.16.050.C.3(a), as the proposed infrastructure (including tanks as well as the sludge fluidization and transfer (SFAT) vault) on site would be floodproofed so that the structures are watertight with walls substantially impermeable to the passage of water to a minimum of one (1) foot above the base flood elevation. Additionally, the project design includes structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

e) The project complies, to the maximum extent feasible, with the regulations contained in Title 21 section 21.64.130. The project site is over 200 feet away from the Carmel Valley River's edge, and the nearby riparian habitat will not be impacted; the natural course of the river will not be altered by the proposed development, and there will be no alteration to the existing riparian vegetation. The proposed development consists of the installation of above-ground water storage tanks and associated water infrastructure, consistent with existing operations of the proposed project site. The proposed development would be safe from flow-related erosion and would not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards. The proposed project has been designed to be floodproofed so that the structures are watertight with walls substantially impermeable to the passage of water. The project involves minimal grading, and the proposed structures are to be constructed in the same general building footprint as the previous residence and accessory structures. The soils on site have high permeability and do not bring concern of erosion

issues per the soils report prepared by Pacific Crest Engineering (LIB260079).

f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250272.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.86.040, an aggrieved party may appeal the decision of the Zoning Administrator to the Planning Commission.

DECISION

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

1. Find the project for replacement of an existing water tank qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and no exceptions pursuant to section 15300.2 can be made; and
2. Approve a Combined Development Permit consisting of; 1) Design Approval for the construction of two backwash waste tanks with a capacity of 195,000 gallons each; 2) Use Permit to exceed the allowable height of 15 feet by 11.5 feet (26.5 feet in height); and 3) Use Permit to allow development in the Carmel Valley floodplain.

PASSED AND ADOPTED this 9th day of April, 2026:

_____

Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

PLN250272

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250272) allows the construction of two (2) backwash waste tanks with the capacity of 195,000 gallons each that exceed the required height of 15 feet established by the district within the Carmel Valley floodplain. The property is located at 9210 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 169-141-016-000 and 169-141-023-000), 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 Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 169-141-016-000 and 169-141-023-000 on April 9, 2026. The permit was granted subject to 5 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. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

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 congesting/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 project during construction.

Summary table including:

Types of construction vehicles and 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, 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 impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not 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 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.

Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

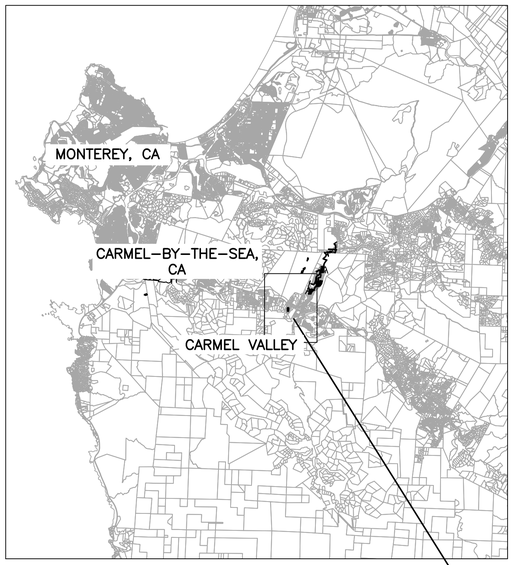
Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

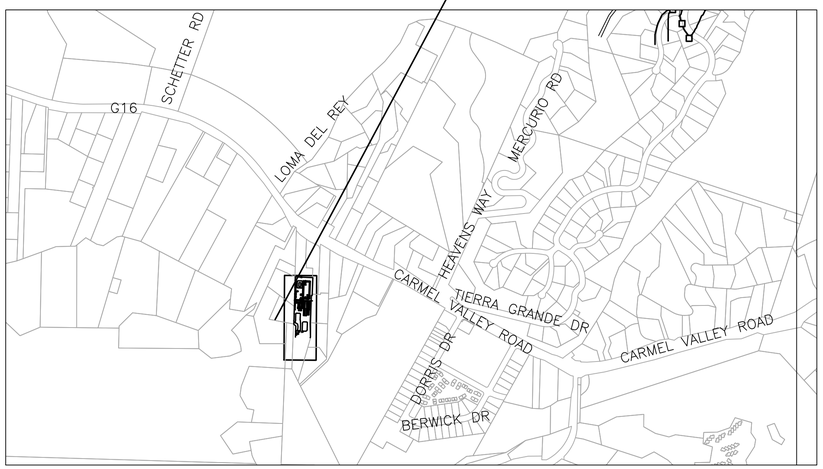
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

BIRP BACKWASH SYSTEM DESIGN
CARMEL, CALIFORNIA
CALIFORNIA AMERICAN WATER
OCTOBER 2025
90% SUBMITTAL



VICINITY MAP
NTS

PROJECT LOCATION



SITE LOCATION MAP
NTS

Underground Service Alert of Northern California
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

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CALIFORNIA AMERICAN WATER

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5		10	

VALENTINE
Environmental Engineers, LLC
200 Clock Tower Place Building B, Suite B200
Carmel, CA 93923
Phone: (831) 200 - 9093 Fax: ---
Website: http://www.valentineengineers.com

T.VALENTINE
REGISTERED PROFESSIONAL ENGINEER
TERESA A. VALENTINE
C 83580
Exp. 3-31-27
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER NO. C 83580 DATE: -/-/-

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PLACE BUILDING B
SUITE B200, CARMEL, CA 93923

CALIFORNIA AMERICAN WATER

DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH SYSTEM DESIGN
GENERAL
COVER AND INDEX
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE NONE
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-G0.0

G0.0.DWG

GENERAL NOTES:

1. DEFINITIONS: IN THE FOLLOWING NOTES, OWNER SHALL MEAN CALIFORNIA–AMERICAN WATER COMPANY, 511 FOREST LODGE ROAD, SUITE 100 PACIFIC GROVE, CA 93950, AND CONTRACTOR SHALL MEAN ANY DEVELOPER, CONTRACTOR, PROPERTY OWNER, FIRM OR PERSON WHO HAS BEEN DULY AUTHORIZED BY CALIFORNIA–AMERICAN WATER COMPANY TO PERFORM WORK ON THE WATER SYSTEMS AND FACILITIES OWNED AND/OR OPERATED BY CALIFORNA–AMERICAN WATER COMPANY.
2. OWNER CONTACT PERSON: FOR MATTERS RELATED TO WORK TO BE PERFORMED BY CONTRACTOR, PLEASE CONTACT OWNER'S ENGINEER : CALIFORNIA–AMERICAN WATER COMPANY, 511 FOREST LODGE ROAD, #100 PACIFIC GROVE, CA 93950, EMAIL: SCOTT.OTTMAR@AMWATER.COM.
3. CONTRACTOR REPRESENTATIVE. CONTRACTOR SHALL ASSIGN AND PROVIDE OWNER WITH THE NAME AND CONTACT INFORMATION OF A REPRESENTATIVE (JOB FOREMAN) AT THE JOB SITE WHERE THE WORK WILL BE PERFORMED ON OWNER FACILITIES. CONTRACTOR'S REPRESENTATIVES IS REQUIRED TO ATTEND ANY PRE–CONSTRUCTION WALK–THROUGH MEETINGS. CONTRACTOR REPRESENTATIVE IS REQUIRED TO BE ON THE JOBSITE DURING ALL PHASES OF WORK, INCLUDING INSPECTIONS, AND CONTRACTOR SHALL NOT REPLACE THE REPRESENTATIVE WITHOUT PRIOR APPROVAL FROM OWNER.
4. LOCAL, STATE AND COUNTY ROAD ENCROACHMENT PERMITS. ANY WORK WITHIN A STATE HIGHWAY RIGHT–OF–WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION (CALTRANS), INCLUDING ENCROACHMENT PERMITS. WORK WITHIN A COUNTY RIGHT–OF–WAY SHALL COMPLY WITH COUNTY REQUIREMENTS, INCLUDING ENCROACHMENT PERMITS. IT SHALL BE INSTALLER'S RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH THE CITY, STATE OF CALIFORNIA AND/OR LOS ANGELES COUNTY STANDARDS OF WORK REQUIRED AND INCLUDE THE FULL COST OF COMPLIANCE INCLUDING TRAFFIC CONTROL, PERMITS, TRENCH FEES, ETC., IN THE RESPECTIVE BID ITEMS.
5. OTHER PERMITS. INSTALLER OR HIS REPRESENTATIVE SHALL BE REQUIRED TO VERIFY THE REQUIRED PERMITS FOR THE WORK TO BE PERFORMED AND OBTAIN AND COMPLY WITH ALL NECESSARY PERMITS FOR CONSTRUCTION OF THE WATER SYSTEM, INCLUDING ENCROACHMENT PERMITS AND ANY REQUIRED PERMITS FOR WATER SERVICE LINES FROM WATER METERS TO BUILDINGS. INSTALLER IS RESPONSIBLE FOR NOTIFICATION TO JURISDICTIONAL AGENCIES BEFORE COMMENCEMENT OF WORK.
6. IDENTIFICATION OF BURIED UTILITIES. BEFORE ANY WORK ON UNDERGROUND FACILITIES, INSTALLER SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) FOR IDENTIFYING ANY BURIED UTILITIES NEAR THE WORK AREA. USA (PHONE 1–800–642–2444) MUST BE GIVEN A 48 HOUR ADVANCE NOTICE. OWNER IS ONLY RESPONSIBLE FOR MARKING THOSE WATER FACILITIES OWNED BY CALIFORNIA–AMERICAN WATER AND SHALL NOT BE RESPONSIBLE FOR MARKING NEW FACILITIES UNTIL OWNER ACCEPTS OWNERSHIP. ANY CALLS TO THE OWNER REGARDING SUCH FACILITIES WILL BE FORWARDED TO THE CONTRACTOR. ANY DAMAGES TO WATER FACILITIES TO BE OWNED BY CALIFORNIA–AMERICAN WATER MUST BE REPORT TO OWNER IMMEDIATELY AND OWNER MUST BE ALLOWED TO INSPECT AND APPROVE REPAIRS OR REPLACEMENTS.
7. WATER SHUTDOWN NOTICES. CONTRACTOR SHALL NOTIFY OWNER OR ASSOCIATED COMPANIES 48 HOURS BEFORE COMMENCING CONSTRUCTION AND FOR NOTIFICATION OF WATER SYSTEM SHUT OFF REQUESTS. CONTRACTOR MUST ENSURE THAT SHUT DOWN TIME WILL NOT EXCEED FOUR (4) HOURS WITHOUT PRIOR UTILITY APPROVAL.
8. INSPECTION NOTICES. WHEN APPLICABLE, CONTRACTOR SHALL GIVE OWNER AND COUNTY INSPECTOR 48 HOURS NOTICE (MINIMUM) BEFORE SCHEDULING ANY MEETING OR STARTING CONSTRUCTION, AND 24 HOURS NOTICE (MINIMUM) FOR INSPECTION.
9. VERIFICATION OF DATA AND INFORMATION PROVIDED BY OWNER. NOTICE IS HEREBY GIVEN TO THE CONTRACTOR THAT OWNER HAS MADE ALL REASONABLE EFFORTS TO IDENTIFY THE TYPES, LOCATIONS, SIZES, AND DEPTH OF EXISTING OR PLANNED UNDERGROUND OR ABOVEGROUND UTILITIES, STRUCTURES, ROADS, PIPELINES, HARD ROCK, STRATA, TOPOGRAPHY, ETC. SUCH ITEMS, WHEN DEPICTED ON THE PLANS, HAVE BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY. THEREFORE, OWNER AND ASSOCIATED COMPANIES CANNOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SAID INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING FACILITIES BY POT–HOLING ALL WATER LINE CONNECTION POINTS TO CONFIRM SIZE, DEPTH AND MATERIAL TYPE OF EXISTING FACILITIES. IN CASE OF CONFLICT/S, CONTRACTOR SHALL BRING THE MATTER TO THE ATTENTION OF OWNER FOR RESOLUTION BEFORE CONTINUING WORK.
10. SURVEYING AND LOCATING. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SURVEYING AND STAKING, SHOWING THE LOCATION AND GRADES FOR INSTALLING THE WATER SYSTEM. CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL SURVEY MONUMENTS AND STAKING WHETHER EXISTING OR DISCOVERED DURING CONSTRUCTION.
11. JOBSITE SAFETY. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL AGENCY. CONTRACTOR IS ALSO RESPONSIBLE FOR PROJECT SITE SAFETY INCLUDING TRAFFIC CONTROL, 24–HOURS PER DAY FOR ALL DAYS FROM THE NOTICE TO PROCEED THROUGH THE NOTICE OF COMPLETION.
12. MATERIAL OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND INSULATION OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF OWNER AND ASSOCIATED COMPANIES, WHICH ARE INCORPORATED HEREIN BY REFERENCE, UNLESS OTHERWISE NOTED ON THESE PLANS. OWNER HAS THE FINAL DECISION ON ALL MATERIALS, INCLUDING BACKFILL, PIPE, FITTING, AND VALVES, THAT WILL BE USED FOR PLACEMENT OF ALL WATER FACILITIES INCLUDING ANY NEW WATER MAIN.
13. WORK COORDINATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER SUB–CONTRACTORS TO AVOID ANY CONFLICTS.
14. PIPE AND FITTINGS. CONTRACTOR SHALL PROVIDE PIPE AND FITTING MATERIALS SUBMITTAL TO OWNER FOR APPROVAL BEFORE BEGINNING WORK.
15. FLANGED FITTINGS. ALL FLANGED FITTINGS SHALL BE BOLTED TOGETHER WITH ZINC COATED STEEL NUTS AND BOLTS, GRADE 5 OR BETTER.
16. MECHANICAL JOINTS. USE EBAA MECHANICAL JOINT MEGA–LUGS ON ALL MECHANICAL JOINT FITTINGS.
17. SEPARATION DISTANCE FORM SEWER LINES AND SOURCES OF CONTAMINATION. WATER MAINS SHALL BE LAID IN SEPARATE TRENCHES AS FAR AS POSSIBLE FROM NEARBY SEWER AND STORM DRAIN LINES. IF LESS THAN TEN–FEET HORIZONTAL SEPARATION BETWEEN THE WATER LINES AND SEWER OR STORM DRAIN LINES, C–900 CLASS 200 PVC PIPE OR CLASS 50 DUCTILE IRON PIPE SHALL BE USED (CLASS OR PRESSURE RATING TO BE DETERMINED OR APPROVED BY OWNER). PLACEMENT OF WATER LINES NEAR OTHER SOURCES OF CONTAMINATION OR HYDROCARBON RELATED FACILITIES SHOULD REQUIRE SPECIAL APPROVAL FROM OWNER. CONTRACTOR TO IMMEDIATELY INFORM THE OWNER'S ENGINEER WHEN INSUFFICIENT SEPARATION CONDITIONS OCCUR (LESS THAN 10–FEET HORIZONTAL OR 1–FOOT VERTICAL).
18. UNDERGROUND PIPE IDENTIFIER: ALL INSTALLATION OF MAINS AN SERVICES SHALL HAVE GREEN–COATED #10 GA STANDARD COPPER WIRE FOR LOCATING.
19. HOT TAPS: ALL TAPPING SLEEVES TO BE MECHANICAL JOINT TYPE OR ALL STAINLESS STEEL CIRCUMFERENCE SEAL TYPE WITH STAINLESS STEEL FLANGE, BOLTS AND NUTS.
20. EXPIRATION OF OWNER APPROVALS. OWNER'S APPROVAL SIGNATURES ON THE CONSTRUCTION PLANS ARE GOOD FOR ONE YEAR FROM DATE OF SIGNATURE. PLANS WILL BE SUBJECT TO REVIEW THEREAFTER.
21. VALVES. UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER, CONTRACTOR SHALL INSTALL GATE VALVES (AWWA C–509) FOR WATER MAINS 12–INCHES OR SMALLER, AND INSTALL BUTTERFLY VALVES (AWWA C–504) FOR MAINS LARGER THAN 12–INCHES. ALL VALVES SHALL BE FLANGED TO FITTINGS (CROSS, TEE, ETC) EXCEPT WHERE MAINS ARE 4–FEET BEHIND SIDEWALK WITH TEES UNDER CORNER RADIUS IN WHICH CASE THE VALVE SHALL BE PLACED IN LINE BEYOND THE RADIUS AND RESTRAINED. GATE VALVES SHALL BE RESILIENT WEDGE, EPOXY COATED WITH SS BOLTS. VALVES STEM SHALL BE PROVIDED FOR VALVES WITH A COVER OF 4–FT OR GREATER. UNDERGROUND VALVES SHALL HAVE 8" DIAMETER (MINIMUM) VALVE BOX RISER, GRADE VALVE BOX AND METAL LID MARKED "WATER", AS SHOWN ON UTILITY STANDARD DRAWINGS.
22. BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICES IF REQUIRED, SHALL BE INSTALLED AND TESTED BY A OWNER APPROVED AND CERTIFIED BACKFLOW TESTER BEFORE WATER SERVICE ACTIVATION. THE TYPE OF BACKFLOW PREVENTION DEVICE SHALL BE SPECIFIED BY OWNER AND INSTALLED ABOVE GROUND BY CONTRACTOR PER OWNER'S STANDARDS AND SPECIFICATION, NO SINGLE CHECK DETECTOR CHECKS VALVES WILL BE ALLOWED. NO TEES OR CROSS CONNECTIONS WILL BE ALLOWED BETWEEN ANY WATER METER AND ANY BACKFLOW PREVENTION DEVICE. THE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER METER OR POINT OF SERVICED CONNECTION (TYPICALLY WITHIN 18 INCHES).
23. CONCRETE THRUST BLOCKS. THRUST BLOCK SHALL BE INSTALLED WHERE PIPE DEFLECTIONS EXCEED 4 DEGREES PER COUPLING/FITTINGS, AS SPECIFIED BY PIPE MANUFACTURER. USE EBAA MECHANICAL JOINT MEGA–LUGSON ALL MECHANICAL JOINT FITTINGS. USE EBAA SERIES 1600 PIPE RESTRAINTS IN LIEU OF CONCRETE THRUST BLOCKS. OWNER'S ENGINEER WILL ADVISE CONTRACTOR OF REQUIRED LENGTH OF PIPE TO BE RESTRAINED. CONCRETE THRUST BLOCK TO BE USED IF RESTRAINTS CANNOT BE UTILIZED.
24. TRENCH DEPTH AND COVER. TRENCH DEPTH SHALL BE SUFFICIENT TO ALLOW TOP OF WATER MAIN TO HAVE A MINIMUM OF 36–INCHES OF COVER, UNLESS OTHERWISE DIRECTED BY OWNER'S ENGINEER.
25. INSPECTION BEFORE BACKFILLING. ALL WATER FACILITIES TO BE OWNED AND MAINTAINED BY CALIFORNIA–AMERICAN WATER, INCLUDING MAINS, FITTINGS, VALVES AND SERVICES SHALL BE INSPECTED AND APPROVED BY OWNER BEFORE BACKFILLING.
26. BACKFILL AND COMPACTION. ALL TRENCHES IN EXISTING OR PROPOSED STREETS AND PAVED AREAS SUCH AS PARKING LOTS, DRIVEWAYS, ETC., SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS BY OWNER, UNLESS OTHERWISE NOTES AND SHALL ALSO COMPLY WITH MINIMUM REQUIREMENTS OF THE COUNTY FOR WHICH THE WORK IS BEING DONE, INCLUDING ANY ENCROACHMENT PERMIT CONDITIONS. TRENCH COMPACTION SHALL BE BY MECHANICAL COMPACTION TO A MINIMUM OF 95 PERCENT, UNLESS NOTED OTHERWISE ON THE PLANS.
27. BACKFILL SOIL COMPACTION TESTING. INSTALLER IS RESPONSIBLE FOR SECURING, COMPENSATING AND MONITORING OF; A STATE CERTIFIED INDEPENDENT SOILS TESTING SERVICED TO PROVIDE COMPACTION TESTING OF ALL BACKFILL WORK. COMPACTION TESTS DOCUMENTING COMPLIANCE WITH MINIMUM COMPACTION REQUIREMENTS WILL BE TAKEN AT 50 FOOT INTERVALS OR PER THE MINIMUM COUNTY REQUIREMENTS, WHICHEVER IS GREATER. ALL TESTING REPORTS SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL AS SOON AS AVAILABLE. TESTING RESULTS FROM A CERTIFIED COUNTY OR CITY REPRESENTATIVE IS PERMITTED WHERE JURISDICTIONAL REQUIREMENTS PROVIDE SUCH COMPACTION TESTING.
28. LANDSCAPING RESTRICTIONS. PLANTING OF TREES AND SHRUBS IN THE AFFECTED AREAS AND/OR EASEMENT WHERE A WATER MAIN AND/OR SERVICES ARE PROPOSED OR EXISTING SHOULD BE AVOIDED. UNDER NO CIRCUMSTANCES SHOULD A TREE OR SHRUB BE PLANTED IN THE WATER TRENCH LINES. ALL SHRUBS AND/OR TREES THAT ARE ALLOWED TO BE PLANTED WITHIN THE PLANNED UNIT DEVELOPMENT SHOULD BE CENTER TAPPING ROOT ORNAMENTAL STYLE.
29. DISINFECTION AND FLUSHING. CONTRACTOR SHALL PERFORM DISINFECTIONS AND FLUSHING OF NEW WATER SYSTEM/S IN ACCORDANCE WITH OWNER'S STANDARDS. WITH REGARDS TO THE DISPOSAL OF THE FLUSH WATER, CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH OWNER, COUNTY AND STATE NPDES DISCHARGE PERMIT REQUIREMENTS AND SHALL PROVIDE NECESSARY DOCUMENTATION ENSURING COMPLIANCE WHERE APPLICABLE.
30. INSPECTION BEFORE ACTIVATION. ALL WATER FACILITIES TO BE OWNED AND MAINTAINED BY CALIFORNIA–AMERICAN WATER, INCLUDING MAINS, FITTINGS, VALVES AND SERVICES SHALL BE INSPECTED AND APPROVED BY OWNER BEFORE ACTIVATION, CONTRACTOR SHALL PROVIDE HYDROSTATIC TEST TO BE WITNESSED BY OWNER'S REPRESENTATIVE PER OWNER'S STANDARDS. UTILITY SHALL COLLECT SAMPLES FOR BACTERIOLOGICAL TESTING. NEW SADDLES AND SERVICES SHALL BE INSTALLED PRIOR TO BACTERIOLOGICAL AND PRESSURE TESTING OF MAIN.
31. AS–BUILT DRAWINGS. INSTALLER SHALL SUBMIT AS–BUILT (RECORD) DRAWINGS OF THE WATER SYSTEM, OR MODIFICATION INSTALLED BY THE INSTALLER. THE AS–BUILT DRAWINGS MUST BE SUBMITTED TO, AND APPROVED BY, UTILITY WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION, RETENTIONS SHALL BE HELD UNTIL AS–BUILT APPROVAL BY OWNER.
32. WARRANTY. WARRANTY OF NEW FACILITIES TO BE CONVEYED TO OWNER SHALL BE FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMMENCEMENT (OR FINAL ACCEPTANCE).
33. RETURNING PROPERTY TO ORIGINAL CONDITION. INSTALLER IS ADVISED TO PHOTOGRAPH OR VIDEOTAPE JOB SITE AREA TO DOCUMENT EXISTING CONDITIONS BEFORE BEGINNING WORK TO MINIMIZE UNDUE CLAIMS. INSTALLER IS RESPONSIBLE TO RETURN ALL PROPERTY TO ORIGINAL OR BETTER CONDITION, INCLUDING TRAFFIC MARKINGS. A COPY OF THE CLAIM DOCUMENTS SHALL BE SUBMITTED TO OWNER'S ENGINEER WITHIN 48 HOURS AFTER RECEIVING SUCH ANY CLAIMS.

CONSTRUCTION NOTES

1. INSPECTION: ALL WORK AND MATERIALS SHALL BE INSPECTED BY THE INSPECTOR OF PUBLIC WORKS DURING CONSTRUCTION PURSUANT TO LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) AS AMENDED BY THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS "BROWN BOOK", AND THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION AS APPLICABLE. CALL (213) 485–5080 BEFORE NOON OF THE WORKING DAY BEFORE THE FIRST SCHEDULED DAY OF CONSTRUCTION.
   PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION, REMOVALS, SAWCUTTING, OR INSTALLATION OF TRAFFIC CONTROL THE CONTRACTOR SHALL MEET WITH THE INSPECTOR TO DISCUSS SAFETY, TRAFFIC CONTROL REQUIREMENTS, PUBLIC ACCESS, CONSTRUCTION IMPACT MITIGATION, REMOVAL LIMITS, AND CONTRACTOR'S PLANNED SEQUENCING OF OPERATIONS.
   PRIOR TO OR AT THE PROJECT PRECONSTRUCTION MEETING THE PERMITTEE OR ITS CONTRACTOR SHALL PROVIDE THE INSPECTOR TWO SETS OF FULL–SIZE PLANS AND MAINTAIN ONE SET OF FULL–SIZE PLANS AT THE SITE DURING CONSTRUCTION. INDEXED PLANS ARE AVAILABLE FROM THE CITY'S WEBSITE AT HTTP://ENGVAULT.LACITY.ORG.

2. UNDERGROUND SERVICE ALERT: BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT (USA) INQUIRY I.D. NUMBER BY CALLING (800) 227–2600. TWO WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE CONTRACTOR STARTS THE EXCAVATION WORK SO THAT UTILITY OWNERS CAN BE NOTIFIED. IF THE UTILITY OWNER IS THE CITY OF LOS ANGELES, A CONFIRMATION NUMBER INDICATING THE CITY HAS BEEN NOTIFIED SHALL BE OBTAINED BY USA AND/OR THE CONTRACTOR FROM THE APPROPRIATE CITY DEPARTMENT. THE I.D. NUMBER TOGETHER WITH THE DATE ACQUIRED SHALL BE REPORTED TO THE BUREAU OF CONTRACT ADMINISTRATION WHEN CALLING FOR INSPECTION. I.D. NUMBERS WILL NOT BE GIVEN MORE THAN 10 DAYS BEFORE STARTING EXCAVATION WORK.

3. AT LEAST THIRTY (30) DAYS BEFORE THE START OF CONSTRUCTION THE CONTRACTOR/ENGINEER SHALL CONTACT THE BUREAU OF STREET SERVICES, COORDINATING SECTION AT (213) 847–3200 TO VERIFY THAT THERE IS NO PROPOSED PROJECT IN THIS AREA.

4. NOTIFICATION: AT LEAST TEN (10) DAYS BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY, IN WRITING, ABUTTING PROPERTY OCCUPANTS OF THE PROPOSED CONSTRUCTION START DATE. A COPY OF SAID WRITTEN NOTIFICATION SHALL BE PROVIDED TO THE PUBLIC WORKS INSPECTOR FOR APPROVAL BEFORE THEY ARE DISTRIBUTED TO THE OCCUPANTS OF THE ABUTTING PROPERTY.

5. ADVANCE CONSTRUCTION NOTICE SIGNS:
   IN ADDITION TO SIGNS REQUIRED BY THE PROVISIONS OF THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (WATCH), LATEST EDITION, FURNISH AND PLACE SIGNS FOR GIVING ADVANCE NOTICE TO MOTORISTS OF TRAFFIC DISRUPTION AS PART OF THIS PROJECT IN ACCORDANCE WITH STANDARD PLAN S–791–1.

6. CUTS OR EXCAVATIONS IN STREETS THAT HAVE BEEN RESURFACED ONE YEAR OR LESS FROM THE DATE OF A PROPOSED CUT OR EXCAVATION ARE PROHIBITED UNLESS THE PERMITTEE RESURFACES THE ENTIRE BLOCK OR INTERSECTION WITHIN WHICH SUCH CUT OR EXCAVATION OCCURS, PER ORDINANCE NO. 171922, 171923, 171924, AND SPECIAL ORDER NO. 06–0807.

7. REMOVALS:
   A. REMOVE ALL EXISTING IMPROVEMENTS THAT INTERFERE WITH THE CONSTRUCTION OF THIS PROJECT.
   B. ALL UTILITIES SHALL BE REMOVED OR RELOCATED BY OTHERS.

8. REPAIR AND/OR REPLACE ANY EXISTING BROKEN OR OFF–GRADE PAVEMENT, CONCRETE CURB, GUTTER OR SIDEWALK IMMEDIATELY ADJACENT TO OR WITHIN THE AREA OF THIS IMPROVEMENT SATISFACTORY TO THE CITY ENGINEER.

9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSION OF ALL BLOCKOUTS, PADS, SLEEVES, OPENINGS, EMBEDDED OR ATTACHED ITEMS. PIPES WITH WATERSTOPS SHALL BE CAST–IN–PLACE.

10. THE STAMPED SET OF PLANS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE AND UPDATED WITH RECORD INFORMATION. THE SET SHALL BE AVAILABLE TO THE INSPECTOR, BUILDING OFFICIAL OR ENGINEER AT ANY TIME. THE CONTRACTOR SHALL NOT DEVIATE FROM THE STAMPED SET OF PLANS AND SPECIFICATIONS WITHOUT OFFICIAL APPROVAL.

11. ANY CRANES OR OTHER CONSTRUCTION EQUIPMENT MUST COMPLY WITH MINIMUM SEPARATION DISTANCE OF 10–FEET FROM POWERLINES, AS REQUIRED BY OSHA.

Underground Service Alert of Southern California
Call: TOLL FREE 1–800 227–2600
TWO WORKING DAYS BEFORE YOU DIG

CALIFORNIA AMERICAN WATER

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CA LICENSED PROFESSIONAL ENGINEER NO. C 83580 DATE: -/-/-

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PLACE BUILDING B
SUITE B200, CARMEL, CA 93923
CALIFORNIA AMERICAN WATER

DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

DATE OCTOBER 2025

PROJECT XXXXXX–XXXX

BIRP BACKWASH SYSTEM DESIGN
GENERAL
CONSTRUCTION NOTES
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE NONE
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX–XXXX–G1.0

G1.0.DWG

ABBREVIATIONS

AC	ASPHALT CONCRETE
ACI	AMERICAN CONCRETE INSTITUTE
APN	ASSESSOR'S PARCEL NUMBER
AR	AIR RELEASE VALVE
ARFC	AS REQUIRED FOR CONSTRUCTION
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASPH	ASPHALT
ASS	ASSEMBLY
@	AT
AV	AIR AND VACUUM VALVE
AVAIL	AVAILABLE
AWWA	AMERICAN WATER WORKS ASSOCIATION
BFV	BUTTERFLY VALVE
BOC	BACK OF CURB
BC	BEGIN HORIZONTAL CURVE
BO	BLOW OFF
BOL	BEGINNING OF LINE
BLDG	BUILDING
B.S.L.	BUILDING SET BACK LINE
B.V.C.	BEGIN VERTICAL CURVE
C	CENTER
C/C	CENTER TO CENTER
CA	CEMENT ASBESTOS
CATV	CABLE TELEVISION
CBC	CONCRETE BOX CULVERT
C.C.S.	CONCRETE CYLINDER PIPE
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
℄	CENTERLINE
CLR	CLEAR
CM	CORRUGATED METAL
CMC	CEMENT MORTAR COATED
CML	CEMENT MORTAR LINED
CML&C	CEMENT MORTAR LINED & COATED
CMP	CORRUGATED METAL PIPE
CO	COMPANY
CONC	CONCRETE
CONST	CONSTRUCTION
C.O.S.	CITY OF SCOTTSDALE
CPLG	COUPLING
CS	CHLORINE SOLUTION
D	DRAIN
DCKT	DOCKET
DG	DECOMPOSED GRANITE
DTL	DETAIL
DI	DRAIN INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
D/L	DAYLIGHT
DWG	DRAWING
EA	EACH
EC	END HORIZONTAL CURVE
E.F.	EACH FACE
EHH	ELECTRIC HANDHOLE
EL.E.	ELECTRICAL EASEMENT
EL	ELEVATION
ELEV	ELEVATION
ELEC	ELECTRIC
E'LY	EASTERLY
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
EP	ELECTRIC PANEL
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
EV	ELECTRIC VAULT
E.V.C.	END VERTICAL CURVE
EOL	END OF LINE
E.W.	EACH WAY
EXIST	EXISTING
FND	FOUND
F.F.	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FP	FLAG POLE
FRJL	FULLY RESTRAINED JOINT LENGTH
FTW	FILTER TO WASTE
FW	FINISHED WATER
GA	GUAGE
GAC	GRANULATE ACTIVATED CARBON
GALV	GALVANIZED
GP	GUY POLE
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPT	GUARD POST
GSV	GAS VALVE
GW	GUY WIRE
HDWL	HEADWALL
HH	HAND HOLE
HORIZ	HORIZONTAL
HPG	HIGH PRESSURE GASLINE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRRIG	IRRIGATION
L	CURVE LENGTH
LF	LINEAR FEET
LOC	LIMITS OF CONSTRUCTION
LS	LUMP SUM
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
M.O.	MARKOUT
MRKD	MARKED
MTR	METER
MW	MANWAY
N.A.O.S.	NATURAL AREA OPEN SPACE
NC	NORMALLY CLOSED
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.	NUMBER
NPW	NON-POTABLE WATER
OFF	OFFSET
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
P	PRESSURE
PA	PROCESS AIR
PCCP	PRESTRESSED CONCRETE CYLINDER PIPE
PED	PEDESTAL
PG	PRESSURE GAUGE
PIT	PRESSURE INDICATING TRANSMITTER
PLCS	PLACES
PMH	PROPOSED MANHOLE
PP(#)	POWER POLE (POLE#)
PRA	PRESSURE REGULATING ASSEMBLY
PSI	POUNDS PER SQUARE INCH
P.TL.G.	PUBLIC TRAIL EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.I.&E.E.	PUBLIC UTILITY INGRESS & EGRESS EASEMENT
PW	PUMP WELL
Q	VOLUMETRIC FLOW RATE
R	RADIUS
RCCP	REINFORCED CONCRETE CYLINDER PIPE
RCP	REINFORCED CONCRETE PIPE
RDWYE.	ROADWAY EASEMENT
REG.	REGIONAL
REQ'D	REQUIRED
RR	RAILROAD
R/W	RIGHT-OF-WAY
RW	RAW WATER
RT	RIGHT
SEC	SECTION
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SIM	SIMILAR
SMH	SEWER MANHOLE
SHT	SHEET
SHS	SODIUM HYPOCHLORITE SOLUTION
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
STA	STATION
SFAT	SLUDGE FLUIDIZATION AND TRANSFER
STD	STANDARD
STL	STEEL
STLT	STREET LIGHT
SY	SQUARE YARDS
T	TANGENT
t	STEEL THICKNESS
TCE	TEMPORARY CONSTRUCTION EASEMENT
TELE	TELEPHONE
THH	TELEPHONE HANDHOLE
THK	THICK
TG	TOP OF GRATE
TOC	TOP OF CURBE
TOW	TOE OF SLOPE
T.O.P.	TOP OF PIPE
TPED	TELEPHONE PEDESTAL
TPOLE	TELEPHONE POLE
TRANS	TRANSFORMER
TYP	TYPICAL
UGE	UNDERGROUND ELECTRICAL
UTELE	UNDERGROUND TELEPHONE
UV	ULTRA VIOLET
VAC	VACUUM
VERT	VERTICAL
VLV	VALVE
V.P.I.	VERTICAL POINT OF INTERSECTION
W	WATERLINE
W/	WITH
WGV	WATER GATE VALVE
WBW	BACKWASH WASTE
W'LY	WESTERLY
W.L.E.	WATERLINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WS	WATER SERVICE
WSEL	WATER SURFACE ELEVATION
WSP	WELDED STEEL PIPE
WV	WATER VAULT
WW	WASH WATER
XMH	EXISTING MANHOLE
YD	YARD
ZOP	ZINC ORTHOPHOSPHATE
Δ	DELTA ANGLE
ø	DIAMETER
#	NUMBER

LINE TYPE LEGEND

- PROPERTY LINE
- * W — WATERLINE / TANK OVERFLOW
- * SS — SANITARY SEWER
- * FILTRATE — FILTRATE PIPELINE
- * WBW — BACKWASH WASTE
- * SLUDGE — SLUDGE
- * DECANT — DECANT
- E — OR — ELEC — ELECTRICAL
- NaOH — EXISTING SODIUM HYDROXIDE FEED LINE
- ZnO — EXISTING ZINC ORTHOPHOSPHATE FEED LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- 133 — EXISTING CONTOUR

PROCESS FLOW DIAGRAM SYMBOLS LEGEND

- CHECK VALVE
- PRESSURE RELIEF VALVE
- M — FLOWMETER
- M — MOTORIZED BUTTERFLY VALVE
- MANUAL BUTTERFLY VALVE
- VACUUM/AIR RELEASE
- SAMPLE PORT
- FLOW CONTROL VALVE
- WM — MOTORIZED BALL VALVE
- PUMP
- PLUG VALVE
- BALL VALVE
- REDUCER
- FLOW DIRECTION
- LIT — LEVEL INDICATING TRANSMITTER
- AE — TURBIDITY ANALYZER
- PG — PRESSURE GAUGE
- PS — PRESSURE SWITCH
- CAP
- FLAPPER OUTFALL CHECK VALVE

MECHANICAL LEGEND

FLANGED FITTINGS

- CROSS
- TEE
- TEE UP
- TEE DOWN
- REDUCING TEE
- REDUCING TEE UP
- LATERAL
- LATERAL DOWN
- LATERAL UP
- 22.5° ELBOW
- 45° ELBOW
- 45° ELBOW DOWN
- 45° ELBOW UP
- 90° ELBOW
- 90° ELBOW UP
- 90° ELBOW DOWN
- REDUCING ELBOW
- CONCENTRIC REDUCER
- FLEXIBLE COUPLING

MECHANICAL JOINT FITTINGS

- CROSS
- TEE
- TEE UP
- TEE DOWN
- REDUCING TEE
- REDUCING TEE UP
- LATERAL
- LATERAL DOWN
- LATERAL UP
- 22.5° ELBOW
- 45° ELBOW
- 45° ELBOW DOWN
- 45° ELBOW UP
- 90° ELBOW
- 90° ELBOW UP
- 90° ELBOW DOWN
- REDUCER
- ENDJOINT

SINGLE LINE FITTINGS

- TEE
- TEE UP
- TEE DOWN
- LATERAL
- 90° ELBOW
- 45° ELBOW
- 90° ELBOW DOWN
- 90° ELBOW UP
- UNION
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- CAP PLUG

CONCRETE FITTINGS

- TEE
- 45° ELBOW
- 90° ELBOW
- CONCENTRIC REDUCER

SYMBOL LEGEND

- EXISTING BUILDING/STRUCTURE
- NEW BUILDING/STRUCTURE
- S — EXISTING SEWER MANHOLE
- S — NEW SEWER MANHOLE
- APN 123-456-78 — ASSESSOR'S PARCEL NUMBER
- WM — EXISTING IRRIGATION VALVE BOX
- PP — POWER POLE
- DEMOLISH AND REMOVE

SECTION KEY

1 / X-1 — SECTION NUMBER; SHEET ON WHICH SECTION IS LOCATED

DETAIL KEY

A / X-1 — DETAIL LETTER; SHEET ON WHICH DETAIL IS REFERENCED

Underground Service Alert of Southern California
Call: TOLL FREE 1-800 227-2600
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CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
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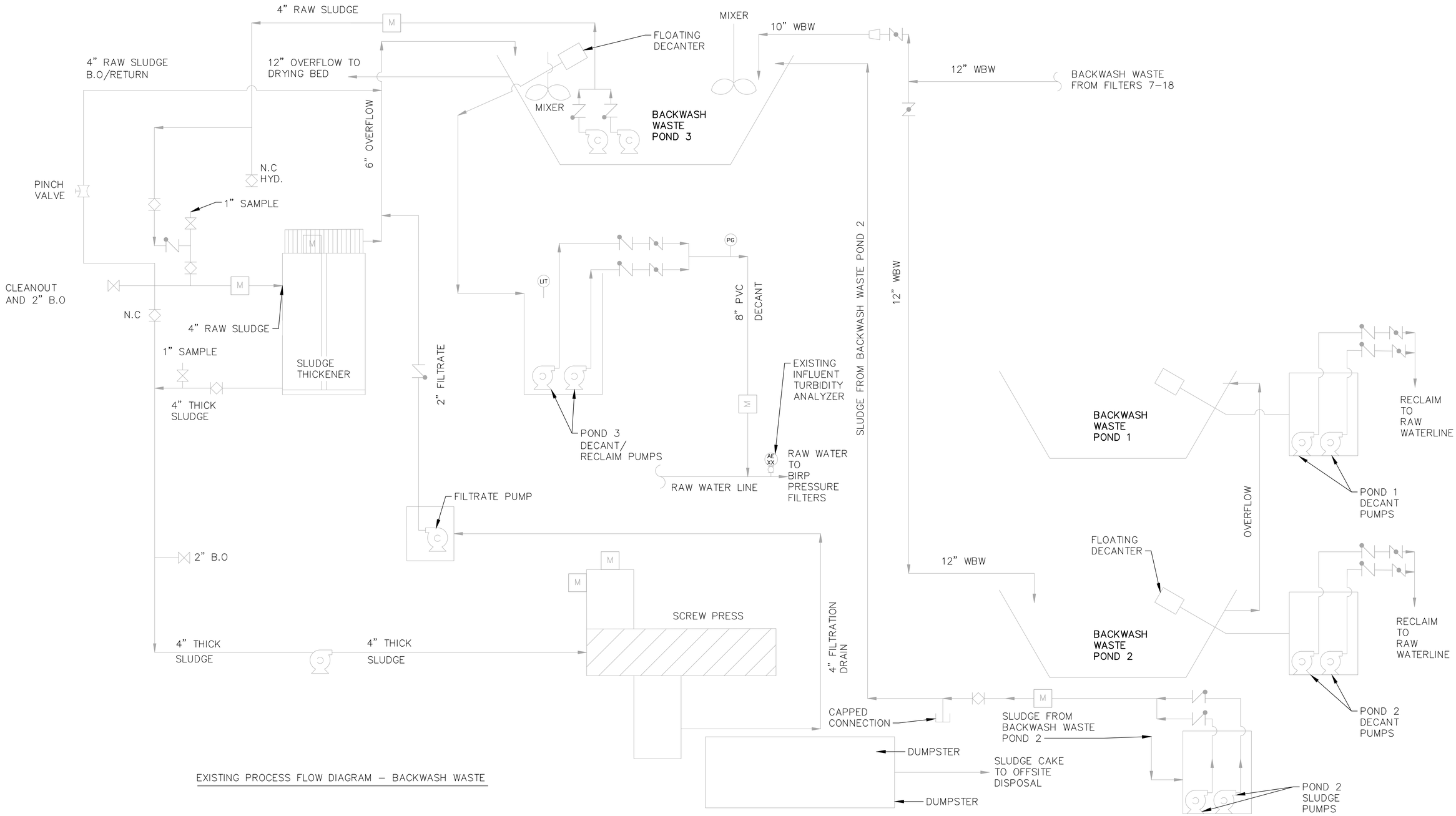
DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

DATE OCTOBER 2025
PROJECT XXXXXX-XXXX

BIRP BACKWASH SYSTEM DESIGN
GENERAL
ABREVIATIONS AND LEGEND
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE NONE
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-G2.0

G2.0.DWG



EXISTING PROCESS FLOW DIAGRAM – BACKWASH WASTE

CALIFORNIA AMERICAN WATER

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DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

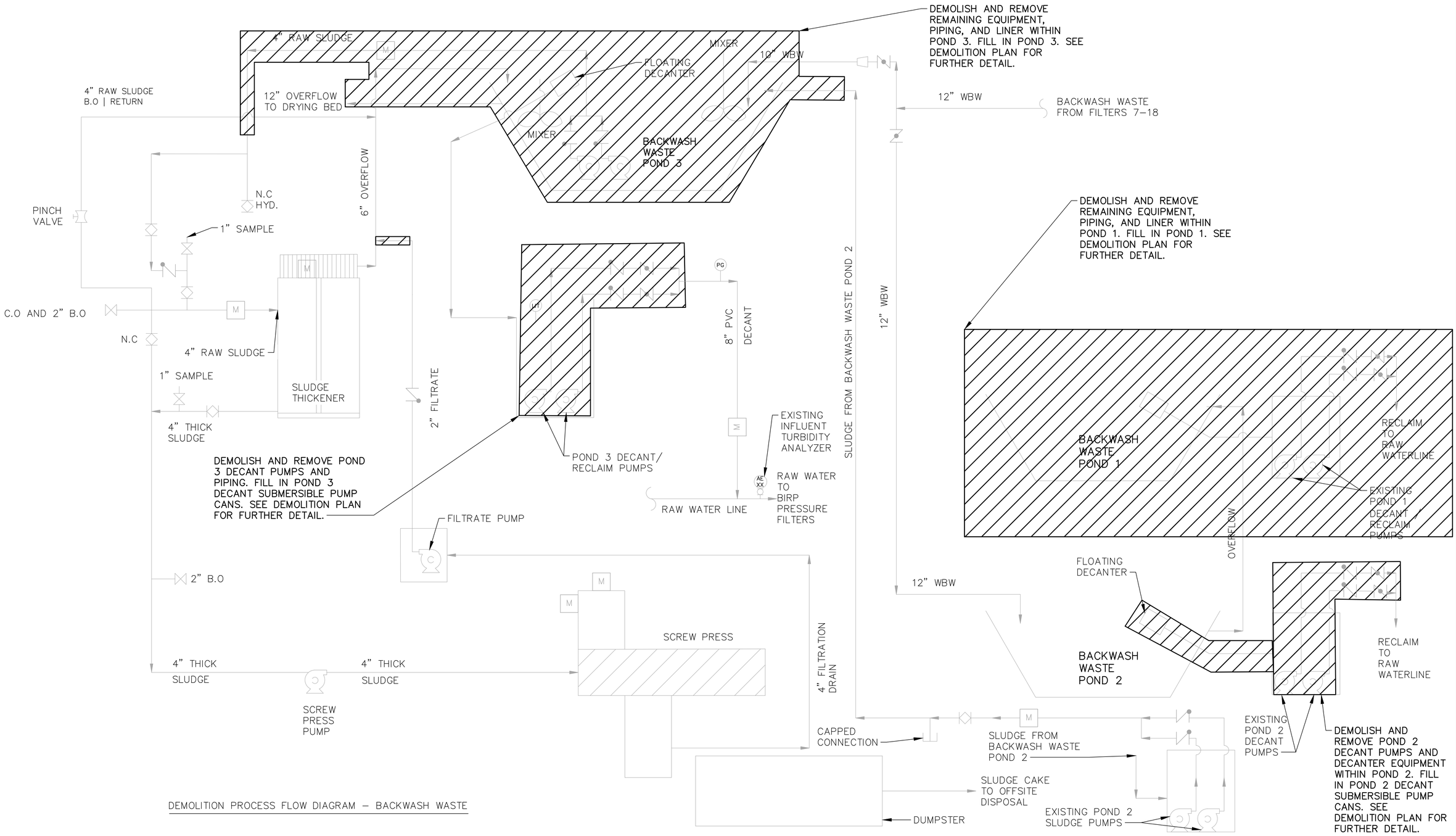
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH SYSTEM DESIGN
GENERAL
EXISTING PROCESS FLOW DIAGRAM – BACKWASH WASTE
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

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USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-G3.0

G3.0.DWG



DEMOLITION PROCESS FLOW DIAGRAM – BACKWASH WASTE

CALIFORNIA AMERICAN WATER

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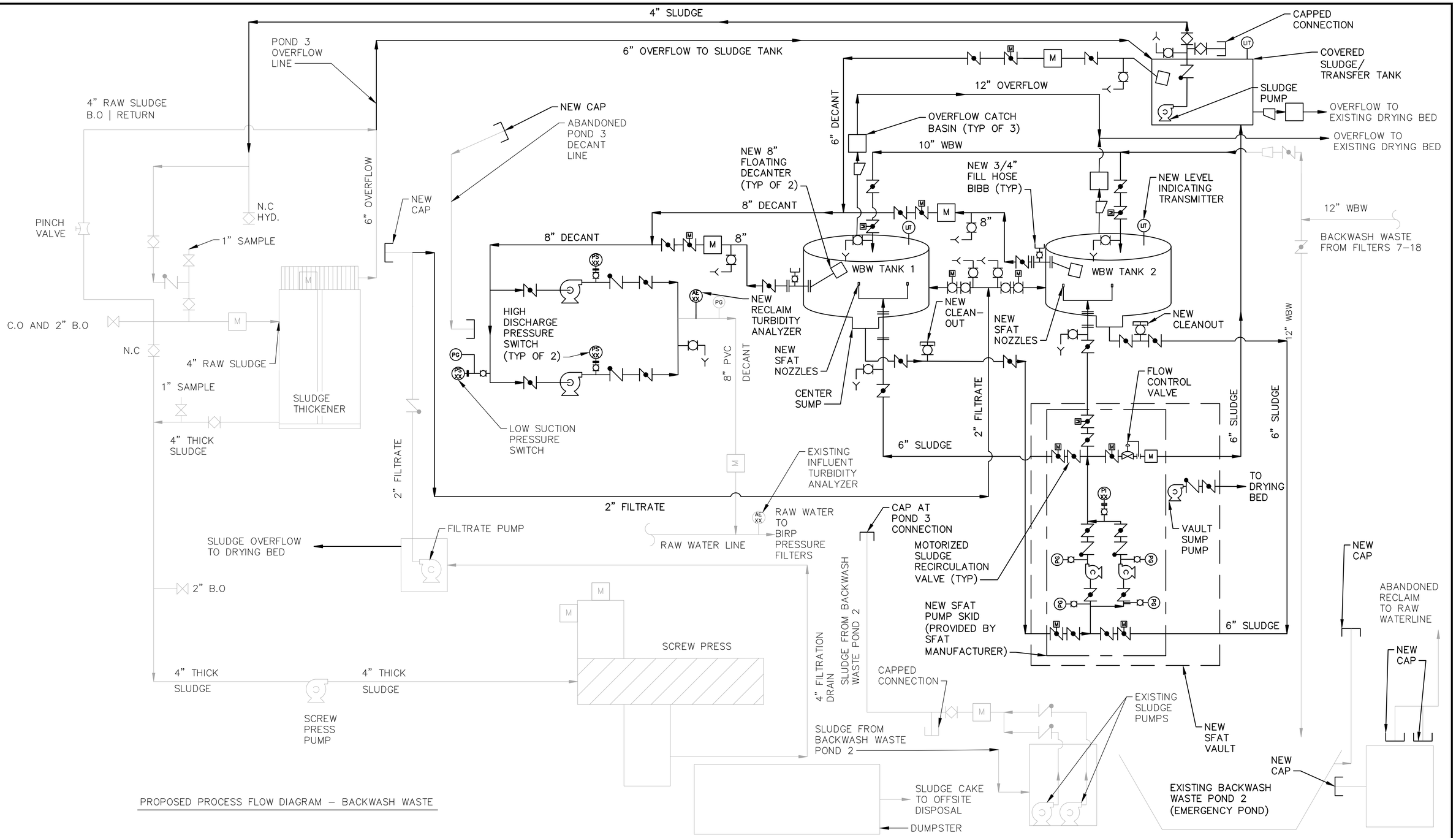
DATE OCTOBER 2025

PROJECT XXXXXX–XXXX

BIRP BACKWASH SYSTEM DESIGN
GENERAL
DEMOLITION PROCESS FLOW DIAGRAM – BACKWASH WASTE
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE NONE
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G3.0.DWG



PROPOSED PROCESS FLOW DIAGRAM – BACKWASH WASTE

CALIFORNIA AMERICAN WATER

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DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

DATE OCTOBER 2025

PROJECT XXXXXX–XXXX

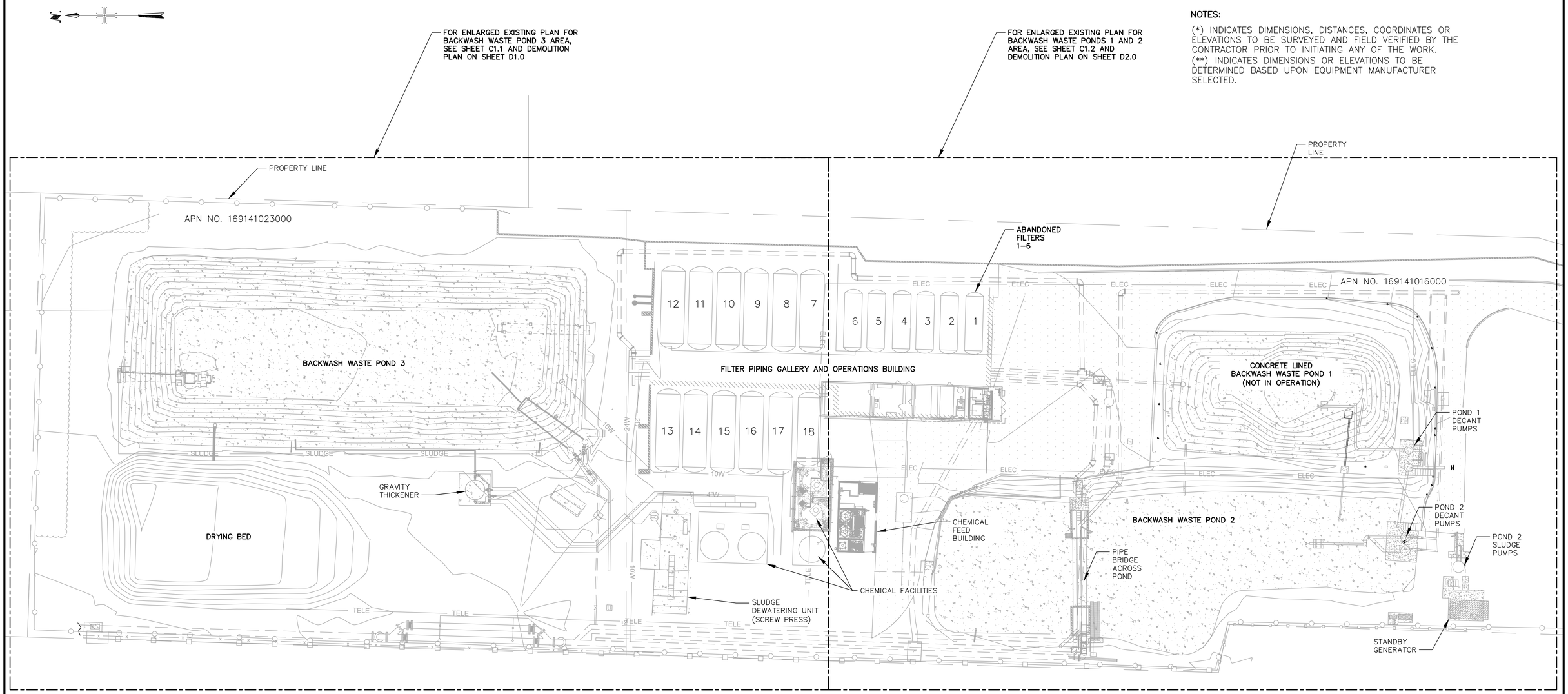
BIRP BACKWASH SYSTEM DESIGN
GENERAL
PROPOSED PROCESS FLOW DIAGRAM – BACKWASH WASTE
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE NONE
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX–XXXX–G5.0

G5.0.DWG

NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.



EXISTING OVERALL SITE PLAN

SCALE: 1" = 20'–0"

1"= 20'–0"
10 0 20

LEGAL DESCRIPTION

MP OF JAMES MEADOWS TR POR OF SUB A OF SUB 1 OF L 16 & SUB A OF L 1 OF PORS OF LOTS 2 3 4 OF SEC24 T16 R1 AS DESCRIBED IN R710 PG 988 2.58 AC APRX FOR APN 169–141–016.

VOLUME 2 PAR MAPS PG 14 PAR A EXC 1.15 AC PAR FOR APN 169–141–023

THESE PARCELS ARE RECORDED IN THE OFFICE OF COUNTY RECORDED OF MONTEREY COUNTY, STATE OF CALIFORNIA.

SITE INFORMATION

SITE NAME: BEGONIA IRON REMOVAL PLANT (BIRP)
SITE ADDRESS: 9210 CARMEL VALLEY RD, CARMEL–BY–THE–SEA, CA 93923
ASSESSOR'S PARCEL NO. 169–141–023 & 169–141–016

UTILITY STATEMENT

THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCH MARK

BENCHMARK INFORMATION

BENCHMARK #1 (#1518 ON SURVEY), 1" IP LS 3772
NORTHING = 2085730.10'
EASTING = 5734402.88'
ELEV = 118.19'

BENCHMARK #2 (#3152 ON SURVEY), MAG NAIL AND WASHER
NORTHING = 2085762.28'
EASTING = 5734490.70'
ELEV = 121.97'

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), CALIFORNIA STATE PLANE ZONE 4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
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TERESA A. VALENTINE
C 83580
Exp. 3-31-27
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER NO. C 83580 DATE: -/-/-

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923

CALIFORNIA AMERICAN WATER

DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

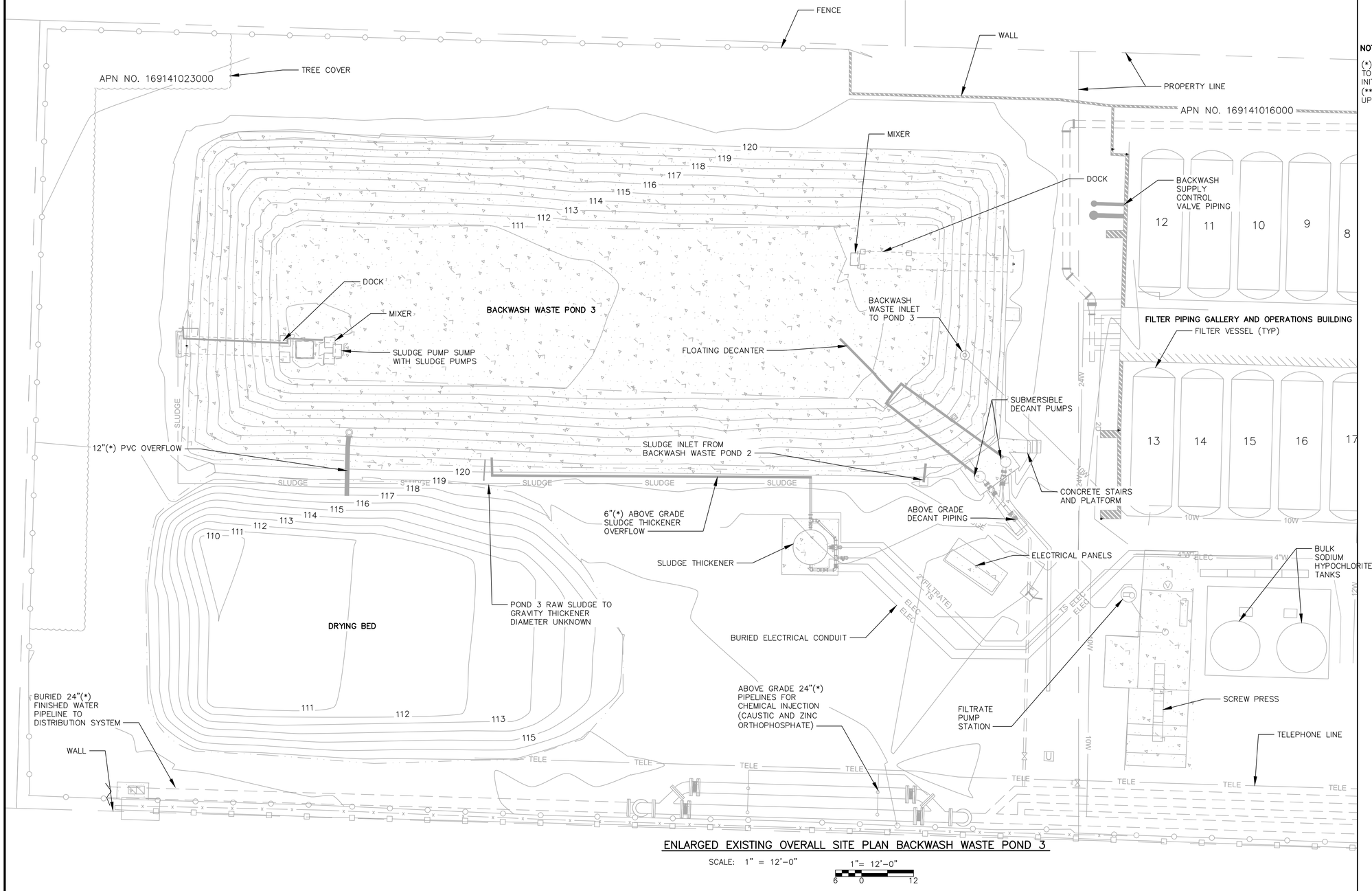
DATE OCTOBER 2025

PROJECT XXXXXX–XXXX

BIRP BACKWASH DESIGN
CIVIL
EXISTING OVERALL SITE PLAN
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1" = 20'–0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX–XXXX–C1.0

C1.0.DWG



ENLARGED EXISTING OVERALL SITE PLAN BACKWASH WASTE POND 3

SCALE: 1" = 12'-0"

1"= 12'-0"
6 0 12

NOTES:

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CALIFORNIA AMERICAN WATER

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CALIFORNIA AMERICAN WATER

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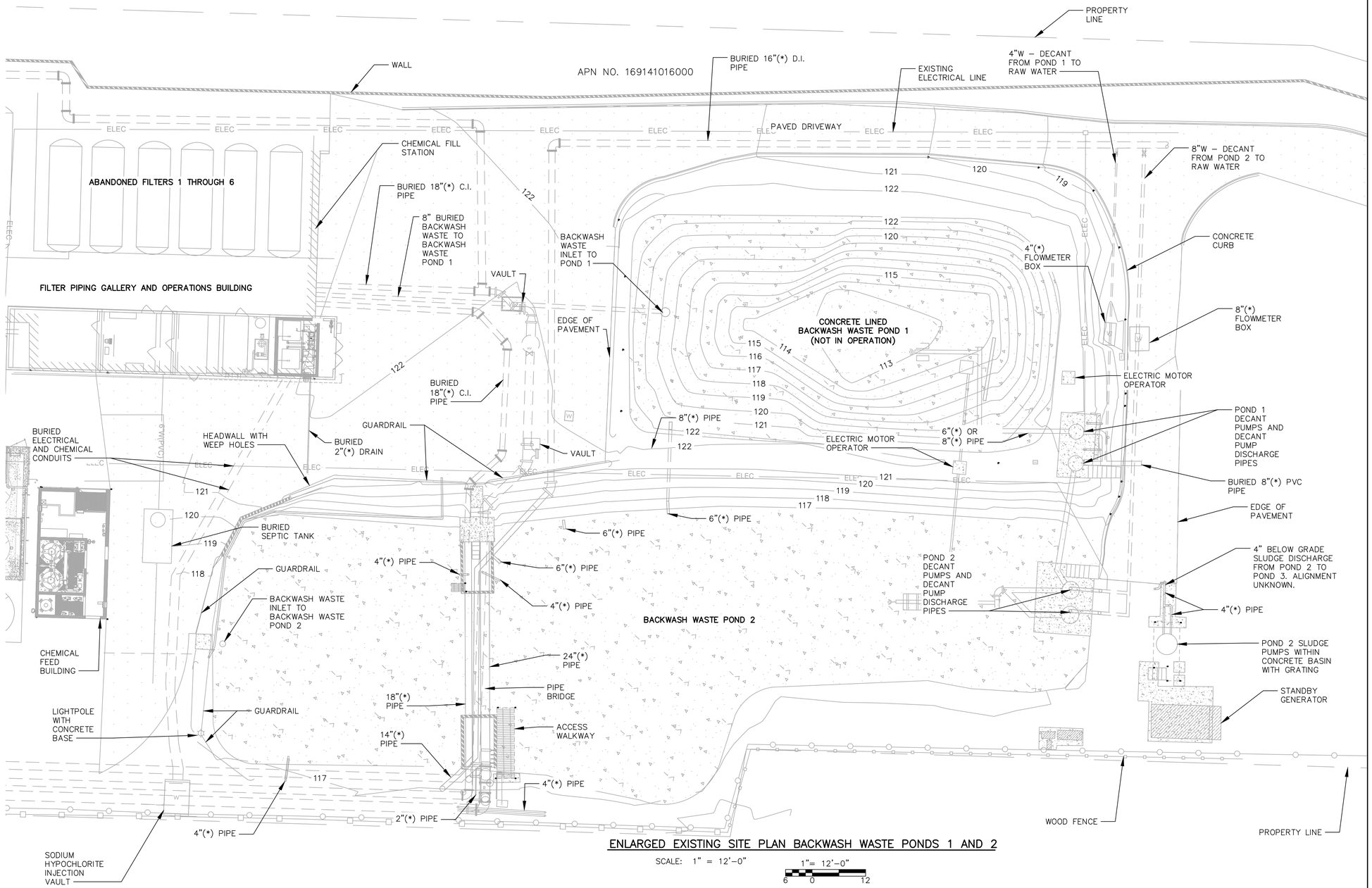
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
CIVIL
ENLARGED EXISTING SITE PLAN BACKWASH WASTE POND 3
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'-0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-C1.1

C1.1.DWG



ENLARGED EXISTING SITE PLAN BACKWASH WASTE PONDS 1 AND 2

SCALE: 1" = 12'–0"

1"= 12'–0"
6 0 12

NOTES:

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CALIFORNIA AMERICAN WATER

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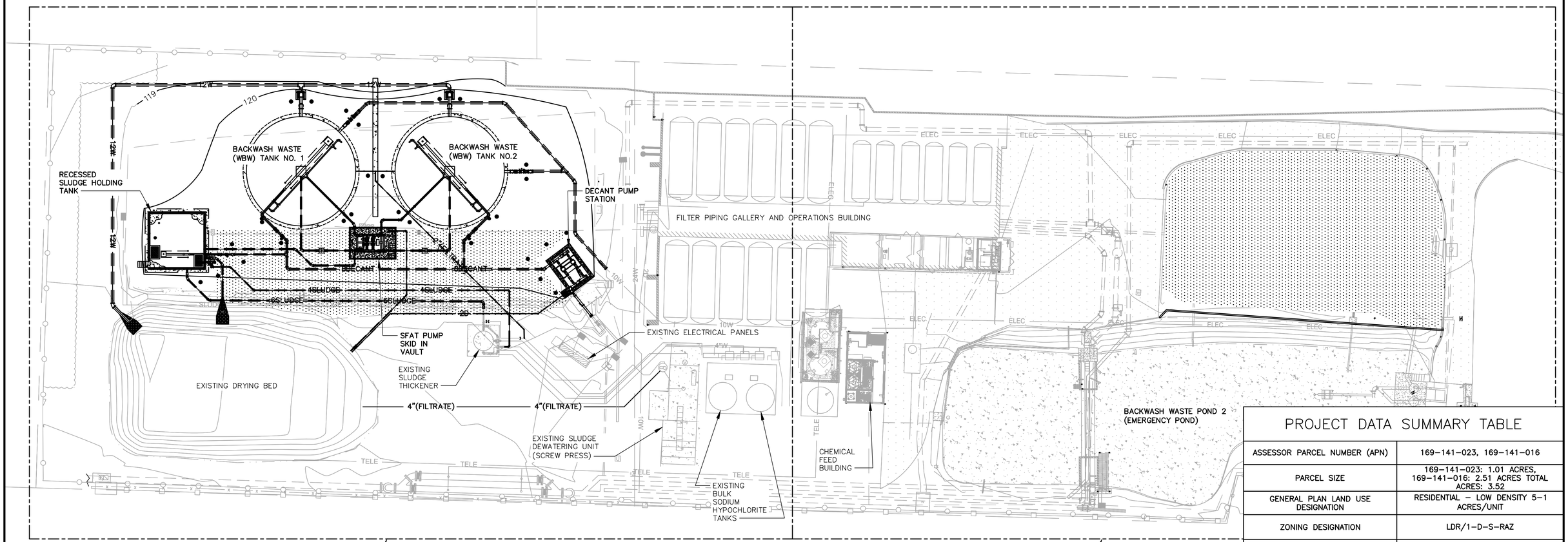
DATE OCTOBER 2025

PROJECT XXXXXX–XXXX

BIRP BACKWASH DESIGN
CIVIL
ENLARGED EXISTING SITE PLAN BACKWASH WASTE PONDS 1 AND 2
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'–0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX–XXXX–C1.2

C1.2.DWG



FOR PROPOSED SITE PLAN BACKWASH WASTE POND 3 SEE SHEET C2.1

FOR PROPOSED SITE PLAN BACKWASH WASTE PONDS 1 AND 2 SEE SHEET C2.2

NOTES:
1. VEGETATION MAINTENANCE – NO VEGETATION IS WITHIN PROPERTY LINE THAT IS WITHIN 100 FEET OF THE PROPOSED STRUCTURES.

OVERALL PROPOSED PLAN

SCALE: 1" = 20'-0"

1"= 20'-0"
10 0 20

PROJECT DATA SUMMARY TABLE

ASSESSOR PARCEL NUMBER (APN)	169-141-023, 169-141-016
PARCEL SIZE	169-141-023: 1.01 ACRES, 169-141-016: 2.51 ACRES TOTAL ACRES: 3.52
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL – LOW DENSITY 5-1 ACRES/UNIT
ZONING DESIGNATION	LDR/1-D-S-RAZ
LOT COVERAGE CALCULATIONS	TOTAL BUILDING FOOTPRINT SF: 16953.5 LOT COVERAGE = 16953.5 SF/(3.52 ACRES x 43,560) * 100 = 11.06%
FLOOR AREA RATIO CALCULATIONS	N/A
TOTAL NEW IMPERVIOUS AREA	N/A – NEW FACILITIES WILL BE WITHIN THE VICINITY OF A CONCRETE POND THAT WAS AN IMPERVIOUS STRUCTURE
ESTIMATED CUT/FILL	4125.3 CY FILL
ESTIMATED SOIL IMPORT/EXPORT	4125.3 CY IMPORT
TREE REMOVAL	NONE – SEE NOTE 1 ON THIS SHEET
IMPERVIOUS COVERAGE	1) TOTAL AREA COVERED BY STRUCTURES: 16953.5 SF 2) TOTAL AREA COVERED BY IMPERVIOUS SURFACES (NEW + EXISTING PAVEMENT): 25248.6 SF
REQUIRED AND PROPOSED PARKING COUNTS	N/A
WATER SERVICE	CALIFORNIA-AMERICAN WATER
SEWER	N/A

CALIFORNIA AMERICAN WATER

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CALIFORNIA AMERICAN WATER

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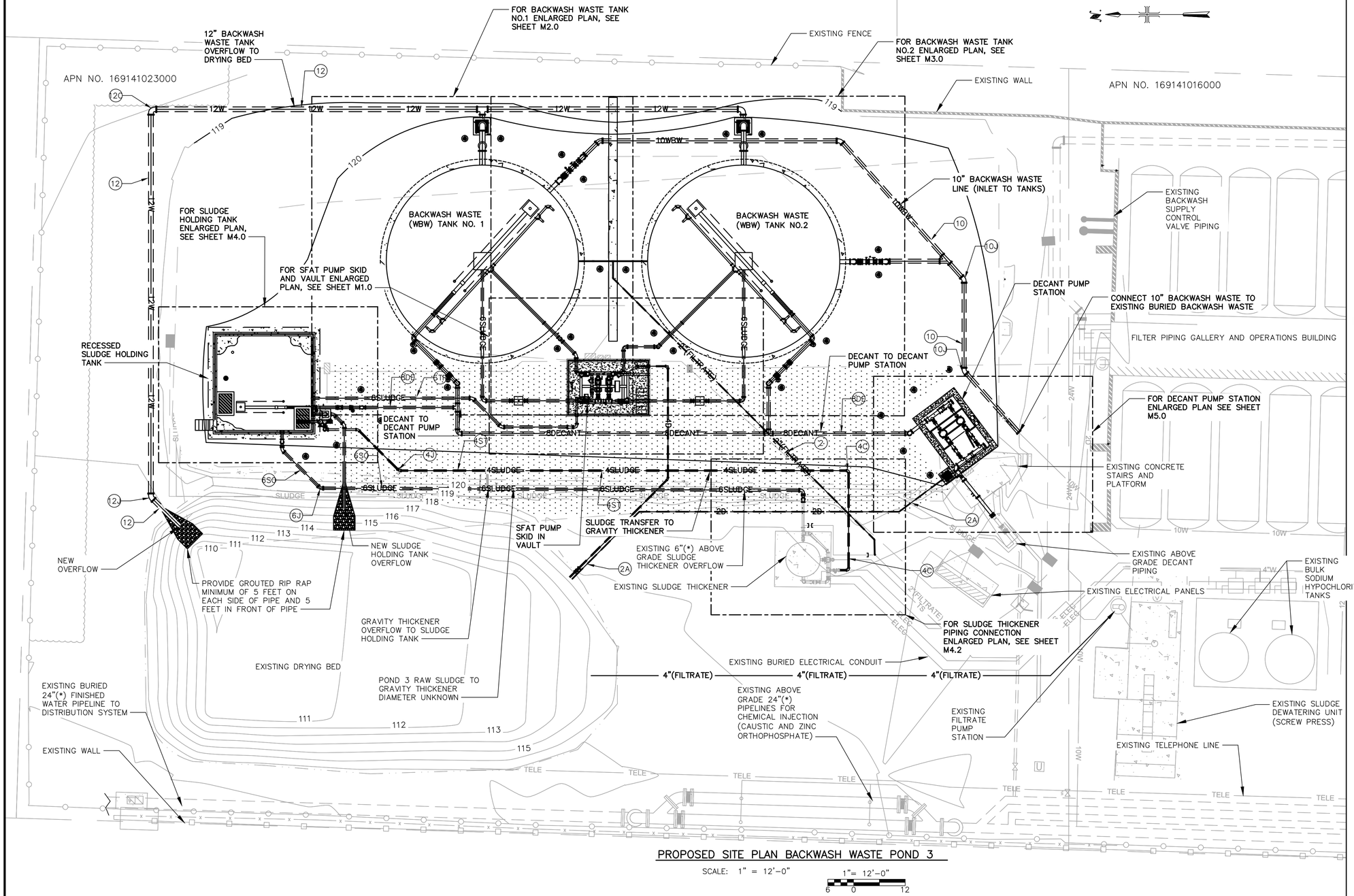
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
CIVIL
OVERALL PROPOSED PLAN
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=20'-0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-C2.0

C2.0.DWG



PROPOSED SITE PLAN BACKWASH WASTE POND 3

SCALE: 1" = 12'-0"

1"= 12'-0"
6 0 12

CONSTRUCTION NOTES:

(2) PROVIDE 2-INCH FILTRATE PIPE.
(2A) PROVIDE 2-INCH DRAIN PIPE.
(4) PROVIDE 4-INCH SUMP PUMP DISCHARGE.
(4C) PROVIDE 4-INCH 90° BEND (MJxMJ).
(4J) PROVIDE 4-INCH 45° BEND (MJxMJ).
(6J) PROVIDE 6-INCH 45° BEND (MJxMJ).
(6S) PROVIDE 6-INCH SLUDGE SUCTION PIPE.
(6SO) PROVIDE 6-INCH SLUDGE THICKENER OVERFLOW.
(6TR) PROVIDE 6-INCH SLUDGE TRANSFER PIPE.
(8DE) PROVIDE 8-INCH DECANT PIPE.
(10) PROVIDE 10-INCH BACKWASH WASTE PIPING.
(10J) PROVIDE 10-INCH 45° BEND (MJxMJ).
(12) PROVIDE 12-INCH OVERFLOW PIPING.
(12C) PROVIDE 12-INCH 90° BEND (MJxMJ).
(12J) PROVIDE 12-INCH 45° BEND (MJxMJ).

NOTES:

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CALIFORNIA AMERICAN WATER

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200 CLOCK TOWER PL BUILDING B, SUITE B200
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CALIFORNIA AMERICAN WATER

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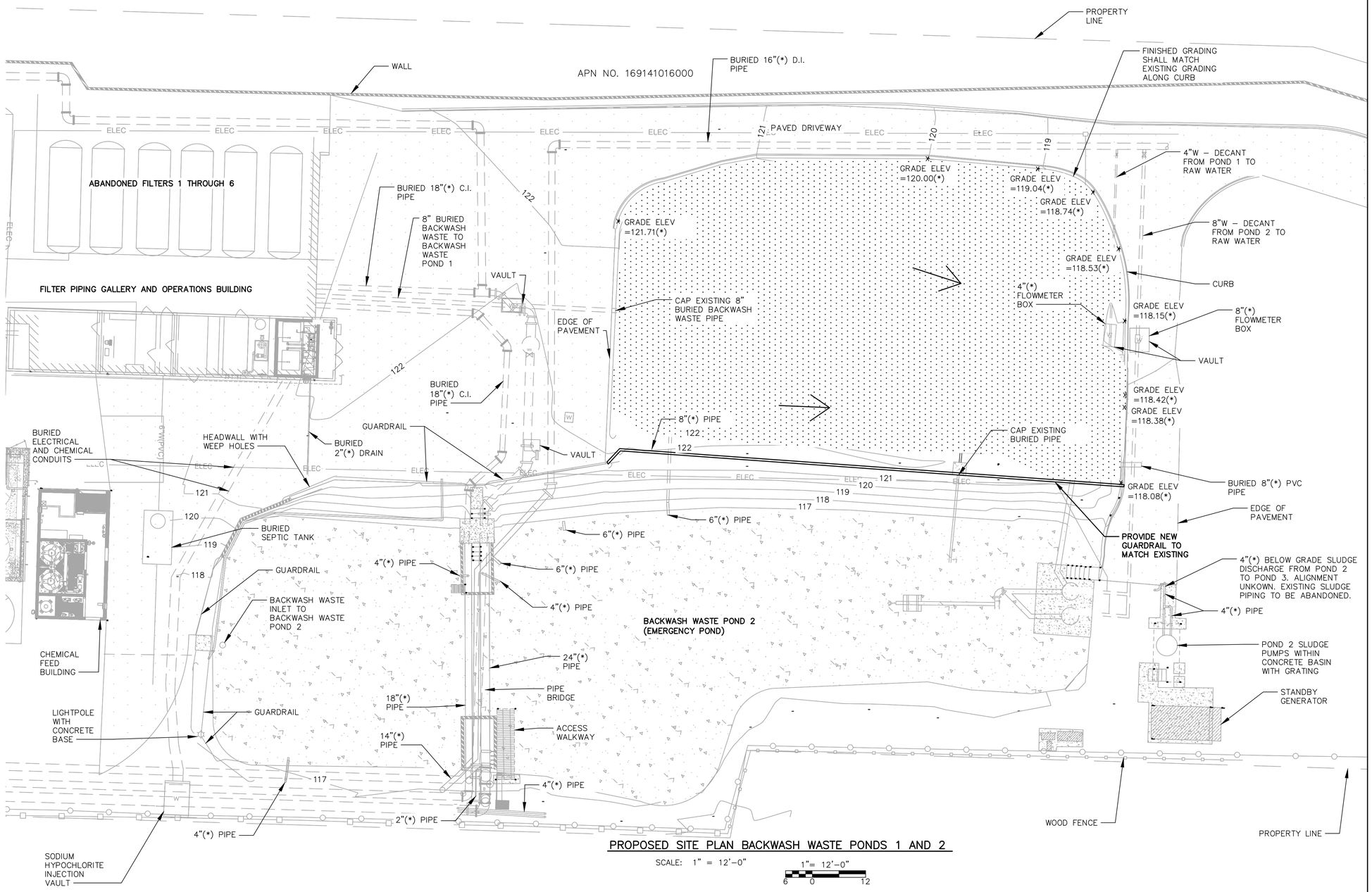
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
CIVIL
PROPOSED SITE PLAN BACKWASH WASTE POND 3
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'-0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-C2.1

C2.1.DWG



PROPOSED SITE PLAN BACKWASH WASTE PONDS 1 AND 2

SCALE: 1" = 12'–0"

1"= 12'–0"

6 0 12

NOTES:

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EARTHWORK CALCULATIONS

TOTAL CUT: 0 CY
TOTAL FILL: 863.36 CY

NET: 863.36 CY FILL (IMPORT)

FILL MATERIAL AND PLACEMENT SHALL MEET ALL REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT.

LEGEND

FLOW DIRECTION OF DRAINAGE

NEW ASPHALT

CALIFORNIA AMERICAN WATER

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CALIFORNIA AMERICAN WATER

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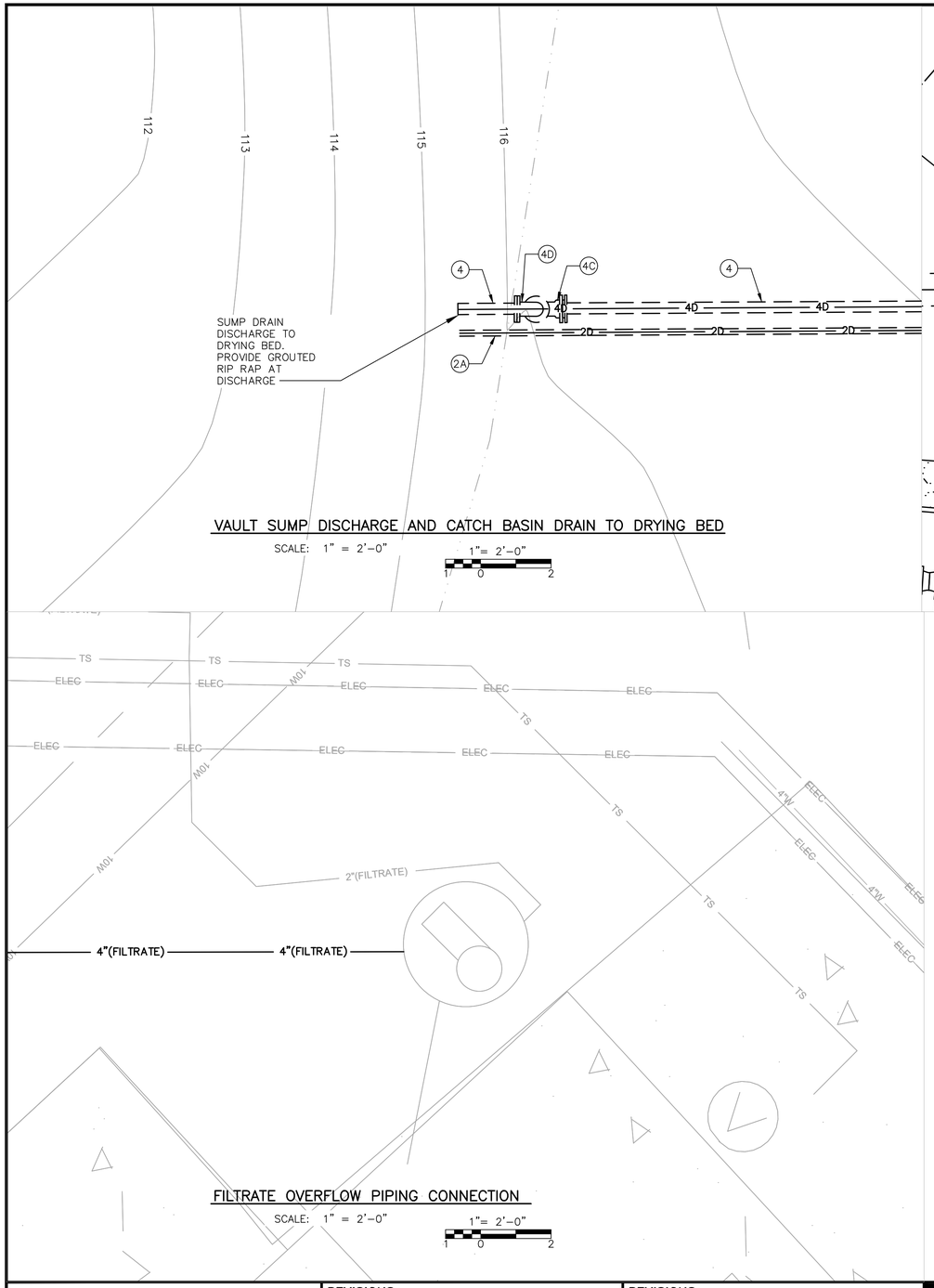
DATE OCTOBER 2025

PROJECT XXXXXX–XXXX

BIRP BACKWASH DESIGN
CIVIL
PROPOSED SITE PLAN BACKWASH WASTE PONDS 1 AND 2
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'–0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX–XXXX–C2.2

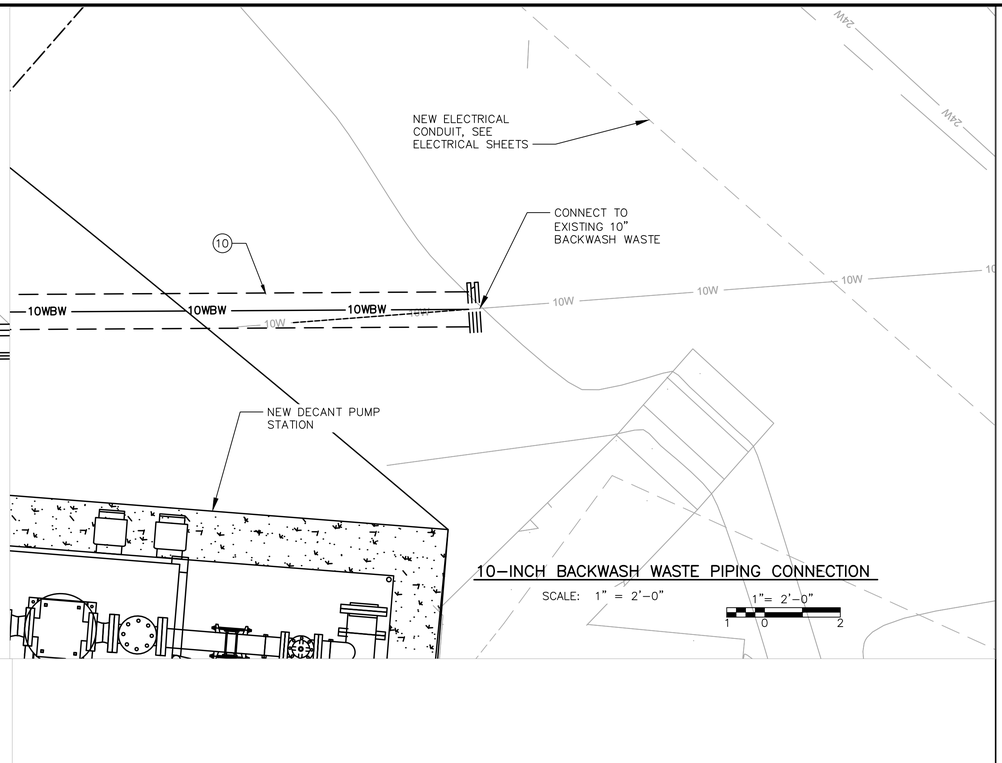
C2.2.DWG



VAULT SUMP DISCHARGE AND CATCH BASIN DRAIN TO DRYING BED

SCALE: 1" = 2'-0"

1"= 2'-0"
1 0 2



10-INCH BACKWASH WASTE PIPING CONNECTION

SCALE: 1" = 2'-0"

1"= 2'-0"
1 0 2

FILTRATE OVERFLOW PIPING CONNECTION

SCALE: 1" = 2'-0"

1"= 2'-0"
1 0 2

CONSTRUCTION NOTES:

(2A) PROVIDE 2-INCH DRAIN PIPE

(4) PROVIDE 4-INCH DRAIN PIPE.

(4C) PROVIDE 4-INCH 90° BEND (MJxMJ).

(4D) PROVIDE 4-INCH 90° BEND (FLGxFLG).

(10) PROVIDE 10-INCH BACKWASH WASTE PIPING.

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CALIFORNIA AMERICAN WATER

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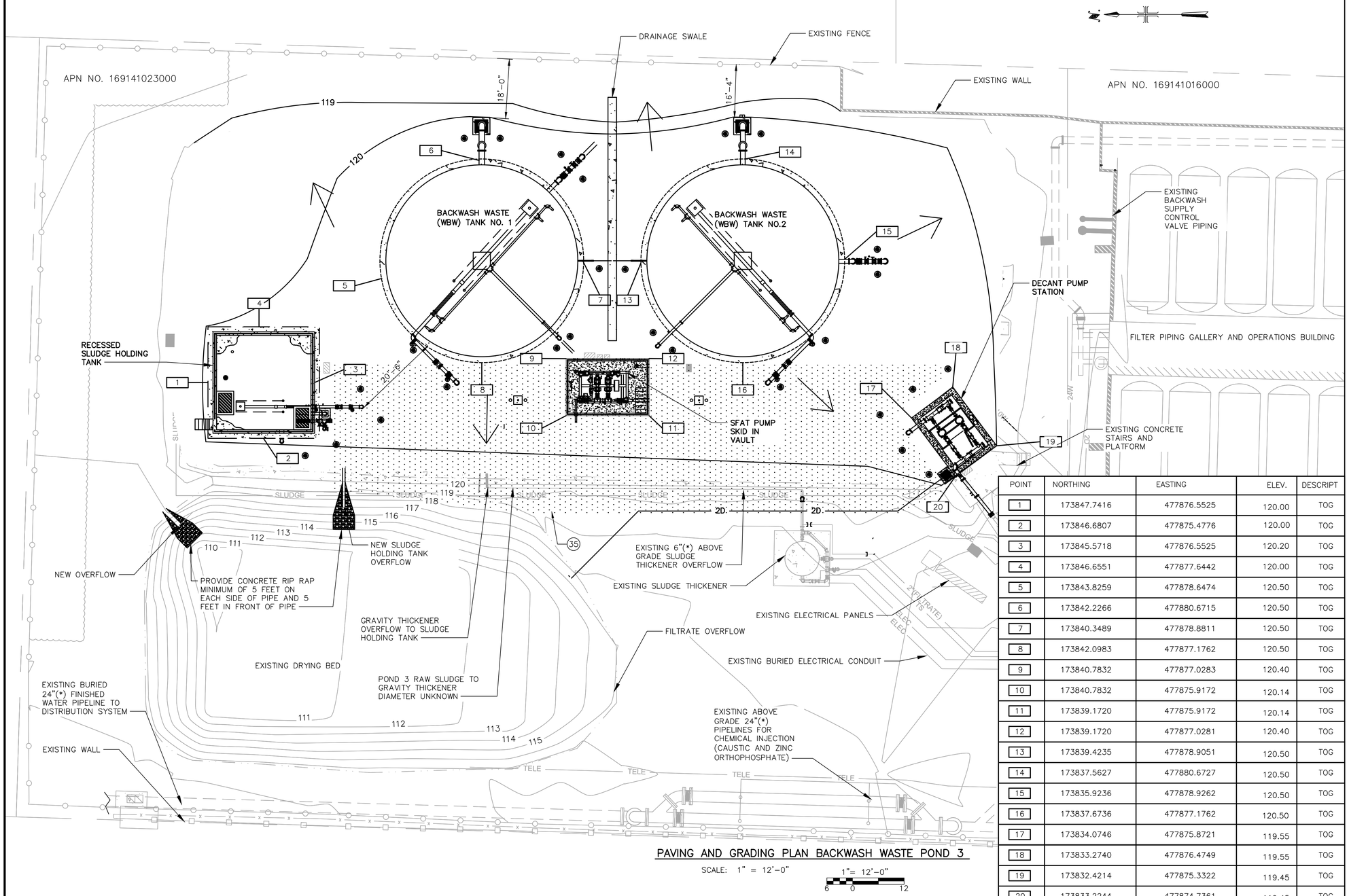
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
CIVIL
YARD PIPING DETAILS
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=2'-0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-C3.0

C3.0.DWG



PAVING AND GRADING PLAN BACKWASH WASTE POND 3

SCALE: 1" = 12'-0"

1"= 12'-0"

6 0 12

POINT	NORTHING	EASTING	ELEV.	DESCRIPT
1	173847.7416	477876.5525	120.00	TOG
2	173846.6807	477875.4776	120.00	TOG
3	173845.5718	477876.5525	120.20	TOG
4	173846.6551	477877.6442	120.00	TOG
5	173843.8259	477878.6474	120.50	TOG
6	173842.2266	477880.6715	120.50	TOG
7	173840.3489	477878.8811	120.50	TOG
8	173842.0983	477877.1762	120.50	TOG
9	173840.7832	477877.0283	120.40	TOG
10	173840.7832	477875.9172	120.14	TOG
11	173839.1720	477875.9172	120.14	TOG
12	173839.1720	477877.0281	120.40	TOG
13	173839.4235	477878.9051	120.50	TOG
14	173837.5627	477880.6727	120.50	TOG
15	173835.9236	477878.9262	120.50	TOG
16	173837.6736	477877.1762	120.50	TOG
17	173834.0746	477875.8721	119.55	TOG
18	173833.2740	477876.4749	119.55	TOG
19	173832.4214	477875.3322	119.45	TOG
20	173833.2244	477874.7361	119.45	TOG

CONSTRUCTION NOTES:

(35) PROVIDE ASPHALT PAVEMENT. SEE TRENCH DETAIL AND SPECIFICATION SECTION 02740.

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1. A MINIMUM SLOPE OF 2% SHALL BE MAINTAINED FOR DRAINAGE AWAY FROM THE TANKS.

EARTHWORK CALCULATIONS

TOTAL CUT: 0 CY
TOTAL FILL: 3261.94 CY

NET: 3261.94 CY FILL (IMPORT)

FILL MATERIAL AND PLACEMENT SHALL MEET ALL REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT.

LEGEND

FLOW DIRECTION OF DRAINAGE

NEW ASPHALT

CALIFORNIA AMERICAN WATER

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PROJECT ENG'R S.TERRELL/T.VALENTINE

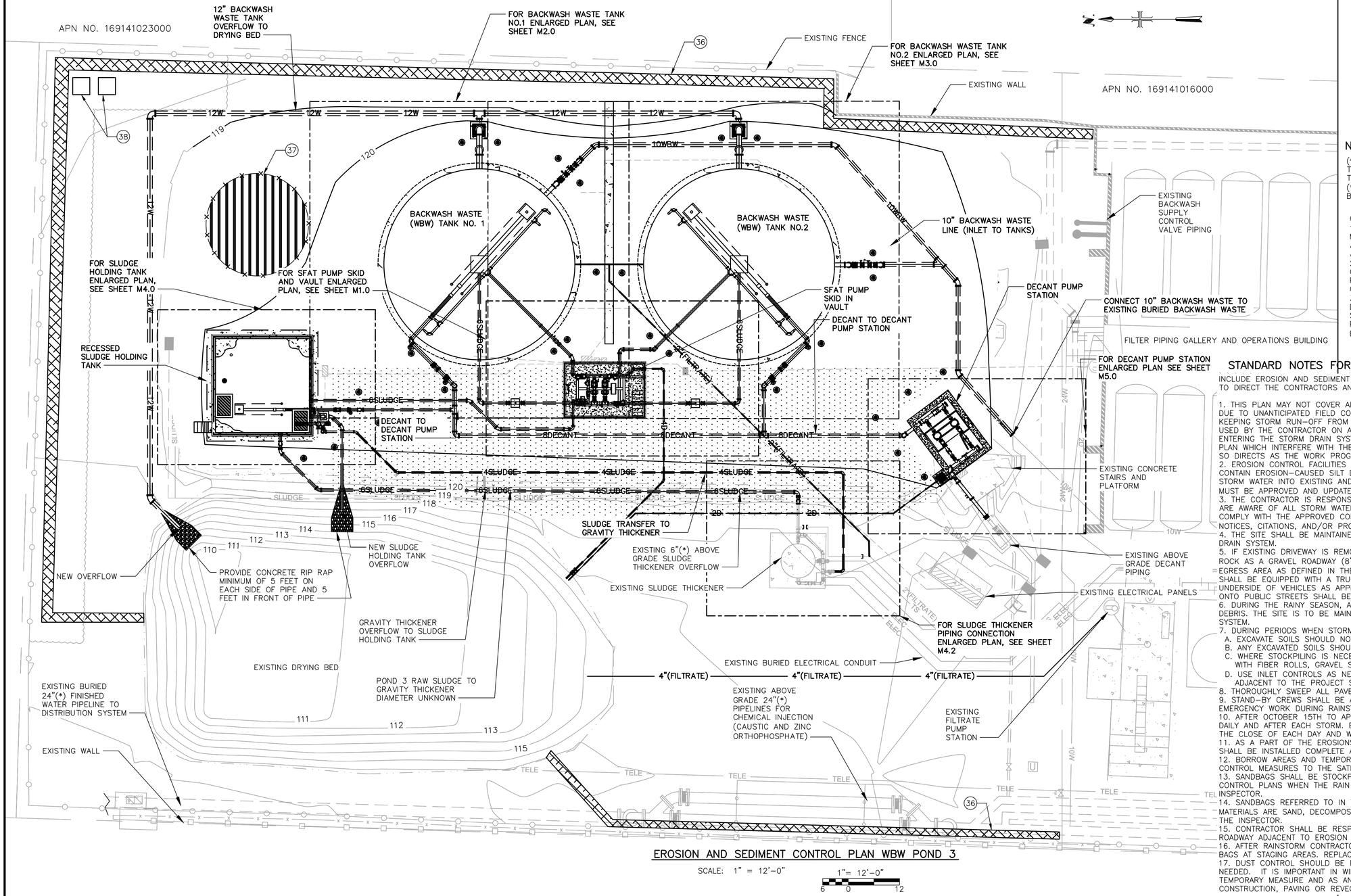
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
CIVIL
PAVING AND GRADING PLAN BACKWASH WASTE POND 3
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'-0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-C4.0

C4.0.DWG



EROSION AND SEDIMENT CONTROL PLAN WBW POND 3

SCALE: 1" = 12'-0"

1"= 12'-0"
6 0 12

CONSTRUCTION NOTES:

(36) PROVIDE FIBER ROLL IN ACCORDANCE WITH MONTEREY COUNTY CONSTRUCTION SITE BMP HANDBOOK.

(37) PROVIDE STOCKPILE WITH PERIMETER FENCE IN ACCORDANCE WITH MONTEREY COUNTY CONSTRUCTION SITE BMP HANDBOOK.

(38) PROVIDE SANITARY FACILITIES IN ACCORDANCE WITH MONTEREY COUNTY CONSTRUCTION SITE BMP HANDBOOK.

NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

GENERAL NOTES:
1.) FINISHED GRADE ELEVATIONS AROUND FOUNDATIONS SHALL MAINTAIN A MINIMUM OF 2% SLOPE FOR FIVE HORIZONTAL FEET AROUND EDGE OF FOUNDATION TO PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
2.) FINISHED GRADE ELEVATIONS SHALL CONFORM TO THE POINTS CALLED OUT ON THIS PLAN. CONTRACTOR SHALL VERIFY THAT FINISHED GRADE IS SMOOTH AND THERE ARE NO HIGH POINTS OBSTRUCTING FLOW TO EXISTING STORM DRAIN BASINS.
3.) CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING STORM DRAINS AND CATCH BASINS FROM LOOSE DEBRIS, GRAVEL, SEDIMENT, SAND OR TRASH DURING THE CONSTRUCTION OF THIS PROJECT AND SHALL BE IN COMPLIANCE WITH GOOD HOUSEKEEPING BMP'S.

STANDARD NOTES FOR EROSION CONTROL PLAN

INCLUDE EROSION AND SEDIMENT CONTROL NOTES ON ALL PLANS. ADDITIONAL NOTES ARE REQUIRED TO DIRECT THE CONTRACTORS AND CREW ON SITE SPECIFIC CONDITIONS.

1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS IN GENERAL. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM RUN-OFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER (OCTOBER 15 TO APRIL 15).
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR PROJECT STOP ORDER.
4. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. IF EXISTING DRIVEWAY IS REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (8" MINIMUM THICKNESS FOR THE FULL WIDTH AND LENGTH OF SITE EGRESS AREA AS DEFINED IN THESE PLANS) AT ENTRANCE TO THE SITE. CONSTRUCTION EGRESS SHALL BE EQUIPPED WITH A TRUCK WASHING STATION. ALL TRUCKS SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE CITY ENGINEER.
6. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.
7. DURING PERIODS WHEN STORMS ARE FORECAST:
   A. EXCAVATE SOILS SHOULD NOTE BE PLACED IN STREETS OR ON PAVED AREAS.
   B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY END OF THE DAY.
   C. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
   D. USE INLET CONTROLS AS NEEDED (E.G. BLOCK & GRAVEL SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
8. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
9. STAND-BY CREWS SHALL BE ALERTED BY THE PERMIT APPLICANT OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 15TH TO APRIL 15TH, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. BREACHES IN DIKES AND TEMPORARY SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHEREVER RAIN IS FORECAST.
11. AS A PART OF THE EROSIONS CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
12. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
13. SANDBAGS SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
14. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE SAND, DECOMPOSED GRANITE, AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES.
16. AFTER RAINSTORM CONTRACTOR SHALL CHECK FOR AND REMOVE SEDIMENT TRAPPED BY SAND BAGS AT STAGING AREAS. REPLACE SANDBAGS IF DETERIORATION IS EVIDENT.
17. DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITE WITH EXPOSED SOIL AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING OR REVEGITATION.

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
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VALENTINE
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REGISTERED PROFESSIONAL ENGINEER
TERESA A. VALENTINE
C 83580
Exp. 3-31-27
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER NO. C 83580 DATE: -/-/-

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923

CALIFORNIA AMERICAN WATER

DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

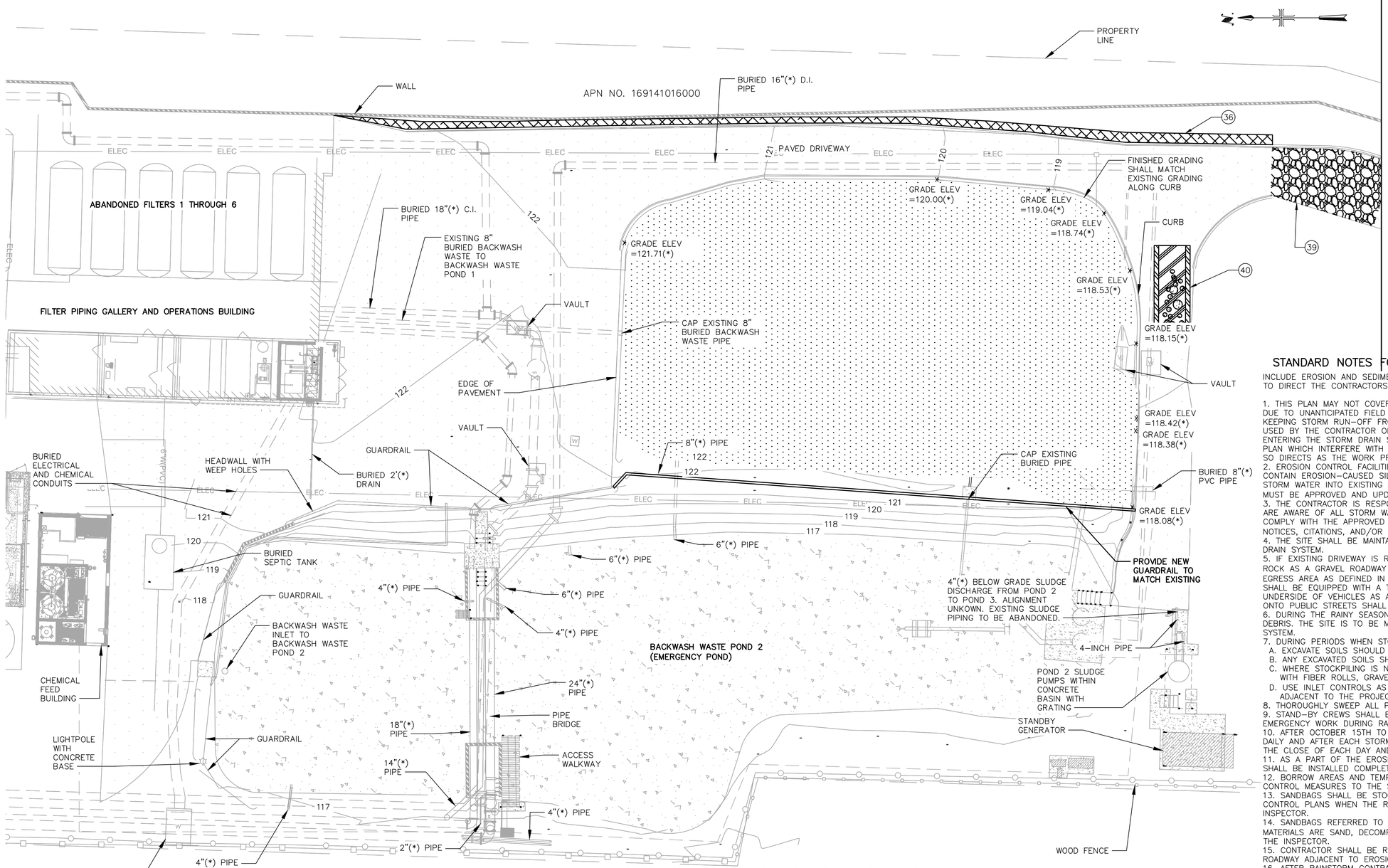
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
CIVIL
EROSION AND SEDIMENT CONTROL PLAN WBW POND 3
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'-0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-C5.0

C5.0.DWG



EROSION AND SEDIMENT CONTROL PLAN WBW PONDS 1 AND 2

SCALE: 1" = 12'-0"

1"= 12'-0"
6 0 12

CONSTRUCTION NOTES:

(36) PROVIDE FIBER ROLL IN ACCORDANCE WITH MONTEREY COUNTY CONSTRUCTION SITE BMP HANDBOOK.

(39) PROVIDE STABILIZED CONSTRUCTION ACCESS IN ACCORDANCE WITH MONTEREY COUNTY CONSTRUCTION SITE BMP HANDBOOK.

(40) PROVIDE CONCRETE WASHOUT IN ACCORDANCE WITH MONTEREY COUNTY CONSTRUCTION SITE BMP HANDBOOK.

NOTES:

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CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
1		1	
2		2	
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VALENTINE
Environmental Engineers, LLC
200 Clock Tower Place Building B, Suite B200
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T.VALENTINE
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TERESA A. VALENTINE
C 83580
Exp. 3-31-27
CIVIL
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CA LICENSED PROFESSIONAL ENGINEER NO. C 83580 DATE: -/-/-

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923

CALIFORNIA AMERICAN WATER

DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

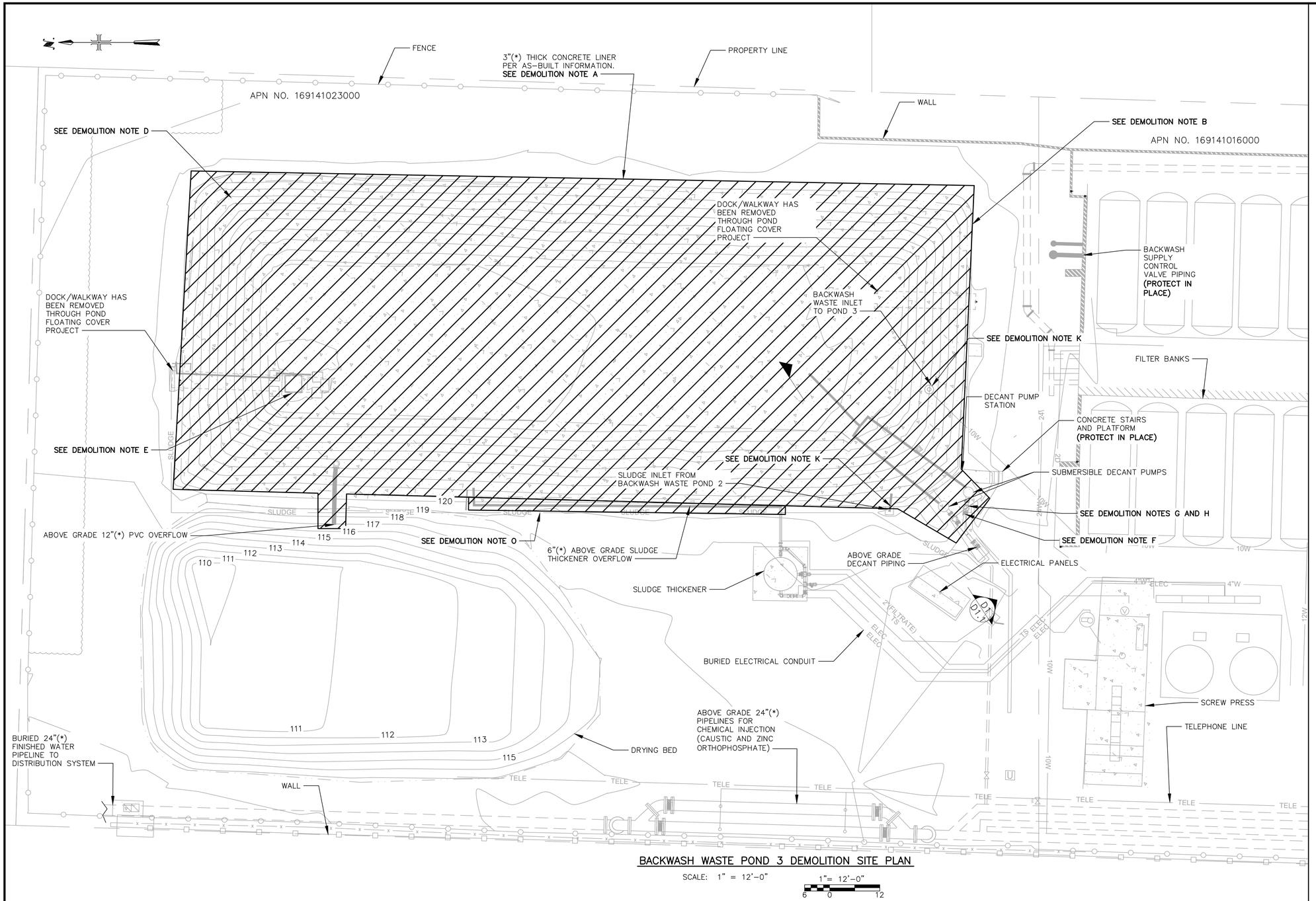
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
CIVIL
EROSION AND SEDIMENT CONTROL PLAN WBW PONDS 1 AND 2
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'-0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-C5.1

C5.1.DWG



BACKWASH WASTE POND 3 DEMOLITION SITE PLAN

SCALE: 1" = 12'-0"

1"= 12'-0"
6 0 12

DEMOLITION NOTES

A. DEWATER BACKWASH WASTE STORAGE POND AND REMOVE AND DISPOSE OF ALL SLUDGE. DEMOLISH AND REMOVE EXISTING BACKWASH WASTE STORAGE POND CONCRETE LINER. DISPOSE OF IN ACCORDANCE WITH REGULATORY REQUIREMENTS. AS DESCRIBED IN DEMOLITION NOTE D.

B. DEMOLISH AND REMOVE ALL EQUIPMENT WITHIN EXISTING BACKWASH WASTE STORAGE POND INCLUDING MIXERS, PUMPS, AND FLOATING DECANTERS. CONFIRM ITEMS TO SALVAGE WITH OWNER

D. FILL BACKWASH WASTE POND WITH ENGINEERED/NON-EXPANSIVE NATIVE FILL. FILL SHALL MEET ALL REQUIREMENTS OF THE BEGONIA IRON REMOVAL PLANT GEOTECHNICAL REPORT (PACIFIC CREST ENGINEERING, MARCH 26, 2025) INCLUDING PLACING IN MAXIMUM 8-INCH LIFTS BEFORE COMPACTION AND PROVIDING A MINIMUM OF 5 FEET ENGINEERED FILL BENEATH ALL TANK FOUNDATIONS AND STRUCTURAL IMPROVEMENTS COMPACTED TO GEOTECHNICAL REQUIREMENTS DESCRIBED WITHIN THE GEOTECHNICAL REPORT. PER GEOTECHNICAL REPORT REQUIREMENTS A MAXIMUM ENGINEERED FILL DIFFERENTIAL BELOW NEW BACKWASH TANKS IS LIMITED TO 4 FEET.

E. DEMOLISH AND REMOVE ALL ELECTRICAL PANELS, CONDUIT AND OTHER APPURTENANCES ASSOCIATED WITH DEMOLISHED EQUIPMENT. SEE ELECTRICAL DRAWINGS.

F. DEMOLISH AND REMOVE ABOVE GRADE PIPING TO EXTENTS REQUIRED TO FACILITATE CONNECTION OF NEW DECANT PUMP STATION DISCHARGE. DEMOLISH AND REMOVE HANDRAIL. PROTECT IN PLACE EXISTING CONCRETE PLATFORM AND STAIRS.

G. DEMOLISH AND REMOVE EXISTING DECANT PUMPS, FILL CANS WITH CLSM.

H. DEMOLISH AND REMOVE EXISTING WINCH SYSTEMS ASSOCIATED WITH DECANT PUMP STATION/FLOATING DECANTERS.

K. DEMOLISH AND REMOVE EXISTING PIPING TO MINIMUM 3 FEET BELOW GRADE AND PROVIDE RESTRAINED BLIND FLANGE ON EXISTING PIPE.

O. DEMOLISH AND REMOVE ABOVE GRADE SLUDGE THICKENER OVERFLOW PIPING TO POINT OF CONNECTION.

P. COORDINATE ALL DEMOLITION WORK AND SHUT DOWN OF EXISTING FACILITIES WITH OWNER'S OPERATIONS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 01047.

NOTES:

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(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

1. CONTRACTOR SHALL PREPARE MOPO AS SUBMITTAL – SEE SPECIFICATION SECTION 01047.
2. COORDINATE ALL DEMOLITION WORK AND SHUT DOWN OF EXISTING FACILITIES WITH OWNER'S OPERATIONS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 01047.

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	

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CALIFORNIA AMERICAN WATER

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PROJECT ENG'R S.TERRELL/T.VALENTINE

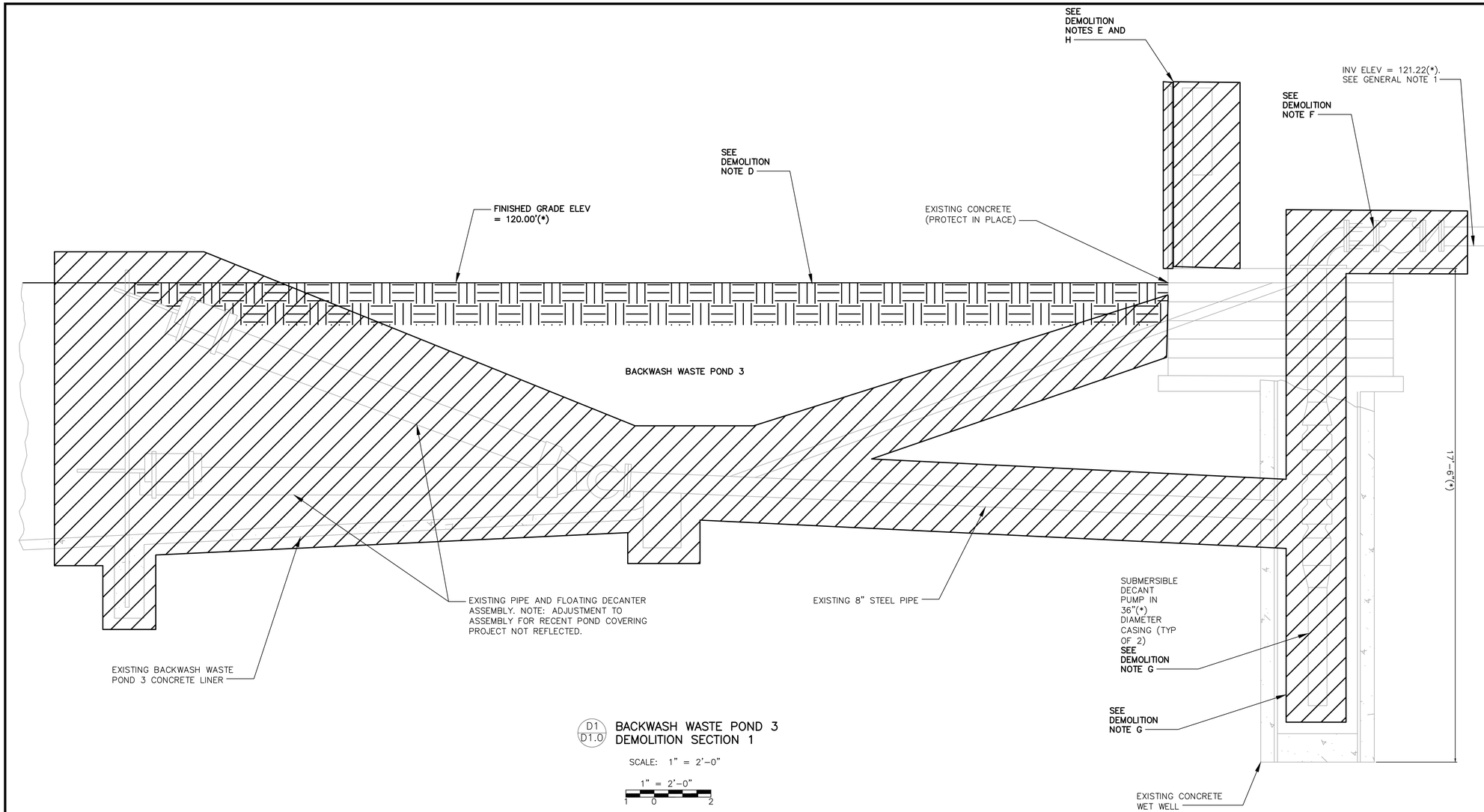
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
DEMOLITION
BACKWASH WASTE POND 3 DEMOLITION SITE PLAN
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'-0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX-XXXX-D1.0

D1.DWG



D1 / D1.0 BACKWASH WASTE POND 3 DEMOLITION SECTION 1

SCALE: 1" = 2'-0"

1" = 2'-0"

1 0 2

DEMOLITION NOTES

D. FILL BACKWASH WASTE POND WITH ENGINEERED/NON-EXPANSIVE NATIVE FILL. FILL SHALL MEET ALL REQUIREMENTS OF THE BEGONIA IRON REMOVAL PLANT GEOTECHNICAL REPORT (PACIFIC CREST ENGINEERING, MARCH 26, 2025) INCLUDING PLACING IN MAXIMUM 8-INCH LIFTS BEFORE COMPACTION AND PROVIDING A MINIMUM OF 5 FEET ENGINEERED FILL BENEATH ALL TANK FOUNDATIONS AND STRUCTURAL IMPROVEMENTS COMPACTED TO GEOTECHNICAL REQUIREMENTS DESCRIBED WITHIN THE GEOTECHNICAL REPORT. PER GEOTECHNICAL REPORT REQUIREMENTS A MAXIMUM ENGINEERED FILL DIFFERENTIAL BELOW NEW BACKWASH TANKS IS LIMITED TO 4 FEET.

E. DEMOLISH AND REMOVE ALL ELECTRICAL PANELS, CONDUIT AND OTHER APPURTENANCES ASSOCIATED WITH DEMOLISHED EQUIPMENT. SEE ELECTRICAL DRAWINGS.

F. DEMOLISH AND REMOVE ABOVE GRADE PIPING TO EXTENTS REQUIRED TO FACILITATE CONNECTION OF NEW DECANT PUMP STATION DISCHARGE. DEMOLISH AND REMOVE HANDRAIL. PROTECT IN PLACE EXISTING CONCRETE PLATFORM AND STAIRS.

G. DEMOLISH AND REMOVE EXISTING DECANT PUMPS, FILL CANS WITH CLSM.

H. DEMOLISH AND REMOVE EXISTING WINCH SYSTEMS ASSOCIATED WITH DECANT PUMP STATION/FLOATING DECANTERS.

NOTES:

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1. EXISTING INVERT ELEVATION UNAVAILABLE FROM AS-BUILTS. CONTRACTOR TO VERIFY EXISTING PIPELINE DISCHARGE AND MATCH NEW DECANT PUMP STATION TIE-IN PRIOR TO INSTALLATION OF NEW DECANT PUMP STATION TIE-IN.
2. COORDINATE ALL DEMOLITION WORK AND SHUT DOWN OF EXISTING FACILITIES WITH OWNER'S OPERATIONS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 01047.

BACKWASH WASTE POND 3 DEMOLITION SECTIONS

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
1		1	
2		2	
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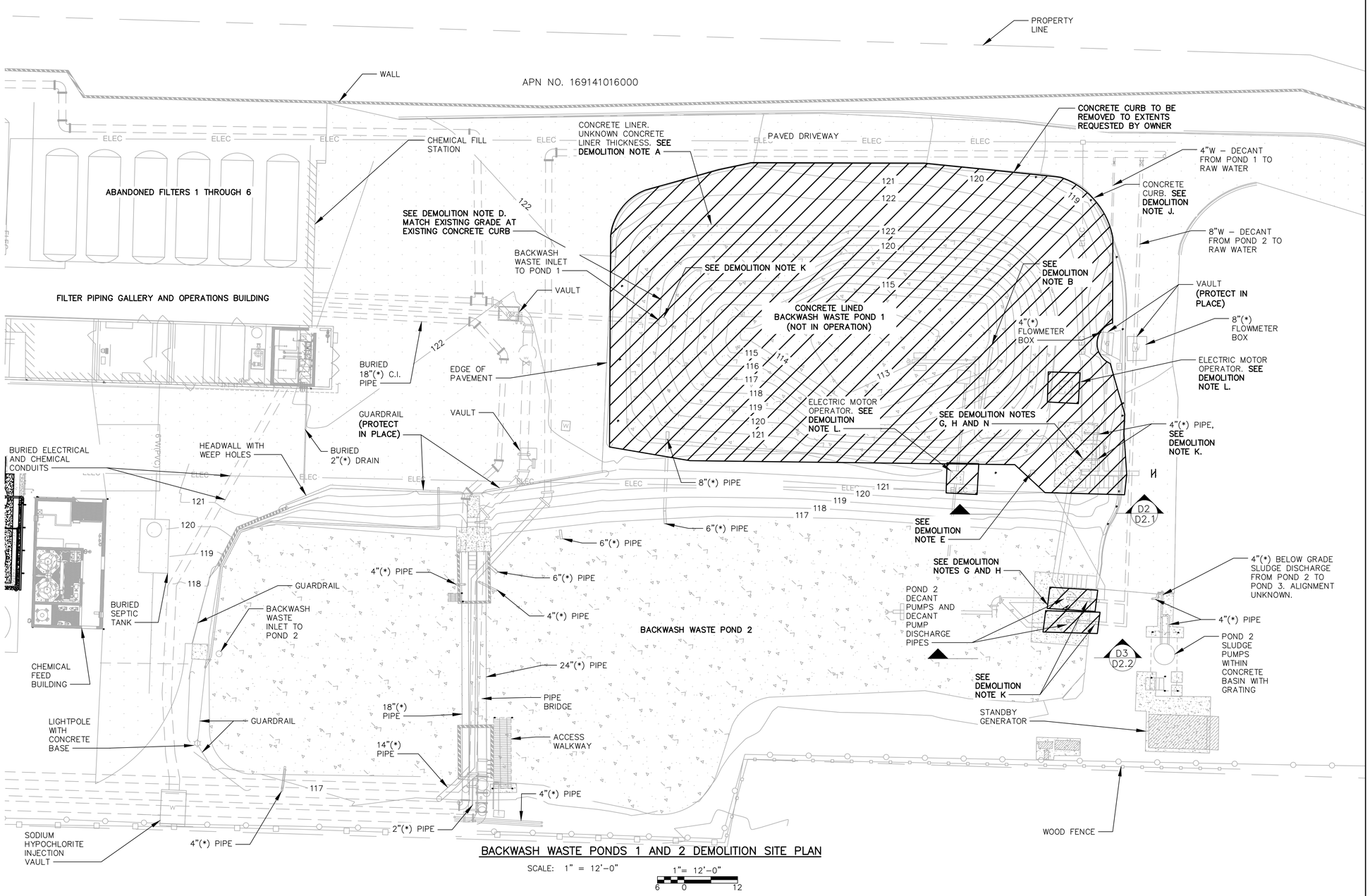
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

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DEMOLITION
BACKWASH WASTE POND 3 DEMOLITION SECTIONS
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1" = 2'=0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	D1.1

D1.1.DWG



BACKWASH WASTE PONDS 1 AND 2 DEMOLITION SITE PLAN

SCALE: 1" = 12'–0"

1"= 12'–0"
6 0 12

DEMOLITION NOTES

A. DEMOLISH AND REMOVE EXISTING BACKWASH WASTE STORAGE POND CONCRETE LINER. DISPOSE OF IN ACCORDANCE WITH REGULATORY REQUIREMENTS. AS DESCRIBED IN DEMOLITION NOTE D.

B. DEMOLISH AND REMOVE ALL EQUIPMENT WITHIN EXISTING BACKWASH WASTE STORAGE POND INCLUDING MIXERS, PUMPS, AND FLOATING DECANTERS. CONFIRM ITEMS TO SALVAGE WITH OWNER.

D. FILL BACKWASH WASTE POND WITH ENGINEERED/NON–EXPANSIVE NATIVE FILL. FILL SHALL MEET ALL REQUIREMENTS OF THE BEGONIA IRON REMOVAL PLANT GEOTECHNICAL REPORT (PACIFIC CREST ENGINEERING, MARCH 26, 2025) INCLUDING PLACING IN MAXIMUM 8–INCH LIFTS BEFORE COMPACTION AND PROVIDING A MINIMUM OF 5 FEET ENGINEERED FILL BENEATH ALL TANK FOUNDATIONS AND STRUCTURAL IMPROVEMENTS COMPACTED TO GEOTECHNICAL REQUIREMENTS DESCRIBED WITHIN THE GEOTECHNICAL REPORT. PER GEOTECHNICAL REPORT REQUIREMENTS A MAXIMUM ENGINEERED FILL DIFFERENTIAL BELOW NEW BACKWASH TANKS IS LIMITED TO 4 FEET.

E. DEMOLISH AND REMOVE ALL ELECTRICAL PANELS, CONDUIT AND OTHER APPURTENANCES ASSOCIATED WITH DEMOLISHED EQUIPMENT. SEE ELECTRICAL DRAWINGS.

G. DEMOLISH AND REMOVE EXISTING DECANT PUMPS, FILL CANS WITH CLSM.

H. DEMOLISH AND REMOVE EXISTING WINCH SYSTEMS ASSOCIATED WITH DECANT PUMP STATION/FLOATING DECANTERS.

J. DEMOLISH AND REMOVE CONCRETE CURB TO EXTENTS REQUESTED BY OWNER.

K. DEMOLISH AND REMOVE EXISTING PIPING TO MINIMUM 3 FEET BELOW GRADE AND PROVIDE RESTRAINED BLIND FLANGE ON EXISTING PIPE.

L. DEMOLISH AND REMOVE ELECTRIC MOTOR OPERATORS. PROVIDE RESTRAINED BLIND FLANGE ON PIPING FROM BACKWASH WASTE POND 2 TO BACKWASH WASTE POND 1.

N. DEMOLISH AND REMOVE EXISTING DECANT PUMP STATION STRUCTURE FOR BACKWASH WASTE POND 1.

NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

1. COORDINATE ALL DEMOLITION WORK AND SHUT DOWN OF EXISTING FACILITIES WITH OWNER'S OPERATIONS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 01047.

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
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Exp. 3-31-27
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER NO. C 83580 DATE: -/-/-

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CALIFORNIA AMERICAN WATER

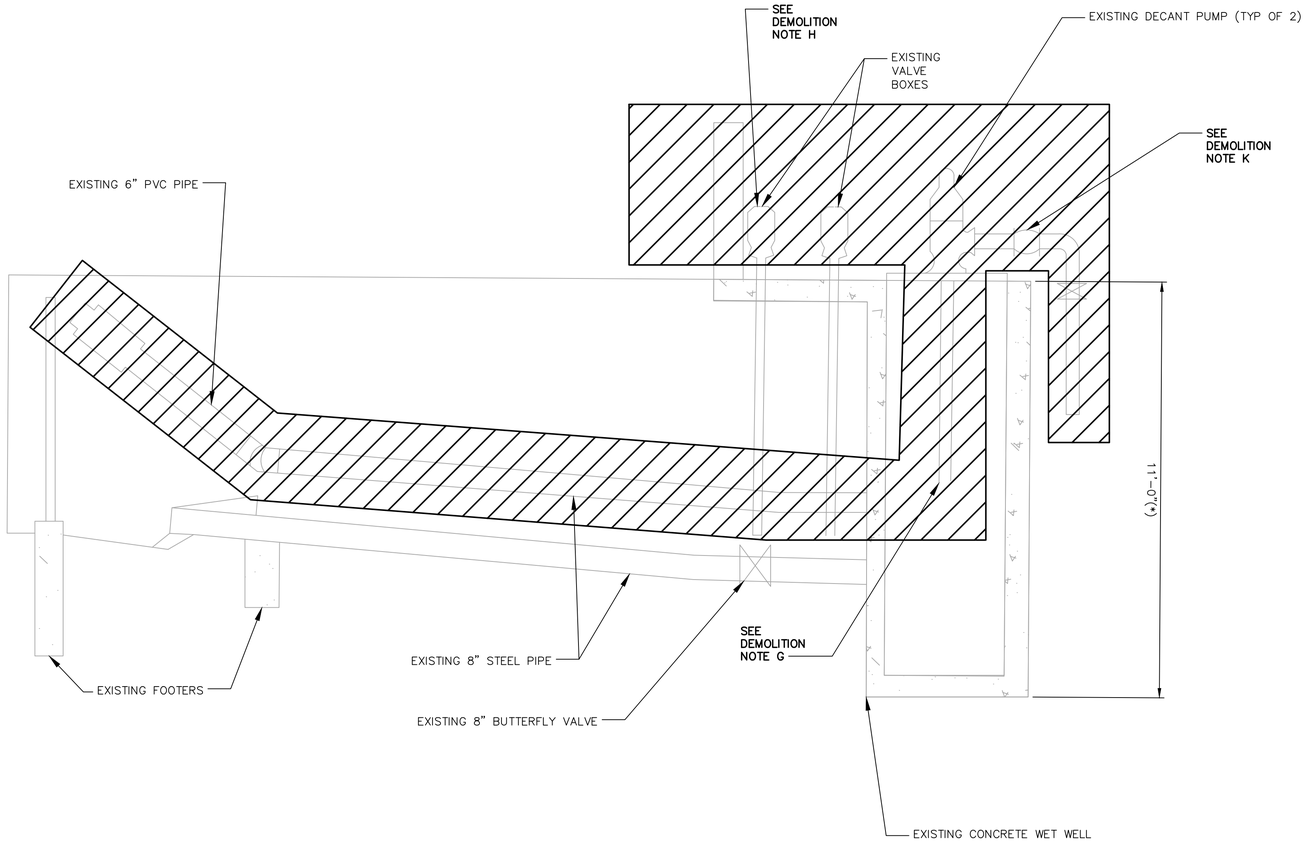
DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

DATE OCTOBER 2025
PROJECT XXXXXX–XXXX

BIRP BACKWASH DESIGN
DEMOLITION
BACKWASH WASTE PONDS 1 AND 2 DEMOLITION SITE PLAN
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1"=12'–0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	XXXXXX–XXXX–D2.0

D2.DWG



D2
D2.0 BACKWASH WASTE POND 1
DEMOLITION SECTION

SCALE: 1" = 2'-0"

1" = 2'-0"
1 0 2

BACKWASH WASTE POND 1 DEMOLITION SECTION

DEMOLITION NOTES

G. DEMOLISH AND REMOVE EXISTING DECANT PUMPS, FILL CANS WITH CLSM.

H. DEMOLISH AND REMOVE EXISTING WINCH SYSTEMS ASSOCIATED WITH DECANT PUMP STATION/FLOATING DECANTERS.

K. DEMOLISH AND REMOVE EXISTING PIPING TO MINIMUM 3 FEET BELOW GRADE AND PROVIDE RESTRAINED BLIND FLANGE ON EXISTING PIPE.

NOTES:

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CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
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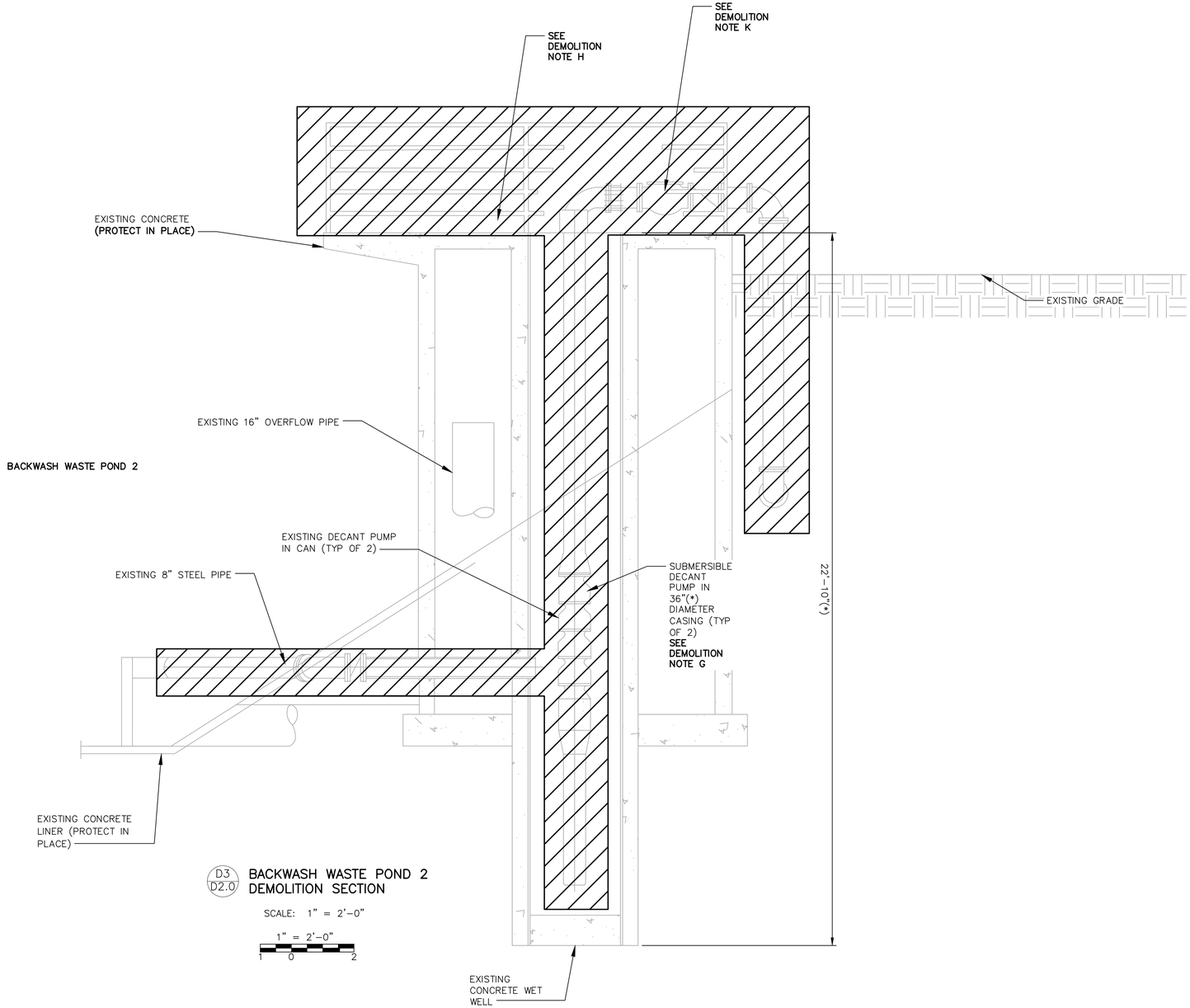
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
DEMOLITION
BACKWASH WASTE POND 1 DEMOLITION SECTION
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1" = 2'=0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	D2.1

D2.1.DWG



BACKWASH WASTE POND 2 DEMOLITION SECTION

DEMOLITION NOTES

G. DEMOLISH AND REMOVE EXISTING DECANT PUMPS, FILL CANS WITH CLSM.

H. DEMOLISH AND REMOVE EXISTING WINCH SYSTEMS ASSOCIATED WITH DECANT PUMP STATION/FLOATING DECANTERS.

K. DEMOLISH AND REMOVE EXISTING PIPING TO MINIMUM 3 FEET BELOW GRADE AND PROVIDE RESTRAINED BLIND FLANGE ON EXISTING PIPE.

NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

1. COORDINATE ALL DEMOLITION WORK AND SHUT DOWN OF EXISTING FACILITIES WITH OWNER'S OPERATIONS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 01047.

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	

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DRAWN BY D.BRODERICK
PROJECT ENG'R S.TERRELL/T.VALENTINE

DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
DEMOLITION
BACKWASH WASTE POND 2 DEMOLITION SECTION
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE 1" = 2'=0"
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	D2.2

D2.2.DWG

STRUCTURAL SHEET INDEX

SHEET NO.	SHEET NAME
S1.1	STRUCTURAL NOTE SHEET
S1.2	TYPICAL STRUCTURAL DETAILS
S2.1	SFAT PUMP SKID AND VAULT - FOUNDATION PLAN AND SECTION
S2.2	SFAT PUMP SKID AND VAULT - STRUCTURAL DETAILS
S3.1	SLUDGE HOLDING TANK - FLOOR AND FOUNDATION PLAN
S3.2	SLUDGE HOLDING TANK - SECTION AND DETAILS
S4.1	DECANT PUMP STATION - FOUNDATION PLAN AND DETAILS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
2. NOTES AND DETAILS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
3. THE DETAILS ON THESE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.
4. FOR OPENINGS NOT SHOWN AND/OR DETAILED ON THE STRUCTURAL DRAWINGS AND WHICH PENETRATE STRUCTURAL ELEMENTS, OBTAIN APPROVAL FROM THE ENGINEER BEFORE PROCEEDING WITH WORK.
5. IT IS THE INTENTION OF THESE DRAWINGS TO PROVIDE FOR THE FOLLOWING CONTINUITIES:
   A. ALL ROOF AND FLOOR STRUTS SHALL BE CONTINUOUSLY CONNECTED FOR THE LENGTH OF THE ROOF OR FLOOR SYSTEM.
   B. ALL WALL BRACING AND/OR SHEAR PANELS SHALL BE CONNECTED TO THE ROOF AND/OR FLOOR STRUTS. IF DETAILS REQUIRED TO EFFECT THESE CONTINUITIES ARE NOT EVIDENT ON THE DRAWINGS THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION.
6. FRAME OPENINGS AND SUPPORT MISCELLANEOUS EQUIPMENT AS DETAILED ON THE DRAWINGS. WHERE NO DETAILS ARE PROVIDED, OBTAIN APPROVAL FROM THE ENGINEER BEFORE PROCEEDING WITH WORK.
7. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FRAMEWORK, ETC. AS REQUIRED TO COMPLETE THE INSTALLATION IN ACCORDANCE WITH THESE DRAWINGS AND PROJECT SPECIFICATIONS.
8. THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
9. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
10. DESIGN DATA:

    GOVERNING CODE.....2021 INTERNATIONAL BUILDING CODE (I.B.C.)

    DESIGN LOADS:

    ROOF LIVE LOAD .....20 PSF (REDUCIBLE)
    FLOOR LIVE LOAD .....N.A.
    RISK CATEGORY IV
    WIND LOAD .....115 MPH ULTIMATE (3-SEC GUST), EXP. C
    INTERNAL PRESSURE COEFFICIENT, GCpi = +/-0.18
    SEISMIC LOAD .....DESIGN CATEGORY D, R=2.0, Ie = 1.5, SITE CLASS D
    S_S = 0.264, S_1 = 0.082, S_{DS} = 0.280, S_{D1} = 0.131, C_R=0.210

SPECIAL INSPECTION NOTES

1. SPECIAL INSPECTIONS REQUIRED BY THIS CODE ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISE OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED INSPECTION AGENCY.
2. INSPECTORS SHALL SUBMIT THEIR REPORTS DIRECTLY TO THE ENFORCEMENT AGENCY WITH COPIES TO THE ARCHITECT, STRUCTURAL ENGINEER, GENERAL CONTRACTOR AND OWNER.
3. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY WORK TO BE DONE OR ANY MATTER RELATIVE THERETO THAT IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
4. IN ACCORDANCE WITH 2021 I.B.C. SECTIONS 110 AND 1704.2, THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR WHO SHALL PROVIDE SPECIAL INSPECTION DURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK:
   A. CONCRETE: PER CBC SECTION 1705.3 AND TABLE 1705.3 WITH EXCEPTIONS. THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION: ALL CONCRETE EXCEPT: SLAB-ON-GRADES, SIDEWALKS AND DRIVEWAYS.
   B. STEEL CONSTRUCTION: SPECIAL INSPECTIONS FOR STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360. SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL BE IN ACCORDANCE WITH AISC 341 AND SHALL COMPLY WITH SECTION 1705.2. PROVIDE INSPECTION PER CBC SECTION 1704.2.5 FOR STRUCTURL LOAD-BEARING MEMBERS AND ASSEMBLIES FABRICATED ON THE PREMISES OF A FABRICATOR'S SHOP. THESE INSPECTIONS SHALL BE AT CONTRACTOR'S EXPENSE IN THE FABRICATOR IS NOT AN APPROVED FABRICATOR PER SECTION 1704.2.5.2.
   C. WELDING: WELDING INSPECTION SHALL BE IN COMPLIANCE WITH AWS D1.1. THE BASIS FOR WELDING INSPECTOR QUALIFICATIONS SHALL BE AWS D 1.1. PROVIDE SPECIAL INSPECTION IN ACCORDANCE WITH AISC TABLES N5.4-1 THROUGH TABLE N5.4-3.
   D. GRADING, EXCAVATION AND FILLING: PER CBC SECTION 1705.6. SEE CIVIL DRAWINGS AND SPECIFICATION DIVISION 31.
   E. EXPANSION BOLT, SCREW ANCHOR AND ADHESIVE ANCHORS: INSTALLATION TO VERIFY INSTALLATION IN ACCORDANCE WITH APPLICABLE ICC REPORTS NOTED ON NOTE SHEET OR DETAILS.
   F. HEADED CONCRETE SHEAR CONNECTORS: INSPECTED AND TESTED PER AMERICAN WELDING SOCIETY CODE AWS D1.1.

CONCRETE NOTES

1. THE QUALITY, DESIGN AND PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.), EXCEPT ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM TO ACI 318, LATEST EDITION, MAXIMUM SLUMP SHALL BE 5 INCHES.
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:

   FOOTINGS, STEMWALLS & PIERS .....4000 PSI
   SLABS ON GRADE .....4000 PSI
3. MATERIALS USED IN THE CONCRETE MIX SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

   AGGREGATE (NORMAL-WEIGHT CONCRETE, 1-1/2" MAX) ..... ASTM C-33
   PORTLAND CEMENT (TYPE II, U.N.O.) ..... ASTM C-150
   ADMIXTURES ..... NOT ALLOWED W/O APPROVAL
   WATER ..... POTABLE
4. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C-94 OR C-685.
5. ALL EXPOSED INTERIOR CONCRETE FLOORS ARE TO RECEIVE A STEEL TROWELED FINISH.
6. UNLESS NOTED OTHERWISE, ALL EXPOSED EXTERIOR CONCRETE SLABS ARE TO RECEIVE A MEDIUM BROOM FINISH.
7. FORMS FOR PERMANENTLY EXPOSED SURFACES SHALL PRODUCE A SMOOTH, EVEN, LEVEL FINISH WITHOUT FINS. DESIGN OF FORM WORK SHALL TAKE INTO CONSIDERATION THE REQUIREMENTS OF ACI 318-19 SECTION 26.11.2.1.
8. UNLESS NOTED OTHERWISE, ALL EXPOSED EDGES OF CONCRETE SURFACES SHALL RECEIVE A 3/4" MINIMUM CHAMFER OR A 1/2" MINIMUM TOOLED RADIUS & THE TOP OF ALL EXPOSED FOOTINGS, PIERS AND COLUMNS SHALL RECEIVE A SMOOTH TROWELED FINISH.
9. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT, ANCHOR BOLTS, OTHER EMBEDDED ITEMS AND INTO THE CORNERS OF FORMS. ANY "HONEYCOMB" CONCRETE AND/OR ROCK POCKETS SHALL BE REMOVED AND REPLACED WITH SOUND CONCRETE.
10. ALL CONCRETE FLATWORK SHALL BE WET CURED BY MIST CURING, BY MOISTURE-RETAINING CURING, OR BY COMBINATIONS THEREOF IN ACCORDANCE WITH ACI 301 PROCEDURES. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS AFTER THE FINISHING OPERATION IS COMPLETE.
11. ALTERNATELY, A CURING COMPOUND MEETING ASTM C-309 TYPE 1, CLASS B AND AASHTO 148, TYPE 1 SPECIFICATIONS AND STATE OF CALIFORNIA AIR REGULATION BOARD SOLVENT EMISSIONS STANDARDS MAY BE USED SUCH AS 'EUCLID' SUPER DIAMOND CLEAR VOX.
12. REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO ASTM A615/A615M-96A AS FOLLOWS, UNLESS NOTED OTHERWISE:

    #4 (13 MM) AND SMALLER .....GRADE 40 (GRADE 300)
    #5 (16 MM) AND LARGER .....GRADE 60 (GRADE 420)
13. FABRICATING DETAILS SHALL CONFORM TO ACI 315, "ACI DETAILING MANUAL" AND CRSI "MANUAL OF STANDARD PRACTICE".
14. SPLICE LENGTHS OF REINFORCING BARS SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318. REFER TO DETAILS ON THESE PLANS.
15. ALL WELDING OF REINFORCING STEEL SHALL BE WITH LOW HYDROGEN ELECTRODES UNLESS OTHERWISE NOTED. WELDING OF REINFORCING ALLOWED ONLY WHERE DETAILED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH SPECIFICATIONS PER ACI 318-19 SECTION 26.6.4.1 AND 25.5.7.2.
16. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
17. ALL VERTICAL REINFORCING BARS AT WALLS, STEMWALLS, PEDESTALS, ETC. SHALL HAVE A STANDARD ACI 90° OR 180° HOOK INTO THE FOUNDATION BELOW WITH EMBEDMENT REQUIRED BY THE BUILDING CODE. ALSO SEE DETAILS, THESE PLANS.
18. UNLESS OTHERWISE NOTED, ALL REINFORCING SHALL HAVE A MINIMUM CONCRETE COVER AS FOLLOWS:

    SURFACES POURED AGAINST EARTH .....3 INCHES
    FORMED SURFACES EXPOSED TO GROUND OR WEATHER:
    #5 AND SMALLER .....1 1/2" INCHES
    #6 AND LARGER .....2 INCHES

    FORMED CONCRETE NOT EXPOSED TO GROUND OR WEATHER.....3/4" INCH
    BEAMS, JOISTS & GIRDERS .....1 1/2" INCHES
    COLUMNS .....1 1/2" INCHES
19. WHERE GROUT IS SPECIFIED ON THE DRAWINGS USE A HIGH STRENGTH, NON SHRINK, NON-METALLIC GROUT. USE MASTERBUILDERS "MASTERFLOW 713 GROUT" OR APPROVED SUBSTITUTE.
20. REFER TO BOTH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SPACING OF ALL PLUMBING FIXTURES.
21. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE WALLS OR SLAB UNLESS SPECIFICALLY DETAILED.

FOUNDATION NOTES

1. OVER-EXCAVATION, ENGINEERED FILL AND RECOMPACTION SHALL MEET REQUIREMENTS OF GEOTECHNICAL EVALUATION REPORT LISTED BELOW.
2. ANY EXISTING FILL AT THE BUILDING PAD SHALL MEET THE 90% COMPACTION REQUIREMENTS. ALL ORGANIC MATERIAL, RUBBLE OR OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE.
3. NOMINAL TOP OF FLOOR SLAB ELEVATION = DATUM +0'- 0" UNLESS NOTED OTHERWISE.
4. ALL SPREAD OR CONTINUOUS BEARING WALL FOOTINGS SHALL BE FOUNDED A MINIMUM DEPTH OF 12 INCHES BELOW LOWEST ADJACENT FIRM NATURAL SUBGRADE OR COMPACTED FILL UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
5. CONSTRUCTION OR CONTROL JOINTS (C.J.) ARE TO BE PROVIDED AT INTERIOR NON-BEARING PARTITIONS AND AT HIGH OR LOW POINTS OF FLOOR SLOPES TO BREAK FLOOR INTO WORKING AREAS NOT LARGER THAN 100 SQUARE FEET.
6. PROVIDE A MINIMUM SEPARATION OF 8" BETWEEN UNTREATED WOOD AND EARTH OR 3" BETWEEN UNTREATED WOOD AND CONCRETE OR ASPHALTIC PAVING.
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF EXTERIOR WALKWAYS.
8. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF NON-BEARING PARTITIONS.
9. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL EVALUATION REPORT BY CERTERRA WESTERN TECHNOLOGIES, PROJECT NO. 29-225051-0, DATED 7-7-2025.

FOUND. PRESSURE:	2000 PSF (2' FTG DEPTH BELOW FIN. GRADE) 3000 PSF (3' FTG DEPTH BELOW FIN. GRADE) 4000 PSF (4' FTG DEPTH BELOW FIN. GRADE)
ALLOWABLE COEFFICIENT OF FRICTION	0.35 (SHALLOW FOUNDATIONS) 0.40 (EARTH RETAINING STRUCTURES)
PASSIVE PRESSURE:	225 PSF/FT (SHALLOW WALL FTGS)
LATERAL ACTIVE EARTH PRESSURE:	35 PSF/FT (COMPACTED SITE SOILS

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
1		1	
2		2	
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4		4	
5		5	

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REGISTERED PROFESSIONAL ENGINEER John Allard 5176 STRUCTURAL STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

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www.laneengineers.com

DRAWN BY: T.C.
PROJECT ENG'R: J.A.

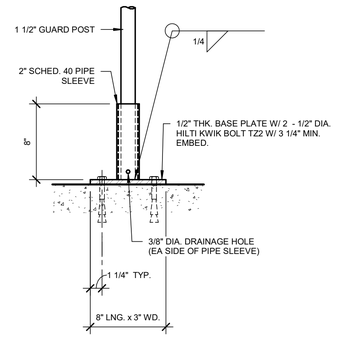
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

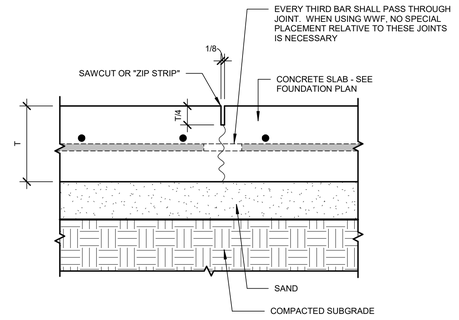
BIRP BACKWASH DESIGN
STRUCTURAL
STRUCTURAL NOTE SHEET
9210 CARMEL VALLEY ROAD CARMEL, CA 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSION ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	**S1.1**

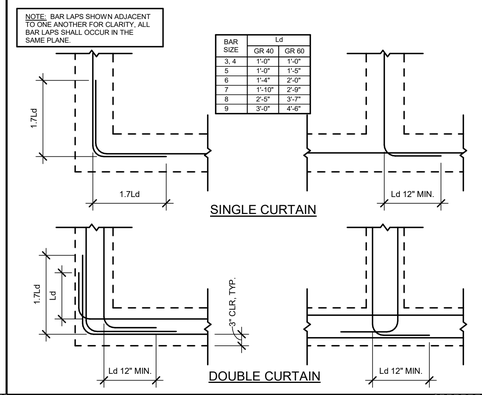
LANE PROJECT NO. 23311



REMOVEABLE GUARD POST BASE PLATE — 41

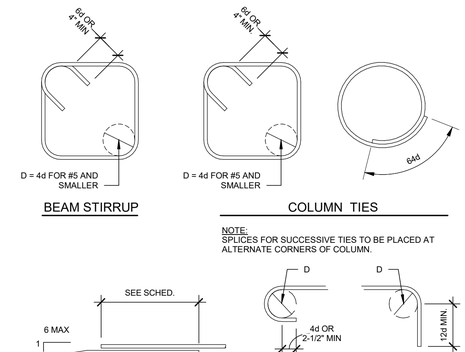


CONTROL JOINT — NO SCALE — 31



BAR SIZE	Ld	
	GR 40	GR 60
3, 4	1'-0"	1'-0"
5	1'-0"	1'-5"
6	1'-4"	2'-0"
7	1'-10"	2'-9"
8	2'-5"	3'-7"
9	3'-0"	4'-6"

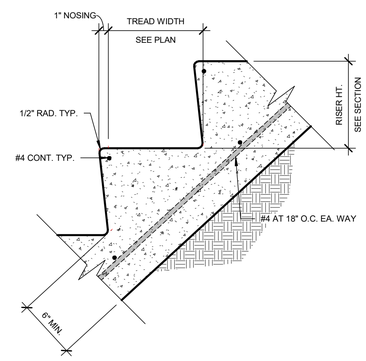
FOUNDATION CORNERS — NO SCALE — 21



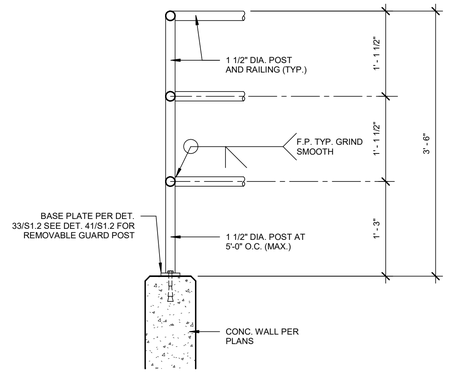
BAR SIZE	CONCRETE f'c IN PSI							
	2,500		3,000		4,000		5,000	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	31"	24"	28"	22"	24"	19"	22"	17"
#4	41"	32"	37"	29"	32"	25"	29"	22"
#5	52"	40"	47"	36"	40"	31"	36"	28"
#6	61"	47"	56"	43"	48"	37"	43"	33"
#7	89"	69"	81"	63"	70"	54"	63"	49"
#8	102"	79"	93"	72"	80"	62"	72"	55"
#9	115"	89"	105"	81"	91"	70"	81"	63"
#10	129"	100"	118"	91"	102"	79"	91"	70"
#11	144"	111"	131"	101"	113"	87"	101"	78"

CLASS B SPLICE SCHEDULE

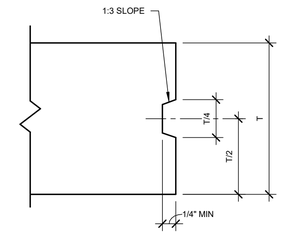
NOTES:
1. INCREASE LAP LENGTHS 30% FOR LIGHT-WEIGHT CONCRETE.
2. FOR EPOXY-COATED BARS OR WIRES WITH COVER LESS THAN 3db OR CLEAR SPACING LESS THAN 6db, INCREASE LAP LENGTH 50%. FOR ALL OTHER EPOXY-COATED BARS OR WIRES, INCREASE LAP LENGTH 20%.
3. "TOP BARS" ARE HORIZONTAL BARS PLACED WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST BELOW THEM.
4. LAP LENGTHS MAY BE USED WITH GRADE 40 [300KPA] OR 60 [420KPA].
5. REF: ACI 318-11, CHAPTER 12.



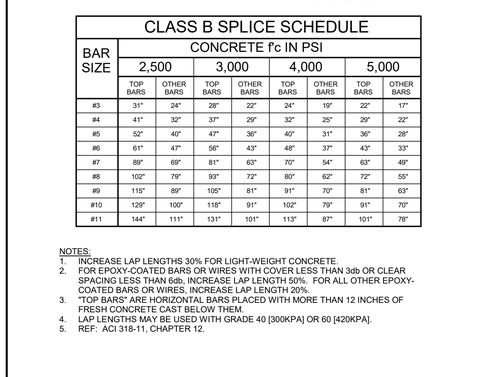
CONCRETE STAIRS — NO SCALE — 42



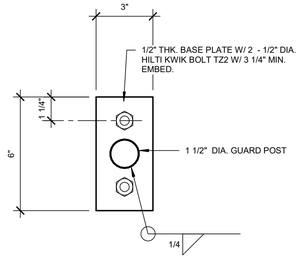
GUARD RAIL DETAIL — NO SCALE — 32



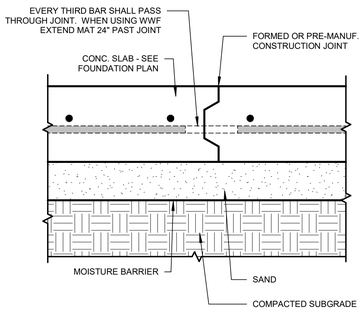
TYP. FORMED KEY JOINT — NO SCALE — 22



CONCRETE REINF. BAR SPLICES — NO SCALE — 12



GUARD POST BASE PLATE — 33



CONSTRUCTION JOINT — NO SCALE — 23

CALIFORNIA AMERICAN WATER

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PROJECT ENG'R: J.A.

DATE OCTOBER 2025

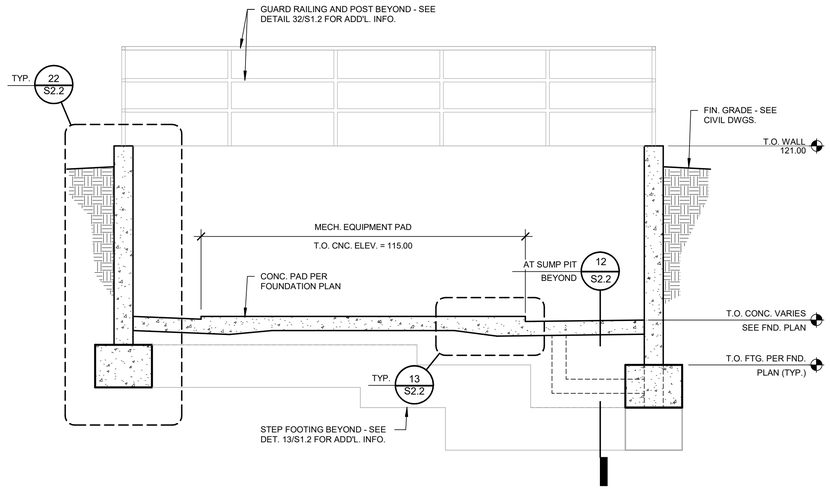
PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
STRUCTURAL
TYPICAL STRUCTURAL DETAILS
9210 CARMEL VALLEY ROAD CARMEL, CA 93923

CALIFORNIA AMERICAN WATER CO. | COASTAL DIVISION | USE DIMENSION ONLY SCALE AS NOTED

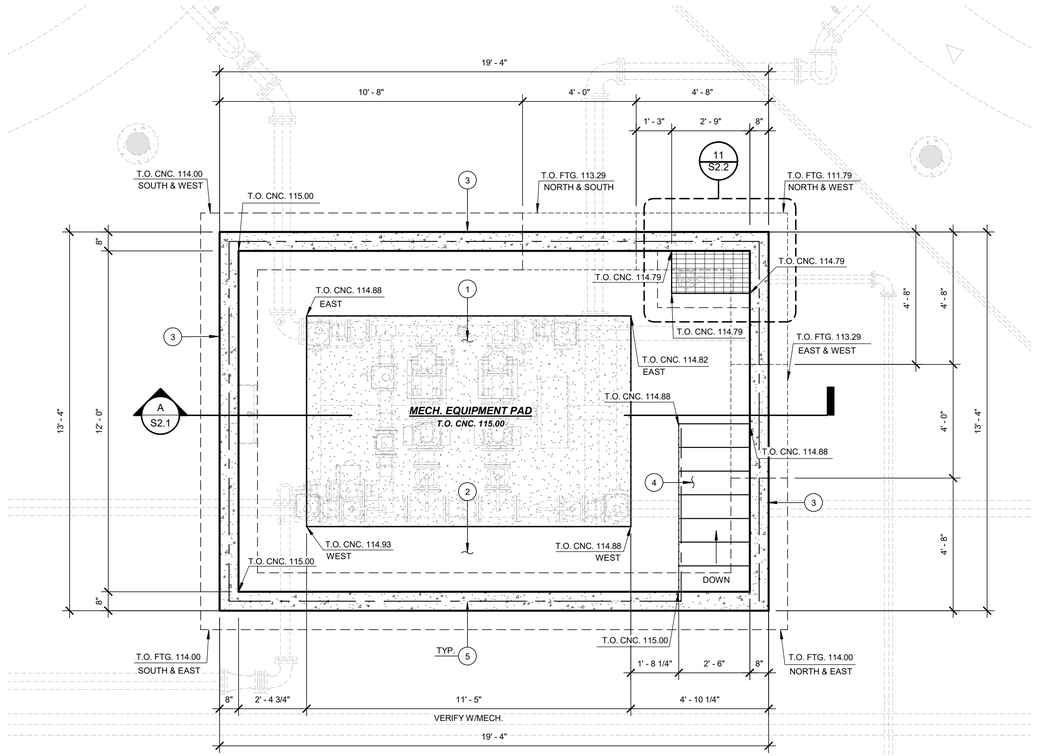
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES | 90% SUBMITTAL | **S1.2**

LANE PROJECT NO. 23311



SECTION A

3/8" = 1'-0"



FOUNDATION PLAN

3/8" = 1'-0"

NORTH

CONSTRUCTION KEYNOTES

MARK	*DESCRIPTION*
1	6" THK. CONCRETE MECH. EQUIPMENT PAD. W/ #4 AT 18" O.C. EA. WAY - SEE DETAIL 13/S2.2 FOR ADD'L. INFO.
2	6" THK. SLOPED CONCRETE SLAB W/ #4 AT 18" O.C. EA. WAY - SEE DETAIL 13/S2.2 FOR ADD'L. INFO.
3	8" THK. CONCRETE WALL W/ #5 AT 12" O.C. VERT. AND #5 AT 18" O.C. HORIZ.
4	CONCRETE STAIRS PER DETAIL 23/S2.2
5	GUARD RAIL ATOP CONCRETE WALL PER DETAIL 32/S1.2

CALIFORNIA AMERICAN WATER

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1		1	
2		2	
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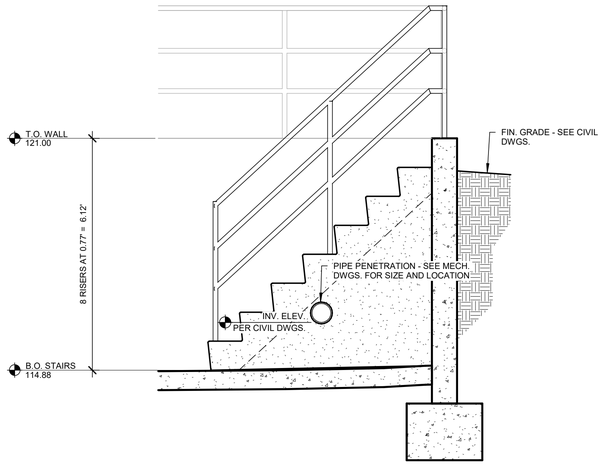
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

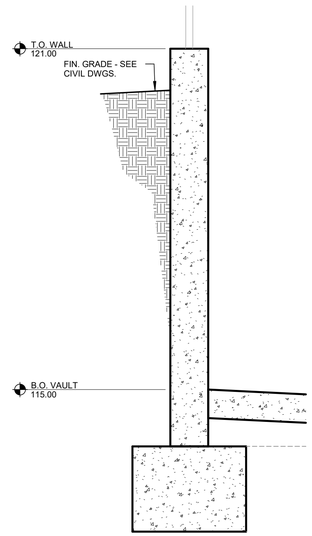
BIRP BACKWASH DESIGN
STRUCTURAL
SFAT PUMP SKID AND VAULT - FOUNDATION PLAN AND SECTION
9210 CARMEL VALLEY ROAD CARMEL, CA 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSION ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	**S2.1**

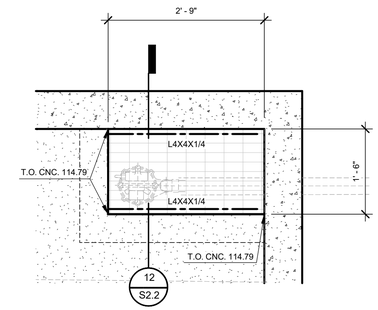
LANE PROJECT NO. 23311



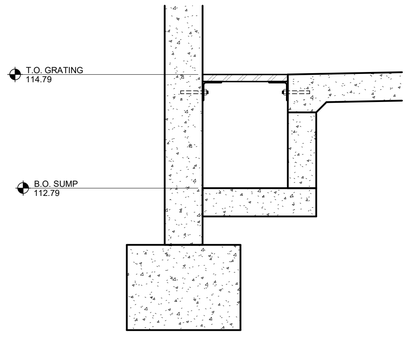
STAIR SECTION 1/2" = 1'-0" 32



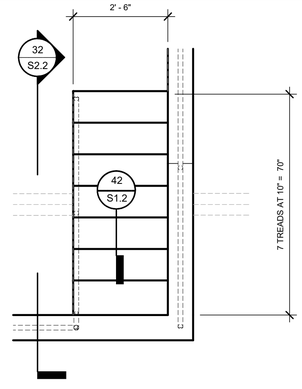
WALL SECTION 3/4" = 1'-0" 22



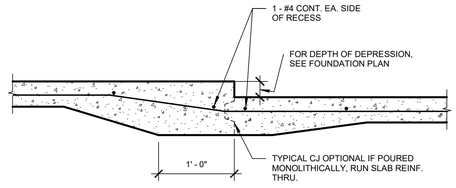
PLAN AT SUMP PIT 3/4" = 1'-0" 11



SECTION AT SUMP PIT 3/4" = 1'-0" 12



PLAN AT STAIRS 1/2" = 1'-0" 23



TYPICAL DEPRESSED SLAB NO SCALE 13

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
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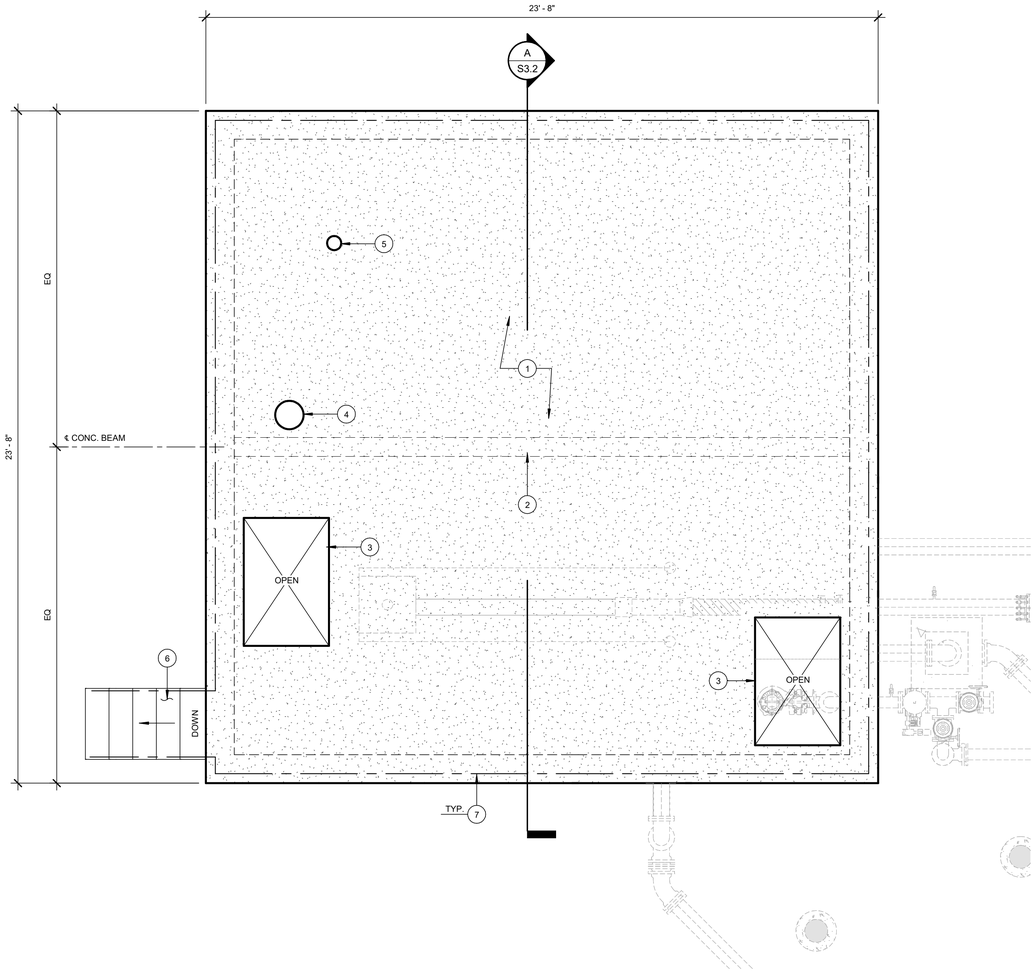
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
STRUCTURAL
SFAT PUMP SKID AND VAULT - STRUCTURAL DETAILS
9210 CARMEL VALLEY ROAD CARMEL, CA 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSION ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	**S2.2**

LANE PROJECT NO. 23311



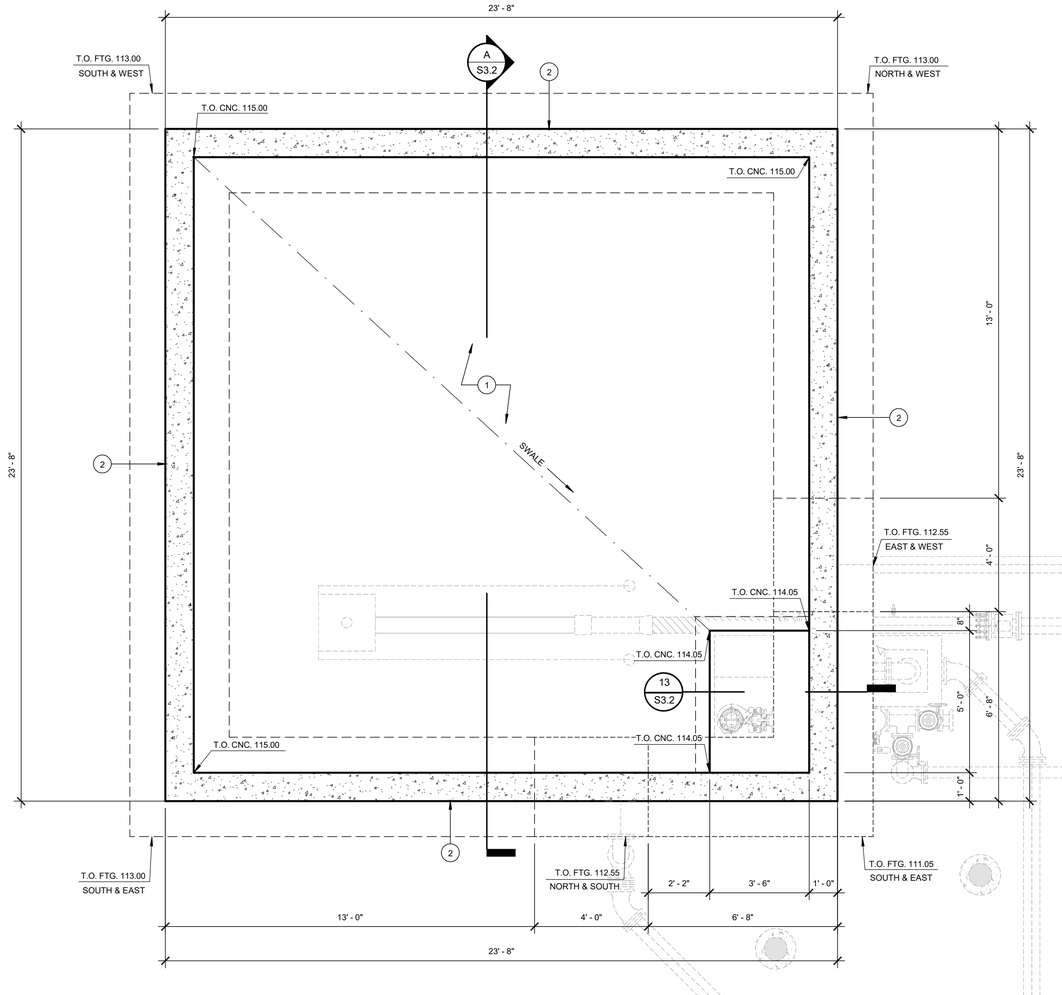
FLOOR PLAN

3/8" = 1'-0"

NORTH

CONSTRUCTION KEYNOTES

MARK	*DESCRIPTION*
1	8" THK. CONC. SLAB W/ ??
2	8" WD. x 12" DEEP CONC. BEAM W/ ??
3	FRAMED OPENING FOR ACCESS HATCH - SEE MECH. DWGS FOR LOCATION (VERIFY CLEAR OPENING REQUIREMENTS W/ ACCESS HATCH MANUF.)
4	12" DIA. OPENINING ROOF VENT PER MECH. DWGS. (VERIFY LOCATION AND CLEAR OPENING REQUIREMENTS W/ MECH. DWGS.)
5	LEVEL INDICATOR (VERIFY LOCATION AND CLEAR OPENING REQUIREMENTS W/ MECH. AND ELEC. DWGS.)
6	CONCRETE STAIRS PER DETAIL 33/S3.2
7	GUARD RAIL ATOP CONCRETE WALL PER DETAIL 32/S1.2



FOUNDATION PLAN

3/8" = 1'-0"

NORTH

CONSTRUCTION KEYNOTES

MARK	*DESCRIPTION*
1	6" THK. SLOPED CONCRETE SLAB W/ #4 AT 18" O.C. EA. WAY
2	12" THK. CONC. WALL W/ ??

CALIFORNIA AMERICAN WATER

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1		6	
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PROJECT ENG'R: J.A.

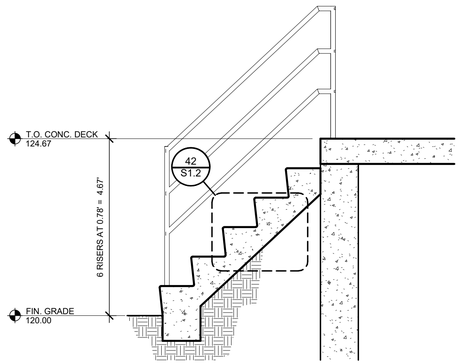
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

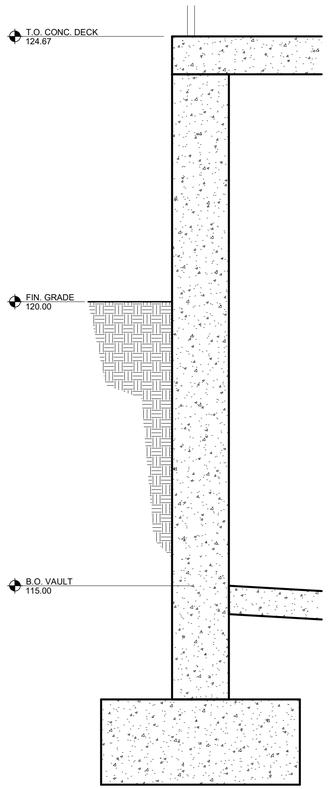
BIRP BACKWASH DESIGN
STRUCTURAL
SLUDGE HOLDING TANK - FLOOR AND FOUNDATION PLAN
9210 CARMEL VALLEY ROAD CARMEL, CA 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSION ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	**S3.1**

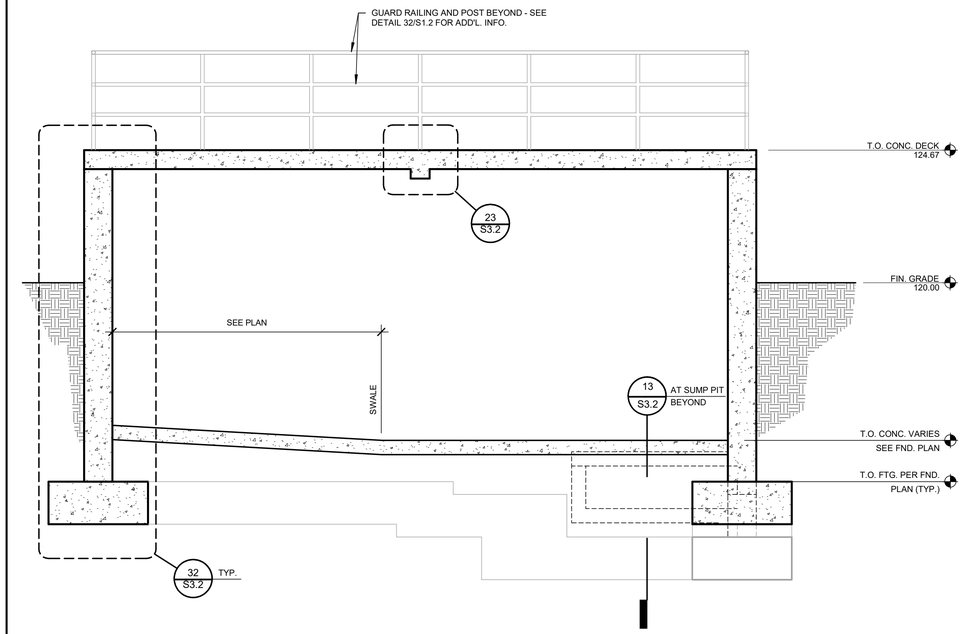
LANE PROJECT NO. 23311



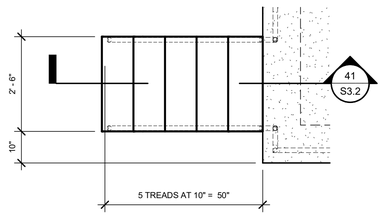
SECTION AT STAIRS 1/2" = 1'-0" 41



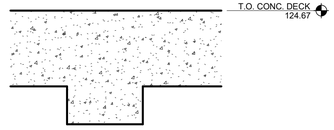
WALL SECTION 3/4" = 1'-0" 32



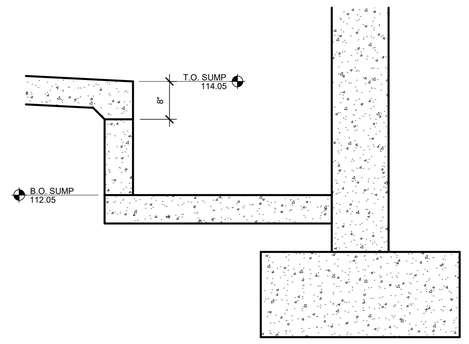
SECTION A
3/8" = 1'-0"



PLAN AT STAIRS 1/2" = 1'-0" 33



SECTION AT CONC. BEAM 1 1/2" = 1'-0" 23



SECTION AT SUMP PIT 3/4" = 1'-0" 13

CALIFORNIA AMERICAN WATER

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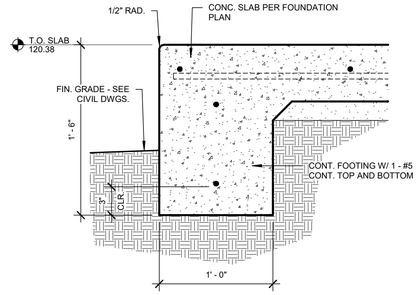
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

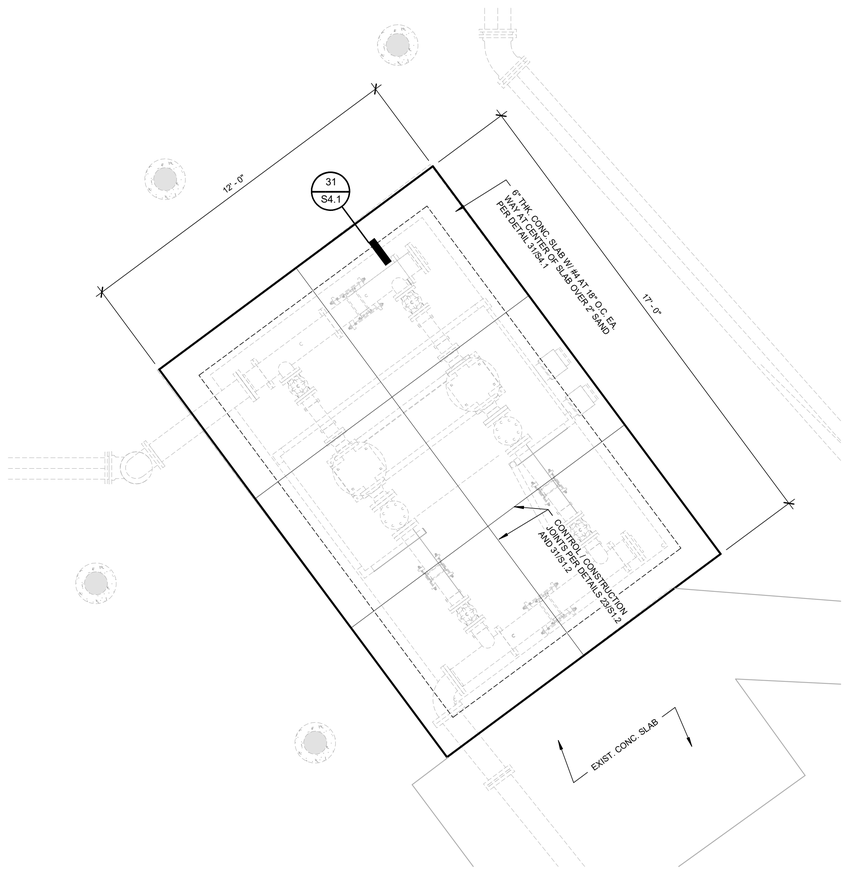
BIRP BACKWASH DESIGN
STRUCTURAL
SLUDGE HOLDING TANK - SECTION AND DETAILS
9210 CARMEL VALLEY ROAD CARMEL, CA 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSION ONLY SCALE AS NOTED
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LANE PROJECT NO. 23311



EDGE OF SLAB 1 1/2" = 1'-0" 31



FOUNDATION PLAN
3/8" = 1'-0"

NORTH

CALIFORNIA AMERICAN WATER

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3		3	
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PROJECT XXXXXX-XXXX

BIRP BACKWASH DESIGN
STRUCTURAL
DECANT PUMP STATION - FOUNDATION PLAN AND DETAILS
9210 CARMEL VALLEY ROAD CARMEL, CA 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSION ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% SUBMITTAL	**S4.1**

LANE PROJECT NO. 23311

MONTEREY DISTRICT
BEGONIA IRON REMOVAL PLANT
BACKWASH WASTE DESIGN
ELECTRICAL

GENERAL ELECTRICAL NOTES

1. ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (2020), FEDERAL, STATE (2022 CALIFORNIA ELECTRICAL CODE) AND LOCAL JURISDICTION CODES.

2. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO THE LATEST PUBLISHED NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION.

3. VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.

4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES CAUSED AS A RESULT OF HIS WORK. CALL 1-800-227-2600 FOR BLUE STAKES. IRRIGATION LINES LESS THAN 2" WILL NOT BE MARKED AND SHALL BE REPAIRED IN KIND BY THE CONTRACTOR.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.

6. PROPER PROTECTION OF THE CONSTRUCTION AREA FOR SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COVER ALL TRENCHES AT THE END OF EACH WORK DAY. BARRICADES SHALL BE INSTALLED AS DIRECTED BY THE OWNER OR THE PROJECT INSPECTOR. THE SITE AND ALL WORK SHALL CONFORM TO OSHA REQUIREMENTS.

7. ALL EXISTING LANDSCAPE, HARDSCAPE AND SPRINKLER SYSTEMS DAMAGED OR DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT BY THE CONTRACTOR SHALL BE REPLACED IN KIND.

8. CONTRACTOR SHALL PAY FOR PERMITS AND INSPECTIONS AS MAY BE REQUIRED AND PROVIDE A CERTIFICATE OF INSPECTION TO THE OWNER.

9. PROTECT ALL MATERIAL AND EQUIPMENT INSTALLED AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS OR ANY OTHER CAUSES. EQUIPMENT FOUND DAMAGED OR IN OTHER THAN NEW CONDITION WILL BE REJECTED AS DEFECTIVE. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT AND FOREIGN MATERIALS, AND LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.

10. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION.

11. IT IS THE OBLIGATION OF THE CONTRACTOR TO ORGANIZE HIS WORK SO THAT A COMPLETE ELECTRICAL, INSTRUMENTATION, AND/OR CONTROL SYSTEM FOR THE FACILITY WILL BE PROVIDED AND SUPPORTED BY ACCURATE SHOP AND RECORD DRAWINGS, AND ALL O & M MANUALS.

12. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.

13. PROVIDE RMC OR IMC FOR INDOOR AND OUTDOOR FOR ABOVE GROUND CONDUIT. WHERE METALLIC CONDUITS COME IN CONTACT WITH DIRT, THEY SHALL BE HALF LAP WRAPPED WITH SCOTCH 50 TAPE TO 12" AFG. FITTINGS SHALL BE STEEL, THREADED TYPE WITH INSULATED THROATS. SECURELY ATTACH ALL SURFACE MOUNTED CONDUIT EVERY 10 FEET AND WITHIN 3 FEET OF EACH JUNCTION BOX, PER NEC ARTICLE 344.30. USE PVC COATED RMC OR IN CORROSIVE ENVIRONMENTS. EMT IS NOT ALLOWED ON THIS PROJECT.

14. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.

15. ALL FEEDERS AND BRANCH CIRCUIT WIRE SHALL BE COPPER TYPE: XHHW-2 (75 DEGREE C). MINIMUM SIZE SHALL BE #12 AWG, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS. ALL WIRING SHALL BE IN CONDUIT.

16. A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR (BOND) SHALL BE INSTALLED WITHIN EACH RACEWAY PER NEC CODE.

17. WHEN A PANEL IS SUPPLIED BY A FEEDER OR BRANCH CIRCUIT, ANY INSTALLED GROUNDED CONDUCTOR SHALL NOT BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR (GEC) OR TO THE GROUNDING ELECTRODE(S) PER NEC ARTICLE 250.32(B).

18. BOND ALL ENCLOSURES PER NEC ARTICLE 250.96.

19. CONTRACTOR SHALL PLAN AND INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.

20. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, ETC. NECESSARY FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY NOTED ON THESE DRAWINGS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.

21. CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE ALL LABOR, MATERIAL, TRENCHING, CONDUIT, TRANSFORMER PAD AND OTHER REQUIRED EQUIPMENT PER UTILITY COMPANY PLANS AND SPECIFICATIONS NECESSARY FOR A COMPLETE UNDERGROUND CONDUIT SYSTEM FROM THE UTILITY POINT OF SERVICE TO THE UTILITY CO. TRANSFORMER AND FROM THE UTILITY CO. TRANSFORMER TO THE ELECTRICAL SERVICE ENTRANCE SECTION.

22. ALL TRENCHING, CONDUITS, ETC. SHALL BE ROUTED AND INSTALLED IN SUCH A MANNER THAT WILL NOT DAMAGE EXISTING FACILITIES. SHOULD DAMAGE OCCUR, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR DAMAGE TO THE SATISFACTION OF THE OWNER OR INSPECTOR.

23. ALL CONDUIT RUNS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE SURE THAT ALL CONDUIT, ETC. FALLS WITHIN THE CONSTRUCTION AREA/RIGHT OF WAY. (THIS INCLUDES MAINTAINING ALL REQUIRED CLEARANCES.)

24. WHEN CROSSING PATHWAYS OR SIDEWALKS, CONTRACTOR SHALL BORE UNDER EXISTING CONCRETE WALKS AND SAWCUT ASPHALT WALKS. ASPHALT WALKS SHALL BE REPLACED IN KIND.

25. CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR ACCEPTANCE OF THE PROJECT BY THE OWNER, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.

26. CONTRACTOR SHALL IDENTIFY SERVICE ENTRANCE SECTION MAIN SERVICE DISCONNECT(S) WITH 3/32-INCH THICK LAMINATED PHENOLIC TYPE NAMEPLATES WITH 1/4-INCH MINIMUM HEIGHT LETTERS. NAMEPLATE TO BE BLACK MATTE FINISH SURFACE WITH WHITE LETTER ENGRAVING. ATTACH NAMEPLATE TO THE OUTSIDE PANEL FACE WITH TWO STAINLESS STEEL SELF-TAPPING SCREWS. NAMEPLATE SHALL READ "SERVICE DISCONNECT" PER NEC ARTICLE 230.70(B).

27. ALL CIRCUITS SHALL BE LEGIBLY IDENTIFIED AT THE PANEL, JUNCTION BOXES AND AT ALL EQUIPMENT IN A PERMANENT MANNER (I.E. ETCHED PLATES, CONDUCTOR TAG, PERMANENT MARKER, ETC.). THE LABELING SHALL INCLUDE PANEL CIRCUIT NUMBER, "TO" AND "FROM" IDENTIFICATION, AND MARKED "SPARE" WHERE APPLICABLE.

28. CONTRACTOR SHALL TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDERS AND BRANCH CIRCUIT WIRING. CONTRACTOR SHALL INSURE LOW IMPEDANCE GROUND PATH SYSTEM.

29. CONTRACTOR SHALL PERFORM HIGH POTENTIAL (HIPOT) TESTING WHEN REQUIRED BY LOCAL JURISDICTION OR OWNER.

30. CONTRACTOR SHALL PROVIDE A GROUND-FAULT COORDINATION STUDY AND PERFORM RECOMMENDED SETTINGS ON OVERCURRENT PROTECTION DEVICES, AS NEEDED OR WHEN REQUIRED BY LOCAL JURISDICTION OR OWNER. PROVIDE LABELS ON EQUIPMENT INDICATING SETTINGS.

31. CONTRACTOR SHALL PROVIDE AN ARC-FLASH STUDY WHEN REQUIRED BY LOCAL JURISDICTION OR OWNER. PROVIDE ALL APPLICABLE LABELS ON EQUIPMENT AFTER STUDY IS COMPLETED.

32. ALL CONDUIT AND J-BOXES SHOWN SHALL BE CONCEALED WHEN POSSIBLE. WHEN NOT POSSIBLE, CONDUIT AND J-BOXES MAY BE SURFACE MOUNTED WITH PERMISSION OF THE OWNER OR OWNER'S REPRESENTATIVE.

33. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT CONNECTIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE ADDITIONAL FUSED DISCONNECT SWITCHES AND CONTROLS IF OVERCURRENT PROTECTION OR CONTROLS IS NOT INTEGRAL WITH UNITS.

34. ALL EQUIPMENT SHALL BE FUSE SIZED PER MANUFACTURES RECOMMENDATIONS AND U.L. APPROVAL.

35. ELECTRICAL DEVICES, DISCONNECT SWITCHES, ETC., SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATIONS.

36. FULL LOAD AMPS (FLA) SIZES, AS NOTED IN THESE DRAWINGS, ARE BASED ON SPECIFIED EQUIPMENT DATA. CONTRACTOR SHALL VERIFY NAMEPLATE FLA OF EQUIPMENT SUPPLIED AND COORDINATE ACCORDINGLY PER EQUIPMENT SUPPLIERS RECOMMENDATIONS.

37. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE NEMA-3R OR NEMA-4 ENCLOSURES.

38. CONDUITS OR RACEWAYS ROUTED FROM INDOORS TO OUTDOORS OR AS DESCRIBED IN NEC 300.7(A), SHALL BE SEALED WITH A PLIABLE SEALING COMPOUND AT A CONDUIT BODY OR AT A JUNCTION BOX BEFORE THE CONDUIT ENTERS THE COLDER ENVIRONMENT.

39. CONDUITS OR RACEWAYS INSTALLED IN AREAS WHERE ELEVATION CHANGES MAY CAUSE WATER OR MOISTURE TO ENTER THE ELECTRICAL EQUIPMENT THROUGH THE CONDUIT SHALL BE SEALED WITH A HERMETIC CONDUIT SEAL AT BOTH ENDS OF THE CONDUIT OR RACEWAY.

40. INSTALL FIRE SEALS IN ALL CONDUITS PENETRATING THE FIRE WALL TO MAINTAIN THE FIRE RESISTANCE RATING OF THE WALL, AS REQUIRED BY NEC 300.21.

41. ALL POLE LIGHTS SHALL BE PROVIDED WITH A TWO POLE FUSE HOLDER BUSSMANN #HEX OR A SINGLE POLE FUSE HOLDER BUSSMANN #HEB OR EQUAL FOR INLINE FUSING, PROVIDE 5A FUSING IN FUSEHOLDER.

42. PRIOR TO POURING THE POLE BASES OR COVERING ANY ELECTRICAL CONDUITS, CONTACT THE INSPECTION DEPARTMENT 24 HOURS IN ADVANCE FOR APPROVAL.

43. MATERIALS SHALL BE NEW AND OF THE BEST QUALITY WITH MANUFACTURER'S NAME PRINTED THEREON. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UNDERWRITER'S LABORATORY OR OTHER APPLICABLE STANDARDS AND RATED FOR HEAVY DUTY SERVICE.

44. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. ALL 15 AND 20 AMP, 125 AND 250 VOLT, NONLOCKING RECEPTACLES INSTALLED OUTDOORS SHALL BE LISTED WEATHER-RESISTANT TYPE. ALL WEATHERPROOF WHILE IN-USE RECEPTACLE COVERS SHALL BE METAL.

45. SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS. THE USE OF MANUFACTURER'S NAME, MODEL, AND NUMBER IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, USEFULNESS AND BID PRICE. CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL (PRIOR TO ORDERING MATERIALS) COPIES OF EQUIPMENT SHOP DRAWINGS AS FOLLOWS: 1) LIGHT FIXTURES, 2) POLES, 3) POLE BASES, 4) SERVICE ENTRANCE SECTION, 5) ELECTRICAL EQUIPMENT, 6) DISCONNECT SWITCHES, 7) TIME CLOCKS AND OTHER CONTROLS, 8) LIGHTING CONTACTORS AND 9) PULL BOXES. AT THE TIME OF EACH SUBMITTAL, THE CONTRACTOR SHALL DEFINE AND DELINEATE IN WRITING ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. THE REVIEW WILL BE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK AND FOR COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. THE REVIEW OF A SPECIFIED ITEM, AS SUCH, WILL NOT INDICATE REVIEW OF THE ASSEMBLY IN WHICH THE ITEM FUNCTIONS. REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SUBMITTALS NOR FROM HIS RESPONSIBILITY FOR COMPLYING WITH THE CONTRACT DOCUMENTS.

46. THE SUBMITTALS SHALL BE NEATLY GROUPED AND ORGANIZED. PERTINENT INFORMATION SHALL BE HIGHLIGHTED, AND THE SPECIFIC PRODUCT SHALL BE IDENTIFIED. ALL SUBMITTALS SHALL BE COMPLETE, AND PRESENTED IN ONE PACKAGE. THE SUBMITTAL SHALL INCLUDE A COMPLETE LIST OF THE EQUIPMENT AND MATERIALS, INCLUDING THE MANUFACTURER'S NAME, PRODUCT SPECIFICATION, DESCRIPTIVE DATA, TECHNICAL LITERATURE, PERFORMANCE CHARTS, CATALOG CUTS, INSTALLATION INSTRUCTIONS, AND SPARE PART RECOMMENDATIONS FOR EACH DIFFERENT ITEM OF THE EQUIPMENT SPECIFIED.

47. ALL SPORTS LIGHTING FIXTURES SHALL BE EQUIPPED WITH AN EXTERNAL GLARE SHIELD.

48. ALL FIXTURES AND CROSS ARMS SHALL BE MANUFACTURED AND FACTORY AIMED BY A SINGLE MANUFACTURER.

ELECTRICAL ENGINEER

WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, AZ 85225
PHONE: (480) 497-5829
CONTACT: JACOB BIELEFELDT
EMAIL: JBIELEFELDT@WRIGHTENGINEERING.US

WRIGHT engineering corporation
ELECTRICAL ENGINEERING & LIGHTING DESIGN
165 E CHILTON DR, CHANDLER, AZ 85225
P: 480.497.5829 | wrightengineering.us

Project Number: 25059

Underground Service Alert of Southern California
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
1		1	
2		2	
3		3	
4		4	
5		5	

VALENTINE
Environmental Engineers, LLC
200 Clock Tower Place Building B, Suite B200
Carmel, CA 93923
Phone: (831) 200 - 9093
Website: http://www.valentineengineers.com

W. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
WADE T. WILLIAMS
PRELIMINARY
NOT FOR CONSTRUCTION
No. 35943
Exp. 9/30/27
ELECTRICAL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER
NO. C 35943 DATE: -/-/-

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PLACE BUILDING B
SUITE B200, CARMEL, CA 93923

CALIFORNIA AMERICAN WATER

DRAWN BY C. KASTER
PROJECT ENG'R J. BIELEFELDT

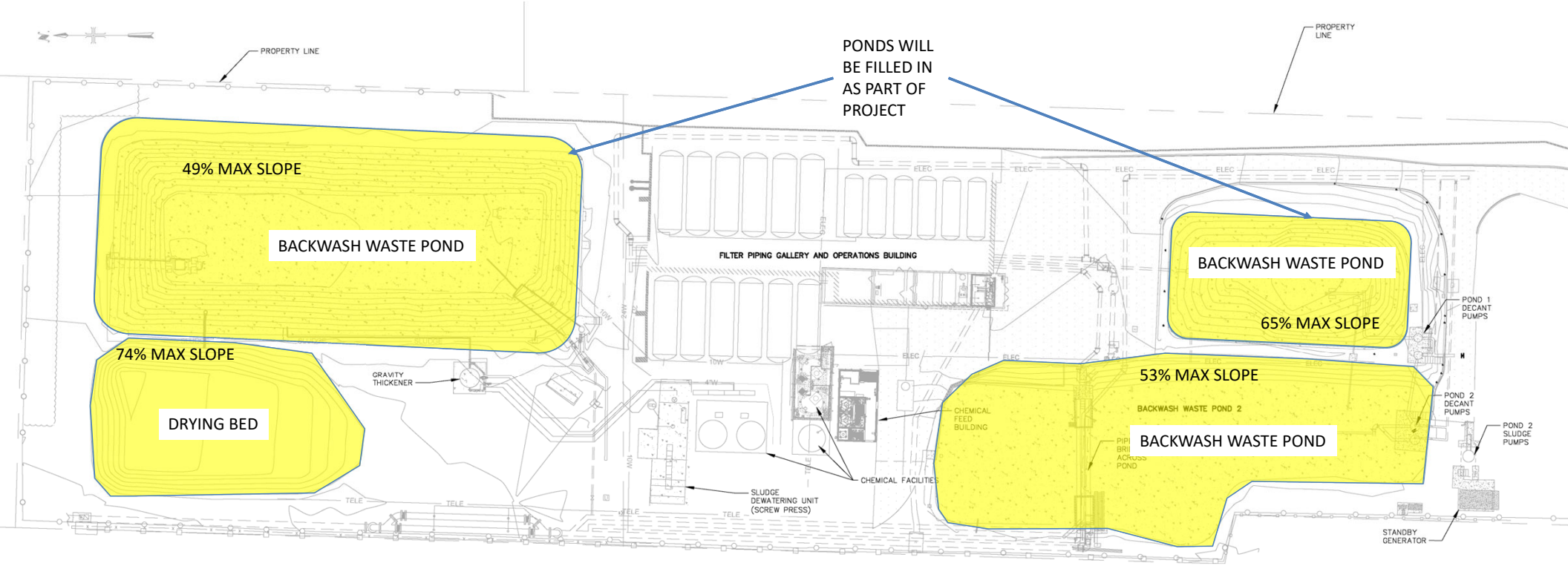
DATE OCTOBER 2025

PROJECT XXXXXX-XXXX

BIRP BACKWASH SYSTEM DESIGN
ELECTRICAL
COVER SHEET
9210 CARMEL VALLEY ROAD CARMEL CA, 93923

CALIFORNIA AMERICAN WATER CO.	COASTAL DIVISION	USE DIMENSIONS ONLY SCALE NONE
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	PRELIMINARY	XXXXXX-XXXX-E1.1

E1.1.DWG



Slope Plan – Begonia Iron Removal Plant

MEMORANDUM

To:	Jade Mason (Project Planner) Monterey County
From:	Samantha Terrell, PE Teresa Valentine, PE Valentine Environmental Engineers, LLC
RE:	PLN250272 BIRP Backwash – Stream Setback
Date:	November 5, 2025

This memorandum is in response to the application checklist, which states the following.

X	**Stream Setback Plan / Floodplain Report** – a stream setback plan, with cross-sections, preparedby a licensed land surveyor or civil engineer, showing that the proposed development is setback at least 200 feet from the watercourse "top of the bank", as defined in Monterey County CodeChapter 16.16. If the setback requirement cannot be met, the applicant shall submit a report, withsupporting data and calculations, prepared by a licensed geologist or civil engineer, certifyingthat the development is compliant with Monterey County Code Chapter 16.16. If the project iswithin the Carmel Valley River floodplain, it shall also include information necessary todemonstrate consistency with the regulations for land use in the Carmel Valley Flood Plain, Monterey County Code section 21.64.130. The report shall information necessary to demonstrate: •The proposed development will not significantly reduce the capacity of existing rivers or watercourses or otherwise adversely affect any other properties by increasing streamvelocities or depths, or diverting the flow; •The proposed new development will be safe from flow related erosion and will not cause flow related erosion hazards or otherwise aggravate flow related erosion hazards; and •If the channel is proposed to be altered, that the flood carrying capacity of the altered or relocated portion of the river or watercourse is maintained **Required:** within the riparian corridor, within two 200 feet of the river bank, or within a floodplain.

The "Rivers and Waterbodies" County GIS layer was reviewed, which is assumed to represent approximate top of bank Carmel River limits. As shown within the attached figure, the proposed project is located between 370 and 500 feet from the top of the river bank of the Carmel River, but is located within the 100-year floodplain of the Carmel River. The proposed development consists of the installation of above ground water storage tanks and associated water infrastructure, consistent with existing operations of the proposed project site. The proposed development will not reduce the capacity of existing rivers or watercourses or otherwise adversely affect any other

properties by increasing stream velocities or depths, or diverting flow. Additionally, the proposed development will be safe from flow related erosion and will not cause flow related erosion hazards or otherwise aggravate flow related erosion hazards. The proposed project has been designed so that all structures and utilities shall be located and constructed so as to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood waters.

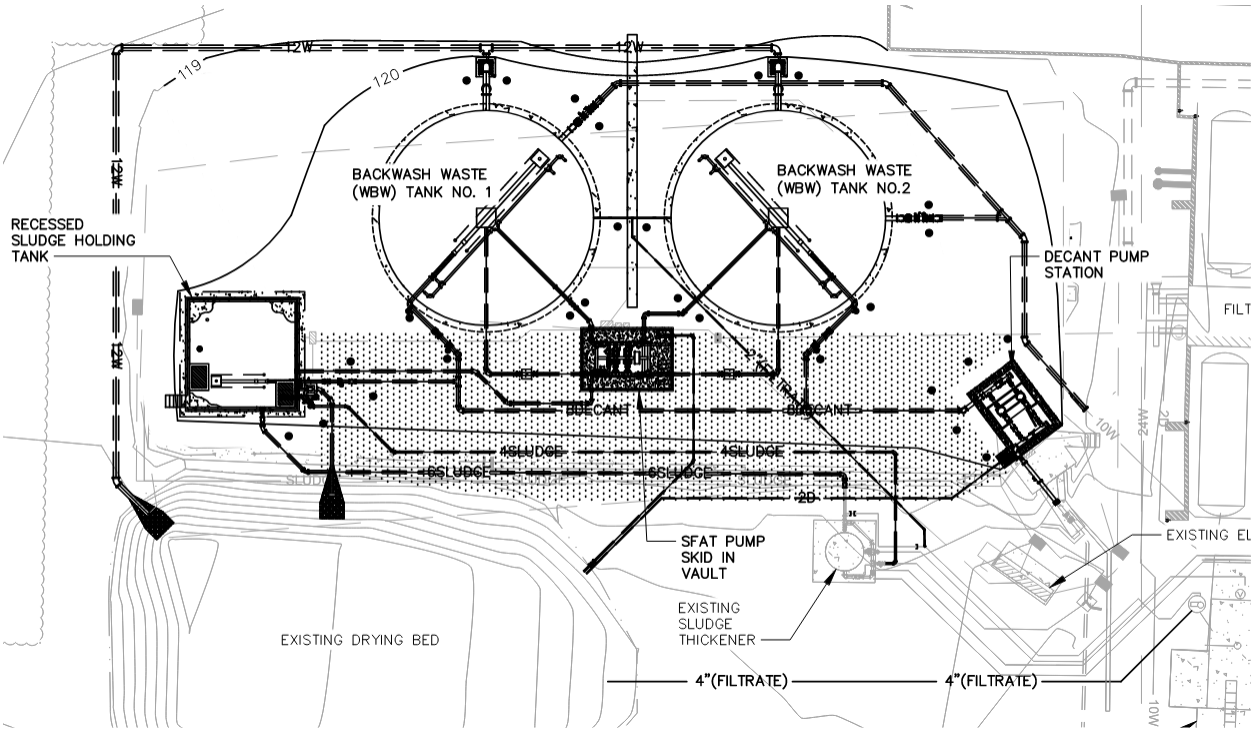


N

Distances from Carmel River
a > 370 feet
b > 500 feet

Construction Management Plan

BIRP Backwash System Project



Project Location: 9210 Carmel Valley Road, Carmel Ca 93923

Prepared By Sean Summers

Construction Management Plan

Project Description

Project scope of work includes equipping the Begonia Iron Removal Plant (BIRP) with an enclosed tank backwash waste system to replace the existing backwash waste pond system. The project will involve removing/filling two of the existing ponds and adding two new backwash waste storage tanks, a sludge holding tank and installing decanting equipment and decant pump station, sludge fluidizing and transfer equipment in a concrete vault and piping to facilitate the backwash waste operations. The Owner for this project is California American Water (CalAm).

Site Management

Covenant Technical Solutions (CTS) will be the onsite contractor responsible for the construction of the new facilities, including direct construction, material procurement, and oversite of specialized subcontractors. CTS will have onsite supervision throughout the project period, and will coordinate all activities with CalAm to minimize operational and public disruptions.

In order to minimize project timeframe and public inconvenience, the project Team will execute early out packages for long lead time items, allowing for a more condensed construction schedule.

Key Personnel:

Personnel	Company	Contact	Email
Owner Representative- Scott Ottmar	California American Water	831-737-5505	Scott.ottmar@amwater.com
Engineer of Record- Teresa Valentine, P.E.	Valentine Engineers	480-283-8991	tvalentine@valentineengineers.com
VP Operations/Project Manager- Sean Summers	Covenant Technical Solutions, Inc.	415-350-3219	ssummers@covenanttechnical.com
Superintendent- Francisco Rodriguez	Covenant Technical Solutions, Inc.	702-217-4615	frodriguez@covenanttechnical.com
Foreman- Danny Andrade	Covenant Technical Solutions, Inc.	831-676-1475	dandrade@covenanttechnical.com

Construction Management Plan

Project Operations

Excavations	Backfill and Compaction
On and offsite material hauling	Setting/Maintaining BMP's
Aerial Lifting heavy Equipment	Concrete Placement
Pipe positioning	Cutting and Grinding
Minor Traffic Control	Working Around Existing Utilities
Shoring	Electrical
Lockout/tag out	Pressure Testing

Anticipated Project Equipment

Equipment	**Activity**
305 Excavator	Trenching, Pipe Installation, misc site work
325 Excavator	Settling Pond Earthwork, Structure Excavation
D6 Dozer	Settling Pond Earthwork
CP44 Compactor	Settling Pond Earthwork
420 Backhoe	Pipe Install, above grade equipment install
Foreman Trucks (2500 Diesel)	All Activities

Note: All equipment utilized onsite will be Tier 4 emissions compliant

Anticipated Vehicle/ Truck Trips per day:

During the course of construction, standard vehicle trips per day will be minimized to approximately 2 foreman truck trips (2500 Diesel) and onsite equipment use, with 2 ten-wheeler trucks hauling material for trench/excavation activities once per week. Trenching and excavation for structure activities are anticipated for roughly 3 months of the schedule.
Outside of the trenching activities minimal ten-wheeler truck trips are anticipated, with work confined to the project site.
During earthwork operations for backfilling of existing ponds, approximately 12 ten-wheeler trucks will be used per day to import 4,125CY of structural backfill material. This would be performed over roughly 12 days of work for filling of pond 1 and 3 in.

Construction Management Plan

Site Work Hours:

Monday through Friday, 8am-5pm

Anticipated Project Schedule

Please see attached overview schedule for the project in Exhibit D. Start of Construction is anticipated in January of 2026, with Completion in April of 2027.

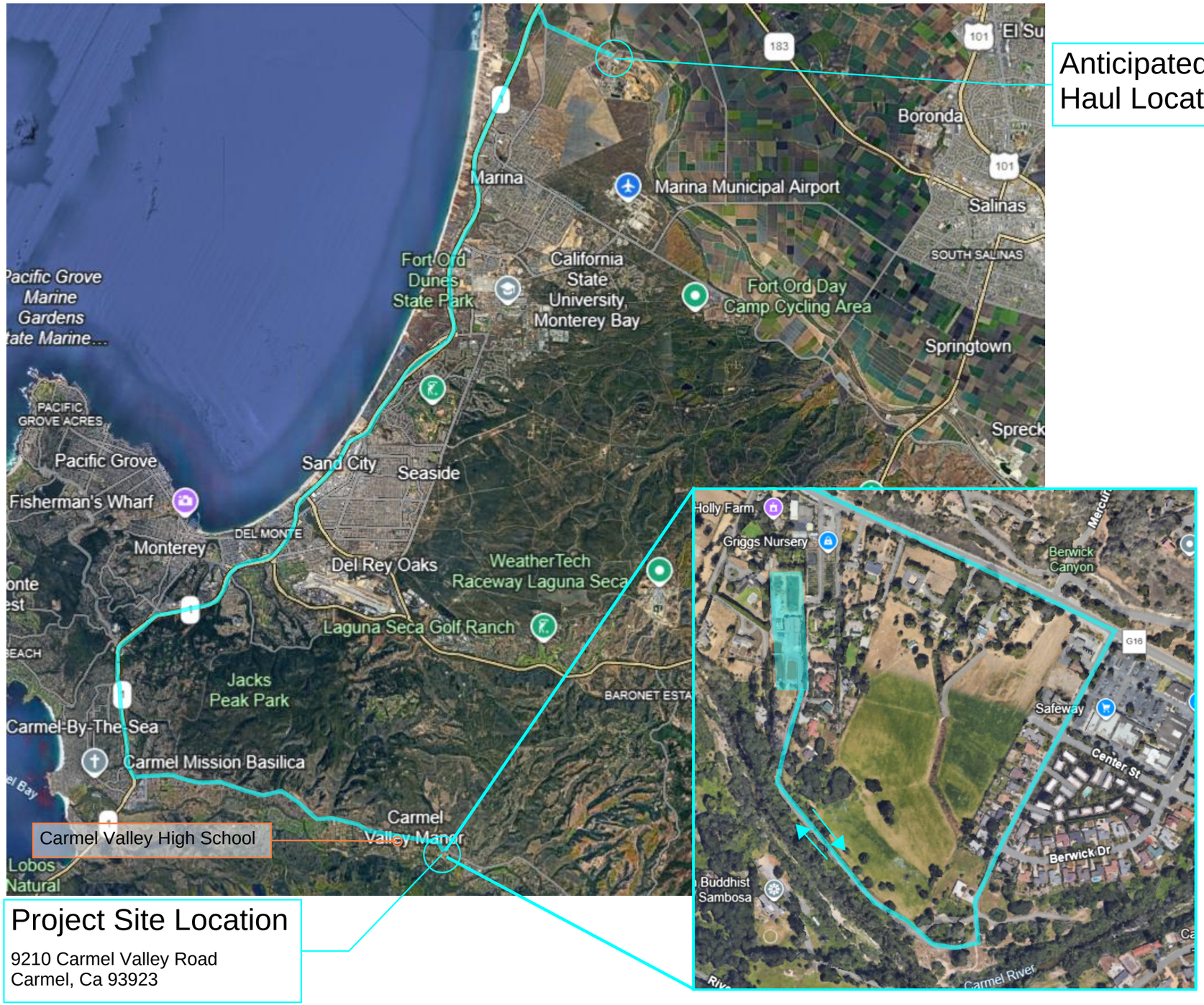
Site Details

Please see attached Exhibits for Location Map (Exhibit A), Haul Route and Sensitive Receptors (Exhibit B), and project stockpiles and parking (Exhibit C).

Exhibit A
Project Location Map



Exhibit B
Haul Route and Sensitive Receptors



Project Site Location

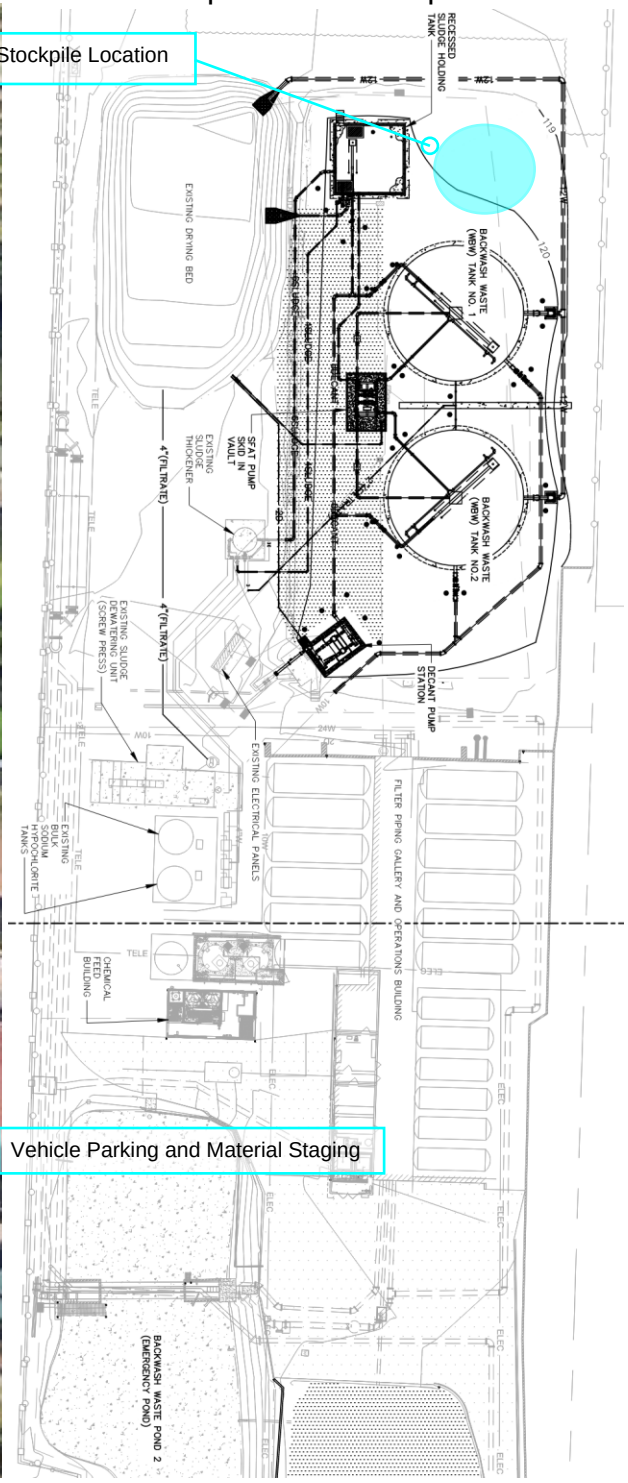
9210 Carmel Valley Road
Carmel, Ca 93923

Exhibit C
Parking and Stockpile Locations

Existing Condition Map



Improvements Map



ID		Task Name
1		
2		**Design/Preconstruction**
3		**Mobilization**
4		**Temporary Faciltiy Install**
5		**Civil, Underground, and Structures**
6		**Tanks an Above Grade Piping**
7		**Electrical**
8		**Commisioning and Tie ins**
9		**Restoration**

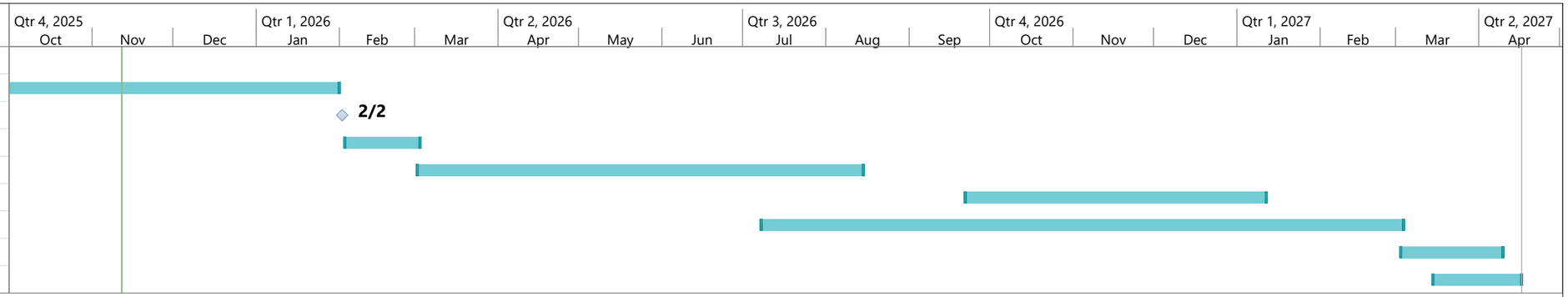


Exhibit D
High Level Project Schedule

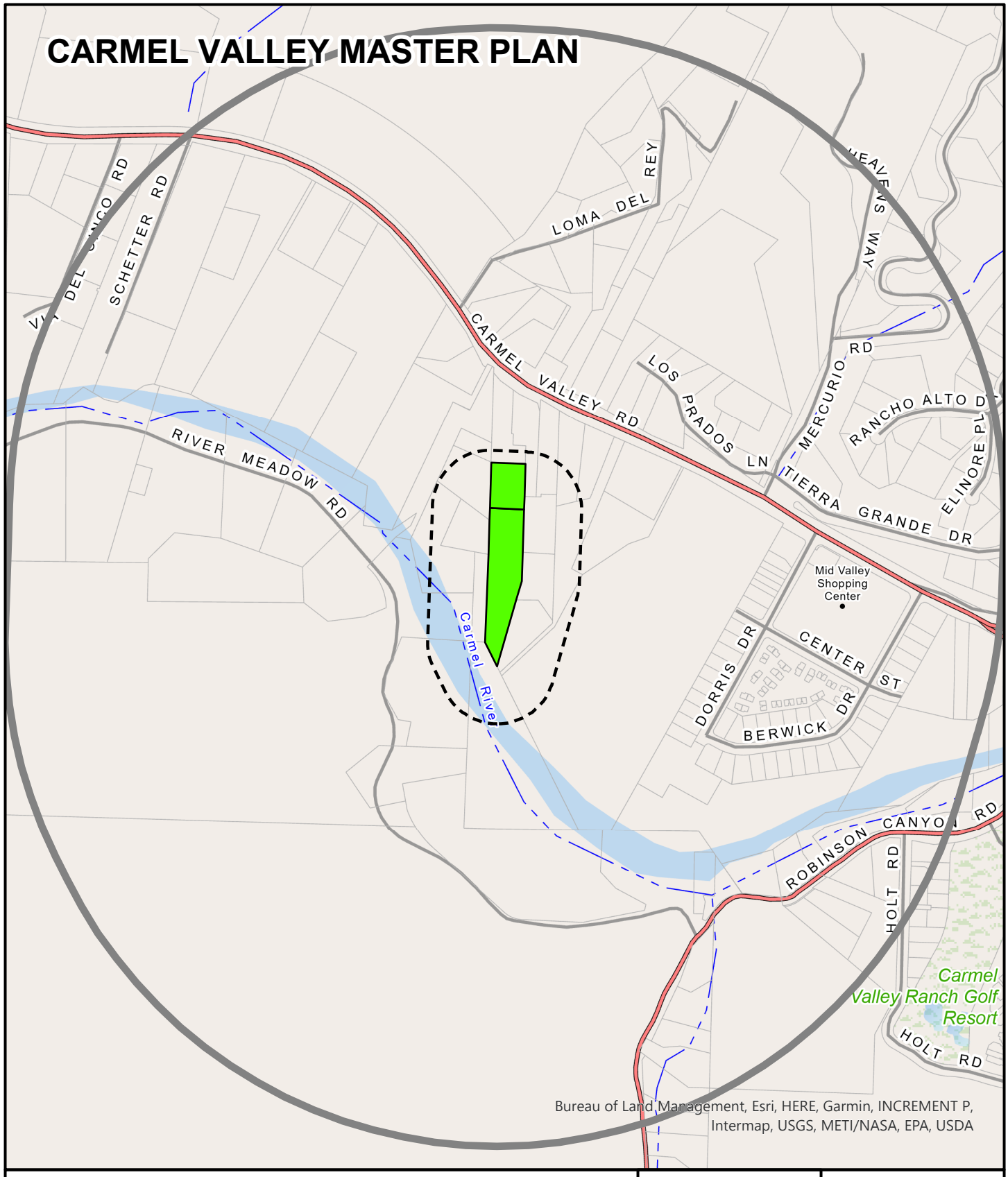
Project: High Level Schedule
Date: Wed 11/12/25

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

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Exhibit B

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APPLICANT: CALIFORNIA-AMERICAN WATER CO

APN: 169141016000,169141023000 **FILE #** PLN250272

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit C

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MINUTES
Carmel Valley Land Use Advisory Committee
March 16, 2026

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

2. Roll Call

Members Present:
Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson

Members Absent:
John Heyl: Chris Stewart

3. Approval of Minutes:

A. February 17, 2026 minutes

Motion: Eric Jaconson (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson

Noes:

Absent: John Heyl; Chris Stweart

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.

5. Scheduled Items

PLN240105-DEP – CARMEL RIO ROAD
PLN250272 – CALIFORNIA-AMERICAN WATER CO.

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 6:22 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 RIO ROAD LLC
File Number: PLN240105-DEP
Project Location: 26500 Val Verde Dr, Carmel, CA 93923
Assessor's Parcel Number(s): 015-021-004-000, 015-021-015, 015-021-020-000, 015-021-021-000, and 015-021-049-000
Project Planner: Joseph Alameda
Area Plan: Carmel Valley Master Plan

Randy Landury & DanHaldman

Was a County Staff/Representative present at meeting? Joe Alderman **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Margart Robbins	X		Concerned about Flooding
Pat Ward	X		Traffif concernes
Paola Bertran		X	Few native plants & general landscaping
Eric Sands		X	Too dense

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)

Janet Brennan		Possible flood problem since it in flood plane
Charles Franklin		Transportation problems eith increased traffic

ADDITIONAL LUAC COMMENTS

Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

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

___ Support Project as proposed

___ Support Project with changes

X Continue the Item

Reason for Continuance: DENY: Possible flooding problems

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jacobson

Noes: _____

Absent: John Heyl: Chris Stewart

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: Carmel Valley

2.

Project Name: CALIFORNIA-AMERICAN WATER CO
File Number: PLN250272
Project Location: 9210 Carmel Valley Road, Carmel, CA 93923
Assessor's Parcel Number(s): 169-141-016-000 & 169-141-023-000
Project Planner: Jade Mason
Area Plan: Carmel Valley Master Plan
Project Description: Combined Development Permit consisting of a: 1) Design Approval for the construction of two (2) backwash waste tanks with the capacity of 195,000 gallons each; 2) Use Permit to exceed the required height of 15 feet established by the district; and 3) Use Permit to allow development in the Carmel Valley floodplain.

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

(Please include the names of the those present)

_____

_____

_____

_____

Was a County Staff/Representative present at meeting? _____ (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: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

____ Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

Exhibit D

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SLUDGE THICKENING TANK







Exhibit E

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MEMORANDUM

To:	Jade Mason (Project Planner) Monterey County
From:	Samantha Terrell, PE Teresa Valentine, PE; CA PE #83580 Valentine Environmental Engineers, LLC
RE:	PLN250272 BIRP Backwash – Stream Setback
Date:	April 2, 2026

This memorandum is in response to the application checklist, which states the following.

X	**Stream Setback Plan / Floodplain Report** – a stream setback plan, with cross-sections, preparedby a licensed land surveyor or civil engineer, showing that the proposed development is setback at least 200 feet from the watercourse "top of the bank", as defined in Monterey County CodeChapter 16.16. If the setback requirement cannot be met, the applicant shall submit a report, withsupporting data and calculations, prepared by a licensed geologist or civil engineer, certifyingthat the development is compliant with Monterey County Code Chapter 16.16. If the project iswithin the Carmel Valley River floodplain, it shall also include information necessary todemonstrate consistency with the regulations for land use in the Carmel Valley Flood Plain, Monterey County Code section 21.64.130. The report shall information necessary to demonstrate: •The proposed development will not significantly reduce the capacity of existing rivers or watercourses or otherwise adversely affect any other properties by increasing streamvelocities or depths, or diverting the flow; •The proposed new development will be safe from flow related erosion and will not cause flow related erosion hazards or otherwise aggravate flow related erosion hazards; and •If the channel is proposed to be altered, that the flood carrying capacity of the altered or relocated portion of the river or watercourse is maintained **Required:** within the riparian corridor, within two 200 feet of the river bank, or within a floodplain.

The "Rivers and Waterbodies" County GIS layer was reviewed, which is assumed to represent approximate top of bank Carmel River limits. As shown within the attached figure, the proposed project is located between 370 and 500 feet from the top of the river bank of the Carmel River, but is located within the 100-year floodplain of the Carmel River. The proposed development consists of the installation of above ground water storage tanks and associated water infrastructure, consistent with existing operations of the proposed project site. The proposed development will not reduce the capacity of existing rivers or watercourses or otherwise adversely affect any other

properties by increasing stream velocities or depths, or diverting flow. Additionally, the proposed development will be safe from flow related erosion and will not cause flow related erosion hazards or otherwise aggravate flow related erosion hazards. The proposed project has been designed so that all structures and utilities shall be located and constructed so as to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood waters.

The proposed project has also been designed to meet the standards of Monterey County Code Title 16 Section 16.16.050.C. More specifically, the design of the proposed infrastructure (including tanks as well as the sludge fluidization and transfer (SFAT) vault) on site is floodproofed so that the structures are watertight with walls substantially impermeable to the passage of water to a minimum of one (1) foot above the base flood elevation. Additionally, the project design includes structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.



N

Distances from Carmel River
a > 370 feet
b > 500 feet

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Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN230348 - BRIGGS MARIZE H TR

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of one single family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026.

Project Location: 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of one single family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE0026.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Michelle Briggs
Property Owner: Marize H Briggs Tr
APN: 151-041-030-000
Parcel Size: 24.28 AC
Zoning: Resource Conservation (RC/10-VS), maximum gross density of 1 unit per 10 acres, Visual Sensitivity Overlay
Plan Area: Toro Area Plan
Flagged and Staked: N/A
Project Planner: Kyle Benalcazar, Assistant Planner
benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 376 Corral de Tierra Rd Unit 2, within the Toro Area Plan. On December 8, 2023, the Applicant/Owners submitted an application seeking to use one of their existing single-family dwelling as a Commercial Vacation Rental. The site is developed with five single-family dwellings, a barn, two tool sheds, a carport, and a covered hay barn (Exhibit A.2). The site contains a

small creek that runs through the front portion of the property. The proposed commercial vacation rental is within the single-family dwelling unit known as Unit #2, and is 1,483 square feet, has three bedrooms, two bathrooms, a kitchen, and living room. The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The remaining structures are not included within this application and will continue to be occupied with the existing owners and/or long-term renters. The site has existing addressing to identify each of the structures upon arrival.

The property is served by a private well, which has been verified by the County of Monterey Environmental Health Bureau (EHB) to satisfy the bacteriological and acute inorganic primary drinking water standards, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this after-the-fact use permit would allow the establishment of the 5th permitted vacation rental in the Toro Land Use Plan out of a maximum of 173 use permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.d.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Toro Area Plan (TAP), County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Zoning Ordinance (Title 21).

Land Use

The parcel is zoned Resource Conservation (RC/10-VS), maximum gross density of 1 unit per 10 acres with a Visual Sensitivity Overlay, or "RC/10-VS". Title 21 Section 21.36.050.JJ allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The parcel is located on Corral De Tierra Road, a Scenic Highway Corridor, and is in a visually sensitive area of the Toro Area Plan. However, the project also does not propose any physical changes that would have any potential to impact scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The parcel contains a creek from the northwest edge to the southeast edge towards the front of the parcel. Access to the creek will not be available to the guests of the commercial vacation rental. The Applicant/Owner states the creek is dry most of the year, and there is dense tree and brush vegetation, including dense poison oak, along the creek behind Unit 2 to prevent guest access. The parcel contains a bridge with attached fencing to cross over the creek, and the bridge contains low and slow speed limit signage.

The property complies with Title 21, Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within a 10-minute drive from the Monterey County Regional Fire Station 3 and a 20-minute drive from Salinas Valley Health Medical Center, which provides

24-hour emergency medical and fire response services. County Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door (**Exhibit A)**.

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes adequate parking spaces (three guest parking spaces), which exceeds the minimum requirements. The parking will be located immediately outside and in front of the single-family dwelling unit. The carport located across from the single-family dwelling will not be used for commercial vacation rental parking, as the guests do not have access to the carport, and the carport is used for equipment and storage purposes.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Michelle Briggs, who will reside at 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908, on a separate single-family dwelling unit located on site. Ms. Briggs' contact information will be provided to the guests of the property, and Ms. Briggs will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Ms. Briggs' contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of seven overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 Section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise

Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 Section 21.74.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Access
The property is accessed through Corral de Tierra Road, a County owned and maintained public road, and therefore is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County.

Violations
On November 13, 2023, an inquiry letter from HCD-Code Compliance was sent to the property owner stating that the property may possibly be in violation with Monterey County Code through the operation of a non-permitted vacation rental and that immediate action shall be taken to bring the property into compliance. On December 8, 2023, the applicant submitted a request for an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer and abate Code Enforcement Violation No. 23CE00379 to bring their property into compliance with the Monterey County Code. The Commercial Vacation Rental for the inland area of the County of Monterey was in effective on October 14, 2024. The applicant failed to diligently pursue compliance with Commercial Vacation Rental permitting. On January 15, 2026, an administrative citation from HCD-Code Compliance was issued pursuant to an inspection conducted on January 14, 2026 which identified the unpermitted short-term rental use of residence. On February 13, 2026, the applicant submitted the remaining application materials to continue the permitting process to abate Code Enforcement Violation No. 26CE00026 to bring their property into compliance with the Monterey County Code. With the approval of this permit, the violations would be fully abated and would and bring the subject property into compliance.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.”

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the

Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Toro Land Use Plan. It would be the 5th Commercial Vacation Rental in the Toro Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning
HCD-Environmental Health Bureau

Prepared by: Kyle Benalcazar, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Marize H. Briggs Tr, Property Owners; Michelle Briggs, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN230348

Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN230348 - BRIGGS MARIZE H TR

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of one single family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026.

Project Location: 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of one single family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE0026.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Michelle Briggs
Property Owner: Marize H Briggs Tr
APN: 151-041-030-000
Parcel Size: 24.28 AC
Zoning: Resource Conservation (RC/10-VS), maximum gross density of 1 unit per 10 acres, Visual Sensitivity Overlay
Plan Area: Toro Area Plan
Flagged and Staked: N/A
Project Planner: Kyle Benalcazar, Assistant Planner
benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 376 Corral de Tierra Rd Unit 2, within the Toro Area Plan. On December 8, 2023, the Applicant/Owners submitted an application seeking to use one of their existing single-family dwelling as a Commercial Vacation Rental. The site is developed with five single-family dwellings, a barn, two tool sheds, a carport, and a covered hay barn (Exhibit A.2). The site contains a

small creek that runs through the front portion of the property. The proposed commercial vacation rental is within the single-family dwelling unit known as Unit #2, and is 1,483 square feet, has three bedrooms, two bathrooms, a kitchen, and living room. The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The remaining structures are not included within this application and will continue to be occupied with the existing owners and/or long-term renters. The site has existing addressing to identify each of the structures upon arrival.

The property is served by a private well, which has been verified by the County of Monterey Environmental Health Bureau (EHB) to satisfy the bacteriological and acute inorganic primary drinking water standards, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this after-the-fact use permit would allow the establishment of the 5th permitted vacation rental in the Toro Land Use Plan out of a maximum of 173 use permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.d.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Toro Area Plan (TAP), County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Zoning Ordinance (Title 21).

Land Use

The parcel is zoned Resource Conservation (RC/10-VS), maximum gross density of 1 unit per 10 acres with a Visual Sensitivity Overlay, or "RC/10-VS". Title 21 Section 21.36.050.JJ allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The parcel is located on Corral De Tierra Road, a Scenic Highway Corridor, and is in a visually sensitive area of the Toro Area Plan. However, the project also does not propose any physical changes that would have any potential to impact scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The parcel contains a creek from the northwest edge to the southeast edge towards the front of the parcel. Access to the creek will not be available to the guests of the commercial vacation rental. The Applicant/Owner states the creek is dry most of the year, and there is dense tree and brush vegetation, including dense poison oak, along the creek behind Unit 2 to prevent guest access. The parcel contains a bridge with attached fencing to cross over the creek, and the bridge contains low and slow speed limit signage.

The property complies with Title 21, Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within a 10-minute drive from the Monterey County Regional Fire Station 3 and a 20-minute drive from Salinas Valley Health Medical Center, which provides

24-hour emergency medical and fire response services. County Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door (**Exhibit A)**.

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The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Michelle Briggs, who will reside at 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908, on a separate single-family dwelling unit located on site. Ms. Briggs' contact information will be provided to the guests of the property, and Ms. Briggs will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Ms. Briggs' contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of seven overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 Section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise

Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 Section 21.74.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Access
The property is accessed through Corral de Tierra Road, a County owned and maintained public road, and therefore is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County.

Violations
On November 13, 2023, an inquiry letter from HCD-Code Compliance was sent to the property owner stating that the property may possibly be in violation with Monterey County Code through the operation of a non-permitted vacation rental and that immediate action shall be taken to bring the property into compliance. On December 8, 2023, the applicant submitted a request for an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer and abate Code Enforcement Violation No. 23CE00379 to bring their property into compliance with the Monterey County Code. The Commercial Vacation Rental for the inland area of the County of Monterey was in effective on October 14, 2024. The applicant failed to diligently pursue compliance with Commercial Vacation Rental permitting. On January 15, 2026, an administrative citation from HCD-Code Compliance was issued pursuant to an inspection conducted on January 14, 2026 which identified the unpermitted short-term rental use of residence. On February 13, 2026, the applicant submitted the remaining application materials to continue the permitting process to abate Code Enforcement Violation No. 26CE00026 to bring their property into compliance with the Monterey County Code. With the approval of this permit, the violations would be fully abated and would and bring the subject property into compliance.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that “the cumulative impact of successive projects of the same type in the same place, over time is significant.”

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the

Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Toro Land Use Plan. It would be the 5th Commercial Vacation Rental in the Toro Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning
HCD-Environmental Health Bureau

Prepared by: Kyle Benalcazar, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Marize H. Briggs Tr, Property Owners; Michelle Briggs, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN230348

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
BRIGGS MARIZE H TR
(PLN230348)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approving an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of one single-family dwelling residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026.

[PLN230348, BRIGGS MARIZE H TR, 376 CORRAL DE TIERRA UNIT 2 RD, SALINAS, CA 93908, (APN: 151-041-030-000)]

The BRIGGS MARIZE H TR application (PLN230348) came on for a public hearing before the County of Monterey Zoning Administrator on April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan (General Plan);
- Toro Area Plan (TAP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 376 Corral de Tierra Unit 2 Rd, a County-maintained road, in Toro subject to the Toro Area Plan. The site

is developed with five single-family dwellings, a barn, two tool sheds, a carport, and a covered hay barn (Exhibit A.2). The site contains a small creek that runs through the front portion of the property. The proposed single-unit dwelling to be used for the commercial vacation rental, known as Unit #2, is 1,483 square feet, has three bedrooms, two bathrooms, a kitchen, and living room. The site is within a primarily Resource Conservation zoned rural area of the Toro Area Plan. On December 8, 2023, the Applicant/Owners submitted an application seeking to use one of their existing single-family dwelling units located in RC/10-VS, a residentially zoned neighborhood, as a Commercial Vacation Rental. The Applicant/Owner includes the single family dwelling to be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The remaining structures on site are not included within this application and will continue to be occupied with the existing owners and/or long-term renters. The site has existing addressing to identify each of the structures upon arrival.

c) Allowed Use. The property is located at 376 Corral de Tierra Rd Unit 2, Salinas, within the Toro Area Plan (APN: 151-041-030-000). The parcel is zoned Resource Conservation with a maximum gross density of 1 unit per 10 acres and a Visual Sensitivity Overlay, or "RC/10–VS". Title 21 Section 21.36.050.JJ establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer pursuant to the granting of a Use Permit. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (24.28 acres in size), APN: 151-041-030-000, is shown in its current size and configuration and described under separate ownership on the 1972 Assessor's Parcel Map Book 151, page 4. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Toro LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is within a 10-minute drive from the Monterey County Regional Fire Station 3 and a 20-minute drive from the Salinas Valley Health Medical Center, which provide 24-hour emergency medical and fire response services. The designated Property Manager for the Commercial Vacation Rental will be Michelle Briggs, who will reside at 376 Corral de Tierra Rd Unit 1, Salinas, CA 93908, in a separate single-family dwelling unit located on

parcel. Additionally, the applicant provided Ms. Briggs will be available 24/7 to respond within 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

g) Business License. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Vacation Rental Operation License. Condition No. 8 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

i) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

j) Parking. Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit, which this application complies with as illustrated in the attached plans by one space.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 151-041-030-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this after-the-fact Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.64.290.F.12.b, which requires submittal of the request at

least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Corral de Tierra Rd, a County owned and maintained road, and pursuant to Title 21 Section 21.64.290.F.4, and therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objections have been received and no further documentation or condition is required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

2. 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 and HCD-Environmental Bureau. 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) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning and HCD-Environmental Health Bureau. 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 infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Corral De Tierra Road, a County owned and maintained public road through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) The parcel contains a creek from the northwest edge to the southeast edge towards the front of the parcel. Access to the creek will not be available to the guests of the commercial vacation rental. The Applicant/Owner states the creek is dry most of the year and there is dense tree and brush

vegetation, including dense poison oak, along the creek behind Unit 2 to prevent guest access. The parcel contains a bridge with attached fencing to cross over the creek and the bridge contains low and slow speed limit signage.

e) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS was provided to Environmental Health Bureau (EHB) and was subsequently deemed complete on March 3, 2026. Based on the evidence provided, EHB found that the OWTS was in good working order, functioning properly, and that the system was installed in the form and manner as required by the County, satisfying the requirements of Title 21 Section 21.64.290.F.8-9.

f) The property is served by a private well connected to Corral De Tierra WS #40 water system which has been verified by the County of Monterey Environmental Health Bureau to satisfy the bacteriological and acute inorganic primary drinking water standards.

g) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

4. 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.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of two current violations existing on the subject property for a commercial vacation rental (Code Enforcement Cases 23CE00379 and 26CE00026). On November 13, 2023, an inquiry letter from HCD-Code Compliance was sent to the property owner stating that the property may possibly be in violation with Monterey County Code through the operation of a non-permitted vacation rental and that immediate action shall be taken to bring the property into compliance. On December 8, 2023, the applicant submitted a request for an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer and abate Code Enforcement Violation No. 23CE00379 to bring their property into compliance with the Monterey County Code. The Commercial Vacation Rental for the inland area of the County of Monterey was in effective on October 14, 2024. The applicant failed to diligently pursue compliance with Commercial Vacation Rental permitting. On January 15, 2026, an administrative citation from HCD-Code Compliance was issued pursuant to an inspection conducted on January 14, 2026 which identified the unpermitted short-term rental use of residence. On February 13, 2026, the applicant submitted the remaining application materials to continue the permitting process to abate Code Enforcement Violation No. 26CE00026 to bring their property into compliance with the Monterey County Code. No additional complaints have been received.

b) The violations (Code Enforcement No. 23CE00379 and 26CE00026) will be abated upon granting of this permit and brings the subject property into compliance.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

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 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. The requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Toro Land Use Plan is 173. This application is the 5th approved. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.
f) The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting

that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The parcel is located on Corral De Tierra Road, a Scenic Highway Corridor, and is in a visually sensitive area of the Toro Area Plan. However, the project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 Section 21.80.040.B, an appeal of the Zoning Administrator's decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2. Approve an after-the-fact Use Permit for Commercial Vacation Rental to allow the use of one single-family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Cases 23CE00379 and 26CE00026.

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 9th day of April 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 DATE.

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 and only authorizes the use of the residential property as transient lodging.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230348

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This after-the-fact Use Permit (PLN230348) for a Commercial Vacation Rental allows the use, by any person, of residential property (single family dwelling) for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days, to clear Code Enforcement Violations 23CE00379 and 26CE00026. This property is located at 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908 (Assessor's Parcel Number 151-041-030-000), Toro Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An after-the-fact Use Permit for a Commercial Vacation Rental (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 151-041-030-000 on April 9, 2026. The permit was granted subject to 9 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

5. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 9, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

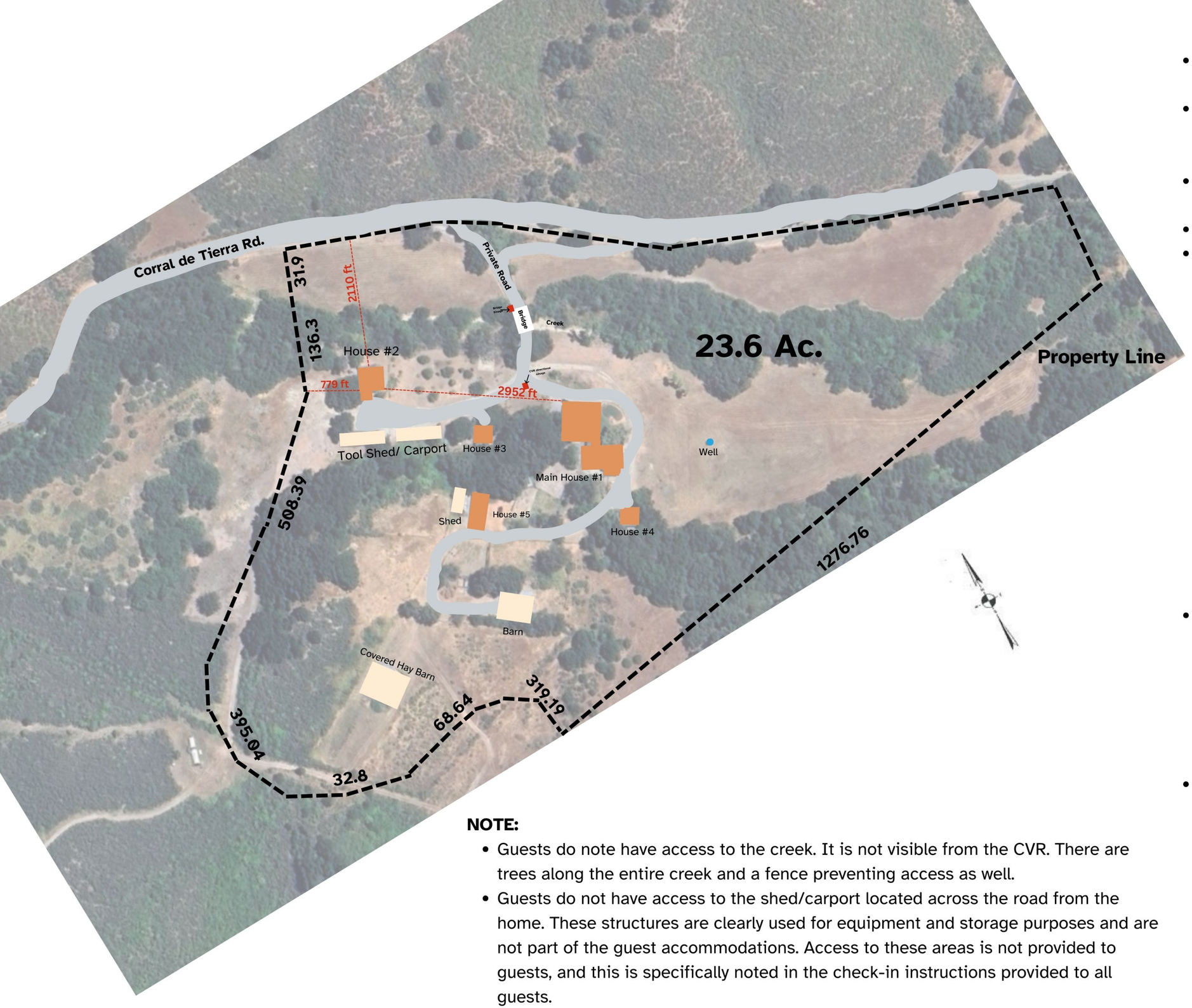
9. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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GENERAL INFORMATION:

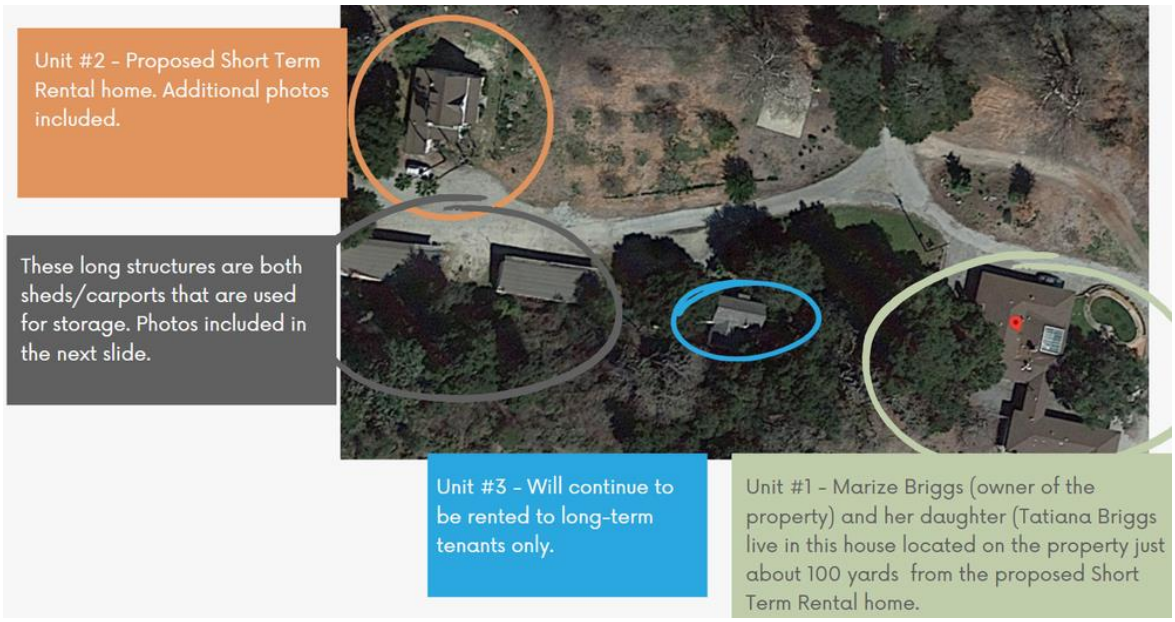
- Project: Briggs Residence - CVR APPLICATION
  - 376 Corral de Tierra Rd. Unit 2 Salinas, CA 93908
- Owner: Marize H. Briggs
  - 376 Corral de Tierra Rd. Salinas, CA 93908
  - (831)-238-0402
- Property Manager: Michelle Briggs (Owner's Daughter)
  - (831)-238-0403
- APN: **151-041-030-000**
- House Descriptions:
  - Main House #1 - Property owner Marize Briggs lives full-time
  - **House #2 - COMMERCIAL VACATION RENTAL**
    - **1483 square feet**
    - **3 bedroom; 2 bathroom**
  - House #3 - Long-term tenant (NOT CVR)
    - 794 square feet
    - 1 bed 1 bath
  - House #4 - Long-term tenant (NOT CVR)
    - 576 square feet
    - 1 bed 1 bath
  - House #5 - Long-term tenant (NOT CVR)
    - 960 square feet
    - 1 bed 1 bath
- Zoning Attributes:
  - Zoning: RC/10-VS
  - Fire District: Monterey County Regional FDP
  - Historical Site: NO
  - Flood Zone: NO
  - Seismic Hazard Zone: NO
  - Number of Stories: 2
- Utilities:
  - Electric: PGE - existing service to maintain
  - Water: Private Water System - Corral de Tierra WS #40 - exisiting system
  - Solid Waste: Waste Management - existing service to remain
  - Propane: Wildhorse Propane - existing service to remain
  - Sewer: Existing septic system

NOTE:

- Guests do note have access to the creek. It is not visible from the CVR. There are trees along the entire creek and a fence preventing access as well.
- Guests do not have access to the shed/carport located across the road from the home. These structures are clearly used for equipment and storage purposes and are not part of the guest accommodations. Access to these areas is not provided to guests, and this is specifically noted in the check-in instructions provided to all guests.

ADDITIONAL PHOTOS

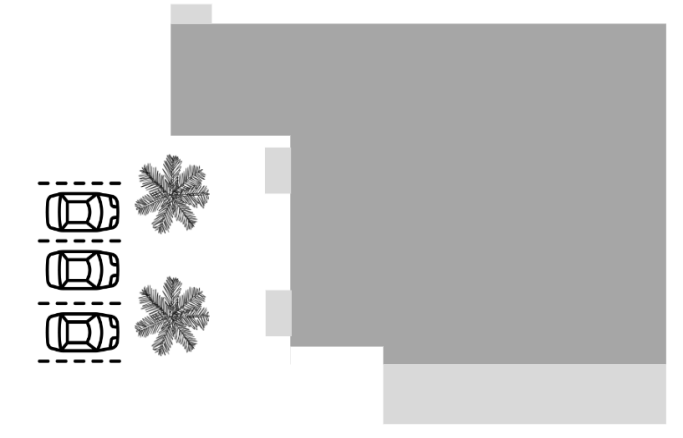




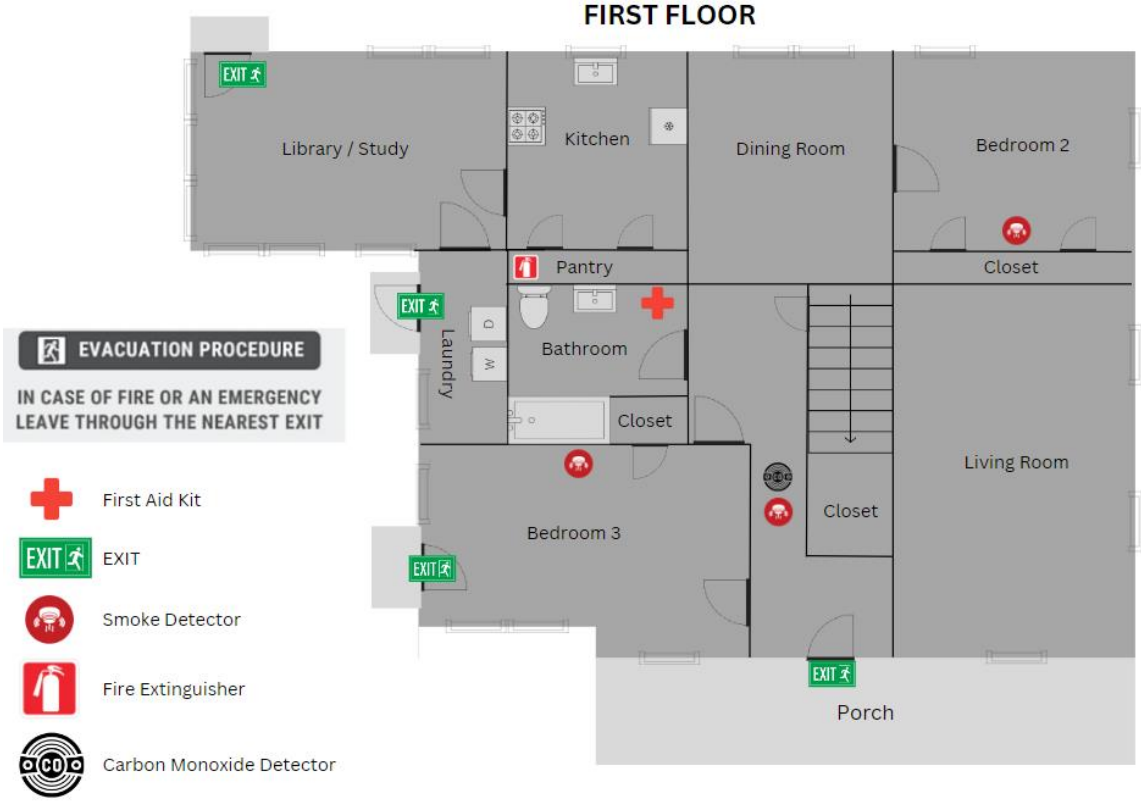




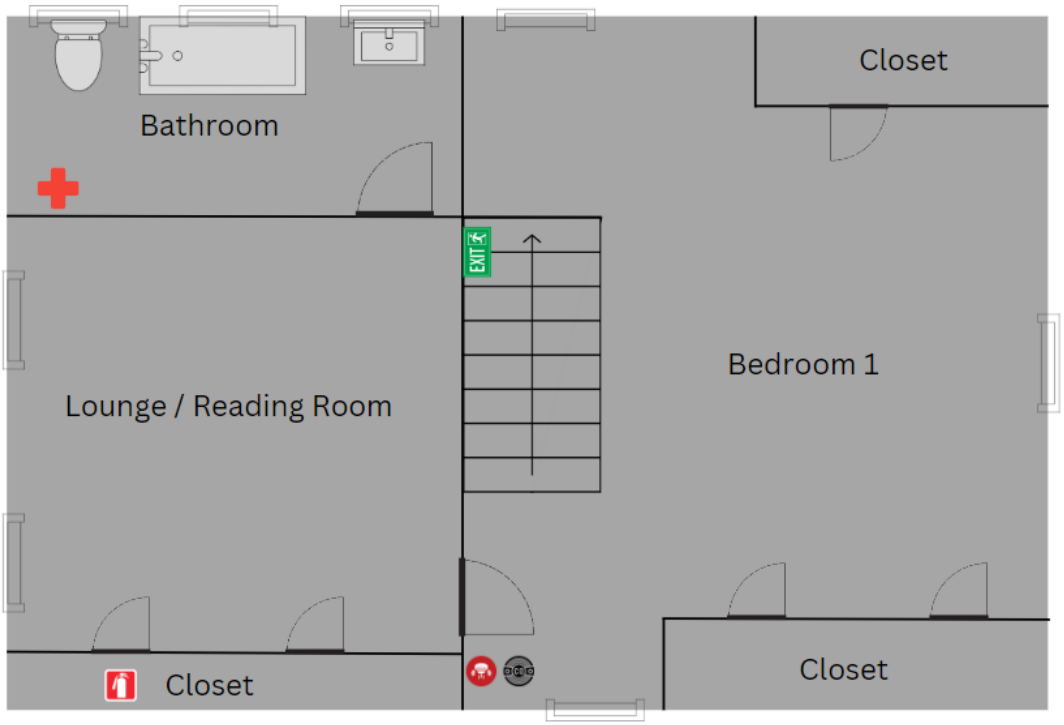
- **PARKING:** Designated parking spots marked in front of the house in between the two large palm trees (see diagram)

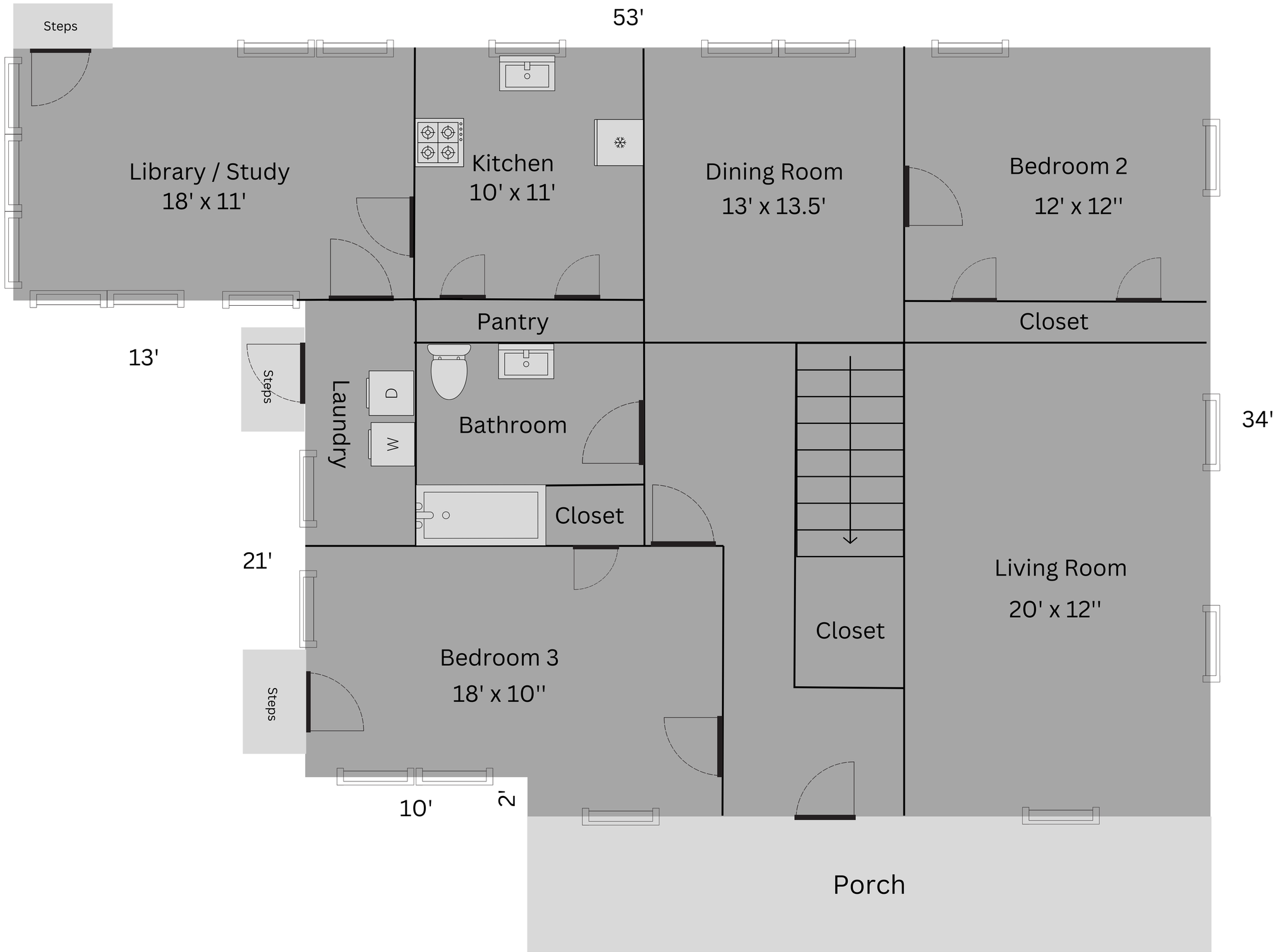


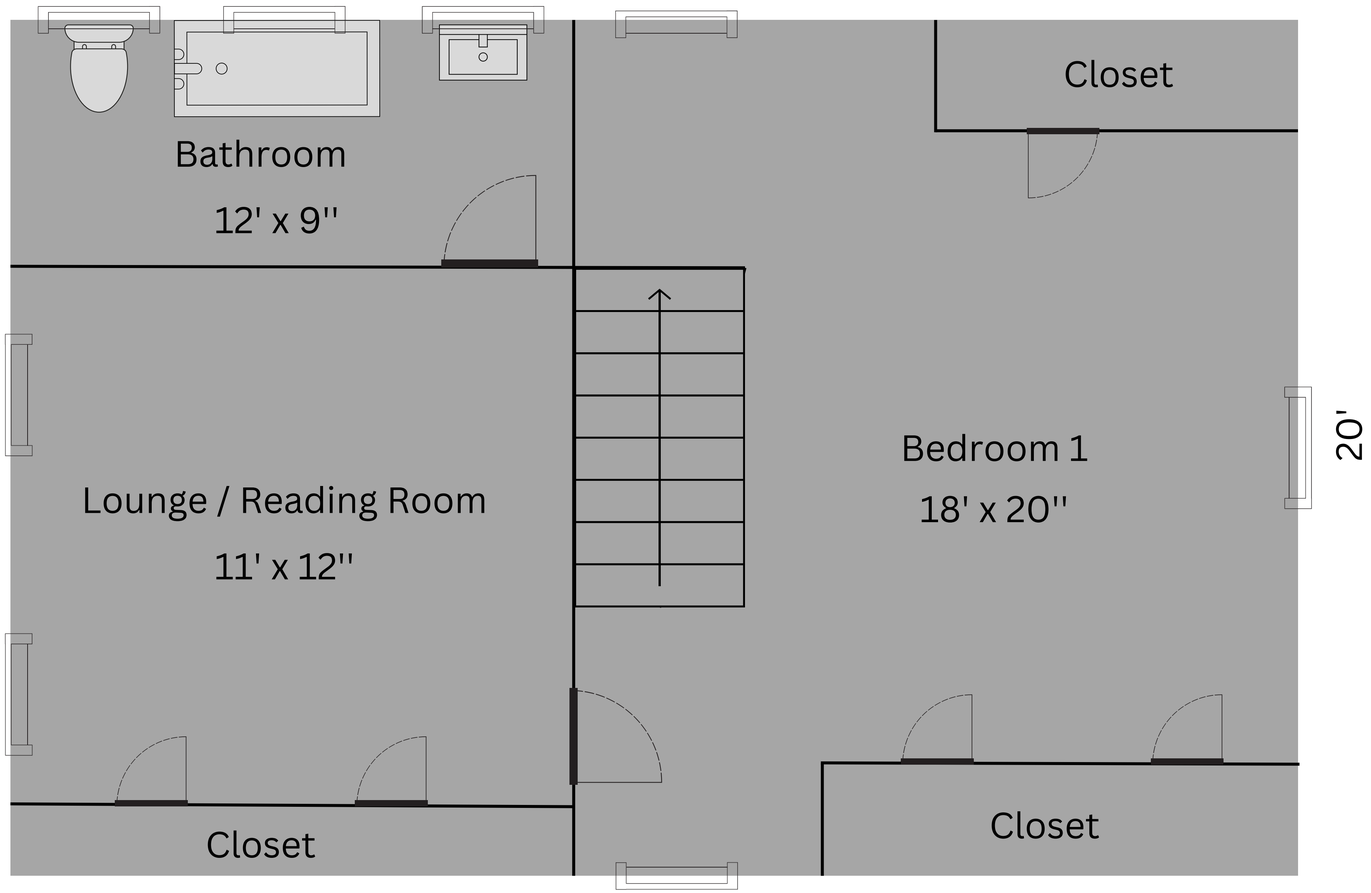
FIRST FLOOR



SECOND FLOOR




Steps
53'
Library / Study
18' x 11'
Kitchen
10' x 11'
Dining Room
13' x 13.5'
Bedroom 2
12' x 12''
Pantry
Closet
13'
Steps
Laundry
D
W
Bathroom
34'
Closet
21'
Bedroom 3
18' x 10''
Closet
Living Room
20' x 12''
Steps
10'
2'
Porch


Bathroom
12' x 9''
Closet
Lounge / Reading Room
11' x 12''
Bedroom 1
18' x 20''
20'
Closet
Closet
30'

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County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

On average likely about 5 per month which would equal around 60 rentals per year.

118 characters

Fire Station Name and Address

Monterey County Fire Station #3 - 31 Laureles Grade

Street Number and Name

Salinas

City

California

State/Province/Region

93908

Postal/ZIP Code

Fire Station Phone

(831)-484-1197

Police Station Name and Address

Salinas Police Department 312 E Alisal St.

Street Number and Name

Salinas

City

California

State/Province/Region

93901

Postal/ZIP Code

Police Station Phone

(831) 758-7090

Hospital Emergency Room Name and Address

Salinas Valley Medical Center 450 E Romie Lane

Street Number and Name

Salinas

City

CA

State/Province/Region

93901

Postal/ZIP Code

Hospital Phone

(831) 757-4333

24-hour Clinic Name and Address

Salinas Health Medical Center 450 E Romie Ln

Street Number and Name

Salinas

City

California

State/Province/Region

93901

Postal/ZIP Code

24-hour Clinic Phone

(831) 757-4333

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

0 direct employees

182 characters

Submit the following documents:

Evacuation Maps.
Most recent bill for waste services.
Most recent bill for public sewer services.
Most recent water bill or water test.
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address briggsmi0402@gmail.com

I'm not a robot
reCAPTCHA
Privacy - Terms

Print Form

Review Submit

HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

☐ Have your Vacation Rental Operation Application number ready. PLN230348

☐ Vacation Rental Address and Unit/Suite/Apt # 376 CORRAL DE TIERRA RD. UNIT 2 93908

☐ Total number of bedrooms 3

☐ Total number of onsite parking spaces (e.g. garage, driveway) 3

Interior Inspection

☑ Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

☑ Every sleeping room has a functional smoke alarm.

☑ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

☑ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

☑ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

☑ Other heating equipment is in safe operating condition and placed in an approved location..

☑ There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.

☑ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

☑ There is no evidence of infestation, garbage, and debris at the site.

☑ The property has active garbage pick-up service.

☑ If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.

☑ Property is in an overall safe and sanitary condition.

☑ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

☑ Passed

☐ Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement: Fernando Burgos

- [x] California Contractors State License Board License Classification Type B
- [ ] California Contractors State License Board License Classification Type B-2
- [ ] California Contractors State License Board License Classification Type C-47
- [ ] California Real Estate Inspection Association
- [ ] American Society of Home Inspectors
- [ ] International Code Council
- [ ] International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

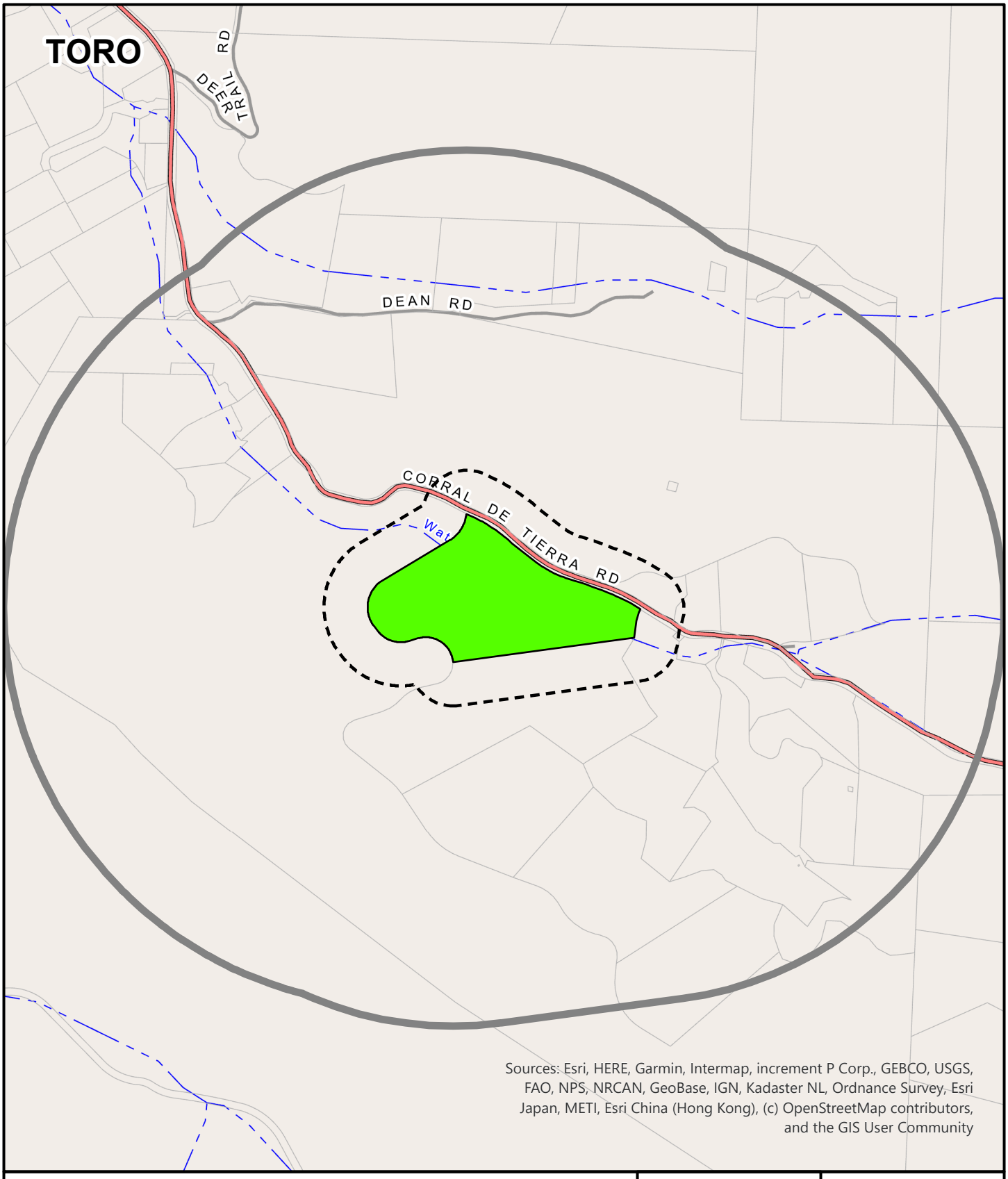
Date: 1-10-25

Lic # 976921
E.F. Home Restorations

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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APPLICANT: MARIZE H BRIGGS TR

APN: 151041030000 **FILE #** PLN230348

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KYLE BENALCAZAR

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Exhibit C

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Washington Union
Elementary School
Church of the Good
Shepherd Preschool
Subject property

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Introduced: 4/1/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250337 - PLOTTEL ZACHARY M & NICOLE R TRS

Public hearing to consider action on a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26415 Oliver Rd, Carmel, CA 93923

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Luke Ingram
Property Owner: PLOTTEL ZACHARY M & NICOLE R TRS
APN: 009-571-033-000
Parcel Size: 0.14 AC
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Kyle Benalcazar, Assistant Planner
benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY:

The project is located at 26415 Oliver Rd, a County-owned and maintained road, in the Carmel Area of the unincorporated area of the County of Monterey. On November 11, 2025, the applicant, Luke Ingram, submitted an application seeking to use the existing single-family dwelling located on a parcel in a medium density residential neighborhood as a vacation rental. The existing single-family dwelling is 1,819 square feet in size, with three bedrooms, two bathrooms, and a kitchen. The applicant is

proposing that the residence be occupied by a maximum of seven people overnight, 10 people during daytime hours at the property at a time, and a maximum of three contractors on site at any time consisting of the cleaning crew. The property will retain its domestic water connections to California American Water Company, a public water provider, and Carmel Area Wastewater District will continue to provide sewer service. The property will retain its solid waste services to USA Waste of California, Inc., a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 12th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:
Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CARLUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120 (Title 7), and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The parcel is located on Oliver Rd with a Design District overlay in the CARLUP. However, the project also does not propose any physical changes that would have any potential to impact scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls under the Carmel-by-the-Sea Sphere of Influence, therefore it is subject to a 5-8 minute response time. Cypress Fire Department is 4 minutes away, and the Community Hospital of the Monterey Peninsula is 7 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes at least three parking spaces, which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Zachary Plottel, resides at 26560 Bonita Way, Carmel, CA 93923, approximately 3.5 miles (8 minutes) from the subject property. Mr. Plottel's contact information will be provided to the guests of the property and Mr. Plottel will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of seven overnight guests, 10 daytime guests, and three contractors. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 15 overnight guests, regardless of the number of bedrooms in the property. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a

residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 12th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Kyle Benalcazar, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Public Correspondence

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Zachary and Nicole Plottel, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250337

Introduced: 4/1/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250337 - PLOTTEL ZACHARY M & NICOLE R TRS

Public hearing to consider action on a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26415 Oliver Rd, Carmel, CA 93923

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Luke Ingram
Property Owner: PLOTTEL ZACHARY M & NICOLE R TRS
APN: 009-571-033-000
Parcel Size: 0.14 AC
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Kyle Benalcazar, Assistant Planner
benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY:

The project is located at 26415 Oliver Rd, a County-owned and maintained road, in the Carmel Area of the unincorporated area of the County of Monterey. On November 11, 2025, the applicant, Luke Ingram, submitted an application seeking to use the existing single-family dwelling located on a parcel in a medium density residential neighborhood as a vacation rental. The existing single-family dwelling is 1,819 square feet in size, with three bedrooms, two bathrooms, and a kitchen. The applicant is

proposing that the residence be occupied by a maximum of seven people overnight, 10 people during daytime hours at the property at a time, and a maximum of three contractors on site at any time consisting of the cleaning crew. The property will retain its domestic water connections to California American Water Company, a public water provider, and Carmel Area Wastewater District will continue to provide sewer service. The property will retain its solid waste services to USA Waste of California, Inc., a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 12th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:
Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CARLUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120 (Title 7), and the Monterey County Coastal Zoning Ordinance (Title 20).

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The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The parcel is located on Oliver Rd with a Design District overlay in the CARLUP. However, the project also does not propose any physical changes that would have any potential to impact scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls under the Carmel-by-the-Sea Sphere of Influence, therefore it is subject to a 5-8 minute response time. Cypress Fire Department is 4 minutes away, and the Community Hospital of the Monterey Peninsula is 7 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes at least three parking spaces, which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Zachary Plottel, resides at 26560 Bonita Way, Carmel, CA 93923, approximately 3.5 miles (8 minutes) from the subject property. Mr. Plottel's contact information will be provided to the guests of the property and Mr. Plottel will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of seven overnight guests, 10 daytime guests, and three contractors. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 15 overnight guests, regardless of the number of bedrooms in the property. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a

residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 12th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Kyle Benalcazar, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Public Correspondence

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Zachary and Nicole Plottel, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250337

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
PLOTTEL ZACHARY M & NICOLE R TRS (PLN250337)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLOTTEL ZACHARY M & NICOLE R TRS, 26415 Oliver Road, Carmel (Assessor's Parcel Number 009-571-033-000), Carmel Area Land Use Plan, Coastal Zone]

The PLOTTEL ZACHARY M & NICOLE R TRS application (PLN250337) came on for a public hearing before the County of Monterey Zoning Administrator on April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 26415 Oliver Road, a County-owned and maintained road, in the Carmel Area of the unincorporated area of the County of Monterey. On November 24, 2025, the applicant submitted an application seeking to use their existing single-family dwelling, located on a parcel in a medium density residential

neighborhood, as a Commercial Vacation Rental. The site is developed with an existing 1,819 square foot single-family dwelling containing three bedrooms, two bathrooms, and a kitchen (Exhibit A.2). The Applicant/Owner includes the single-family dwelling to be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time.

c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of two acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.14 acres in size), APN: 009-571-033-000, as shown in its current size and configuration and described under separate ownership on the 1972 Assessor's Parcel Map Book 9, page 57. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel/Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 8 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County

emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls under the Carmel-by-the-Sea Sphere of Influence, therefore it is subject to an adequate response time. Cypress Fire Department is 4 minutes away, and the Community Hospital of the Monterey Peninsula is 7 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. Additionally, the applicant provided the property manager, Zachary Plottel, will be available 24/7 to respond within 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes at least three parking spaces, which exceeds the minimum requirements.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-571-033-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Oliver Road, a County maintained, public road, and therefore is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County. No comments or objections have been received, and no further documentation or conditions are required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250337.

2. 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 HCD-Planning. 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 this department/agency that the site is not suitable for the development. Conditions recommended have been incorporated.
b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250337.

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

EVIDENCE:
a) The project was reviewed by HCD-Planning. The respective agency has 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 infrastructure is in place to serve the use, as discussed in the evidence below.
c) The property has road access from Oliver Road, a public road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).
d) California American Water currently provides potable water service to the subject property, and the existing connection will be retained for the proposed use. Sewer service will be provided by Monterey Peninsula Water Management District (MPWMD).
e) Solid waste (garbage) collection service is and will continue to be provided by USA Waste of California, Inc.
f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250337.

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 HCD-Building Services records and is not aware of any current violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250337.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 12th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in

significant environmental impacts. There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.13 miles east of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) The project would not damage any historical resources.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250337.

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 applicable Local Coastal Program, 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 Section 20.146.130 of the Monterey County Coastal Implementation Plan 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) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250337.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 9th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250337

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 consecutive calendar days or fewer. The property is located at 26415 Oliver Road, Carmel (Assessor's Parcel Number 009-571-033-000), Carmel Land Use Plan, Coastal Zone. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (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(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: “A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor’s Parcel Number 009-571-033-000 on April 9, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD.”
Proof of recordation of this notice shall be furnished to the Director of HCD 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 commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

5. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 9, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.12.d.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to Monterey County Code Title 20 Section 20.64.290.F.5.

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

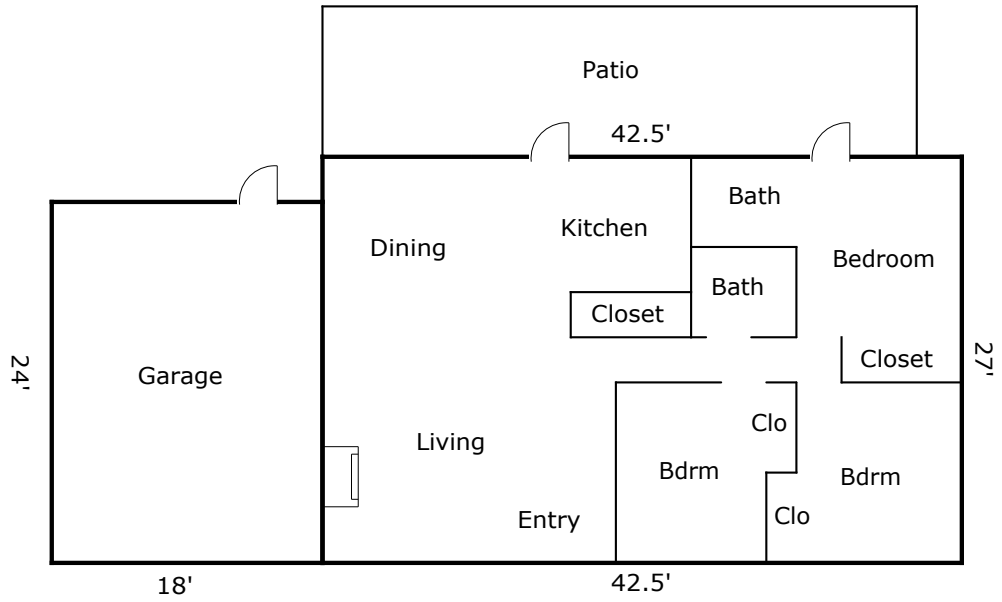
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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Building Sketch

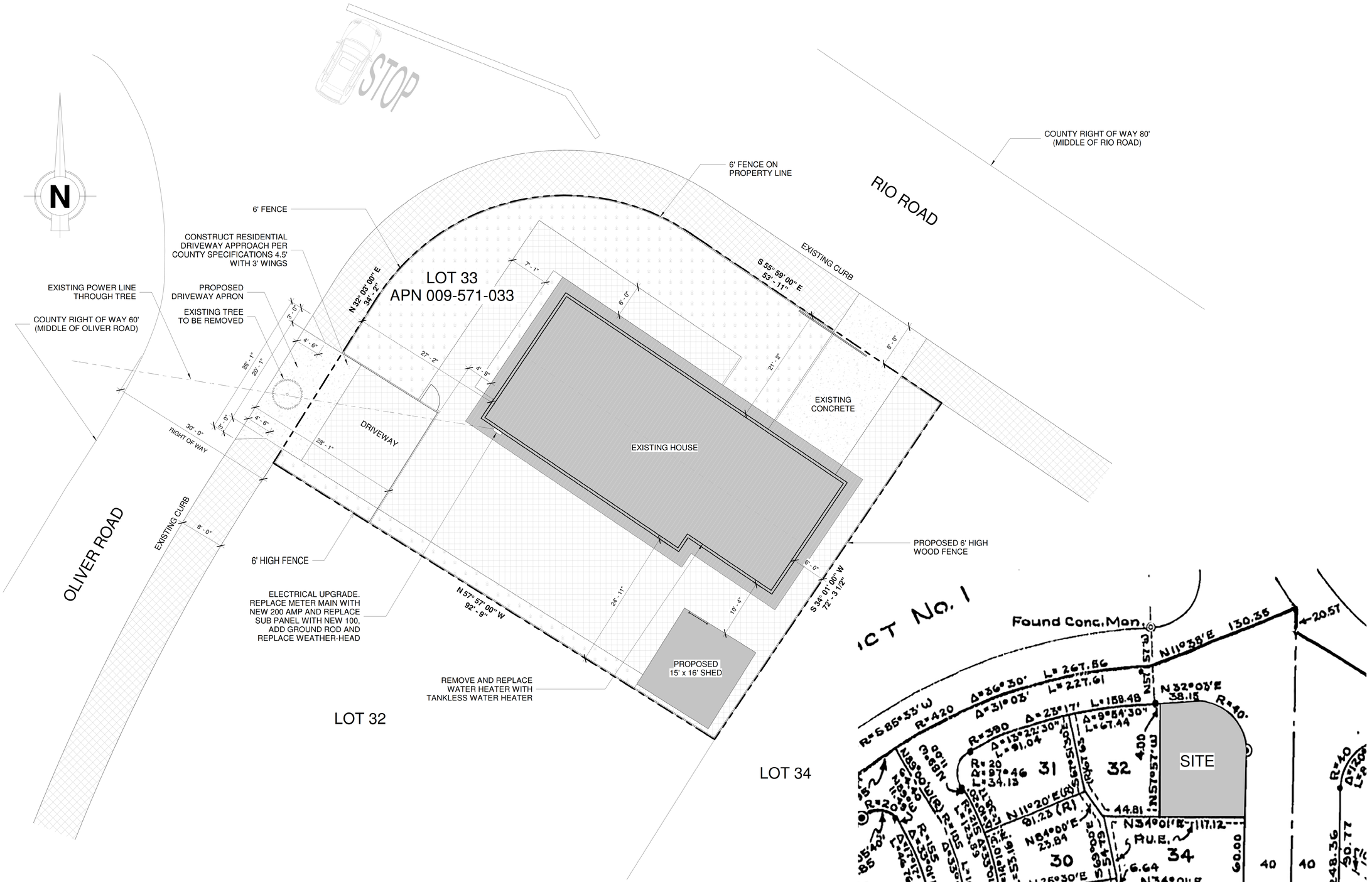
Borrower	Zachary Matthew Plottel & Nicole R Plottel The VANTEL Trust						
Property Address	26415 Oliver Rd						
City	Carmel	County	Monterey	State	CA	Zip Code	93923
Lender/Client							



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details
First Floor	
Total Living Area (Rounded):	
Non-living Area	
Garage	

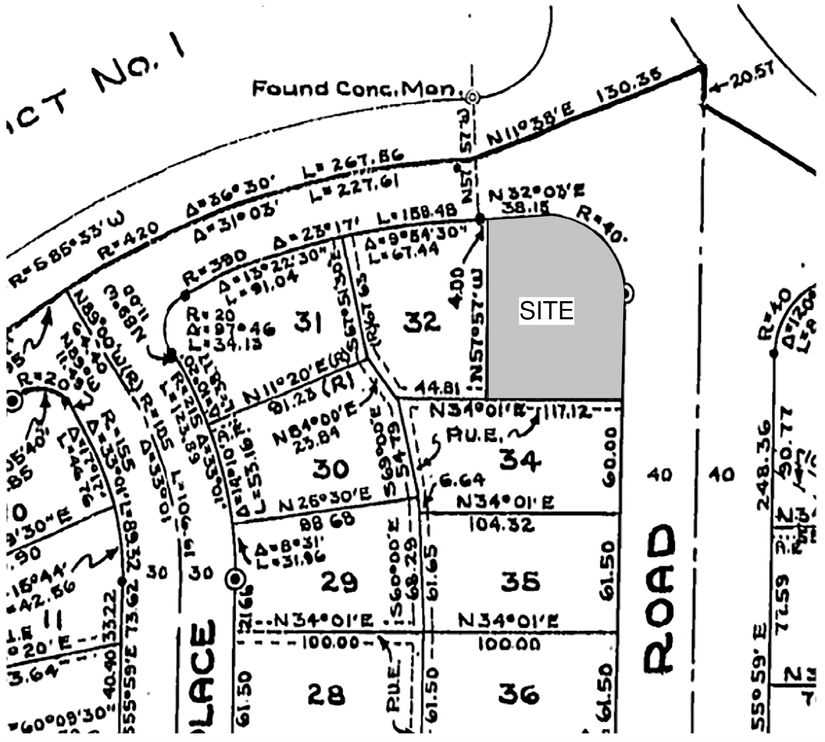


1 SITE PLAN

1/8" = 1'-0"

LOT BEARINGS			
N	57° 57' 00"	W	92' - 9"
S	34° 01' 00"	W	72' - 3 1/2"
S	55° 59' 00"	E	53' - 11"
N	32° 03' 00"	E	34' - 2"
N	78° 02' 00"	E	57' - 6"

SITE AREA = 6577.14 sq.ft
TOTAL BUILDING FOOTPRINT = 1819.82 sq.ft
SITE COVERAGE = 27.66%



OWNER:

ZACH PLOTTEL

ENGINEER OF RECORD

APPROVAL

PROJECT TITLE:

PROJECT LOCATION:

26415 Oliver Rd.
Carmel CA 93923
APN 009-571-033

ISSUE:	DATE	DESCRIPTION

DATE: 04/13/23	DRAWN: RE
PROJ #: 0001	CHECKED: ZP

SHEET NAME:

SITE PLAN

SHEET NUMBER:

A0

8/23/2023 11:16:08 PM

Application Summary Sheet

Record Number: VR250130
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 10/24/2025
Parcel Number: 009-571-033-000
Project Name: PLOTTEL ZACHARY M & NICOLE R TRS
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN250337. The property is located at 26415 Oliver Road, Carmel (Assessor's Parcel Number 009-571-033-000), Carmel Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		26415		OLIVER	RD					CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		PLOTTEL ZACHARY M & NICOLE R TRS	26415 OLIVER RD	CARMEL CA 93923				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	INGRAM, LUKE	LUKE INGRAM BUILDING DESIGN		plansdrawnup@gmail.com	8312778574	PO BOX 2	CARMEL VALLEY CA 93924			
Property Manager	PLOTTEL, ZACHARY			zplottel@harrisplottel.com		26415 OLIVER RD	CARMEL CA 93923			
Operator	PLOTTEL, ZACHARY			zplottel@harrisplottel.com		26415 OLIVER RD	CARMEL CA 93923			

Custom Fields

Field Name	Field Value
# of bathrooms	2
# of bedrooms	3
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	10
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3775 Rio Rd, Carmel-By-The-Sea, CA 93923
Nearest Fire Station Name	Cypress FPD Station 25
Nearest Fire Station Phone	(831) 624-4511
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula

Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	Junipero Ave & 4th Ave, Carmel, CA 93923
Nearest Police Station Name	CARMEL
Nearest Police Station Phone	(831) 624-6403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	3
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	VERIFY
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacat	CHECKED

HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [x] **Vacation Rental Address and Unit/Suite/Apt #**
- [x] **Total number of bedrooms**
- [x] **Total number of onsite parking spaces (e.g. garage, driveway)**

Interior Inspection

- [x] **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**
- [x] **Every sleeping room has a functional smoke alarm.**
- [x] **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**
- [x] **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**
- [x] **Other heating equipment is in safe operating condition and placed in an approved location.**
- [x] **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**
- [x] **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

- [x] **There is no evidence of infestation, garbage, and debris at the site.**
- [x] **The property has active garbage pick-up service.**
- [x] **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**
- [x] **Property is in an overall safe and sanitary condition.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.**

Home Inspection Results

- [x] **Passed**
- [ ] **Failed**

Remarks/Observations: Home is clean and well maintained.

Meet Monty County of Monterey Let's Chat

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement: Bobkat Builders, Inc. CSLB Lic. 975232

☑ **California Contractors State License Board License Classification Type B** CSLB Lic. 975232

☐ **California Contractors State License Board License Classification Type B-2**

☐ **California Contractors State License Board License Classification Type C-47**

☐ **California Real Estate Inspection Association**

☐ **American Society of Home Inspectors**

☐ **International Code Council**

☐ **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:
CSLB Lic. 975232

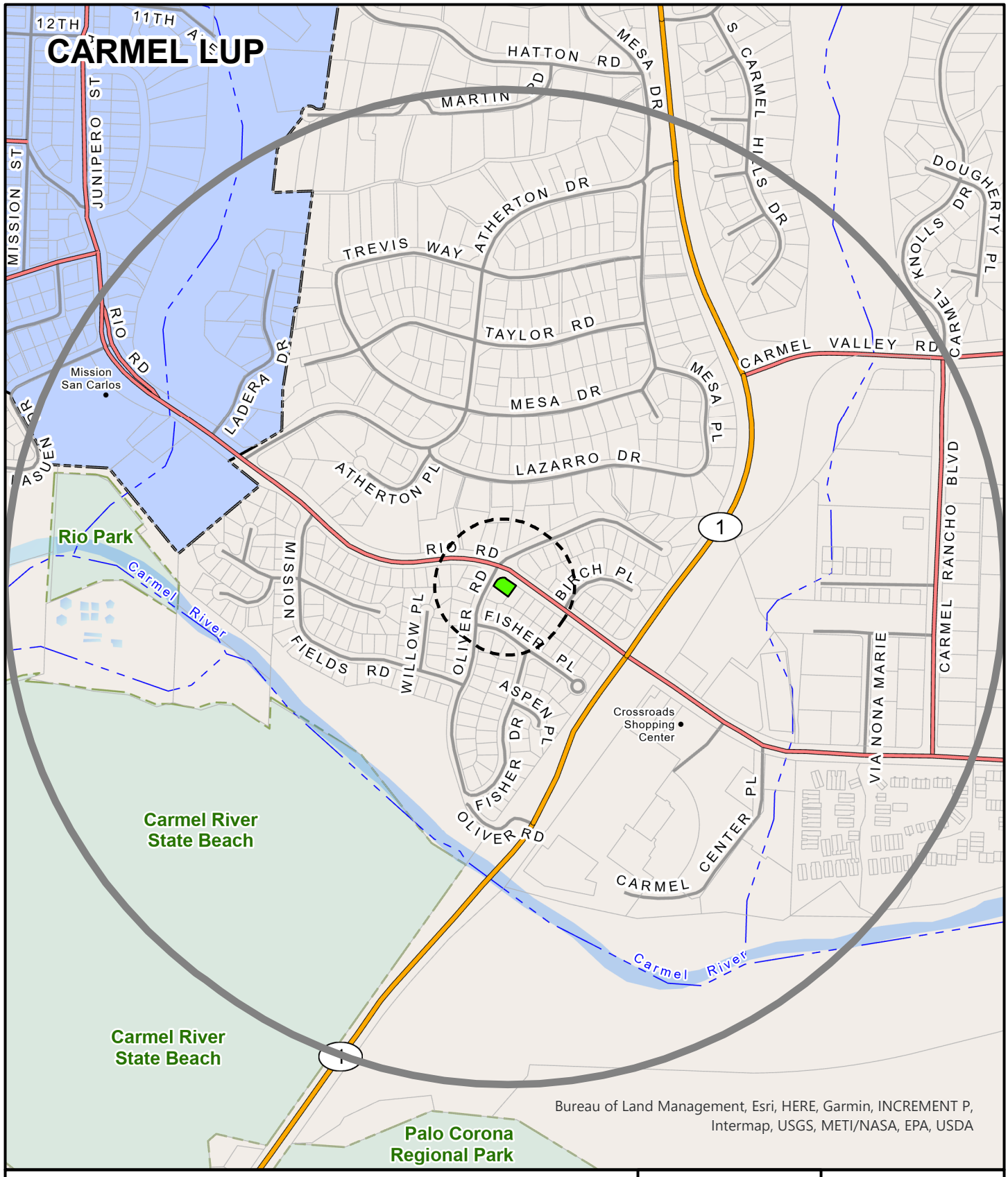
Date: 10/22/2025



Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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APPLICANT: PLOTTEL ZACHARY M & NICOLE R TRS

APN: 009571033000 **FILE #** PLN250337

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KYLE BENALCAZAR

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Exhibit C

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3405
3481
3496
3480
3425
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26412
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3473

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Exhibit D

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MONTEREY COUNTY ZONING ADMINISTRATOR
APRIL 9, 2019

AGENDA ITEM NO. 5

Additional Correspondence

PLN250337 - PLOTTEL

FOR ADDITIONAL INFORMATION CONTACT:
Kyle Benalcazar, Assitant Planner
Monterey County Housing and Community Development
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901

(831) 784-5716 or benalcazark@countyofmonterey.gov

From: Marcy Curry
To: 293-zahearingcomments
Subject: Project regarding 26415 Oliver Road
Date: Monday, March 30, 2026 12:15:03 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Dear Monterey County,
It has been brought to my attention that the owners at 26415 Olive Road would like to make their current family rental into a vacation rental spot. I am opposed to that, because I would like to keep this neighborhood in Mission Fields as a middle-class family community where people live with their families and kids grow up, attend schools, participate in local sports teams. Having a vacation home would kill that vibe. I have lived here at 3260 Rio Road for almost 30 years. There is currently a shortage of homes on the Monterey Peninsula as it is, this would add to that shortage.
I was fortunate enough to purchase my home after the floods in the 90's; it was the most affordable and realistic place I could afford to buy. I have raised three children in this this home. All of them attended Carmel schools and eventually graduated from Carmel High. I now live with my husband, who works from home, and I run my Pilates business two blocks down the street in the Crossroads for 23 years.
I really would like the County of Monterey to reconsider this and not allow them to evict the current residents, who have two children who do attend the schools in Carmel and who are part of our community. If we were to let people start bringing vacation homes into Mission Fields, it would kill our community and neighborhood vibe.
Thank you so much for taking this into consideration, and if you have any questions, feel free to call me at 831-521-8783. Thank you so much for your time.

Sincerely,
Marcy Straesser Heger
Sent from my iPhone

From:	Christina Bell
To:	293-zahearingcomments
Cc:	ClerkoftheBoard
Subject:	Opposing Permit PLN250337
Date:	Monday, March 30, 2026 8:39:57 PM

This Message Is From an External Sender
[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Zoning Administrator,

I'm writing in opposition of the Coastal Development Permit PLN250337 at 26415 Oliver Road, Carmel CA.

I am a neighbor of the property living on Fisher Place. The Mission Fields neighborhood is a community of working class Carmelites. Homes in the floodplain are occupied by local teachers, doctors, firefighters, insurance agents and a host of other working class folks who chat in the streets every day. Removing this currently rented property is not only taking away housing stock from our streets full of tight knit neighbors, but literally taking away housing from a family whose children attend Carmel River School with my children.

26415 Oliver is not the owner's vacation home, it would not otherwise remain vacant like so many other Carmel properties that are applying for this permit, the transition of this long term rental to a short term rental would severely impact our community, and remove vital and affordable rental housing from an area that still hosts the most inexpensive Carmel homes.

The STR ordinance was intended to balance the need for housing with the desire for local families to benefit from the tourism economy. In this case the need for housing is here, in my neighborhood, in our school district, whether it's a long term rental property or a house for sale, we need a place for kids and families to grow. There are plenty of folks in my neighborhood who rent out their houses when they're gone, or only live here for half the year. Let them continue to rent their homes and provide space for tourists and keep local renters in their homes.

I hope you'll agree with me and deny this application.

Thank you,

Christina Bell

Christina Bell
650.380.0262
ChristinaLBell@icloud.com

From: Reba Wilson
To: 293-zahearingcomments; ClerkoftheBoard
Subject: Opposition to Short-Term Rental Permit Application – 26415 Oliver Rd
Date: Tuesday, March 31, 2026 8:48:29 AM

This Message Is From an External Sender
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Dear Members of the Planning Commission,
I am writing to formally express my strong opposition to the proposed conversion of the residential property at 26415 Oliver Rd into a commercial short-term rental (STR). Having lived in the Mission Fields neighborhood since I was seven years old, I have a deep, lifelong connection to this community. It is where I have raised my three sons, and I feel a profound sense of gratitude for the unique, family-oriented environment that has defined this area for decades.
My opposition is based on the following critical concerns regarding the character and future of our neighborhood:

- **Preservation of Workforce and Family Housing:** Mission Fields is one of the few remaining neighborhoods within the Carmel Unified School District where families can still afford to live. Every home converted into a commercial STR is one less home available for a local family or a long-term renter. Allowing this

permit sets a dangerous precedent that prioritizes transient tourism over the stability of our permanent resident population and the health of our local schools.

- **Existing Lodging Density:** The neighborhood is already well served by professional hospitality services. There are currently two full service hotels located within a two to three block radius of the subject property. These established businesses are designed to handle the logistical demands of tourism; there is simply no demonstrated need for additional commercial lodging to encroach upon our quiet residential streets.
- **Impact on Community Fabric:** The strength of Mission Fields lies in its long-term neighbors who look out for one another. Replacing a permanent household with a rotating door of short-term guests erodes the security and sense of community that we have worked for generations to maintain.

I urge the Commission to protect the integrity of our residential zones and deny this short-term rental application. Our neighborhood should remain a place for neighbors, not a commercial extension of the hotel district.

Thank you for your time and for your commitment to our community.

Sincerely,
Reba Wilson

Sent from my iPhone

From:	Stuart Poulter
To:	293-zahearingcomments
Cc:	Martha Diehl; 100-District 5 (831) 647-7755; Srividya Shankar; Clyde Freedman; Donna Kostigen; Suzanne Kushner; Benalcazar, Kyle; Spencer, Craig; jessicahartzell@gmail.com
Subject:	Public Comment Letter – PLN250337 (Plottel, 26415 Oliver Rd, Carmel) – April 9, 2026 Hearing
Date:	Tuesday, March 31, 2026 8:11:38 PM
Attachments:	PLN250337_Letter to ZA_SPoulter_3_31_26.pdf

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Dear Zoning Administrator and Mr. Benalcazar,

Please find attached my comment letter regarding Project File No. PLN250337 – the Commercial Vacation Rental application for the property at 26415 Oliver Road, Carmel (APN 009-571-033-000), scheduled for public hearing on April 9, 2026.

The letter addresses a gap in the County's vacation rental ordinances regarding tenant notification and includes comments on the pending application. I respectfully request that this letter be included in the administrative record for PLN250337 and forwarded to the Planning Commission and Board of Supervisors for their consideration.

Thank you for your time and attention to these comments. Please do not hesitate to contact me if you have any questions.

Respectfully,

Stuart Poulter, AICP
Carmel Unincorporated/Highlands LUAC Committee Member
26566 Mission Fields Road
Carmel, CA 93923
805-448-8855
spoulter4286@gmail.com

March 31, 2026

VIA EMAIL: zahearingcomments@co.monterey.ca.us

County of Monterey Zoning Administrator
c/o Kyle Benalcazar, Assistant Planner
Monterey County Housing and Community Development
1441 Schilling Place – South, 2nd Floor
Salinas, CA 93901

RE: Project File No. PLN250337 – Plottel Zachary M & Nicole R Trs; Commercial Vacation Rental – 26415 Oliver Rd, Carmel, CA 93923 (APN 009-571-033-000)

Dear Zoning Administrator:

I write to you as a concerned neighbor to the property at 26415 Oliver Road in the Mission Fields neighborhood of unincorporated Carmel, which is the subject of the above-referenced Coastal Development Permit application for a Commercial Vacation Rental. I am also an AICP-certified professional planning consultant and a member of the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC); however, I wish to be clear that I submit these comments in my personal capacity as a neighboring property owner and planning professional, and not on behalf of the LUAC. The views expressed herein are my own as a County (and Mission Fields Neighborhood) resident and do not represent the positions of the Carmel Unincorporated/Highlands LUAC as an advisory body. I respectfully submit these comments in connection with the public hearing scheduled for April 9, 2026.

Concern Regarding the Absence of Tenant Notification Requirements

I learned of this Commercial Vacation Rental application only upon receipt of the Notice of Public Hearing that was mailed to neighbors of mine who are property owners within 300 feet of the subject property. Until that notification, myself, the current tenants of the property, and other neighbors had no indication whatsoever that the owners of 26415 Oliver Road intended to convert the property from its current residential use to a transient commercial lodging operation. More troubling still, the existing tenants of this property – a young family who currently make this house their home – appear to have received no formal notice from the applicants of their intent to pursue this application.

This situation is deeply upsetting to many neighbors and friends of the family currently living at this property. As a neighbor, I know this young family personally and watched as they've become part of the Mission Fields neighborhood over the past year. They are not mere occupants of a dwelling unit; they are our neighbors, and their children attend Carmel

Unified School District schools. The prospect that these tenants could learn of their potential displacement not from their own landlord, but from a public hearing notice – or worse, with a legally required notice being posted in their driveway without the common decency of being informed by their landlord – comes off as incredibly insensitive and tactless on the part of the landlord.

Drawing on my professional background as an AICP-certified planner with 10+ years in private consulting in the planning field, I have reviewed the County's Vacation Rental Ordinances carefully, including Monterey County Code Section 20.64.290 (Coastal Zone) and Section 21.64.290 (Inland), as well as the Vacation Rental Operation License provisions in Chapter 7.120. While these ordinances require mailed notification to property owners within a 300-foot radius and to owners with access rights on private roads, they contain no requirement that an applicant provide any notice to existing tenants of the subject property prior to or concurrent with filing a Commercial Vacation Rental application. This is a significant gap in the regulatory framework.

Request for Ordinance Amendment

I respectfully request that the Zoning Administrator bring the following proposed amendment to Monterey County Code Sections 20.64.290 and 21.64.290 to the attention of the Planning Commission and Board of Supervisors for their consideration:

> *Any applicant for a Commercial Vacation Rental approval shall provide written notice to all existing tenants of the subject property no fewer than 60 days prior to submitting a Commercial Vacation Rental application to the County. Such notice should inform tenants of the owner's intent to apply for a Commercial Vacation Rental permit, the potential implications for their tenancy, and their right to participate in any public hearing on the application.*

The rationale for this amendment is straightforward. The County's Vacation Rental Ordinances were adopted, in part, to preserve the residential character of neighborhoods and to address the impact that Commercial Vacation Rentals can have on long-term housing. The ordinances already recognize, through the four (4) percent cap and area-specific prohibitions, that the conversion of residential properties to commercial transient lodging can harm communities. Yet the ordinances are silent on what is arguably the most immediate and direct harm of such a conversion: the displacement of existing tenants.

A tenant notification requirement would serve several important purposes. It would provide tenants with adequate time to plan for a potential change in their housing situation before

the permit process is already underway. It would allow tenants the opportunity to participate meaningfully in the public hearing process on an application that directly affects their home. It would ensure that the Zoning Administrator and other decision-makers have a complete picture of the human impact of a given CVR application when making their findings. And it would be consistent with the spirit of California's tenant protection laws, which broadly recognize that tenants deserve advance notice of actions that may affect their housing.

Neighboring property owners receive notice of a CVR application because the County recognizes that such a use change affects the surrounding community. Existing tenants, who face the most direct and consequential impact of all, deserve no less.

Comments on the Pending Application (PLN250337)

With respect to the specific application before you, I ask that the Zoning Administrator consider the following in evaluating whether the required findings for a Coastal Development Permit can be made:

First, the property is currently occupied by a tenant household. Approval of this application would facilitate the conversion of an occupied long-term residential unit into a transient commercial use, directly removing housing from the local market in an area already subject to severe housing constraints. This outcome is at odds with the stated purpose of the Vacation Rental Ordinances to preserve housing supply and quality of life.

Second, the Carmel Area Land Use Plan area is already subject to a cap on Commercial Vacation Rentals, reflecting the County's recognition that this area is particularly sensitive to the impacts of short-term rental conversions. Approving a CVR for a currently occupied residence only accelerates the very displacement the cap was designed to mitigate.

Third, I urge the Zoning Administrator to consider the adequacy of the existing notification framework. The fact that a young family residing at this property may have no formal awareness of the application that could upend their living situation speaks to a procedural deficiency that should give this body pause.

Conclusion

Monterey County's vacation rental ordinances were the product of over a decade of community engagement and careful deliberation. They represent a thoughtful attempt to balance the interests of property owners, the visitor economy, and residential neighborhoods. But the ordinances, as currently adopted, are not perfect, and the situation presented by this application reveals a meaningful gap. The people most directly affected

by a Commercial Vacation Rental conversion – the tenants who call that property home – should not be the last to know.

I respectfully request that the Zoning Administrator include this letter in the administrative record for PLN250337 and forward this letter and the proposed ordinance amendment recommendation to the Planning Commission and Board of Supervisors for their consideration. I further request that any action on this application be taken with full awareness that the subject property is currently an occupied residence, and that the tenants' interests and wellbeing be weighed in the decision.

Thank you for your consideration of these comments. I am available to discuss these matters further at your convenience.

Respectfully submitted,



Stuart Poulter, AICP

Member, Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC)
(Writing in personal capacity)
26566 Mission Fields Road
Carmel, CA 93923
805-448-8855; spoulter4286@gmail.com

Cc:
Chair Martha Diehl & Commissioner Jessica Hartzell
Monterey County Planning Commission

5th District Supervisor Kate Daniels
Monterey County Board of Supervisors

Carmel Unincorporated/Highlands LUAC

From:	Sean Edwards
To:	293-zahearingcomments
Subject:	Public Comment Letter – PLN250337 (Plottel, 26415 Oliver Rd, Carmel)
Date:	Wednesday, April 1, 2026 4:04:12 PM

This Message Is From an Untrusted Sender
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This letter is in opposition of the proposed zoning change for the home at 26415 Oliver Rd. Carmel Ca 93923. I rise in opposition to this application because there are already commercial hotels within walking distance to this address. The Carmel River inn located at 26600 Oliver Rd and The Carmel Mission Inn located at 3665 Rio rd. Both can be seen from 26415 Oliver Rd and have vacancy 100% of the calendar year. The Carmel River Inn has separate cabins with complete kitchens for an entire family to stay and enjoy this beautiful area. The Carmel Mission Inn is an affordable Hotel complete with a restaurant and bar where many visiting family's stay.
The current resident family at 26415 Oliver rd. is a working family with two children enrolled at our local elementary school, Carmel River School. If the zoning change of this parcel is approved and the current tenants are forced to vacate the residence, their children would be uprooted from the community they have called home. The family currently renting the home are friends and have become an integral part of our community.
The housing market in this area is already difficult for so many people that want and need to live here to raise their family and contribute to this community. As a local firefighter, I know how difficult it is to find affordable housing; many of my colleagues travel more than 3 hours one way to come and serve this community. Allowing this parcel to become a short term vacation rental - taking small (affordable) family homes off the available market - will only exacerbate the housing issue that so many of us are finding ourselves in.
I want to be clear, there are two commercial hotel facilities within walking distance of 26415 Oliver Rd. Adding this home to the commercial vacation rental market is not necessary and will undoubtedly have a negative effect on our community.

Thank you for your consideration.

Sean Edwards
3473 Fisher Pl, Carmel-By-The-Sea, CA 93923
831-917-5820

From: Carol Shadwell
To: 293-zahearingcomments
Subject: No airbnb in Mission Fields
Date: Friday, April 3, 2026 9:12:45 AM

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Dear Montery County Planners,

I am against commercializing Mission Fields/residential neighborhoods with airbnbs/strs.
Please do not allow the Zachary and Nicole Plottel proposal to use their house at 2641 Oliver Road, Carmel as a vacation rental to go forward (pln009571033000).

Affordable residences are desperately needed for working and middle class families while multiple options are available for visitors to the area.

Thank you,

Carol Shadwell
PO Box 186
Big Sur, CA 93920

831-667-2153
831-233-1518

From: Morgan Smith
To: 293-zahearingcomments
Subject: Re: Comment on PLN250337
Date: Friday, April 3, 2026 11:37:19 AM

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Hi again,

I just connected with Zach Plottel and, having a clearer picture on the situation, would like to withdraw my opposition to the conversion application.

Thanks,
Morgan

On Fri, Apr 3, 2026 at 10:33 AM Morgan Smith <mosmith50@gmail.com> wrote:

> To the Monterey County Zoning Administrator,
>
> I am writing to express my opposition to the proposed conversion of the property at 26415 Oliver Road in Carmel into a commercial vacation rental.
>
> This neighborhood is one of the last truly family-oriented, residential communities in Carmel, where people live full-time, know their neighbors, and contribute to a sense of stability that is increasingly rare on the Peninsula. Allowing short-term vacation rentals in this area risks eroding that character by introducing the potential for noise and disruption inconsistent with a residential setting.
>
> While I understand the economic appeal of short-term rentals, their expansion into established neighborhoods like this one comes at a real cost to community cohesion and long-term housing availability.
>
> I respectfully urge the County to preserve the residential integrity of this community and deny the requested permit.
>
> Thank you for your consideration.
>
> Sincerely,
> Morgan Smith

Introduced: 4/1/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250318 - SPARANO WILLIAM ANTHONY & MARAZZA ROMINA LIS TRS

Public hearing to consider action on after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

Project Location: 26136 Atherton Drive, Carmel, CA 93923

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving an after-the-fact Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Romina Sparano
Property Owner: William Anthony Sparano & Romina Lis Marazatto
APN: 009-302-018-000
Parcel Size: approximately 0.22 acre
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Imani Harrigan, Assistant Planner
harrigani@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION:

The project is located at 26136 Atherton Drive, a County maintained road, in Carmel. On November 17, 2025 the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood (**Exhibit C**).

The site is developed with an existing 1,347 square foot single-family dwelling with an attached 491 square foot garage. The single-family dwelling currently has three bedrooms, two bathrooms, living room, and a kitchen. The applicant has an approved Design Approval Application DA230038 (**Exhibit D**) to convert the existing 491 square foot attached garage into two bedrooms and add a 379 square foot carport. Upon final of the Construction Permit #23CP01521, the structure would result in an 1,838 square foot single-family dwelling with an attached 379 square foot carport containing four bedrooms, two bathrooms, living room and kitchen. Although an additional bedroom is proposed, the applicant does not intend to utilize the 4th bedroom as part of a commercial vacation rental and intends to put up adequate signage and restrict this area when rented. Therefore, if approved, this application would propose a maximum of occupancy of 7 people overnight and 10 people during daytime hours at the property at a time.

The property is currently served by a California American Water, and the company Waste Management is providing solid waste services for the dwelling. If approved, the granting of this Coastal Development Permit would allow the establishment of the 13th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Plan 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. Rio Road Fire Station is 4 minutes away, and the Community Hospital of the Monterey Peninsula is 8 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

In its current configuration the subject property has space in the driveway for at minimum four

uncovered parking spaces; however, the configuration is not compliant with 20.58.050.F because there are no covered parking spaces available. After the Construction Permit 23CP01521 is finaled in the approved configuration the subject property will be compliant with at minimum one covered parking space via the proposed carport and three uncovered parking spaces in the driveway. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit which this application complies with as illustrated in the attached plans.
The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Romina Sparano, resides at 26136 Atherton Drive, Carmel, CA 93923, approximately 0 minutes away (0-mile drive) from the subject property. However, Mrs. Sparano will be lodging at 157 Mar Vista Drive, approximately 10 minutes away (3.7-mile drive) from the primary residence, the subject property, if it is occupied as a commercial vacation rental. Mrs. Sparano's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The subject dwelling has three bedrooms; therefore, the property has a maximum occupancy of 7 overnight guests and 11 daytime guests. After the finaled Construction Permit 23CP01521 there will be four bedrooms, although it is the applicant's intention not to utilize the fourth bedroom as part of the commercial vacation rental and will restrict the area went rented. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 8 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section

20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access
The property is accessed through Atherton Drive, a County maintained road and therefore is not subject to the private road regulations as outlined in Chapter 16.80.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 13th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts

OTHER AGENCY INVOLVEMENT
None

Prepared by: Imani Harrigan, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Design Approval Permit DA230038
Exhibit E - Public Correspondence

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner, Dennis Ing, William Anthony Sparano & Romina Lis Marazzato Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250318.

Introduced: 4/1/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250318 - SPARANO WILLIAM ANTHONY & MARAZZA ROMINA LIS TRS

Public hearing to consider action on after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

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RECOMMENDATIONS

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a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Romina Sparano
Property Owner: William Anthony Sparano & Romina Lis Marazatto
APN: 009-302-018-000
Parcel Size: approximately 0.22 acre
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Imani Harrigan, Assistant Planner
harrigani@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION:

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The property is currently served by a California American Water, and the company Waste Management is providing solid waste services for the dwelling. If approved, the granting of this Coastal Development Permit would allow the establishment of the 13th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Plan 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. Rio Road Fire Station is 4 minutes away, and the Community Hospital of the Monterey Peninsula is 8 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

In its current configuration the subject property has space in the driveway for at minimum four

uncovered parking spaces; however, the configuration is not compliant with 20.58.050.F because there are no covered parking spaces available. After the Construction Permit 23CP01521 is finaled in the approved configuration the subject property will be compliant with at minimum one covered parking space via the proposed carport and three uncovered parking spaces in the driveway. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit which this application complies with as illustrated in the attached plans.
The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Romina Sparano, resides at 26136 Atherton Drive, Carmel, CA 93923, approximately 0 minutes away (0-mile drive) from the subject property. However, Mrs. Sparano will be lodging at 157 Mar Vista Drive, approximately 10 minutes away (3.7-mile drive) from the primary residence, the subject property, if it is occupied as a commercial vacation rental. Mrs. Sparano's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The subject dwelling has three bedrooms; therefore, the property has a maximum occupancy of 7 overnight guests and 11 daytime guests. After the finaled Construction Permit 23CP01521 there will be four bedrooms, although it is the applicant's intention not to utilize the fourth bedroom as part of the commercial vacation rental and will restrict the area went rented. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 8 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section

20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access
The property is accessed through Atherton Drive, a County maintained road and therefore is not subject to the private road regulations as outlined in Chapter 16.80.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 13th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts

OTHER AGENCY INVOLVEMENT
None

Prepared by: Imani Harrigan, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Design Approval Permit DA230038
Exhibit E - Public Correspondence

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner, Dennis Ing, William Anthony Sparano & Romina Lis Marazzato Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250318.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
SPARANO WILLIAM ANTHONY TR ET AL (PLN250318)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving an after-the-fac Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

[PLN250318 SPARANO WILLIAM ANTHONY TR ET AL, 26136 Atherton Dr, Carmel (Assessor's Parcel Number 009-302-018-000), Carmel Area Land Use Plan, Coastal Zone]

The SPARANO WILLIAM ANTHONY TR ET AL application (PLN250318) came on for a public hearing before the County of Monterey Zoning Administrator on April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 26136 Atherton Drive, a County maintained road, in Carmel subject to the

Carmel Area Land Use Plan. On November 17, 2025, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The site is developed with an existing 1,347 square foot single-family dwelling with an attached 491 square foot garage. The single-family dwelling currently has three bedrooms, two bathrooms, living room, and a kitchen. The applicant has an approved Design Approval Application DA230038 to convert the existing 491 square foot attached garage into two bedrooms and add a 379 square foot carport. Upon final of the Construction Permit #23CP01521, the structure would result in a 1,838 square foot single-family dwelling with an attached 379 square foot carport containing four bedrooms, two bathrooms, living room and kitchen. Therefore, this application would propose a maximum occupancy of 7 people overnight and 10 people during daytime hours at the property at a time in its current configuration. Although an additional bedroom is proposed, the applicant does not intend to utilize the 4th bedroom as part of a commercial vacation rental and intends to put up adequate signage and restrict this area when rented. Therefore, if approved, this application would propose a maximum of occupancy of 7 people overnight and 10 people during daytime hours at the property at a time.

c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050DD allow for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.22 acre in size), APN: 009-302-018-000 is identified in its current configuration and under separate ownership in both the 1964 and 1972 Assessor's Parcel Maps on Page 30 of Book 9. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 8 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7

Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the- Sea; therefore, is subject to the 5- 8 minutes response time. Rio Road Fire Station is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 3 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. Additionally, the applicant provided the property manager, Romina Sparano, will be available 24/7 to respond within the 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. In its current configuration the subject property proposed a minimum of four uncovered parking spaces which this application illustrates in the attached plans. Once work under the Construction Permit 23CP01521 is completed the subject property will have at minimum one covered and three uncovered parking spaces, which comply with the parking requirements outlined in Title 20.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-302-018-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the

applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Atherton Drive , a County road, and therefore is not subject to the regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

2. 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, 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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, The respective agency has 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 infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from Atherton Drive, a County maintained road. No alterations to this driveway or access are required for the use (see evidence "m" in Finding 1.
d) California American Water currently provides potable water service to the subject property, and the existing connection will be retained for the proposed use. Sewer service will be provided by Carmel Area Wastewater District.
e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management).
f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

4. 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. No violations exist on the property.

EVIDENCE:
a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of one current violation existing on the subject property for a commercial vacation rental (Code Enforcement Case 26CE00050). On January 16, 2026, a complaint was received that the property may possibly be in violation with Monterey County Code through the operation of a non-permitted vacation rental and that immediate action shall be taken to bring the property into compliance. The applicant submitted a Coastal Development Permit for an after-the-fact Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer and abate Code Enforcement Violation No. 26CE00050 to bring their property into compliance with the Monterey County Code. No additional complaints have been received.
b) The violation will be abated upon granting of this permit and brings the subject property into compliance.
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.
f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.
g) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.22 miles north of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
i) The project would not damage any historical resources.
j) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 13th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

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 applicable Local Coastal Program, 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 Section 20.146.130 of the Monterey County Coastal Implementation Plan 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) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250318.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve an after-the-fact Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 9th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN250318

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This after-the-fact Coastal Development Permit (PLN250318) for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050. The property is located at 26136 Atherton Dr, Carmel (Assessor's Parcel Number 009-302-018-000), Carmel Land Use Plan, Coastal Zone. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: “A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor’s Parcel Number 009-302-018-000 on April 9, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD.” Proof of recordation of this notice shall be furnished to the Director of HCD 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 commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

5. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 9, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.70.110 and 20.64.290.F.12.d.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to Monterey County Code Title 20 Section 20.64.290.F.5.

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

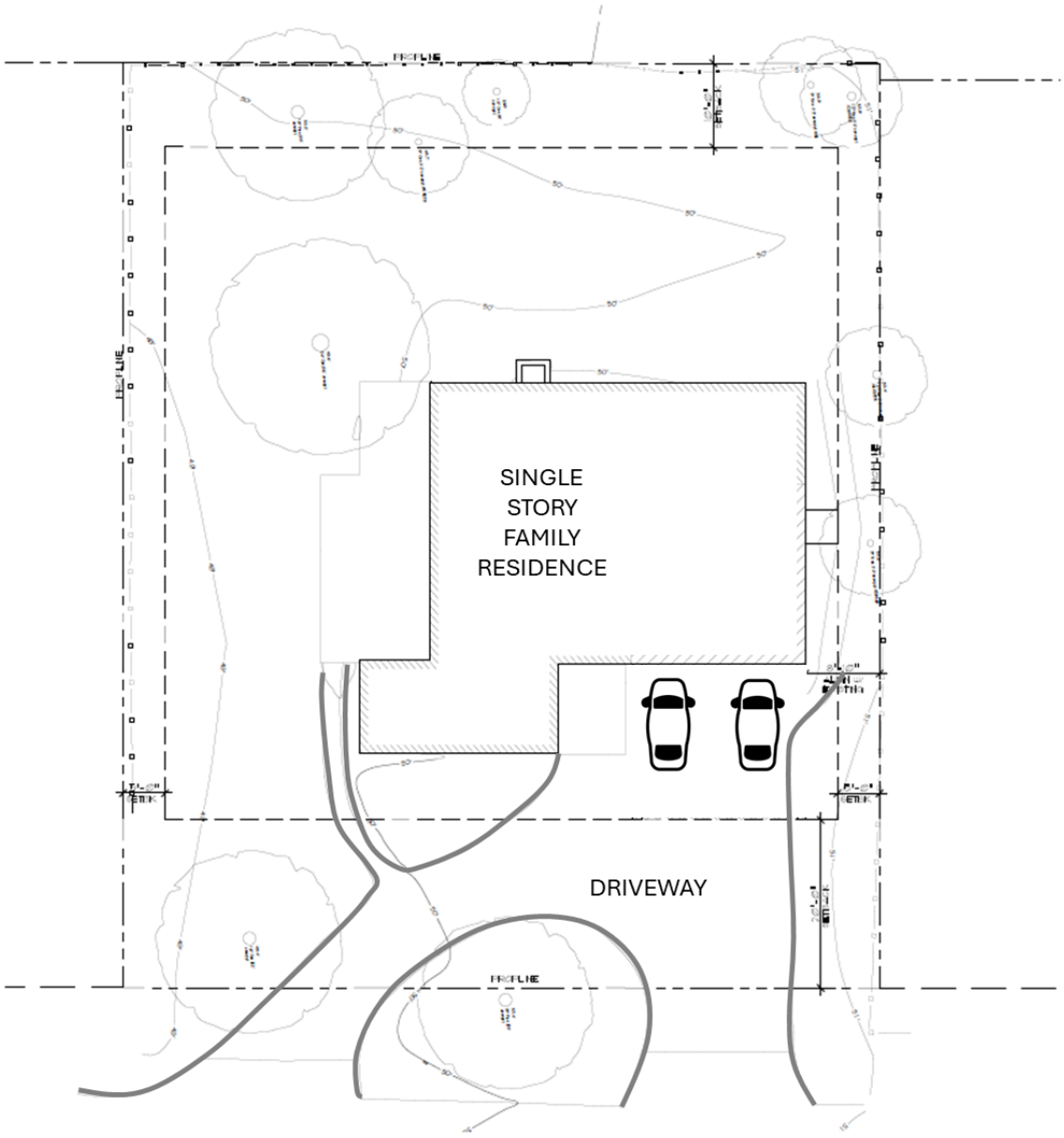
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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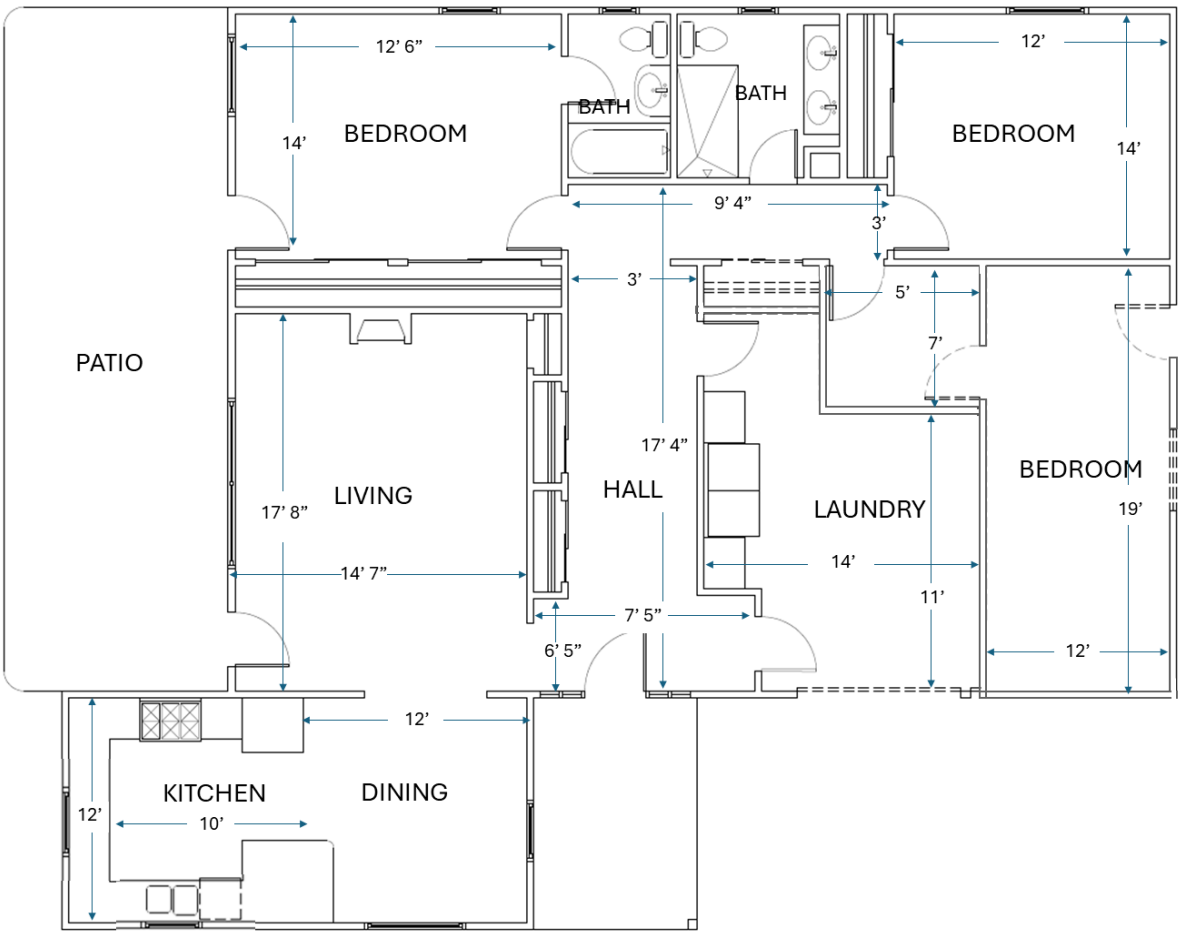
Site Map

26136 Atherton Dr., Carmel CA 93923



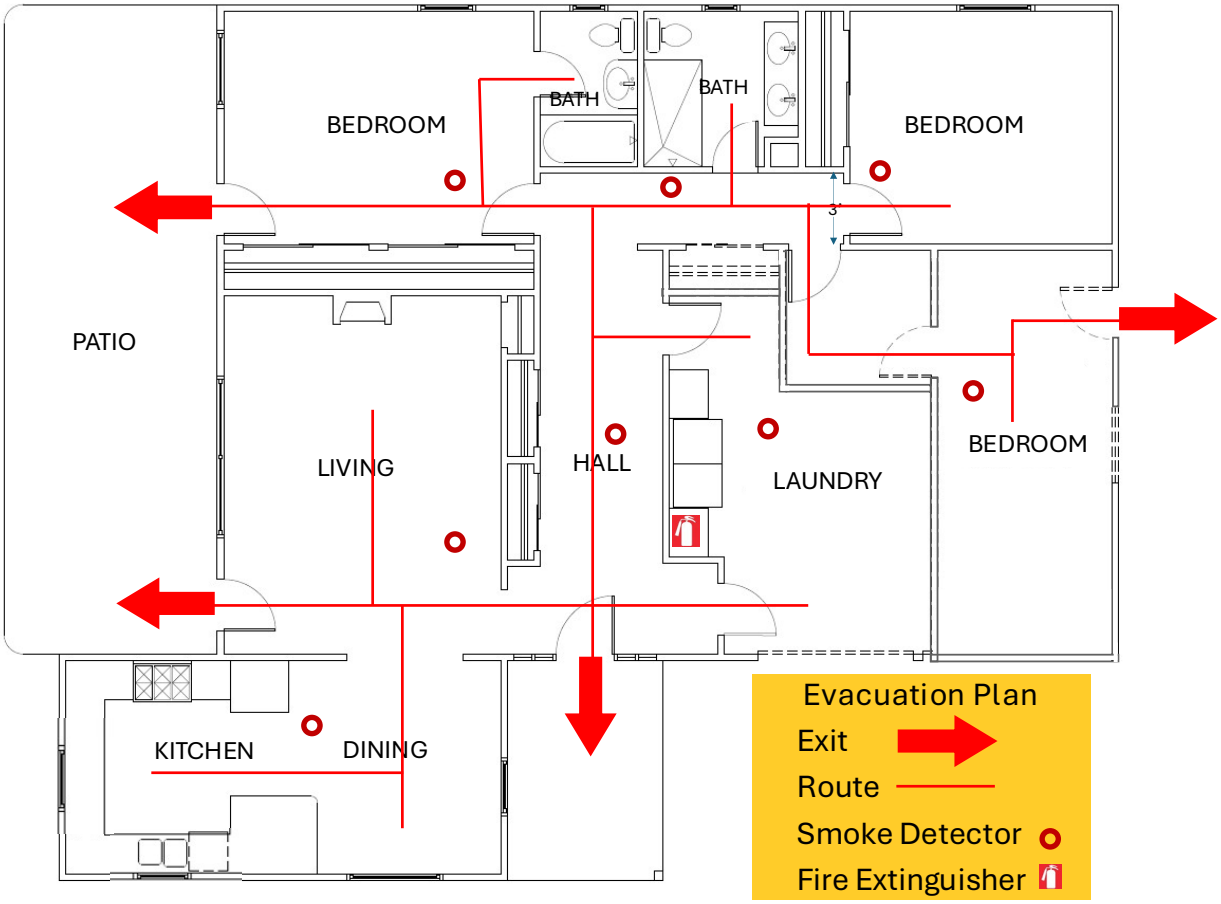
Floor Plan of House in Carmel

26136 Atherton Dr., Carmel CA 93923



Evacuation Plan

26136 Atherton Dr., Carmel CA 93923



HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

☑ **Vacation Rental Address and Unit/Suite/Apt #** 26136 Atherton Drive. Carmel, CA. 93923

☑ **Total number of bedrooms** 3

☑ **Total number of onsite parking spaces (e.g. garage, driveway)** 5, Driveway

Interior Inspection

☑ **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.** YES

☑ **Every sleeping room has a functional smoke alarm.** YES

☑ **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.** YES

☑ **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.** YES

☑ **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.** TANKLESS, YES

☑ **Other heating equipment is in safe operating condition and placed in an approved location.** YES

☑ **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.** YES

☑ **The building conforms to the applicable state building and fire codes at the time the building was constructed.** YES

Exterior Inspection

☑ **There is no evidence of infestation, garbage, and debris at the site.** NONE

☑ **The property has active garbage pick-up service.** WASTE MGMT!

☑ **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.** YES

☑ **Property is in an overall safe and sanitary condition.** YES

☑ **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.** YES

Home Inspection Results

☒ **Passed**

☐ **Failed**

Remarks/Observations:

Everything looks good!

Bixby Let's Chat

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

☒ **California Contractors State License Board License Classification Type B** CSLB #1033135

☐ **California Contractors State License Board License Classification Type B-2**

☐ **California Contractors State License Board License Classification Type C-47**

☐ **California Real Estate Inspection Association**

☐ **American Society of Home Inspectors**

☐ **International Code Council**

☐ **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:

Date: Sep 24, 2025

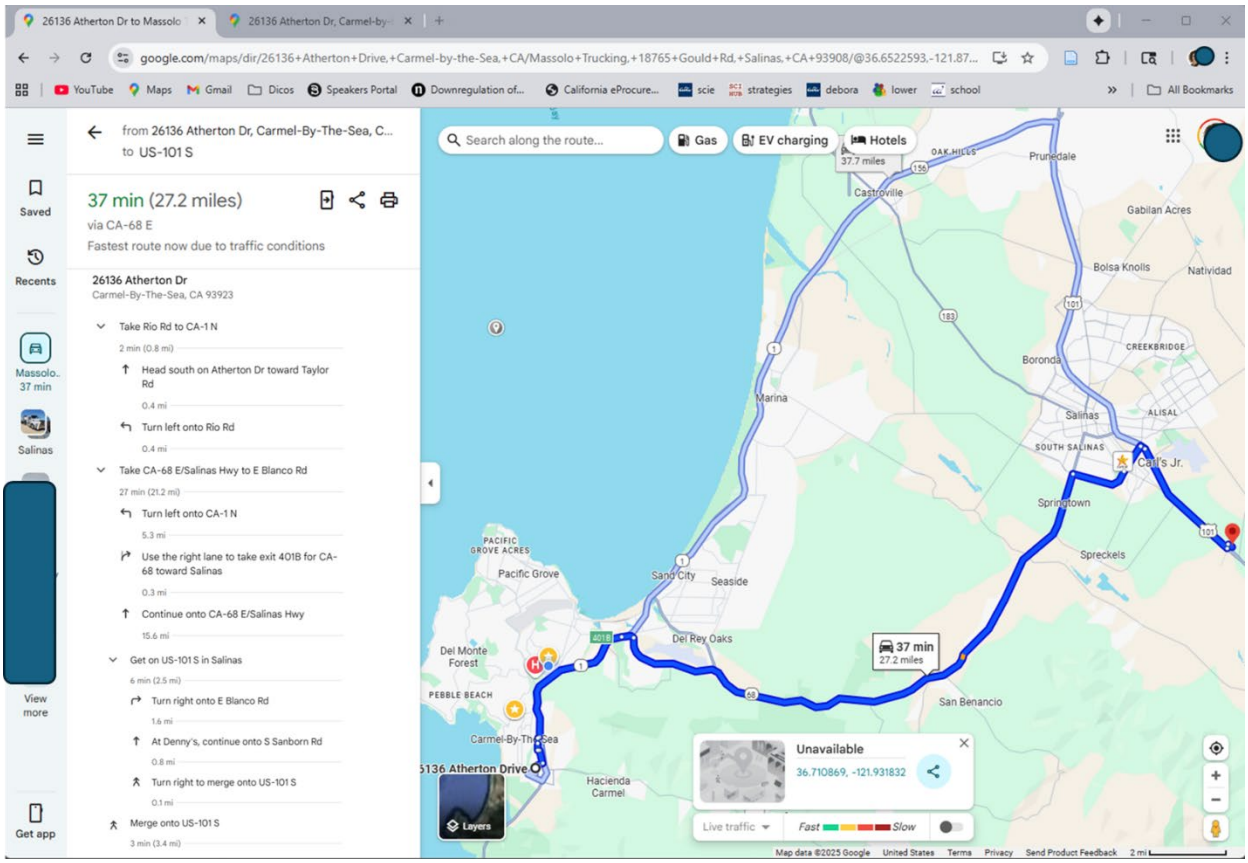
Click 'Print' at the top of this page and save as a PDF.

Evacuation Route to Freeway

From Home:

26136 Atherton Dr. Carmel, CA 93923

To Highway 101-S:



Take Rio Road

1. Head south on Atherton Dr toward Taylor Rd, 0.4 mi
2. Turn left onto Rio Rd, 0.4 mi

Take CA-68 E/Salinas Hwy to E Blanco Rd 27 min (21.2 mi)

3. Turn left onto CA-1N, 5.3 mi
4. Use the right lane to take exit 401B for CA-68 toward Salinas0.3 mi
5. Continue onto CA-68 E/Salinas Hwy. 15.6 mi

Get on US-101 S in Salinas

6. Turn right onto E Blanco Rd, 1.6 mi
7. At Denny's, continue onto S Sanborn Rd, 0.8 mi
8. Turn right to merge onto US-101 S, 0.1 mi
9. Merge onto US-101 S

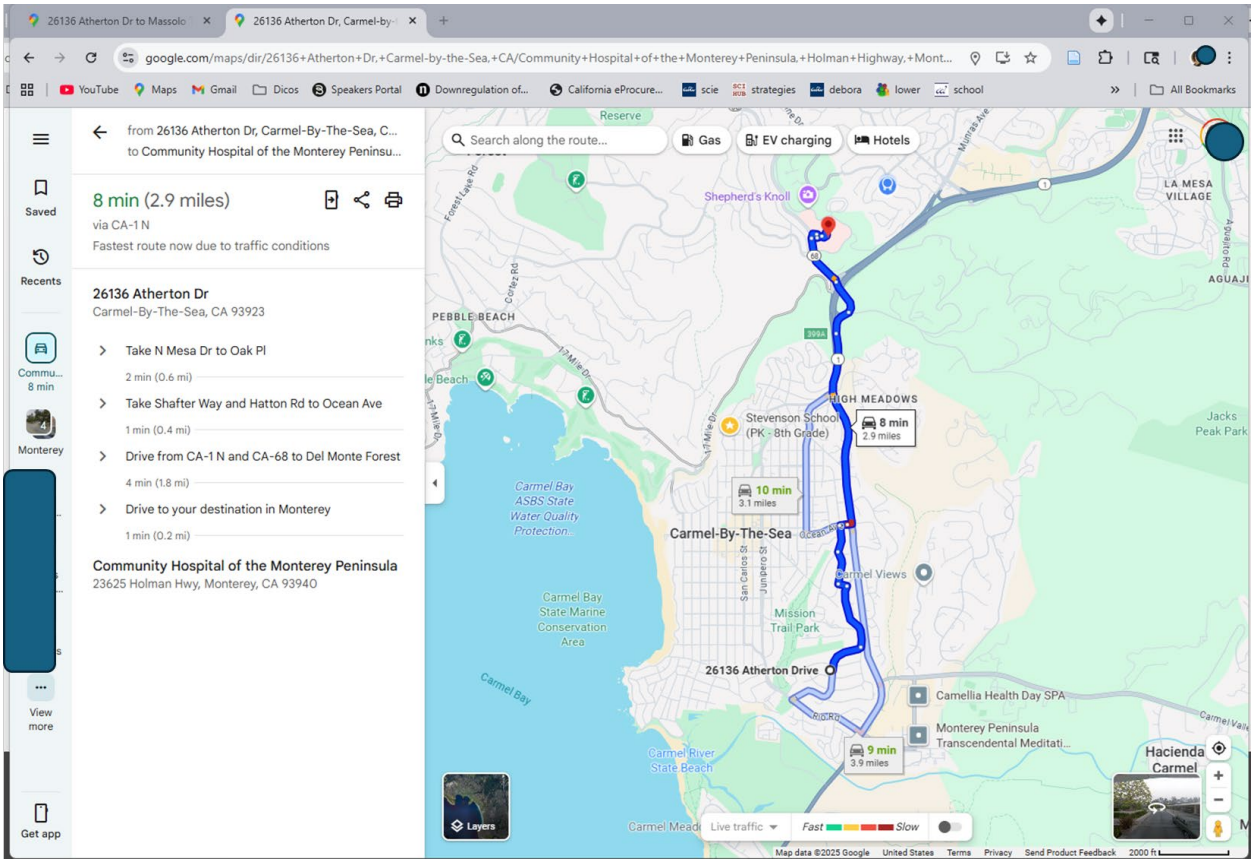
MAP TO NEAREST EMERGENCY ROOM AND 24-HR CLINIC

From Home:

26136 Atherton Dr. Carmel, CA 93923

To Community Hospital of the Monterey Peninsula:

23625 Holman Hwy, Monterey, CA 93940
Phone: 831-624-5311



Take Rio Rd to CA-1 N
2 min (0.8 mi)

1. Head south on Atherton Dr toward Taylor Rd, 0.4 mi
2. Turn left onto Rio Rd, 0.4 mi

Follow CA-1 N to CA-68. Take exit 399A from CA-1 N
5 min (2.4 mi)

3. Turn left onto CA-1 N, 2.3 mi
4. Take exit 399A for CA-68 W toward Pacific Grove/Pebble Beach, 0.2 mi

Continue on CA-68 to your destination in Monterey
2 min (0.6 mi)

5. Continue onto CA-68, 0.2 mi
6. At the traffic circle, continue straight onto CA-68 E, 0.3 mi
7. Slight right, 269 ft
8. Turn right, 102 ft
9. Turn left, 161 ft
10. Turn right

Destination will be on the right

MAP TO NEAREST FIRE STATION

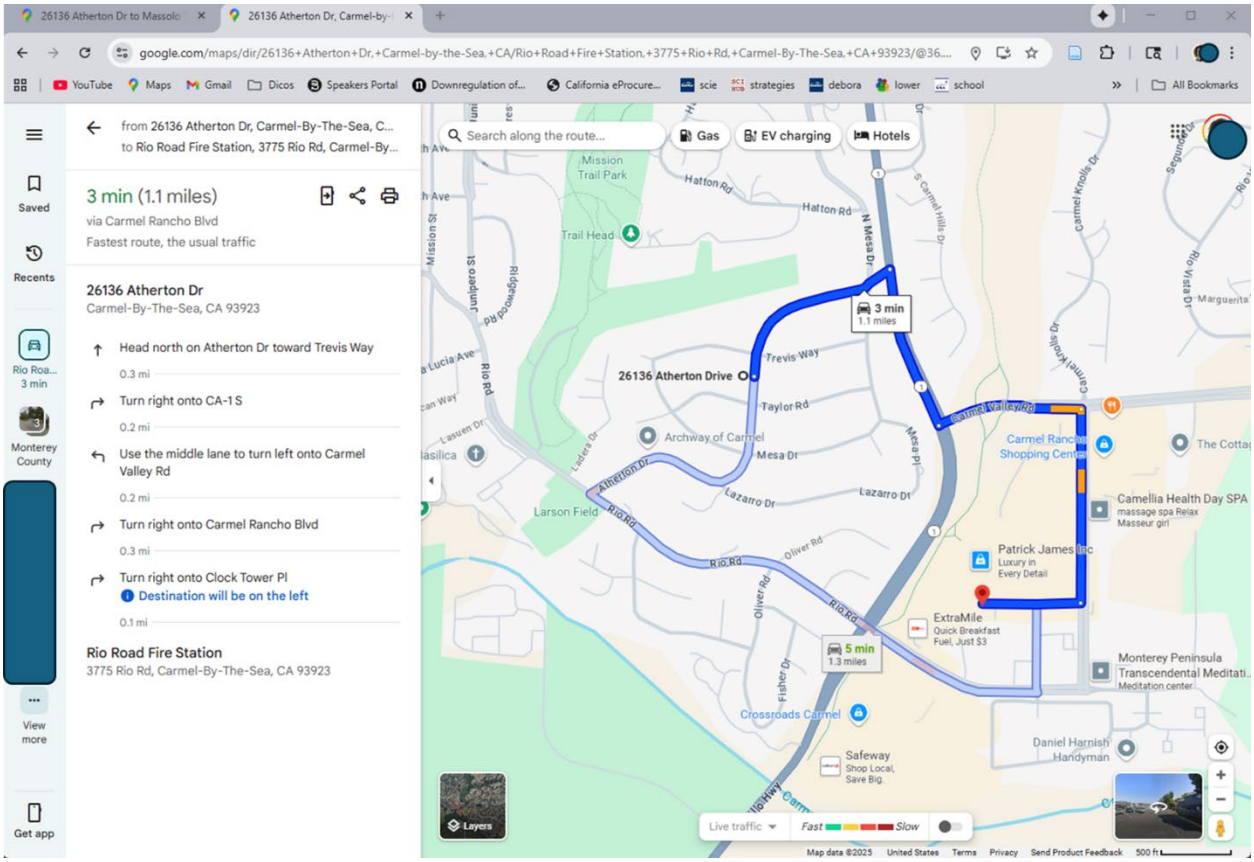
From Home:

26136 Atherton Dr. Carmel, CA 93923

To Rio Road Fire Station:

3775 Rio Rd, Carmel-By-The-Sea, CA 93923

Phone: (831) 624-4511



1. Head north on Atherton Dr toward Trevis Way, 0.3 mi
2. Turn right onto CA-1 S, 0.2 mi
3. Use the middle lane to turn left onto Carmel Valley Rd, 0.2 mi
4. Turn right onto Carmel Rancho Blvd, 0.3 mi
5. Turn right onto Clock Tower Pl
   Destination will be on the left

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HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

☑ **Vacation Rental Address and Unit/Suite/Apt #** 26136 Atherton Drive. Carmel, CA. 93923

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☑ **Total number of onsite parking spaces (e.g. garage, driveway)** 5, Driveway

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☑ **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.** YES

☑ **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.** YES

☑ **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.** TANKLESS, YES

☑ **Other heating equipment is in safe operating condition and placed in an approved location.** YES

☑ **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.** YES

☑ **The building conforms to the applicable state building and fire codes at the time the building was constructed.** YES

Exterior Inspection

☑ **There is no evidence of infestation, garbage, and debris at the site.** NONE

☑ **The property has active garbage pick-up service.** WASTE MGMT!

☑ **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.** YES

☑ **Property is in an overall safe and sanitary condition.** YES

☑ **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.** YES

Home Inspection Results

☒ **Passed**

☐ **Failed**

Remarks/Observations:

Everything looks good!

Bixby Let's Chat

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

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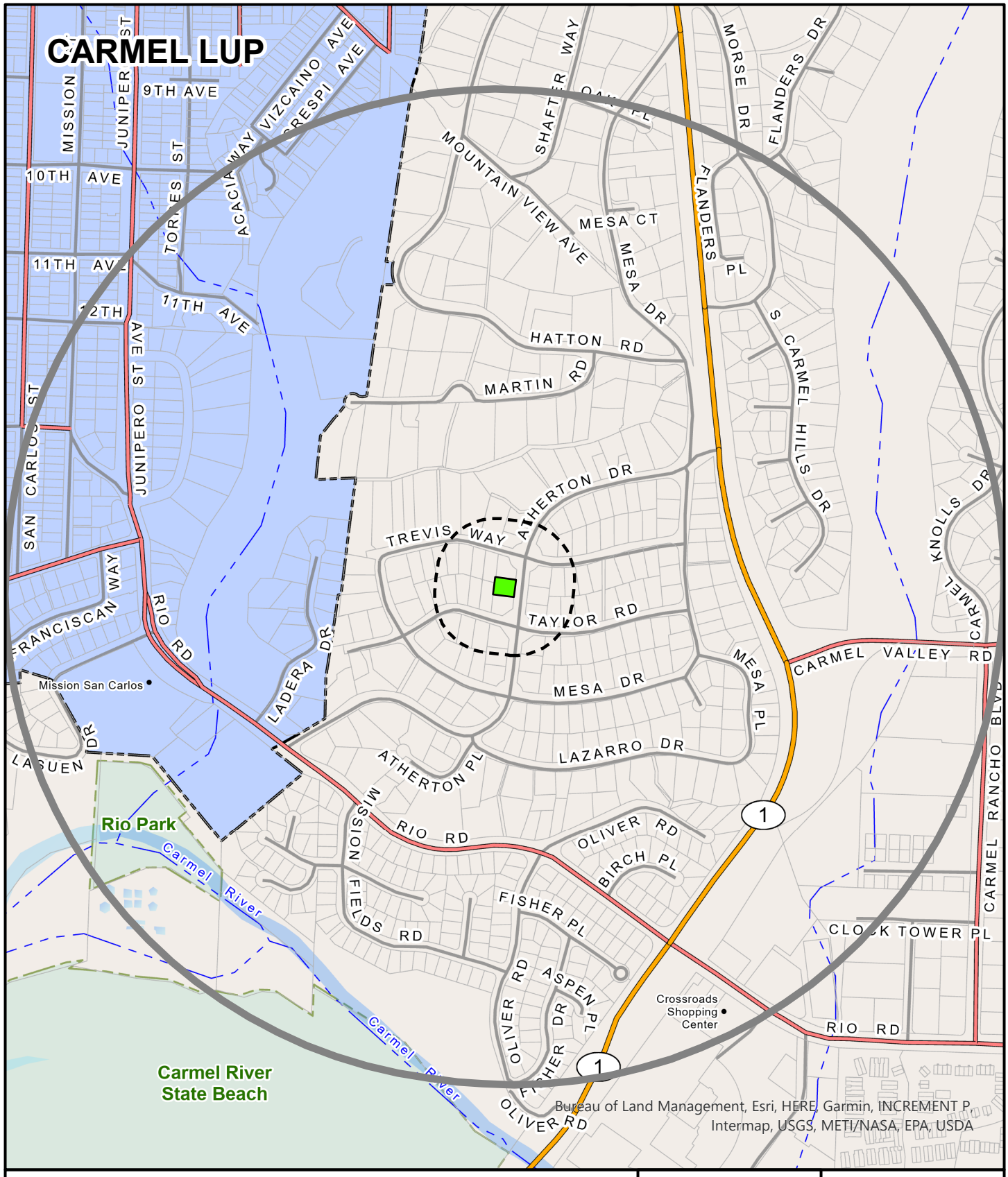
Please check the relevant certification agency and write your License/Certification number below:

Date: Sep 24, 2025

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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APPLICANT: SPARANO WILLIAM ANTHONY & ROMINA LIS MARAZZATO TRS

APN: 009302018000 **FILE #** PLN250318

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: IMANI HARRIGAI

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Exhibit C

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26136 Atherton Dr

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Exhibit D

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MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527 (831) 755-5025

Design Approval Permit

File Number: DA230038
Owner Name: SPARANO WLLIAM ANTHONY TR ET AL
Project Address: 26136 ATHERTON DR, CARMEL, CA 93923
Primary APN: 009-302-018-000
Coastal Zone: Yes
Date of Approval: 04/18/2023
Project Description: Design Approval to allow the construction of a 379 square foot attached carport to the single-family dwelling and convert existing 491 square foot attached garage to habitable space; materials and colors to match existing residence. The property is located at 26136 Atherton Drive, Carmel (Assessor's Parcel 009-302-018) Carmel Land Use Plan, Coastal Zone.

Findings

1. **Finding:** The project is consistent with the 1982 General Plan, the applicable Land Use Plan, and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning ordinance Coastal.

   Evidence: THE PURPOSED ADDITION MEETS SITE DEVELOPMENT STANDARDS OF THE ZONING IT IS LOCATED IN.

2. **Finding:** The design of the proposed project assures protection of the public viewshed, is consistent with neiighboorhood character, and insures visual integrity without imposing undue restrictions on private property;

   Evidence: THE PURPOSED ADDITION IS CONSISTENT WITH THE NEIGHBORHOOD CHARACTER.

This permit is approved subject to the Conditions of Approval attached as Exhibit A.

Approved By: ARLEN BLANCA
Designee of Director of Planning

Approved Date: 04/18/2023

Exhibit A

Conditions of Approval for Design Approval

DA230038

1. DESIGN APPROVAL - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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. (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.

FILE #: DA230038

MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
1441 Schilling Place, South 2nd Floor (831) 755-5025
Salinas, California 93901-4527 www.co.monterey.ca.us

COASTAL DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 009-302-018

PROJECT ADDRESS: 26136 Atherton Dr, Carmel

PROPERTY OWNER: Romina Sparano Telephone: 831-595-7779
Address: 1787 Judson St Fax: _____
City/State/Zip: Seaside, CA 93955 Email: romina@languagecompass.com

APPLICANT: William Mefford Telephone: 831-373-4567
Address: PO Box 1072 Fax: 831-373-4567
City/State/Zip: Pacific Grove, CA 983950 Email: meffordwc@yahoo.com

AGENT: William Mefford Telephone: 831-373-4567
Address: PO Box 1072 Fax: 831-373-4567
City/State/Zip: Pacific Grove, CA 93950 Email: meffordwc@yahoo.com

Mail Notices to: ☐ **Owner** ☐ **Applicant** ■ **Agent**
(Check only one)

PROJECT DESCRIPTION: (Attach *Scope of Work*) Add 379 sf carport and convert existing 492 sf garage to living area in existing 1347 sf single family residence

MATERIALS TO BE USED: Match existing

COLORS TO BE USED: Match existing

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE: William Mefford **DATE:** 1/30/2023

FOR DEPARTMENT USE ONLY

ZONING: _____ **LAND USE PLAN:** _____
ADVISORY COMMITTEE: _____ **RELATED PERMITS:** _____
PLANNER: _____ _____
WITHIN ARCH BUFFER ZONE? ☐ **YES** ☐ **NO** **ON SEPTIC SYSTEM (OWTS)?** ☐ **YES** ☐ **NO**
LEGAL LOT: _____ ☐ **YES** ☐ **NO** **DOES THIS CORRECT A VIOLATION?** ☐ **YES** ☐ **NO**

FINDINGS:

- ☐ **The project is consistent with the 1982 General Plan, the applicable Land Use Plan and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning Ordinance-Coastal); and**
- ☐ **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 because:** _____

DECISION: ☐ **OVER-THE-COUNTER** ☐ **ADMINISTRATIVE**
ACTION: ☐ **APPROVED** ☐ **DENIED**
CONDITIONS: ☐ **ATTACHED** ☐ **NONE**

APPROVED BY: _____ **DATE:** _____

COPY TO APPLICANT: ☐ **IN PERSON** **OR** ☐ **MAILED** **DATE:** _____

It is unlawful to alter the substance of any official form or document of Monterey County.

STATEMENT OF PLANNING SCOPE OF WORK

(COASTAL ONLY)

PLEASE CHECK "YES" OR "NO" FOR **ALL** BOXES

	Yes	No	
1.	☒	☐	Project is for residential use.
2.	☐	☒	The project is commercial use.
3.	☐	☒	The project is for agricultural use.
4.	☐	☒	The project is for industrial use.
5.	☐	☒	The project is public or quasi/public.
6.	☐	☒	The project includes a subdivision/lot line adjustment.
7.	☐	☒	The project is for cell site, telecom (digital) communication facility/site.
8.	☐	☒	Project includes construction of a new structures.
9.	☒	☐	Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures. If "yes" describe See project description
10.	☐	☒	The project includes demolition work. If "yes" describe_____
11.	☐	☒	Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure.
12.	☒	☐	Project includes historical structure or a structure more than fifty (50) years old.
13.	☐	☒	Project includes an accessory structure(s) If "yes" describe _____
14.	☐	☒	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit. ☐ Private property ☐ Park installation_____(mobile home park)
15.	☐	☒	Project includes retaining walls, sea wall, riprap.
16.	☐	☒	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system.
17.	☐	☒	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
18.	☐	☒	Project is associated with a new or improvements to a water system. _____ water system _____ number of connections.
19.	☐	☒	Project includes removal of trees. If "yes", type_____ size_____ number_____
20.	☐	☒	Project includes grading, dirt importation, dirt removal, and/or drainage changes.
21.	☐	☒	Project is visible from a public area. (public road, park, slough, beach, trail)
22.	☐	☒	Project is located on a slope/hillside. (30 percent (25 percent-North County)
23.	☐	☒	Project is located within 50 feet of bluff.
24.	☐	☐	Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe _____
25.	☐	☒	Project includes the use of roofing materials that are different in type and/or color from the original materials. If "yes", describe _____
26.	☐	☒	Project is change or modification to an approved application.
27.	☐	☒	Project involves or includes an existing or proposed trail or easement.
28.	☐	☒	Project involves new, change or modifications to existing utilities and/or power lines.

PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR. INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES". ATTACH ADDITIONAL SHEETS IF NECESSARY.

Add 379 sf carport and convert existing 492 sf garage to living area in existing 1347 sf single family residence.

I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

William Mefford
Signature

1/30/2023
Date

William Mefford
Print Name

WILLIAM C MEFFORD
ARCHITECT

Existing Photos for
26136 Atherton Dr, Carmel

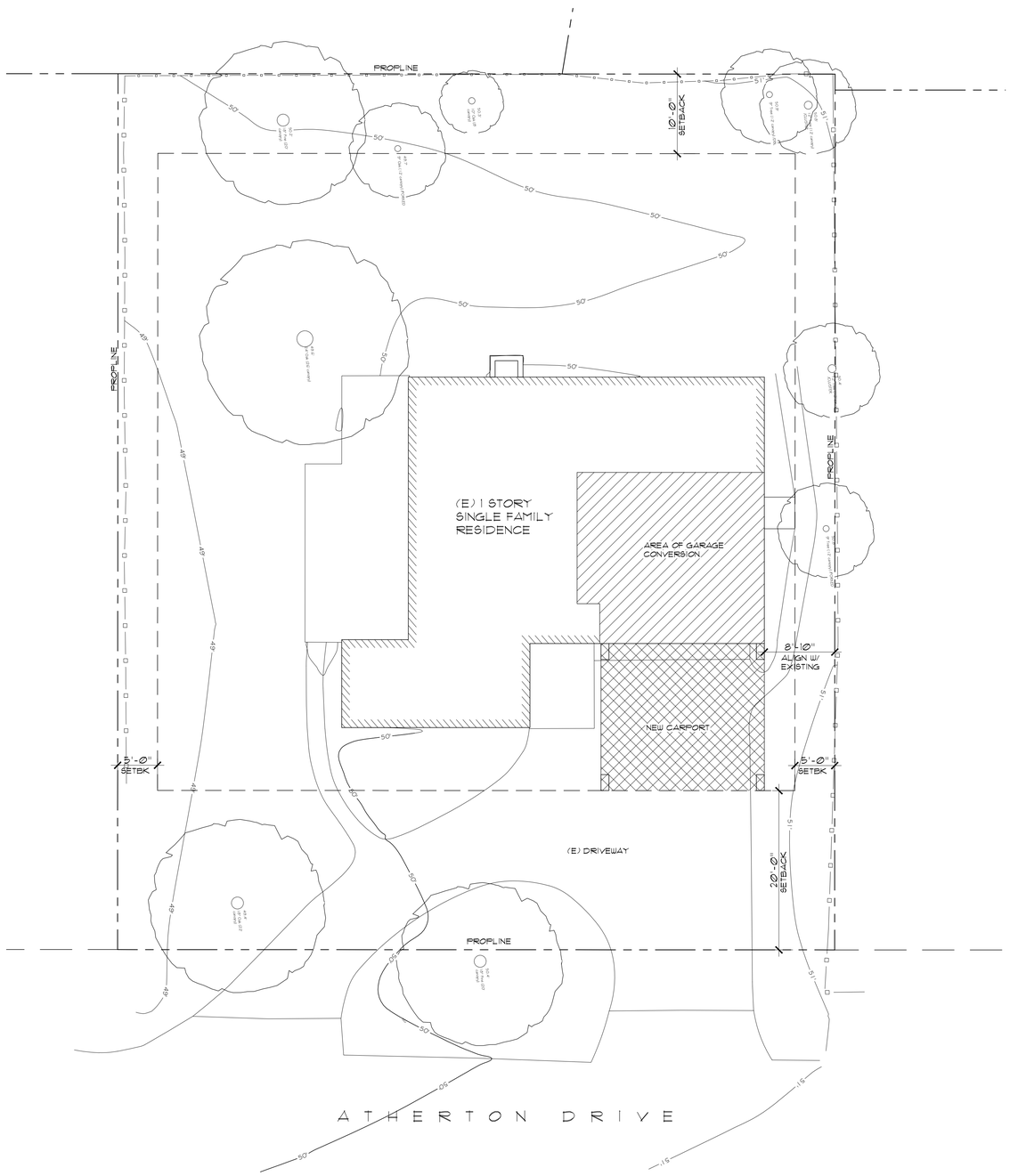


Front View



Side View

P.O. BOX 1072 PACIFIC GROVE, CALIFORNIA 93950 TEL/FAX (831) 373-4567



SITE PLAN

1/8" = 1'-0"

PROJECT DATA

OWNER:	MS. ROMINA SPARANO 1787 JUDSON ST. SEASIDE, CA 93955 (831) 595-7779 romina@languagecompass.com
SITE ADDRESS:	26136 ATHERTON DR. CARMEL, CA
APN:	009-302-018
SITE AREA:	9,900 SF
ZONING	MDR/2-D(CZ)
CONSTRUCTION TYPE:	VB
OCCUPANCY TYPE:	R-3/U
SPRINKLERS:	NO
CODES:	2022 CRC, TITLE 24, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CEnC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
STORIES:	1
PROJECT SCOPE:	ADD 379 SF CARPORT AND CONVERT EXISTING 491 SF GARAGE TO LIVING AREA IN EXISTING 1347 SF SINGLE FAMILY RESIDENCE.

TREE REMOVAL	NONE
GRADING	NONE
WATER SUPPLY BY CAL AM	

BUILDING AREA:

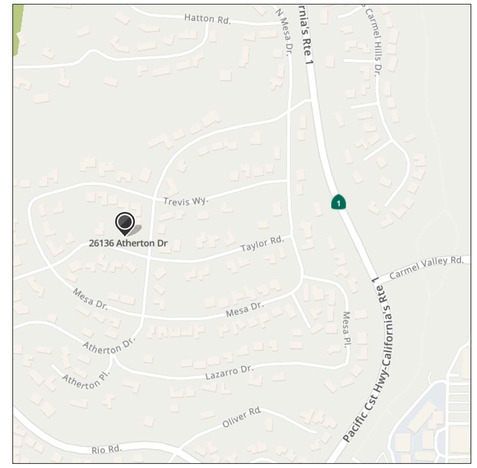
EXISTING LIVEABLE AREA	1347.0 SF
GARAGE	491.0 SF
TOTAL FLOOR AREA	1838.0 SF
NEW LIVING AREA	491.0 SF
TOTAL PROPOSED LIVING AREA	1838.0 SF
EXISTING COVERED PATIO & ENTRY	368.0 SF
NEW CARPORT	379.0 SF

TOTAL SITE COVERAGE:

ALLOWED	3465.0 SF	35%
EXISTING	2206.0 SF	22.3%
PROPOSED	2585.0 SF	26.1%

DRAWING INDEX

A-1 SITE PLAN, PROJECT DATA, VICINITY MAP
A-2 FLOOR PLAN, DEMO PLAN
A-3 EXTERIOR ELEVATIONS



VICINITY MAP

NTS

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22893

REMODEL AND CARPORT FOR:

Romina Sparano

26136 ATHERTON DR CARMEL, CA

APN 009-302-018

DATE: 2/17/2023

PROJECT NO. 23001

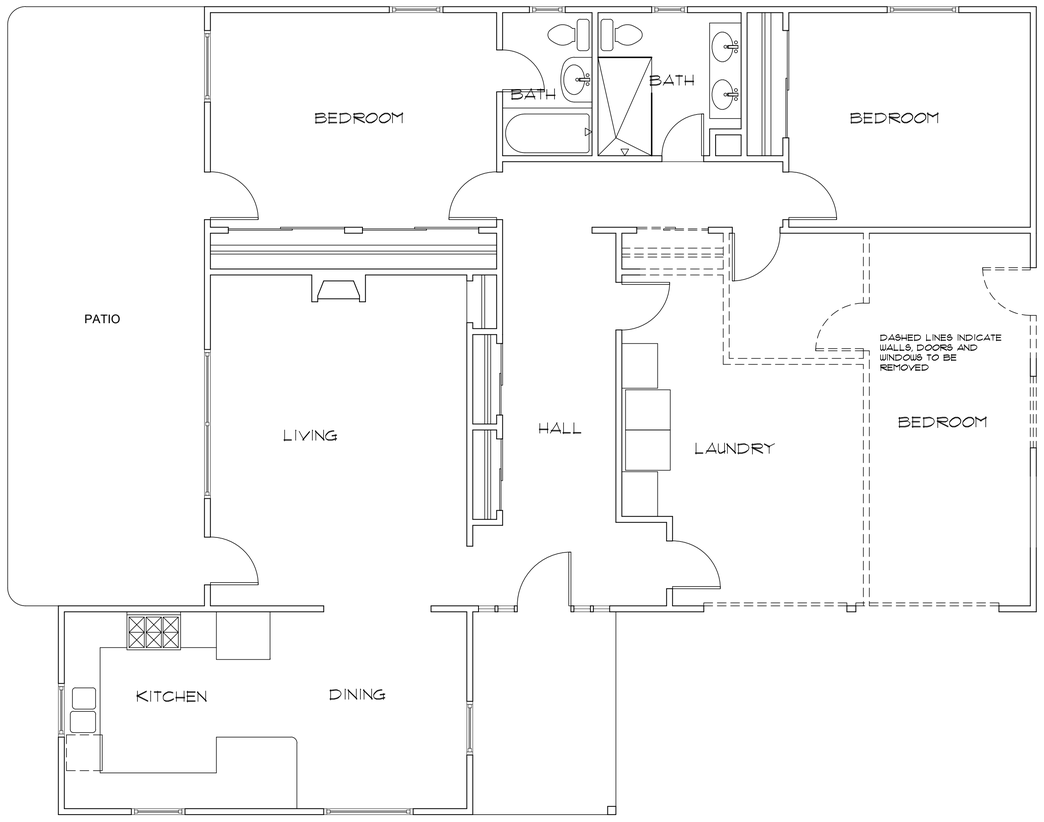
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CHECKED BY:

SHEET TITLE: SITE PLAN

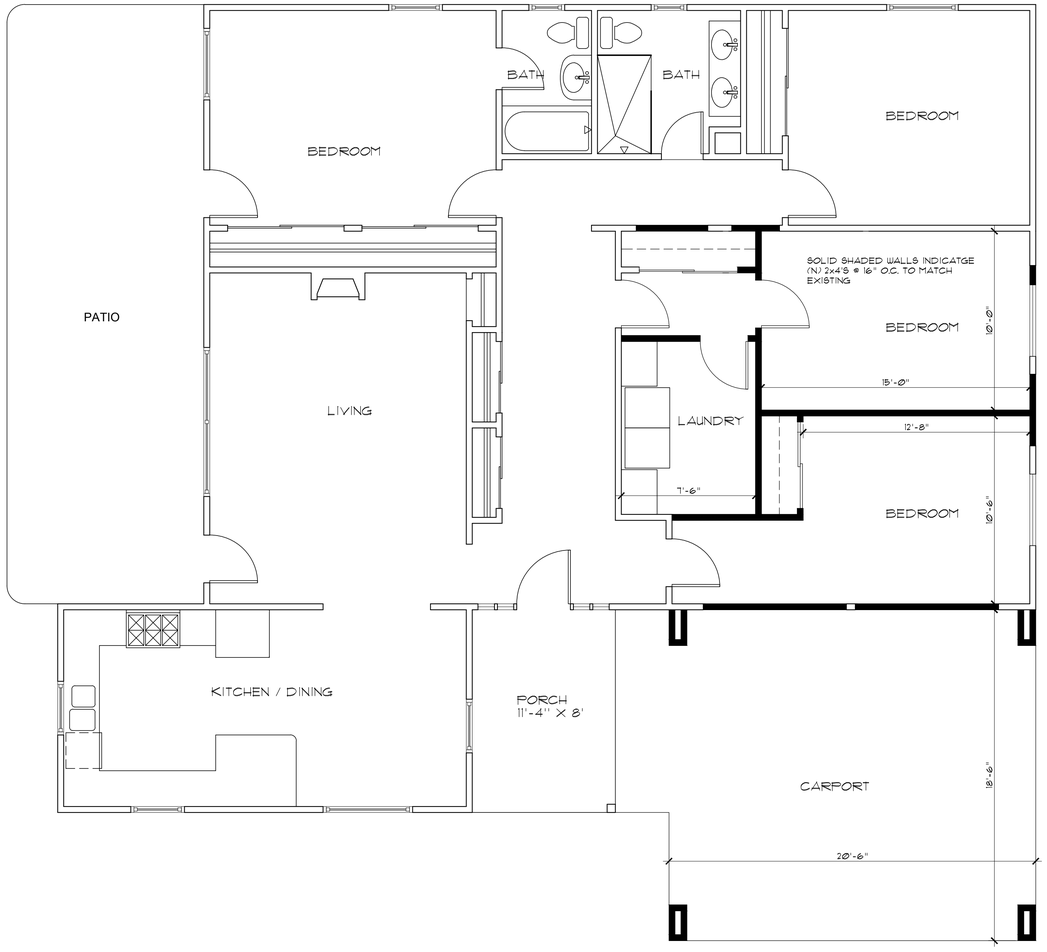
SHEET NO. A-1

OF THREE SHEETS



DEMOLITION PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22893

REMODEL AND CARPORT FOR:

Romina Sparano

2636 ATHERTON DR CARMEL, CA

APN 009-302-018

DATE: 2/17/2023

PROJECT NO. 23001

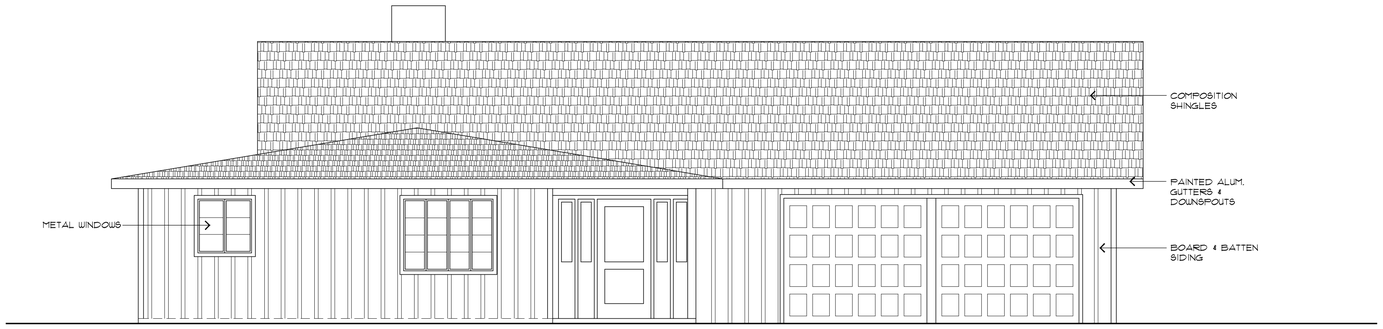
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CHECKED BY:

SHEET TITLE: PLANS

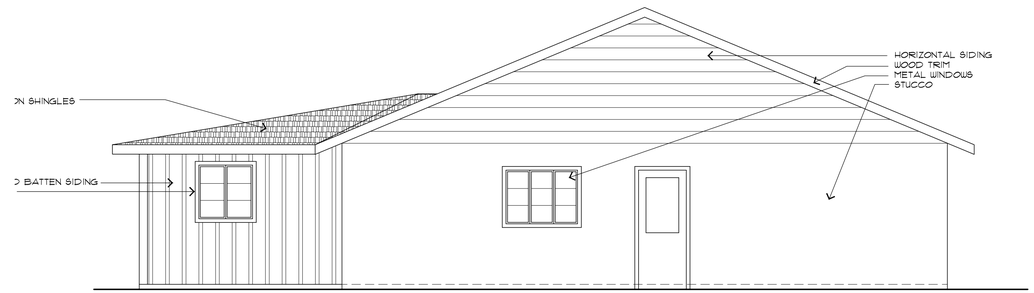
SHEET NO. A-2

OF THREE SHEETS



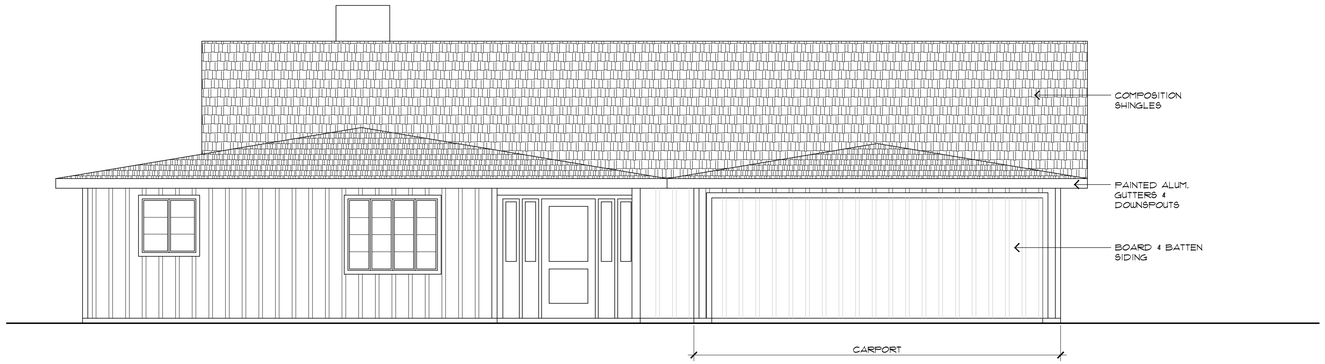
EXISTING SOUTH (FRONT)

¼" = 1'-Ø"



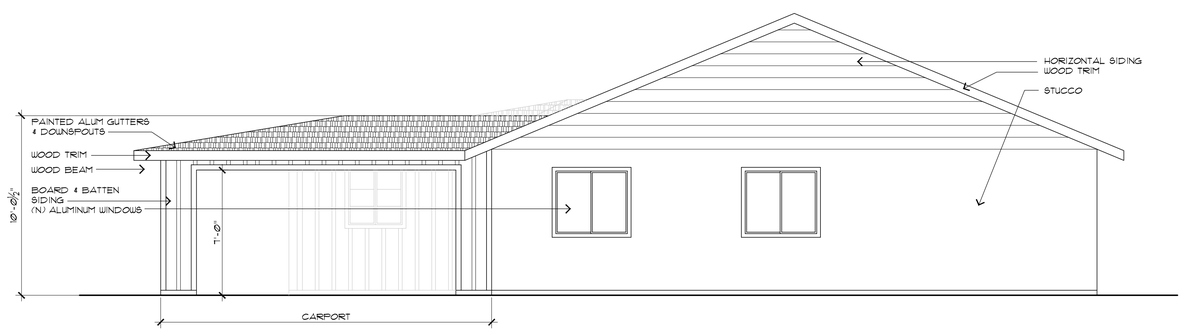
EXISTING EAST

¼" = 1'-Ø"



PROPOSED SOUTH (FRONT)

¼" = 1'-Ø"



REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22893

REMODEL AND CARPORT FOR:
Romina Sparano
26136 ATHERTON DR CARMEL, CA
APN 009-302-018

DATE: 2/17/2023

PROJECT NO. 23001

DRAWN BY:

CHECKED BY:

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NO. A-3

OF THREE SHEETS

Exhibit E

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MONTEREY COUNTY ZONING ADMINISTRATOR
APRIL 9, 2026

AGENDA ITEM NO. 6

Additional Correspondence

PLN250318 - SPARANO

FOR ADDITIONAL INFORMATION CONTACT:

Imani Harrigan, Assistant Planner
Monterey County Housing and Community Development
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901

(831) 755-5845 or harrigani@countyofmonterey.gov

From:	chelsea campbell
To:	293-zahearingcomments; Harrigan, Imani; Montano, Ramon
Subject:	STR"s in Monterey County
Date:	Thursday, April 2, 2026 9:04:28 AM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Hi There -

I am writing this message to convey how horrific it is living next to THREE Short Term Rental properties on Monterey County property at Hatton Fields in Carmel. Both homes on either side of our home, and the one in front of ours, are used as STRs.

We own our home and have lived here the past 3 years, the STRs have been operating the entire time. The homeowners of these STRs do not live on property and they aren't local / stopping by to ensure that THEY are managing their guests.

The STRs properties are: 3317 Taylor Rd, 3339 Taylor Rd, and 3324 Taylor Rd.

These properties typically cycle guests every 2-3 days. At a conservative 60% annual occupancy (my guess is it's much higher like 80%), we are experiencing 263 different groups of people every year. This includes the people staying at the home (which ranges from individuals, couples, families, to groups of people) and also the maintenance and cleaning crews before each stay.

Math:
365
3 Homes
2.5 Average Nights Stay
60% Occupancy
365/2.5= 146 Avg Guest Groups per Home
X60% = 87.6 Avg Guest groups per Home with Occupancy %
X3 homes = 262.8 Total Guest Groups per Year

These people that stay at these houses do not care about the noise they are making or the people living on our street. They party late at night, blast music, grill, throw brunch parties outside during work hours, allow their pets to bark non-stop, use our home to park, and just act entitled to do whatever they want because they are on vacation. We have strangers living next to us every few days and I can't help but feel like the owners are exposing our families to individuals who may or may not have trustable backgrounds. The STR owners are not managing their guests and ensuring that they are respectful of our neighborhood - this is

being left up to everyone else. Even if these owners publish rules - they aren't actually local and stopping by to make sure they are enforced.

Here are some specific examples of recent incidences we experienced with these guests:

Last fall one of the STR guests was drunk/high in front of our house, slurring and talking about his p*n*s size loud enough for our kids to hear inside our home. It was horrifying and not something we should have to talk about with a 9, 6, and 3 year old. As a mom I did walk across the street the next day to communicate that the behavior had to stop but I can't help but feel angry that these property owners are exposing our families to transients. As a property tax paying citizen, I feel like I shouldn't have to micro-manage these commercial guests.

Over the Christmas power outage, the STR guests next door came over and begged to come into our home to use our shower (after seeing our generator).

Last week the dogs at the STR next door broke through our shared fence, came onto our deck, and barked at our kids through the glass door. This not only scared them (in their own home) but also woke up the rest of the house at 6:30am on a Sunday.

I am writing this letter in hopes that the County and possibly state get a better handle on zoning for commercial use. It is my understanding that certain areas are zoned for commercial use, to allow for businesses to operate accordingly. I don't understand how or why a residentially zoned area can be used for commercial usage. It's an absolute nightmare for residents, one that we did not sign up for but are being forced to live through.

Please do not give 26136 Atherton a permit for an STR, any of the homes mentioned above, or any others in Hatton Fields. They are ruining our neighborhood.

Please let me know if there's anything I can do to help protect our residential neighborhoods and families.

Chelsea
8319150901

From: Harrigan, Imani
To: chelsea campbell; Montano, Ramon
Cc: 293-zahearingcomments
Subject: Re: STR"s in Monterey County
Date: Friday, April 3, 2026 10:11:47 AM
Attachments: Outlook-County of .png
Outlook-County of .png

Hello Chelsea,

The aforementioned properties, if they are operating vacation rentals, are operating without a permit which is a code enforcement violation. If a complaint isn't filed the County cannot investigate or follow through with enforcement of County regulations to prevent such behaviors from persisting. Commercial vacation rentals are a complicated issue, and the Board of Supervisors (BOS) is considering the condition of them and their operation within residential zones in the County. This month of April, the BOS will reconvene on the issue since the previous continuance from last month.

In addition to filing a formal complaint, it is advisable to attend the upcoming BOS public hearing to state your argument to the supervisors. Also, when unruly guests are trespassing or exhibiting other nuisance behaviors that negatively impact communal safety calling the police to deescalate the situation would be best, especially if your personal safety is in question.

At this time, the County's regulations for commercial vacation rentals require neighbors be notified in order to include them in the public hearing process. Additionally, applicants/owners/agents are required to preserve and protect the character of the neighborhood, as well as, uphold conditions that regulation business licensing, emergency rapid response services, management responsibilities for local property managers and staff, and specific activities such as not allowing private or corporate events on the premises at all. If the properties are found in violation, in order to continue forth operating, they will have to apply for permits and come into compliance.

My sympathies for you and your family for having to experience the continued disturbance.

Sincerely,

Imani Harrigan
Assistant Planner
Housing & Community Development
1441 Schilling Place, 2nd Floor, Salinas, CA 93901

Direct Line: (831)755-5845
HarriganI@countyofmonterey.gov

From: chelsea campbell <chelseabatson@hotmail.com>
Sent: Friday, April 3, 2026 9:36 AM
To: Harrigan, Imani <HarriganI@countyofmonterey.gov>; Montano, Ramon <MontanoR@countyofmonterey.gov>
Cc: 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>
Subject: Re: STR's in Monterey County

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Imani - I appreciate the quick response. Outside of filing complaints when codes are broken, what can we do as homeowners to stop commercial usage of residential neighborhoods? You are leaving it up to homeowners to file complaints to ensure that these STRs behave and stop terrorizing the residents - that is the core of my problem. At what point will the county protect residents from commercial usage of these properties? And offer a solution, like requiring the STR property owner to live onsite, that forces STR owners to properly manage these?

From: Harrigan, Imani <HarriganI@countyofmonterey.gov>
Sent: Friday, April 3, 2026 9:30:53 AM
To: chelsea campbell <chelseabatson@hotmail.com>; Montano, Ramon <MontanoR@countyofmonterey.gov>
Cc: 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>
Subject: Re: STR's in Monterey County

Good morning Chelsea,

Thank you for bringing this forth to staff's attention. The County is reactive not proactive, but there is a process to file a complaint to start a code enforcement inquiry. In this email, I'll link the County website that gives more information about filing a complaint.
Code Compliance / Filing a Complaint | County of Monterey, CA

Have a good rest of your morning.

Sincerely,

Imani Harrigan
Assistant Planner
Housing & Community Development
1441 Schilling Place, 2nd Floor, Salinas, CA 93901
Direct Line: (831)755-5845
HarriganI@countyofmonterey.gov

From: chelsea campbell <chelseabatson@hotmail.com>
Sent: Thursday, April 2, 2026 9:04 AM
To: 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>; Harrigan, Imani <HarriganI@countyofmonterey.gov>; Montano, Ramon <MontanoR@countyofmonterey.gov>
Subject: STR's in Monterey County

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Please do not give 26136 Atherton a permit for an STR, any of the homes mentioned above, or any others in Hatton Fields. They are ruining our neighborhood.

Please let me know if there's anything I can do to help protect our residential neighborhoods and families.

Chelsea
8319150901

Introduced: 4/1/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250302 - HIRST MICHAEL & CATHERINE A TRS
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 24730 Santa Rita Street, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION
Agent: Michael Hirst
Property Owner: Michael Hirst
APN: 009-081-025-000
Parcel Size: approximately 0.09
Zoning: Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov; 831-784-5765

SUMMARY/DISCUSSION:
The project is located at 24730 Santa Rita Street, a County-maintained Road, in Carmel. On January 16, 2026, the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood (Exhibit C).

The site is developed with an existing 2,398 square foot two-story single family dwelling that has three bedrooms, two bathrooms, and a kitchen. The agent is proposing that the residence be occupied by a maximum of 7 people overnight, not including infants, and 10 people during daytime hours at the property at a time. The property will retain its solid waste services to Waste Management, a waste management company, as well as retaining services to California American Water. If approved, the granting of this Coastal Development Permit would allow the establishment of the 14th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)" Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea sphere of influence; therefore, it is subject to the 5-8 minutes for response times. Rio Road Fire Station is approximately 7 minutes away and the Community Hospital of the Monterey Peninsula is 7 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only

Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Santa Rita Property Management LLC, resides at 8620 River Meadows Road, Carmel, CA, approximately 18-24 minutes away (9.8-mile drive) from the subject property. Mr. Hirst's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive on site within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access
The property is accessed through Santa Rita Street, a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, 16.80.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the

proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 14th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Jack Sorensen, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Environmental Services; Environmental Health Bureau; Carmel Highlands Fire Department; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Michael & Catherine Hirst, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250302.

Introduced: 4/1/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250302 - HIRST MICHAEL & CATHERINE A TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24730 Santa Rita Street, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
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PROJECT INFORMATION

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Property Owner: Michael Hirst
APN: 009-081-025-000
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Zoning: Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
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Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

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- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Environmental Services; Environmental Health Bureau; Carmel Highlands Fire Department; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Michael & Catherine Hirst, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250302.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
HIRST MICHAEL & CATHERINE A TRS (PLN250302)

RESOLUTION NO. 26xxx

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLN250302 HIRST MICHAEL & CATHERINE A TRS, 24730 Santa Rita Street, Carmel (Assessor's Parcel Number 009-081-025-000), Carmel Area Land Use Plan, Coastal Zone]

The HIRST MICHAEL & CATHERINE A TRS application (PLN250302) came on for a public hearing before the County of Monterey Zoning Administrator on April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents

b) Project Scope. The project is located at 24730 Santa Rita Street, a County-maintained road, in Carmel. The site is developed with an existing 2,398 square foot two-story single family dwelling that has three bedrooms, two bathrooms, and a kitchen. The application includes the Commercial Vacation use of an existing single-family dwelling

located in a residentially developed neighborhood. The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property..

c) Allowed Use. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)" Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.09 acres in size), APN: 009-081-025-000, lot 2 in Block 156 as said lot and block are shown on that certain Map entitled, "Map of First Addition to Carmel Woods, being the Tenth Addition to Carmel-by-the-Sea, Monterey County, California", filed for record May 7, 1923, in the Office of the County Recorder of the County of Monterey, State of California, in Volume 3 of Maps, "Cities and Towns", at Page 22. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 8 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea sphere of influence; therefore, it is subject to the 5-8 minutes for response times. Rio Road Fire Station sis approximately 7 minutes away and the Community Hospital of the Monterey Peninsula is 7 minutes away, which provides 24-hour emergency medical and fire response services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental, Michael Hirst, resides at 8620 River Meadows Rd., Carmel, CA, approximately 18-22 minutes away (9.9-mile drive) from the subject property. Mr. Hirt's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive on site within thirty minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 416-011-032-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider

this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Santa Rita Street, a public road, and therefore is not required to comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250302.

2. 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. 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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250302.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. 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) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from Santa Rita Street, a public road. No alterations to this driveway or access are required for the use (see evidence "m" in Finding 1.

d) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250302.

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 HCD-Building Services records and is not aware of any current violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250302.

5. FINDING: **CEQA (Exempt) –** The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 14th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no

significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 14th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.5 miles east of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) The project would not damage any historical resources.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250302.

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 applicable Local Coastal Program, 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 Section 20.146.130 of the Monterey County Coastal Implementation Plan 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) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250302.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 9th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN250302

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250302) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 24730 Santa Rita Street, Carmel (Assessor's Parcel Number 009-081-025-000), Carmel Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-081-025-000 on April 9, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD 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 commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

5. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 9, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate. (Monterey County Code Title 20 Section 20.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

9. PD053 - TOT REGISTRATION

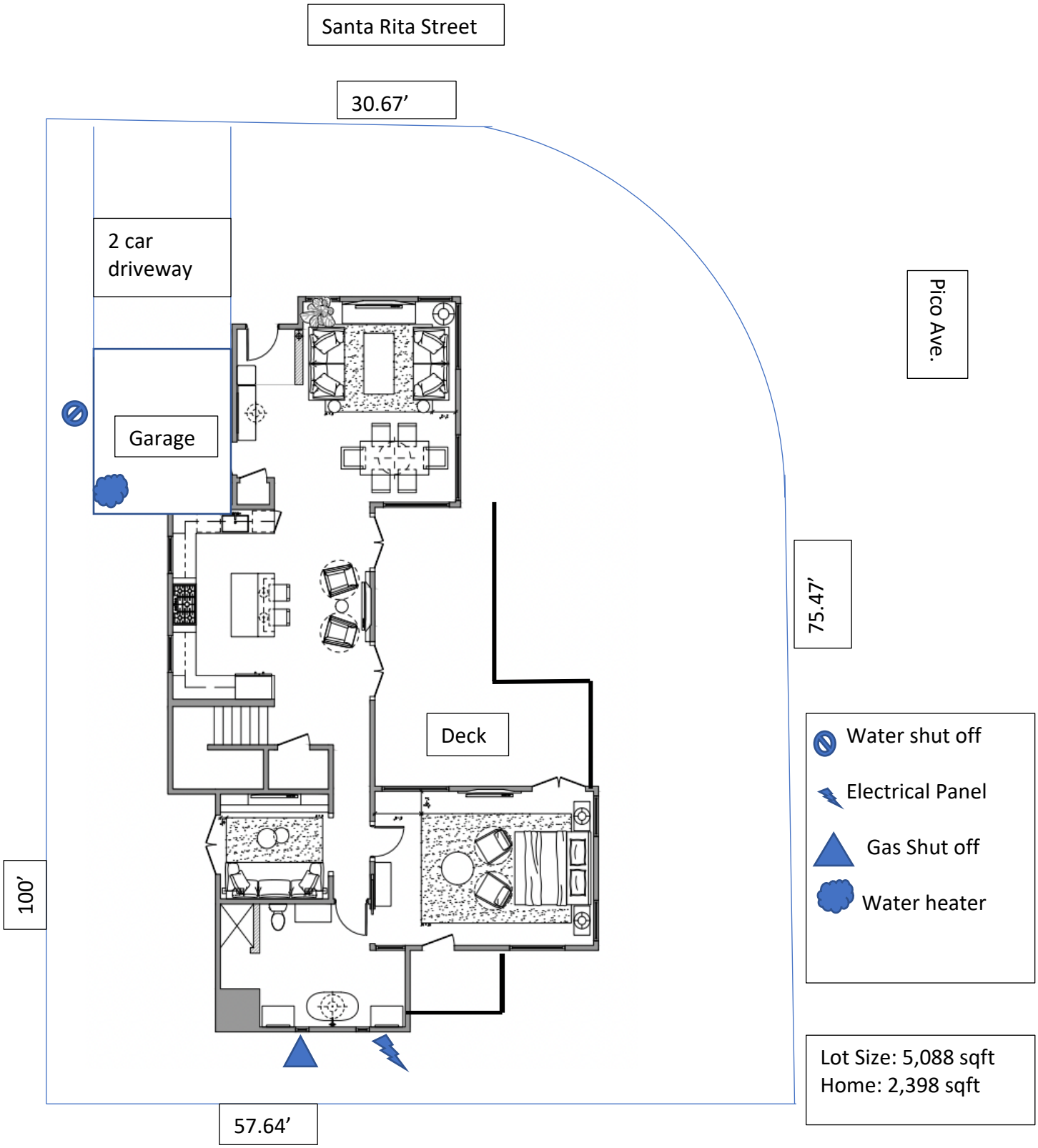
Responsible Department: Planning

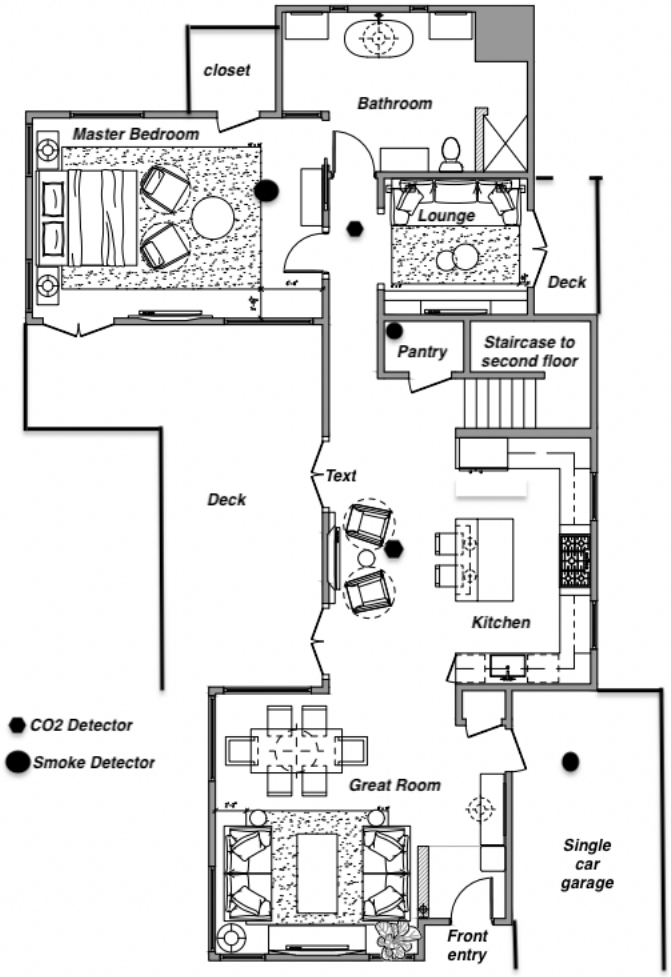
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

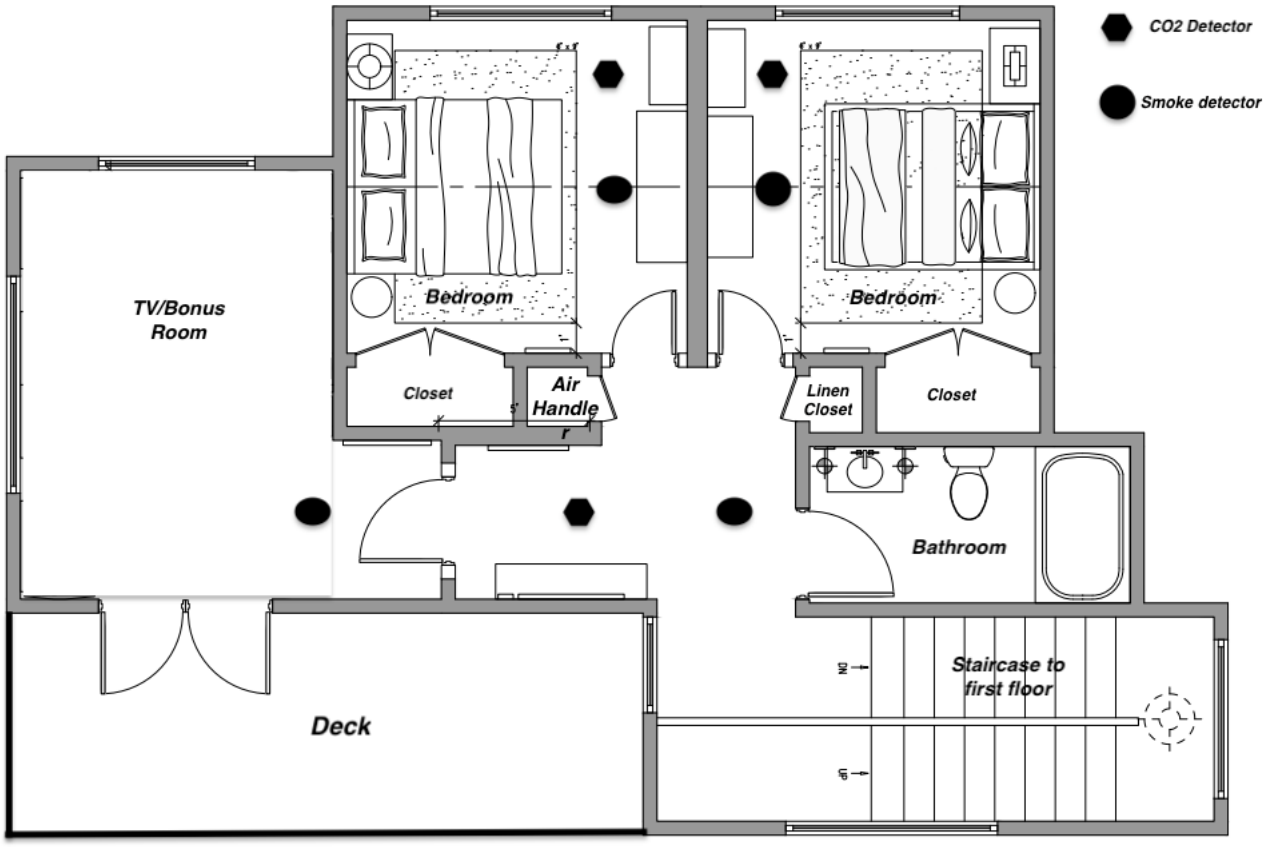
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Site Plan for 24730 Santa Rita Street




closet
Bathroom
Master Bedroom
Lounge
Deck
Pantry
Staircase to second floor
Text
Deck
Kitchen
CO2 Detector
Smoke Detector
Great Room
Single car garage
Front entry

Second story floor plan



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HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [x] **Vacation Rental Address and Unit/Suite/Apt #** 24730 Santa Rita Street Carmel CA 93923
- [x] **Total number of bedrooms** 3
- [x] **Total number of onsite parking spaces (e.g. garage, driveway)** 2

Interior Inspection

- [x] **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**
- [x] **Every sleeping room has a functional smoke alarm.**
- [x] **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**
- [x] **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**
- [x] **Other heating equipment is in safe operating condition and placed in an approved location.**
- [x] **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**
- [x] **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

- [x] **There is no evidence of infestation, garbage, and debris at the site.**
- [x] **The property has active garbage pick-up service.**
- [x] **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**
- [x] **Property is in an overall safe and sanitary condition.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.**

Home Inspection Results

- [x] **Passed**
- [ ] **Failed**

Remarks/Observations:

Meet Monty County of Monterey Let's Chat

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

- [x] **California Contractors State License Board License Classification Type B**
- [ ] **California Contractors State License Board License Classification Type B-2**
- [ ] **California Contractors State License Board License Classification Type C-47**
- [ ] **California Real Estate Inspection Association**
- [ ] **American Society of Home Inspectors**
- [ ] **International Code Council**
- [ ] **International Association of Certified Home Inspectors**

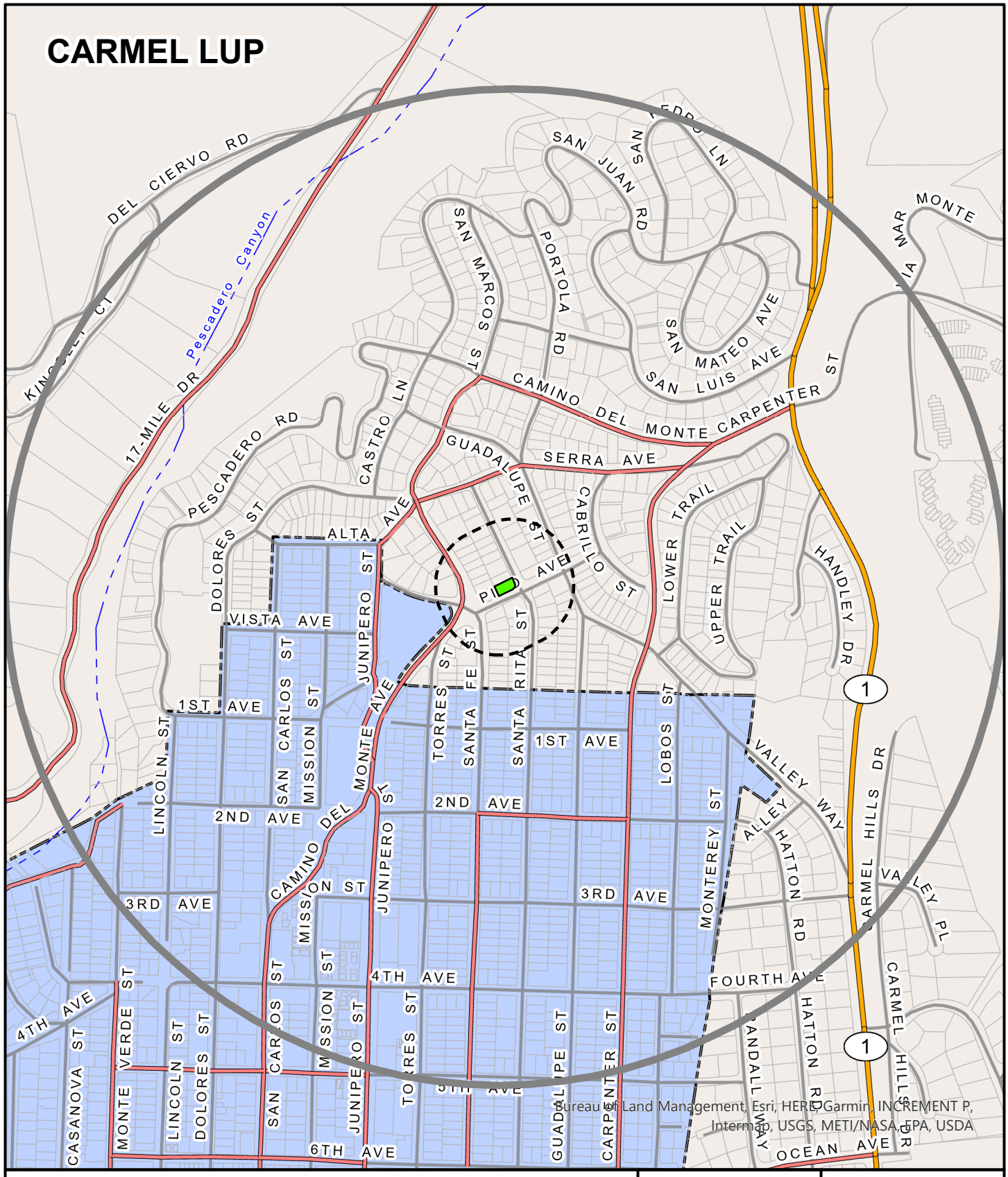
Please check the relevant certification agency and write your License/Certification number below:

Date: 10-21-25 Jeff Evers Construction, Inc License # 935329

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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APPLICANT: HIRTS

APN: 009081025000 **FILE #** PLN250302

Project Site | 300 FT Buffer | 2500 FT Buffer

N

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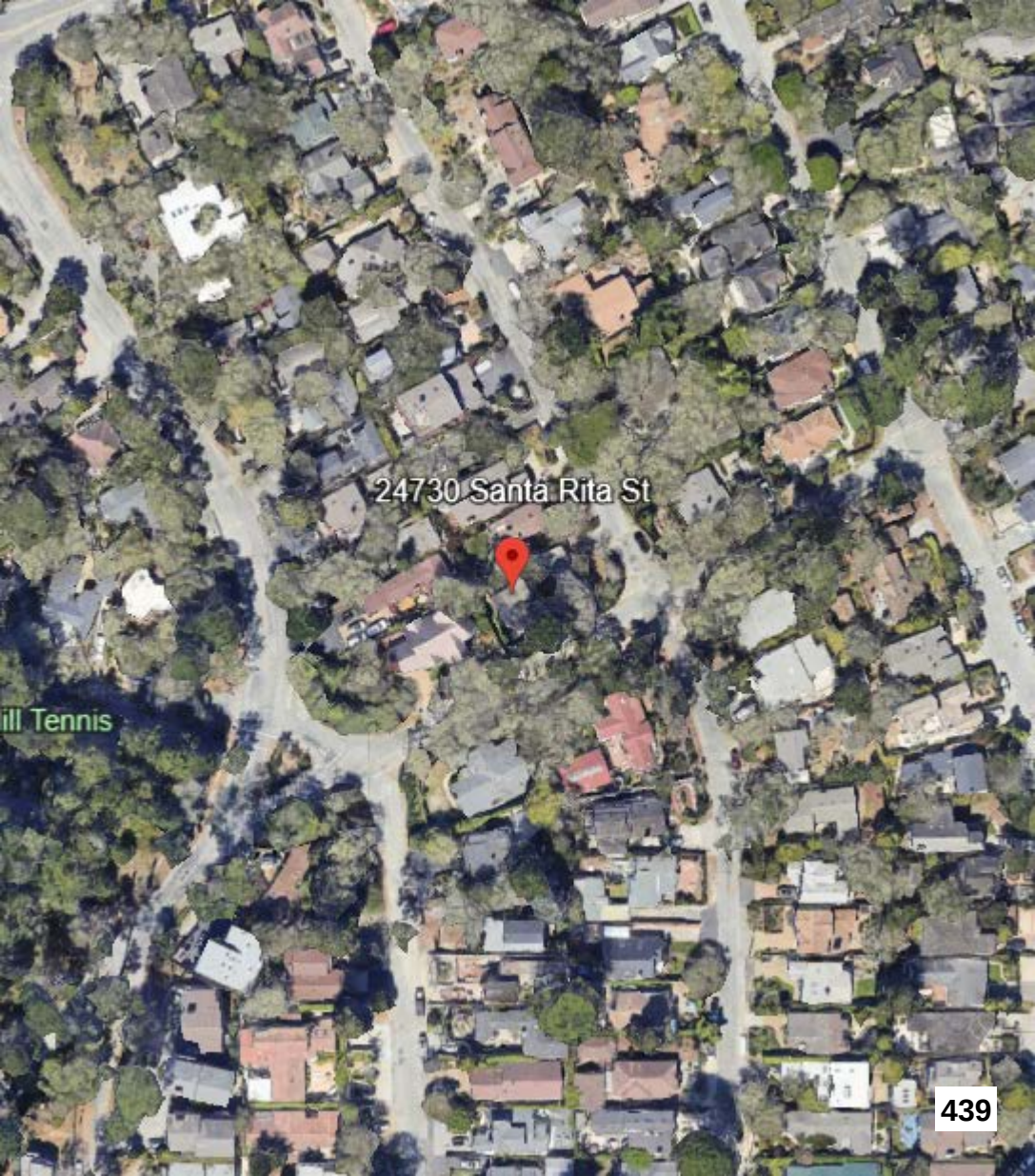
Feet

PLANNER: SORENSEN

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Exhibit C

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24730 Santa Rita St
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Introduced: 3/24/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250328 - BAUMANN PETER S & BAUMANN JULIE M TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26393 Rio Avenue, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Brad Baumann
Property Owner: Peter & Julie Baumann
APN: 009-461-020-000
Parcel Size: approximately 0.09
Zoning: Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D(18')(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov; 831-784-5765

SUMMARY/DISCUSSION:

The project is located at 26393 Rio Vista Ave, a County-maintained road, in Carmel. On January 16, 2026, the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood (**Exhibit C**).

The site is developed with an existing 2,146 square foot two-story single-family dwelling that has three bedrooms, three bathrooms, and a kitchen with an attached one car garage. The agent is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property will retain its solid waste services to Waste Management, a waste management company, as well as retaining services to California American Water. If approved, the granting of this Coastal Development Permit would allow the establishment of the 15th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 acres per unit, and an 18' height limit, and Design Control overlay in the Coastal Zone, or "MDR/2-D(18')(CZ)" Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea sphere of influence; therefore, it is subject to the 5-8 minutes for response times. Rio Road Fire Station is approximately 7 minutes away and the Community Hospital of the Monterey Peninsula is 12 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only

Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Brad Baumann, resides at 1121 Piedmont Avenue, Pacific Grove, CA, approximately 18 minutes away (5.8-mile drive) from the subject property. Mr. Baumann's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive on site within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access
The property is accessed through Rio Ave., a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, Chapter 16.80.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the

proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 15th Commercial Vacation Rental out of 118 maximum allowed in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Jack Sorensen, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner; Peter & Julie Baumann TRS, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250328.

County of Monterey

Item No.8

Zoning Administrator

Legistar File Number: ZA 26-030

April 09, 2026

Introduced: 3/24/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250328 - BAUMANN PETER S & BAUMANN JULIE M TRS
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 26393 Rio Avenue, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

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Property Owner: Peter & Julie Baumann
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Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
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To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access
The property is accessed through Rio Ave., a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, Chapter 16.80.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the

proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

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OTHER AGENCY INVOLVEMENT
None

Prepared by: Jack Sorensen, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner; Peter & Julie Baumann TRS, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250328.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
BAUMANN PETER S & BAUMANN JULIE M TRS (PLN250328)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLN250328 BAUMANN PETER S & BAUMANN JULIE M TRS, 26393 Rio Avenue, Carmel (Assessor's Parcel Number 009-461-020-000), Carmel Area Land Use Plan, Coastal Zone]

The BAUMANN PETER S & BAUMANN JULIE M TRS application (PLN250328) came on for a public hearing before the County of Monterey Zoning Administrator on April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located at 26393 Rio Vista Ave, a County-maintained road, in Carmel. The site is developed with an existing 2,164 square foot two-story single-family dwelling that has three bedrooms, three bathrooms, and a kitchen with an attached one car garage. The application includes the Commercial Vacation use of an existing single-

family dwelling located in a residentially developed neighborhood. The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

c) Allowed Use. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D(18')(CZ)" Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.09 acres in size), APN: 009-461-020-000, lot 24, In Block B-4, as shown on the map entitled, "Map of Addition No. 7, Carmel-By-The-Sea", which map was filed for record in the Office of the Monterey County Recorder's Office on May 4, 1910 in Volume 2 of "Cities and Towns", at Page 24. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 8 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those

services. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property does not fall under any of the specified categories; therefore, is subject to the 45 minutes for all other areas. Rio Road Fire Station is 7 minutes away, and the Community Hospital of the Monterey Peninsula is 12 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental, Brad Baumann, resides at 1121 Piedmont Avenue., Pacific Grove, CA, approximately 14-18 minutes away (5.8-mile drive) from the subject property. Mr. Baumann's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive on site within thirty minutes The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-461-020-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Rio Avenue, a public road, and pursuant to Title 20 Section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250328.

2. 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. 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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250328.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. 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) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from Rio Avenue, a public road. No alterations to this driveway or access are required for the use.

d) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250328.

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 HCD-Building Services records and is not aware of any current violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250328.

5. FINDING: **CEQA (Exempt) –** The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 15th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were

identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 1.5 miles west of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) The project would not damage any historical resources.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250328.

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 applicable Local Coastal Program, 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 Section 20.146.130 of the Monterey County Coastal Implementation Plan 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) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250328.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission

because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 9th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250328

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250328) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 26393 Rio Ave, Carmel (Assessor's Parcel Number 009-461-020-000), Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number009-461-020-000 on April 9, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD 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 commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

5. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 9, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate. (Monterey County Code Title 20 Section 20.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Coastal Development Permit.

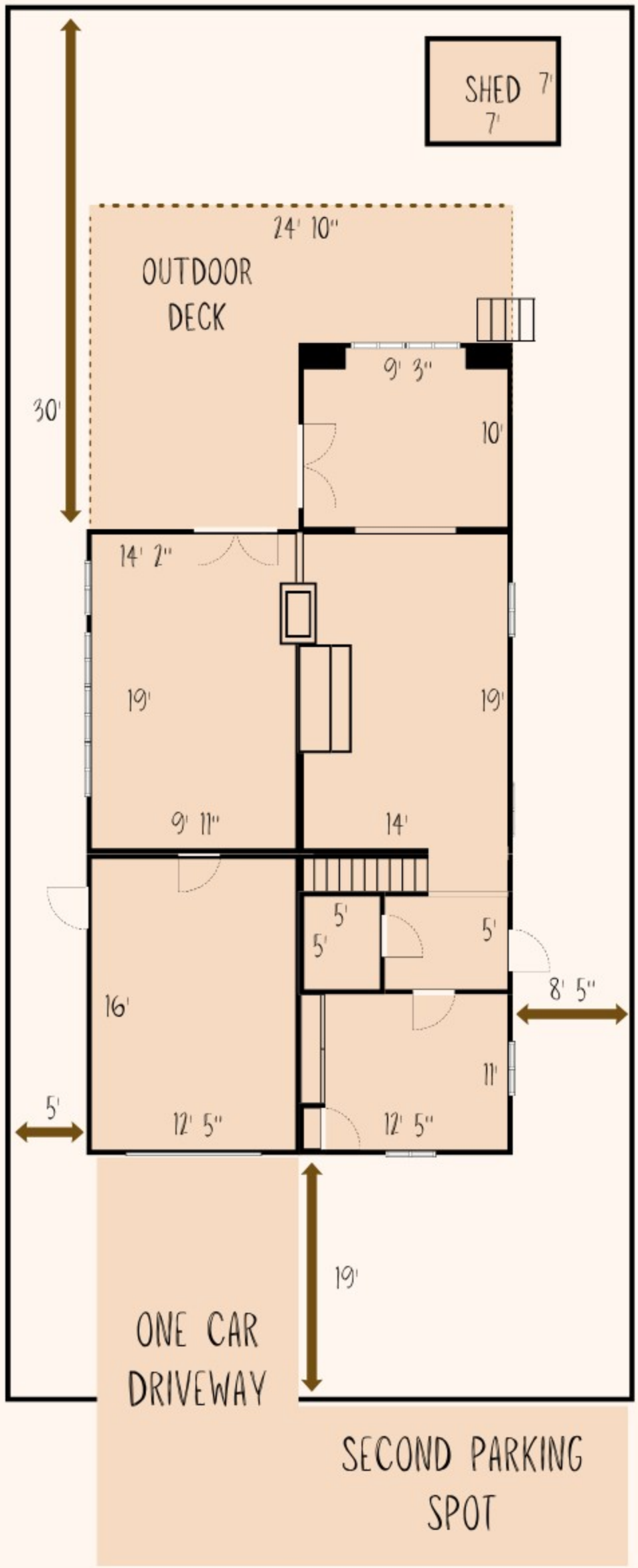
Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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PROPERTY SITE PLAN

26393 RIO AVENUE
CARMEL-BY-THE-SEA

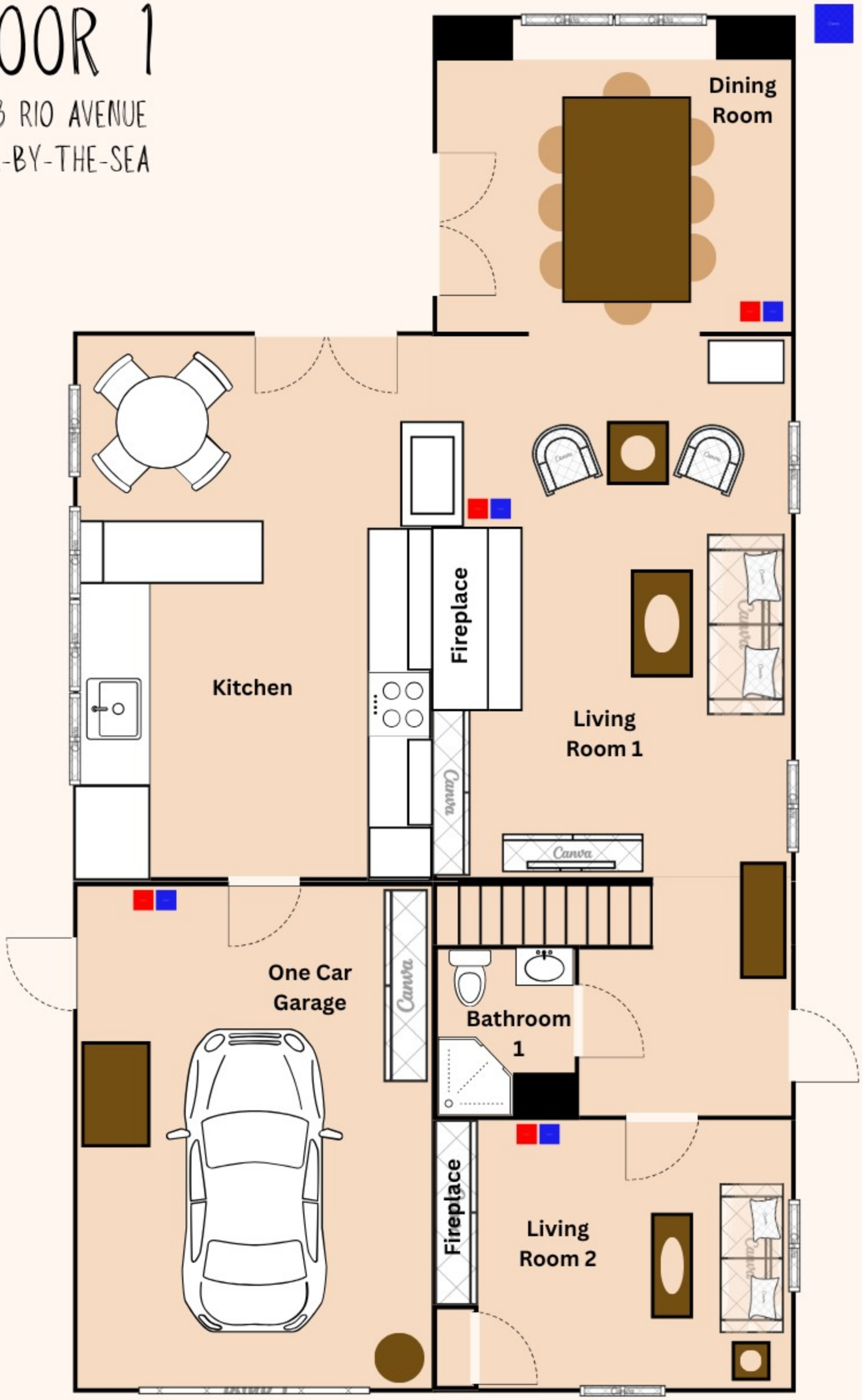
FLOOR 1



FLOOR 1

26393 RIO AVENUE
CARMEL-BY-THE-SEA

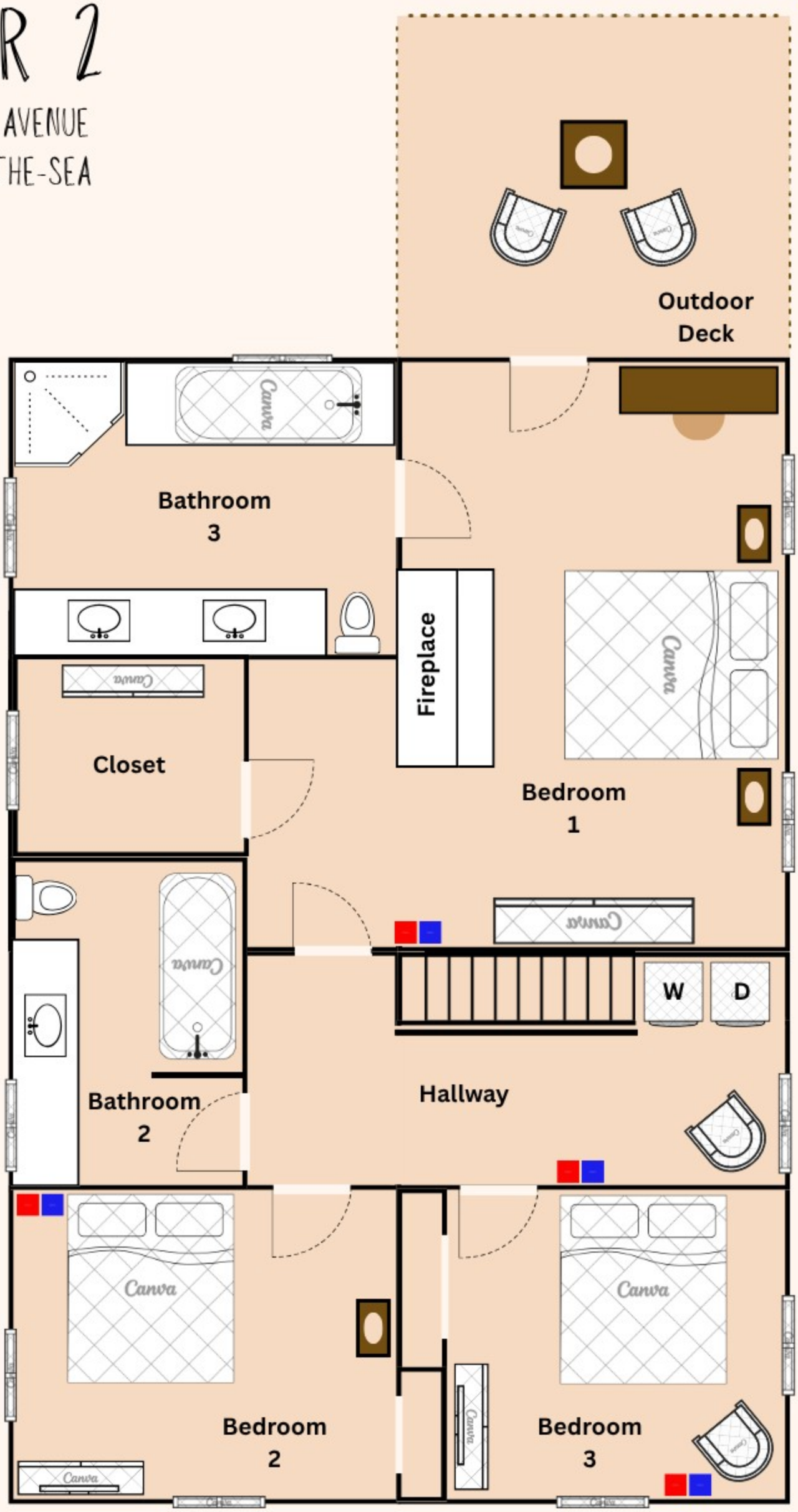
FIRE DETECTOR
CARBON MONOXIDE



FLOOR 2

26393 RIO AVENUE
CARMEL-BY-THE-SEA

FIRE DETECTOR
CARBON MONOXIDE



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County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

24

200 characters

Fire Station Name and Address

Rio Road Fire Station 3775 Rio Rd.

Street Number and Name

Carmel

City

CA

State/Province/Region

93923

Postal/ZIP Code

Fire Station Phone

( ) - 831-624 4511

Police Station Name and Address

Carmel Police Station Junipero & 4th St.

Street Number and Name

Carmel

City

CA

State/Province/Region

93923

Postal/ZIP Code

Police Station Phone

( ) - 831 624 6403

Hospital Emergency Room Name and Address

Community Hospital of the Monterey Peninsula 23625 Holman Hwy

Street Number and Name

Monterey

City

CA

State/Province/Region

93940

Postal/ZIP Code

Hospital Phone

( ) - 831-624 5311

24-hour Clinic Name and Address

DOCTOR ON DUTY 501 LIGHTHOUSE AVE

Street Number and Name

MONTEREY

City

CA

State/Province/Region

93940

Postal/ZIP Code

24-hour Clinic Phone

( ) - 831 649 0770

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

1

200 characters

Submit the following documents:

Evacuation Maps.

Most recent bill for waste services.

Most recent bill for public sewer services.

Most recent water bill or water test.

On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address Peterbaumann55@yahoo.com

I'm not a robot

reCAPTCHA

Review | Print Form

Vacation Rental Home Inspection Checklist

Property Information

- [x] **Vacation Rental Address and Unit/Suite/Apt #** 26393 RIO AVE, CARMEL
- [x] **Total number of bedrooms** 3
- [x] **Total number of onsite parking spaces (e.g. garage, driveway)** 2

Interior Inspection

- [x] **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egres**
- [x] **Every sleeping room has a functional smoke alarm.**
- [x] **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**
- [x] **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition.**
  All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- [x] **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**
- [x] **Other heating equipment is in safe operating condition and placed in an approved location.**
- [x] **There is at least one readily accessible class A fire extinguisher located in the home**
  that has been serviced annually by a certified fire extinguisher company.
- [x] **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

- [x] **There is no evidence of infestation, garbage, and debris at the site.**
- [x] **The property has active garbage pick-up service.**
- [x] **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**
- [x] **Property is in an overall safe and sanitary condition.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.**
  Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- [x] **Passed**
- [ ] **Failed**

Remarks/Observations:



Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

- [x] **California Contractors State License Board License Classification Type B** Robert Jones # 750761
- [ ] **California Contractors State License Board License Classification Type B-2**
- [ ] **California Contractors State License Board License Classification Type C-47**
- [ ] **California Real Estate Inspection Association**
- [ ] **American Society of Home Inspectors**
- [ ] **International Code Council**
- [ ] **International Association of Certified Home Inspectors**

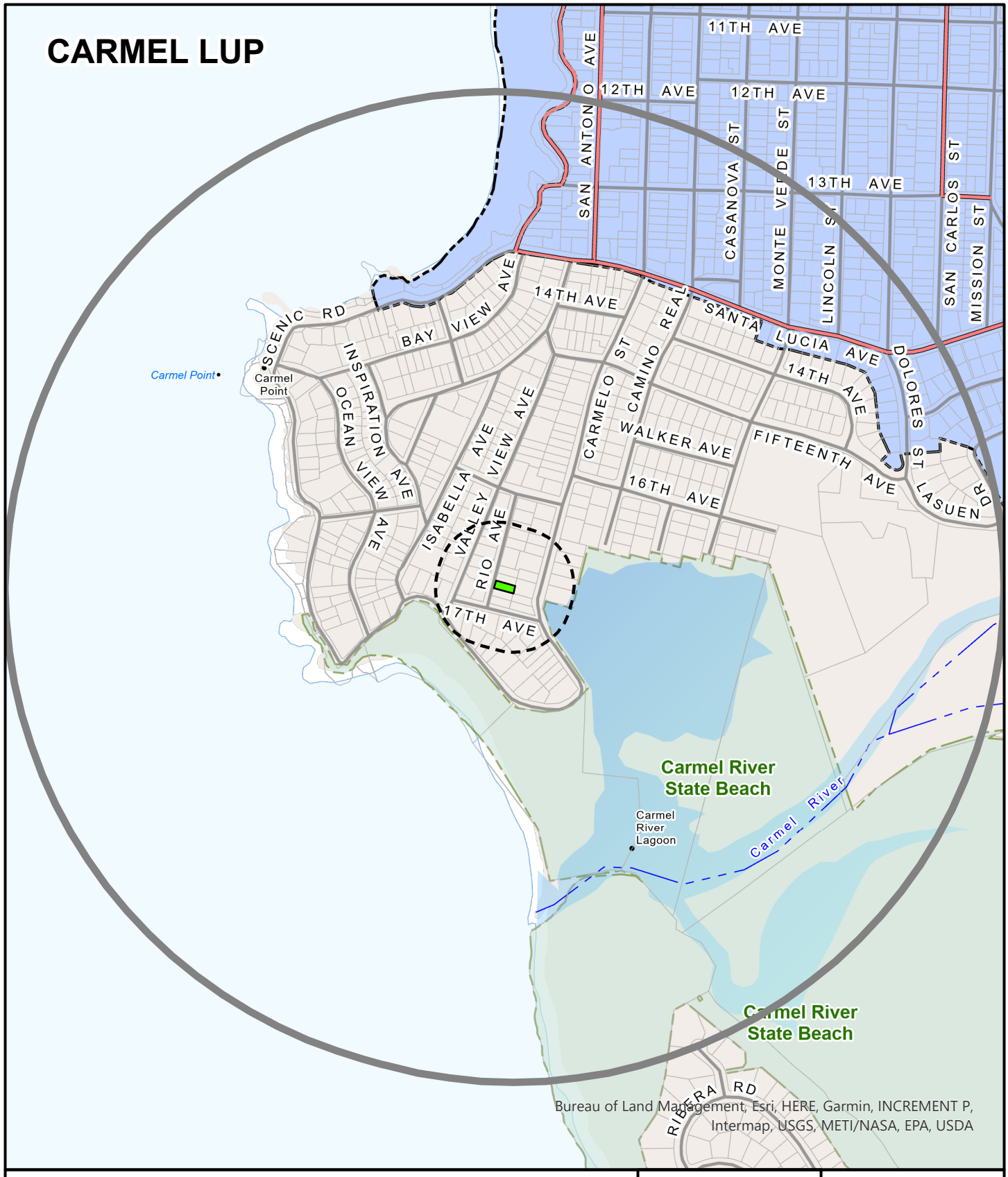
Please check the relevant certification agency and write your License/Certification number below:

Date: October 20 Robert Jones 750761
831-224-2161 Robert@rjconstruction.net

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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APPLICANT: BAUMANN

APN: 009461020000 **FILE #** PLN250328

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

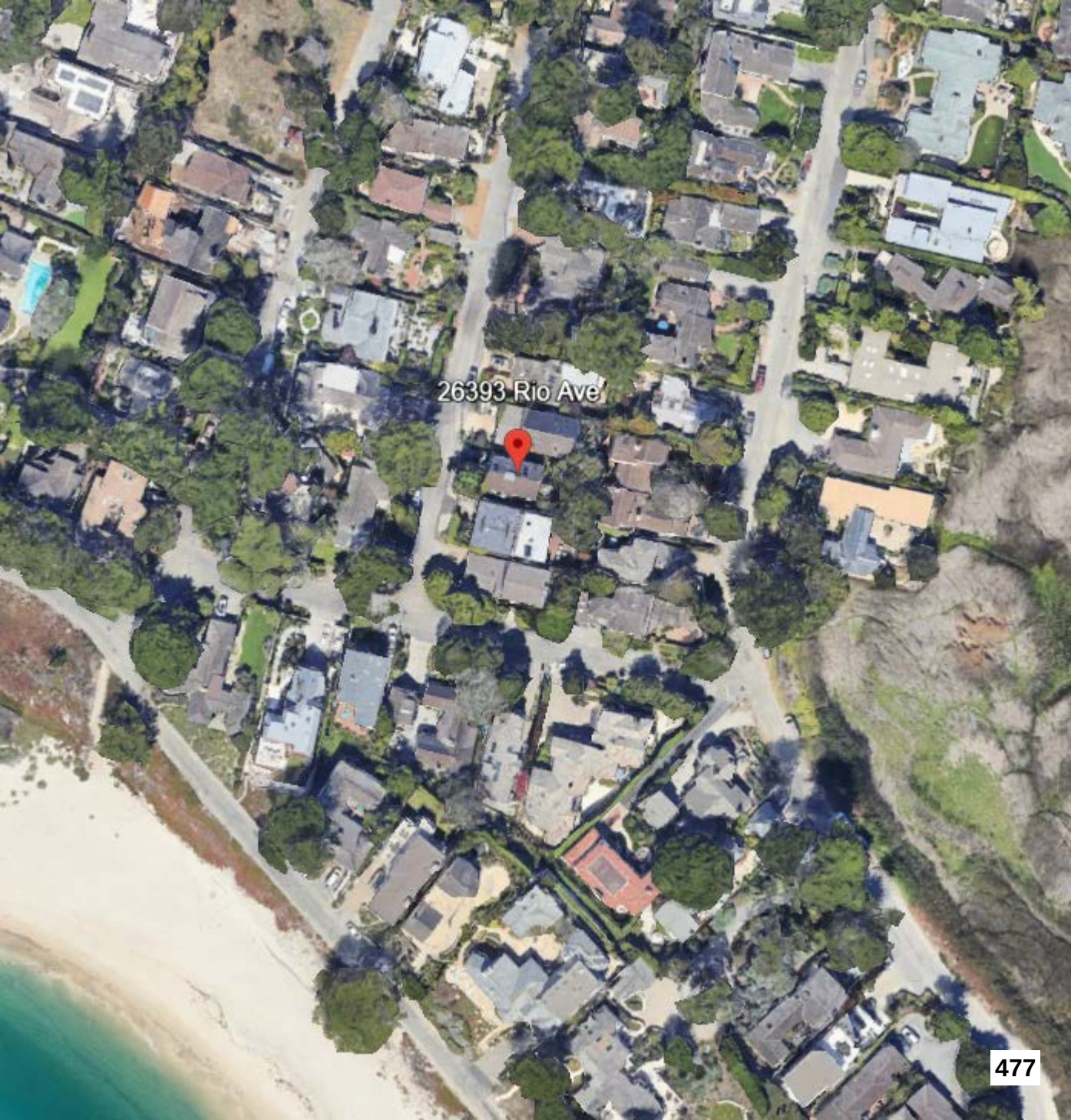
Feet

PLANNER: SORENSEN

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Exhibit C

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26393 Rio Ave

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Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN230342 - SCHMIDT RICHARD A & ANGELLA TRS

Public hearing to consider the construction of a 411 square foot addition to an existing two-story single-family dwelling with an attached garage and a variance to reduce the required side (south) setback from 20 feet to 11 feet 9 inches.

Project Location: 96 Oak Way, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

1) Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approve a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval for the construction of a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage; and
   b. Variance to allow the reduction of the required side (south) setback from 20 feet to 11 feet 9 inches.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Michael Linder
Property Owner: Richard & Angela Schmidt
APN: 241-131-017-000
Parcel Size: 0.197 acres
Zoning: Low Density Residential, 1 acre per unit with a design control overlay in the Coastal Zone, or "LDR1-D(CZ)"
Plan Area: Carmel Area Land Use Plan, Coastal Zone
Flagged and Staked: YES
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov , (831)783-7065

SUMMARY/DISCUSSION

The project site is located at 96 Oak Way, Carmel, within the Carmel Area Land Use Plan. The proposed project includes the construction of a 411 square foot second-story addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage, as well as a Variance to allow the reduction of the required side (south) setback from 20 feet to 11 feet 9 inches. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. The proposed development would not be visible from a scenic corridor or major common public viewing area due to location, topography, and intervening development and vegetation.

Based on staff's 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), Carmel Area Land Use Plan (CARLUP), Carmel Area Coastal Implementation Plan (CAR CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The subject parcel is zoned as a Low Density Residential with 1 acre per unit and a Design Control Overlay, or ("LDR/1-D"). LDR zoning district allows for the establishment of the first single-family dwelling record and attached accessory structures, such as garages, as principally allowed uses subject to the granting of a Coastal Administrative Permit pursuant to Title 20 sections 20.14.040.A and 20.14.040.F. The project would result in a 411-square-foot addition to an existing two-story single-family dwelling with an attached garage, and would increase the internal floor area by approximately 17.9%. The proposed development would comply with all required site development standards, except for the south-side setback. The proposed addition would be sited above the existing garage, which has a legal non-conforming setback. The proposed addition would not worsen the existing non-conforming setback. With the granting of the requested Variance, the project would comply with applicable standards. See below *Legal Nonconforming & Variance* discussion.

Geological Hazards

The proposed site was evaluated in a Geological Report (County of Monterey Library No LIB250206), prepared by Craig S. Harwood, and a Geotechnical Report (County of Monterey Library No LIB250207) prepared by Belinda Taluban P.E. According to Monterey County GIS, the subject property is in a high erosion hazard area and within 660 feet of active or potentially active fault, as the Malpaso Fault is 550 southeast of the project site. These reports cited that no features or conditions were observed to suggest landsliding or erodible slopes have or will occur above or below the project site, as well as that surface rupture from fault activity across the site is considered improbable. The proposed development is adequately setback from the nearest fault and would be constructed to comply with the California Building Code's seismic requirements. The Geotechnical Report states that there are no significant geotechnical hazards at the site that would prohibit the proposed use.

Design

The parcel is designated within the Design Control overlay zoning district. Pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the neighborhood character. The neighborhood of Carmel Highlands has many

different architectural styles, from rustic cottages, mediterranean and Spanish revival, to coastal modern and vernacular styles, etcetera. In accordance with the Carmel Area CIP section 20.146.030.C.1.c, the proposed colors and materials would match the existing single-family dwelling. The existing single-family dwelling is a wood framed vernacular style home with painted brick veneer, board siding, and cross-gable roofing, with architectural detailing including French doors and multi-paned windows. The addition would be constructed over the existing garage but be a shorter height than the existing dwelling, creating transitions in height and orientation, which would create a varied roof form similar to the other residences in the neighborhood. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway.

Legal Nonconforming & Variance

The single-family dwelling was constructed in the 1960s when the property was zoned X. In 1955, the required setbacks for main structures in the R-1 zoning district were 20 feet (front), 6 feet (side), and 10 feet (rear), while the maximum building site coverage allowed was 35%. The existing residence complies with the setback requirements of the 1955 R-1 zoning district. However, the northern portion of the existing residence and the southern portion of the existing garage do not conform to the current Low Density Residential side setbacks for main structures (20 feet) as identified in Title 20 section 21.14.060. Therefore, the existing residence and attached garage are considered legal non-conforming as to setbacks (north and south side setbacks). Further, the existing residence and garage have a site coverage of 16.1 percent, which is legal nonconforming to the current zoning requirement of 15%.

The project scope consists of the construction of a 411 square foot addition over the existing garage. To maintain visual continuity and increase the utility of the residence, the addition is proposed at 11 feet 9 inches from the south property line. This matches the legal non-conforming setback of the garage. However, it does not comply with current LDR zoning site setbacks (20 feet). Therefore, a Variance is proposed. Pursuant to Chapter 20.78, the required findings to grant a variance are:

1. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
2. That the variance not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and
3. A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

Staff reviewed the applicant's justification letter (Exhibit B), GIS, County records, and other evidence and found that the criteria to grant a Variance can be met in this case.

There are no other alternatives that would allow a 411 square foot master bedroom addition due to the special circumstances of the subject property, including existing topography, the property's narrow width, and the property's legal conforming status in building site coverage. The property's existing topography is steeply sloped, narrow, and irregularly-shaped as a lot, containing the developable area without impacting resources. Due to the lot already exceeding the allowed building site coverage with a status of legal-nonconforming, developing on top of the existing garage would not only avoid ground disturbance and grading, but it would maintain the existing side setback and would match in height with

the rest of the houses' existing second story in height. Further, the proposed variance would not constitute a grant of privilege. Neighboring parcels with similar narrow configurations and sizes have similar footprints and massing for their existing single-family dwellings with larger structures in contrast. Previous Variances have been granted to properties within the surrounding neighborhood due to similar site constraints, including size, topography, irregular shaped lot, proposing another story on an existing encroachment upon setbacks. Finally, the proposed addition is an allowed use in the LDR zoning district.

In addition, given that the proposed addition would be sited directly above the attached garage, the project would not increase or decrease the building site coverage. Therefore, the construction of the addition to the single-family dwelling would not increase or intensify the legal non-conforming building site coverage.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts the maintenance or minor alteration of existing public or private structures, including additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of structures before the addition, or 2,500 square feet (whichever is less). The proposed project constructing a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage and associated site improvements. Therefore, the proposed development is consistent with the parameters of this Class 1 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports, which may cause a substantial adverse change in the significance of a historical resource. The project site is not within an officially designated state scenic highway. Finally, as described above, the project will not result in substantial erosion or contribute to runoff, which would alter or exceed the capacity of a drainage system.

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Carmel Highlands Fire Protection District

LAND USE ADVISORY COMMITTEE
The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) at a duly noticed meeting on April 6, 2026. The LUAC's recommendation will be provide to the Zoning Administrator in advance of the April 9th hearing.

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit B - Variance Justification Letter
Exhibit C - Vicinity Map

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Fionna Jensen, Principal Planner; Richard & Angela Schmidt, Property Owner; Michael Liner, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN230294

Introduced: 4/3/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN230342 - SCHMIDT RICHARD A & ANGELLA TRS

Public hearing to consider the construction of a 411 square foot addition to an existing two-story single-family dwelling with an attached garage and a variance to reduce the required side (south) setback from 20 feet to 11 feet 9 inches.

Project Location: 96 Oak Way, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

1) Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approve a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval for the construction of a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage; and
   b. Variance to allow the reduction of the required side (south) setback from 20 feet to 11 feet 9 inches.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Michael Linder

Property Owner: Richard & Angela Schmidt

APN: 241-131-017-000

Parcel Size: 0.197 acres

Zoning: Low Density Residential, 1 acre per unit with a design control overlay in the Coastal Zone, or "LDR1-D(CZ)"

Plan Area: Carmel Area Land Use Plan, Coastal Zone

Flagged and Staked: YES

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov , (831)783-7065

SUMMARY/DISCUSSION

The project site is located at 96 Oak Way, Carmel, within the Carmel Area Land Use Plan. The proposed project includes the construction of a 411 square foot second-story addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage, as well as a Variance to allow the reduction of the required side (south) setback from 20 feet to 11 feet 9 inches. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. The proposed development would not be visible from a scenic corridor or major common public viewing area due to location, topography, and intervening development and vegetation.

Based on staff's 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), Carmel Area Land Use Plan (CARLUP), Carmel Area Coastal Implementation Plan (CAR CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The subject parcel is zoned as a Low Density Residential with 1 acre per unit and a Design Control Overlay, or ("LDR/1-D"). LDR zoning district allows for the establishment of the first single-family dwelling record and attached accessory structures, such as garages, as principally allowed uses subject to the granting of a Coastal Administrative Permit pursuant to Title 20 sections 20.14.040.A and 20.14.040.F. The project would result in a 411-square-foot addition to an existing two-story single-family dwelling with an attached garage, and would increase the internal floor area by approximately 17.9%. The proposed development would comply with all required site development standards, except for the south-side setback. The proposed addition would be sited above the existing garage, which has a legal non-conforming setback. The proposed addition would not worsen the existing non-conforming setback. With the granting of the requested Variance, the project would comply with applicable standards. See below *Legal Nonconforming & Variance* discussion.

Geological Hazards

The proposed site was evaluated in a Geological Report (County of Monterey Library No LIB250206), prepared by Craig S. Harwood, and a Geotechnical Report (County of Monterey Library No LIB250207) prepared by Belinda Taluban P.E. According to Monterey County GIS, the subject property is in a high erosion hazard area and within 660 feet of active or potentially active fault, as the Malpaso Fault is 550 southeast of the project site. These reports cited that no features or conditions were observed to suggest landsliding or erodible slopes have or will occur above or below the project site, as well as that surface rupture from fault activity across the site is considered improbable. The proposed development is adequately setback from the nearest fault and would be constructed to comply with the California Building Code's seismic requirements. The Geotechnical Report states that there are no significant geotechnical hazards at the site that would prohibit the proposed use.

Design

The parcel is designated within the Design Control overlay zoning district. Pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the neighborhood character. The neighborhood of Carmel Highlands has many

different architectural styles, from rustic cottages, mediterranean and Spanish revival, to coastal modern and vernacular styles, etcetera. In accordance with the Carmel Area CIP section 20.146.030.C.1.c, the proposed colors and materials would match the existing single-family dwelling. The existing single-family dwelling is a wood framed vernacular style home with painted brick veneer, board siding, and cross-gable roofing, with architectural detailing including French doors and multi-paned windows. The addition would be constructed over the existing garage but be a shorter height than the existing dwelling, creating transitions in height and orientation, which would create a varied roof form similar to the other residences in the neighborhood. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway.

Legal Nonconforming & Variance

The single-family dwelling was constructed in the 1960s when the property was zoned X. In 1955, the required setbacks for main structures in the R-1 zoning district were 20 feet (front), 6 feet (side), and 10 feet (rear), while the maximum building site coverage allowed was 35%. The existing residence complies with the setback requirements of the 1955 R-1 zoning district. However, the northern portion of the existing residence and the southern portion of the existing garage do not conform to the current Low Density Residential side setbacks for main structures (20 feet) as identified in Title 20 section 21.14.060. Therefore, the existing residence and attached garage are considered legal non-conforming as to setbacks (north and south side setbacks). Further, the existing residence and garage have a site coverage of 16.1 percent, which is legal nonconforming to the current zoning requirement of 15%.

The project scope consists of the construction of a 411 square foot addition over the existing garage. To maintain visual continuity and increase the utility of the residence, the addition is proposed at 11 feet 9 inches from the south property line. This matches the legal non-conforming setback of the garage. However, it does not comply with current LDR zoning site setbacks (20 feet). Therefore, a Variance is proposed. Pursuant to Chapter 20.78, the required findings to grant a variance are:

1. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
2. That the variance not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and
3. A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

Staff reviewed the applicant’s justification letter (Exhibit B), GIS, County records, and other evidence and found that the criteria to grant a Variance can be met in this case.

There are no other alternatives that would allow a 411 square foot master bedroom addition due to the special circumstances of the subject property, including existing topography, the property's narrow width, and the property’s legal conforming status in building site coverage. The property’s existing topography is steeply sloped, narrow, and irregularly-shaped as a lot, containing the developable area without impacting resources. Due to the lot already exceeding the allowed building site coverage with a status of legal-nonconforming, developing on top of the existing garage would not only avoid ground disturbance and grading, but it would maintain the existing side setback and would match in height with

the rest of the houses' existing second story in height. Further, the proposed variance would not constitute a grant of privilege. Neighboring parcels with similar narrow configurations and sizes have similar footprints and massing for their existing single-family dwellings with larger structures in contrast. Previous Variances have been granted to properties within the surrounding neighborhood due to similar site constraints, including size, topography, irregular shaped lot, proposing another story on an existing encroachment upon setbacks. Finally, the proposed addition is an allowed use in the LDR zoning district.

In addition, given that the proposed addition would be sited directly above the attached garage, the project would not increase or decrease the building site coverage. Therefore, the construction of the addition to the single-family dwelling would not increase or intensify the legal non-conforming building site coverage.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts the maintenance or minor alteration of existing public or private structures, including additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of structures before the addition, or 2,500 square feet (whichever is less). The proposed project constructing a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage and associated site improvements. Therefore, the proposed development is consistent with the parameters of this Class 1 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports, which may cause a substantial adverse change in the significance of a historical resource. The project site is not within an officially designated state scenic highway. Finally, as described above, the project will not result in substantial erosion or contribute to runoff, which would alter or exceed the capacity of a drainage system.

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Carmel Highlands Fire Protection District

LAND USE ADVISORY COMMITTEE
The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) at a duly noticed meeting on April 6, 2026. The LUAC's recommendation will be provide to the Zoning Administrator in advance of the April 9th hearing.

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Fionna Jensen, Principal Planner

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

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DRAFT RESOLUTION

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

In the matter of the application of:
SCHMIDT RICHARD A & ANGELLA TRS
(PLN230342) RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding the project Categorical Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Combined Development Permit consisting of an:
   a. Coastal Administrative Permit and Design Approval for the construction of a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage; and
   b. Variance to allow the reduction of the required side (south) setback from 20 feet to 11 feet 9 inches;

[PLN230342 SCHMIDT RICHARD A & ANGELLA TRS, 96 Oak Way, Carmel, Monterey, 93940, Carmel Land Use Plan, Coastal Zone (Assessor's Parcel Number 241-131-017-000)]

The SCHMIDT RICHARD A & ANGELLA TRS application (PLN230342) came on for a public hearing before the County of Monterey Zoning Administrator on April 9, 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 Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Carmel Area Land Use Plan (LUP);
- Monterey County Coastal Implementation Plan (CIP), Part 4; and
- the Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project consists of constructing a 411 square foot second-story addition to an existing legal nonconforming 2,295 square foot two-story single-family dwelling with an attached garage and associated site improvements. Associated site improvements include demolition of the roof over the existing garage for the second-story addition, grading of 10.8 cubic yards of cut, a 41-square-foot balcony, and a new roof.

c) Allowed Use. The property is located at 96 Oak Way, Carmel, in the Carmel Area Land Use Plan. The parcel is zoned Low Density Residential with a density of 1 unit per acre with a Design Control Overlay in the Coastal Zone, or "LDR/1-D(CZ)", which allows for the establishment of the first single-family dwelling record and attached accessory structures such as garages as a principally allowed uses subject to the granting of a Coastal Administrative Permit pursuant to Title 20 sections 20.14.040.A and 20.14.040.F. Therefore, the proposed development is subject to the granting of a Coastal Administrative Permit in this case. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject property (8,567 square feet, or 0.197 acres), APN:241-131-017-000, is depicted in its current configuration in "Licensed Surveyor's Map of Tompkins Property at Carmel Highlands, California" (Volume 3 of Surveys, Page 118), recorded on April 14th, 1927. Therefore, the County recognizes the property as a legal lot of record.

e) Design/Neighborhood and Community Character. The subject parcel and surrounding area are designated as a Design Control overlay zoning district ("D" zoning overlay), and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the neighborhood character. The neighborhood of the subject property is located within the Tompkins Subdivision within the Carmel Highlands. The surrounding neighborhood has architectural variety, ranging from rustic cottages, Mediterranean and Spanish revival, to coastal modern and vernacular styles, etcetera.

The existing single-family dwelling is a wood-framed vernacular-style home with painted brick veneer, board siding, and cross gable roofing steeply sloped, with architectural detailing including French doors and multi-paned windows. The addition will be a shorter height than the existing dwelling, creating transitions in height and orientation, which will create a varied roof form similar to the other residences in the neighborhood. In accordance with the Carmel Area CIP section 20.146.030.C.1.c, the proposed colors and materials will match the existing residence and give the general appearance of natural materials, including warm light golden-brown trim, aged cedar composite shingles, and beige siding for the exterior walls. Due to the distance,

topography, vegetation, and intervening development, the project would not be visible from the scenic highway. These finishes are unobtrusive and consistent with the surrounding rural environment and neighborhood character.

f) Development Standards. Development Standards for the base RDR zoning district are found in Title 20 Section 20.12.060. The project meets the maximum allowable structure height, maximum allowable, front setback minimum, northeastern side setback minimum, and rear setback minimum. The required setbacks for in the RDR zoning district for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The proposed second-story addition to the existing single-family dwelling will continue to meet the following setbacks at around 34 feet (front), 20 feet (northeastern side), and 30 feet (rear).
The proposed addition will be within the same footprint above the garage with the southwestern side setback at 11 feet 9 inches; accordingly, the existing single-family dwelling does not comply with the current required 20 feet side setback. The maximum allowable height structure height is 30 feet, and the proposed addition to the home is 22 feet 6 inches, in comparison to the existing single-family dwelling height of 24 feet 3 inches. The Findings necessary to grant variances to reduce the southwestern side setback can be met. See Findings No. 5 – 7 and supporting evidence. The existing gross floor area is 2,295 square feet, and the proposed gross floor area is 2,706 square feet. The proposed development would increase the internal floor area by approximately 17.9%. Therefore, with the granting of this Variance, the project complies with applicable site development standards.

g) Legal Non-Conforming Building Site Coverage & Setbacks- The existing single-family dwelling was built in 1962 and zoned R-1, prior to the adoption of existing site development standards for the LDR zoning district. In 1955, the required setbacks for main structures in the R-1 zoning district were 20 feet (front), 6 feet (side), and 10 feet (rear), while the maximum building site coverage allowed was 35%. The existing residence complies with the setback and building site coverage requirements of the 1955 R-1 zoning district. However, the northern portion of the existing residence and the southern portion of the existing garage do not conform to the current Low Density Residential side setbacks for main structures (20 feet) and building site coverage of 15% as identified in Title 20 section 21.14.060, thereby making the site legal nonconforming as to building site coverage and setbacks.

Title 20.78.040 identifies the circumstances in which a Variance may be justified and/or granted meeting the criteria of the following findings; special circumstances involving the size, shape, topography, location, or surroundings to the subject property, that the granting would not grant special privileges inconsistent with said properties limitations, and that a variance is not granted for use not authorized by the governing zoning district. Modification to structures nonconforming as to setback must comply with current zoning district requirements, unless a variance is granted. The project scope includes construction of a 411 square foot

addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage, and associated site improvements. This work would not change the existing site coverage and would maintain the existing setback, subject to the granting of this Variance. See Finding No. 5, 6, and 7 and supporting evidence.

h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with CIP section 20.146.090, any new development being proposed within high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250275), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. Minimal ground disturbance is proposed (10.8 cubic yards). The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Historical Resources. The property contains an existing structure over 50 years of age that was constructed in 1962, after the land was sold by noted author Elizabeth Knight Tompkins and subdivided for development. A Phase One Historical Assessment Evaluation (County of Monterey Library No. LIB250205) was conducted. The assessment deemed that the subject property is not considered a historic resource as defined by the California Environmental Quality Act (CEQA). Therefore, the project will not impact any historical resources.

j) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library Nos LIB250206 and LIB250207), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".

k) Land Use Advisory Committee (LUAC) Review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on April 6th, 2026.

l) The project planner conducted a site inspection on March 27, 2026, and reviewed aerial and street view imagery (Google maps and Monterey County GIS) to verify that the project on the subject parcel conforms to the plans listed above.

m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230342.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and 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, Environmental Health Bureau, and Carmel Highlands FPD. 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) In order to address historical resources, archaeological resources, geological hazards, and the geotechnical suitability of the site, the following reports were prepared:

- "Phase I Archaeological Assessment in Support of the 96 Oak Way, Carmel Highlands" (County of Monterey Library No. LIB250275) prepared by Susan Morley M.A., Marina, CA 93933.
- "Historic Evaluation of 96 Oak Way, Carmel Highlands, California" (County of Monterey Library No. LIB250205) prepared by Margaret E. Clovis M.A., Salinas, CA, November 2024.
- "Geologic Hazards Assessment Schmidt Residence Renovation 96 Oak Way" (County of Monterey Library No. LIB250206) prepared by Craig S. Harwood, Ben Lomond, CA, December 2024.
- "Geotechnical Report" (County of Monterey Library No. LIB250207) prepared by Belinda Taluban P.E., Salinas, CA, April 2025.

County staff independently reviewed these reports 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) Staff conducted a site inspection on March 27, 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 Monterey County HCD-Planning found in Project File PLN230342.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands FPD. 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) Potable water will continue to be provided through Cal Am and managed through the Monterey Peninsula Water Management District. The fixture count has been reduced from the existing single-family dwelling. EHB has reviewed the application and confirmed that this service is suitable for the project development.

c) The property will continue to be served by an Onsite Wastewater Treatment System (OWTS). EHB has reviewed the application and confirmed that the OWTS is suitable for the project development.

d) The project is located in a neighborhood where parking is limited. To minimize the overall construction impact on the neighborhood, a Construction Management Plan is required (Condition No. 5).

e) Geological Hazards. According to Monterey County GIS, the subject property is located in both a high erosion hazard area and within 660 feet of active or potentially active faults. Pursuant to Carmel CIP section 20.146.080.1.B, both a Geological Hazards Assessment and a Geotechnical Report (County of Monterey Library Nos LIB250206 and LIB250207) were prepared to evaluate the geotechnical suitability of the site for the proposed development. Per the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Malpaso Fault, approximately 550 feet southeast of the project site. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The existing structures, driveways, and roads do not reveal any strain, which would be attributable to subsurface, lateral, or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. The report concluded that the site was suitable for the development, provided all recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16, section 16.08.110.D.

f) Geotechnical Hazards. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110. D. The geotechnical report identified loose fill soils overlying the native topsoil along the north of the proposed development area. The fill soils were identified as a potential source of structural settlement, particularly hydraulic loading, and the report recommended excavating the loose fill and processing it as engineered fill, as well as building a pad area, extending a minimum of five feet in each direction past the foundation footings, placing engineered fill, or finishing the subgrade for the new building pad. The overall area where the soil would be removed and re-compacted as engineered fill is 2000 p.s.f. for non-retaining footings, as well as 250 p.s.f. for lateral soil passive pressure. These materials are

considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No LIB250207), this site is suitable for the residential use this project proposes. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110. D.

g) Staff conducted a site inspection on March 27, 2026, to verify that the site is suitable for this use.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230342.

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 HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on March 27, 2026, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230342.

5. FINDING: **VARIANCE (Special Circumstances, Side Setback) –** Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the Inland Zoning Ordinance (Title 21) is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

EVIDENCE:

a) Due to the narrow width of the property and relatively small lot size, the applicant has requested a side setback variance to reduce the south side setback from 20 feet to 11 feet 9 inches (an 8-foot-3-inch reduction).

b) There are 145 residential lots total within the Tompkins Subdivision, with 13 residential lots located along Oak Way. Four of these lots are considered through lots with two front setbacks facing both Oak Way and other neighboring roadways (Pine Way or Cypress Way). The remaining nine lots front Oak Way. The width of these properties, as bisected by Saddle Road, was approximated using Monterey County GIS. The properties range from approximately 64.4 feet to 240.2 feet in width. The average lot width was estimated to be 117.4 feet. With an average width of 83 feet, the subject property is one of the narrowest of these properties and is 34.4 feet narrower than the average lot width.

c) Of the 145 residential lots in the surrounding area, the subject property (0.19 acres; 8,567 square feet) is the fourth smallest lot. The surrounding neighborhood, according GIS, has an average lot size of 37,277 square feet in the LDR zoning. At 8,567 square feet, the subject property is less than 23% of the size of what is typical for this zoning in

this neighborhood. Further limiting the property is that the setbacks encumber 73% of the lot unbuildable (6265 square feet of the total 8567 square feet). This means only 2,302 square feet of the property is developable because of the setbacks.

d) The property's narrow width and small size restrict the ability of the property owner to design additions to their home in a comparable manner to those other properties along Oak Way with an identical zoning classification. Furthermore, the property's existing non-conforming requires any addition to the residence to be constructed over existing structures. The proposed second-story addition is constructed directly over the existing garage, but proposes to maintain the existing non-conforming setback to allow a functional master bedroom size.

e) While the applicant could redesign the proposed addition to comply with current setbacks, it would limit the size of the proposed master bedroom. Further, siting the development in the front or rear of the property would intensify the legal nonconforming status of the building site coverage. Neighboring residences have a similar number of bedrooms, as well as a similar amount of massing in comparison to their parcel's square footage. The current proposed addition to being located on top of the existing garage would avoid any intensification of the legal nonconforming status and not increase impervious surface on the subject property.

f) Staff conducted a site visit on March 27, 2026, to verify the special circumstances related to the property.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230342.

6. FINDING: **VARIANCE (Special Privilege, Side Setback) –** the south side setback variance does not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated.

EVIDENCE:

a) The granting of the side setback variance would not constitute a special privilege, as this property is uniquely narrow.

b) The property is surrounded by second-story single-family dwellings. Other homes in the neighborhood are larger. The average square footage of all neighboring homes that are located on LDR zoned parcels is 2,276square feet, whereas the existing residence home is 1,668 square feet, making it 26.71% smaller than that of similar homes in the surrounding area. Introduction of the 411 square foot addition will result in a residence that is of comparable size to others, but still smaller than the average residence in this neighborhood.

c) Within the immediate neighborhood, seven variances to reduce the side or front have been granted. These variances recognize the unique topography, irregular lot size, or small lot size. HCD-Planning File Nos. ZA-3674 and ZA-6133 approved variances to allow additions to be constructed over existing structures that encroached into the required setback and cited topography (steep slopes) as a unique constraint that limited other design alternatives. Therefore, the granting of this

variance, which would allow a second-story addition over an existing garage with legal non-conforming setbacks on a small, irregularly shaped lot, would not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230342.

7. FINDING: **VARIANCE (Use) –** Approval of the front and side setback variances does not authorize a use or activity which is not otherwise expressly authorized by the zone regularly governing the parcel of property.

EVIDENCE: a) As indicated in Finding No. 1, the parcel is zoned Low Density Residential with a density of 1 unit per acre with a Design Control Overlay in the Coastal Zone or "LDR/1-D(CZ)", which allows the first single-family dwelling on a legal lot of record and attached accessory structures, including garages (Title 20 Sections 20.14.040.A. and 20.14.040.F., respectively). Therefore, the proposed addition is an allowed land use for this site.

b) Staff conducted a site visit on March 27, 2026, and there was no indication that the approval of the requested variances would grant a land use that would otherwise not be authorized by the zoning.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230342.

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) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts minor alterations of existing public or private structures that will not result in an increase of more than 2,500 square feet.

b) The project consists of the construction of a second-story addition to an existing single-family dwelling. Therefore, the project qualifies for a Class 1 exemption.

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

d) The project is not in an area where a mapped environmental resource of hazardous or critical concern has been mapped.

e) The project consists of an addition to an existing single-family home on a property zoned to allow such uses and would not result in any potentially significant environmental affects and would therefore not contribute to a potentially significant cumulative impact.

f) There are no unusual circumstances that would create a reasonable possibility that the project would have a significant effect.

g) The project would not damage any scenic resources such as trees, rock outcroppings, or historical structures, within view of a State Scenic Highway.

h) The project is not located on a hazardous waste site compiled pursuant to 65962.5 of the Government Code.
i) The project does not involve any identified historical resources.
j) No adverse environmental effects were identified during staff review of the development application during a site visit on March 27, 2026.
k) See supporting Finding Nos. 1, 2 and 12. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230342.

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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:
a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Carmel CIP Section 20.146.130, 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) The subject property is described as an area outside of where the Local Coastal Program requires physical public access (Figure 3, Local Coastal Program Public Access, in the Carmel LUP).
d) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Map A- Local Coastal Program General Viewshed, in the Carmel LUP). Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along Highway 1. Consistent with Carmel LUP Policy 5.3.2.4, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
e) The project planner completed a site inspection on March 27, 2026, to verify that the proposed project would not impact public access. The project planner also reviewed plans to verify that the proposed development will not impact public access or visual resources/access. See evidence "d" above. See also Finding No. 1 and supporting evidence.
f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230342.

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

EVIDENCE:
a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, 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 Title 20 section 20.86.080.A, the project is not subject to appeal by/to the California Coastal Commission.

This Variance is not appealable pursuant to Title 20 section 20.78.050.E as it is a variance to required setbacks.

DECISION

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

1. Find the project, as the construction of a single-family dwelling and associated site improvements, qualifies for a Class 1 Categorical Exemption Pursuant to 15301 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of an:
   a. Coastal Administrative Permit and Design Approval for the construction of a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage;
   b. Variance to allow the reduction of the required side setback from 20 feet to 11 feet 9 inches.

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

PASSED AND ADOPTED this 9th day of April, 2026:

_____

Mike Novo, Zoning Administrator, AICP

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE.

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.

County of Monterey HCD Planning

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

PLN230342

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230342) allows: 1) Coastal Administrative Permit and Design Approval for the construction of a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage; and 2) Variance to allow the reduction of required side setback from 20 feet to 11 feet 9 inches. The property is located at 96 Oak Way, Carmel, CA 93923 (Assessor's Parcel Number 421-131-017-000), Carmel Area 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 Zoning Administrator for Assessor's Parcel Number 421-131-017-000 on April 9th, 2026. The permit was granted subject to 5 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. 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.

5. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

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 congesting/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 project during construction.
- Summary table including:
- Types of construction vehicles and number of trucks 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, 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 impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not 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.
- Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
- Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP. (HCD - Planning)

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 yes, they of the project.

SCHMIDT RESIDENCE

96 OAK WAY
CARMEL HIGHLANDS, CA 93923

PHOTOS-EXISTING CONDITIONS



VIEW FROM STREET (WEST ELEVATION)



VIEW FROM NORTH EAST CORNER OF PROPERTY



MAIN ENTRY (WEST ELEVATION)



VIEW FROM BACK OF PROPERTY (EAST ELEVATION)



SECONDARY ENTRANCE. SOUTH -WEST ELEVATIONS



VIEW FROM SOUTH EAST CORNER OF PROPERTY

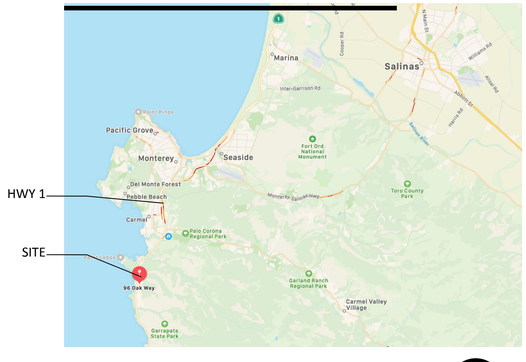
DRAWING LIST

A0.0 PROJECT DATA
A1.0 SITE PLAN
A2.0 EXISTING & PROPOSED - 1ST FLOOR PLAN
A2.1 EXISTING & PROPOSED - 2ND FLOOR PLAN
A2.2 EXISTING & PROPOSED - ROOF PLAN
A3.0 EXISTING & PROPOSED -EXTERIOR ELEVATIONS
A3.1 EXISTING & PROPOSED -EXTERIOR ELEVATIONS

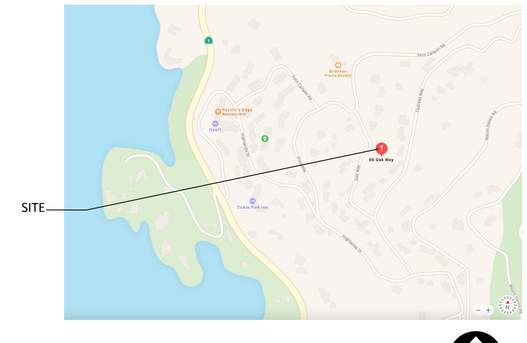
SCOPE OF WORK

1. ADD 413 SF MAIN BEDROOM AND BATH TO EXISTING SECOND STORY DIRECTLY OVER EXISTING GARAGE. EXTERIOR WALL FINISH AND WINDOWS TO MATCH EXISTING. NEW ROOF TO BE CLASS "A" COMPOSITE SHINGLE BY ENVIROSHAKE. COLOR: WEATHERED AGED-CEDAR
2. ADD 41 SQ. FT .BALCONY @ PROPOSED MAIN BEDROOM.
3. DEMOLISH ROOF OF EXISTING GARAGE.
4. REPLACE BATHTUB WITH WALK-IN SHOWER @ EXISTING BATHROOM IN 1ST FLOOR.
5. REPLACE EXISTING ROOF W/ SAME AS WHAT IS LISTED ON ITEM 1.
6. NO INCREASE IN BUILDING FOOTPRINT/LOT COVERAGE.
7. 10.8 CU. YARDS OF GRADING CUT FOR GARAGE FOUNDATION UNDERPINNING

VICINITY MAPS



NORTH



NORTH

PROJECT DATA

OWNER	**Richard and Angella Schmidt** 28 Campbell Place Danville CA 94526 Phone: 925-785-6032 email: schmidtr276@gmail.com
ARCHITECT	**de sola.barnes LLP** P.O. Box 223386, Carmel, CA 93922 Phone: 831-238-2310 Contact: Daniela de Sola email: dani@desolabarnes.com
PROPERTY ADDRESS	96 OAK WAY CARMEL HIGHLANDS CA 93023
APN	241-131-017
ZONING	LDR/1-D(CZ)
TYPE OF CONSTRUCTION	TYPE VB
OCCUPANCY TYPE	SINGLE FAMILY RESIDENCE
LOT SIZE	0.197 AC NET- 8581 SQ. FT.

EXISTING LOT COVERAGE:

HOUSE+ATTACHED GARAGE	1379 SF
TOTAL	1379 SF

PROPOSED LOT COVERAGE: (15% ALLOWED)

8567 SQ. FT. X .15=	1285 SF
ACTUAL	1379 SF

EXISTING GROSS FLOOR AREA:

LEVEL 1 + (GARAGE)	1379 SF
LEVEL 2	916 SF
TOTAL	2295 SF

PROPOSED GROSS FLOOR AREA:

LEVEL 1 + (GARAGE)	1379 SF
LEVEL 2	916 SF
LEVEL 2 ADDITION	411 SF
TOTAL	2706 SF

IMPERVIOUS AREAS AREA	NO CHANGES TO IMPERVIOUS
NEW SITE WALLS	NONE
WATER SOURCE	CALIFORNIA AMERICAN WATER
SEWER SYSTEM	(E) 1500 GALLON SEPTIC TANK AND LEACH FIELD
TREES TO BE REMOVED	0
GRADING ESTIMATES	10.8 CUBIC YARDS CUT
FRONT YARD SETBACK	30'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	20'
HEIGHT LIMIT	30' ABOVE AV. NAT. GRADE

de sola.barnes architects
PO BOX 223386
CARMEL, CA 93922
831-624-2165

SCHMIDT RESIDENCE

96 OAK WAY
CARMEL HIGHLANDS
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-14-25
APPLICATION REVISION 1	08-11-25

sheet title

PROJECT DATA & VICINTY MAPS

scale AS NOTED

sheet number

A0.0

08-11-2025

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- EXISTING STRUCTURES
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- BRICK
- STONE
- NATURAL GROUND SURFACE/LANDSCAPED AREA
- GREATER THAN 30% SLOPE

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- SPOT ELEVATION
- X100.00 RL RIDGELINE
- X100.00 FF FINISHED FLOOR
- X100.00 TH THRESHOLD
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE	= CEDAR	PA	= PALM
CW	= COTTON WOOD	PE	= PEPPER
CYP	= CYPRESS	P	= PINE
E	= EUCALYPTUS	R	= REDWOOD
H	= HOLLY	TR	= TREE
O	= OAK	W	= WILLOW

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 28' NORTHEASTERLY OF THE NORTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 2020050144 (STA. C-2), ELEVATION = 291.78' AS SHOWN.

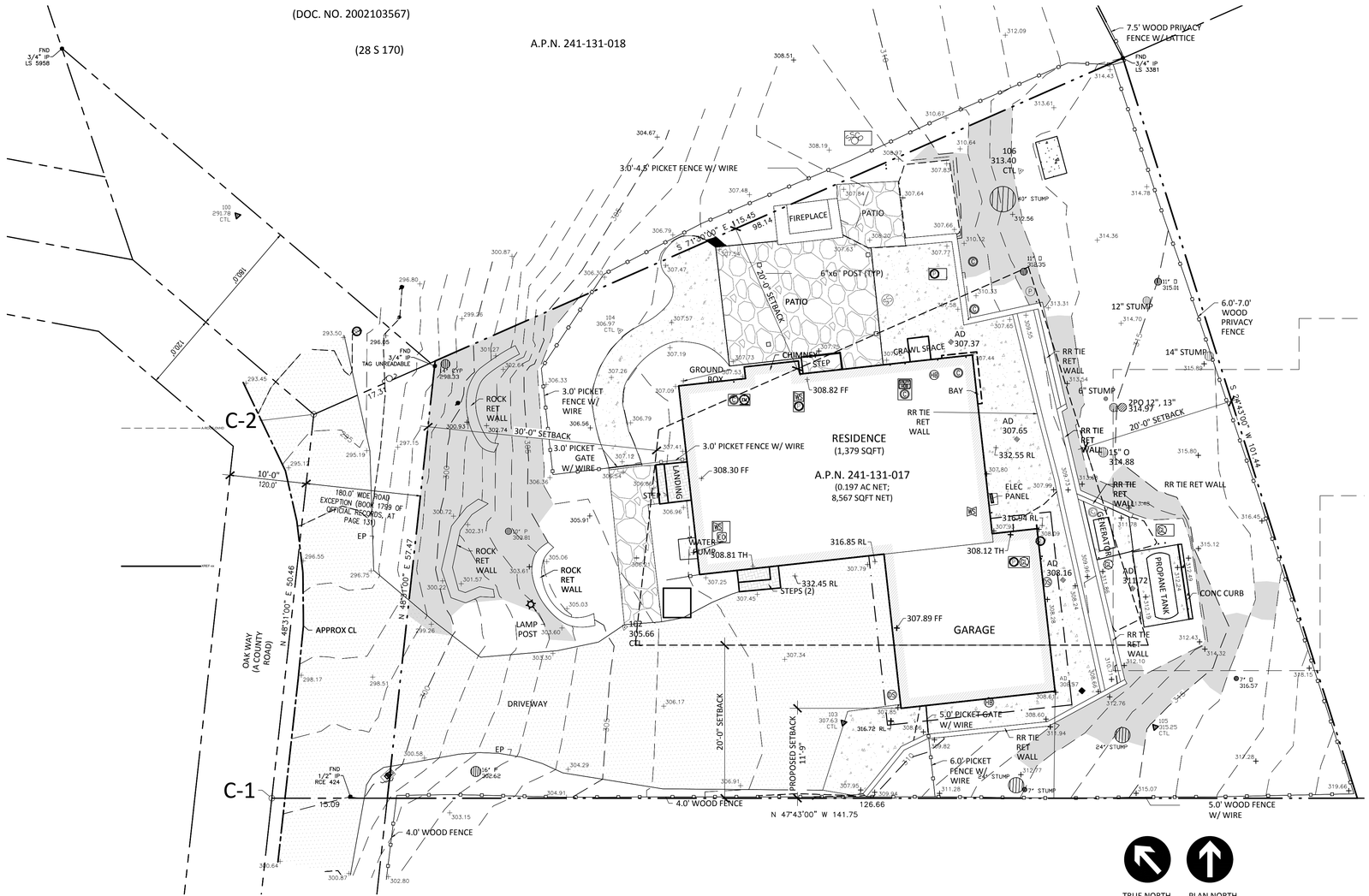
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.

4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/23/20) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

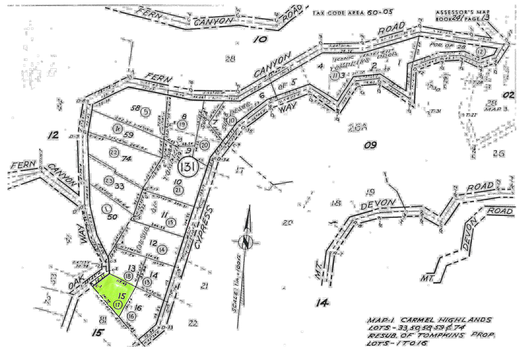
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.

6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.



1 EXISTING SITE PLAN
1/8"=1'-0"

2 FEMA MAP
N.T.S.



3 PARCEL MAP
N.T.S.

TRUE NORTH PLAN NORTH

NOTES

1. SITE PLAN SHOWS FOOTPRINT OF STRUCTURES
2. CONTOURS AT 1' INVERVALS, U.O.N.
SITE PLAN BASED ON SURVEY LANDSET ENGINEERS DATED 12.01.2020

de sola.barnes architects
PO BOX 223386
CARMEL, CA 93922
831-624-2165

SCHMIDT RESIDENCE

96 OAK WAY
CARMEL HIGHLANDS
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-14-25
APPLICATION REVISION 1	08-11-25

sheet title: SITE PLAN

scale AS NOTED

sheet number: A1.0

08-11-2025

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CMP PROJECT DATA

ADDRESS	96 OAK WAY CARMEL HIGHLANDS, CA 93923
SITE CONTACT	STEVE VADEN PHONE: +1 (831) 917-7016 EMAIL: VADENFORGE@GMAIL.COM
PROJECTED START DATE	2025
PROJECTED END DATE	2026
HOURS OF OPERATION	8AM TO 5PM MONDAY - FRIDAY
AMOUNT OF GRADING	20 CUBIC YARDS MAX PER DAY
CONTRUCTION VEHICLE TYPE	DUMP TRUCK
NUMBER OF TRUCK TRIPS GENERATED	2 MAX. PER DAY
NUMBER OF CONSTRUCTION WORKERS	8 MAX AT ANY TIME

DEMOLITION & DECONSTRUCTION NOTES:

1. SUFFICIENTLY WET THE STRUCTURE PRIOR TO DECONSTRUCTION OR DEMOLITION. CONTINUE WETTING AS NECESSARY DURING ACTIVE DECONSTRUCTION OR DEMOLITION AND THE DEBRIS.
2. DEMOLISH THE STRUCTURE INWARD TOWARD THE BUILDING PAD, LAY DOWN ROOF AND WALLS (MARKED AT TBR) SO THAT THEY FALL INWARD AND NOT AWAY FROM THE BUILDING.
3. COMMENCEMENT OF DECONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE PROHIBITED WHEN THE PEAK WIND SPEED EXCEED 15 MILES PER HOUR. ALL AIR DISTRICT STANDARDS SHALL BE ENFORCED BY THE AIR DISTRICT.
4. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
5. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.

CONSTRUCTION STAGING NOTES:

1. IF JOB TRAILER IS TO BE UTILIZED, IT MUST BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
2. IF STORAGE UNIT OR DUMPSTER IS TO BE UTILIZED, IT MUST BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
3. CONSTRUCTION FENCING WILL ONLY BE UTILIZED FOR TREE PROTECTION.
4. THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO 8:00 AM. FAILURE TO COMPLY WITH CONSTRUCTION HOURS MAY RESULT IN A STOP WORK NOTICE.
5. AT NOT TIME SHALL THE STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE RIGHT OF WAY.

HAUL ROUTE NOTE:

HAUL TRUCKS SHALL ENTER THE SITE BY BACKING UP INTO DRIVEWAY FROM RIGHT OF WAY. HAUL TRUCKS SHALL EXIT SITE IN THE SAME PATH. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL E ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAIL 2 ON THIS SHEET FOR TRUCK ROUTING PLANS.

WORKER PARKING NOTE:

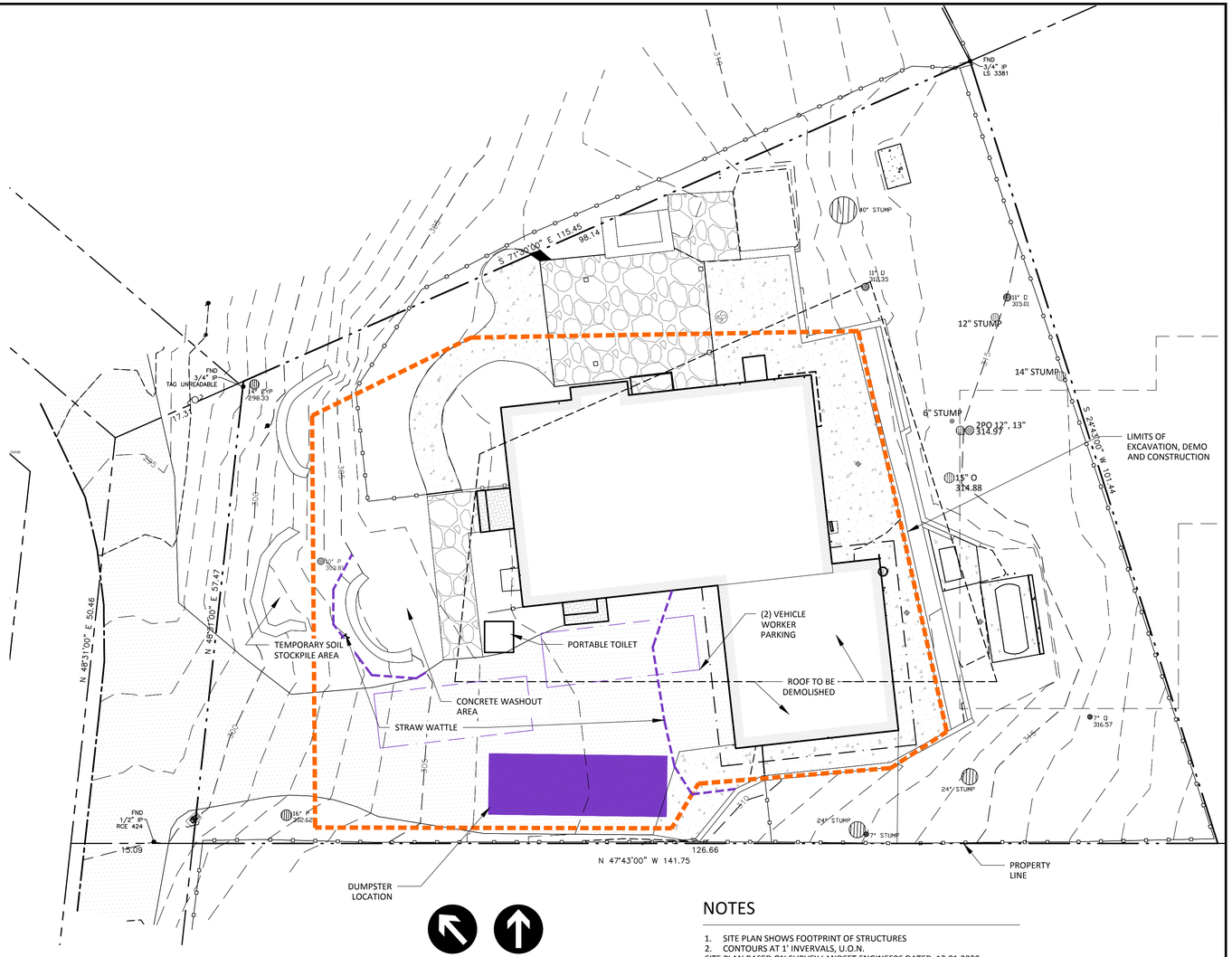
IF ONSITE PARKING FOR WORKERS IS LIMITED, WORKERS SHALL PARK IN THE PUBLIC RIGHT OF WAY ALONG OAK WAY AS NECESSARY. OBEY ALL PARKING LAWS. ON-STREET VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF STREET. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION:

ALL CONSTRUCTION SHALL STAY WITHIN THE BOUNDARY SHOWN. PROTECT TREES AND VEGETATION THAT ARE TO REMAIN.

DEMOLITION STAGING:

DEMOLISH ROOF OF EXISTING GARAGE.
USE OPEN PARKING SPACE FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

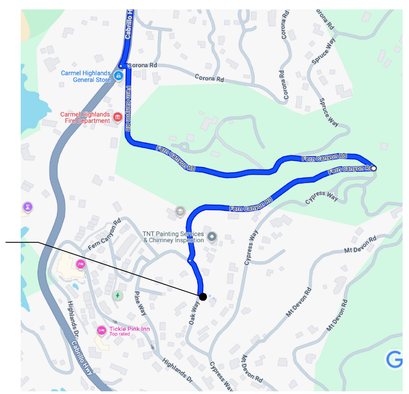


1 CONSTRUCTION MANAGEMENT PLAN
1/8"=1'-0"

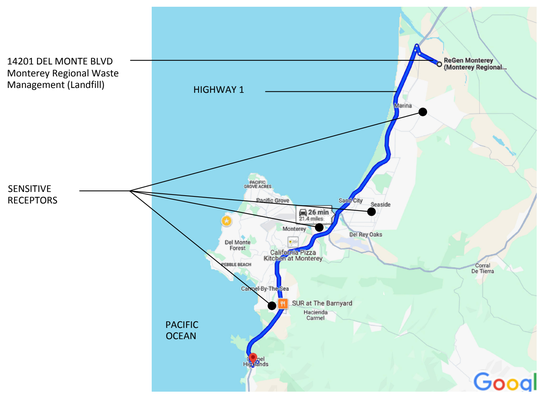
NOTES

1. SITE PLAN SHOWS FOOTPRINT OF STRUCTURES
2. CONTOURS AT 1' INVERVALS, U.O.N.

SITE PLAN BASED ON SURVEY LANDSET ENGINEERS DATED 12.01.2020



3 LOCAL ROUTE TRUCK PLAN
N.T.S.



2 OVERALL ROUTE TRUCK PLAN
N.T.S.

NORTH

de sola.barnes architects
PO BOX 223386
CARMEL, CA 93922
831-624-2165

SCHMIDT RESIDENCE

96 OAK WAY
CARMEL HIGHLANDS
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-14-25
APPLICATION REVISION 1	08-11-25

sheet title

CONSTRUCTION MANAGEMENT PLAN

scale AS NOTED

sheet number

A1.1

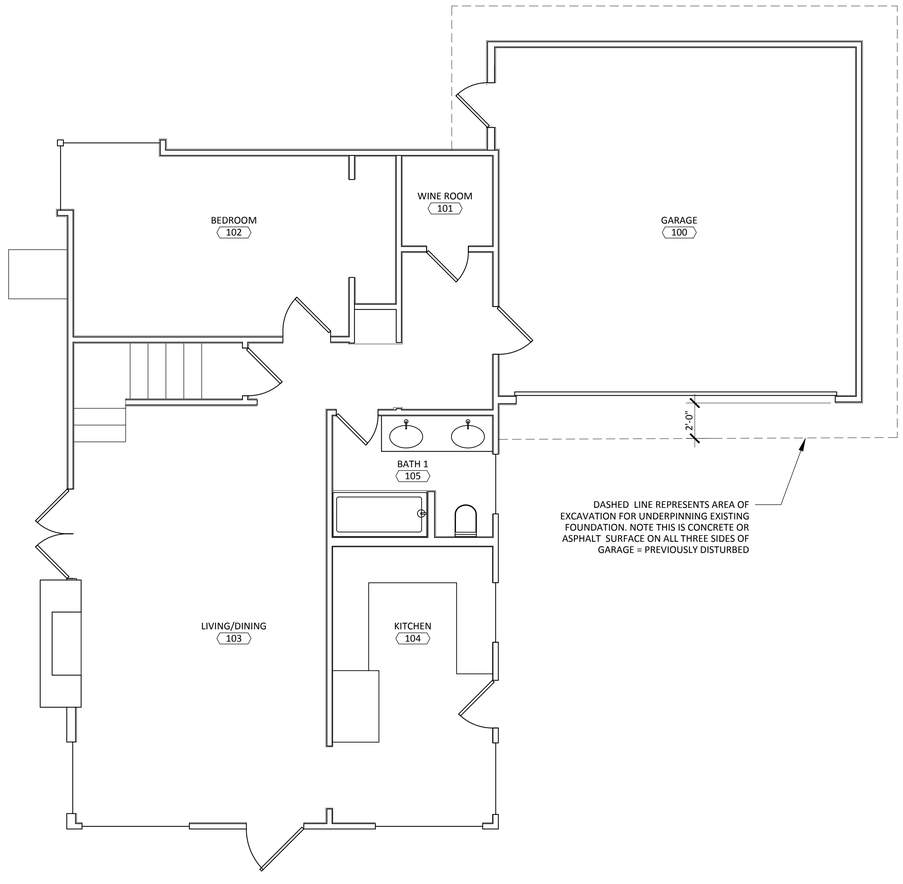
08-11-2025

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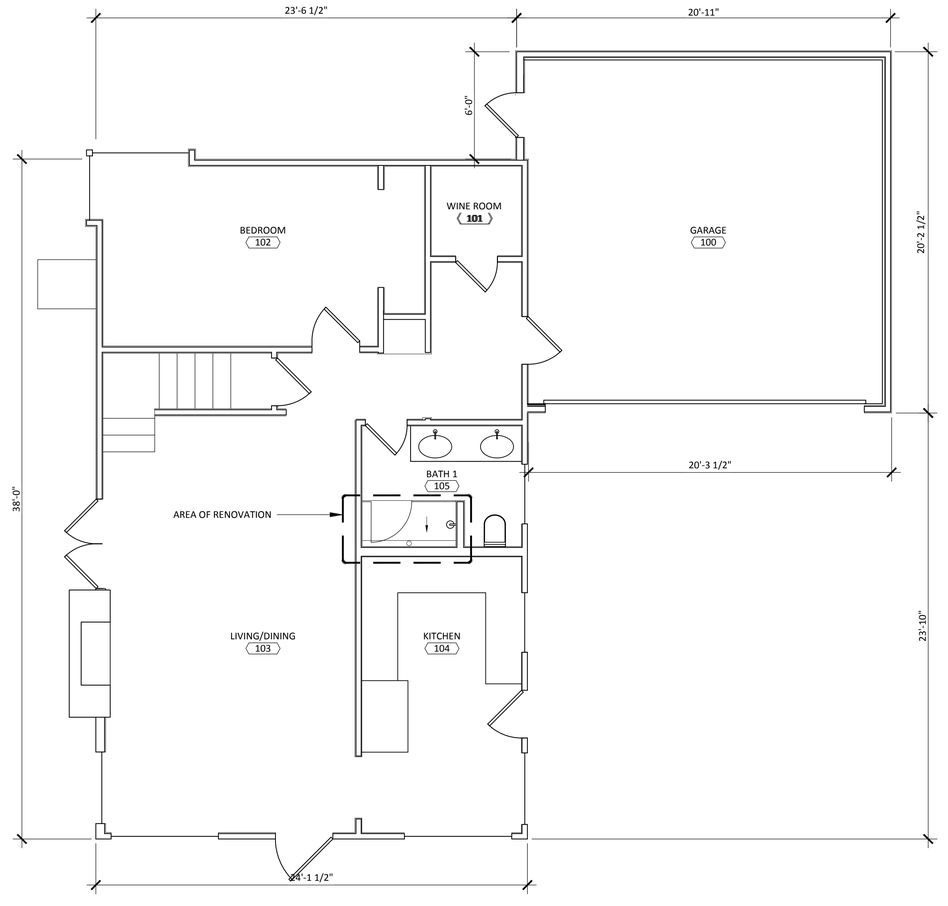
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LEGEND

- EXISTING 2 X FRAMING CONSTRUCTION
- NEW 2 X FRAMING CONSTRUCTION
- CEILING OR ROOF ARTICULATION, TYP.
- TO BE REMOVED



1 1ST FLOOR- EXISTING PLAN
1/4"=1'-0"



2 1ST FLOOR- PROPOSED PLAN
1/4"=1'-0"

PLAN NORTH

de sola.barnes
architecture
PO BOX 223386
CARMEL, CA 93922
831-624-2165

SCHMIDT RESIDENCE

96 OAK WAY
CARMEL HIGHLANDS
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-15-25

sheet title

EXISTING & PROPOSED 1ST FLOOR PLANS

scale AS NOTED

sheet number

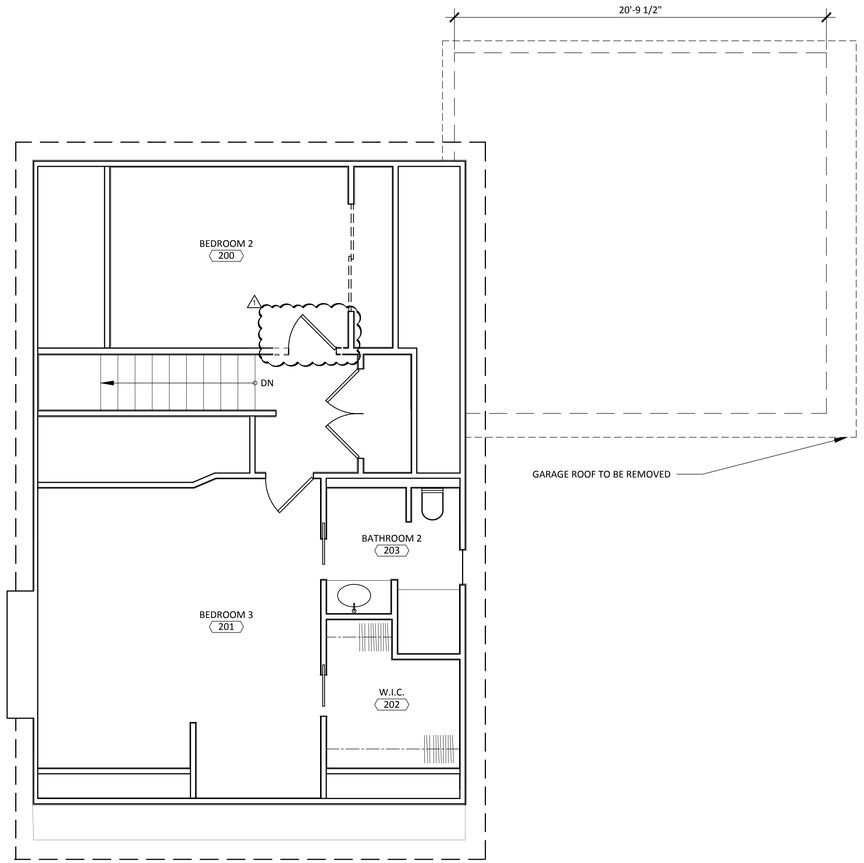
A2.0

05-15-2025

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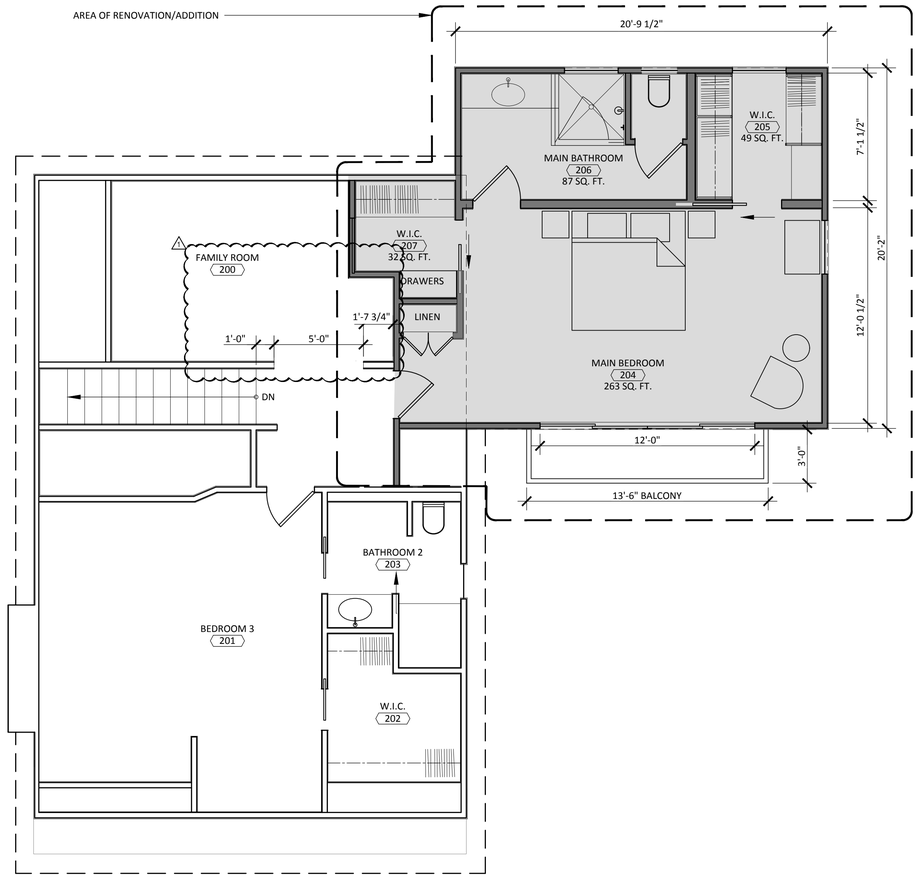
LEGEND

- EXISTING 2 X FRAMING CONSTRUCTION
- NEW 2 X FRAMING CONSTRUCTION
- AREA OF NEW CONSTRUCTION
- CEILING OR ROOF ARTICULATION, TYP.
- TO BE REMOVED



1 2ND FLOOR- EXISTING PLAN
1/4"=1'-0"

PLAN NORTH



2 2ND FLOOR- PROPOSED PLAN
1/4"=1'-0"

PLAN NORTH

de sola.barnes
architecture
PO BOX 223386
CARMEL, CA 93922
831-624-2165

SCHMIDT RESIDENCE

96 OAK WAY
CARMEL HIGHLANDS
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-15-25
APPLICATION REVISION 1	08-11-25

sheet title

EXISTING & PROPOSED 2ND FLOOR PLANS

scale AS NOTED

sheet number

A2.1

08-11-2025



SIDING AND WINDOW STYLE

MATERIAL, COLORS AND STYLE TO MATCH EXISTING





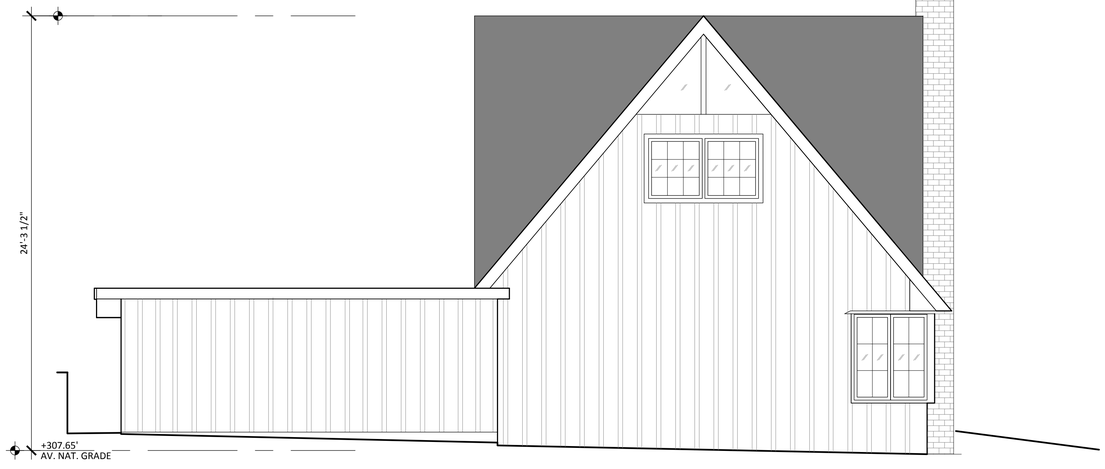
CLASS "A" COMPOSITE SHINGLE BY ENVIROSHAKE

COLOR: AGED CEDAR, WEATHERED



3 EXISTING ELEVATION- WEST

1/4"=1'-0"



1 EXISTING ELEVATION- EAST

1/4"=1'-0"



4 PROPOSED ELEVATION-WEST

1/4"=1'-0"



2 PROPOSED ELEVATION- EAST

1/4"=1'-0"

de sola.barnes
architecture

PO BOX 223386
CARMEL, CA 93922
831-624-2165

SCHMIDT RESIDENCE

96 OAK WAY
CARMEL HIGHLANDS
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-15-25
APPLICATION REVISION 1	08-11-25

sheet title

EXISTING & PROPOSED ELEVATIONS

scale AS NOTED

sheet number

A3.0

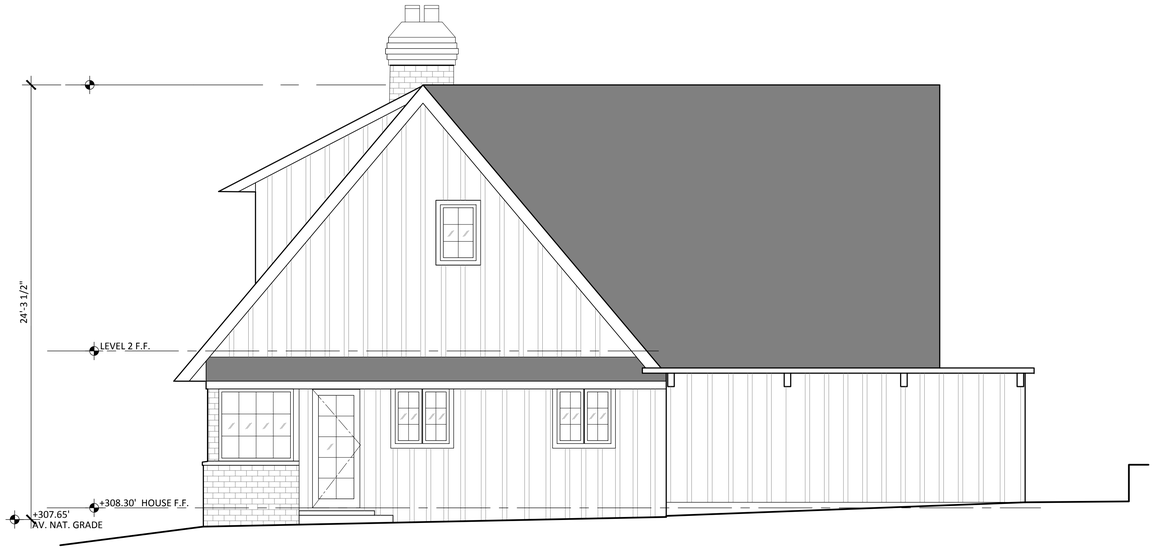
08-11-2025

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3 EXISTING ELEVATION- NORTH
1/4"=1'-0"



1 EXISTING ELEVATION- SOUTH
1/4"=1'-0"



4 PROPOSED ELEVATION-NORTH
1/4"=1'-0"



2 PROPOSED ELEVATION- SOUTH
1/4"=1'-0"

de sola.barnes
architecture

PO BOX 223386
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SCHMIDT
RESIDENCE

96 OAK WAY
CARMEL HIGHLANDS
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-15-25
APPLICATION REVISION 1	08-11-25

sheet title

EXISTING &
PROPOSED
ELEVATIONS

scale AS NOTED

sheet number

A3.1

08-11-2025

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Exhibit B

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Mike Linder J.D.
Land Use Consultant | (661)301-7213 | Bigsurlaw@gmail.com PO Box 695 Big Sur CA, 93920

HCD Planning Department
1441 Schilling Place
Salinas CA, 93901

5/29/24

RE: 96 Oak Way, Carmel Highlands (APN: 241-131-017) – Support for Variance Request

Dear HCD Planner,

This project is the addition of a primary bedroom and bathroom to an existing home on a small, steeply sloped lot in the Carmel Highlands area. The property is currently legal non-conforming with relation to the side setback of the existing garage. The new bedroom and bathroom is proposed to be placed on top of an existing garage and will not expand the lot coverage or encroach into the setbacks beyond the existing conditions.

This particular lot is very small thus there is nowhere else to build this bedroom without exceeding the maximum lot coverage. Thus, the property owner is requesting a variance to build the primary bedroom on top of the existing garage, which will maintain the existing encroachment of the side setback.

This unusually small parcel is deprived of the privilege of a primary bedroom that is enjoyed by neighboring properties because of a number of factors: (1) Small lot size, (2) Irregular shaped lot, (3) Topography. These factors make the application of the setbacks for this property extremely restrictive.

SMALL LOT SIZE- Title 20 zoning list a 1 acre minimum parcel size, (43,560 SF), whereas this parcel is only 8567 SF according to the surveyor. This is less than 20% of what is listed as the minimum. The surrounding neighborhood, according the GIS system has an average lot size of 37,277SF for this zoning. (See attached Spreadsheet) This makes this property less than 23% of the size of what is typical for this zoning in this neighborhood. Further limiting the property is that the setbacks make 73% of the lot unbuildable (6265 SF of the total 8567 SF). This means only 2302SF of the property is developable because of the setbacks.

IRREGULAR SHAPE- This wedge-shaped parcel further constrains the buildable area, as it is only 57ft wide in the front.

TOPOGRAPHY- This entire neighborhood is located on a steep slope and many variances have been granted in this area on that basis alone. The topography on this property already requires retaining walls in the front and rear of the property, so it makes sense to develop above the existing garage rather than disturb more soil which would likely require more grading and more retaining walls. The house is already 2 stories everywhere except the garage, so the increase in height would match the rest of the home.

Additionally, this variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity because (1) other homes in the area are much larger, (2) other properties are also non-conforming, and (3) Many other parcels have been granted similar variances.

AVERAGE HOME SIZE- Other homes in the neighborhood are much larger. The average square footage of all neighboring homes that are located on LDR zoned parcels is 2276sqft. whereas Mr. Schmidt's home is 1,668sqft. in size making it 26.71% smaller than that of similar homes in the surrounding area. (see attached spreadsheet)

OTHER HOMES ARE LEGAL NON-CONFORMING- The original setbacks in this neighborhood were 6ft before the zoning changes (see PC7916). There are many other examples of non-conforming properties in the neighborhood (See ZA-3674, ZA-4739, PC7916)

MANY SIMILAR VARIANCES GRANTED IN THE AREA- Below are a list of properties in the immediate neighborhood that were granted variances along with the basis upon which their variances were granted. (copies of these Permits are attached)

PC-7160 – Topography,

PC-94011 - Topography and irregular lot shape

SV88001 – Small lot size

ZA-2706 – Topography

ZA-3674 –Topography and the fact it proposed another story on an existing setback encroachment (similar to our proposal)

ZA-6133 – Topography and the fact it proposed another story on an existing setback encroachment (similar to our proposal)

PC7916 – Irregular lot shape, other residences in the immediate vicinity have similar circumstances. The applicant for this project wrote a letter explaining this in detail and provided a map of the large number of similarly situated properties (attached). Careful review of this letter and map show that there is a well-established precedent for granting variances for similar circumstances as found in this proposal.

Finally, this proposal will not have an adverse effect on the neighborhood as shown by the letter of support provided by the neighbor whose view may have been affected.

Respectfully,

Michael Linder

Mike Linder
Land Use Consultant

APN #	Zoning	Acreage
2.41131E+11	LDR	0.252611
2.41131E+11		0.273146
2.41131E+11		0.474297
2.41131E+11		0.188847
2.41131E+11		0.266946
2.41151E+11		0.36022
2.41151E+11		0.914835
2.41131E+11		0.427746
2.41131E+11		0.404849
2.41131E+11		0.389267
2.41131E+11		0.581677
2.41131E+11		0.498496
2.41131E+11		0.390198
2.41131E+11		0.621504
2.41131E+11		0.430412
2.41131E+11		0.313956
2.41131E+11		0.475032
2.41131E+11		1.326128
2.41131E+11		0.347207
2.41091E+11		0.253084
2.41021E+11		
2.41091E+11		
2.41021E+11		
	2.41101E+11	
2.41081E+11		7.391849
2.41081E+11		7.007758
2.41112E+11		2.323019
2.41072E+11		1.316639
2.41073E+11		
2.41073E+11		
2.41071E+11		0.636702
2.41071E+11		1.425878
2.41111E+11		2.493231
2.41112E+11		4.078561
2.41112E+11		
2.41112E+11		
2.41351E+11		
2.41112E+11		1.744652
2.41112E+11		1.131544
2.41351E+11		
2.41351E+11	Under Review	
2.41351E+11		
2.41351E+11		

2.41122E+11		0.604962
2.41123E+11		0.937211
2.41123E+11		0.970837
2.41123E+11		0.154401
2.41123E+11		0.422663
2.41123E+11		0.26672
2.41123E+11		0.282622
2.41123E+11		0.321095
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2.41122E+11		0.163292
	2.41181E+11	Under Review
2.41181E+11		LDR/Under Re\ 0.573737
2.41181E+11		0.278877
2.41181E+11		LDR/Under Re\ 0.181243
2.41181E+11		LDR/Under Re\ 0.173144
2.41181E+11		LDR/Under Re\ 1.174532
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2.41181E+11		0.431576
2.41172E+11		1.15584
2.41172E+11		0.998655
2.41156E+11		0.453787
2.41156E+11		0.449653
2.41156E+11		0.677988
2.41156E+11		0.759476
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2.41172E+11		0.971658
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2.41341E+11		
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2.41172E+11		0.938184
2.41201E+11		0.620841
2.41201E+11		0.546918
2.41201E+11		
2.41021E+11		
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2.41092E+11		0.842859
2.41092E+11		1.309681
2.41141E+11		0.247971
2.41141E+11		1.095804

2.41092E+11		1.13972
2.41141E+11		2.243925
2.41141E+11		0.741473
2.41093E+11		
2.41021E+11		
2.41142E+11		1.397727
2.41142E+11		1.18369
2.41142E+11		0.838987
2.41142E+11		1.092456
2.41153E+11		
2.41161E+11	Not LDR	
2.41221E+11		
2.41141E+11		0.418033
2.41141E+11		0.43403
2.41141E+11		0.363468
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2.41152E+11		1.074755
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2.41152E+11		0.315776
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2.41154E+11		0.354721
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	2.41154E+11	0.965889
2.41161E+11		0.264728
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2.41182E+11		0.546505
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2.41182E+11		1.070197
2.41182E+11		1.008943
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2.41182E+11		0.470776
2.41182E+11		0.35189

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2.41192E+11	0.999099
2.41192E+11	1.039467
2.41192E+11	1.219401
2.41192E+11	1.335863

112.292512

Schmidt
Neighbor

Neighbor
Neighbor
Neighbor

Forest & Upland Habitat/ LDR
Forest & Upland Habitat/ LDR
Forest & Upland Habitat/ LDR
Forest & Upland Habitat/ LDR

Public/Quasi-Public|Recreation & Visitor-Serving|Residential - Low Density
Public/Quasi-Public|Recreation & Visitor-Serving|Residential - Low Density

Recreation & Visitor-Serving|Residential - Low Density
Recreation & Visitor-Serving|Residential - Low Density
Recreation & Visitor-Serving|Residential - Low Density

Recreation & Visitor-Serving|Residential - Low Density
Recreation & Visitor-Serving|Residential - Low Density
Recreation & Visitor-Serving
Recreation & Visitor-Serving|Residential - Low Density

Recreation & Visitor-Serving|Residential - Low Density

Residential- Low Density

Residential - Low Density|Watershed & Scenic Conservation

Residential - Low Density|Watershed & Scenic Conservation

Forest & Upland Habitat|Residential - Low Density

Forest & Upland Habitat|Residential - Low Density
Forest & Upland Habitat|Residential - Low Density|Watershed & Scenic Conservation

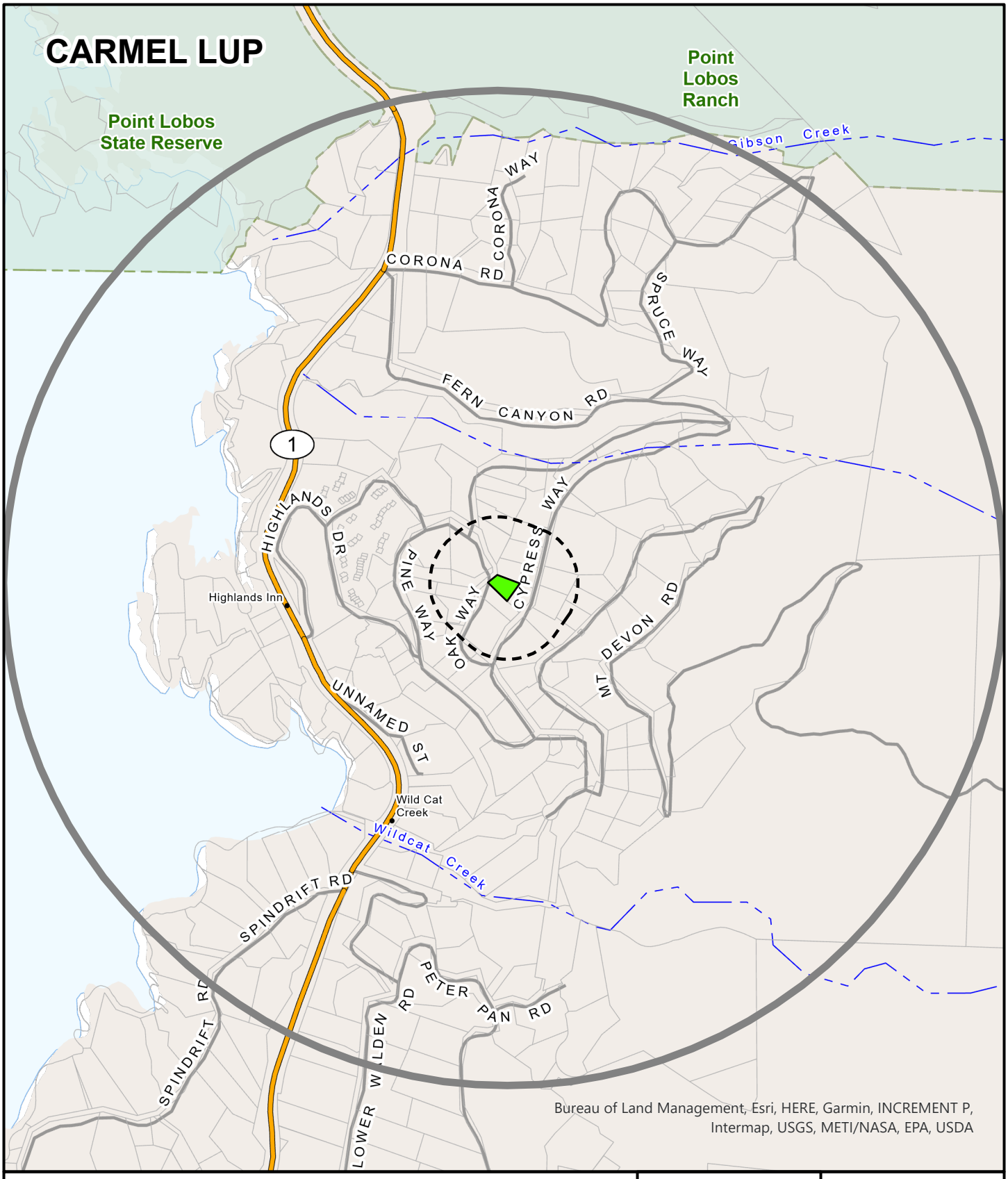
Forest & Upland Habitat|Residential - Low Density
Forest & Upland Habitat|Watershed & Scenic Conservation
Forest & Upland Habitat|Residential - Low Density|Watershed & Scenic Conservation

Residential - Low Density|Watershed & Scenic Conservation
Residential - Low Density|Watershed & Scenic Conservation
Residential - Low Density|Watershed & Scenic Conservation

.857 average

Exhibit C

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APPLICANT: SCHMIDT

APN: 241131017000 **FILE #** PLN230342

Project Site 300 FT Buffer 2500 FT Buffer

N

0 600

Feet

PLANNER: JACQUELYN M

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