County of Monterey

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

Meeting Agenda - Final

Thursday, October 9, 2025
9:30 AM

County of Monterey Zoning Administrator

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:

PLEASE NOTE: IF THE ZONING ADMINISTRATOR IS PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE ZONING ADMINISTRATOR.

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:

TENGA EN CUENTA: SI EL ADMINISTRADOR DE ZONIFICACIÓN ESTÁ PRESENTE EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL ADMINISTRADOR DE ZONIFICACIÓN.

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 the August 28, 2025, September 11, 2025, and September 25, 2025, County of Monterey Zoning Administrator Meeting minutes.

Attachments: Draft Minutes 08-28-25
Draft Minutes 09-11-25
Draft Minutes 09-25-25

9:30 A.M. - SCHEDULED ITEMS

1. PLN240301 - KEVIN & JOAN BARLETT
Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).
Project Location: 17834 Cachagua Road, Carmel Valley.
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

2. PLN240010 - WEBER MARK LEO
Public hearing to consider the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, associated site improvements including 716 square feet of decks, development within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees.
Project Location: 1267 Cantera Ct, Pebble Beach
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Del Monte Forest LUAC Minutes
Exhibit C - Vicinity Map
Exhibit D - Biological Assessment (LIB240320)
Exhibit E - Historic Assessment (LIB240321)
Exhibit F - Arborist Report (LIB240318)

3. PLN240026 - SHAW SUZANNE SAUNDERS TR
Public hearing to consider action on a variance to reduce the front setbacks by 20 feet and the construction of a 192 square foot storage shed.
Project Location: 71 Poppy Road, Carmel Valley
Proposed CEQA Action: Find the project qualifies for a Class 1 and Class 5 Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15305, and there are no exceptions pursuant to Section 15300.2.

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

4. PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS
Public hearing to consider the construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office, a 118 square foot attached accessory storage structure, and associated site improvements, including an after-the-fact emergency permit to replace an access bridge within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.
Project Location: 5 Yankee Beach Way, Carmel
Proposed CEQA action: Find the project Categorially Exempt pursuant to the 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 - Carmel Highlands Land Use Advisory Committee, dated June 2, 2025
Exhibit D - Biological Assessment Report (LIB250018), dated September 21, 2023

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 25-068

Item No.A

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

October 09, 2025

Introduced: 9/30/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Acceptance of the August 28, 2025, September 11, 2025, and September 25, 2025, 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, August 28, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order 9:30 a.m.

ROLL CALL

Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Bora Akkaya and Arlen Blanca, Public Works
Jess Barreras, Environmental Services arrived at 9:31 a.m.

PUBLIC COMMENT

Robert Chakanaka commented on pop-up vendors along roadsides and is concerned with environmental health and traffic issues. He has seen them on Salinas Road, San Juan Road and Hwy 101 at San Miguel Canyon Road. Traffic is his main concern, and he would like this to be monitored and regulated.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada stated there was correspondence for item # 2 PLN230172 and item # 3 PLN240078 that was distributed to the Zoning Administrator and interested parties via e-mail.

ACCEPTANCE OF MINUTES

A. Acceptance of the July 10, 2025, and August 14, 2025, County of Monterey Zoning Administrator Meeting minutes.

A. Acceptance of the July 10, 2025, and August 14, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the July 10, 2025, and August 14, 2025, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN250071 - CASTLEMAN MICHAEL S JR & CAROL K ET AL**
Public hearing to consider demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.
Project Location: 1012 San Carlos Road, Pebble Beach
Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15302 of the California Environmental Quality Act Guidelines.

Fionna Jensen, Project Planner, presented the item.

Public Comment: John Moore, applicant

The Zoning Administrator found that the project is exempt pursuant to

Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow demolition of an 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements. The Zoning Administrator made non-substantive changes to the resolution.

2. PLN230172 - California American Water Company (various Owners)

Public hearing to consider action on the removal of one 10,000-gallon water tank, construction of two water tanks (10,000-gallons and 60,000-gallons), modifications to an existing 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, relocation of a fire hydrant on slopes in excess of 25%.

Project Location: 6, 7, 10, and 15 Oak Meadow Lane, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Hya Honorato, Project Planner, presented the item.

Public Comment: Jenna Inglekin, Cal Am: Judy Tschirgi; Constance Murray; and John Carvell.

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of an Administrative Permit and Design Approval for the removal of one 10,000-gallon water tank, construction of two water tanks (10,000 gallons and 60,000 gallons), modifications to a 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and use permit to allow development on slopes in excess of 25%. The Zoning Administrator made non-substantive changes to the resolution, added a new condition requiring a private road agreement before construction commences, and modified condition #5 to include details about the biological report.

3. PLN240078 - LA FUERZA PROPERTIES LLC

Public hearing to consider after-the-fact construction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch to partially clear Code Enforcement Case No. 00085164.

Project Location: 35 Live Oak Road, Royal Oaks

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Israel Rangel, applicant; Robert (unknown last name)

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and approved an after-the-fact Coastal Development Permit to partially clear Code Enforcement Case No. 00085164 and allow reconstruction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch. The Zoning Administrator made non-substantive changes to the resolution.

4. PLN200316 - JOHN D. WILKINS AND BUSHRA

Public Hearing to consider action on the construction of an approximately 2,340 square foot single family dwelling and attached 740 square foot garage and 575 square foot Accessory Dwelling Unit with associated improvements; and removal of 25 Monterey Pine trees and 4 Coast Live Oak trees. Development requires 55 cubic yards of grading within 100 feet of environmentally sensitive habitat.
Project Location: 2901 Bird Rock Road, Pebble Beach
Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

Mary Israel, Project Planner, presented the item and recommended a change to condition 14.

Public Comment: Aaron Tollefson, architect; John D & Bushra Wilkins.

The Zoning Administrator adopted the Mitigated Negative Declaration and approved a Combined Development Permit and Design Approval to allow construction of a 2,341 square foot one-story single family dwelling with an attached 738 square foot, two-car garage, a 575 square foot Accessory Dwelling Unit with associated site improvements; colors and materials are proposed as beige colored stucco body and dark gray roof, dark bronze windows and doors and beige/gray stone veneer accents, with charcoal gray composite shingle roofing; and a Use Permit for removal of 25 Monterey Pine and 4 Coast Live oak trees. Development requires 550 cubic yards of grading within 100 feet of environmentally sensitive habitat. The Zoning Administrator also adopted a Condition Compliance and Mitigation Monitoring and Reporting Plan. The Zoning Administrator made non-substantive changes to the resolution its addition to a change to condition #14 as recommended by staff and added a standard note to allow 3 years to commence construction.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:34 a.m.

County of Monterey

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

Meeting Minutes - Draft

Thursday, September 11, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - CALL TO ORDER

Melanie Beretti called the meeting to order 9:30 a.m.

ROLL CALL

Melanie Beretti, Zoning Administrator
Corrine Ow, Environmental Health
Bora Akkaya and Arlen Blanca, Public Works
Jess Barreras, Environmental Services

Zoning Administrator took a moment to memorialize September 11th.

PUBLIC COMMENT

Zoning Administrator Melanie Beretti touched on two e-mails that came in regarding non-agendized e-mail regarding ADU, Modular housing, regional coordination (Salinas, Seaside, Gonzales)

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida R. Estrada stated that she received and distributed correspondence via e-mail and during the meeting to staff and zoning administrator item #4 PLN250035 and for a non-agendized item.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN220098 - ROMAN CATHOLIC BISHOP OF MTY**
Public hearing to consider the remodel of a portion of the Our Lady of Assumption Chruch, a new first floor addition to the Parish Hall of Approximately 530 square feet, and construction of a new second floor (Approx. 6,600 square feet) for offices and a lounge. This project includes a new onsite sign (Approx. 45 square feet) and modification of parking standards to allow parking across two properties and reducing the total spaces from 199 to 110.
Project Location: 100 Salinas Road, North County Area Plan
Proposed CEQA Action: Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, presented the item.

Public Comment: Robbie Perry, applicant; Salvador Munoz, architects; Yolanda Melgoza, Parishioner at the Assumption Church

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines sections 15303, and none of the exceptions in section 15300.2 apply to the project; and approving an Amendment to Use Permit No. ZA-3189 to allow a remodel and addition to an existing church (Building "B") consisting of a 5,945 square foot interior remodel on the first floor, a 531 square foot

addition to the first floor, and a 6,620 square foot addition to the second floor; b. Installation of a 44 square foot onsite sign; and c. a modification to parking standards by: i. allowing off-street parking to be shared across two properties; and ii. reducing the total parking requirement from 199 spaces to 110 spaces. The Zoning Administrator approved and made non-substantive changes to the resolution, including added language to resolution that clarifies the library use of church parking per agreement is not in conflict on the parking lot and under fining #4 typo refers to Title 20 should reflect Title 21.

2. **PLN230294 - OFFICER MICHAEL B SR & BARBARA A TRS**

Public hearing to consider the conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%.

Project Location: 34555 Cachagua Road, Carmel Valley, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2.

Jordan Evans-Polockow, presented the item.

Public Comment: Robert Officer, agent; Jennifer Phillips, agent

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15304; and approving a Use Permit to allow conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%. The Zoning Administrator approved and made non-substantive changes to the resolution, including under finding #4 evidence a clarification on cultivation on slope between 5% and 24%, only 12-24% are subject to granting of the use permit and as well on line 12 and 13 minor edits.

3. **PLN240276 - T & B SPRAGUE LLC**

Public hearing to consider establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

Project Location: 11065 Commercial Parkway, Castroville

Proposed CEQA action: Find the project Categorially Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

Kayla Nelson, presented the item.

Public Comment: Maya, applicant

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and approving a Use Permit for an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork. The Zoning Administrator approved and made

non-substantive changes to the resolution.

4. PLN250035 - PAGE BRANDON AND SAMANTHA

Public hearing to consider construction of a one-story 3,135 square foot single family dwelling with an attached 714 square foot two-car garage, an attached 497 square foot one-car garage, and associated site improvements.

Project Location: 13780 Vista Dorada Drive, Salinas.

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

Joseph Alameda, presented the item.

Public Comment: Bill Mefford, agent

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approving a Design Approval to allow the construction of a one-story 3,135 square foot single family dwelling with an attached 714 square foot two-car garage, an attached 497 square foot one-car garage, 55 square foot covered porch, 601 square foot covered patio, 2,346 square foot concrete driveway and associated site improvements. The Zoning Administrator approved and made non-substantive changes to the resolution with added clarification to the design and development standard, whereas to clarify setbacks.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:30 a.m.

County of Monterey

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

Meeting Minutes - Draft

Thursday, September 25, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order 9:30 a.m.

ROLL CALL

Mike Novo, Zoning Administrator
Environmental Health: None
Bora Akkaya and Arlen Blanca, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there were no agenda additions, deletions and/or corrections.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

1. **PLN240158 - PREMIER REAL ESTATE INC ET AL**
   Public hearing to consider construction of a 1,674 square foot one-story single-family dwelling with an attached 440 square foot garage, and associated site improvements. Colors and materials consist of tan stucco exterior siding, brown brick veneer accent siding, white vinyl windows and doors, and a brown asphalt composite shingled roof.
   Project Location: 11151 and 11151A Wood Street, Castroville
   Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2

   Kayla Nelson, Project Planner, presented the item.

   Public Comment: None

   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 Design Approval to allow construction of a 1,674 square foot one-story single-family dwelling with an attached 440 square foot garage, and associated site improvements. Colors and materials consist of tan stucco exterior siding, brown brick veneer accent siding, white vinyl windows and doors, and a brown asphalt composite shingled roof.

2. PLN250009 - RC PROPERTIES LEASING LLC

Public hearing to consider exterior color and material changes, construction of a 1,450 square foot addition and tenant improvements to an existing 3,028 square foot single-story office building, construction of a 1,495 square foot attached garage, and associated site improvements, including relocating existing parking stalls.

Project Location: 22370 Portola Drive, Salinas.

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2

Joseph Alameda, Project Planner, presented the item.

Public Comment: Colby Banks, applicant.

The Zoning Administrator found that the project is Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow exterior color and material changes, construction of a 1,450 square foot addition and tenant improvements to an existing 3,028 square foot single-story office building, construction of a 1,495 square foot attached garage, and associated site improvements, including relocating existing parking stalls.

3. PLN240349 - Saladino Family Investments LLC

Public hearing to consider action on the construction of a 4,050 square foot two-story single family dwelling with a 1,458 square foot lower level, a 1,130 square foot attached garage, a 769 square foot accessory dwelling unit, and associated site improvements, development on slopes in excess of 30%, and the removal of three Coast Live Oaks.

Project Location: 1458 Riata Rd, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item.

Public Comment: James Smith, architect; Brittney Schloss, agent.

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 Coastal Administrative Permit and Design Approval to allow the construction of a 4,050 square foot single family dwelling and 1,458 square foot attached garage and a 769 square foot accessory dwelling unit; and a Coastal Development Permit to allow development on man-made slopes in excess of 30 percent.; and a Coastal Development Permit to allow the removal of 3 protected trees. The Zoning Administrator approved the project with the

addition of the standard Notice of Report condition and with some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:48 a.m.

Introduced: 9/30/2025 **Current Status:** Agenda Ready

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

PLN240301 - KEVIN & JOAN BARLETT

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

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 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.

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

PROJECT INFORMATION

Agent: Joan Barlett
Property Owner: Kevin & Joan Barlett
APN: 417-102-007-000
Parcel Size: 11.58 acres
Zoning: Resource Conservation, 20 acres per unit, or "RC/20"
Plan Area: Cachagua Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY:

The project is located at 17834 Cachagua Road, which is a County-owned and maintained road in Carmel Valley. On October 24, 2024 the Applicant/Owner, Joan Barlett, submitted an application seeking to use their existing single-family dwelling located on a residentially zoned property as a commercial vacation rental. The existing single-family dwelling is approximately 1,802 square feet, with four bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of nine people overnight and 14 people during the daytime. The property

will retain its solid waste services to USA Waste of California. The property is served by a private well, which has been verified by the County of Monterey Environmental Health Bureau 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. If approved, the granting of this Use Permit would allow the establishment of the first permitted vacation rental in the Cachagua Area Plan out of 20 Use Permits permitted pursuant to Title 21 Section 21.64.290.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 2010 County of Monterey General Plan (General Plan), Cachagua Area Plan (Cachagua AP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Chapter 16.80, and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use
The parcel is zoned Resource Conservation, 20 acres per unit or "RC.20". Title 21 section 21.64.290 allows for the Commercial Vacation Rental use of a residential property for transient lodging for a period of 30 calendar days or fewer, subject to the granting of a Use Permit. A Commercial Vacation Rental allows the Owner or Operator to rent their house for an unlimited number of times per year as a Non-hosted Vacation Rental. Title 21 section 21.64.290.F establishes the regulations that a property operating as a Commercial Vacation Rental must satisfy.

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 are 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 45 minutes of structural coverage from the Community Hospital of Monterey Peninsula, the Cachagua Fire Protection District, which provides 24-hour emergency medical and fire response services. County Staff incorporated **Condition No. 5** 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)**.

Adequate parking spaces will be provided (2 guest parking spaces), which meet the minimum requirements of Title 21 Section 21.64.290.F.6. The requirements of aforementioned Section require compliance with Title 21 Section 21.58.040, which requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit.

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 only allows one Commercial Vacation Rental per legal lot of record. Rental of the main residence as a Commercial Vacation Rental 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 only 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 proposed Commercial Vacation Rental, Kevin & Joan Barlett, reside at 7897 Heather Lane in Vacaville. Mr. & Mrs. Barlett will be available 24/7 to respond to guest or neighborhood questions or concerns and will also ensure that any neighbor or guest complaints are resolved within 30 minutes. Mr. & Mrs. Barlett's 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.

As described above, the applicant proposes a maximum occupancy of nine overnight guests not counting infants (zero to twelve months), and 14 daytime guests, not counting infants. 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 limits the maximum overnight occupancy to two persons per bedroom plus one and not counting infants, with a 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 of Approval No. 3 (No Events Allowed) to ensure that the property will not an event venue, and Condition of Approval No. 4 (Permit Limitation of the Use of the Residential Property as a Commercial Vacation Rental) 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 21.64.280.D.2.h, 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.

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 would 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." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency,"

"supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinance, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 proposed Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Cachagua Area Plan. It would be the first Commercial Vacation Rental in the Cachagua Area Plan.

OTHER AGENCY INVOLVEMENT

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

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/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 and Floor Plans
- Operations Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.

Introduced: 9/30/2025 **Current Status:** Agenda Ready

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

PLN240301 - KEVIN & JOAN BARLETT

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

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 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.

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

PROJECT INFORMATION

Agent: Joan Barlett
Property Owner: Kevin & Joan Barlett
APN: 417-102-007-000
Parcel Size: 11.58 acres
Zoning: Resource Conservation, 20 acres per unit, or "RC/20"
Plan Area: Cachagua Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY:

The project is located at 17834 Cachagua Road, which is a County-owned and maintained road in Carmel Valley. On October 24, 2024 the Applicant/Owner, Joan Barlett, submitted an application seeking to use their existing single-family dwelling located on a residentially zoned property as a commercial vacation rental. The existing single-family dwelling is approximately 1,802 square feet, with four bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of nine people overnight and 14 people during the daytime. The property

will retain its solid waste services to USA Waste of California. The property is served by a private well, which has been verified by the County of Monterey Environmental Health Bureau 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. If approved, the granting of this Use Permit would allow the establishment of the first permitted vacation rental in the Cachagua Area Plan out of 20 Use Permits permitted pursuant to Title 21 Section 21.64.290.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 2010 County of Monterey General Plan (General Plan), Cachagua Area Plan (Cachagua AP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Chapter 16.80, and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use
The parcel is zoned Resource Conservation, 20 acres per unit or "RC.20". Title 21 section 21.64.290 allows for the Commercial Vacation Rental use of a residential property for transient lodging for a period of 30 calendar days or fewer, subject to the granting of a Use Permit. A Commercial Vacation Rental allows the Owner or Operator to rent their house for an unlimited number of times per year as a Non-hosted Vacation Rental. Title 21 section 21.64.290.F establishes the regulations that a property operating as a Commercial Vacation Rental must satisfy.

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 are 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 45 minutes of structural coverage from the Community Hospital of Monterey Peninsula, the Cachagua Fire Protection District, which provides 24-hour emergency medical and fire response services. County Staff incorporated **Condition No. 5** 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)**.

Adequate parking spaces will be provided (2 guest parking spaces), which meet the minimum requirements of Title 21 Section 21.64.290.F.6. The requirements of aforementioned Section require compliance with Title 21 Section 21.58.040, which requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit.

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 only allows one Commercial Vacation Rental per legal lot of record. Rental of the main residence as a Commercial Vacation Rental 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 only 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 proposed Commercial Vacation Rental, Kevin & Joan Barlett, reside at 7897 Heather Lane in Vacaville. Mr. & Mrs. Barlett will be available 24/7 to respond to guest or neighborhood questions or concerns and will also ensure that any neighbor or guest complaints are resolved within 30 minutes. Mr. & Mrs. Barlett's 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.

As described above, the applicant proposes a maximum occupancy of nine overnight guests not counting infants (zero to twelve months), and 14 daytime guests, not counting infants. 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 limits the maximum overnight occupancy to two persons per bedroom plus one and not counting infants, with a 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 of Approval No. 3 (No Events Allowed) to ensure that the property will not an event venue, and Condition of Approval No. 4 (Permit Limitation of the Use of the Residential Property as a Commercial Vacation Rental) 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 21.64.280.D.2.h, 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.

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 would 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." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency,"

"supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinance, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 proposed Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Cachagua Area Plan. It would be the first Commercial Vacation Rental in the Cachagua Area Plan.

OTHER AGENCY INVOLVEMENT

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

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/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 and Floor Plans
- Operations Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:
KEVIN & JOAN BARLETT (PLN240301)
RESOLUTION NO. 25-
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 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.

[PLN240301 KEVIN & JOAN BARLETT, 17834 CACHAGUA ROAD, CARMEL VALLEY, CA 93924, CACHAGUA AREA PLAN (APN: 417-102-007-000)]

The KEVIN & JOAN BARLETT application (PLN240301) came on for a public hearing before the County of Monterey Zoning Administrator on October 9, 2025. 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 County of Monterey General Plan;
- Cachagua Area Plan;
- Monterey County Code Chapter 7.120;
- Roads (Monterey County Code Chapter 16.80); and
- Monterey County Zoning Ordinance (Title 21).

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

b) Allowed Use. The property is located at 17834 Cachagua Road, Carmel Valley, CA 93924, within the Cachagua Area Plan (Assessor's Parcel Number: 417-102-007-000). The parcel is zoned Resource Conservation (RC) Zoning, one unit per 20 acres. The RC zoning allows the use of Residential Property as a commercial vacation rental, subject to the

granting of a Use Permit pursuant to Title 21 section 21.64.290. Therefore, the proposed use is allowable.

c) Lot Legality. The subject property (11.58 acres in size), APN: 417-102-007-000, is identified as Lot 7, as shown in its current size and configuration in Assessor's Parcel Map Book 417, page 10-2. Therefore, the County recognizes the property as a legal lot of record.

d) Land Use Advisory Committee (LUAC) Review. This project was not referred to the Cachagua 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.

e) Vacation Rental Operation License. Condition No. 7 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.

f) Business License. Condition No. 6 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.

g) Transient Occupancy Tax. Condition No. 8 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.

h) Adequate Emergency Response Time. Condition No. 5 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. Response times are within 41 minutes of structural coverage from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical services, and within 4 minutes of structural coverage from the Cachagua Fire Protection District, within its response area. 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.

i) Parking. Title 21 section 21.64.290.F.6 requires that commercial vacation rentals provide parking in compliance with Title 21 section

21.58.040. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to two cars for occupants, which meets the requirements of Title 21 section 21.58.040.

j) 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.

k) Ownership Interest in One commercial vacation rental in the Unincorporated Monterey County. The owners of the legal lot of record comply with Title 21 section 21.64.290.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.

l) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going 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 21.74.110, 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 21 and 2) an opportunity for Planning staff's review for on-going compliance with the conditions of approval.

m) Access. The property has access through a private driveway that connects to Cachagua Road, a public road maintained by the County.

n) Maximum Allowable Limit. Title 21.64.290.F.3 regulates the maximum allowed limit of permitted Commercial Vacation Rentals, not to exceed four percent of the total single family residential dwelling unit count. The Cachagua Area Plan has a total of 20 maximum Use Permits to be granted at any given time for Commercial Vacation Rental uses. This application would be the first permitted Commercial Vacation Rental within the Cachagua Area Plan. Therefore, the proposed use complies with this regulation.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

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 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 PLN240301.

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 project is served by a private well and onsite septic system and had active and acceptable solid waste collection; therefore, there were no recommended conditions. 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 subsequent Evidence "c" through "f".

c) The property has road access to Cachagua Road, a public road that is maintained by the County. No alterations to this driveway or access are required for the use.

d) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). EHB reviewed the OWTS and found it was in good working order and functioning properly and that the system was installed in the form and manner as required by the County to satisfy the requirements of Title 21 section 21.64.290.F.8-9.

e) The property is served by a private well connected to the "Cachagua RD WS #01" 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

f) Solid waste (garbage) collection service is and will continue to be provided by USA Waste of California.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

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 the 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 PLN240301.

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 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. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 section 1.F, 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 project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect.

f) There are no unusual circumstances related to the project that would create the 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 California State Route 1, which is approximately 13.5 miles northeast of the property. However, the property is not visible from Highway 68 due to distance, topography, 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 Ordinance project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR 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 Cachagua Area Plan. It would be the first Commercial Vacation Rental in the Cachagua Area Plan.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

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

EVIDENCE: 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 that the project, allowing the use of an existing residential property 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 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.

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 October, 2025.

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. 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

PLN240301

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN240301) 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 17834 Cachagua Road, Carmel Valley, (Assessor's Parcel Number: 417-102-007-000) Cachagua Area Plan. This rental allows an unlimited number of transient lodgig 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:
"A Use Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 417-102-007-000 on October 9, 2025. The permit was granted subject to nine 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. 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.

4. 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 October 9, 2025, 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

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

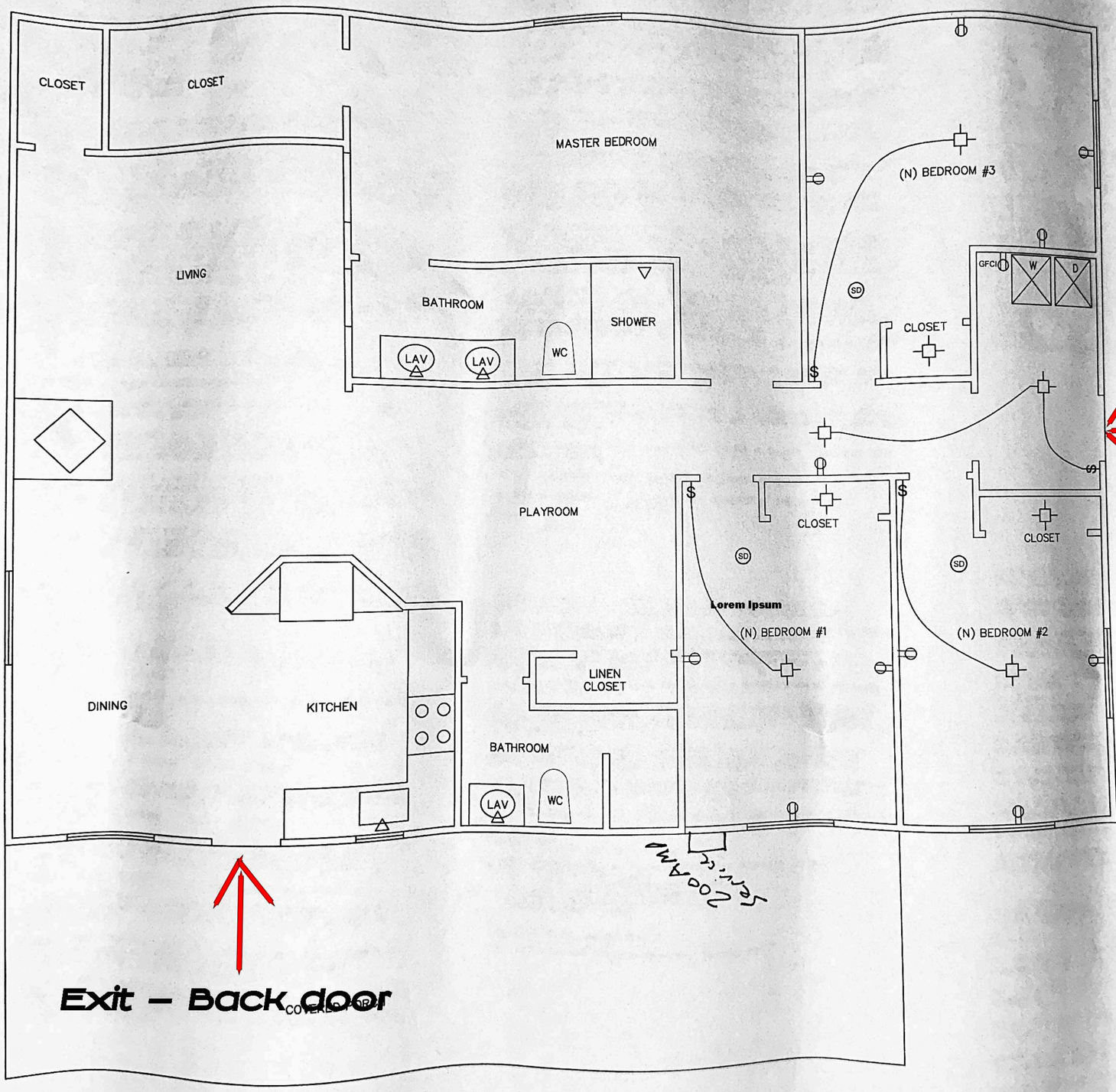
(County Counsel-Risk Management)

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


Cachagua Rd
Cachagua Rd
Carmel River
17834 Cachagua Road, Carmel Valley, Ca.
Site Plan
Outdoor storage shed/
not to be used for rental.
Carmel River
Duckbrew Drafting

Existing single family dwelling

Plans for 17834 Cachagua Road and Evacuation map



Vacation Rental Operations Plan

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

Short Term Rental - Vacation Rental

Number of Non-hosted Rentals Per Year:

None

200 characters

Fire Station Name and Address

Cachagua Fire Protection District Fire Department 37700 Nason Road

Street Number and Name

Carmel Valley

City

California

State/Province/Region

93924

Postal/ZIP Code

Fire Station Phone

831-659-7700

Police Station Name and Address

Carmel Police Station Junipero Ave. & 4th Ave.

Street Number and Name

Carmel

City

California

State/Province/Region

93924

Postal/ZIP Code

Police Station Phone

831-624-6403

Hospital Emergency Room Name and Address

Community Hospital of the Monterey Peninsula Address: 23625 Holman Hwy,

Street Number and Name

Monterey

City

California

State/Province/Region

93940

Postal/ZIP Code

Vacation Rental Home Inspection Checklist

Property Information

- [x] Have your Vacation Rental Operation Application number ready.
- [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 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

☐ 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: 2/22/25 LIC.#1083107

Click 'Print' at the top of this page and save as a PDF.

× JBartlett

JONATHAN P. BARTLETT

Hospital Phone

(__831-624-5311

24-hour Clinic Name and Address

MoGo Urgent Care - Carmel 26135 Carmel Rancho Blvd Ste B1

Street Number and Name

Carmel

City

California

State/Province/Region

93923

Postal/ZIP Code

24-hour Clinic Phone

(__) __-__831-622-6940

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

1- Housekeeper - Adriana 831-238-5267

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

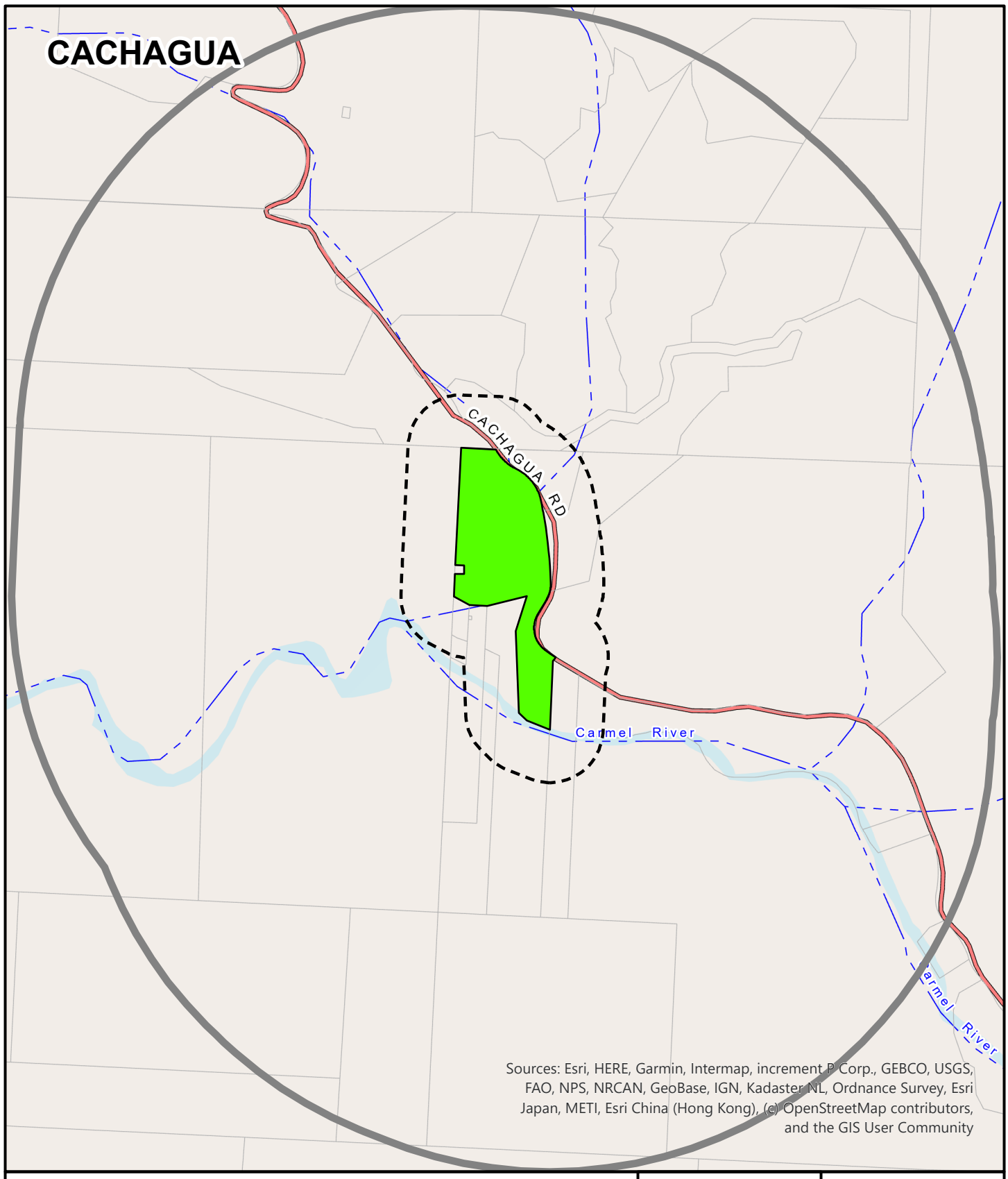
I'm not a robot

reCAPTCHA
Privacy - Terms

Review Print Form

Exhibit B

This page intentionally left blank.



APPLICANT: KEVIN & JOAN BARLETT

APN: 417102007000 **FILE #** PLN240301

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JACQUELYN M.

This page intentionally left blank.

Introduced: 9/30/2025 **Current Status:** Agenda Ready

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

PLN240010 - WEBER MARK LEO

Public hearing to consider the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, associated site improvements including 716 square feet of decks, development within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees.

Project Location: 1267 Cantera Ct, Pebble Beach

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
    a) Administrative Permit and Design Approval to allow the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, and associated site improvements;
    b) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and
    c) Coastal Development Permit for the removal of three Monterey pine trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Property Owner: Mark Weber
APN: 008-234-007-000
Parcel Size: 1.01 acres (44,039 square feet)
Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control zoning district overlay, coastal zone [LDR/1.5-D(CZ)]
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Project Planner: Hya Honorato, Assistant Planner

honoratoh@countyofmonterey.gov, 831-755-5173

SUMMARY/DISCUSSION

The proposed development is located within Pebble Beach. The property is 1.01 acres with an existing 1,877 square foot single family residence with a detached 503 square foot garage. The proposed project includes the demolition of the existing single-family dwelling and garage, and construction of a 3,028 square foot single family dwelling with an attached 1,058 square foot garage along with site improvements including a new retaining wall and metal fencing, a spa, and 716 square feet of decks within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees. As proposed, the project will continue to be served by California American Water (CalAm) for water service and the Pebble Beach Community Service District for sewer service.

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 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Monterey County Coastal Implementation Plan (CIP), Part 5, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Development Standards

The property is zoned as Low Density Residential, 1.5 acres per unit, with a Design Control zoning district overlay within the Coastal Zone or "LDR/1.5-D(CZ)". Pursuant to Title 20 section 20.14.040, the LDR zoning allows a single family dwelling as a principally allowed use subject to Coastal Administrative Permit. The property is consistent with the applicable LDR development standards, which in the Del Monte Forest Land Use Plan, are subject to a 15% maximum building site coverage and 17.5% maximum allowable Floor Area Ratio (FAR). The proposed lot coverage is 4,230 square feet, or 10% lot coverage and FAR is 9.2%, well within the required limits. The maximum allowed height for main structures is 30 feet above average natural grade while the proposed residence is 19 feet and 9 inches. As such, the proposed development is consistent with the applicable requirements outlined above in the LDR zoning district for coverage, FAR and height.

Design

The parcel is designated with the Design Control zoning district overlay. 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 Pebble Beach is a mixture of various massing and architectural styles. In accordance with the Del Monte Forest LUP Policy No. 53, the colors and materials give the general appearance of natural materials to blend into the environment and include aluminum clad black windows and doors, a dark gray composition shingle roofing, and light gray vertical wood siding with dark gray trim. Associated site improvements include a new retaining wall and metal fencing to match the single-family dwelling. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway nor is the subject property identified to be located with the public viewshed according to DMF LUP Figure 3 - Visual Resources.

Biological Resources

The project parcel was observed as having a mixed pine and oak woodland habitat. A Biological

Assessment (see **Exhibit D**) was provided and confirmed that no special status species, sensitive habitat, or nesting birds that have protection status present on the parcel. The Biological Assessment included recommendations to minimize the impacts to the woodland habitat during construction Best management practices for erosion and sediment control, exclusionary fencing, resource protection measures; utilizing native plants or plants that are well-adapted to a mixed woodland vegetation community; control and manage non-native invasive plant species; and a nesting survey for if construction activities begin during the nesting season between February 1st and August 1st. All recommendations included in the Biological Assessment shall be implemented through the County's standard condition for a notice of report.

Cultural Resources
The Monterey County Geographic Information System identifies that the project site is within an area of high sensitivity for cultural resources. The project parcel was surveyed for evidence of prehistoric or historic resources and a Phase 1 Archaeological report was included with the project application. No indicators were present in the area of the proposed development. The report recommended that in the event that unexpected traces of historic or prehistoric materials are encountered during development that a qualified archaeologist should be retained for appropriate archaeological mitigation. A standard condition of approval has been incorporated into this project to assure construction work would be halted if archaeological resources are accidently uncovered.

Historical Resources
A Phase 1 Historical Assessment (see **Exhibit E**) was provided with the project application. The Mid-20th century modern California Ranch style residence was built in 1965, was remodeled in 1969 and again in more recent years. The Historical Assessment concluded that the architectural integrity of the residence has been compromised, and archival research failed to demonstrate that the home is associated with a person pr persons of significance.

Tree Removal
The proposed project includes the removal of three Coast live oak trees. An Arborist Report (see **Exhibit F**) has been provided and the trees were assessed as being in poor physiological health and are recommended for removal due to their declining condition and proximity to the proposed development. A recommendation of 1 to 1 tree replacement has been included in the report and the standard County conditions for tree and root protection measures and tree replacement will be applied (see **Exhibit A**).

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
Pebble Beach Community Services District

LAND USE ADVISORY COMMITTEE
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) at a duly

noticed meeting on January 16, 2025. The LUAC unanimously voted to support the project as proposed.

CEQA

California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the replacement or reconstruction 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 as the structure replaced. The project consists of demolition and re-construction of a single family dwelling that will be located on the same site and will have substantially the same size and purpose as the structure being replaced as a single family dwelling on a residentially zoned lot. Therefore, the project qualifies for a Class 2 categorical exemption. 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, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Attachments
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials
Exhibit B - Del Monte Forest LUAC Minutes
Exhibit C - Vicinity Map
Exhibit D - Biological Assessment (LIB240320)
Exhibit E - Historic Assessment (LIB240321)
Exhibit F - Arborist Report (LIB240318)

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Mark Weber, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240010

Introduced: 9/30/2025 **Current Status:** Agenda Ready

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

PLN240010 - WEBER MARK LEO

Public hearing to consider the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, associated site improvements including 716 square feet of decks, development within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees.

Project Location: 1267 Cantera Ct, Pebble Beach

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
    a) Administrative Permit and Design Approval to allow the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, and associated site improvements;
    b) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and
    c) Coastal Development Permit for the removal of three Monterey pine trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Property Owner: Mark Weber

APN: 008-234-007-000

Parcel Size: 1.01 acres (44,039 square feet)

Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control zoning district overlay, coastal zone [LDR/1.5-D(CZ)]

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: Hya Honorato, Assistant Planner

honoratoh@countyofmonterey.gov, 831-755-5173

SUMMARY/DISCUSSION

The proposed development is located within Pebble Beach. The property is 1.01 acres with an existing 1,877 square foot single family residence with a detached 503 square foot garage. The proposed project includes the demolition of the existing single-family dwelling and garage, and construction of a 3,028 square foot single family dwelling with an attached 1,058 square foot garage along with site improvements including a new retaining wall and metal fencing, a spa, and 716 square feet of decks within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees. As proposed, the project will continue to be served by California American Water (CalAm) for water service and the Pebble Beach Community Service District for sewer service.

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 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Monterey County Coastal Implementation Plan (CIP), Part 5, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Development Standards

The property is zoned as Low Density Residential, 1.5 acres per unit, with a Design Control zoning district overlay within the Coastal Zone or "LDR/1.5-D(CZ)". Pursuant to Title 20 section 20.14.040, the LDR zoning allows a single family dwelling as a principally allowed use subject to Coastal Administrative Permit. The property is consistent with the applicable LDR development standards, which in the Del Monte Forest Land Use Plan, are subject to a 15% maximum building site coverage and 17.5% maximum allowable Floor Area Ratio (FAR). The proposed lot coverage is 4,230 square feet, or 10% lot coverage and FAR is 9.2%, well within the required limits. The maximum allowed height for main structures is 30 feet above average natural grade while the proposed residence is 19 feet and 9 inches. As such, the proposed development is consistent with the applicable requirements outlined above in the LDR zoning district for coverage, FAR and height.

Design

The parcel is designated with the Design Control zoning district overlay. 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 Pebble Beach is a mixture of various massing and architectural styles. In accordance with the Del Monte Forest LUP Policy No. 53, the colors and materials give the general appearance of natural materials to blend into the environment and include aluminum clad black windows and doors, a dark gray composition shingle roofing, and light gray vertical wood siding with dark gray trim. Associated site improvements include a new retaining wall and metal fencing to match the single-family dwelling. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway nor is the subject property identified to be located with the public viewshed according to DMF LUP Figure 3 - Visual Resources.

Biological Resources

The project parcel was observed as having a mixed pine and oak woodland habitat. A Biological Assessment (see **Exhibit D**) was provided and confirmed that no special status

species, sensitive habitat, or nesting birds that have protection status present on the parcel. The Biological Assessment included recommendations to minimize the impacts to the woodland habitat during construction Best management practices for erosion and sediment control, exclusionary fencing, resource protection measures; utilizing native plants or plants that are well-adapted to a mixed woodland vegetation community; control and manage non-native invasive plant species; and a nesting survey for if construction activities begin during the nesting season between February 1st and August 1st. All recommendations included in the Biological Assessment shall be implemented through the County's standard condition for a notice of report.

Cultural Resources
The Monterey County Geographic Information System identifies that the project site is within an area of high sensitivity for cultural resources. The project parcel was surveyed for evidence of prehistoric or historic resources and a Phase 1 Archaeological report was included with the project application. No indicators were present in the area of the proposed development. The report recommended that in the event that unexpected traces of historic or prehistoric materials are encountered during development that a qualified archaeologist should be retained for appropriate archaeological mitigation. A standard condition of approval has been incorporated into this project to assure construction work would be halted if archaeological resources are accidently uncovered.

Historical Resources
A Phase 1 Historical Assessment (see **Exhibit E**) was provided with the project application. The Mid-20th century modern California Ranch style residence was built in 1965, was remodeled in 1969 and again in more recent years. The Historical Assessment concluded that the architectural integrity of the residence has been compromised, and archival research failed to demonstrate that the home is associated with a person pr persons of significance.

Tree Removal
The proposed project includes the removal of three Coast live oak trees. An Arborist Report (see **Exhibit F**) has been provided and the trees were assessed as being in poor physiological health and are recommended for removal due to their declining condition and proximity to the proposed development. A recommendation of 1 to 1 tree replacement has been included in the report and the standard County conditions for tree and root protection measures and tree replacement will be applied (see **Exhibit A**).

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
Pebble Beach Community Services District

LAND USE ADVISORY COMMITTEE
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) at a duly noticed meeting on January 16, 2025. The LUAC unanimously voted to support the project

as proposed.

CEQA
California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the replacement or reconstruction 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 as the structure replaced. The project consists of demolition and re-construction of a single family dwelling that will be located on the same site and will have substantially the same size and purpose as the structure being replaced as a single family dwelling on a residentially zoned lot. Therefore, the project qualifies for a Class 2 categorical exemption. 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, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Attachments
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials
Exhibit B - Del Monte Forest LUAC Minutes
Exhibit C - Vicinity Map
Exhibit D - Biological Assessment (LIB240320)
Exhibit E - Historic Assessment (LIB240321)
Exhibit F - Arborist Report (LIB240318)

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Mark Weber, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240010

Exhibit A

This page intentionally left blank.

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:
WEBER MARK LEO (PLN240010)
RESOLUTION NO. 25--
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
2) Approving a Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, and associated site improvements;
    b. Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and
    c. Coastal Development Permit for the removal of three Monterey pine trees.

[PLN240010 WEBER MARK LEO, 1267 CANTERA CT, PEBBLE BEACH, DEL MONTE FOREST LAND USE PLAN (APN: 008-234-007-000)]

The WEBER MARK LEO application (PLN240010) came on for a public hearing before the County of Monterey Zoning Administrator on October 9, 2025. 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 Monterey County General Plan;
- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan, Part 5; and
- 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. The project involves demolition of an 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling with an attached 1,058 square foot garage. Site improvements include a new retaining wall and metal fencing, a spa, 716 square feet of decks, development within 750 feet of known archaeological resources, and the removal of three Monterey Pine trees.

c) Allowed Use. The property is located at 1267 Cantera Ct, Pebble Beach (Assessor's Parcel Number [APN]: 008-234-007-000), within the Del Monte Forest Land Use Plan. The parcel is zoned as Low Density Residential, 1.5 acres per unit, with a Design Control zoning overlay district, coastal zone [LDR/1.5-D(CZ)], which allows the first single family dwelling and accessory structures (Title 20 section 20.14.040.A). Therefore, the project is an allowed land use for this site.

d) Lot Legality. The parcel is shown in its current size (1.011 acres) and configuration as shown as a lot of the Record of Survey of a portion of the Rancho El Pescadero, Monterey County, CA, on page 95, Volume 4, Maps of Surveys. Therefore, the county recognizes it as a legal lot of record.

e) Development Standards. Development standards for the LDR zoning district are identified in Title 20 Section 20.14.060.C.1. The required main structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The replacement single-family dwelling will be located primarily within the same footprint as the existing residence and will have a front setback of 33 feet 7 inches, and the proposed dwelling is well within the required side and rear setbacks. The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade. The proposed height is 19 feet and 9 inches above the average natural grade. The proposed garage is attached to the main dwelling and therefore has the same setback requirements as the main dwelling and are within the same footprint as the existing structure. Therefore, as proposed, the project meets all required development standards.

Pursuant to Title 20 Section 20.14.060.E and F, the LDR district allows a maximum lot coverage of 15% and FAR of 17.5%. The proposed lot coverage is 4,230 square feet, or 10%, within the requirement. The existing FAR is 2,390 square feet, or 5.2%. The proposed FAR development will be 4,086 square feet, or 9.2%, also within the requirement. The subject property is located within the Del Monte Forest Watershed and shall be limited to 9,000 square feet of

impervious site coverage pursuant to the Del Monte Forest LUP Policy No. 77. The property is 1.011 acres (44,039 square feet). The property is currently developed with 2,930 square feet of structural coverage and 2,598 of impermeable hardscape, constituting a total of 4,988 square feet of existing impervious coverage. The proposed development includes 1,840 square feet of additional structural coverage; however, the existing impervious coverage will be reduced by 218 square feet and totaling in 6,466 square feet of impervious coverage. Therefore, as proposed, the project meets all required development standards.

f) Design. 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 Del Monte Forest is a mixture of various massing and architectural styles. In accordance with the Del Monte Forest LUP Policy No. 53, the colors and materials give the general appearance of natural materials to blend into the environment and include aluminum clad black windows and doors, a dark gray composition shingle roofing, and light gray vertical wood siding with dark gray trim. Associated site improvements include a new retaining wall and metal fencing to match the single-family dwelling. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway. The proposed tree removal will not negatively impact visual resources nor is the subject property identified to be located with the public viewshed according to DMF LUP Figure 3 – Visual Resources.

g) Tree Removal. The proposed project includes the removal of three Monterey pine trees. Pursuant to CIP section 20.147.050.A.1.a and Title 20 section 20.70.025, the removal of native trees requires a Coastal Development Permit. Therefore, the removal of three Monterey pine trees is subject to the granting of a Coastal Development Permit. The project meets the required findings to allow the removal of trees as demonstrated in Finding No. 5 and supporting evidence.

h) Biological Resources. Consistent with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Del Monte Forest Land Use Plan (LUP) Policy 12; CIP section 20.147.040.B.1; and Title 20 section 20.66.020, a Biological Assessment dated October 11, 2021 (LIB240320 – see Finding 2, Evidence "b") has been provided with the application. A site visit was conducted and while the environment on the parcel has been identified as mixed Pine and Oak woodland, no special status species, sensitive habitat, or nesting birds that have protection status were observed on the subject parcel. The Biological Assessment included recommendations to minimize construction related impacts to the woodland habitat including the following: Best management practices for erosion and sediment control, exclusionary fencing, resource protection measures; utilizing native plants or plants that are well-adapted to a mixed woodland vegetation community; control and manage non-native invasive plant species; and a nesting survey for if construction activities begin during the nesting season between February 1st and August 1st. All recommendations

included in the Biological Assessment shall be implemented through the County's standard condition for a notice of report.

i) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP section 20.147.080.A, a Coastal Administrative Permit has been applied to a project to allow development within 750 feet of known archaeological resources. A Phase 1 Archaeological Report (LIB240319 – see Finding 2, Evidence "b") was prepared by Historic Resource Associates on August 2020 and included with the project application. The report included a records search and a field reconnaissance, both produced negative results. Staff reviewed the report and agreed with its conclusions. However, due to the site's high archaeology sensitivity and the proximity of known resources, the County's standard condition has been incorporated, which would require the applicant to stop work if any cultural resources or human remains are identified.

j) Historical Resources. A Phase 1 Historical Assessment (LIB240321 – see Finding 1, Evidence "b") was prepared by the Historic Resource Associates on September 17, 2021. The Mid-20th century modern California Ranch style residence was built in 1965, with a large addition added in 1969 and another large addition in recent years. The assessment concluded that the architectural integrity of the residence has been compromised, and the archival research failed to demonstrate that the home is associated with a person or persons of significance. Therefore, the single-family dwelling is not a historic resource.

k) Pescadero Watershed. The subject property is identified to be within the Seal Rock Watershed as identified by the DMF LUP Figure 2b. As such properties within this area are subject to an impervious surface coverage of 9,000 square feet pursuant to DMF LUP Policy 77. The proposed project includes 6,610 square feet of impervious coverage and therefore, is consistent with this policy

l) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires Design Approval subject to review by the Zoning Administrator. The project was referred to the Del Monte Forest LUAC for review and scheduled for January 16, 2025. The LUAC voted unanimously in support of the project.

m) The project planner conducted a site inspection on May 16, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240010.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. 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 trees, biological resources, cultural resources, and historical resources. The following reports have been prepared:
   - "Arborist Report" (LIB240318) prepared by Albert Weisfuss, Carmel, CA, November 29, 2023.
   - "Archaeological Report" (LIB240319) prepared by Historic Resource Associates, Pebble Beach, CA, August 2020.
   - "Biological Assessment" (LIB240320) prepared by Thompson Wildlife Management, Monterey, CA, October 11, 2021.
   - "Phase I Historical Assessment" (LIB240321) prepared by Historic Resource Associates, Pebble Beach, CA, September 17, 2021.
   - "Soil Engineering Report" (LIB240322) prepared by Landset Engineers, Inc., Salinas, CA, December 2021.

   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 May 16, 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 County of Monterey HCD-Planning found in Project File PLN240010.

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 Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available to serve the proposed development. Water will be provided by CalAm, as managed by the Monterey Peninsula Wate Management District with no proposed increase to the water service beyond what is existing. Sewer will be provided by the Pebble Beach Community Services District.

c) The project is located on 17 Mile Drive, a frequently traveled road for tourism. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required and will be implemented through the

County's standard condition. The Construction Management Plan will limit parking areas, hours of construction, and identify haul routes for grading exports.

d) Staff conducted a site inspection on May 16, 2025 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240010.

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

b) Staff conducted a site inspection on May 16, 2025 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 County of Monterey HCD-Planning found in Project File PLN240010.

5. FINDING: **TREE REMOVAL -** The tree removal is the minimum required under the circumstances and in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan (LUP) and the associated Coastal Implementation Plan (CIP), Part 5.

EVIDENCE:

a) The project includes application for the removal of three Coast live oak trees. In accordance with CIP section 20.147.050.A.1.a and Title 20 section 20.70.025 a Coastal Development Permit is required.

b) An Arborist Report (LIB240318 – see Finding 2, Evidence "b") was provided with the project application and identified three trees as being impacted by development and proposed for removal. There were six trees assessed for the project, and three were determined to be in poor health and have been recommended for removal based on the declining and decaying health of the tree. The three trees are 19 inches, 23 inches, and 14 inches, and the health and stability of the trees will be further impacted by the proposed construction and are therefore recommended for removal. The three remaining trees that were assessed are in fair condition and will not be impacted by the construction. Staff found that the removal of the decaying trees are the minimum necessary given the topography of the subject property and the configuration of the proposed development compared to the original footprint of the existing single family dwelling. Consistent with DMF LUP Key Policy 33, the the development minimizes tree removal to the extent feasible while minimizing damages to soil resources. The proposed development footprint utilizes areas previously disturbed to minimize such impacts. No landmark trees will be impacted. The Arborist Report recommends a one-to-one ratio for each removed protected tree. Accordingly, the County's tree replacement and tree and root protection conditions have been applied to the project indicating a one-to-one replacement ratio.

c) Staff conducted a site inspection on May 16, 2025 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

d) 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 PLN240010.

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

EVIDENCE:

a) The project is categorically exempt from environmental review pursuant to CEQA Guidelines section 15302, Replacement. The project consists of demolition and re-construction of a single-family dwelling that will be located on the same site, and will have substantially the same capacity and purpose as the structure being replaced.

b) None of the exceptions under CEQA Guidelines section 15300.2 apply. CEQA section 15302 is not qualified by consideration of the project location. The project does not impact environmental resources of hazardous or critical concern where designated (see Findings 2 and 3, and supportive evidence); the project does not contribute to any cumulative environmental effects (see Finding 1, Evidence "g" and Finding 2, and supportive evidence); there is no reasonable possibility that the project would cause an impact due to unusual circumstances (see Findings 1 and 2, and supportive evidence); based on the project location, and its topographical relationship to visual public access points in the area, the proposed development is not visible from 17-Mile Drive, Point Lobos or Carmel Beach without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel, will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity; is not a hazardous waste site or any list compiled pursuant to Government Code section 65962.5; and does not involve any identified historical resources (see Finding 1, Evidence "i").

c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 16, 2025.

d) 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 PLN240010.

7. 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. The project is consistent with the Del Monte Forest LUP Policy No. 125 and Figure 8, and does not interfere with any public access areas including trail access.

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 20.147.130 of the Del Monte Forest 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 to the shoreline.

d) The nearest public access trail is 0.1 miles from the project site and no trails or public access areas are located on the parcel. The project planner conducted a site visit on May 16, 2025, to verify that the project, as proposed, would not impact public access.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN2400010.

8. 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, the project is subject to appeal to the Board of Supervisors because it requires the Zoning Administrator to make a discretionary decision.

b) California Coastal Commission. Pursuant to Section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea.

DECISION

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, and associated site improvements;
    b. Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and
    c. Coastal Development Permit for the removal of three Monterey pine trees.

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 October, 2025.

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.

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.

Form Rev. 1-27-2021

This page intentionally left blank

County of Monterey HCD Planning

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

PLN240010

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240010) allows the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, associated site improvements, development within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees. The property is located at 1267 Cantera Ct., Pebble Beach (Assessor's Parcel Number 008-234-007-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-234-007-000 on October 9, 2024. 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. 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. 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.

5. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Biological Assessment] (County of Monterey Library No. LIB240320), was prepared by Thompson Wildlife Management, Monterey CA on October 11, 2021 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

6. 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.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of substantial completion of the project, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1 Monterey pine 5 gallon stock
- Replacement ratio recommended by arborist: 1:1 Monterey Pine
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. The spacing between trees should be at least 15 feet. Occasional deep watering (1 to 2 times per week) during the late spring, summer, and fall is recommended during the first two years after establishment. (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.

8. 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.

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

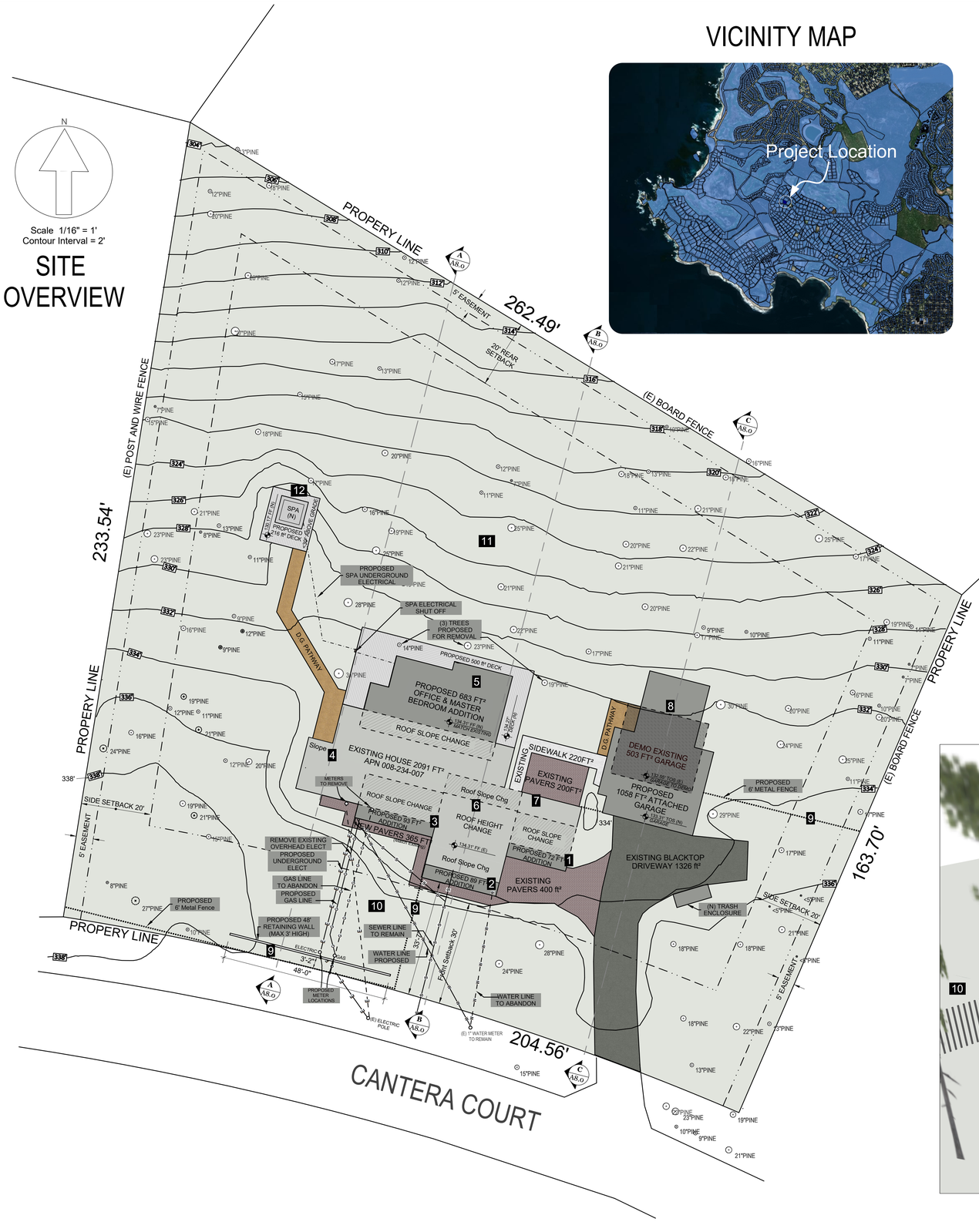
Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for
review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase
of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of
truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and
workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the
applicant during the construction/grading phase of the project.

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.

This page intentionally left blank

SITE OVERVIEW

Scale 1/16" = 1'
Contour Interval = 2'



VICINITY MAP

COVERAGE CALCULATIONS

- LOT AREA: 44,040 SF (1.011 ACRE)
- LOT COVERAGE CALCULATIONS

	EXISTING	EXISTING UNPERMITED	EXISTING TOTAL	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
HOUSE	1887	204	2091	937	0	3028
GARAGE	503		503	1058	-503	1058
OVERHANGS >30"	0		0	144		144
TOTALS:	2390	204	2594	2139	-503	4230

- LOT COVERAGE ALLOWED: 6,606 SF (44,040 * 15%)
- LOT COVERAGE PROPOSED: 4,230SF
- PESCADERO COVERAGE CALCULATIONS:

	EXISTING	EXISTING UNPERMITTED	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
HOUSE	1887	204	937	0	3028
GARAGE	503		1058	-503	1058
OVERHANGS > 30"	0		144		144
SPA	0		64		64
DRIVEWAY	1550			-224	1326
PAVERS	830		227	-228	829
REAR SIDEWALK	218			-57	161
TOTALS	4988	204	2430	-1012	6610

- PESCADERO COVERAGE ALLOWED: 9,000 SF
- PESCADERO COVERAGE PROPOSED: 6,610 SF

1. 72 SQ.FT. KITCHEN ADDITION PLUS ROOF RAISED AND REVERSE SLOPE ON FRONT OF EXISTING KITCHEN.
2. 89 SQ.FT. LIVING ROOM ADDITION PLUS RAISED AND SLOPE REVERSED ON FRONT OF EXISTING LIVING ROOM.
3. 93 SQ.FT. FRONT BED/BATH ADDITION PLUS ROOF RAISED AND SLOPE REVERSED ON FRONT OF EXISTING BED/BATH.
4. ROOF RAISED AND SLOPE REVERSED ON REAR CORNER OF EXISTING WEST BEDROOM.
5. 683 SQ.FT. MASTER BEDROOM/BATHROOM/OFFICE ADDITION.
6. ROOF RAISED AND SLOPE REVERSED ON REAR OF EXISTING LIVING ROOM AREA.
7. EXISTING PATIO COVER REMOVED AND KITCHEN REAR ROOF EXTENDED 29" TO CREATE OVERHANG.
8. REPLACE EXISTING (503SQ.FT.) GARAGE WITH NEW (1058 SQ.FT.)
9. NEW 48' OF RETAINING WALL (MAX 3' HIGH) AND 6' METAL FENCING.
10. FRONT YARD 3' DEEP CUT BEHIND NEW FRONT YARD RETAINING WALL.
11. BACK YARD FILL TO AN AVERAGE DEPTH OF 1 FOOT.
12. NEW BACKYARD SPA AND DECKING



PROJECT INFO

- OWNER:
  MARK WEBER
  3079 EL TORO ROAD
  PEBBLE BEACH, CA 93953
  PHONE: 831/217-3800
- PROJECT ADDRESS:
  1267 CANTERA CT
  PEBBLE BEACH, CA 93953
- APN: 008-234-007
- LEGAL DESCRIPTION: LOT: 10 BLOCK: 57
- PROJECT VALUATION: $310,000
- ZONING: LDR/1.5-D(CZ)
- YEAR CONSTRUCTED: 1963
- OCCUPANCY: R-3 (RESIDENTIAL), U
- CONSTRUCTION TYPE: V-B
- STORIES: SINGLE
- BUILDING HEIGHT ALLOWED: 30FT
- BUILDING HEIGHT PROPOSED: 19.75FT
- FIRE SPRINKLERS: REQUIRED
- 'WUI' CONSTRUCTION STANDARDS: YES
- WATER SYSTEM: CALAM
- SEWER SYSTEM: PBCSD
- SCHOOL DISTRICT: CARMEL UNIFIED
- 1 MONTERY PINE IN BUILDING FOOTPRINT PREVIOUSLY REMOVED UNDER TRM170345. 3 ADDITIONAL PINES (14", 23", & 19") PROPOSED FOR REMOVAL.
- TOPOGRAPHY: SLOPING DOWN
- GRADING: 345 CY CUT AND FILL
- LANDSCAPING: NO CHANGES PROPOSED. MAINTAIN EXISTING MOSTLY NATURAL LANDSCAPE.
- PROJECT CODE COMPLIANCE:
  2019 CAL. RESIDENTIAL CODE (CRC), CAL. BUILDING CODE (CBC), CAL. MECHANICAL CODE (CMC), CAL. PLUMBING CODE(CPC), CAL. ELECTRICAL CODE (CEC), CAL. FIRE CODE (CFC), CAL. GREEN BUILDING CODE, TITLE 24

Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The 'Can'

DOCUMENT NUMBER
1267.01

ISSUE
04.01.2024

DRAWN BY
MARK WEBER

PROJECT OVERVIEW

A1.0

B1 , B5 Bathroom Notes

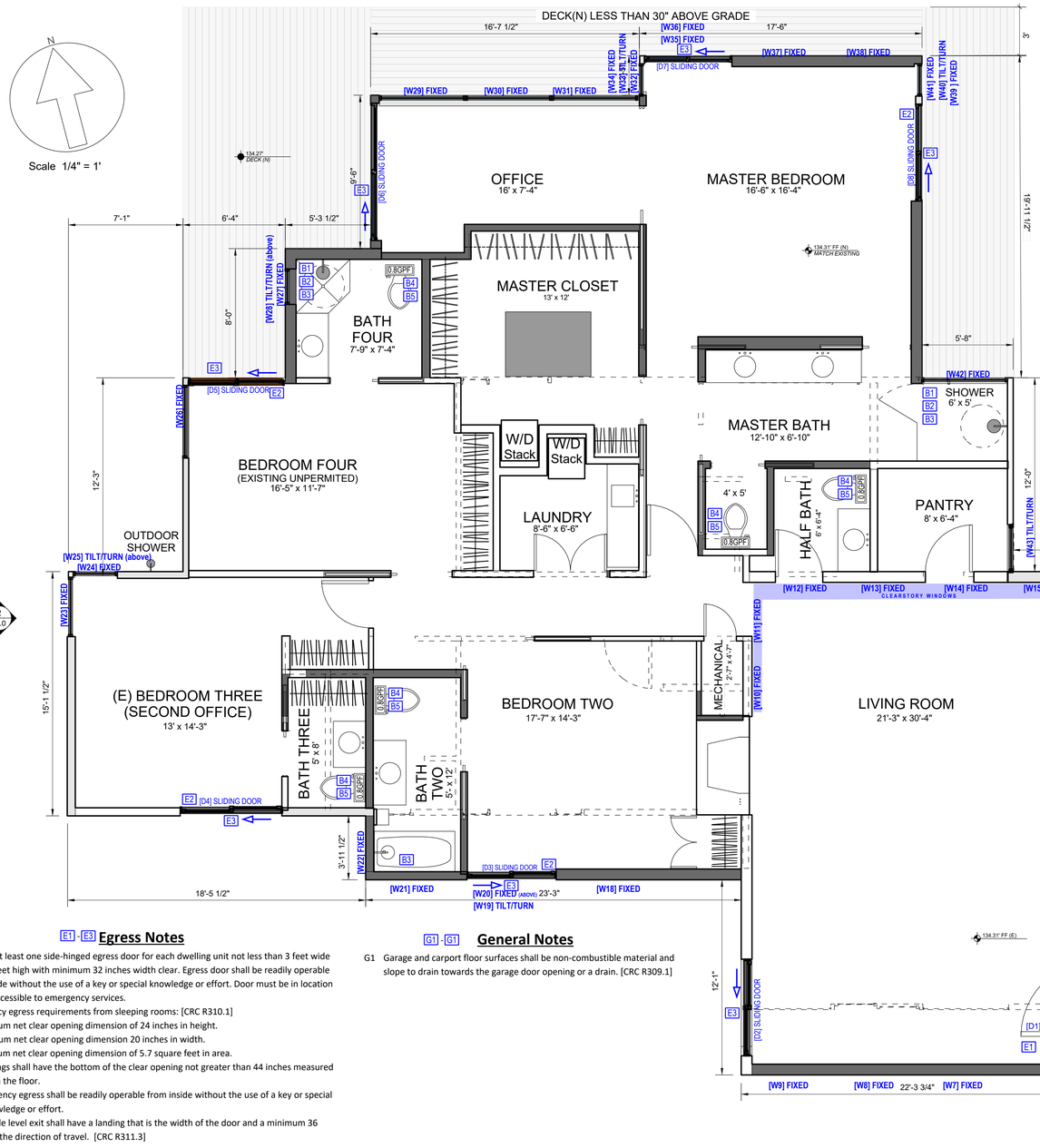
B1 Shower enclosures needs to be at least 1,024 square inches and must be able to encompass 30-inch-diameter circles.

B2 Shower doors will open outward into the bathroom and maintain unobstructed clearance zones of at least 22 inches in width when open.

B3 Shower walls shall we water resistant to at least 6 feet above floor level.

B4 Toilets must a minium of at least 15 inches (measured from the center of the toilet) from any side wall or obstruction, giving at least 30" of clear width.

B5 There must be at least 24 inches of clear space in front of toilets.



E1 , E3 Egress Notes

E1 Provide at least one side-hinged egress door for each dwelling unit not less than 3 feet wide and 6.5 feet high with minimum 32 inches width clear. Egress door shall be readily operable from inside without the use of a key or special knowledge or effort. Door must be in location readily accessible to emergency services.

E2 Emergency egress requirements from sleeping rooms: [CRC R310.1]
a) Minimum net clear opening dimension of 24 inches in height.
b) Minimum net clear opening dimension 20 inches in width.
c) Minimum net clear opening dimension of 5.7 square feet in area.
d) Openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor.
e) Emergency egress shall be readily operable from inside without the use of a key or special knowledge or effort.

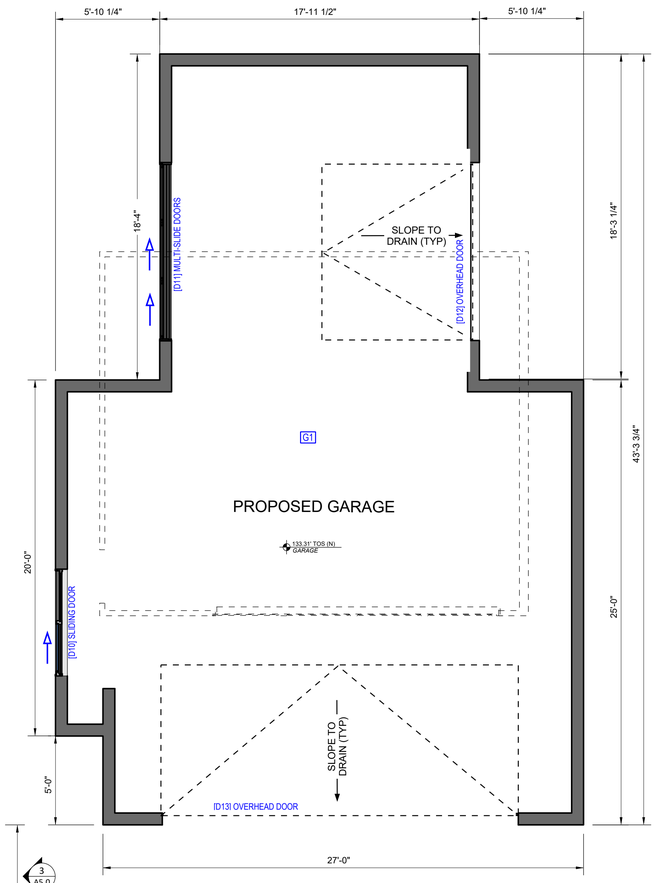
E3 Each grade level exit shall have a landing that is the width of the door and a minimum 36 inches in the direction of travel. [CRC R311.3]

G1 , G1 General Notes

G1 Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening or a drain. [CRC R309.1]

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE
- NEW WALL



Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

DOCUMENT NUMBER
1267.01

ISSUE
04.01.2024

DRAWN BY
MARK WEBER

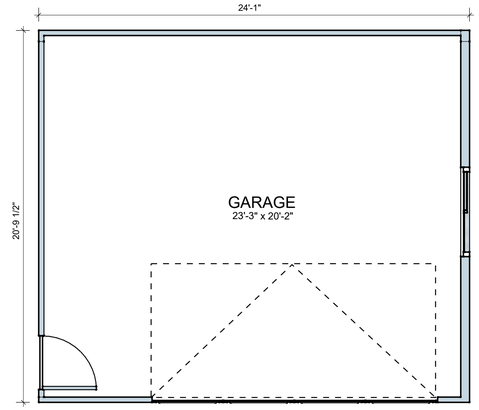
PROPOSED FLOOR PLAN

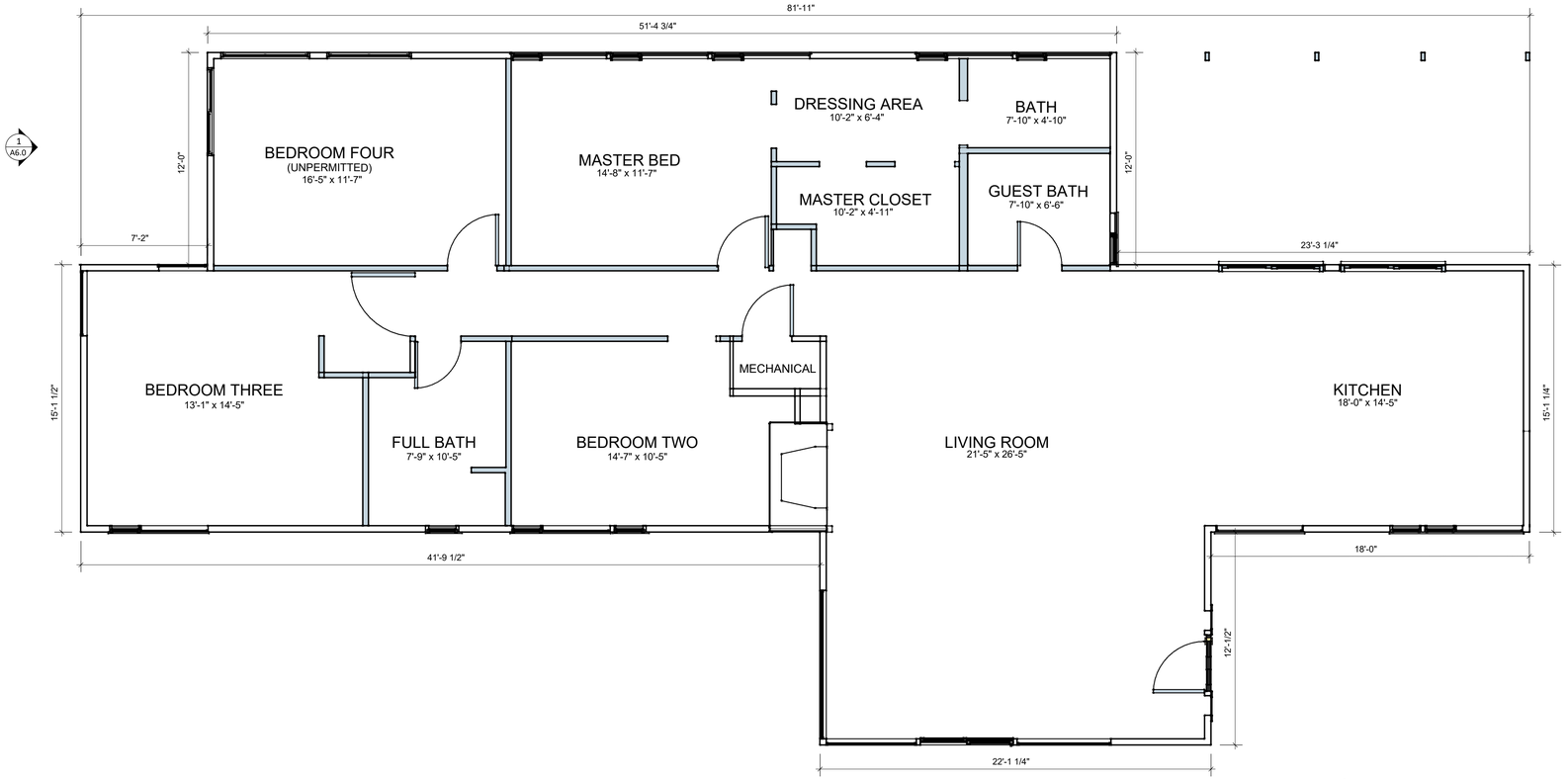
A2.0



Scale 1/4" = 1'













SCALE: ¼"=1'-0"

Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

DOCUMENT NUMBER
1267.01

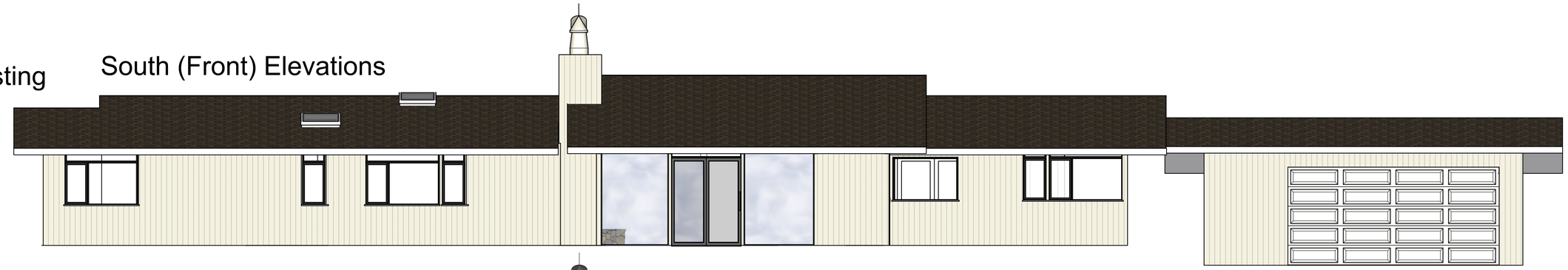
ISSUE
04.01.2024

DRAWN BY
MARK WEBER

EXISTING FLOOR PLAN

A3.0

① Existing South (Front) Elevations



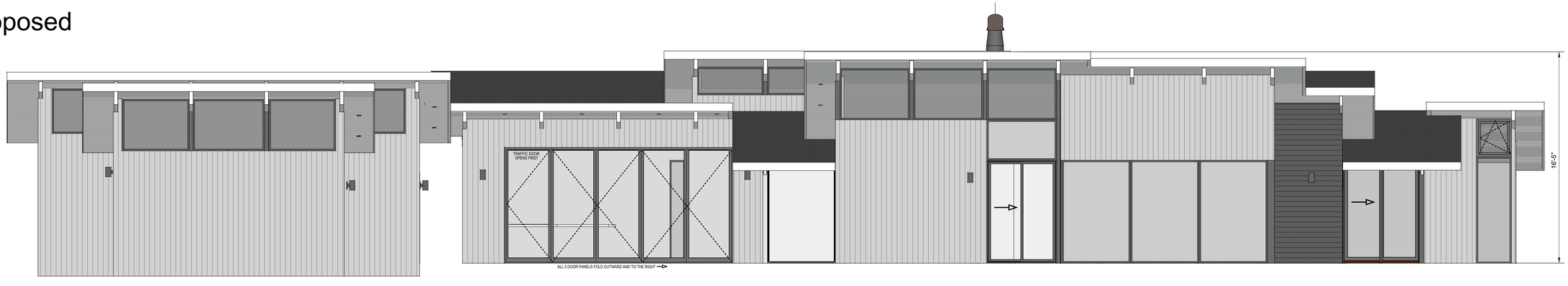
② Proposed



③ Existing North (Back) Elevations



④ Proposed



0 5 10

SCALE: ¼"=1'-0"

Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

DOCUMENT NUMBER
1267.01

ISSUE
04.01.2024

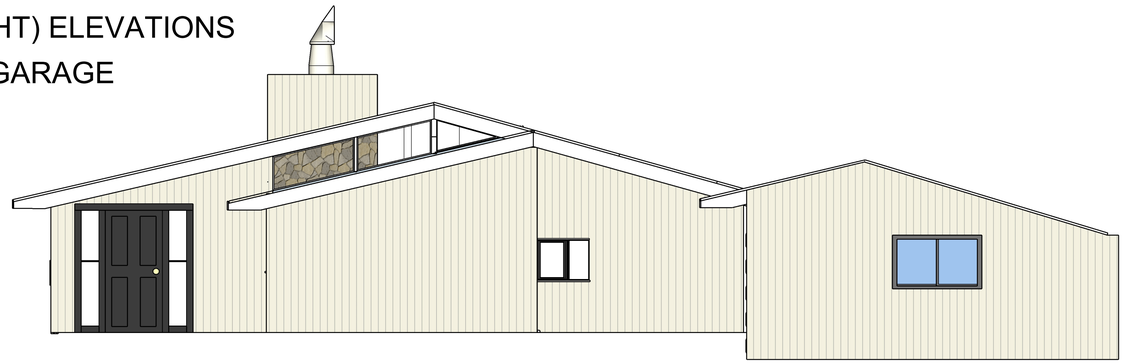
DRAWN BY
MARK WEBER

NORTH/SOUTH ELAVATIONS

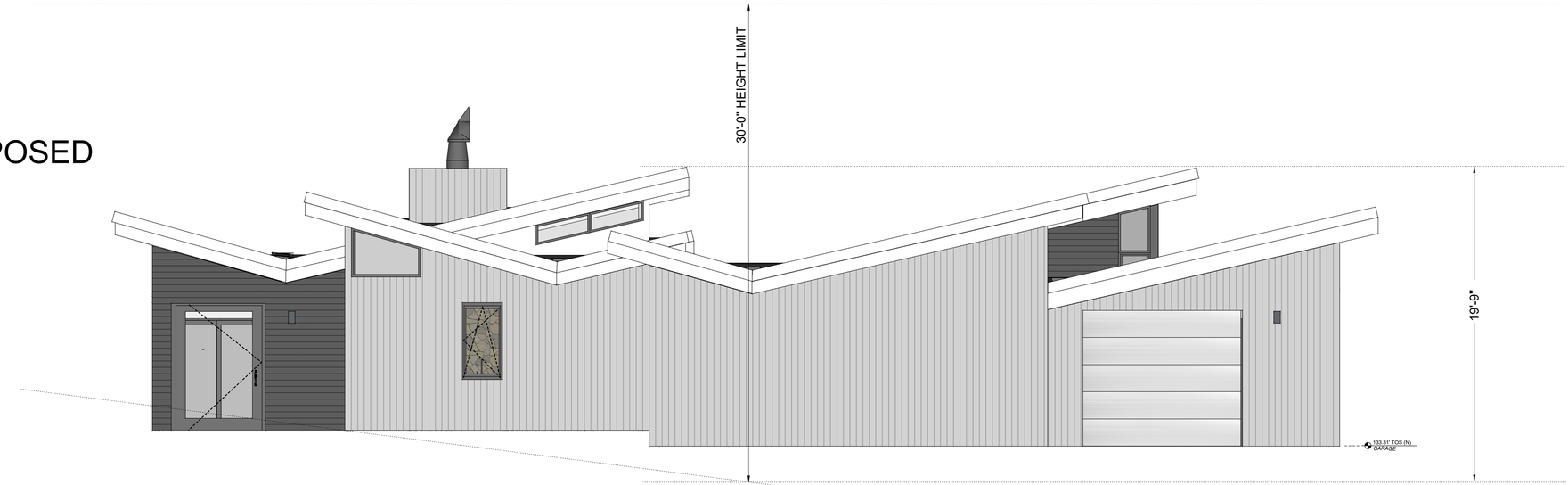
A4.0

EAST (RIGHT) ELEVATIONS
WITH GARAGE

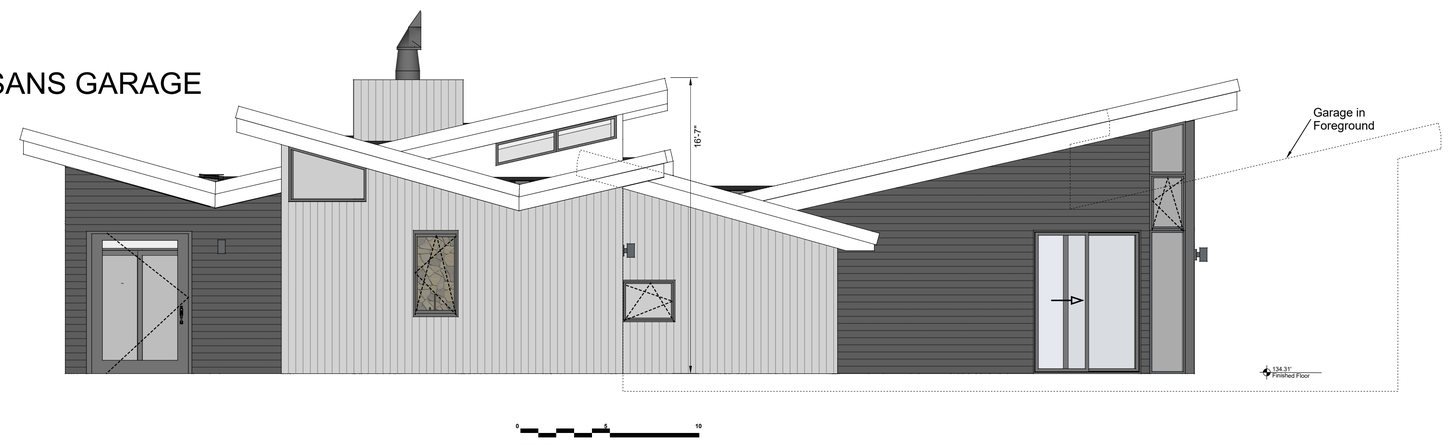
① EXISTING



② PROPOSED



③ PROPOSED
SANS GARAGE



Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

DOCUMENT NUMBER
1267.01

ISSUE
04.01.2024

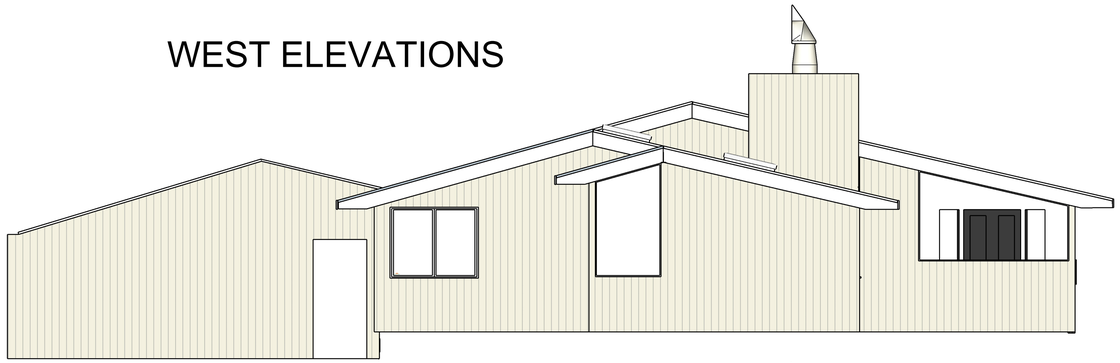
DRAWN BY
MARK WEBER

EAST (RIGHT) ELEVATIONS

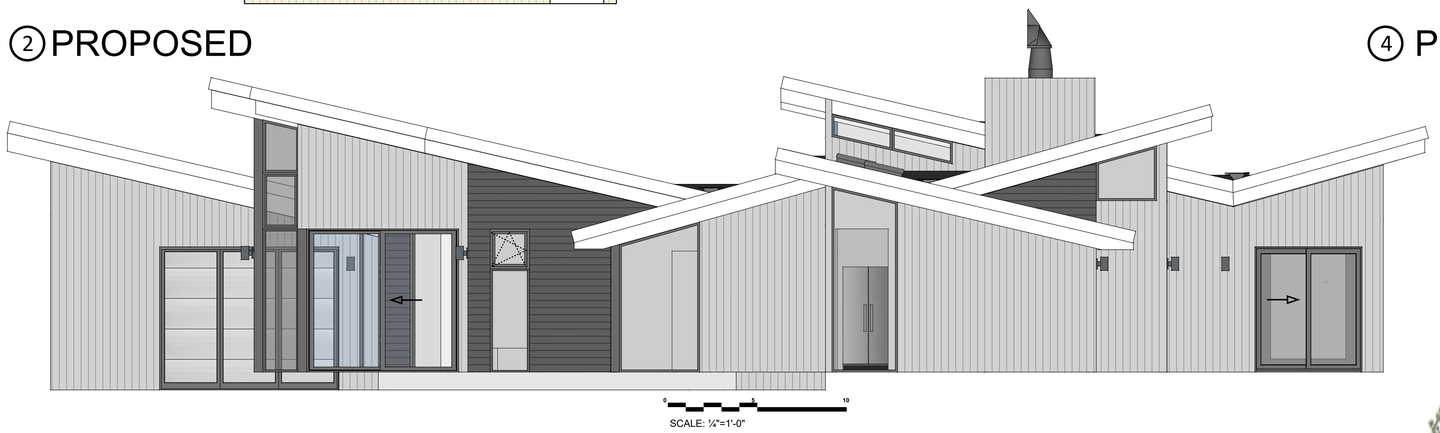
A5.0

WEST ELEVATIONS

① EXISTING



② PROPOSED



SCALE: ¼"=1'-0"

③ EXISTING CONDITIONS



④ PROPOSED



⑤ PROPOSED

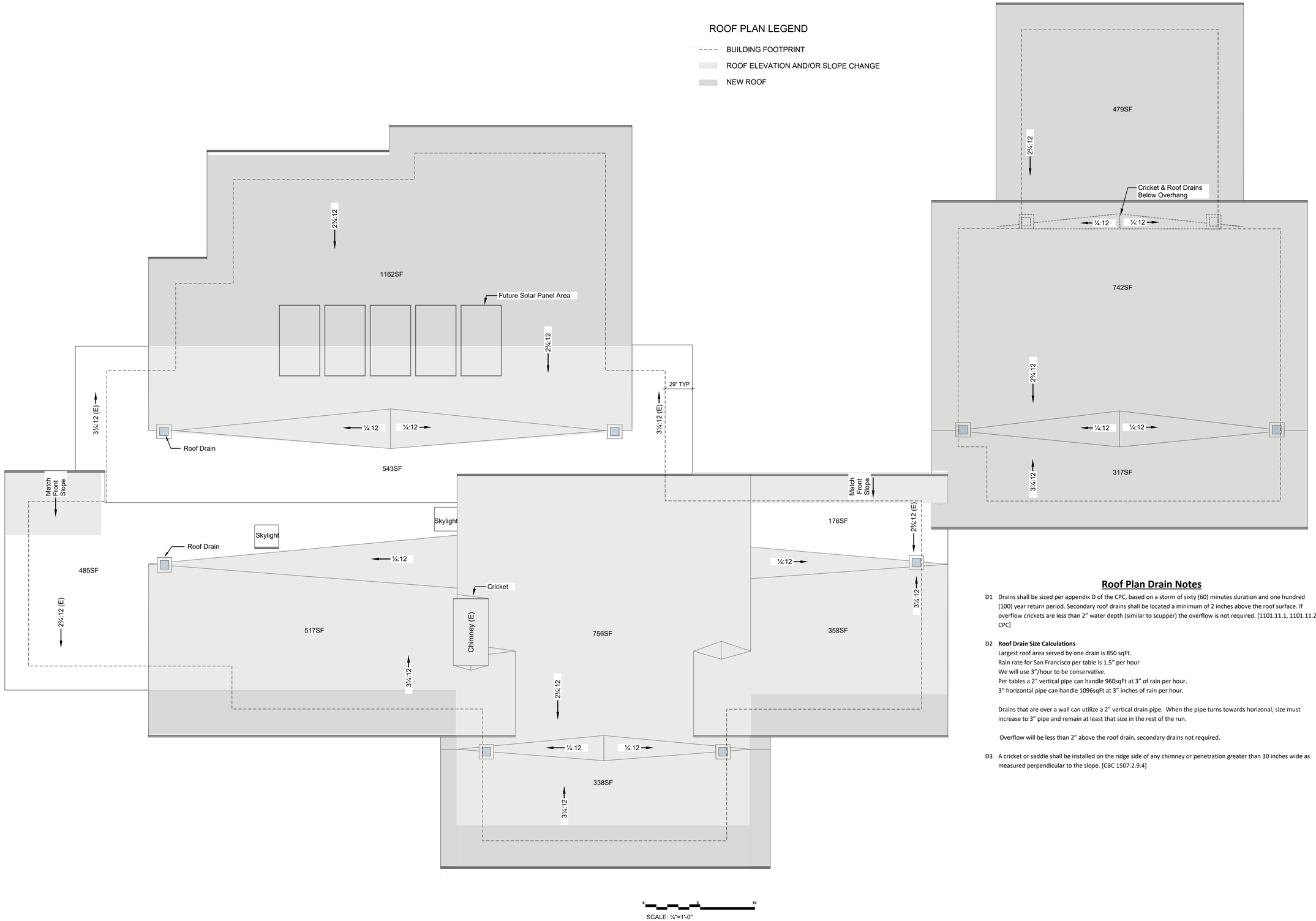


PROJECT	DOCUMENT NO.	DRAWN BY	ISSUE
The "Can"	1267.01	MARK WEBER	04.01.2024

Weber Daft

WEST ELEVATIONS AND EXISTING VS PROPOSED

A6.0



Roof Plan Drain Notes

D1 Drains shall be sized per appendix D of the CPC, based on a storm of sixty (60) minutes duration and one hundred (100) year return period. Secondary roof drains shall be located a minimum of 2 inches above the roof surface. If overflow crickets are less than 2" water depth (similar to scupper) the overflow is not required. [1101.11.1, 1101.11.2 CPC]

D2 **Roof Drain Size Calculations**
Largest roof area served by one drain is 850 sqFt.
Rain rate for San Francisco per table is 1.5" per hour
We will use 3"/hour to be conservative.
Per tables a 2" vertical pipe can handle 960sqFt at 3" of rain per hour.
3" horizontal pipe can handle 1096sqFt at 3" inches of rain per hour.

Drains that are over a wall can utilize a 2" vertical drain pipe. When the pipe turns towards horizonal, size must increase to 3" pipe and remain at least that size in the rest of the run.

Overflow will be less than 2" above the roof drain, secondary drains not required.

D3 A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30 inches wide as measured perpendicular to the slope. [CBC 1507.2.9.4]

Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

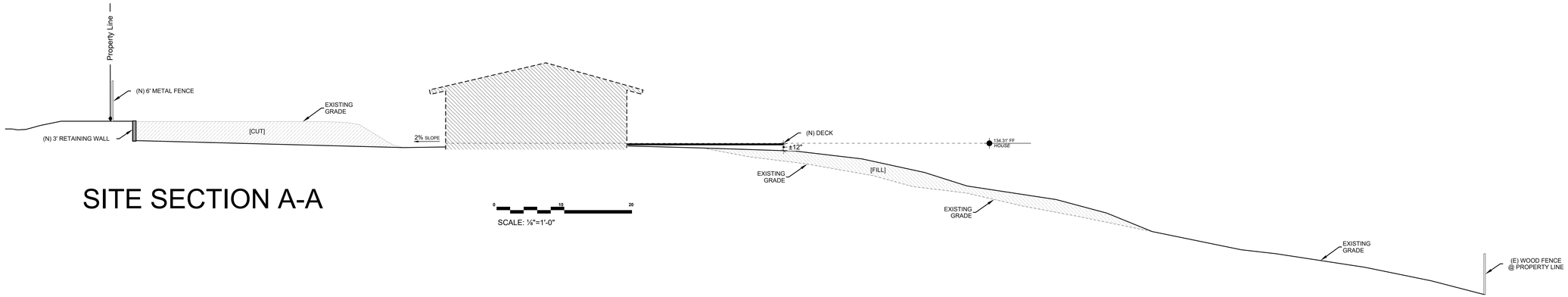
DOCUMENT NUMBER
1267.01

ISSUE
04.01.2024

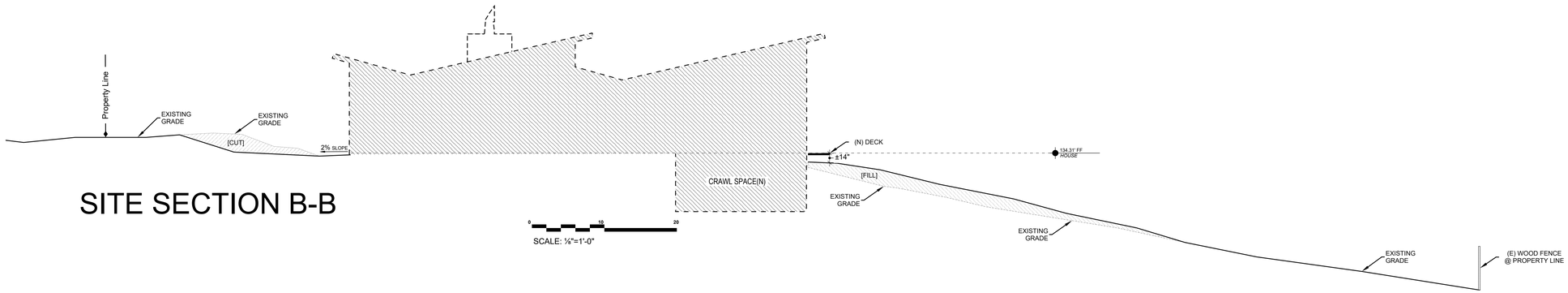
DRAWN BY
MARK WEBER

ROOF PLAN

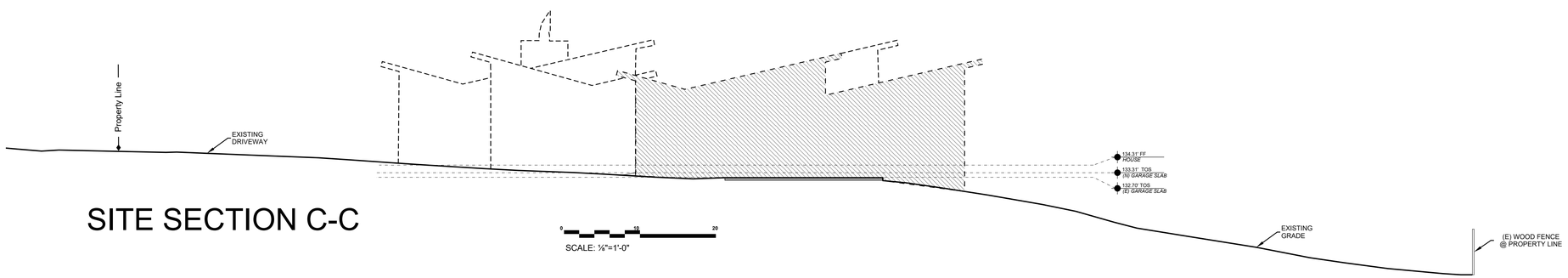
A7.0



SITE SECTION A-A



SITE SECTION B-B



SITE SECTION C-C

Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

DOCUMENT NUMBER
1267.01

ISSUE
04.01.2024

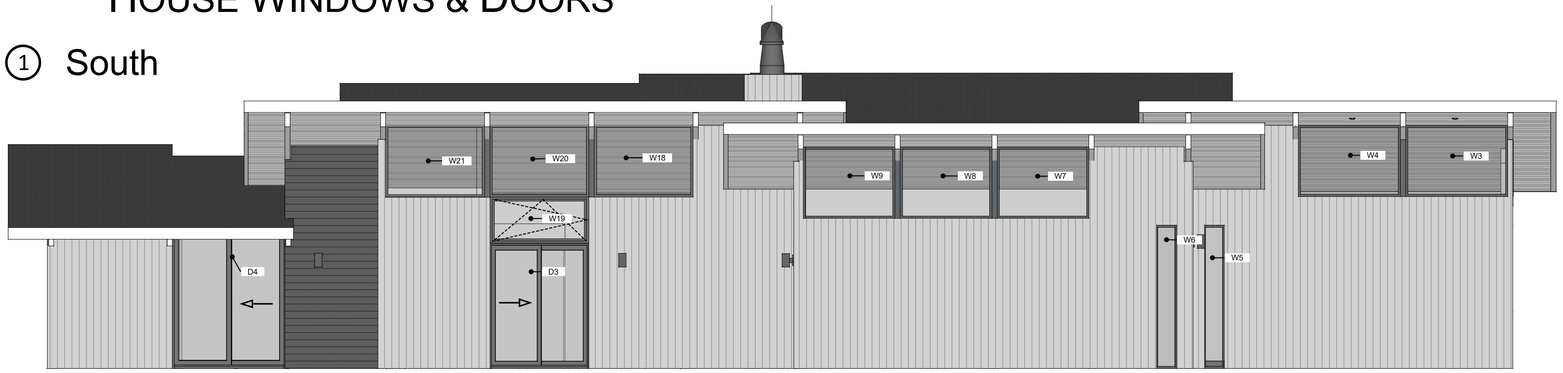
DRAWN BY
MARK WEBER

SITE SECTIONS

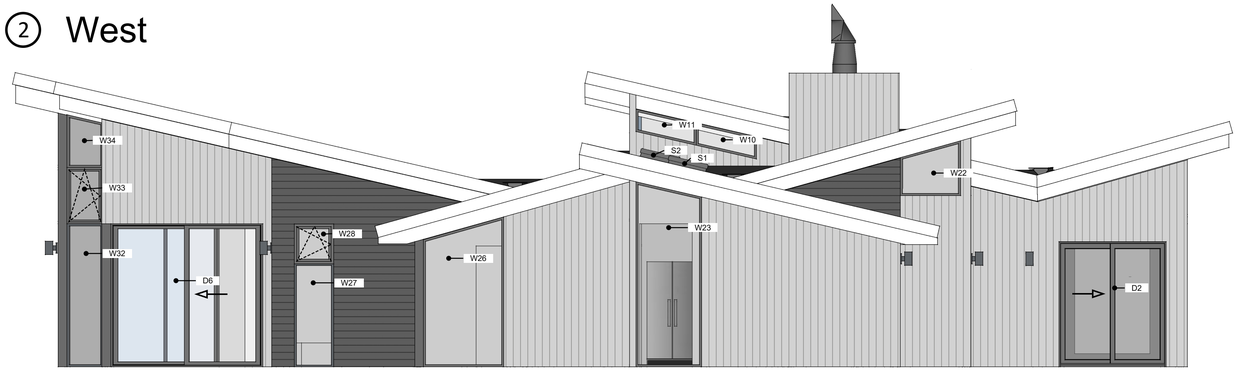
A8.0

HOUSE WINDOWS & DOORS

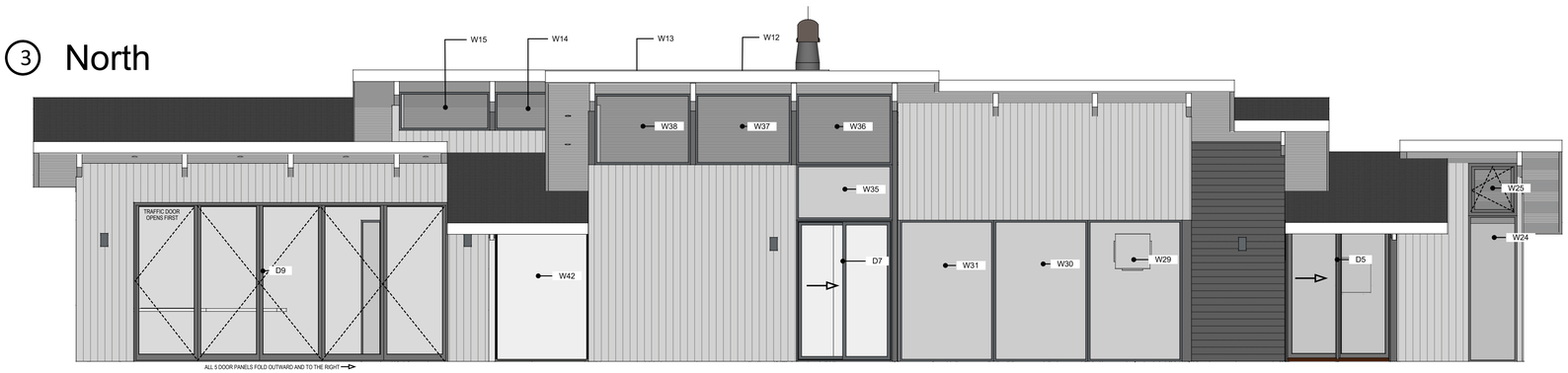
① South



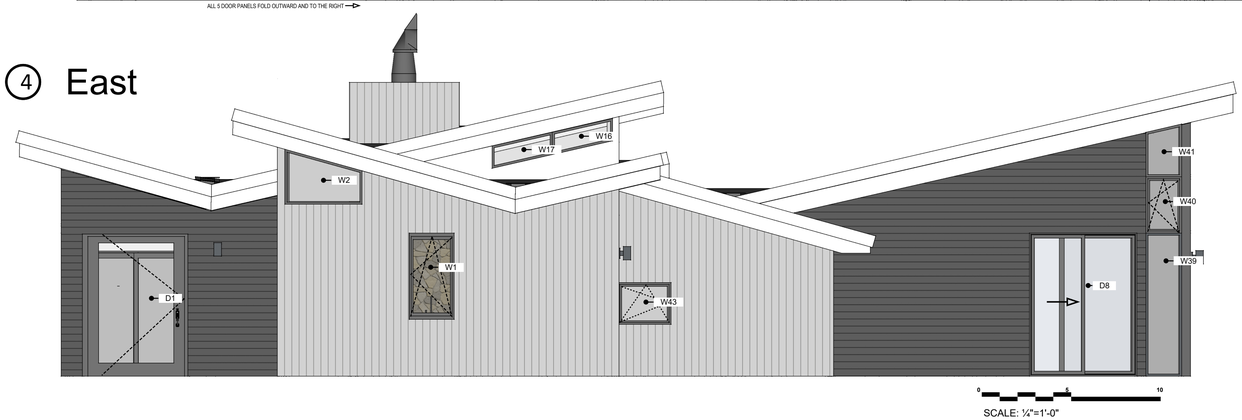
② West



③ North



④ East



SCALE: ¼"=1'-0"

DOORS

DOOR	ROOM	FACING	WIDTH	HEIGHT	TYPE	TRANSOM WINDOW	NOTES
D1	LIVING	EAST	06-00	08-00	PIVOT		LH INSWING; FROM OUTSIDE HINGES ARE ON LEFT
D2	LIVING	WEST	06-00	07-00	SLIDER		XO - FROM OUTSIDE RIGHT PANEL IS FIXED
D3	BED2	SOUTH	05-06	07-00	SLIDER	W19	XO
D4	BED3	SOUTH	06-04	07-08	SLIDER		OX - FROM OUTSIDE LEFT PANEL FIXED
D5	BED4	NORTH	06-00	07-9.5	SLIDER		XO
D6	OFFICE	WEST	08-06	08-00	SLIDER		OX
D7	BED1	NORTH	05-05	08-00	SLIDER	W35	XO
D8	BED1	EAST	06-00	08-00	SLIDER		XO
D9	KITCHEN	NORTH	17-09	09-00	BIFOLD		5-PANEL OUTSWING; LEFT TRAFFIC DOOR; FOLDS RIGHT
D10	GARAGE	WEST	06-00	07-00	SLIDER		OX
D11	GARAGE	WEST	10-00	08-00	MULISLIDE		OXX
D12	GARAGE	EAST	09-11	08-06	ROLLUP		SOLID
D13	GARAGE	SOUTH	20-00	09-00	ROLLUP		ALUMINUM/CLEAR GLASS

GARAGE DOORS ARE ON SHEET:AWS2 ALL GLAZING IN ALL DOORS TO BE TEMPERED

SKYLIGHTS

SKYLIGHT NUM.	ROOM	FACING	WIDTH ACROSS	WIDTH UP	ACTION	NOTES
S1	HALL	NORTH	02-03	02-03	OPERABLE	SOLAR/WIRELESS REMOTE
S2	HALL	NORTH	02-03	02-03	OPERABLE	SOLAR/WIRELESS REMOTE

SKYLIGHTS ARE ON SHEET:AWS1 DRAWING:2 ALL SKYLIGHT GLAZING TO BE TEMPERED

WINDOWS

WIN NUM	ROOM	FACING	WIDTH	HEIGHT LEFT	HEIGHT RIGHT	HEIGHT SILL	ACTION	SHAPE	ENTITY THAT IS ABOVE	ENTITY THAT IS BELOW	ENTITY THAT IS LEFT	ENTITY THAT IS RIGHT	NOTES
W1	KITCHEN	EAST	02-06	04-10		03-02	TILT/TURN RH						
W2	KITCHEN	EAST	04-04	03-0.75	01-10.375	09-7.5	FIXED	TRAPIZOID					
W3	KITCHEN	SOUTH	05-08	04-00		09-07	FIXED						
W4	KITCHEN	SOUTH	05-08	04-00		09-07	FIXED						
W5	KITCHEN	SOUTH	01-01	08-00		00-00	FIXED						TEMP
W6	LIVING	SOUTH	01-01	08-00		00-00	FIXED						TEMP
W7	LIVING	SOUTH	05-01	04-00		08-4.5	FIXED						
W8	LIVING	SOUTH	05-01	04-00		08-4.5	FIXED						
W9	LIVING	SOUTH	05-01	04-00		08-4.5	FIXED						
W10	LIVING	WEST	03-4.5	02-0.25	01-03	11-7.5	FIXED	PARALLELOGRAM				W11	
W11	LIVING	WEST	03-4.5	02-0.25	01-03	12-4.5	FIXED	PARALLELOGRAM			W10		
W12	LIVING	NORTH	05-01	02-02		13-01	FIXED						
W13	LIVING	NORTH	05-01	02-02		13-01	FIXED						
W14	LIVING	NORTH	05-01	02-02		13-01	FIXED						
W15	LIVING	NORTH	05-01	02-02		13-01	FIXED						
W16	LIVING	EAST	03-4.5	01-03	02-0.25	12-4.5	FIXED	PARALLELOGRAM				W17	
W17	LIVING	EAST	03-4.5	01-03	02-0.25	11-7.5	FIXED	PARALLELOGRAM			W16		
W18	BED2	SOUTH	05-06	04-00		09-07	FIXED						
W19	BED2	SOUTH	05-06	02-07		07-00	TILT/TURN LH		W20	D3			
W20	BED2	SOUTH	05-06	04-00		09-07	FIXED			W19			
W21	BATH2	SOUTH	05-06	04-00		09-07	FIXED						
W22	BATH2	WEST	03-4.5	02-1.75	03-01	09-6.5	FIXED	TRAPEZOID					
W23	BED3	WEST	03-08	10-4.25	09-5.875	00-00	FIXED	TRAPEZOID					TEMP
W24	BED3	NORTH	02-09	08-03		00-00	FIXED		W25				TEMP
W25	BED3	NORTH	02-09	02-11.5		08-03	TILT/TURN RH			W24			
W26	BED4	WEST	04-06	07-1.25	07-11.5	00-00	FIXED	TRAPEZOID					TEMP
W27	BATH4	WEST	02-02	05-10		00-00	FIXED		W28				TEMP
W28	BATH4	WEST	02-02	02-02		05-09	TILT/TURN LH			W27			TEMP
W29	OFFICE	NORTH	05-04	08-00		00-00	FIXED						TEMP
W30	OFFICE	NORTH	05-04	08-00		00-00	FIXED						TEMP
W31	OFFICE	NORTH	05-04	08-00		00-00	FIXED						TEMP
W32	BED1	WEST	02-00	08-00		00-00	FIXED		W33				TEMP
W33	BED1	WEST	02-00	03-1.75		08-00	TILT/TURN LH		W34	W32			
W34	BED1	WEST	02-00	02-11.5	02-5.75	11-1.5	FIXED	TRAPEZOID		W33			
W35	BED1	NORTH	05-05	03-1.75		08-00	FIXED		W36	D7			
W36	BED1	NORTH	05-05	04-00		11-1.5	FIXED			W35			
W37	BED1	NORTH	05-05	04-00		11-1.5	FIXED						
W38	BED1	NORTH	05-05	04-00		11-1.5	FIXED						
W39	BED1	EAST	02-00	08-00		00-00	FIXED		W40				TEMP
W40	BED1	EAST	02-00	03-1.75		08-00	TILT/TURN RH		W41	W39			
W41	BED1	EAST	02-00	02-5.75	02-11.5	11-1.5	FIXED	TRAPEZOID		W40			
W42	BATH1	NORTH	05-03	07-09		00-00	FIXED						TEMP
W43	PANTRY	EAST	02-11	02-04		02-10.5	TILT/TURN LH						
W44	GARAGE	NORTH	04-10	03-06		10-01	FIXED						
W45	GARAGE	NORTH	05-06	03-06		10-01	FIXED						
W46	GARAGE	NORTH	05-06	03-06		10-01	FIXED						
W47	GARAGE	NORTH	05-06	03-06		10-01	FIXED						
W48	GARAGE	NORTH	04-10	03-06		10-01	FIXED						
W49	GARAGE	NORTH	05-02	04-00		08-09	FIXED						
W50	GARAGE	NORTH	05-06	04-00		08-09	FIXED						
W51	GARAGE	NORTH	05-02	04-00		08-09	FIXED						

GARAGE WINDOWS ARE ON SHEET:AWS2 DRAWING:3 RH-FROM OUTSIDE HINGES ON RIGHT LH-HINGES ON LEFT

NOTES

[] WILDLAND-URBAN INTERFACE (WUI) - ALL GLAZING REQUIRES AT LEAST ONE TEMPERED PANE.

Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

DOCUMENT NUMBER
1267.01

ISSUE
04.01.2024

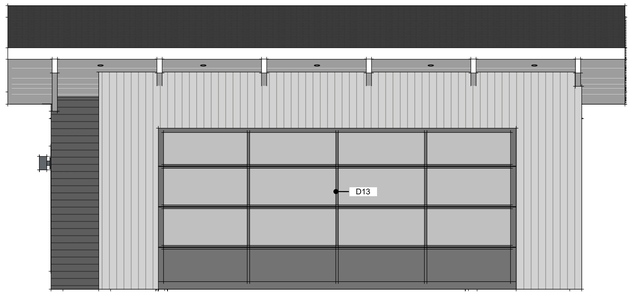
DRAWN BY
MARK WEBER

WINDOWS & DOORS
HOUSE

AWS1

GARAGE WINDOWS & DOORS

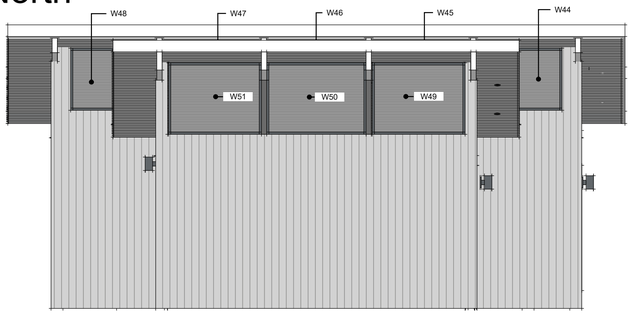
① South



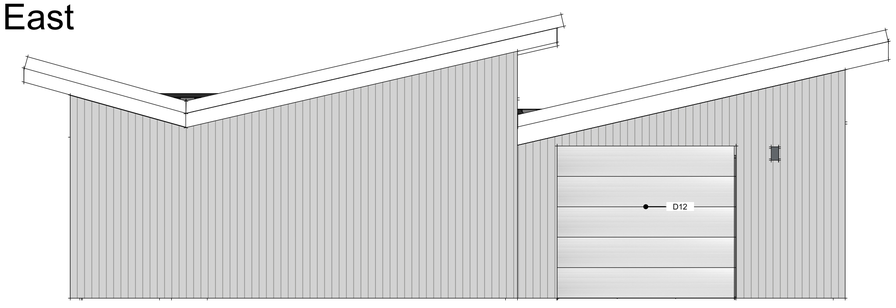
② West



③ North



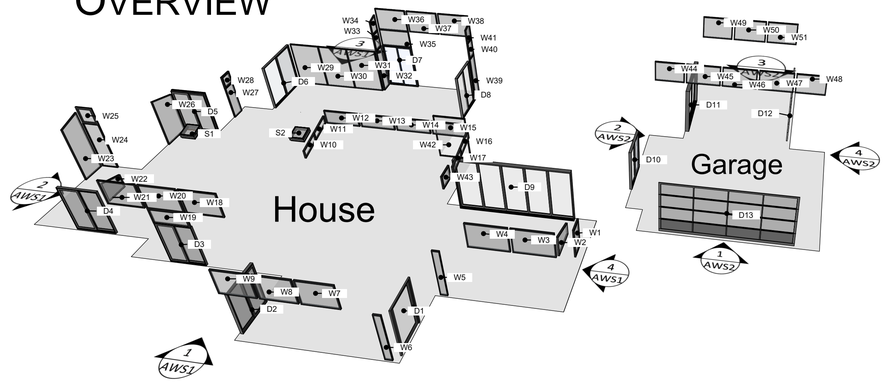
④ East



0 5 10

SCALE: ¼"=1'-0"

OVERVIEW



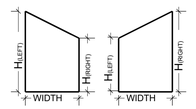
RECTANGULAR WINDOWS

QTY	ACTION	WIDTH	HEIGHT	NOTES	WINDOW NUMBERS
2	FIXED	02-00	08-00	TEMP	W32, W39
2	FIXED	01-01	08-00	TEMP	W5, W6
1	FIXED	02-02	05-10	TEMP	W27
1	FIXED	02-09	08-03	TEMP	W24
2	FIXED	04-10	03-06		W44, W48
3	FIXED	05-01	04-00		W7, W8, W9
4	FIXED	05-01	02-02		W12, W13, W14, W15
4	FIXED	05-02	04-00		W49, W51
1	FIXED	05-03	07-09	TEMP	W42
1	FIXED	05-06	04-00		W18, W20, W21
3	FIXED	05-04	08-00	TEMP	W29, W30, W31
3	FIXED	05-05	04-00		W36, W37, W38
1	FIXED	05-05	03-1.75		W35
1	FIXED	05-06	04-00		W50
3	FIXED	05-06	03-06		W45, W46, W47
2	FIXED	05-08	04-00		W3, W4
1	TILT/TURN LH	02-00	03-1.75		W33
1	TILT/TURN RH	02-00	03-1.75		W40
1	TILT/TURN LH	02-02	02-02	TEMP	W28
1	TILT/TURN RH	02-06	04-10		W1
1	TILT/TURN RH	02-09	02-11.5		W25
1	TILT/TURN LH	02-11	02-04		W43
1	TILT/TURN LH	05-06	02-07		W19
41	:TOTAL QTY				

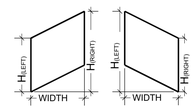
ANGLE WINDOWS

				HEIGHT		NOTES	WINDOW
QTY	ACTION	SHAPE	WIDTH	LEFT	RIGHT		NUM.
2	FIXED	PARALLELOGRAM	03-4.5	01-03	02-0.25		W16, W17
2	FIXED	PARALLELOGRAM	03-4.5	02-0.25	01-03		W10, W11
1	FIXED	TRAPEZOID	02-00	02-11.5	02-5.75		W34
1	FIXED	TRAPEZOID	02-00	02-5.75	02-11.5		W41
1	FIXED	TRAPEZOID	04-06	07-1.25	07-11.5	TEMP	W26
1	FIXED	TRAPEZOID	03-08	10-4.25	09-5.875	TEMP	W23
1	FIXED	TRAPEZOID	03-4.5	02-1.75	03-01		W22
1	FIXED	TRAPIZOID	04-04	03-0.75	01-10.375		W2
10	:TOTAL QTY						

TRAPEZOID



PARALLELOGRAM



DOORS

DOOR	ROOM	FACING	WIDTH	HEIGHT	TYPE	TRANSOM WINDOW	NOTES
D1	LIVING	EAST	06-00	08-00	PIVOT		LH INSWING; FROM OUTSIDE HINGES ARE ON LEFT
D2	LIVING	WEST	06-00	07-00	SLIDER		XO - FROM OUTSIDE RIGHT PANEL IS FIXED
D3	BED2	SOUTH	05-06	07-00	SLIDER	W19	XO
D4	BED3	SOUTH	06-04	07-08	SLIDER		OX - FROM OUTSIDE LEFT PANEL FIXED
D5	BED4	NORTH	06-00	07-9.5	SLIDER		XO
D6	OFFICE	WEST	08-06	08-00	SLIDER		OX
D7	BED1	NORTH	05-05	08-00	SLIDER	W35	XO
D8	BED1	EAST	06-00	08-00	SLIDER		XO
D9	KITCHEN	NORTH	17-09	09-00	BIFOLD		5-PANEL OUTSWING; LEFT TRAFFIC DOOR; FOLDS RIGHT
D10	GARAGE	WEST	06-00	07-00	SLIDER		OX
D11	GARAGE	WEST	10-00	08-00	MULISLIDE		OXX
D12	GARAGE	EAST	09-11	08-06	ROLLUP		SOLID
D13	GARAGE	SOUTH	20-00	09-00	ROLLUP		ALUMINUM/CLEAR GLASS

ALL GLAZING IN ALL DOOR TO BE TEMPERED.

Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

DOCUMENT NUMBER
1267.01

ISSUE
04.01.2024

DRAWN BY
MARK WEBER

WINDOWS & DOORS
GARAGE & SUMMARY

AWS2

Weber Daft

OWNER
MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
TEL: 831.217.3800

APN: 008-234-007-000
PROJECT LOCATION
1267 CANTERA CT
PEBBLE BEACH, CA 93953

PROJECT
The "Can"

DOCUMENT NUMBER
1267.01

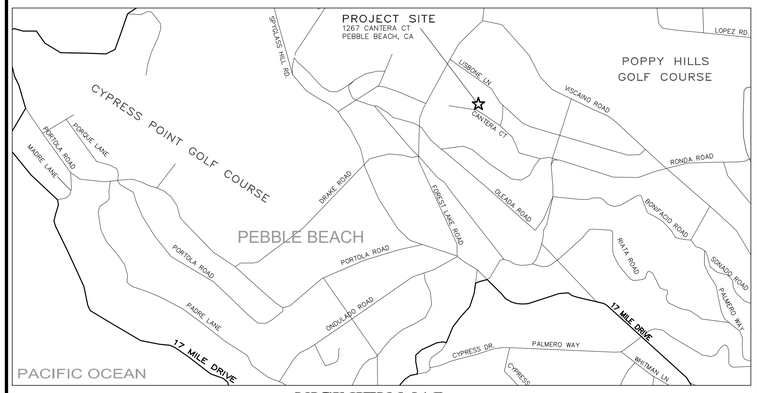
ISSUE
04.01.2024

DRAWN BY
MARK WEBER

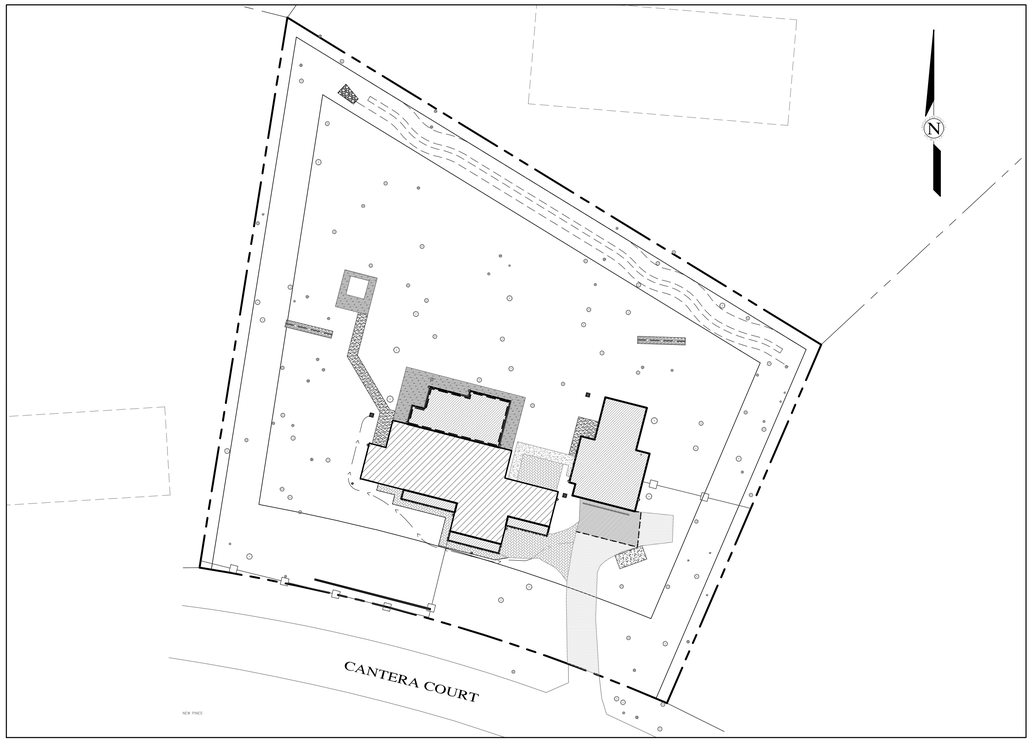
CONCEPT

AWS3

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WEBER RESIDENCE
APN: 008-234-007
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=10'

LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- DRAINAGE SWALE FLOW LINE
- STORM DRAIN LINE
- RAIN-WATER LEADER
- SUBDRAIN PIPE
- 333.80 SPOT ELEVATION
- ROOF DOWNSPOUT
- ASPHALT CONCRETE SURFACE
- PORTLAND CEMENT CONCRETE SURFACE
- PERMEABLE CONCRETE PAVER SURFACE
- ROCK RIP/RAP
- DECOMPOSED GRANITE SURFACE
- EXISTING MAIN FLOOR HOUSE FOOTPRINT
- MAIN FLOOR HOUSE FOOTPRINT ADDITION
- WOOD DECK

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	Soil's Engineer	Beginning of Project		
Subexcavation, fill placement, and compaction	Soil's Engineer	Throughout grading operations		
Foundation Excavations	Soil's Engineer	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	Soil's Engineer	Prior to trench backfill		
Utility trench compaction	Soil's Engineer	During backfill operations		
Retaining wall backfill compaction	Soil's Engineer	During backfill operations		
Baserock subgrade compaction	Soil's Engineer	Prior to pavement installation		

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE PROJECT OVERVIEW PLAN FOR THE WEBER RESIDENCE A1.0 PREPARED BY MARK WEBER, DATED 12/04/22, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY EDMUNDSON & ASSOCIATES L.S. ON MAY 6, 2016.

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 THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY LANDSET ENGINEERS INC, JOB # 2402-01, DATED DECEMBER 2021, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 345 C.Y. OF CUT AND 135 C.Y. OF FILL WITH A SURPLUS OF 210 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER AND/OR SPREAD OUT ON A SPOILS AREA. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.

6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.

7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO CATCH BASIN AND DISCHARGED TO DISPERSION TRENCHES/ENERGY DISSIPATOR. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF TRENCH DRAIN AND DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.

13) SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

14) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. TRENCH DRAIN AND CLEAN OUTS SHALL BE "NDS" PRODUCTS WITH CAST IRON GRATE/LID OR APPROVED EQUAL. CATCH BASINS SHALL BE "CHRISTY PRODUCTS" WITH CAST IRON GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

16) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

17) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

18) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES.

19) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

20) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.

21) 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 RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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.

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

TOTAL LOT AREA = 44,040 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 4,529 SQ.FT.
TOTAL AREA OF DISTURBANCE = 18,440 SQ.FT.

GRADING QUANTITIES:
CUT = 345 C.Y.
FILL = 135 C.Y.
SPOILS AREA = 210 C.Y.
NET = 0 C.Y. IMPORT/EXPORT

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING, DRAINAGE & UTILITY PLAN
SHEET C3	GRADING SECTIONS
SHEET C4	STANDARD PLANS & CONSTRUCTION DETAILS
SHEET C5	EROSION & SEDIMENT CONTROL PLAN
SHEET C6	CONSTRUCTION MANAGMENT PLAN

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BRDY	BOUNDARY
BOT	BOTTOM
CB	CATCH BASIN
CL C/L ℄	CENTERLINE
CO	CLEAN OUT
DI	DRAIN INLET
DW	DRIVEWAY
ELEV EL	ELEVATION
EP	EDGE OF PAVEMENT
EX (E)	EXISTING
FC	FACE OF CURB
FD	FACE OF DIKE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FC F/C	FACE OF CURB
FL F/L ℄	FLOW LINE
FP	FINISHED PAD
FW	FACE OF WALL
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHELENE
HP	HIGH POINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PL P/L ℄	PROPERTY LINE
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
R RAD	RADIUS
R/W	RIGHT OF WAY
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
REL	RELATIVE
RET WALL	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SHO	SHOULDER
SS	SANITARY SEWER
SS LAT	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
S/W	SIDEWALK
TC T/C	TOP OF CURB
TD	TOP OF DIKE
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

CONTACT INFORMATION:

OWNER:
MR. MARK WEBER
3079 EL TORO ROAD
PEBBLE BEACH, CA 93953
PH (831)217-3800

SITE LOCATION:
1267 CANTERA COURT
PEBBLE BEACH, CA 93953

No.	DATE	BY	REVISION
	11/29/23	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WEBER RESIDENCE
A.P.N.: 008-234-007
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. MARK WEBER

SCALE: AS SHOWN
DATE: NOVEMBER 2023
JOB NO. 2402-02

SHEET C1
OF 6 SHEETS

L:\PROJ\2402-WEBER\2402-CIVIL\DWG\2402-GDECP.DWG/24x36C1

SEE SHEET C3
MATCH LINE

EARTH DRAINAGE BERM
SEE DETAIL SHEET C4

SPOILS AREA
A=9,250 SF – 210 C.Y.±
8"-12" MAX. THICKNESS
SCARIFY MIN. 12" PRIOR TO PLACEMENT OF MATERIAL – PROOF ROLL WITH HEAVY EQUIPMENT

DISPERSION TRENCH/
ENERGY DISSIPATOR–2 (N)
20L.F.x3"WIDEx2'DEEP

STORM DRAIN LINE
39L.F.–4"PVC–S=12.5%

CATCH BASIN–3(N)
GR=332.00
FL=330.14 IN CB
FL=329.20" IN"30"
FL=329.00 OUT

DECK (N)
FF=330.20

DISPERSION TRENCH/
ENERGY DISSIPATOR–1 (N)
20L.F.x3"WIDEx2'DEEP

PATHWAY (N)
DECOMPOSED GRANITE

SUBDRAIN DISCHARGE
45L.F.–SOLID PIPE
4"PVC–S=1.5%

DECK (N)
FF=324.31

ADDITION
RAISED WOOD FLOOR
FF=334.31
FP=326.31

PATHWAY (N)
DECOMPOSED GRANITE

FF=333.60
FP=332.77

GARAGE (N)

SUBDRAIN DISCHARGE
56L.F.–SOLID PIPE
4"PVC–S=1.0% MIN.

STORM DRAIN LINE
46L.F.–4"PVC–S=4.0%

CATCH BASIN–1(N)
GR=332.85
FL=330.85

STORM DRAIN LINE
42L.F.–4"PVC–S=3.0%

FF=333.30
FP=332.47

EXISTING STORM DRAIN SYSTEM
TO BE ABANDONED

EXISTING HOUSE
FF=334.31

FOUNDATION SUBDRAIN
91L.F.–S=1.0% MIN.

TRENCH DRAIN (N)
20L.F.–GR=333.00
FL=331.60/331.35
FL=331.00 OUT

SHEET FLOW DRAINAGE
SAFELY AWAY FROM
BUILDING FOUNDATIONS
(TYPICAL)

ADDITION
SLAB ON GRADE
FF=334.31
FP=333.47

SUBDRAIN CO(N)
LID=333.55
FL=329.80

ADDITION
SLAB ON GRADE
FF=334.31
FP=333.47

ADDITION
SLAB ON GRADE
FF=334.31
FP=333.47

PATHWAY (N)
PAVERS

EXISTING PAVERS

CATCH BASIN–2(N)
GR=333.40
FL=331.40

EARTH DRAINAGE
SWALE FLOW LINE

RAIN WATER LEADER
RWL – 12" MIN. COVER
(TYPICAL)

3:1 CUT SLOPE

SUBDRAIN CLEANOUT(N)
LID=333.90
FL=330.50

FOUNDATION SUBDRAIN
63L.F.–S=1.0% MIN.

RETAINING WALL
50L.F.–4'MAX. HEIGHT

CANTERA COURT

N

10 0 5 10 20

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING, DRAINAGE & UTILITY PLAN "

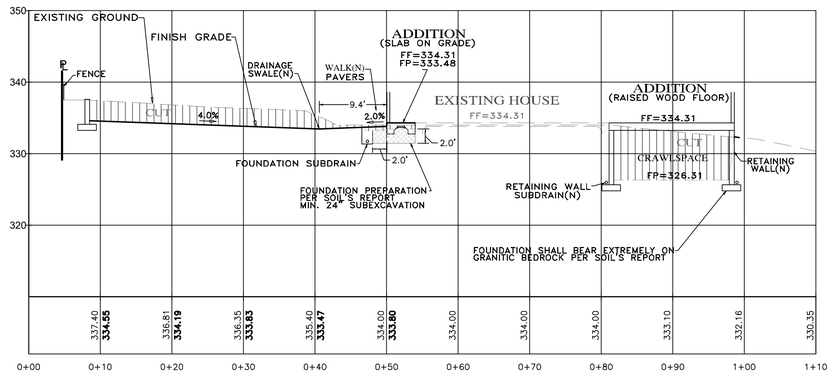
OF
WEBER RESIDENCE
A.P.N.: 008-234-007
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. MARK WEBER

SCALE: 1"=10'
DATE: NOVEMBER 2023
JOB NO. 2402-02

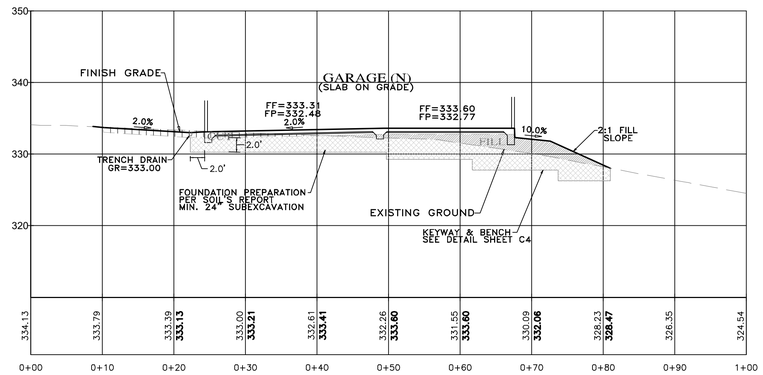
SHEET C2
OF 6 SHEETS

No.	DATE	BY	REVISION
	11/29/23	AMS	RELEASED TO CLIENT

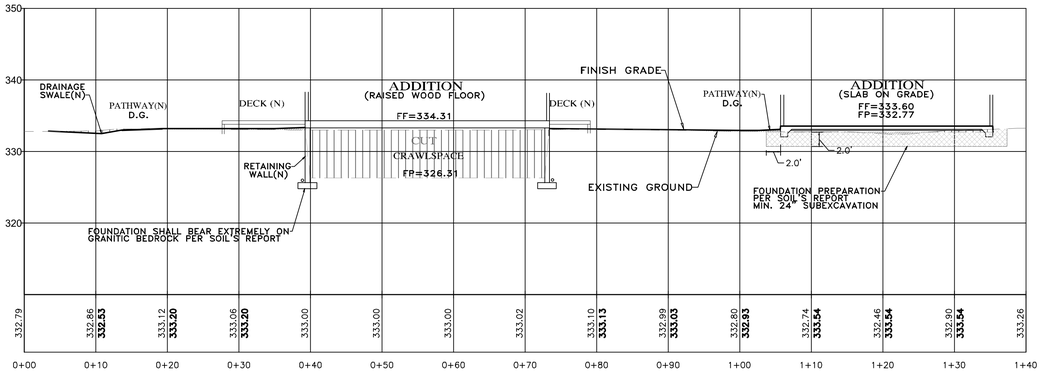
L:\PROJ\2402-WEBER\2402-CIVIL\DWG\2402-GDECP.DWG/24x36C2



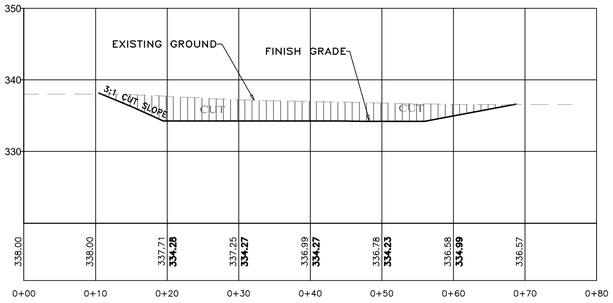
SECTION A-A
SCALE: 1"=10' H&V



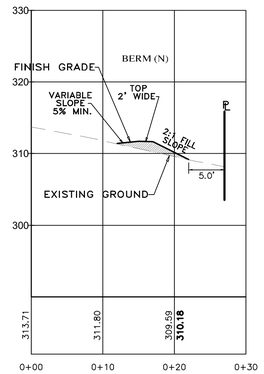
SECTION B-B
SCALE: 1"=10' H&V



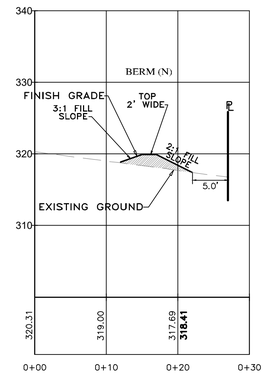
SECTION C-C
SCALE: 1"=10' H&V



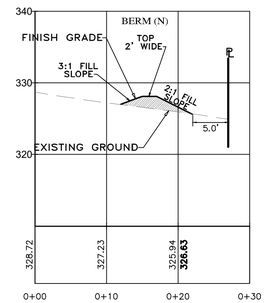
SECTION D-D
SCALE: 1"=10' H&V



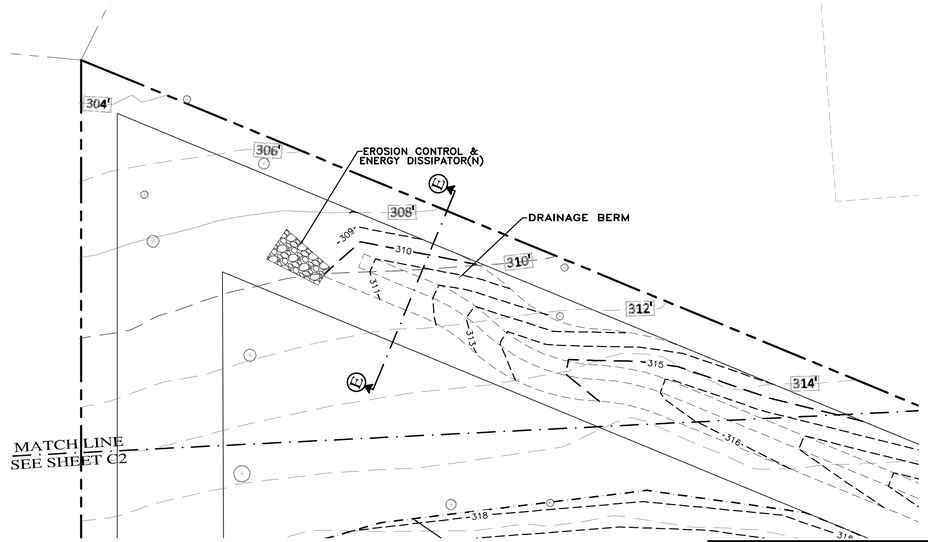
SECTION E-E
SCALE: 1"=10' H&V



SECTION F-F
SCALE: 1"=10' H&V



SECTION G-G
SCALE: 1"=10' H&V



DETAIL
SCALE: 1"=10'

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WEBER RESIDENCE

A.P.N.: 008-234-007

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

MR. MARK WEBER

SCALE: 1"=10' H&V
DATE: NOVEMBER 2023
JOB NO. 2402-02

No.	DATE	BY	REVISION
	11/29/23	AMS	RELEASED TO CLIENT

SHEET C3

OF 6 SHEETS

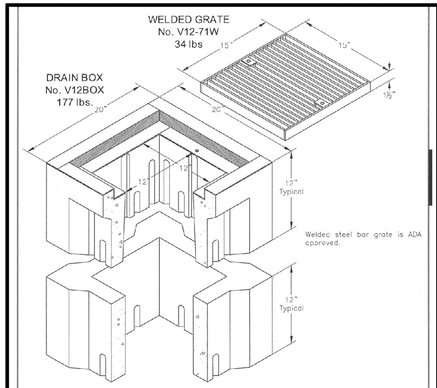
APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
GUY R. Giraudo
No. 56569
Exp. 06-30-25
CIVIL

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landset.com

LSPROJ\2402-WEBER\2402-CIVIL\DWG\2402-GDECP.DWG/24x36C3



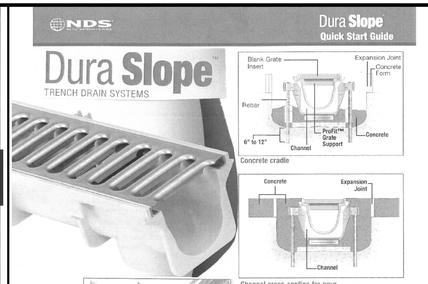
A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down interchangeable with Brooks #1212 Box– 12 per pallet
V12-71W	GRATE	34	Welded, steel cross bars, H/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete– 12 per pallet

Oldcastle Precast® Enclosure Solutions
MARSHALL, TEXAS (903) 935-0749
Phone: (800) 486-7670 Fax: (800) 486-6804
Copyright © 2009 Oldcastle Precast Inc.

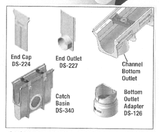
V12 DRAIN BOX
FILE NAME: V12_BOX
FILE DATE: January, 2009
www.oldcastleprecast.com

V12 DRAIN BOX
12" x 12"
Christy

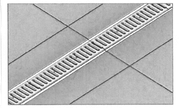


Concrete cradle

Channel cross-section for pour



Drain outlets



Finished installation

Lead Class Chart		Concrete Thickness	
Rating	Traffic	Each side	Depth below
Class A	Pedestrian traffic	4"	4"
Class B	Light traffic	4"	4"
Class C	Heavy duty traffic	6"	6"
Class D	Heavy duty traffic	8"	8"

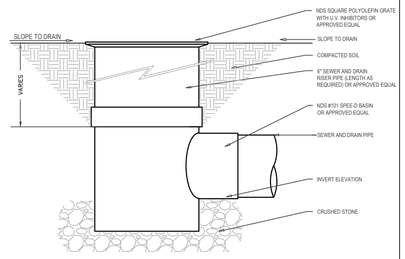
Need help?
Contact NDS Technical Services
888.825.4716
TechService@ndspro.com
www.ndspro.com

NDS
We put water in its place
851 N. Harvard Ave, Lindsay, CA 93247

4 Rev 1007 Part No. 1930

NDS
We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

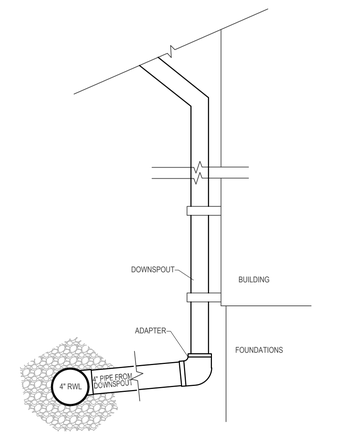


SECTION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

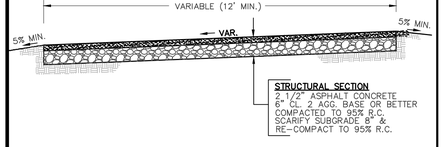
ROUND SPEE-D BASINS
SQUARE GRATE WITH SPEE-D BASIN

NDS
KEY COMPONENT
www.ndspro.com/s35

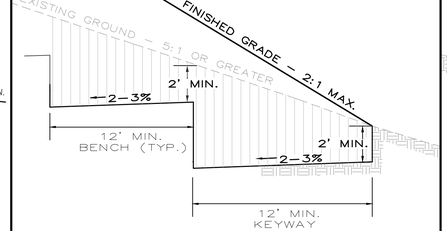


ROOF DOWNSPOUT CONNECTION
NOT TO SCALE

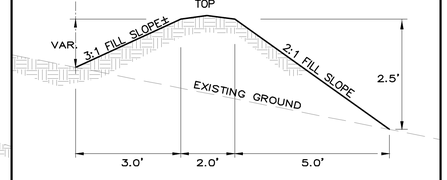
BLANK



PAVEMENT TYPICAL SECTION
NOT TO SCALE



KEYWAY & BENCH DETAIL
NOT TO SCALE



COMPACTED NATIVE EARTH
BERM – PROOF/TRACK ROLLED
BY HEAVY EQUIPMENT – MIN.
LONGITUDINAL SLOPE OF 2%

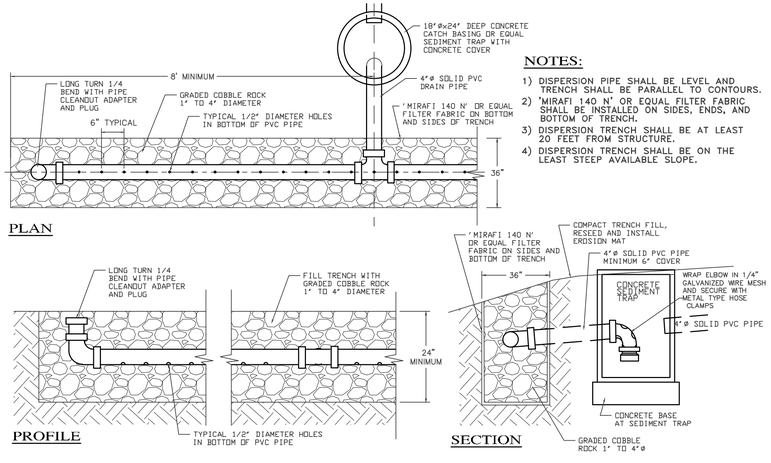
EARTH DRAINAGE BERM
NOT TO SCALE



NOTES:
1) MINIMUM LONGITUDINAL SLOPE SHALL BE NOT LESS THAN 1.0%
2) THE SWALE SHALL BE REVEGETATED WITH A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3) IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH FROM EXCESSIVE GROWTH AND/OR SILTATION.

EARTH DRAINAGE SWALE
NOT TO SCALE

BLANK



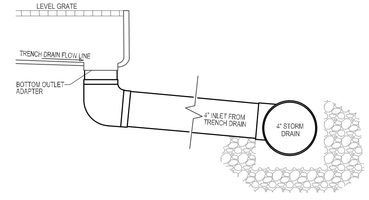
NOTES:
1) DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2) 'MIRAFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
3) DISPERSION TRENCH SHALL BE AT LEAST 20 FEET FROM STRUCTURE.
4) DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
3' WIDE x 2' DEEP x 20L.F.
V=((3')(2')(20'))x(0.40) = 48.0 CF

INFILTRATION RATE: 0.5 IN/HR
AREA TO INFILTRATE: 60 SQ.FT.
V=60x(0.04/HR)=2.4 C.F/HR
VOL. INFILTRATED ON 24 HRS.=57.6 C.F.
TOTAL VOLUME PROVIDED = 105.6 C.F.

CALCULATIONS

ENERGY DISSIPATOR/DISPERSION TRENCH
NOT TO SCALE



TRENCH DRAIN OUTLET
NOT TO SCALE

BLANK

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-3801 Fax (831) 443-3801
www.landseteng.com

" STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

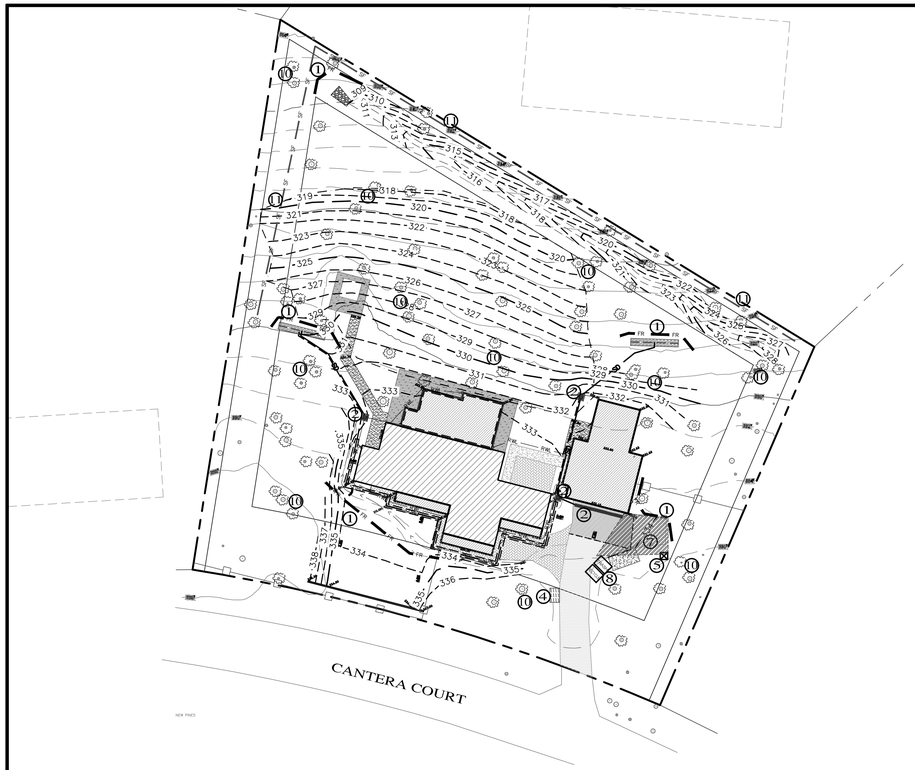
WEBER RESIDENCE
A.P.N.: 008-234-007
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. MARK WEBER

SCALE: AS SHOWN
DATE: NOVEMBER 2023
JOB NO. 2402-02

No.	DATE	BY	REVISION
	11/29/23	AMS	RELEASED TO CLIENT

SHEET C4
OF 6 SHEETS

LSPROJ\2402-WEBER\2402-CIVIL\DWG\2402-GDECP.DWG/24x36C4



PLAN
SCALE: 1"=30'

LEGEND:

(1) FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

(2) DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER — SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

(3) FOR INFORMATION ONLY — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

(4) CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

(5) SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

(6) FOR INFORMATION ONLY — STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

(7) CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

(8) TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

(9) GBCD — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

(10) TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

(11) SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

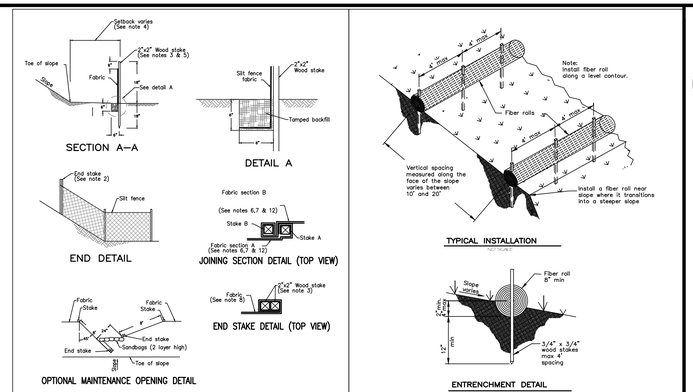
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

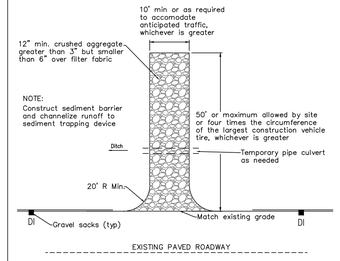
B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

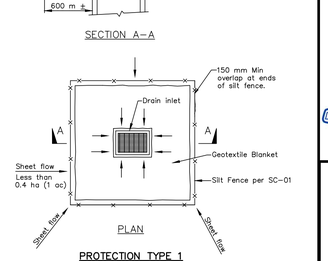


SILT FENCE SE-1
California Stormwater BMP Handbook Construction - CASQA

FIBER ROLLS SE-5
California Stormwater BMP Handbook Construction - CASQA



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1
California Stormwater BMP Handbook Construction - CASQA

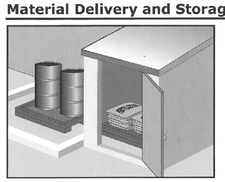


PROTECTION TYPE 1

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

STORM DRAIN INLET PROTECTION SE-10
California Stormwater BMP Handbook Construction - CASQA

Material Delivery and Storage WM-1

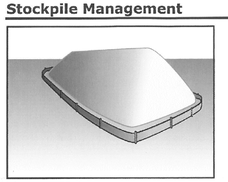


Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category
Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

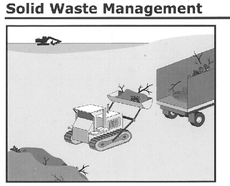
Stockpile Management WM-3



Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Categories: EC Erosion Control; SE Sediment Control ☒; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control ☒; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category
Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

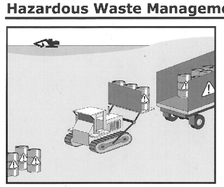
Solid Waste Management WM-5



Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective; ☑ Secondary Objective
Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

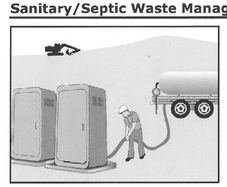
Hazardous Waste Management WM-6



Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective; ☑ Secondary Objective
Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

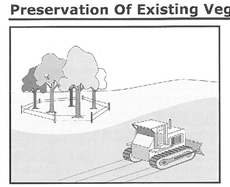
Sanitary/Septic Waste Management WM-9



Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category
Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals; Bacteria ☑; Oil and Grease; Organics ☑
Potential Alternatives: None

Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories: EC Erosion Control ☑; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☒
Legend: ☑ Primary Objective; ☒ Secondary Objective
Targeted Constituents: Sediment ☑; Nutrients; Trash; Metals; Bacteria; Oil and Grease; Organics
Potential Alternatives: None

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER ★ CIVIL ★ STATE OF CALIFORNIA
Guy R. Giraudo
No. 58569
Exp. 06-30-25
CIVIL

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" EROSION & SEDIMENT CONTROL PLAN "

OF
WEBER RESIDENCE
A.P.N.: 008-234-007
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. MARK WEBER

SCALE: AS SHOWN
DATE: NOVEMBER 2023
JOB NO. 2402-02

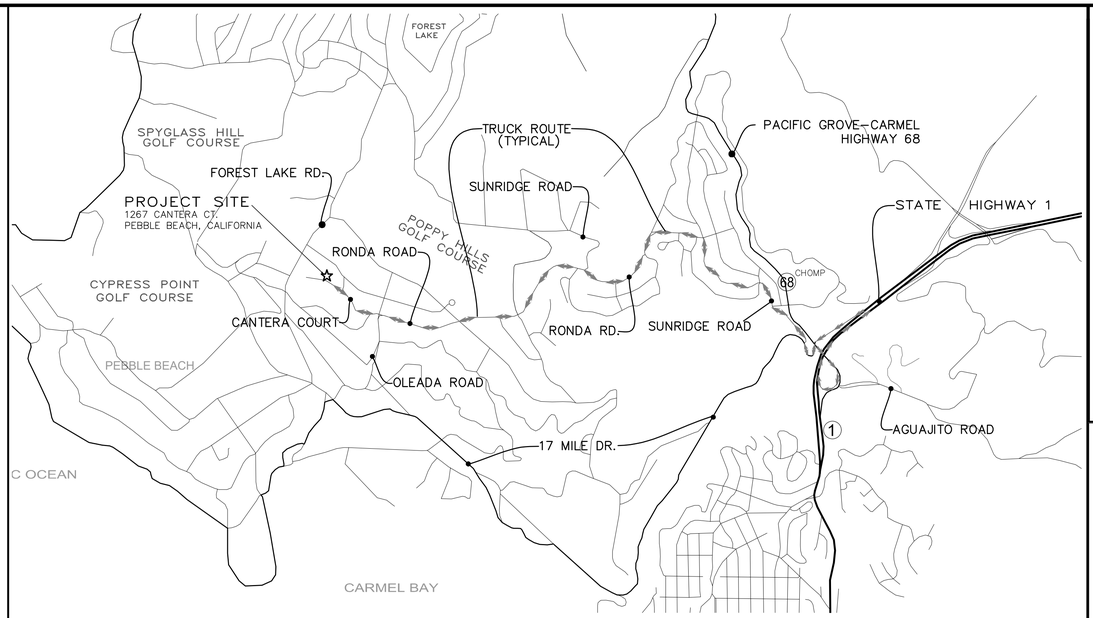
No.	DATE	BY	REVISION
	11/29/23	AMS	RELEASED TO CLIENT

SHEET C5
OF 6 SHEETS



PLAN
SCALE: 1"=10'

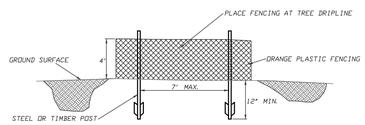
N



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
345 CY CUT
135 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING GARAGE & PART OF DRIVEWAY AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING MOTOR COURT AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW ASPHALT DRIVEWAY, PAVER WALKWAYS AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON CANTERA COURT AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM 17 MILE DRIVE TO SUNRIDGE ROAD TO RONDA ROAD TO CANTERA COURT. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON CANTERA COURT. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN THE EXISTING MOTOR COURT AND IN LEGAL SPACES ALONG CANTERA COURT, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	3
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	2	1
TOTALS	7	5

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 210 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE SPREAD OUT ON THE DESIGNATED SPOILS AREA.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 8 JANUARY 2024, 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'

REGISTERED PROFESSIONAL ENGINEER * FINANCIAL OF CALIFORNIA * CIVIL
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
526-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" CONSTRUCTION MANAGEMENT PLAN "

OF
WEBER RESIDENCE
A.P.N.: 008-234-007
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. MARK WEBER

SCALE: AS SHOWN
DATE: NOVEMBER 2023
JOB NO. 2402-02

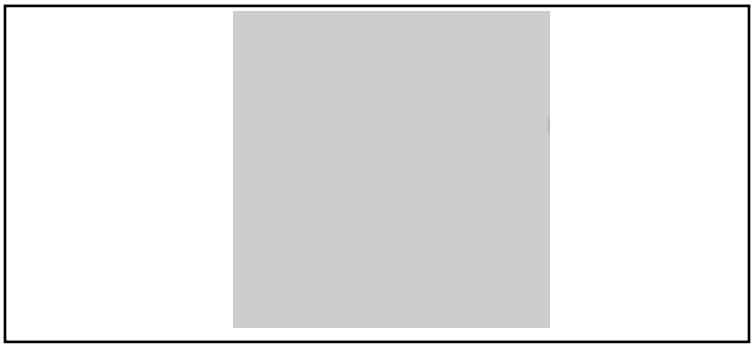
No.	DATE	BY	REVISION
	11/29/23	AMS	RELEASED TO CLIENT

SHEET C6
OF 6 SHEETS

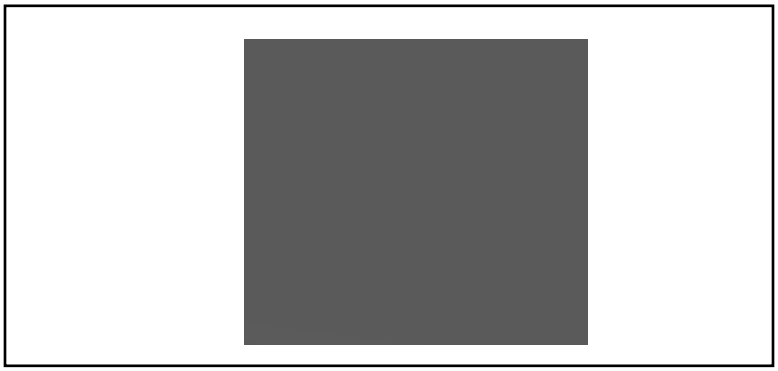
L:\PROJ\2402-WEBER\2402-CIVIL\DWG\2402-GDECP.DWG,2402GCMP

This page intentionally left blank

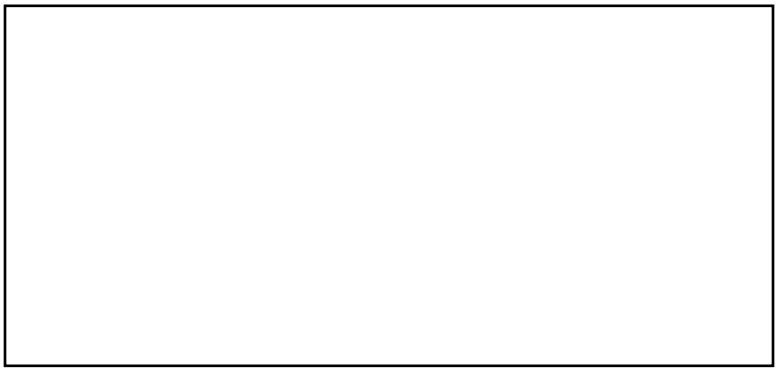
COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: House paint Colors: Light Grey
Description: _____



Materials: _____ Colors: Charcoal
Description: House Paint



Materials: _____ Colors: _____
Description: _____

COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: EXTERIOR WALL SCONE Colors: BLACK
Description: GENERATION LIGHTING OR EQUAL

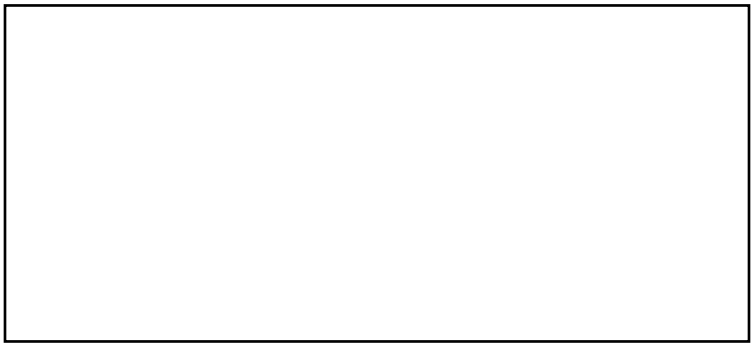


Materials: Shingles to match existing Colors: with color change to charcoal
Description: _____

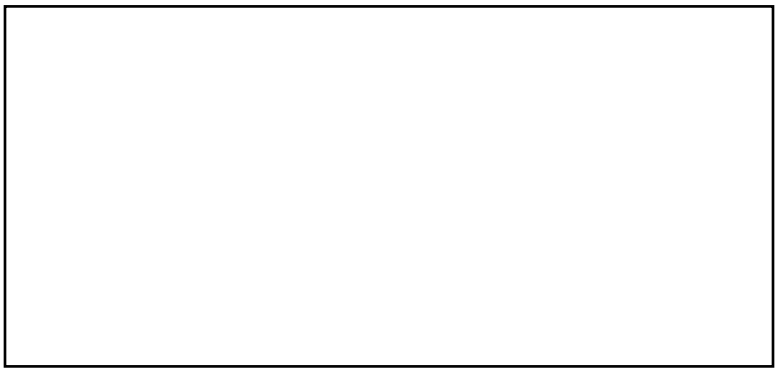


Materials: METAL EXTERIOR DOOR & WINDOWS Colors: ONYX
Description: KOLBY VISTALUXE OR EQUAL

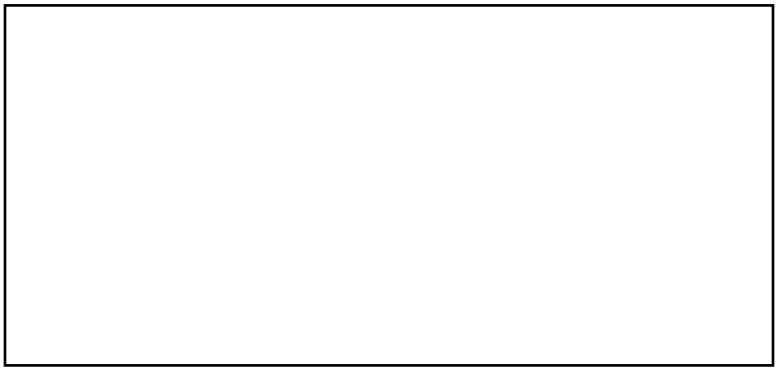
COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: _____ Colors: _____
Description: _____



Materials: _____ Colors: _____
Description: _____



Materials: _____ Colors: _____
Description: _____

This page intentionally left blank

Exhibit B

This page intentionally left blank.

MINUTES
Del Monte Land Use Advisory Committee
Thursday, January 16, 2025

1. Meeting called to order by Lori Lietzke **at** 3:03 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Ned Van Roekel, Rick Verbanec, Bart Bruno

Members Absent:
Kim Caneer, Kamlish Parikh

3. Approval of Minutes:

A. **December 5, 2024** minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes: All present

Noes:

Absent: Kim Caneer, Kamlesh Parikh

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.

Maureen Lyon brought to the attention of the County Planner and the LUAC the upcoming renovation of the Community Services District Meeting Space. Dates are still to be determined but renovations may start in April/May.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 4:10 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Del Monte Forest

1.

Project Name: HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14
File Number: PLN230353
Project Location: 1573 RIATA RD, PEBBLE BEACH, CA
Assessor's Parcel Number(s): 008-341-019-000
Project Planner: Zoe Zepp
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: An application for a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage; and a Coastal Development Permit to allow the removal of 57 protected trees.

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

(Please include the names of the those present)

David Stocker (representative and builder)

Was a County Staff/Representative present at meeting? Hya Honorato **(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)**
Ratio of pervious vs. impervious surface area on property	Pescadero Watershed compliance is 9,000 sq. ft	Check compliance
Large number of trees to be removed. Question location of replanting 100 trees on heavily wooded lot.	PRC 4291 – defensible space ordinance	Keep defensible space ordinance in mind. May want to consider replanting in different locations to be in compliance with defensible space ordinance

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: All Present

Noes:

Absent: Kim Caneer; Kamlesh Parikh

Abstain:

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Del Monte Forest

2.

Project Name: WEBER MARK LEO
File Number: PLN240010
Project Location: 1267 CANTERA CT, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-234-007-000
Project Planner: Marlene Garcia
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for the demolition of an existing 2,594 square foot single family residence and garage, and construction of a 4,086 square foot single family dwelling with a detached garage, 716 square feet of decks and associated site improvements; and a Coastal Development Permit to allow removal of three (3) protected Pine trees

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

(Please include the names of the those present)

Art Grater (neighbor); Mark Weber (owner)

Was a County Staff/Representative present at meeting? Hya Honrato **(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)
Drainage control plan sends excess water onto public road (Lisbon Lane)	All drainage must be contained on property located in Pebble Beach	Request clarification from County on requirement for drainage to remain on property.

ADDITIONAL LUAC COMMENTS

Approve if drainage rule does not apply.

RECOMMENDATION:

Motion by: Bart Bruno (LUAC Member's Name)

Second by: Carol Church (LUAC Member's Name)

____ Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All present

Noes: _____

Absent: Kim Caneer; Kamlish Parikh

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Del Monte Forest

3.

Project Name: DONOVAN PAUL MARTIN & ELISA M E TRS
File Number: PLN240234
Project Location: 2819 CONGRESS RD., PEBBLE BEACH, CA
Assessor's Parcel Number(s): 007-103-012-000
Project Planner: McKenna Bowling
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: DONOVAN PAUL MARTIN & ELISA M E TRS

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

(Please include the names of the those present)

Bradley Green (Hastings Construction Inc)

Was a County Staff/Representative present at meeting? Hya Honorato **(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)
None		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Maureen Lyon (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

____ Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: All present

Noes:

Absent: Kim Caneer; Kamlesh Parikh

Abstain:

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Del Monte Forest

4.

Project Name: BECHTEL CORPORATION
File Number: PLN240070
Project Location: 1451 CYPRESS DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-453-017-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal
Project Description: A Coastal Administrative Permit and Design Approval to allow minor exterior modifications to an existing single family dwelling including construction of new wooden pergola and installation of a pickleball court within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development within 100 feet of ESHA.

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

(Please include the names of the those present)

David Stocker (representative)

Was a County Staff/Representative present at meeting? Hya Honorato **(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)
None		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Ned Van Roekel (LUAC Member's Name)

Second by: Carol Church (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All Present

Noes: _____

Absent: Kim Caneer; Kamlesh Parikh

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Del Monte Forest

5.

Project Name: 456 PROPERTIES LLC
File Number: PLN240034
Project Location: 3320 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-423-026-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 2,202 square foot single family dwelling with an attached 683 square foot garage and attached 843 square foot accessory dwelling unit, and grading of 1,036 cubic yards of cut and 723 cubic yards of fill; and a Coastal Development Permit to allow the removal of three (3) Coast Live Oak trees (12", 9" and 17" inches in diameter), and 3) Coastal Development Permit to allow development within 750 of a known archaeological resource.

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

(Please include the names of the those present)

_____

_____

_____

Was a County Staff/Representative present at meeting? Hya Honorato **(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: Project removed from agenda by County Representative, Hya Honorato.

Continue to what date: _____

Ayes: _____

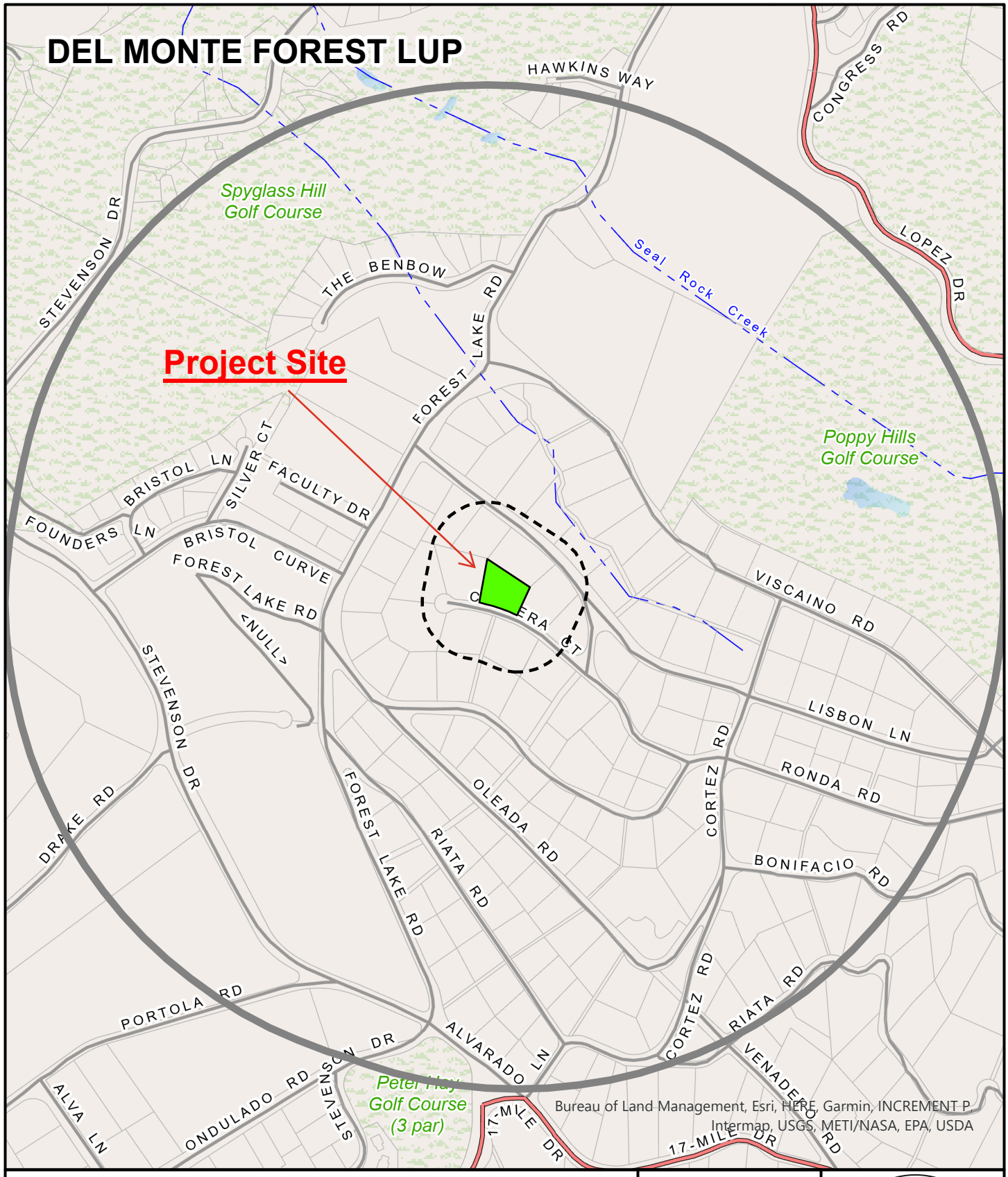
Noes: _____

Absent: _____

Abstain: _____

Exhibit C

This page intentionally left blank.



APPLICANT: WEBER

APN: 008-234-007-000 **FILE #** PLN240010

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

COUNTY OF MONTEREY CALIFORNIA • 1850 •

PLANNER: MARLENE GARCI

This page intentionally left blank

Exhibit D

This page intentionally left blank.

THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

October 11, 2021

Mr. Mark Weber
1267 Cantera Court
Pebble Beach, CA. 93953
APN: 008-234-007-000

Subject: Biological assessment for 1267 Cantera Court in Pebble Beach

A biological assessment was recently conducted for the property located at 1267 Cantera Court in Pebble Beach (APN: 008-234-007) in preparation for a proposed home remodel and addition project. This already developed and impacted lot is situated in a mixed woodland residential community in *Del Monte Forest*. This property assessment involved performing a ground level visual inspection of the subject parcel to record and document biological resources, vegetation types and habitat characteristics that may be present; determine the presence or absence of biological resources that have protection status under federal and state laws (e.g., *Federal Endangered Species Act* [FESA], *California Environmental Quality Act* [CEQA] and *California Endangered Species Act* [CESA]); and provide resource protection and mitigation recommendations that may be necessary in preparation for the proposed property development project.

This biological assessment was conducted by performing a thorough walk through and visual inspection of the subject parcel and reviewing property development plans and maps (refer to the corresponding Construction Site Plans for construction details and property features). Where possible the characteristics and conditions described in this report are depicted in the photographs located at the end of the report (refer to attached photos, *Figures 1-4*). Findings and recommendations are provided herein.

I. SITE CHARACTERISTICS & BIOLOGICAL RESOURCES

Del Monte Forest supports a diversity of biological and cultural resources, including protected special status species and sensitive habitat. The subject parcel located at 1267 Cantera Court in Pebble Beach is a total of 1.01 acres in size and is located in an

environment that is significantly influenced by seasonally temperate coastal environmental conditions. This lot has an existing home that is proposed for remodeling, a paved driveway and a partially maintained landscape located in a mixed woodland residential community consisting of mature and senescing upper canopy Monterey Pine (*Pinus radiata*) and mid to lower canopy Coast Live Oak (*Quercus agrifolia*) trees (refer to *Figures 1-4*). Young and immature Monterey Pine, Coast Live Oak and Monterey Cypress trees, including several seedlings and saplings, are also occurring on the subject property. In regards to woodland health, harmful biotic disorders (e.g., pathogens, disease and/or insect pests) appear to be absent in levels that are detrimental to the health and viability of trees and woodland habitat.

The subject parcel is located in a woodland residential community with homes occurring in fairly close proximity to one another. This property is surrounded by 3 neighboring homes, exception being the area to the south of the front yard, which is the public roadway (i.e., Cantera Court). Less than a quarter mile from this property there are relatively large undeveloped open space areas of *Del Monte Forest* primarily consisting of mixed woodland and pine dominated forest habitat. Some of these open space areas support riparian and other sensitive habitat types, as well as protected special status species, such as Yadon's Piperia (*Piperia yadonii*) and California Red-Legged frog (*Rana draytonii*.

Per the assessment of this developed and previously disturbed and impacted lot, it is clearly evident that the subject property does not support federally and/or state protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none will be affected by proposed home remodeling and addition activities. There are no known occurrences of special status species (e.g., Yadon's Piperia [*Piperia yadonii*]), sensitive habitat or other protected resources occurring on the subject parcel and none were observed during the property assessment. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site assessment.

Mixed pine and oak woodland is the most noteworthy and ecologically valuable resource occurring on the subject parcel (refer to *Figures 1-4*). Native tree and plant species observed include the following: Monterey Pine (*Pinus radiata*), Coast Live Oak (*Quercus agrifolia*), Poison Oak (*Toxicodendron diversilobum*), Pacific Blackberry (*Rubus ursinus*), California Huckleberry (*Vaccinium ovatum*), California Honeysuckle (*Lonicera hispidula*), Douglas Iris (*Iris douglasiana*), Pink Flowering Currant (*Ribes sanguineum*), Bracken Fern (*Pteridium aquilinum*), Western Sword Fern (*Polystichum munitum*) and a few native grass and sedge (*Carex* spp) species. All the other plants observed on the subject property are non-native introduced trees, shrubs and grasses that were either planted on the lot or are occurring as non-native invasive weeds (e.g., Dwarf Periwinkle [*Vinca minor*], French Broom [*Genista monspessulana*], Bull Thistle [*Cirsium vulgare*], Acacia [*Acacia longifolia*] and Panic Veldt Grass [*Ehrharta erecta*]; [refer to *Figure 3*]).

Soils on this developed and previously disturbed parcel appear to be stable and sufficient for supporting healthy flora and proposed property development/improvement activities. Wind direction is predominantly out of the southwest. Per the project plans, proposed construction and property improvement activities will utilize the existing building footprint and adjacent areas that have been previously disturbed and impacted. This is a relatively flat lot and no development or soil disturbance will be occurring on steep slopes with high erosion potential.

As previously noted, special status species, sensitive habitat and nesting birds that have protection status were not observed during a recent site assessment and are not known to occur on the subject property. Although nesting birds were not observed during the assessment of this woodland parcel, an additional nesting bird survey should be conducted if construction activities begin during the nesting season, which in Monterey County may begin as early as February and continue through August.

II. RECOMMENDATIONS

In the interest of protecting and minimizing construction related impacts to woodland habitat the following resource protection measures and best management practices (BMP's) should be implemented:

1) Prior to construction activities beginning, install resource protection measures to clearly identify and delineate the construction zone and to prevent unnecessary construction site expansion, disturbance and impacts into surrounding woodland areas. Resource protection BMP's include appropriate erosion and sedimentation control measures, high visibility exclusionary fencing that clearly identifies and delineates the construction zone and building envelope, and tree protection measures. Properly install, repair and modify or improve resource protection measures and BMP's on a as needed basis, and keep properly maintained for the duration of the project.
2) In the landscape plan consideration should be given to utilizing plants that are native or well-adapted to a mixed woodland vegetation community. Plants selected for landscaping operations should be drought tolerant, relatively fire resistant, non-invasive to habitat and open space areas, and well adapted and appropriate to this mixed woodland environment.
3) Control and manage non-native invasive plant species, such as Dwarf Periwinkle (*Vinca minor*), French Broom (*Genista monspessulana*), Bull Thistle (*Cirsium vulgare*), Acacia (*Acacia longifolia*) and Panic Veldt Grass (*Ehrharta erecta*) to improve woodland habitat and reduce combustible fuel loads and wildland fire hazards (refer to *Figure 3*).
4) As previously stated, nesting birds were not observed during the assessment of this woodland property. However, the nesting season in Monterey County may begin as early as February and continue through August. Consequently, if construction activities begin during this nesting period an additional nesting assessment should be conducted within two weeks of construction activities commencing.

III. CONCLUSION

In conclusion, biological resources that are protected under federal and state laws (e.g., FESA, CESA and CEQA) were not observed during the assessment of this previously disturbed and impacted property located at 1267 Cantera Court in Pebble Beach. Consequently, there is no evidence or indication that protected special status species and/ or sensitive habitat will be impacted by proposed home construction and property improvement activities.

Proper implementation of resource protection BMP's will assist in minimizing construction related impacts to natural resources and woodland habitat, as well as to satisfy *Monterey County RMA-Planning Department* permit requirements and conditions of approval.

Best regards,

Rob Thompson *October 11, 2021*
Resource Ecologist
ISA Certified Arborist, WE-7468A

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonwrm@gmail.com ; Website: www.wildlandmanagement.com

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLIENT. THOMPSON WILDLAND MANAGEMENT (TWM) ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PERSONS.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN IN IT, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT OR OBTAINED BY TWM.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.



Figure 1. Existing home on subject property is dominated by mature Monterey Pine trees. Several pine seedlings and saplings are occurring on the subject parcel.



Figure 2. View of pine dominated backyard area. The proposed home addition will extend off of the existing structure (left of center in photo).



Figure 3. One of a few small patches of native California Huckleberry occurring on the property. Exotic Acacia is also seen in the photo.



Figure 4. Another view of proposed home addition site, which will be in previously disturbed area next to existing home (right of center).

This page intentionally left blank

Exhibit E

This page intentionally left blank.

HISTORIC RESOURCE ASSOCIATES
HISTORIC ARCHITECTURE • ARCHAEOLOGY • HISTORICAL & GENEALOGICAL RESEARCH
NATIONAL REGISTER NOMINATIONS • PRESERVATION PLANNING • HISTORIC INTERIORS

September 17, 2021

Mark Weber
3079 El Toro Road
Pebble Beach, CA 93953

Re: Phase I Historical Assessment for 1267 Cantera Court, Pebble Beach, CA 93953

Dear Mr. Weber:

Historic Resource Associates has completed the Phase I Historical Assessment for 1267 Cantera Court (APN 008-234-007-000), Pebble Beach, Monterey County, California 93953, as per the California Environmental Quality Act (CEQA), and permit requirements imposed by the Monterey County Resource Management Agency (RMA) in accordance with Section 20.146.090 of the Monterey County Coastal Implementation Plan.

Please find the attached standardized California Department of Parks and Recreation (DPR) evaluation forms. The subject property is characterized as a Mid-20th century modern "California Ranch" style residence built in 1965, with a large addition in 1969, and another large addition in more recent years. Consequently, the architectural integrity of the residence has been compromised, and archival research failed to demonstrate that the home is associated with a person or persons of significance in the history of either Pebble Beach or Monterey County.

In summary, as per the California Environmental Quality Act (CEQA) regulations, the California Register of Historic Resources, the National Register of Historic Resources, and as per permit requirements for the Monterey County Resource Management Agency in regards to cultural resources, 1267 Cantera Court does not appear to be a significant resource as per CEQA. If you have any questions, please contact me.

Regards

Respectfully,



Dana E. Supernowicz, M.A., RPA

3142 Bird Rock Road
Pebble Beach, CA 93953
Office: 831-641-7474
Mobile: 916-296-4334
Fax: 831-641-7472
Email: historic.resource@comcast.net)

This page intentionally left blank

Exhibit F

This page intentionally left blank.

Albert Weisfuss
ISA Certified Arborist #1388
ISA Tree Risk Assessor Qualified
(831) 869-2767
albertweisfuss@gmail.com
montereybaytreeworks.com

11/29/23

ASSESSOR'S PARCEL #: 008-234-007
TYPE OF CONSTRUCTION: V-B
PROJECT DESCRIPTION:
1267 Cantera CT Pebble Beach, CA 3953
Designer: Mark Weber

SUMMARY

Monterey Bay Treeworks was requested to review site plans provided by Mr. Webber that proposes a remodel of the existing structure. Two site visits were completed that consisted of a walkthrough with Mr. Webber, reviewing site plans and location of the proposed project. Because the site is forested with protected trees that may or may not require removal, my services were requested to review the provided site plans and make available an objective assessment to monitor development of the property and minimize impacts during construction while securing the necessity of the flora and fauna habitat.

Based on the viewed site plans and walkthrough, three trees are within the project's boundaries that will no longer provide functional habitat value. These trees are requested for removal.
Three subject trees are near the project boundaries with no impacts expected. The property owner has requested to retain these trees.

The proposed site is located on Cantera CT within the Del Monte Forest. The property consist of a mature senescing stand of Monterey pines. The canopy is fractured from past tree failures.

The following was completed as requested.
- Site visits and field survey of trees located within the project boundaries.
- Inventory trees within the project boundaries that are protected or considered significant and 6" greater in diameter
- Photo documentation, spreadsheets and preparation of site maps showing existing trees and proposed site map
- Indication of trees for removal, if any, and mitigation purposes to allow for construction activities
- Prepare a formal protected tree report as required for county submittal purposes

Arborists Disclosure:

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.

Introduction and Overview

I, Albert Weisfuss conducted an assessment of regulated trees and prepared the following arborist's report for Mr. Mark Webber while meeting the requirements of the County of Monterey, and for use in preparation of development. Forest management is the application of appropriate technical forestry principles, practices, and techniques. The management of an urban forest is to achieve the owner's objectives. Monterey County's primary management objective is to balance wildlife habitat protection and enhancement. A tree on streets and on other publicly owned properties provides a multitude of aesthetic and environmental benefits. Beyond shade and beauty, trees also have practical benefits and a real monetary value that property owners sometimes are unaware of. Unlike other public infrastructure components, properly planted and maintained trees increase in value over time, which in turn increases the value of your property.

Methods / Limitations

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade.
In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. Where multiple trunks arise the trunks are measured and divided by the number of trunks to determine the trunk diameter.
The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection.

- Inventory Methods

The first assessment conducted consisted of a general walkthrough with a review of site plans and tagging trees for inventory purposes. The second visit, included the usage of Lufkin diameter tape, iPhone camera and recording condition of subject trees. Using the above criteria all trees requested on site and within the scope of work were inventoried and numbered with aluminum tags. Information recorded for each of these trees included tree number, species, and DBH. Tree condition was rated good, fair, poor or dead with "poor" meaning that that tree was failing due to a variety of conditions.

Limitations

This report may only be used for the purpose of making decisions regarding development involving the subject tree(s).
The information provided in this report is based on the conditions identified at the time of inspection. Tree conditions do change over time so reassessment is recommended annually and after development if tree retention is recommended.
Bird nesting is not visible on site within 300 feet.

• Assessment Methods

Subject tree(s) were assessed on 11/7 and 11/24. The data collection consisted of the following steps:

1. Identify the subject tree(s) as requested .
2. Tagging of subject tree(s) with an identifying number and recording findings of diameter and condition of subject tree(s).
3. Determine if the tree was within the footprint or impacted by development
4. Drone and iPhone documentation
5. Evaluating the health and structural condition using a scale of 0 – 5.

   5 A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

   4 Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

   3 Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   2 Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

   1 Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

   0 Dead with no living foliage.

Suitability for Preservation

As a qualified professional, it is important that I consider the quality of the subject tree(s) resource and viability itself. The purpose of this report will look at the issues of the trees condition and the association with the interaction of the surrounding residential dwellings and usage of the property. This report will seek to provide an integrated approach to assess the level of risk posed by the tree and make recommendations for its future care to you, the tree owner and manager. The report is intended to notify you about any risk that might be associated with the subject tree(s).

Field reconnaissance and inventory efforts found 6 regulated trees measuring six inches in diameter and larger measured at breast height on the property. Composition of the 6 inventoried trees includes the following species and accompanying aggregate diameter inches:

At this time, 6 Pinus radiata (Monterey pine) trees have been identified as requested by the applicant.
Three trees are recommended for removal due to the condition of the tree and/or nature of the proposed project noted at the time of field inventory efforts. Three trees are requested to be retained by the applicant.

The following trees have been recorded in the field and listed on table 1:1. Trees were rated as good, fair, poor and dead with poor and dead being recommended for removal. Trees rated fair may have some degree of health conditions or structural integrity limiting their development. Trees rated as good would be considered the best candidates on site for the age and condition of the stand.

Table 1:1

Tree Species	ID #	Diameter In Inches	Comments	Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent	Project boundary	Suitable for Preservation
Monterey pine	52	29	Minimal root pruning	3	Yes	Yes
Monterey pine	53	30		3	Yes	Yes
Monterey pine	54	19	Decline with lean over structure	2	Yes	No
Monterey pine	55	23	Decay	1	Yes	No
Monterey pine	56	14	Decay	1	Yes	No
Monterey pine	57	31		3	Yes	Yes

TREE REMOVAL & TREE RETENTION PLANS

Removal is based on condition or impacts from development of trees at the time of this assessment.
No tree assessed in the excellent category.
Three trees assessed in the fair category
Three trees assessed in there poor category
No tree assessed in the dead category
Three trees are requested for removal

Retention is based on condition of trees at the time of the assessment. Future maintenance of the trees is recommended.
Trees retained are near of the scope of work and will require tree protection prior to any work.
Three trees are recommended for retention.

Summary and Conclusion
Monterey County Resource Management Agency requires a 1:1 ratio replacement for protected trees measuring less than 24" in diameter and 2:1 ratio replacement for protected trees measuring greater than 24" in diameter. The subject trees removed will be replanted in locations on the property in areas that allow for optimum canopy and root development. Spacing between trees should be at least 15 feet. Occasional deep watering (1 to 2 times per week) during the late spring, summer, and fall is recommended during the first two years after establishment with supplemental watering during dry winter months.

Replant list			
Species	***Common name***	***Size***	***# of trees replanted***
Pinus radiata	Monterey pine	Seedling	3

The property is a senescing stand of tall Monterey pine. There have been numerous failures within the area creating a fractured canopy. The stand of trees is recommended for routine maintenance with regular assessments due to age and condition with whole tree failures noted within the neighborhood.

The three requested removals are in a state of decline and close to the proposed project, that retention is not viable due to root impacts. The repercussions of development will impact tree health and stability on an already declining tree.

The three requested trees for retention have little to no impacts from the project. The trees are noted as fair condition with pruning for safety and regular monitoring recommended.

Subject trees requested for removal will not involve a risk of adverse environmental impacts such as:
1. Soil erosion.
2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

Conditions of Approval:
In granting any permit as provided herein, the appropriate authority may attach reasonable conditions to mitigate environmental impacts and ensure compliance with the provisions of this Section, including but not limited to replacement of trees removed.

Tree protection

Planning Phase
1. Before assessing trees and other site structures and conditions, mark the site boundaries on plans and in the field to delineate which trees and stands of trees will be inventoried.

2. Perform a tree inventory that includes at minimum the location, size, and health of each tree and delineates quality stands of trees. Scope of the inventory should be based on communication and needs of the project team (developer, planner, engineer, architect, landscape architect, and other professionals involved), as well as county ordinances. This is the time to confer with the project team on conceptualizations for site design, so that way long- term tree protection and health gets integrated into the design.

Design Phase
3. Communicate with the project team to accurately site structures and utilities and determine the trees to remain on site. Conserve and protect trees in stands or groups where possible. Make sure the trees and stands of trees selected to be saved go into plans and construction documents. Include in all plans the Tree Protection Zone (TPZ) for all saved trees to avoid conflict with the protected area and placement of structures and utilities during construction.

Pre-construction Phase
4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
   - ✏Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
   - ✏Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.
- ✏Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.
- ✏*Construction Phase*
5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:
- ✏Stockpiling of any type, including construction material, debris, soil, and mulch
- ✏Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic
- ✏Trenching for utility installation or repair and irrigation system installation
- ✏Attaching anything to trunks or use of equipment that causes injury to the tree

6. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.

7. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

8. Perform a final inspection and continue monitoring after construction. Monitoring includes maintaining mulch, managing soil moisture, assessing tree damage, inspecting for insects and pests, and fertilization if needed.

Grading Limitations within the Tree Protection Zone

1. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
2. Grade changes within the TPZ are not permitted.
3. Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated
4. Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.
5. Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

Trenching, Excavation and Equipment Use

Notification. Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

1. Root Severance. Roots that are encountered shall be cut to sound wood and repaired Roots 2- inches and greater must remain injury free.
2. **Excavation.** Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
3. **Heavy Equipment.** Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the project arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.
    - Structural design. If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to project arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

Tree Removal

✏Removal of regulated trees shall not be attempted by demolition or construction personnel, grading or other heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that are retained.

INSPECTION SCHEDULE

The project arborist or landscape architect retained by the applicant shall conduct inspections of proposed construction site containing protected and designated trees. Inspections shall verify that the type of tree protection and/or plantings are consistent with the standards outlined within this arborist assessment.

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as 1267 Cantera ct. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291

Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:

(0-5 feet)

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non- combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:

(5-30 feet)

Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone

(30-100 feet)

Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.

Public Resources Code §4291. Structures in Mountainous Areas; Flammable Materials.
A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:
(a) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.
(b) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.
(c) Remove that portion of any tree that extends within 10 feet of the outlet of a chimney or stovepipe.
(d) Maintain any tree adjacent to or overhanging a building free of dead or dying wood. (e) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.
(f) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in such an area, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.
(g) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of nonflammable materials, or conditioned upon the contents and composition of same, he or she may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures. No exemption or variance shall apply unless and until the occupant thereof, or if there is not an occupant, the owner thereof, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.
(h) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.
(i) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

December 1, 2023

Albert Weisfuss

Date



052- retain with minimal root pruning. Continue to monitor.





053-retain with safety pruning and continued monitoring. No impacts to roots are noted.





054-remove.
within project boundary.
decline with lean over structure.



055-remove.
within project boundry.
decay present in trunk





056-within project boundary. Decay in trunk present.



057-retain. continue to monitor



Red arrows are requested removals with green indicating retain the tree at the rear of the project.

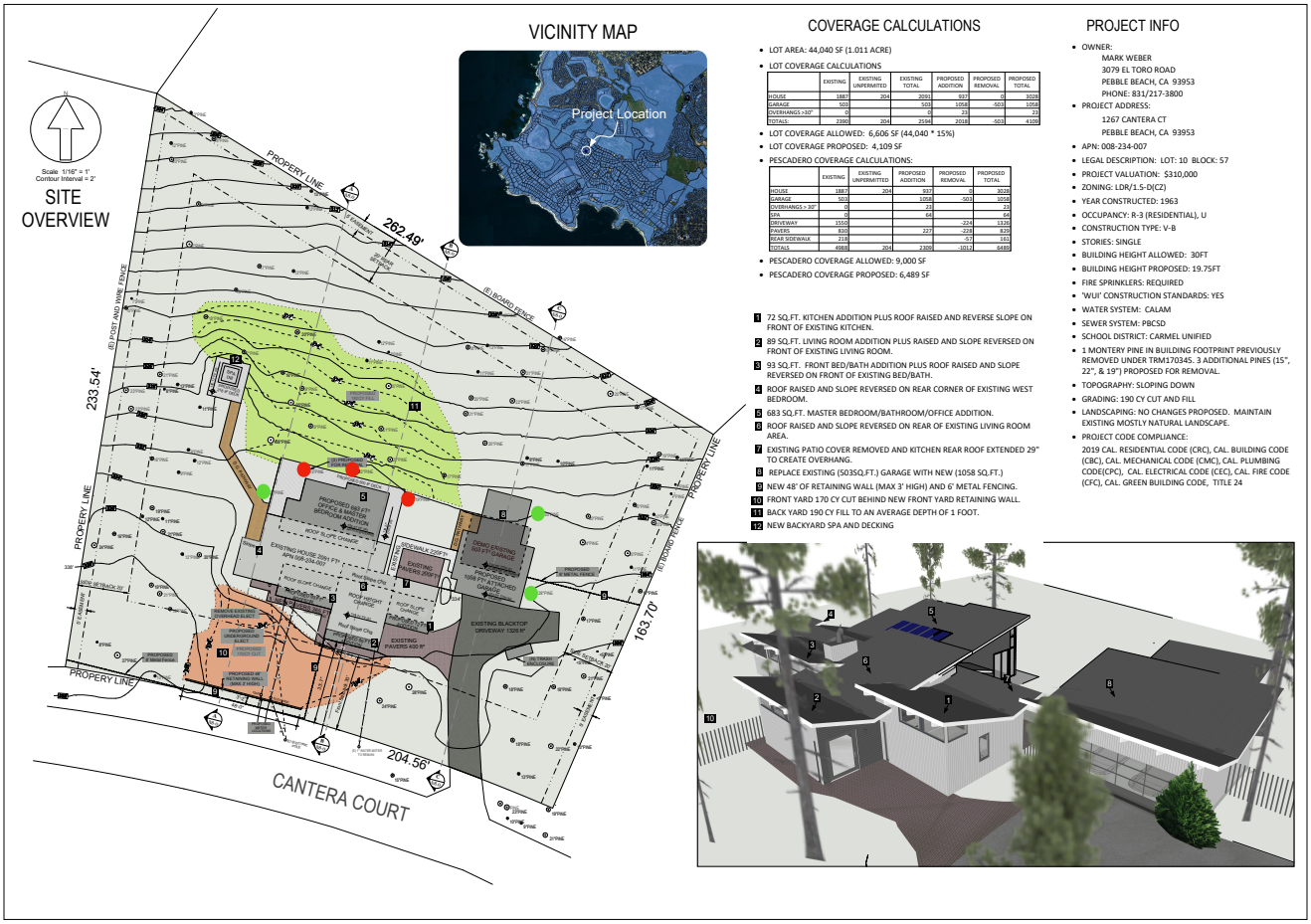


Green arrows indicate resin tree on west side of project.

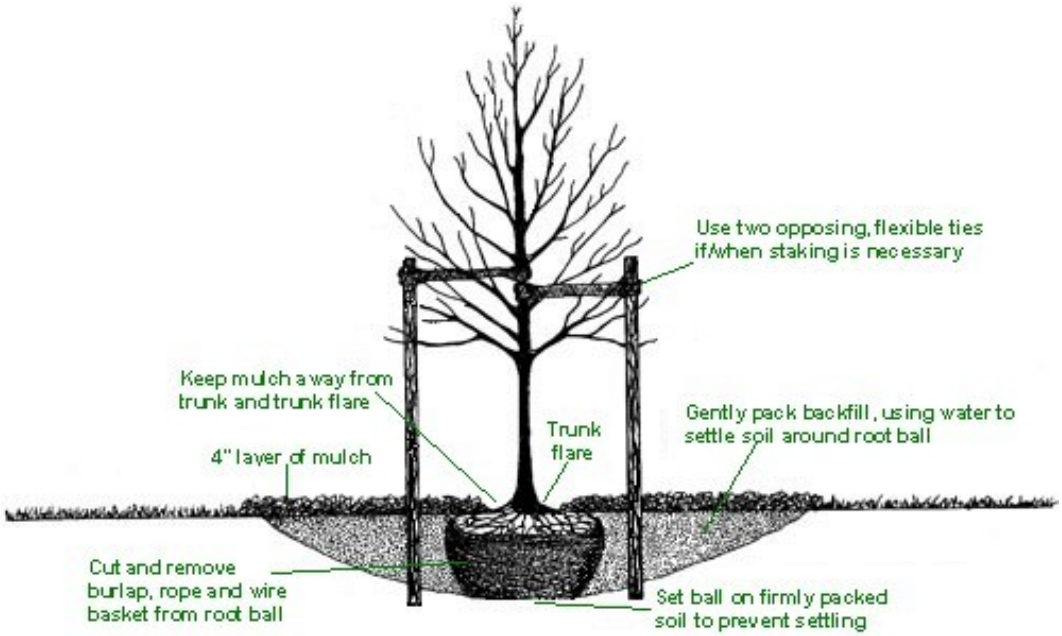
Location of requested tree removal / retention.

Retained tree

Removal tree



Planting Detail If trees must be staked, place stakes as low as possible but no higher than 2/3 the height of the tree. Materials used to tie the tree to the stake should be flexible and allow for movement all the way down to the ground so that trunk taper develops correctly. Remove all staking material after roots have established. This can be as early as a few months, but should be no longer than one growing season. Materials used for permanent tree protection should never be attached to the tree.



Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
Three days after planted	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
First three weeks after planting	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
Two – Six months following planting	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Remainder of first year	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Year Two	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
Year Three-Five	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

This page intentionally left blank

Introduced: 10/2/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240026 - SHAW SUZANNE SAUNDERS TR

Public hearing to consider action on a variance to reduce the front setbacks by 20 feet and the construction of a 192 square foot storage shed.

Project Location: 71 Poppy Road, Carmel Valley

Proposed CEQA Action: Find the project qualifies for a Class 1 and Class 5 Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15305, 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 1 and Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15305, and there are no exceptions pursuant to section 15300.2; and
2. Approving a Variance to reduce the front setback along Flight Road from 50 feet to 30 feet; and an after-the-fact Design Approval to allow the construction of a 192 square foot storage shed.

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

PROJECT INFORMATION:

Agent: William Mefford
Property Owner: Suzanne Shaw
APN: 187-503-003-000
Parcel Size: 19,166.4 Square Feet (.44 Acres)
Zoning: Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner,
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:
The project is located at 71 Poppy Road, Carmel Valley, and is subject to the policies of the Carmel Valley Master Plan and the 2010 General Plan. The proposed project is after-the-fact permitting for the construction of a 192 square foot storage shed. Additionally, the project includes a variance to reduce the front setback from Flight Road by 20 feet, from 50 feet to 30 feet.

The project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Carmel Valley Master Plan (CVMP), and regulations and development standards contained in the Monterey County Inland Zoning Ordinance (Title 21), subject to the granting of the proposed Design Approval and Variance.

Land Use & Development Standards
The property is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ". This zoning district allows accessory structures as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The existing unpermitted shed has setbacks of 30 feet (front) and 13 feet (side) and has a height of 12 feet. The existing shed complies with all required site development standards, except the 50-foot required front setback from Flight Road. The allowed building site coverage is 35% and as proposed, the building site coverage will be 24.6%.

Visual Resources and Design Review
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. The proposed shed has colors and materials that match the single-family dwelling consisting of beige wooden siding and brown composition shingle roofing. The colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character.

Variance
The project involves a variance to reduce the required front setback for non-habitable accessory structures from 50 feet to 30 feet along Flight Road. Title 21 section 21.06.1030 defines front setback as the setback from the edge of a private or public road right-of-way or adopted Official Plan Line to the nearest point of a structure. The property abuts two public right of ways (Flight Road [south] and Poppy Road [north]) and one private driveway easement [east]. Accordingly, the property is subject to three front setbacks. The required front setback for non-habitable accessory structures in the LDR zoning district is 50 feet, and there is a required distance of 10 feet between non-habitable accessory structures and main structures. Other lots in the surrounding neighborhood are subject to one or two front setbacks; however, the subject property is the only lot in the neighborhood required to meet three front setbacks. In this case, the construction of a detached accessory structure that meets all required setbacks would require extensive development on slopes in excess of 25%; inconsistent with the requirements of General Plan Policy OS-3.5. Less constrained properties in the neighborhood can be developed with accessory structures without requiring exceptions to the Zoning Ordinance. Similarly constrained lots in the surrounding neighborhood have been granted variances to the front setback requirements, including one of the neighboring properties, which was granted a variance to allow a reduction of the front setback for an attached non-habitable accessory structure (garage) from

30 feet to 11 feet, 6 inches (Resolution No. 20-036). The subject property is the most highly constrained lot in the neighborhood, and the project is an allowed use within the LDR zoning district, which overlays the whole neighborhood.

CEQA:
The project is categorically exempt from environmental review pursuant to Sections 15301 and 15305 of the CEQA Guidelines. Section 15301 applies to existing structures and Section 15305 applies to minor alterations in land use limitations which do not result in land use or density. This project qualifies for a Class 1 exemption because the 192 square foot accessory structure is an existing structure. This project qualifies for a Class 5 exemption because it includes a variance to reduce the front setback, not resulting in any new lots. All the necessary reports have been obtained, and have determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. 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 Montrey County Regional Fire Protection District. 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 Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on October 6, 2025.

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:
- Conditions of Approval
- Plans
Exhibit B - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Suzanne Shaw, Property Owner; William Mefford, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240026

County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 25-054

October 09, 2025

Introduced: 10/2/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240026 - SHAW SUZANNE SAUNDERS TR

Public hearing to consider action on a variance to reduce the front setbacks by 20 feet and the construction of a 192 square foot storage shed.

Project Location: 71 Poppy Road, Carmel Valley

Proposed CEQA Action: Find the project qualifies for a Class 1 and Class 5 Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15305, 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 1 and Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15305, and there are no exceptions pursuant to section 15300.2; and
2. Approving a Variance to reduce the front setback along Flight Road from 50 feet to 30 feet; and an after-the-fact Design Approval to allow the construction of a 192 square foot storage shed.

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

PROJECT INFORMATION:

Agent: William Mefford
Property Owner: Suzanne Shaw
APN: 187-503-003-000
Parcel Size: 19,166.4 Square Feet (.44 Acres)
Zoning: Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner,
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:
The project is located at 71 Poppy Road, Carmel Valley, and is subject to the policies of the Carmel Valley Master Plan and the 2010 General Plan. The proposed project is after-the-fact permitting for the construction of a 192 square foot storage shed. Additionally, the project includes a variance to reduce the front setback from Flight Road by 20 feet, from 50 feet to 30 feet.

The project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Carmel Valley Master Plan (CVMP), and regulations and development standards contained in the Monterey County Inland Zoning Ordinance (Title 21), subject to the granting of the proposed Design Approval and Variance.

Land Use & Development Standards
The property is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ". This zoning district allows accessory structures as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The existing unpermitted shed has setbacks of 30 feet (front) and 13 feet (side) and has a height of 12 feet. The existing shed complies with all required site development standards, except the 50-foot required front setback from Flight Road. The allowed building site coverage is 35% and as proposed, the building site coverage will be 24.6%.

Visual Resources and Design Review
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. The proposed shed has colors and materials that match the single-family dwelling consisting of beige wooden siding and brown composition shingle roofing. The colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character.

Variance
The project involves a variance to reduce the required front setback for non-habitable accessory structures from 50 feet to 30 feet along Flight Road. Title 21 section 21.06.1030 defines front setback as the setback from the edge of a private or public road right-of-way or adopted Official Plan Line to the nearest point of a structure. The property abuts two public right of ways (Flight Road [south] and Poppy Road [north]) and one private driveway easement [east]. Accordingly, the property is subject to three front setbacks. The required front setback for non-habitable accessory structures in the LDR zoning district is 50 feet, and there is a required distance of 10 feet between non-habitable accessory structures and main structures. Other lots in the surrounding neighborhood are subject to one or two front setbacks; however, the subject property is the only lot in the neighborhood required to meet three front setbacks. In this case, the construction of a detached accessory structure that meets all required setbacks would require extensive development on slopes in excess of 25%; inconsistent with the requirements of General Plan Policy OS-3.5. Less constrained properties in the neighborhood can be developed with accessory structures without requiring exceptions to the Zoning Ordinance. Similarly constrained lots in the surrounding neighborhood have been granted variances to the front setback requirements, including one of the neighboring properties, which was granted a variance to allow a reduction of the front setback for an attached non-habitable accessory structure (garage) from

30 feet to 11 feet, 6 inches (Resolution No. 20-036). The subject property is the most highly constrained lot in the neighborhood, and the project is an allowed use within the LDR zoning district, which overlays the whole neighborhood.

CEQA:
The project is categorically exempt from environmental review pursuant to Sections 15301 and 15305 of the CEQA Guidelines. Section 15301 applies to existing structures and Section 15305 applies to minor alterations in land use limitations which do not result in land use or density. This project qualifies for a Class 1 exemption because the 192 square foot accessory structure is an existing structure. This project qualifies for a Class 5 exemption because it includes a variance to reduce the front setback, not resulting in any new lots. All the necessary reports have been obtained, and have determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. 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 Montrey County Regional Fire Protection District. 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 Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on October 6, 2025.

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:
- Conditions of Approval
- Plans
Exhibit B - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Suzanne Shaw, Property Owner; William Mefford, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240026

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:
SHAW SUZANNE SAUNDERS TR (PLN240026)
RESOLUTION NO. 25
Resolution by the Monterey County Zoning Administrator:

1) Finding the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15305, and there are no exceptions under section 15300.2; and
2) Approving a Variance to reduce the front setback along Flight Road from 50 feet to 30 feet; and an after-the-fact Design Approval to allow the construction of a 192 square foot storage shed.

[PLN240026, SHAW SUZANNE SUANDERS TR, 71 Poppy Rd, Carmel Valley, Carmel Valley Master Plan (APN: 187-503-003-000)]

The SHAW SUZANNE SAUNDERS TR application (PLN240026) came on for public hearing before the County of Monterey Zoning Administrator on October 9, 2025. 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;
   - 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 71 Poppy Rd, Carmel Valley (Assessor's Parcel Number 187-503-003-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ". LDR zoning allows for the construction of non-habitable accessory structures as a principally allowed use pursuant to Title 21 section 21.14.030.F. The Design Control overlay

requires the granting of a Design Approval for all structures. The project involves the fact construction of a 192 square foot storage shed. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property (17,906 square feet), APN: 187-503-003, is identified in its current configuration as Lot 4 of Tract 197 on a Final Map entitled "Addition No.3 to Airway Ranch", recorded in April of 1951 (Volume 5, Cities & Towns, Page 67). Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood and Community Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The design of the existing storage shed includes colors and materials designed to match the existing single-family; beige siding, dark brown composite roofing, and white trim. The proposed exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The project is consistent with Carmel Valley Master Plan CV1.1, which states that development shall follow a rural architectural theme.

e) Review of Development Standards. The development standards for the LDR zoning district are identified in Title 21 section 21.14.060, which establishes standards for minimum setbacks, maximum structure height, and building site coverage. Required setbacks in the LDR zoning district for non-habitable accessory structures are 50 feet (front), 6 feet (side), and 1 foot (rear); additionally, a height of 15 feet and a distance between accessory and main structures of 10 feet are required. The shed is setback 30 feet (front) and 13 feet (side; west), and there is no applicable rear setback. Accordingly, the existing shed does not comply with the required 50-foot front setback off of Flight Road. The property is subject to three front setbacks from Flight Road (south), Poppy Road (north), and a private driveway easement (east). In 1978, a variance was granted to reduce the front setback from the private driveway easement (east) to 7 feet to accommodate construction of the single-family dwelling. The proposed project includes a Variance to reduce the front setback off Flight Road to address the non-conforming setback of the existing shed (Finding Nos. 6, 7, and 8). The shed has a height of 12 feet and is approximately 30 feet south of the existing single-family dwelling. Additionally, Title 21 allows a maximum building site coverage of 35% on lots less than 20,000 square feet. The subject property is approximately 19,000 square feet and will have a building site coverage of 24.6%. Therefore, subject to the granting of a Variance, the proposed project complies with required site development standards.

f) Biological Resources. County of Monterey Geographic Information Systems (GIS) indicates the potential presence of environmentally sensitive habitats on the rear portion of the property. Pursuant to Title 21 section 21.66.020, a Biological Survey (County of Monterey Library No. LIB240101) was prepared for the subject property. The report

found no evidence of protected plant/animal species or habitat on site and found that the project will have no impact on biological resources.

g) Cultural Resources. County of Monterey Geographic Information Systems (GIS) indicates the subject property as being within an area of high archaeological sensitivity. Per the 2010 General Plan policy OS-6.3, new development within high sensitivity zones shall complete a Phase 1 survey. The prepared Phase 1 report (County of Monterey Library No. LIB240100) identified no cultural resources on site and did not recommend any further archaeological testing. 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.

h) Land Use Advisory Committee. Pursuant to Board of Supervisors adopted LUAC guidelines, the project was referred to the Carmel Valley Land Use Advisory Committee on October 6, 2025.

i) 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 PLN240026.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional 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) Staff identified potential impacts to Biological Resources and Archaeological Resources. The following reports have been prepared:
- "Phase I Archaeological Assessment Study" (County of Monterey Library No. LIB240100) prepared by Historic Resource Associates, Pebble Beach, CA, April 2024.
- "Biology Report" (County of Monterey Library No. LIB240101) prepared by Pat Regan, Carmel Valley, CA, on April 25, 2024.

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

c) Staff conducted a site inspection on July 10, 2024, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240026.

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, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional 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) Necessary public facilities for the existing single-family dwelling are currently provided and will continue to be. Potable water is provided by the California American Water Company (Cal-Am) and an existing Onsite Wastewater Treatment System (OWTS) provides sewer treatment. No new connections will be required for the existing shed.

c) Staff conducted a site inspection on July 10, 2024, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240026.

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. Issuance of this permit will abate the existing code violation.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of a violation existing on the subject property. The existing shed was built without the issuance of any of the necessary discretionary or ministerial entitlements. Additionally, unpermitted grading was done on a slope in excess of 25% as well as within County maintained right-of-way along Flight Road to create an informal access to the rear half of the property where the shed is located. Less than 500 square feet of grading occurred on slopes greater than 25% to create a level pad for the existing shed, and therefore, a Use Permit was not required pursuant to General Plan Policy OS-3.5.1.c. However, this grading work left an unimproved cut in the property's hillside, which raised concerns of accelerated erosion (Title 16 section 16.12.010). The access improvement to the lower portion of the property adjacent to Flight Road was done without the benefit of an encroachment permit. Conditions Nos. 5 and 6 have been added, which will require revegetation of the terraced hillside to ensure necessary erosion control measures are installed and restoration of the County right-of-way. Finally, issuance of this Design Approval will allow for after-the-fact construction of the 192 square foot shed. Upon issuance of this permit and compliance with the conditions of approval, this property will come into compliance with applicable Monterey County Code. No construction permits are required to address these violations.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240026.

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 existing facilities. Section 15305 categorically exempts minor alterations in land use limitations which do not result in land use or density.

b) As proposed, the after-the-fact consideration of an existing 192 square foot storage shed and consideration of a variance to reduce the required front setback along Flight Road by 20 feet. Therefore, the project meets the Class 1 and Class 5 Categorical Exemption requirements.

c) 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. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. 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 known historical or archaeological resources are present.

d) 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 PLN240026

6. **FINDING:** **VARIANCE (SPECIAL CIRCUMSTANCES)** – The variance shall be granted because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings. The strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification.

EVIDENCE:

a) The parcel is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ". Development standards for the LDR zoning district are identified in Title 21 section 21.14.060. The minimum required front setback for non-habitable accessory structures is 50 feet, while the project will have a front setback of 30 feet.

b) The property is subject to three front setbacks from Flight Road, Poppy Road, and a private road. The required front setback for non-habitable accessory structures in the LDR zoning district is 50 feet, and there is a required distance of 10 feet between non-habitable accessory structures and main structures. Other lots in the surrounding neighborhood are subject to one or two front setbacks; however, the subject property is the only lot within the neighborhood required to meet three front setbacks. In this case, meeting all required setbacks would require extensive

development on slopes in excess of 25%. Therefore, the proposed reduced setback of 30 feet from Flight Road is supportable due to the special circumstances of the lot, including significant slopes in excess of 25% and being subject to three front setbacks.

c) The project planner conducted a site inspection on July 10, 2024, to verify the circumstances related to the property.

d) 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 PLN240026.

7. **FINDING**: **VARIANCE (SPECIAL PRIVILEGES)** – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

EVIDENCE: a) The parcel is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ".

b) Granting of the requested variance to the front setback would not constitute a special privilege inconsistent with other properties in the area. Other properties in the neighborhood have the potential to be developed with accessory structures, including sheds. However, the subject property is the most constrained lot within the surrounding neighborhood due to its three front setbacks and topographical conditions. Similarly constrained lots in the surrounding neighborhood have been granted variances to the front setback requirements, including one of the neighboring properties, which was granted a variance to allow a reduction of the front setback for the garage from 30 feet to 11 feet, 6 inches (Resolution No. 20-036). The subject property is the most highly constrained lot in the neighborhood, and the project is an allowed use within the LDR zoning district, which overlays the whole neighborhood. Therefore, the requested variance does not constitute a granting of special privileges.

c) The project planner conducted a site inspection on July 10, 2024, to verify the circumstances related to the property.

d) 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 PLN240026.

8. **FINDING**: **VARIANCE (AUTHORIZED USE)** – The 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.

EVIDENCE: a) The parcel is zoned Low Density Residential, 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/1-D-S-RAZ". LDR zoning allows for the construction of non-habitable accessory structures as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves after-the-fact construction of a 192 square foot storage shed. Therefore, the project is an allowed land use for this site.

b) The project planner conducted a site inspection on July 10, 2024, to verify the circumstances related to the 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 PLN240026.

9. **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, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Zoning Administrator.

DECISION

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

1. Find the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15305, and there are no exceptions under section 15300.2; and
2. Approve a Variance to reduce the front setback along Flight Road from 50 feet to 30 feet; and an after-the-fact Design Approval to allow the construction of a 192 square foot storage shed.

All in general conformance with the attached plans and subject to the 6 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of October, 2025:

_____
Mike Novo
Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240026

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This variance and after-the-fact design approval (PLN240026) allows a reduction to the front setback by 20 feet and construction of a 192 square foot shed. The property is located at 71 Poppy Road, Carmel Valley (Assessor's Parcel Number 187-503-003-000), 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 Variance and after-the-fact Design Approval (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 187-503-003-000 on October 9 2025. The permit was granted subject to 6 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 existing lighting has been removed and that new 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. PDSP001 - Hillside Revegetation/Reseeding

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure the integrity of existing slopes in excess of 25% and to prevent conditions of accelerated erosion as encouraged by Monterey County Code (Title 16), the applicant/owner shall revegetate or reseed the graded portions of the terraced hillside.

Compliance or Monitoring Action to be Performed: - Within 90 days of issuance, applicant/owner shall demonstrate to HCD that the terraced hillside has been revegetated/re-seeded.

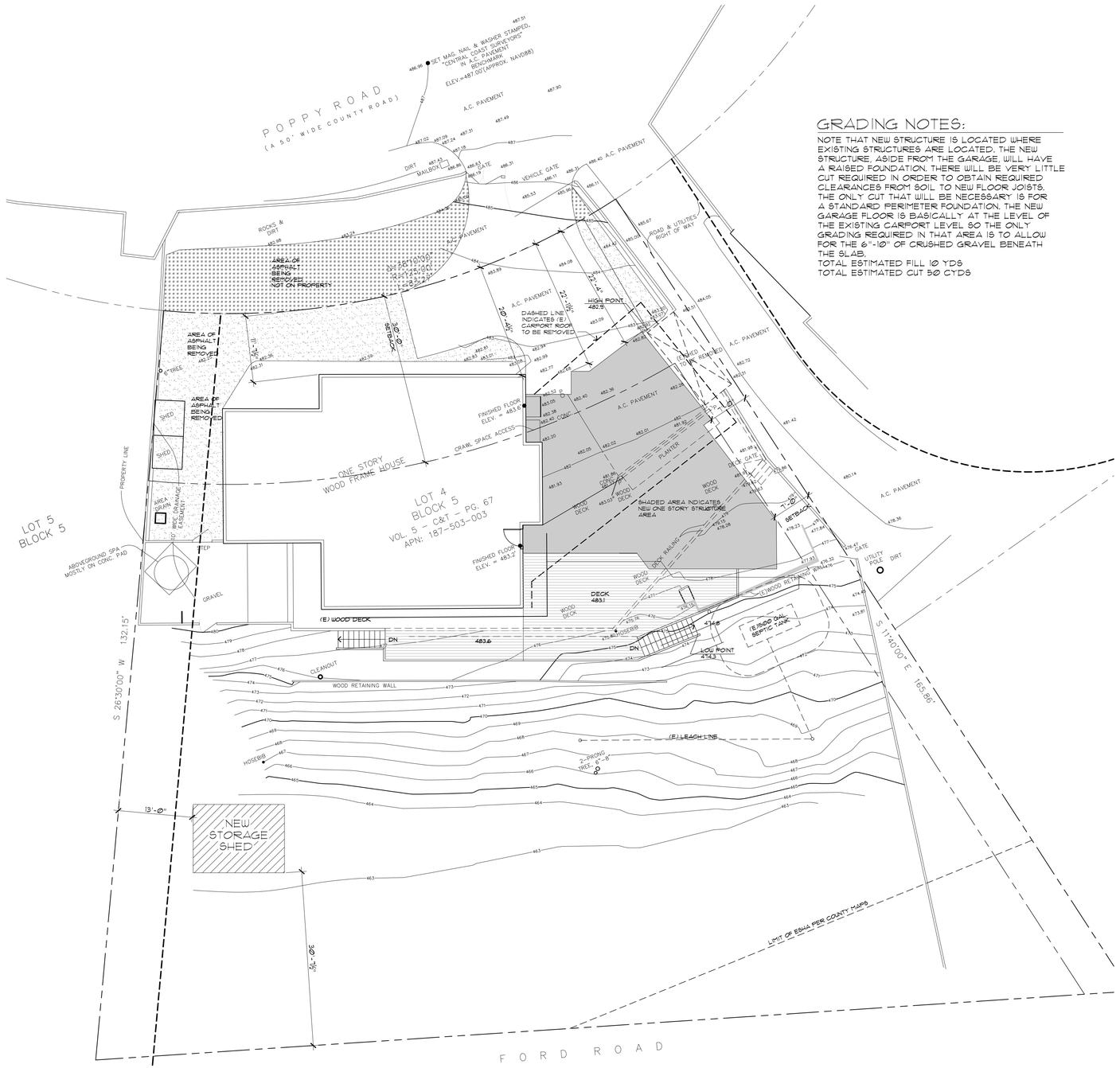
6. PDSP002 - County Right-of-Way Restoration

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure the integrity of existing slopes in excess of 25% and to prevent conditions of accelerated erosion as encouraged by Monterey County Code (Title 16), the applicant/owner shall restore grading done within the County maintained right-of-way along Flight Road.

Compliance or Monitoring Action to be Performed: - Within 60 days of issuance, applicant/owner shall apply for an encroachment permit to allow restoration within County right-of-way along Flight Road.
- Within 90 days of issuance, applicant/owner shall demonstrate to HCD, restoration of grading done within the County maintained right-of-way along Flight Road.

This page intentionally left blank



SITE PLAN

1" = 10'

GRADING NOTES:

NOTE THAT NEW STRUCTURE IS LOCATED WHERE EXISTING STRUCTURES ARE LOCATED. THE NEW STRUCTURE, ASIDE FROM THE GARAGE, WILL HAVE A RAISED FOUNDATION. THERE WILL BE VERY LITTLE CUT REQUIRED IN ORDER TO OBTAIN REQUIRED CLEARANCES FROM SOIL TO NEW FLOOR JOISTS. THE ONLY CUT THAT WILL BE NECESSARY IS FOR A STANDARD PERIMETER FOUNDATION. THE NEW GARAGE FLOOR IS BASICALLY AT THE LEVEL OF THE EXISTING CARPORT LEVEL SO THE ONLY GRADING REQUIRED IN THAT AREA IS TO ALLOW FOR THE 6"-10" OF CRUSHED GRAVEL BENEATH THE SLAB.
TOTAL ESTIMATED FILL 10 YDS
TOTAL ESTIMATED CUT 50 CYDS

PROJECT DATA

OWNER:	MS. SUZANNE SAUNDERS SHAW PO BOX 4857 CARMEL, CA 93921 (650) 868-7117 saundersshaw@gmail.com
SITE ADDRESS:	71 POPPY RD CARMEL VALLEY, CA
APN:	187-503-003
SITE AREA:	17,906 SF
ZONING	LDR-D-S-RAZ
CONSTRUCTION TYPE:	VB
SPRINKLERS:	NO
CODES:	2022 CRC, TITLE 24, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CEnC 2022 CGBC, 2022 CFC AND CALIFORNIA ENERGY CODE
OCCUPANCY GROUP:	R-3 (RESIDENCE) U-1 (GARAGE)
STORIES:	1
PROJECT SCOPE:	ADD 842 SF TO EXISTING SINGLE FAMILY RESIDENCE AND 363 SF GARAGE/LAUNDRY. REMOVE EXISTING CARPORT AND BREEZEWAY REMOVE 799 SF OF WOOD DECK ADD 775 SF WOOD DECK. REQUEST VARIANCE FOR FRONT YARD SETBACK AND MODIFICATION OF APPROVED VARIANCE FOR SIDE YARD SETBACK. REMOVE 979 SF ASPHALT DRIVEWAY. BUILD NEW 192 SF STORAGE SHED
TREE REMOVAL	NONE
GRADING	CUT 50 CYD FILL 10 CYD
WATER PROVIDER:	CAL AM
SEWER PROVIDER:	SEPTIC SYSTEM

DRAWING INDEX

A-1 SITE PLAN, PROJECT DATA, VICINITY MAP, DRAWING INDEX
A-2 DEMOLITION PLAN
A-3 FLOOR PLAN
A-4 EXTERIOR ELEVATIONS
A-5 EXTERIOR ELEVATIONS
CMP-1 CONSTRUCTION MANAGEMENT PLAN

FLOOR AREA

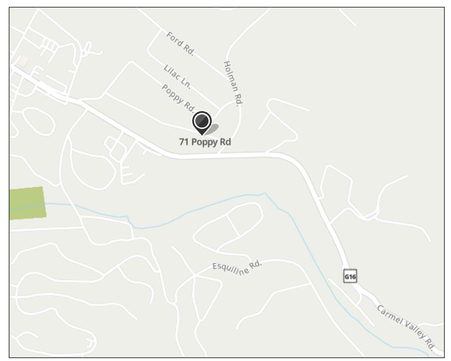
SITE AREA 17,906 SF	EXIST	PROP	ADD	REMOVE
1ST FLOOR	1895 SF	2737 SF	842 SF	
GARAGE/LAUNDRY	0 SF	363 SF	363 SF	
STORAGE SHED	96 SF	0 SF		96 SF
STORAGE SHEDS	63 SF	63 SF		
(N) STORAGE SHED	0 SF	192 SF	192 SF	
TOTAL FLOOR AREA	2054 SF	3355 SF	1397 SF	96 SF
FLOOR AREA RATIO	11.5%	18.7%		

BUILDING SITE COVERAGE

	EXIST	PROP	ADD	REMOVE
BUILDING	2054 SF	2992 SF	1034 SF	96 SF
CARPORT	342 SF	0 SF		342 SF
GARAGE/LAUNDRY	0 SF	363 SF	363 SF	
WOOD DECK	1109 SF	1058 SF	752 SF	799 SF
COVERED BREEZEWAY	174 SF	0 SF		174 SF
TOTALS	3675 SF	4413 SF	2149 SF	1411 SF
BUILDING SITE COVERAGE	20.5%	24.6%		

SITE COVERAGE

	EXIST	PROP	ADD	REMOVE
BUILDING	2054 SF	2992 SF	938 SF	
CARPORT	342 SF	0 SF		342 SF
GARAGE/LAUNDRY	0 SF	363 SF	363 SF	
ASPHALT DRIVEWAY (IMPERMEABLE)	1654 SF	675 SF		979 SF
WOOD DECK (PERMEABLE)	1109 SF	1058 SF	752 SF	799 SF
TOTAL PERMEABLE	1109 SF	1058 SF	752 SF	799 SF
TOTAL IMPERMEABLE	4050 SF	4030 SF	1301 SF	1321 SF
TOTAL SITE COVERAGE	5155 SF	5088 SF	2053 SF	2120 SF
	28.8%	28.4%		
	ALLOWED 4476 SF			



VICINITY MAP

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

ADDITION TO SINGLE FAMILY RESIDENCE FOR:

Suzanne Saunders Shaw

71 POPPY ROAD CARMEL VALLEY, CA

APN 187-503-003

DATE: 5/10/2024

PROJECT NO. 23020

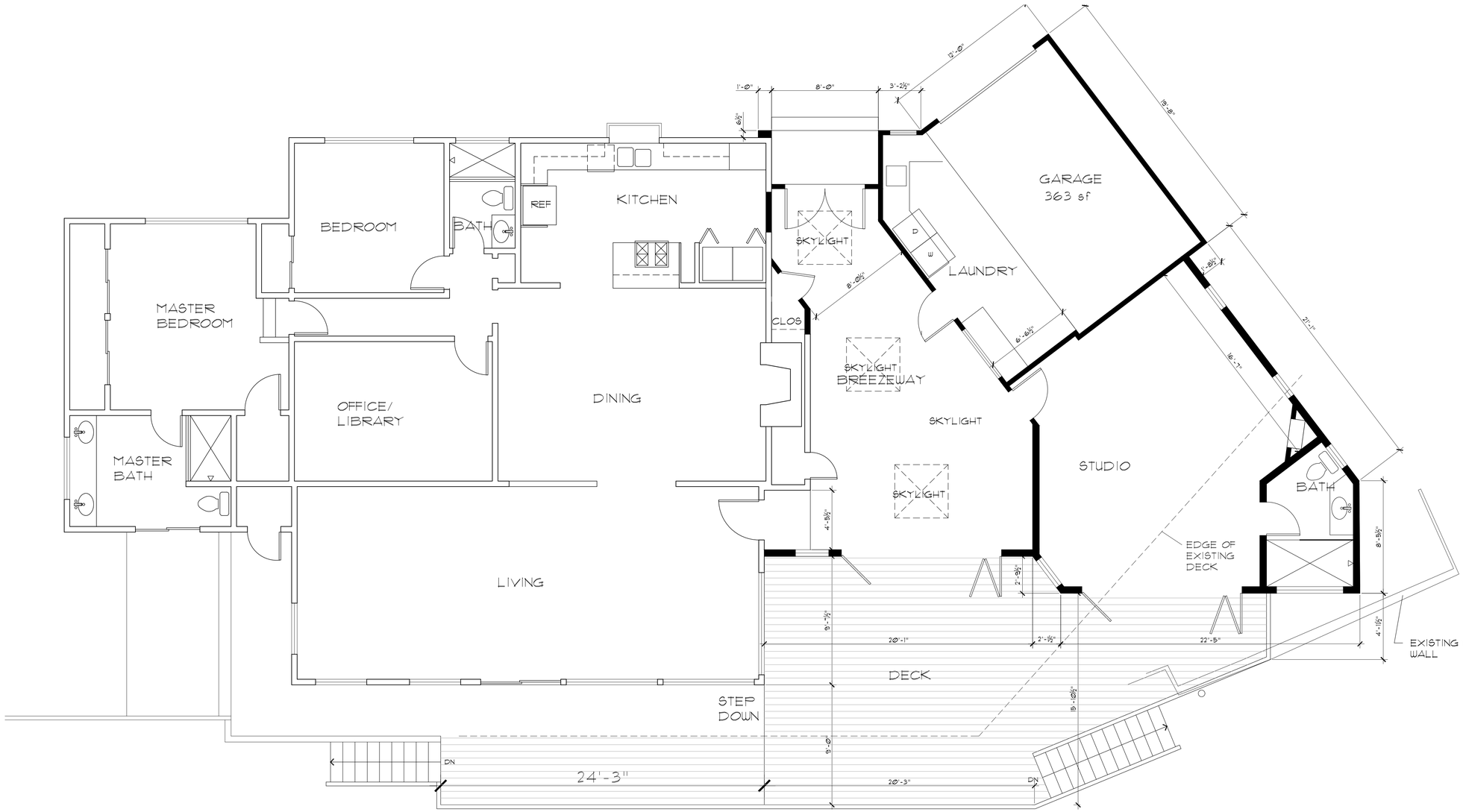
DRAWN BY:

CHECKED BY:

SHEET TITLE: SITE PLAN

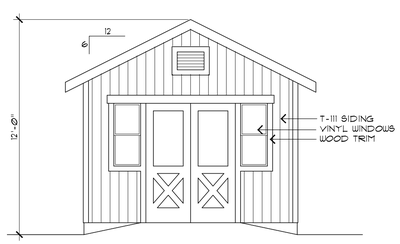
SHEET NO. A-1

OF FIVE SHEETS



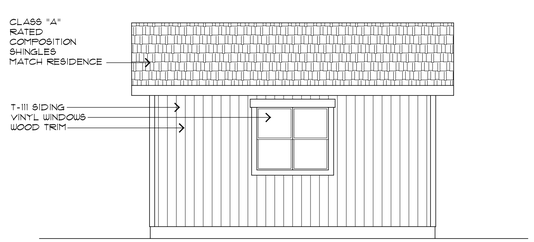
FLOOR PLAN

¼" = 1'-0"



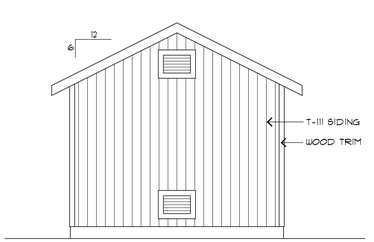
SHED EAST

¼" = 1'-0"



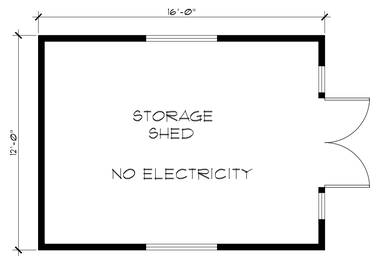
SHED NORTH & SOUTH

¼" = 1'-0"



SHED WEST

¼" = 1'-0"



SHED PLAN

¼" = 1'-0"

REVISIONS	
NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

ADDITION TO SINGLE FAMILY RESIDENCE FOR:

Suzanne Saunders Shaw

11 POPPY ROAD CARMEL VALLEY, CA

APN 187-503-003

DATE: 5/10/2024

PROJECT NO. 23020

DRAWN BY:

CHECKED BY:

SHEET TITLE: FLOOR PLAN

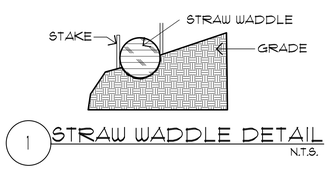
SHEET NO. A-3

OF FIVE SHEETS

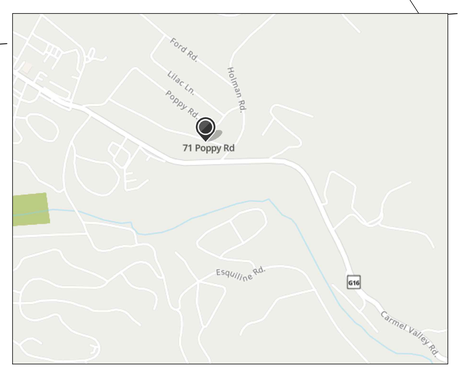


CONSTRUCTION SITE PLAN

1. Existing 1 story residence
2. Proposed construction dumpster
3. Proposed deck
4. Temporary vehicular parking
5. Temporary construction materials staging area in existing garage
6. Temporary porta potty
7. Existing driveway
8. Concrete washout area
9. New Construction area



1 STRAW WADDLE DETAIL
N.T.S.



VICINITY MAP

NTS

CONSTRUCTION MANAGEMENT PLAN

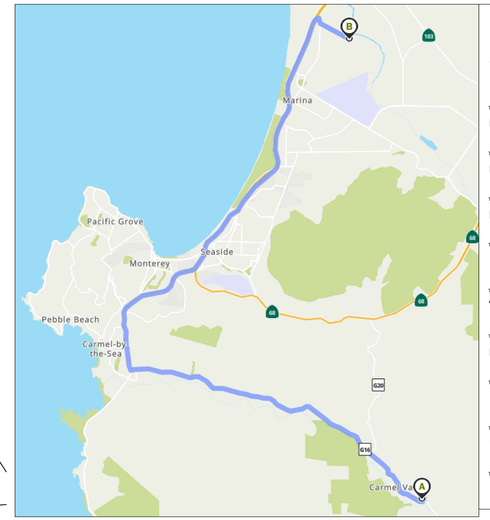
CONSTRUCTION COORDINATION

1. Contractor shall provide a construction coordinator that can be contacted during construction should questions arise during construction (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone number) shall be conspicuously posted at the job site in a manner that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer any questions that arise during construction (in case of both regular inquireies and emergencies). The construction coordinator shall record the name, number and nature of all complaints and take remedial actions if necessary, within 24 hours of receipt of the complaint or inquiry.

CONSTRUCTION ACTIVITY

CONSTRUCTION DURATION	5 MONTHS, BEGINNING UPON PERMIT ISSUANCE
CONSTRUCTION HOURS	Monday–Friday / 8 am – 5 PM
CONSTRUCTION WORKERS	5
CONSTRUCTION VEHICLES	3 Regular pickup trucks
ESTIMATED NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED	41 Total
STAGING AREA FOR TRUCKS	See plan
PARKING AREA FOR TRUCKS AND WORKERS	See plan
CONSTRUCTION GRADING	CUT: 15 cyds FILL 5 cyds

CONSTRUCTION ACTIVITY



71 Poppy Rd to **Monterey Regional Waste Management District**

36 min (29.6 miles) IRS reimbursement: **$19.82**

Head toward Lilac Ln on Poppy Rd. Go for 486 ft.

Then 0.09 miles
Turn right onto Holman Rd. Go for 0.1 mi.

Then 0.1 miles
Turn right onto Carmel Valley Rd (CR-G16). Go for 12.3 mi.

Then 12.3 miles
Turn right onto Cabrillo Hwy (CA-1). Go for 4.9 mi.

Then 4.9 miles
Continue on CA-1 N (Cabrillo Hwy) toward CA-1/Santa Cruz/San Francisco. Go for 10.5 mi.

Then 10.5 miles
Take exit 412 toward Del Monte Blvd. Go for 0.3 mi.

Then 0.3 miles
Turn right onto Neponset Rd. Go for 489 ft.

Then 0.09 miles
Continue on Del Monte Blvd. Go for 0.1 mi.

Then 0.1 miles
Turn left onto Charlie Benson Ln. Go for 1.2 mi.

Then 1.2 miles
Monterey Regional Waste Management District
Charlie Benson Ln, Salinas, CA 93908

PROJECT DATA

PROJECT ADDRESS:	71 POPPY RD, CARMEL VALLEY
PRIMARY CONTRACTOR:	SUZANNE SAUNDERS SHAW 71 POPPY RD CARMEL VALLEY, CA 93924 (650) 868–7717
OWNER:	SUZANNE SAUNDERS SHAW 71 POPPY RD CARMEL VALLEY, CA 93924 (650) 868–7717
AP NUMBER:	187–503–003

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22893

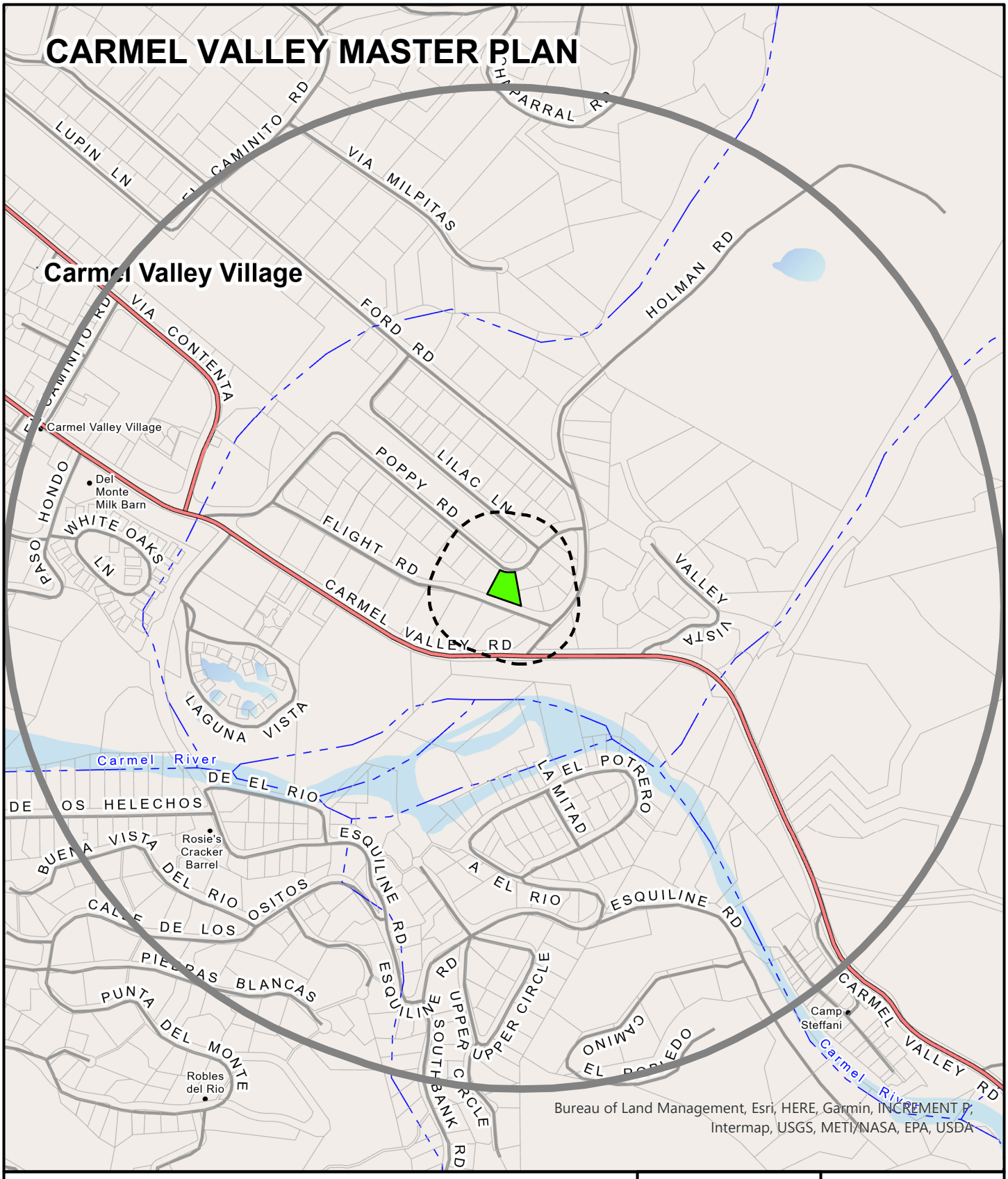
ADDITION TO SINGLE FAMILY RESIDENCE FOR:
Suzanne Saunders Shaw
71 POPPY ROAD CARMEL VALLEY, CA
APN 187-503-003

DATE: 5/10/2024
PROJECT NO. 23020
DRAWN BY:
CHECKED BY:
SHEET TITLE: CONSTRUCTION MANAGEMENT PLAN
SHEET NO. CMP-1
OF FIVE SHEETS

This page intentionally left blank

Exhibit B

This page intentionally left blank.



APPLICANT: SHAW

APN: 187503003000 **FILE #** PLN240026

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMED

This page intentionally left blank

Introduced: 10/3/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS

Public hearing to consider the construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office, a 118 square foot attached accessory storage structure, and associated site improvements, including an after-the-fact emergency permit to replace an access bridge within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

Project Location: 5 Yankee Beach Way, Carmel

Proposed CEQA action: Find the project Categorially Exempt pursuant to the 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 amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
    a) Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements;
    b) After-the-fact Emergency Permit to replace an existing access bridge;
    c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and
    d) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

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

PROJECT INFORMATION

Property Owners: Oliver and Brooke Rickard
Agent: Amy Denney
APN: 243-141-008-000
Parcel Size: 0.73 acres (31,659 square feet)
Zoning: The parcel is split-zoned Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" and Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)"

Plan Area: Carmel Area Land Use Plan, Coastal Zone
Flagged and Staked: Yes
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov , (831) 796-6408

SUMMARY/DISCUSSION:
The property is located at 5 Yankee Beach Way, Carmel, Carmel Area Land Use Plan, Coastal Zone, Assessor's Parcel Number 243-141-008-000. The parcel is split-zoned with the majority of the property being Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" which allows the first single-family dwelling on a legal lot of record as principally allowed use subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A). Additionally, all development with a Design Control Overlay requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The western boundary of the parcel is zoned Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)", which restricts development to resource enhancement and environmental protection.

The project involves the remodel of an existing 2,585 square foot single-family dwelling and construction of 1,084 square foot addition, resulting in a 3,518 square foot single-family dwelling with an attached 118 square foot storage building. The project also involves the remodel of an existing legal non-conforming 476 square foot guesthouse by reducing the overall square footage of the structure to 387 square feet. The remaining 89 square feet of the guesthouse will be converted into a portion of a newly proposed office, attached to the guesthouse. The proposed office will have a total of 190 square feet (89 square feet converted from the guesthouse) and will have no shared internal circulation with the attached guesthouse. Associated site improvements include landscaping and an after-the-fact emergency replacement of a bridge over an existing drainage easement to access the property. All proposed development will be located within the LDR zoning district of the property. There will be no development proposed within the RC zoning portion. Therefore, the project is an allowed land use for this site.

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP) and the Coastal Zoning Ordinance (Title 20).

Design and Visual Resources.
The property is subject to the Visual Resources protection policies of the CAR LUP due to the proximity of Highway 1, the applicable implementing regulations of those policies in the CIP, and the Design Control regulations outlined in Title 20 section 20.44.030, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The residence was built with a Mid-Century Modern architectural style. The exterior colors and materials of the existing residence and accessory structures consist of brown board and batten exterior siding, orangish-red wood trim, aluminum doors and windows, with a large mortared granite cobblestone decorating the exterior fireplace. The proposed additions to the property will match the colors and materials of the existing structures, and the bulk and mass of the development will be similar to other

dwellings in the vicinity. Proposed exterior lighting included a brown metal wall-mounted sconce with white seeded glass. However, the project has been conditioned to include an exterior lighting plan to ensure the fixtures meet the County-approved exterior lighting guidelines (see Condition No. 6 in **Exhibit A**). As proposed, the finishes are consistent with other dwellings in the neighborhood and with the surrounding residential rural coastal neighborhood character, and the proposed materials help blend the development with the surrounding natural environment.

The proposed development is consistent with CAR LUP Scenic and Visual Resource Key Policy 2.2.2, which protects the scenic resources of the Carmel area in perpetuity. The project will not block significant public views and will not adversely impact the public viewshed or scenic character in the project vicinity. The project site is located off the west coast of the Pacific Ocean, facing a private cove and approximately 0.13 miles west of Highway 1. Staff conducted a site visit on August 20, 2025, to investigate possible impacts on the public viewshed. The project site is heavily vegetated and the existing development and proposed additions will not be visible from Highway 1 or Point Lobos Preserve. Therefore, the proposed additions will not impact the public viewshed.

Development Standards.
The development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). The maximum allowed height is 20 feet. The site contains an existing legal non-conforming single-family dwelling that meets the front and side setbacks, but slightly encroaches on the rear setback. All proposed additions to the main residence will be located outside of the existing setbacks, and no changes are proposed to the portion of the home that is within the rear setback. The existing residence and proposed additions will have a maximum height of 17 feet 7 inches above average natural grade, which is less than the 20 foot height limitation. The additions will include a storage structure attached to the main residence. Pursuant to Title 20 section 20.62.040.K, any accessory structure structurally attached to the main structure shall be subject to the same setback requirements as the main structure. Therefore, the project would meet all required development standards for main structures.

Required setbacks for accessory structures are 50 feet (front), one foot (rear), and six feet on the front one-half of property; one foot on the rear one-half of the property (sides). The maximum allowed height is 15 feet. The project proposes a height of 11 feet 11 inches above average natural grade which is less than the maximum allowed. The proposed remodel and reduction in square footage to the guesthouse and newly proposed office will have setbacks that meet and exceed the minimum requirements. Therefore, the proposed project meets all required development standards for accessory structures.

The allowed site coverage maximum in the LDR zoning district is 15 percent. The property is 0.73 acres (31,695 square feet), which would allow site coverage of 4,755. The proposed development would result in structural coverage of 4,292 square feet or 13.5 percent. Therefore, the project meets the site coverage and development standards outlined in Title 20 (**Exhibit A**).

Emergency Permit.
Pursuant to Title 20 Chapter 20.79, an Emergency Permit may be issued without the normally required public hearing processes to rectify an emergency situation. The applicant applied for an emergency

permit to repair a collapsed bridge which is the only access to a single-family dwelling (HCD-Planning File No. PLN240087). However, on March 25, 2024, the project agent submitted a letter requesting to withdraw that application and include the after-the-fact emergency permit with the Combined Development Permit (PLN240159) for the single-family and non-habitable accessory structure additions within 750 feet of known archaeological resources and within 50 feet of a coastal bluff. The construction plans for the replacement bridge were submitted to HCD-Building Services through construction permit 24CP02307. Although the plans have been approved by the building department and the bridge has since been replaced, planning sign-off on the permit is still pending subject to approval of this Combined Development Permit.

Biological Resources.

Pursuant to policies of the CAR LUP and section 20.146.040 of the CIP, a biological report (LIB250018) was prepared for the project site. On September 6, 2024, a biological assessment was conducted by qualified biologist Rob Thompson due to the project's proximity to environmentally sensitive habitat areas. The site was previously developed and landscaped with native and non-native trees and vegetation. The notable resources onsite contain coastal bluff scrub to the west, with planted Monterey cypress and Monterey pine trees spread throughout the site. A seasonal drainage with a presently dry culvert is located along the front of the property. To access the site, a bridge was previously constructed to pass over this drainage channel. This bridge failed and was replaced without the benefit of a discretionary permit. This drainage channel is largely comprised of non-native invasive vegetation and does not support any sensitive or protected flora or fauna. Accordingly, no impacts to sensitive biological resources likely occurred during construction of the replacement bridge. Based on the Biologist's site visit and due to the developed and previously disturbed condition of the lot, the Biologist confirmed that the subject parcel does not support federally and/or state-protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be affected by proposed property development activities. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the property and none were observed during the site visit. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site inspection. However, a condition of approval has been added to ensure compliance with the Migratory Bird Treaty Act should construction occur during the nesting season. Additionally, the project has been conditioned to include the installation of tree root protection prior to construction. Therefore, the proposed project will not impact biological resources (see Condition Nos. 7 and 8 in **Exhibit A**).

Cultural Resources.

The Monterey County Geographic Informational System identifies the subject property to be in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.146.090, a Phase I and II Archaeological Report (LIB240287) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report concluded that there were four previously recorded sites within 750 feet of the project site. As such, a Coastal Development Permit is required pursuant to CIP section 20.146.090. The Phase I report identified positive indicators on the site but outside of the project area, and therefore, a Phase II report was submitted with auger borehole testing in five locations for the proposed additions. The testing results were negative in the areas to be developed. The results of the Phase I assessment and Phase II subsurface testing program indicate that no significant resources will be impacted by the

proposed project as planned. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (see Condition No. 3 in **Exhibit A**).

Historical Resources.

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. A Phase I Historical Resource Assessment Study (LIB240290) was submitted with the project application. On January 4, 2024, Dana Supernowicz analyzed the potential historical significance of the existing one-story single-family dwelling. The property was developed in 1953 with a Mid-Century Modern style wood-framed one-story single-family dwelling by the notable architectural firm Anshen and Allen. The residence is diamond-shaped with the pointed ends oriented east to west, with the west side cantilevered atop a bluff overlooking Yankee Point and the Pacific Ocean. The Historical Report concluded that the subject property does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry (**Exhibit A**).

Health and Safety.

Necessary public facilities exist on the subject property. Potable water to serve the development is provided by the Cal-Am public water system. Wastewater is treated by two Onsite Wastewater Treatment Systems (OWTS), which independently serve the guesthouse and main residence. A performance evaluation for the guesthouse remodel was not required since the addition did not exceed 500 square feet. However, an evaluation was required for the additions to the main dwelling. On June 20, 2024, Hastings Construction submitted a performance evaluation of the existing 2,000-gallon septic system. The Environmental Health Bureau reviewed the evaluation and found the OWTS had the capacity to serve the proposed development, and that the system was observed to be in acceptable condition.

The project is located within 50 feet of a coastal bluff according to Monterey County GIS information. As identified in Title 20 section 20.70.120.A.1, a Coastal Development Permit is required for any development within 50 feet of a coastal bluff. Additionally, pursuant to CAR LUP Policy 2.7.4.3, a geological hazards report is required for such development. The applicant submitted a geotechnical and geological hazards report (LIB250098) that assessed the geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault induced features or other hazards and research of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use, given that the recommendations in it are followed. The notice of report condition has been applied to ensure that the geotechnical engineer's recommendations are adhered to (see Condition No. 9 in **Exhibit A**).

The property is located in an area mapped as having a very high fire hazard according to the Monterey County Geographic Information System. Pursuant to CAR LUP Policy 2.7.3.1, new development shall be sited and designed to minimize risk from fire hazards. The proposed additions to the existing single-family dwelling are sited in previously developed areas and the materials used are fire-resistant. The project site has existing landscape and overgrown vegetation. The project has been conditioned to require a Landscape and Fuel Management Plan to address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home. Therefore, the project, as conditioned, will be consistent with Policy 2.7.3.1 (see Condition No. 10 in

Exhibit A).

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts single-family dwelling additions. The project involves a remodel and addition to an existing single-family dwelling and detached non-habitable accessory structure. The expansion will not add any new residential units, will not intensify the water use (or wastewater generation), and does not substantially alter the footprint of the existing development, making it a negligible expansion of existing use. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

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, development located near or within view of a scenic highway, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On August 19, 2024, a Phase I pedestrian survey report was submitted with the application since the project is located in a high archaeological sensitivity area. The results of that survey were positive for sparse marine shell fragments on the western coastal bluff of the property. On January 2, 2025, a Phase II subsurface test was conducted and resulted in negative findings for precolonial and historical site indicators. Therefore, the project, as designed and conditioned, was found to have no impacts on archaeological resources. However, a standard condition of approval has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered (**Exhibit A**).

OTHER AGENCY INVOLVEMENT

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

Environmental Health Beauru
HCD-Engineering Services
HCD-Environmental Services
Carmel Highlands Fire Protection District

LAND USE ADVISORY COMMITTEE (LUAC)

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors Resolution No. 15-103, the project was referred to the Carmel Highlands LUAC for review on June 2, 2025. One concern from the neighbor was raised regarding the potential for the proposed additions to block her views of the ocean. The architect was present and addressed her concerns and no design changes were recommended. The LUAC reviewed the project and recommended approval as proposed by a vote of 4-0 with one member absent (**Exhibit A**).

Prepared by: Kayla Nelson, Associate Planner, x6408
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 Plan, Floor Plans, and Elevations

- Colors and Materials
Exhibit B - Vicinity Map
Exhibit C - Carmel Highlands Land Use Advisory Committee, dated June 2, 2025
Exhibit D - Biological Assessment Report (LIB250018), dated September 21, 2023

cc: Front Counter Copy; Carmel Highlands Fire Protection District; Environmental Health Beauru; HCD-Environmental Services; HCD-Engineering Services; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Oliver and Brooke Rickard, Property Owners; Amy Denney, Agent; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240159.

Introduced: 10/3/2025 **Current Status:** Agenda Ready

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

PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS

Public hearing to consider the construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office, a 118 square foot attached accessory storage structure, and associated site improvements, including an after-the-fact emergency permit to replace an access bridge within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

Project Location: 5 Yankee Beach Way, Carmel

Proposed CEQA action: Find the project Categorially Exempt pursuant to the 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 amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
    a) Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements;
    b) After-the-fact Emergency Permit to replace an existing access bridge;
    c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and
    d) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

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

PROJECT INFORMATION

Property Owners: Oliver and Brooke Rickard

Agent: Amy Denney

APN: 243-141-008-000

Parcel Size: 0.73 acres (31,659 square feet)

Zoning: The parcel is split-zoned Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" and Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)"

Plan Area: Carmel Area Land Use Plan, Coastal Zone
Flagged and Staked: Yes
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov , (831) 796-6408

SUMMARY/DISCUSSION:
The property is located at 5 Yankee Beach Way, Carmel, Carmel Area Land Use Plan, Coastal Zone, Assessor's Parcel Number 243-141-008-000. The parcel is split-zoned with the majority of the property being Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" which allows the first single-family dwelling on a legal lot of record as principally allowed use subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A). Additionally, all development with a Design Control Overlay requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The western boundary of the parcel is zoned Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)", which restricts development to resource enhancement and environmental protection.

The project involves the remodel of an existing 2,585 square foot single-family dwelling and construction of 1,084 square foot addition, resulting in a 3,518 square foot single-family dwelling with an attached 118 square foot storage building. The project also involves the remodel of an existing legal non-conforming 476 square foot guesthouse by reducing the overall square footage of the structure to 387 square feet. The remaining 89 square feet of the guesthouse will be converted into a portion of a newly proposed office, attached to the guesthouse. The proposed office will have a total of 190 square feet (89 square feet converted from the guesthouse) and will have no shared internal circulation with the attached guesthouse. Associated site improvements include landscaping and an after-the-fact emergency replacement of a bridge over an existing drainage easement to access the property. All proposed development will be located within the LDR zoning district of the property. There will be no development proposed within the RC zoning portion. Therefore, the project is an allowed land use for this site.

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP) and the Coastal Zoning Ordinance (Title 20).

Design and Visual Resources.
The property is subject to the Visual Resources protection policies of the CAR LUP due to the proximity of Highway 1, the applicable implementing regulations of those policies in the CIP, and the Design Control regulations outlined in Title 20 section 20.44.030, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The residence was built with a Mid-Century Modern architectural style. The exterior colors and materials of the existing residence and accessory structures consist of brown board and batten exterior siding, orangish-red wood trim, aluminum doors and windows, with a large mortared granite cobblestone decorating the exterior fireplace. The proposed additions to the property will match the colors and materials of the existing structures, and the bulk and mass of the development will be similar to other

dwellings in the vicinity. Proposed exterior lighting included a brown metal wall-mounted sconce with white seeded glass. However, the project has been conditioned to include an exterior lighting plan to ensure the fixtures meet the County-approved exterior lighting guidelines (see Condition No. 6 in **Exhibit A**). As proposed, the finishes are consistent with other dwellings in the neighborhood and with the surrounding residential rural coastal neighborhood character, and the proposed materials help blend the development with the surrounding natural environment.

The proposed development is consistent with CAR LUP Scenic and Visual Resource Key Policy 2.2.2, which protects the scenic resources of the Carmel area in perpetuity. The project will not block significant public views and will not adversely impact the public viewshed or scenic character in the project vicinity. The project site is located off the west coast of the Pacific Ocean, facing a private cove and approximately 0.13 miles west of Highway 1. Staff conducted a site visit on August 20, 2025, to investigate possible impacts on the public viewshed. The project site is heavily vegetated and the existing development and proposed additions will not be visible from Highway 1 or Point Lobos Preserve. Therefore, the proposed additions will not impact the public viewshed.

Development Standards.
The development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). The maximum allowed height is 20 feet. The site contains an existing legal non-conforming single-family dwelling that meets the front and side setbacks, but slightly encroaches on the rear setback. All proposed additions to the main residence will be located outside of the existing setbacks, and no changes are proposed to the portion of the home that is within the rear setback. The existing residence and proposed additions will have a maximum height of 17 feet 7 inches above average natural grade, which is less than the 20 foot height limitation. The additions will include a storage structure attached to the main residence. Pursuant to Title 20 section 20.62.040.K, any accessory structure structurally attached to the main structure shall be subject to the same setback requirements as the main structure. Therefore, the project would meet all required development standards for main structures.

Required setbacks for accessory structures are 50 feet (front), one foot (rear), and six feet on the front one-half of property; one foot on the rear one-half of the property (sides). The maximum allowed height is 15 feet. The project proposes a height of 11 feet 11 inches above average natural grade which is less than the maximum allowed. The proposed remodel and reduction in square footage to the guesthouse and newly proposed office will have setbacks that meet and exceed the minimum requirements. Therefore, the proposed project meets all required development standards for accessory structures.

The allowed site coverage maximum in the LDR zoning district is 15 percent. The property is 0.73 acres (31,695 square feet), which would allow site coverage of 4,755. The proposed development would result in structural coverage of 4,292 square feet or 13.5 percent. Therefore, the project meets the site coverage and development standards outlined in Title 20 (**Exhibit A**).

Emergency Permit.
Pursuant to Title 20 Chapter 20.79, an Emergency Permit may be issued without the normally required public hearing processes to rectify an emergency situation. The applicant applied for an emergency

permit to repair a collapsed bridge which is the only access to a single-family dwelling (HCD-Planning File No. PLN240087). However, on March 25, 2024, the project agent submitted a letter requesting to withdraw that application and include the after-the-fact emergency permit with the Combined Development Permit (PLN240159) for the single-family and non-habitable accessory structure additions within 750 feet of known archaeological resources and within 50 feet of a coastal bluff. The construction plans for the replacement bridge were submitted to HCD-Building Services through construction permit 24CP02307. Although the plans have been approved by the building department and the bridge has since been replaced, planning sign-off on the permit is still pending subject to approval of this Combined Development Permit.

Biological Resources.

Pursuant to policies of the CAR LUP and section 20.146.040 of the CIP, a biological report (LIB250018) was prepared for the project site. On September 6, 2024, a biological assessment was conducted by qualified biologist Rob Thompson due to the project's proximity to environmentally sensitive habitat areas. The site was previously developed and landscaped with native and non-native trees and vegetation. The notable resources onsite contain coastal bluff scrub to the west, with planted Monterey cypress and Monterey pine trees spread throughout the site. A seasonal drainage with a presently dry culvert is located along the front of the property. To access the site, a bridge was previously constructed to pass over this drainage channel. This bridge failed and was replaced without the benefit of a discretionary permit. This drainage channel is largely comprised of non-native invasive vegetation and does not support any sensitive or protected flora or fauna. Accordingly, no impacts to sensitive biological resources likely occurred during construction of the replacement bridge. Based on the Biologist's site visit and due to the developed and previously disturbed condition of the lot, the Biologist confirmed that the subject parcel does not support federally and/or state-protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be affected by proposed property development activities. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the property and none were observed during the site visit. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site inspection. However, a condition of approval has been added to ensure compliance with the Migratory Bird Treaty Act should construction occur during the nesting season. Additionally, the project has been conditioned to include the installation of tree root protection prior to construction. Therefore, the proposed project will not impact biological resources (see Condition Nos. 7 and 8 in **Exhibit A**).

Cultural Resources.

The Monterey County Geographic Informational System identifies the subject property to be in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.146.090, a Phase I and II Archaeological Report (LIB240287) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report concluded that there were four previously recorded sites within 750 feet of the project site. As such, a Coastal Development Permit is required pursuant to CIP section 20.146.090. The Phase I report identified positive indicators on the site but outside of the project area, and therefore, a Phase II report was submitted with auger borehole testing in five locations for the proposed additions. The testing results were negative in the areas to be developed. The results of the Phase I assessment and Phase II subsurface testing program indicate that no significant resources will be impacted by the

proposed project as planned. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (see Condition No. 3 in **Exhibit A**).

Historical Resources.

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. A Phase I Historical Resource Assessment Study (LIB240290) was submitted with the project application. On January 4, 2024, Dana Supernowicz analyzed the potential historical significance of the existing one-story single-family dwelling. The property was developed in 1953 with a Mid-Century Modern style wood-framed one-story single-family dwelling by the notable architectural firm Anshen and Allen. The residence is diamond-shaped with the pointed ends oriented east to west, with the west side cantilevered atop a bluff overlooking Yankee Point and the Pacific Ocean. The Historical Report concluded that the subject property does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry (**Exhibit A**).

Health and Safety.

Necessary public facilities exist on the subject property. Potable water to serve the development is provided by the Cal-Am public water system. Wastewater is treated by two Onsite Wastewater Treatment Systems (OWTS), which independently serve the guesthouse and main residence. A performance evaluation for the guesthouse remodel was not required since the addition did not exceed 500 square feet. However, an evaluation was required for the additions to the main dwelling. On June 20, 2024, Hastings Construction submitted a performance evaluation of the existing 2,000-gallon septic system. The Environmental Health Bureau reviewed the evaluation and found the OWTS had the capacity to serve the proposed development, and that the system was observed to be in acceptable condition.

The project is located within 50 feet of a coastal bluff according to Monterey County GIS information. As identified in Title 20 section 20.70.120.A.1, a Coastal Development Permit is required for any development within 50 feet of a coastal bluff. Additionally, pursuant to CAR LUP Policy 2.7.4.3, a geological hazards report is required for such development. The applicant submitted a geotechnical and geological hazards report (LIB250098) that assessed the geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault induced features or other hazards and research of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use, given that the recommendations in it are followed. The notice of report condition has been applied to ensure that the geotechnical engineer's recommendations are adhered to (see Condition No. 9 in **Exhibit A**).

The property is located in an area mapped as having a very high fire hazard according to the Monterey County Geographic Information System. Pursuant to CAR LUP Policy 2.7.3.1, new development shall be sited and designed to minimize risk from fire hazards. The proposed additions to the existing single-family dwelling are sited in previously developed areas and the materials used are fire-resistant. The project site has existing landscape and overgrown vegetation. The project has been conditioned to require a Landscape and Fuel Management Plan to address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home. Therefore, the project, as conditioned, will be consistent with Policy 2.7.3.1 (see Condition No. 10 in

Exhibit A).

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts single-family dwelling additions. The project involves a remodel and addition to an existing single-family dwelling and detached non-habitable accessory structure. The expansion will not add any new residential units, will not intensify the water use (or wastewater generation), and does not substantially alter the footprint of the existing development, making it a negligible expansion of existing use. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

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, development located near or within view of a scenic highway, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On August 19, 2024, a Phase I pedestrian survey report was submitted with the application since the project is located in a high archaeological sensitivity area. The results of that survey were positive for sparse marine shell fragments on the western coastal bluff of the property. On January 2, 2025, a Phase II subsurface test was conducted and resulted in negative findings for precolonial and historical site indicators. Therefore, the project, as designed and conditioned, was found to have no impacts on archaeological resources. However, a standard condition of approval has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered (**Exhibit A**).

OTHER AGENCY INVOLVEMENT

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

Environmental Health Beauru
HCD-Engineering Services
HCD-Environmental Services
Carmel Highlands Fire Protection District

LAND USE ADVISORY COMMITTEE (LUAC)

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors Resolution No. 15-103, the project was referred to the Carmel Highlands LUAC for review on June 2, 2025. One concern from the neighbor was raised regarding the potential for the proposed additions to block her views of the ocean. The architect was present and addressed her concerns and no design changes were recommended. The LUAC reviewed the project and recommended approval as proposed by a vote of 4-0 with one member absent (**Exhibit A**).

Prepared by: Kayla Nelson, Associate Planner, x6408
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 Plan, Floor Plans, and Elevations

- Colors and Materials
Exhibit B - Vicinity Map
Exhibit C - Carmel Highlands Land Use Advisory Committee, dated June 2, 2025
Exhibit D - Biological Assessment Report (LIB250018), dated September 21, 2023

cc: Front Counter Copy; Carmel Highlands Fire Protection District; Environmental Health Beauru; HCD-Environmental Services; HCD-Engineering Services; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Oliver and Brooke Rickard, Property Owners; Amy Denney, Agent; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240159.

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:
RICKARD OLIVER C & BROOKE T KENNAMER TRS (PLN240159)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Combined Development Permit consisting of:
    a) Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements;
    b) After-the-fact Emergency Permit to replace an existing access bridge;
    c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and
    d) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

[PLN240159, Oliver and Brooke Rickard, 5 Yankee Beach Way, Carmel, Carmel Area Land Use Plan, Coastal Zone. (Assessor's Parcel Number 243-141-008-000)]

The RICKARD OLIVER C & BROOKE T KENNAMER TRS application (PLN240159) came on for a public hearing before the County of Monterey Zoning Administrator on October 9, 2025. 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 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Monterey County Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area Land Use Plan (CIP); and
- 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) Allowed Use. The property is located at 5 Yankee Beach Way, Carmel, Carmel Area Land Use Plan, Coastal Zone, Assessor's Parcel Number 243-141-008-000. The parcel is split-zoned with the majority of the property being Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" which allows the first single-family dwelling on a legal lot of record as principally allowed use subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A). Additionally, all development with a Design Control Overlay requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The western boundary of the parcel is zoned Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)", which restricts development to resource enhancement and environmental protection.

The project involves the remodel of an existing 2,585 square foot single-family dwelling and construction of 1,084 square foot addition, resulting in a 3,518 square foot single-family dwelling with an attached 118 square foot storage building. The project also involves the remodel of an existing legal non-conforming 476 square foot guesthouse by reducing the overall square footage of the structure to 387 square feet. The remaining 89 square feet of the guesthouse will be converted into a portion of a newly proposed office, attached to the guesthouse. The proposed office will have a total of 190 square feet (89 square feet converted from the guesthouse) and will have no shared internal circulation with the attached guesthouse. Associated site improvements include landscaping and an after-the-fact emergency replacement of a bridge over an existing drainage easement to access the property. All proposed development will be located within the LDR zoning district of the property. There will be no development proposed within the RC zoning portion. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject parcel (0.73 acres) is identified as Lot 17 on Tract No. 181, Yankee Point Acres, filed August 1, 1949 in Volume 5

of Cities and Towns at Page 37 in the Monterey County Recorder's Office. Therefore, this property is recognized as a legal lot of record.

d) Design and Visual Resources. The property is subject to the Visual Resources protection policies of the CAR LUP due to the proximity of Highway 1, the applicable implementing regulations of those policies in the CIP, and the Design Control regulations outlined in Title 20 section 20.44.030, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The residence was built with a Mid-Century Modern architectural style. The exterior colors and materials of the existing residence and accessory structures consist of brown board and batten exterior siding, orangish-red wood trim, aluminum doors and windows, with a large mortared granite cobblestone decorating the exterior fireplace. The proposed additions to the property will match the colors and materials of the existing structures, and the bulk and mass of the development will be similar to other dwellings in the vicinity. Proposed exterior lighting included a brown metal wall-mounted sconce with white seeded glass. However, the project has been conditioned to include an exterior lighting plan to ensure the fixtures meet the County-approved exterior lighting guidelines (see Condition No. 6 in **Exhibit A**). As proposed, the finishes are consistent with other dwellings in the neighborhood and with the surrounding residential rural coastal neighborhood character, and the proposed materials help blend the development with the surrounding natural environment.

   The proposed development is consistent with CAR LUP Scenic and Visual Resource Key Policy 2.2.2, which protects the scenic resources of the Carmel area in perpetuity. The project will not block significant public views and will not adversely impact the public viewshed or scenic character in the project vicinity. The project site is located off the west coast of the Pacific Ocean, facing a private cove and approximately 0.13 miles west of Highway 1. Staff conducted a site visit on August 20, 2025, to investigate possible impacts on the public viewshed. The project site is heavily vegetated and the existing development and proposed additions will not be visible from Highway 1 or Point Lobos Preserve. Therefore, the proposed additions will not impact the public viewshed.

e) Development Standards. The development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). The maximum allowed height is 20 feet. The site contains an existing legal non-conforming single-family dwelling that meets the front and side setbacks, but slightly encroaches on the rear setback. All proposed additions to the main residence will be located outside of the existing setbacks, and no changes are proposed to the portion of the home that is within the rear setback. The existing residence and proposed additions will have a maximum height of 17 feet 7 inches above average natural grade, which is less than the 20 foot height limitation. The additions will include a storage structure attached to the main residence. Pursuant to Title 20 section 20.62.040.K, any

accessory structure structurally attached to the main structure shall be subject to the same setback requirements as the main structure. Therefore, the project would meet all required development standards for main structures.

Required setbacks for accessory structures are 50 feet (front), one foot (rear), and six feet on the front one-half of property; one foot on the rear one-half of the property (sides). The maximum allowed height is 15 feet. The project proposes a height of 11 feet 11 inches above average natural grade which is less than the maximum allowed. The proposed remodel and reduction in square footage to the guesthouse and newly proposed office will have setbacks that meet and exceed the minimum requirements. Therefore, the proposed project meets all required development standards for accessory structures.

The allowed site coverage maximum in the LDR zoning district is 15 percent. The property is 0.73 acres (31,695 square feet), which would allow site coverage of 4,755. The proposed additions to the existing development would result in structural coverage of 4,292 square feet or 13.5 percent. Therefore, the project meets the site coverage and development standards outlined in Title 20.

f) Biological Resources. Pursuant to policies of the CAR LUP and section 20.146.040 of the CIP, a biological report (LIB250018) was prepared for the project site. On September 6, 2024, a biological assessment was conducted by qualified biologist Rob Thompson due to the project's proximity to environmentally sensitive habitat areas. The site was previously developed and landscaped with native and non-native trees and vegetation. The notable resources onsite contain coastal bluff scrub to the west, with planted Monterey cypress and Monterey pine trees spread throughout the site. A seasonal drainage with a presently dry culvert is located along the front of the property. To access the site, a bridge was previously constructed to pass over this drainage channel. This bridge failed and was replaced without the benefit of a discretionary permit. This drainage channel is largely comprised of non-native invasive vegetation and does not support any sensitive or protected flora or fauna. Accordingly, no impacts to sensitive biological resources likely occurred during construction of the replacement bridge. Based on the Biologist's site visit and due to the developed and previously disturbed condition of the lot, the Biologist confirmed that the subject parcel does not support federally and/or state-protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be affected by proposed property development activities. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the property and none were observed during the site visit. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site inspection. However, a condition of approval has been added to ensure compliance with the Migratory Bird Treaty Act should construction occur during the nesting season (Condition No. 7). Additionally, the project has been

conditioned to include the installation of tree root protection prior to construction (Condition No. 8). Therefore, the proposed project will not impact biological resources. See finding No. 2, Evidence "b".

g) Emergency Permit. Pursuant to Title 20 Chapter 20.79, an Emergency Permit may be issued without the normally required public hearing processes to rectify an emergency situation. The applicant applied for an emergency permit to repair a collapsed bridge which is the only access to a single-family dwelling (HCD-Planning File No. PLN240087). However, on March 25, 2024, the project agent submitted a letter requesting to withdraw that application and include the after-the-fact emergency permit with the Combined Development Permit (PLN240159) for the single-family and accessory structure additions within 750 feet of known archaeological resources and within 50 feet of a coastal bluff. The construction plans for the replacement bridge were submitted to HCD-Building Services through construction permit 24CP02307. Although the plans have been approved by the building department and the bridge has since been replaced, planning sign-off on the permit is still pending subject to approval of this Combined Development Permit.

h) Cultural Resources. The property is in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.146.090, a Phase I and II Archaeological Report (LIB240287) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report concluded that there were four previously recorded sites within 750 feet of the project site. As such, a Coastal Development Permit is required pursuant to CIP section 20.146.090. The Phase I report identified positive indicators on the site but outside of the project area, and therefore, a Phase II report was submitted with auger borehole testing in five locations for the proposed additions. The testing results were negative in the areas to be developed. The results of the Phase I assessment and Phase II subsurface testing program indicate that no significant resources will be impacted by the proposed project as planned. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3). See Finding No. 5, Evidence "c".

i) Historical Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. A Phase I Historical Resource Assessment Study (LIB240290) was submitted with the project application. On January 4, 2024, Dana Supernowicz analyzed the potential historical significance of the existing one-story single-family dwelling. The property was developed in 1953 with a Mid-Century Modern style wood-framed one-story single-family dwelling by the notable architectural firm Anshen and Allen. The residence is diamond-shaped with the pointed ends oriented east to west, with the west side cantilevered atop a bluff overlooking Yankee Point and the Pacific Ocean. The Historical Report

concluded that the subject property does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.

j) Fuel Management. The subject property is identified as being in a very high fire hazardous area as mapped by the Monterey County Geographic Information System. As demonstrated in Finding 3, evidence "d", the project, as proposed and conditioned, will be consistent with all the fuel management requirements for such areas.

k) Geological Hazards. The project site is in an area of known geological hazards. According to the prepared Geologic Hazards Assessment (LIB250098), this site is suitable for the residential addition this project proposes; there are no geological or seismic hazards that would preclude this property from being developed, and the proposed development is adequately setback from the known coastal bluff. Therefore, the project complies with Policy 2.7.3.1 of the CAR LUP, which requires that new development be sited and designed to minimize risk from geologic hazards, assure stability and structural integrity, does not threaten the stability of a site or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. See Finding 3, evidence "c".

l) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the CAR LUP. See Finding No. 6 and supporting evidence.

m) Land Use Advisory Committee (LUAC) Review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors Resolution No. 15-103, the project was referred to the Carmel Highlands LUAC for review on June 2, 2025. One concern from the neighbor was raised regarding the potential for the proposed additions to block her views of the ocean. The architect was present and addressed her concerns and no design changes were recommended. The LUAC reviewed the project and recommended approval as proposed by a vote of 4-0 with one member absent.

n) The project planner conducted a site inspection on August 20, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN240159.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands Fire Protection District (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) Staff identified potential impacts to archaeological, biological, historical, geological and soil resources. The following reports have been prepared:
   - "Phase I & Phase II Archaeological Assessment Report" (LIB240287) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, January 2025.
   - "Geotechnical Investigation Report" (LIB240289) prepared by Lawrence Grice with Grice Engineering Inc., Salinas, CA, August 30, 2024.
   - "Phase I Historical Resource Assessment Report" (LIB240290) prepared by Dana Supernowicz with Historic Resources Associates, Pebble Beach, CA, January 4, 2024.
   - "Biological Assessment Report" (LIB250018) prepared by Rob Thompson with Thompson Wildland Management, Monterey, CA, September 21, 2023.
   - "Geological Report" (LIB250098) prepared by Robert Barminski with CapRock Geology, Inc., Aromas, CA, February 27, 2025.

c) 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.

d) Staff conducted a site inspection on August 20, 2025 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN240159.

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) Necessary public facilities exist on the subject property. Potable water to serve the development is provided by the Cal-Am public water system. Wastewater is treated by two Onsite Wastewater Treatment Systems (OWTS), which independently serve the guesthouse and main residence. A performance evaluation for the guesthouse remodel was not required since the addition did not exceed 500 square feet. However, an evaluation was required for the additions to the main dwelling. On June 20, 2024, Hastings Construction submitted a performance evaluation of the existing 2,000-gallon septic system. The Environmental Health Bureau reviewed the evaluation and found the

OWTS had the capacity to serve the proposed development, and that the system was observed to be in acceptable condition.

c) The project is located within 50 feet of a coastal bluff according to Monterey County GIS information. As identified in Title 20 section 20.70.120.A.1, a Coastal Development Permit is required for any development within 50 feet of a coastal bluff. Additionally, pursuant to CAR LUP Policy 2.7.4.3, a geological hazards report is required for such development. The applicant submitted a geotechnical and geological hazards report (LIB250098) that assessed the geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault induced features or other hazards and research of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use, given that the recommendations in it are followed. The notice of report condition has been applied to ensure that the geotechnical engineer's recommendations are adhered to (Condition No. 9).

d) The property is located in an area mapped as having a very high fire hazard according to the Monterey County Geographic Information System. Pursuant to CAR LUP Policy 2.7.3.1, new development shall be sited and designed to minimize risk from fire hazards. The proposed additions to the existing single-family dwelling are sited in previously developed areas and the materials used are fire-resistant. The project site has existing landscape and overgrown vegetation. The project has been conditioned to require a Landscape and Fuel Management Plan to address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home (Condition No. 10). Therefore, the project, as conditioned, will be consistent with Policy 2.7.3.1.

e) Staff conducted a site inspection on August 20, 2025 to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN240159.

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 August 20, 2025 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 can be found in Project File PLN240159.

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(e)(1) for a Class 1 categorical exemption allows for a single-family dwelling addition. Therefore, the proposed development is consistent with CEQA Guidelines section 15301.

b) The project meets the criteria of this exemption because it's a remodel and addition to an existing single-family dwelling and detached non-habitable accessory structure. The expansion will not add any new residential units, will not intensify the water use (or wastewater generation), and does not substantially alter the footprint of the existing development, making it a negligible expansion of existing use consistent with the intent of the Class 1 Exemption.

c) 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, development located near or within view of a scenic highway, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On August 19, 2024, a Phase I pedestrian survey report was submitted with the application (see Finding No. 2, Evidence "b") since the project is located in a high archaeological sensitivity area. The results of that survey were positive for sparse marine shell fragments on the western coastal bluff of the property. On January 2, 2025, a Phase II subsurface test was conducted and resulted in negative findings for precolonial and historical site indicators. Therefore, the project, as designed and conditioned, was found to have no impacts on archaeological resources. However, a standard condition of approval has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered (Condition No. 3).

d) No adverse environmental effects were identified during staff review of the development application during a site visit on August 20, 2025.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN240159.

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 (Figure 3, Visual

Resources, and Figure 8, Major Public Access and Recreational Facilities, in the CAR LUP).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN240159.

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

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

b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea and located within three hundred (300) feet of the top of the seaward face of a coastal bluff.

DECISION

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

1. Find that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve the Combined Development Permit consisting of:
   a) Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements;
   b) After-the-fact Emergency Permit to replace an existing access bridge;
   c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and
   d) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

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 October 2025.

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.

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.

This page intentionally left blank

County of Monterey HCD Planning

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

PLN240159

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240159) allows a Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements; After-the-fact Emergency Permit to replace an existing access bridge; Coastal Development Permit for the development within 750 feet of a known archaeological resource; and Coastal Development Permit to allow development within 50 feet of a coastal bluff. The property is located at 5 Yankee Beach Way, Carmel (Assessor's Parcel Number 243-141-008-000), Carmel Area 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 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 243-141-008-000 on October 9, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

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.

5. 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.

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. 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.

8. 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.

9. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"The following reports have been prepared for the proposed project:
A “Phase I & Phase II Archaeological Assessment Report” (LIB240287) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, January 2025;
A “Geotechnical Investigation Report” (LIB240289) prepared by Lawrence Grice with Grice Engineering Inc., Salinas, CA, August 30, 2024;
A “Phase I Historical Resource Assessment Report” (LIB240290) prepared by Dana Supernowicz with Historic Resources Associates, Pebble Beach, CA, January 4, 2024;
A “Biological Assessment Report” (LIB250018) prepared by Rob Thompson with Thompson Wildland Management, Monterey, CA, September 21, 2023; and
A “Geological Report” (LIB250098) prepared by Robert Barminski with CapRock Geology, Inc., Aromas, CA, February 27, 2025, and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

10. PDSP01 – LANDSCAPE PLAN AND FUEL MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped and shall incorporate fuel management. Prior to the issuance of building permits, a landscaping plan and fuel management plan shall be submitted to the Chief 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 fuel management plan shall comprise of a site plan illustrating how vegetation around proposed structures and roadways will be maintained to reduce fire fuel loads. The Fuel Management Plan shall include a “Green Zone” (0-30 feet) - Illustration on plans for maintaining vegetation (native and proposed) within 30 feet of all proposed structures/facilities, a “Management Zone” (30+ feet) - Illustration on plans showing maintenance of vegetation up to 100 feet from all proposed structures, or to the property line, whichever is closer, Tree Pruning/Removal and Emergency Vehicle Access. In very high fire hazard severity zones, a greater distance may be required by the local Fire Authority.

Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for a 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 a landscape plan and fuel management plan to HCD - Planning for review and approval. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

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

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'–30' AWAY FROM HOUSE.

GUIDLINES AS FOLLOWS:
- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4□
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' – 100' AWAY FROM HOUSE.

GUIDLINES AS FOLLOWS:
- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

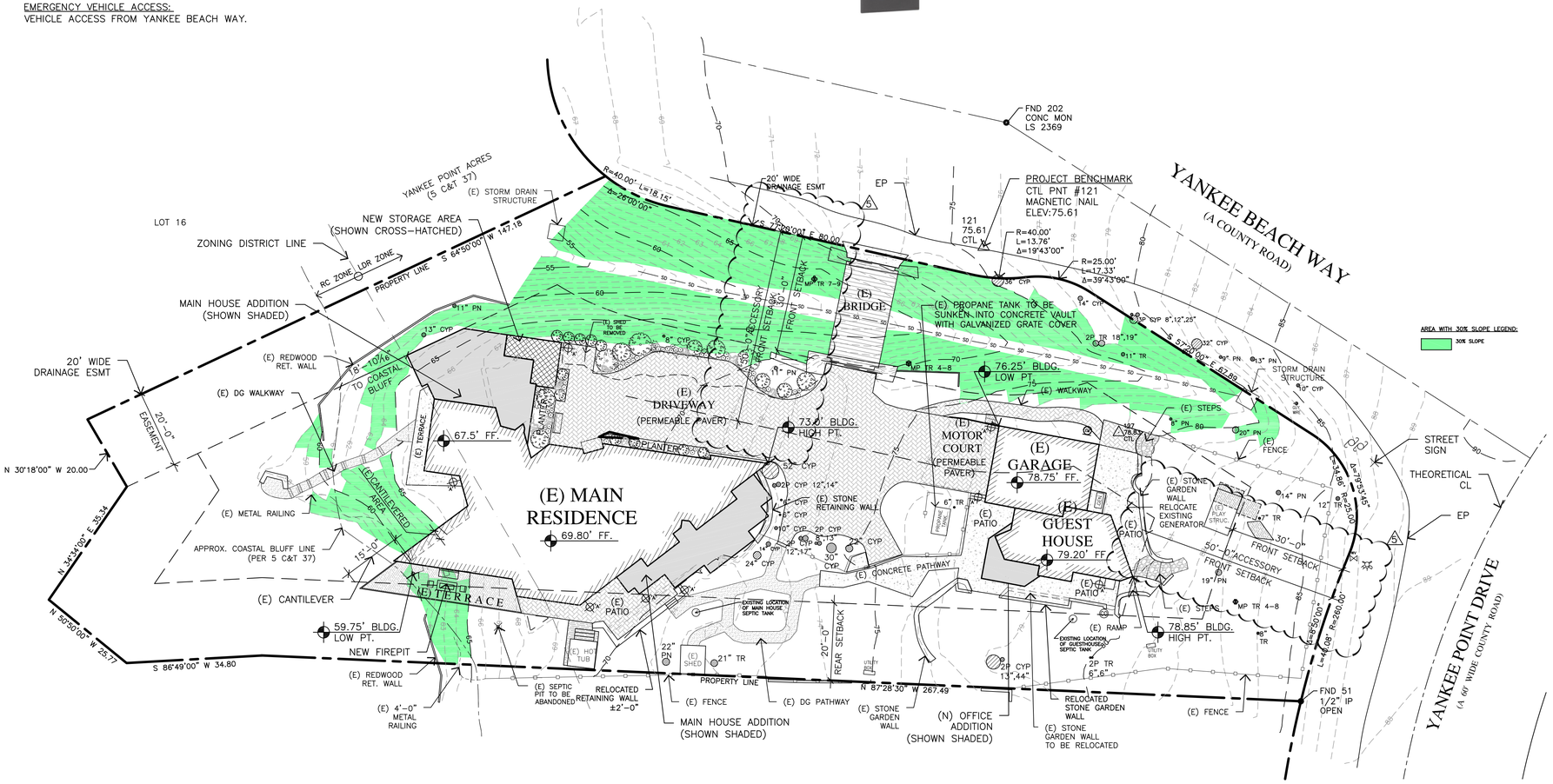
EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM YANKEE BEACH WAY.

EXTERIOR LIGHTING LEGEND

10W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'A'
MINKA LAVERY OUTDOOR LIGHTING
WALL MOUNTED "WESTGATE" SCONCE W/
WHITE SEEDY GLASS
1 LED BULB
TOTAL WATTAGE NOT TO EXCEED 6 WATTS
(DELIVERED LUMENS 103.8)
W/ PHOTO CONTROL SENSOR





SITE PLAN - PROPOSED

1/16"=1'-0"

N

PLANNING INFO.

- PROPERTY OWNER:
  OLIVER AND BROOKE RICKARD
  1304 SUTTON DRIVE
  COLUMBIA, MO. 65203
- PROJECT ADDRESS:
  5 YANKEE BEACH WAY
  CARMEL, CA 93923
- PROJECT SCOPE:
  - INTERIOR REMODEL TO EXISTING SINGLE FAMILY DWELLING WITH AN ADDITION OF 933 SF.
  - INTERIOR REMODEL OF EXISTING GUESTHOUSE, CONVERTING 89 SF. INTO NEW OFFICE.
  - ADDITION OF 101 SF. TO NEW HOME OFFICE, TOTALING 190 SF. NEW HOME OFFICE.
  - NEW 118 SF. STORAGE AT MAIN RESIDENCE.
  - AFTER THE FACT EMERGENCY PERMIT FOR EXISTING BRIDGE.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 243-141-008
- ZONE: LDR/1-D(20)(CZ) | RC-D(20')(CZ)
- STORIES: ONE
- MAX BLDG. HT: 20 FT
- GRADING: 35 CY CUT | 10 CY FILL, SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
  2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- LOT AREA: 31,695 SF (0.73 Ac.)
- LOT COVERAGE CALCULATIONS IN LDR ZONE:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	2015	1084	-5	3094
GUEST HOUSE	476	0	-89	387
OFFICE	0	190	0	190
GARAGE	506	0	0	506
PLAYHOUSE	69	0	0	69
SHEDS	82	0	-36	46
TOTAL	3148	1274	-130	4292

- LOT COVERAGE "LDR ZONE" ALLOWED: 4,754.7 SF (15%)
- LOT COVERAGE "LDR ZONE" PROPOSED: 4,292 SF (13.5%)
- LOT COVERAGE CALCULATIONS IN RC ZONE:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	486	0	0	486
TOTAL	486	0	0	486

- LOT COVERAGE "RC ZONE" ALLOWED: 1,584.9 SF (5%)
- LOT COVERAGE "RC ZONE" EXISTING: 486 SF (1.5%)
- F.A.R. CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	2585	938	-5	3518
GUEST HOUSE	476	0	-89	387
OFFICE	0	190	0	190
GARAGE	506	0	0	506
TOTAL	3567	1128	-94	4601

- F.A.R. ALLOWED: 6,339.6 SF (20%)
- F.A.R. PROPOSED: 4,601 SF (14.5%)

VICINITY MAP



JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950
PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

RICKARD RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH WAY
CARMEL, CA 93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

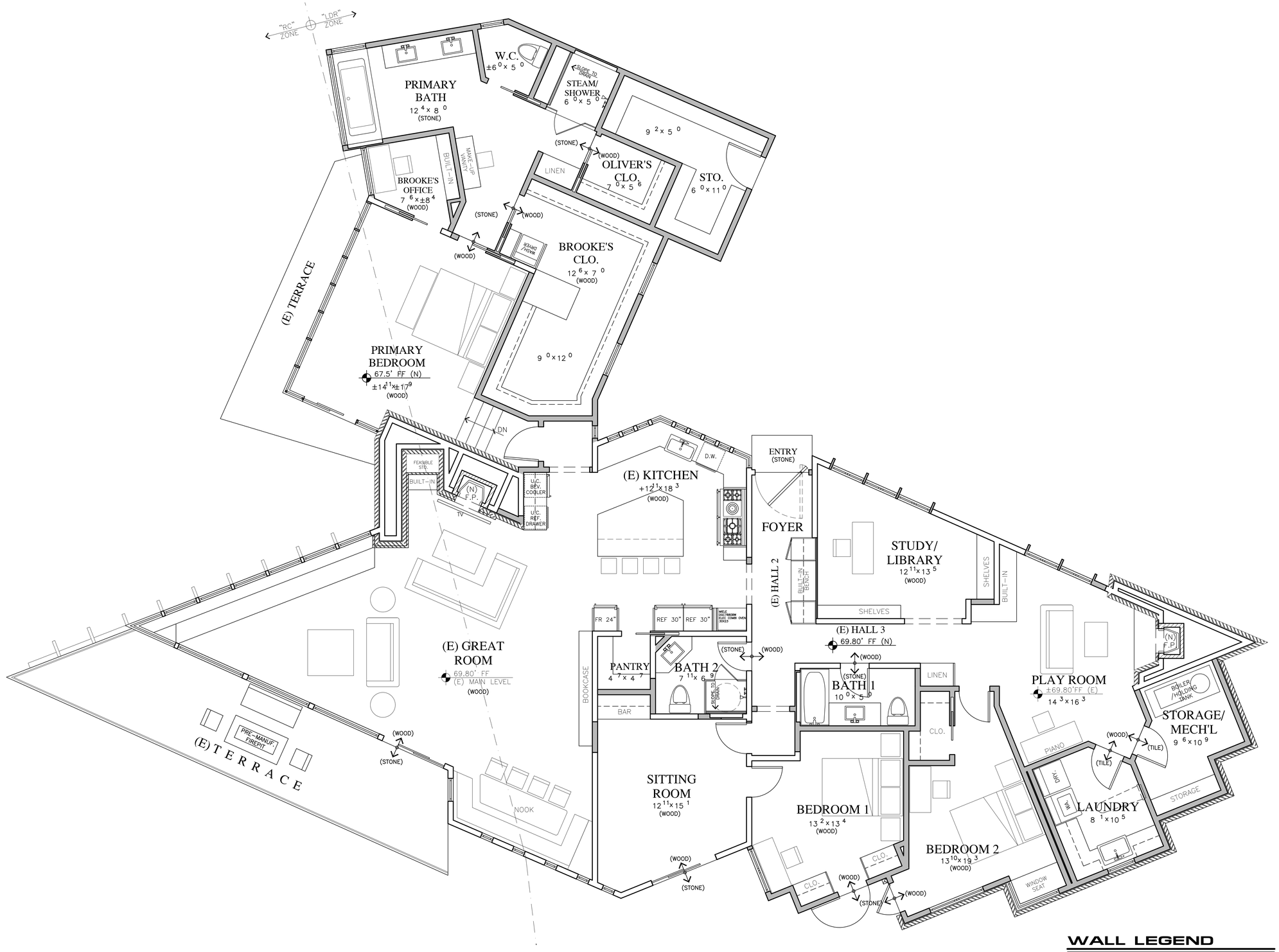
REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6.

SITE PLAN EXISTING

SHEET NO.

A1.0



MAIN LEVEL PLAN - PROPOSED

1/4"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

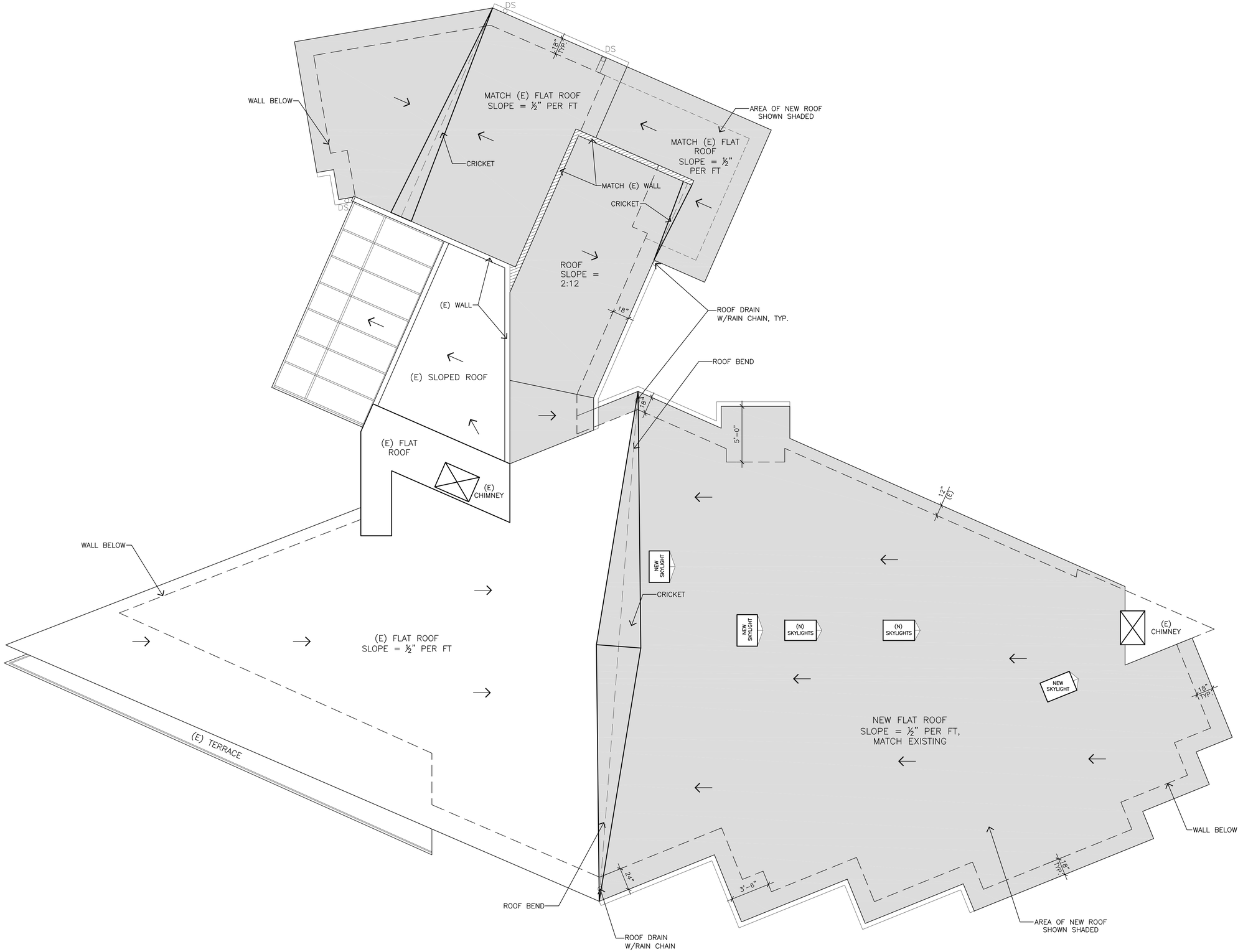
REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6.

MAIN LEVEL PLAN

SHEET NO.

A2.0



ROOF PLAN

1/4"=1'-0"

N

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

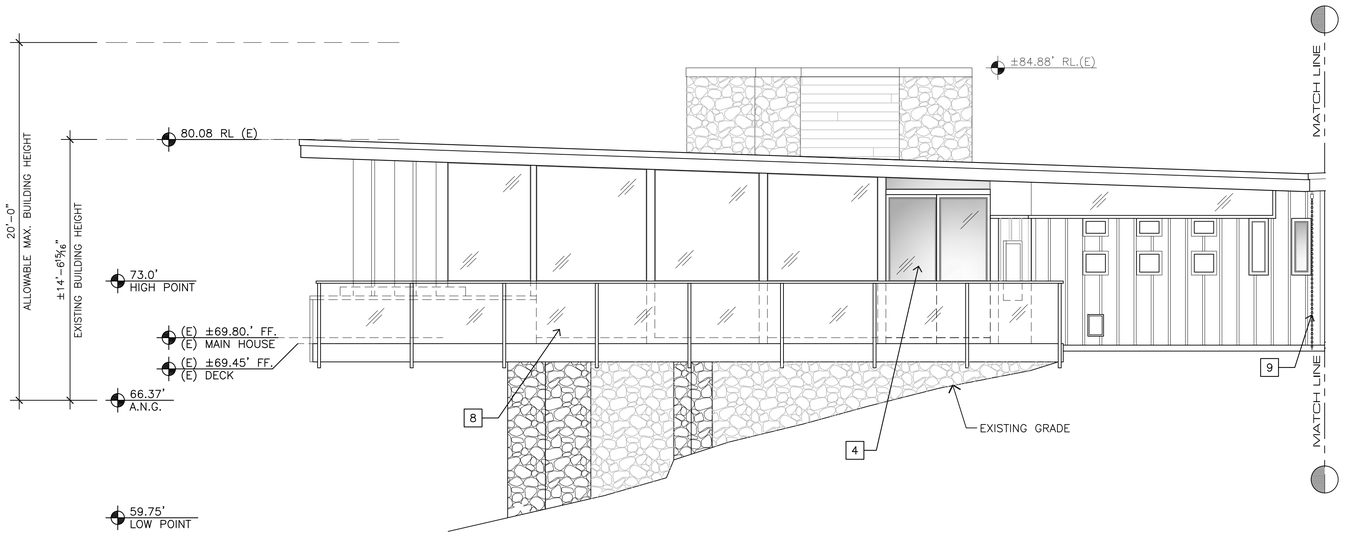
REVISIONS:

1 OCTOBER 1, 2024
PLANNING DEPT. SUBMITTAL
2 NOVEMBER 20, 2024
PLANNING DEPT. SUBMITTAL
3 JANUARY 10, 2025
PLANNING DEPT. SUBMITTAL
4 FEBRUARY 26, 2025
PLANNING DEPT. SUBMITTAL
5 SEPTEMBER 22, 2025
PLANNING DEPT. SUBMITTAL
6

ROOF
PLAN

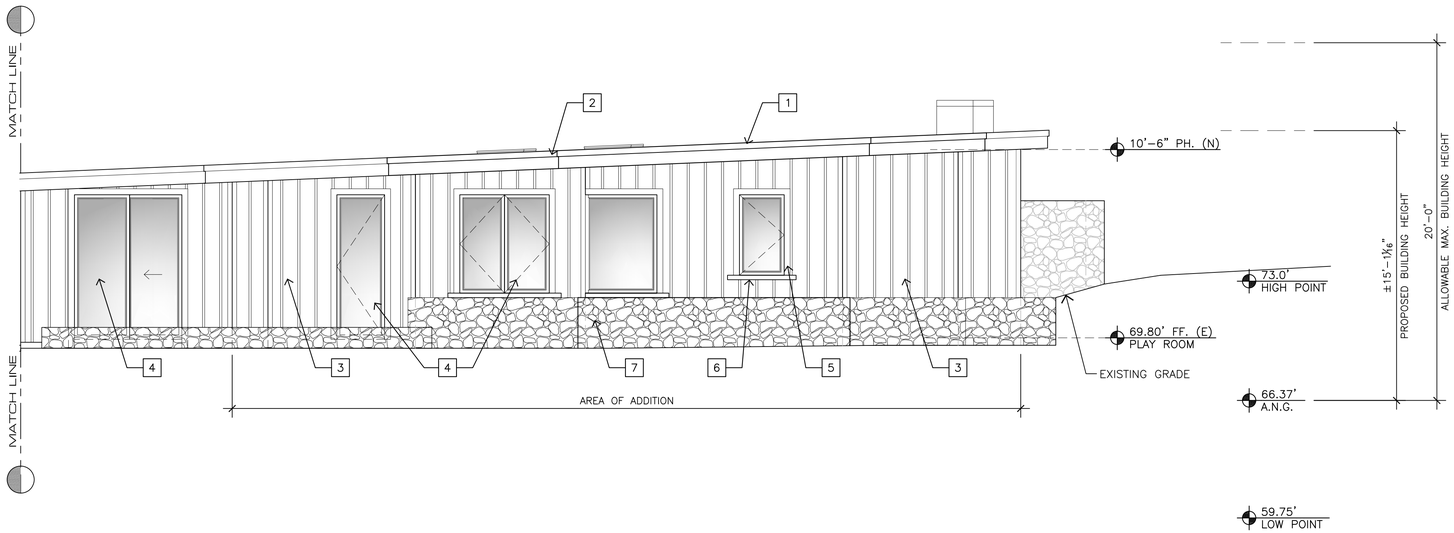
SHEET NO.

A5.0



SOUTH ELEVATION (A)

1/4"=1'-0"

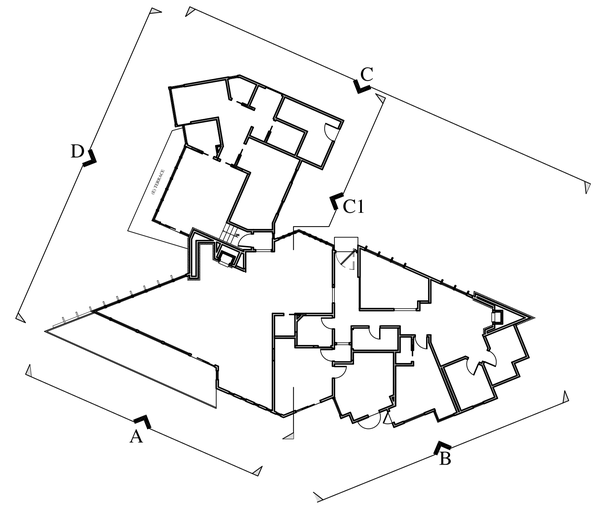


SOUTH ELEVATION (B)

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1	BUILT UP ROOFING – MATCH EXISTING
2	2X12 CEDAR FASCIA WITH GALVANIZED METAL GUTTER & DOWNSPOUTS – MATCH EXISTING
3	JAMES HARDIE – PAINTED BOARD AND BATTEN SIDING
4	METAL CLAD WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5	1X4 PAINTED CEDAR TRIM
6	4X PAINTED CEDAR SILL
7	RANDOM RIVER ROCK STONE – MATCH EXISTING
8	REPAIR/REPLACE AS NEEDED, SIMULATED WOOD GUARDRAIL WITH ½" TEMPERED GLASS – MATCH EXISTING



KEY PLAN

1/16"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

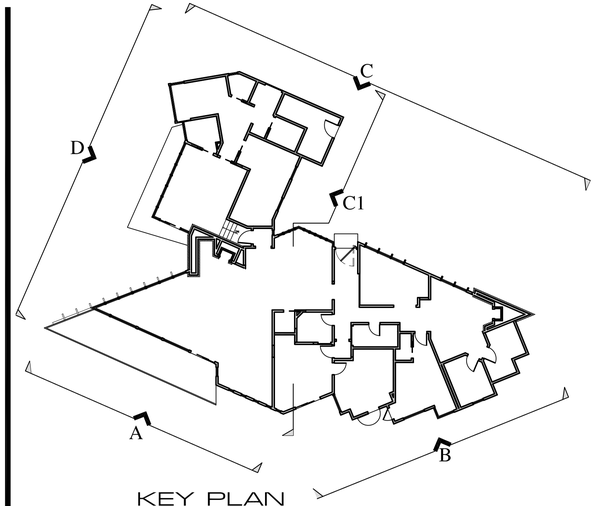
REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6.

ELEVATIONS

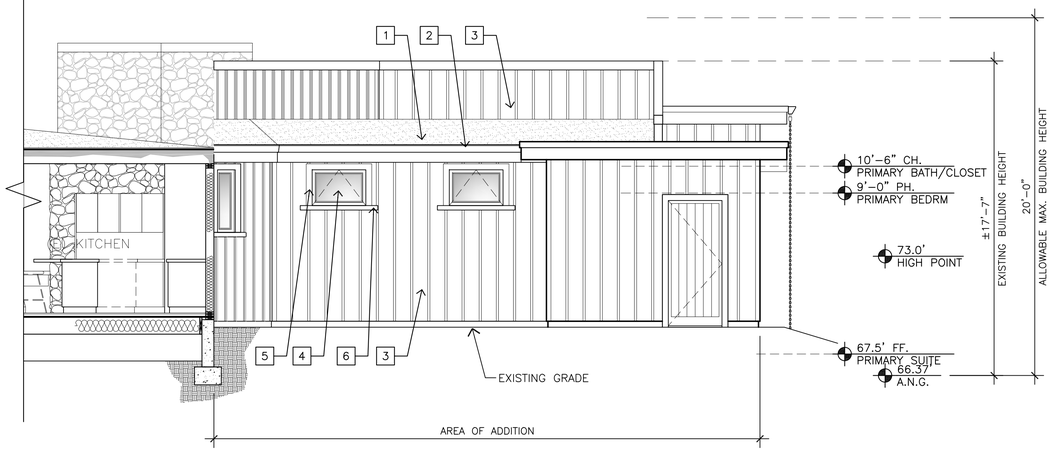
SHEET NO.

A6.0



KEY PLAN

1/16"=1'-0"

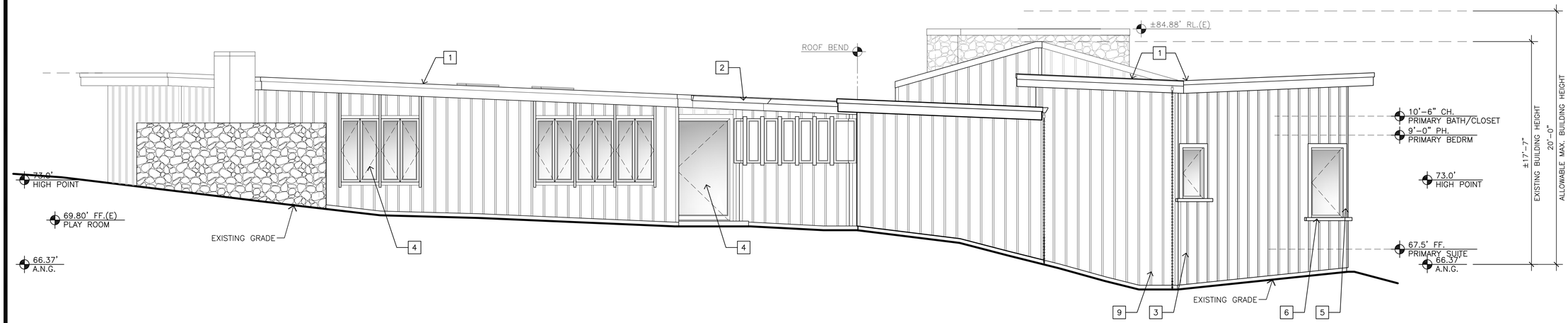


NORTH ELEVATION (C1)

1/4"=1'-0"

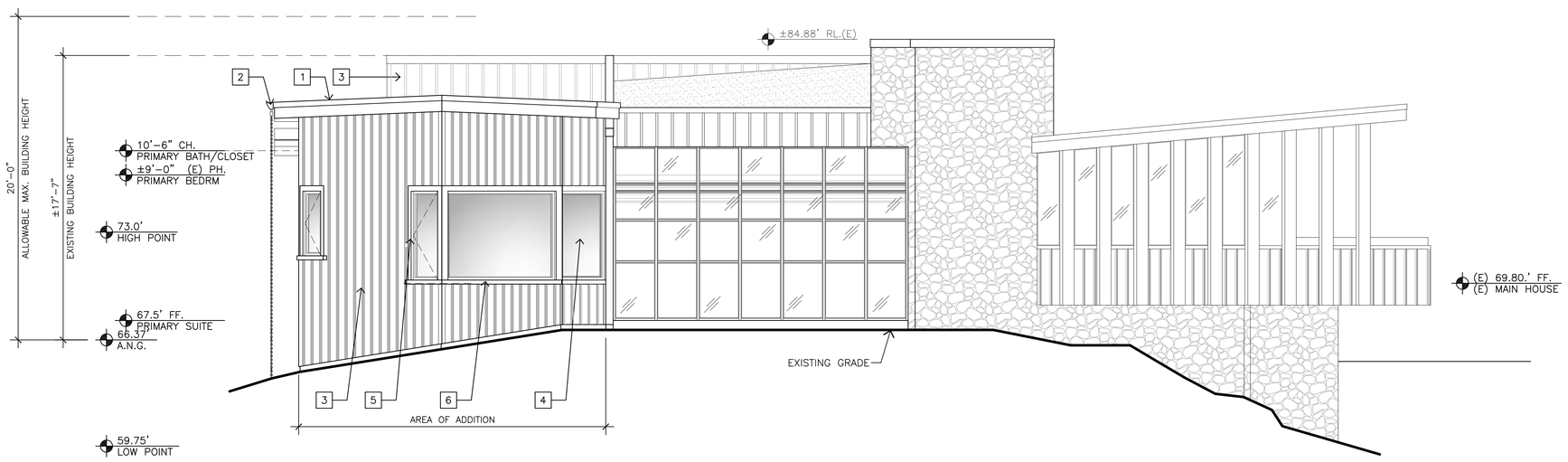
EXTERIOR FINISH LEGEND

1	BUILT UP ROOFING – MATCH EXISTING
2	2X12 CEDAR FASCIA WITH GALVANIZED METAL GUTTER & DOWNSPOUTS – MATCH EXISTING
3	JAMES HARDIE – PAINTED BOARD AND BATTEN SIDING
4	METAL CLAD WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5	1X4 PAINTED CEDAR TRIM
6	4X PAINTED CEDAR SILL
7	RANDOM RIVER ROCK STONE – MATCH EXISTING
8	REPAIR/REPLACE AS NEEDED, SIMULATED WOOD GUARDRAIL WITH ½" TEMPERED GLASS – MATCH EXISTING



NORTH ELEVATION (C)

1/4"=1'-0"



WEST ELEVATION (D)

1/4"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

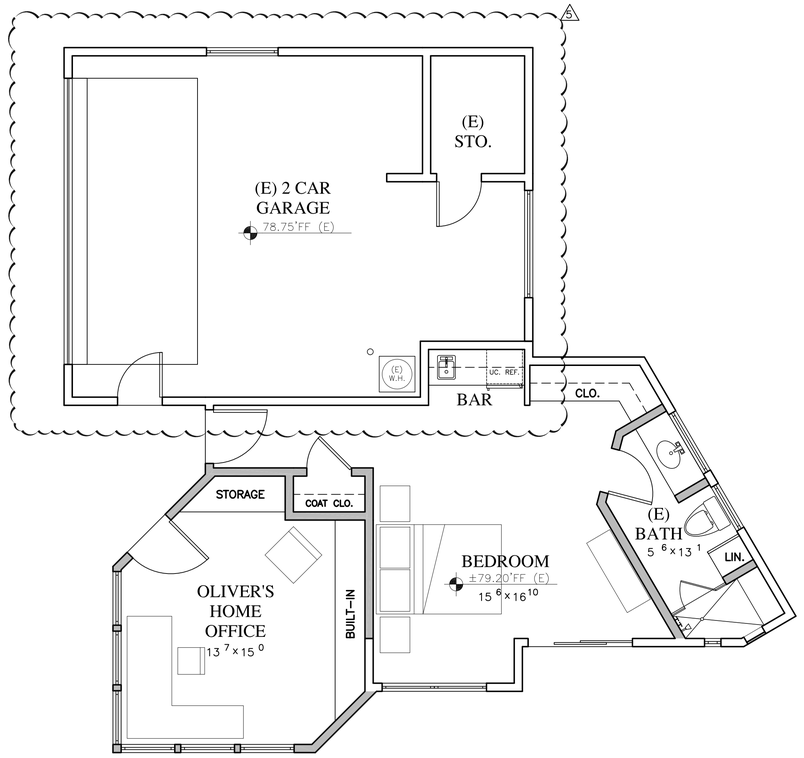
REVISIONS:

1	OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2	NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3	JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4	FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5	SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6	

ELEVATIONS

SHEET NO.

A6.1



GUESTHOUSE, OFFICE AND GARAGE - PROPOSED PLAN

1/4"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

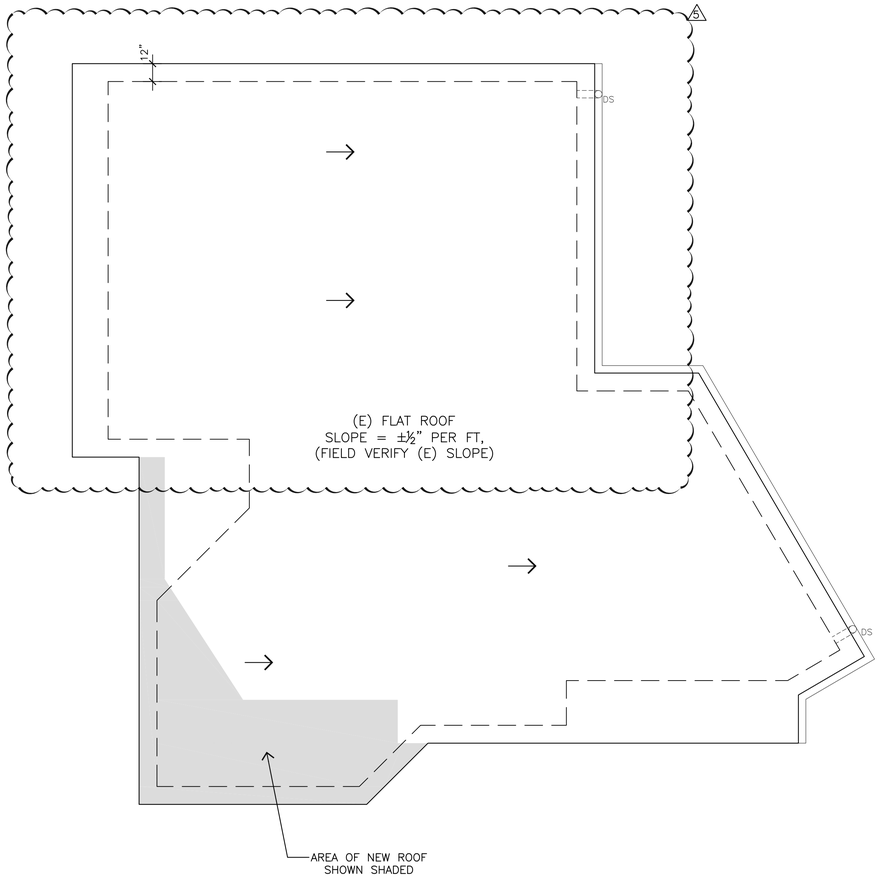
REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6.

GUESTHOUSE, OFFICE AND GARAGE PLAN

SHEET NO.

GH2.0



GUESTHOUSE, OFFICE AND GARAGE - ROOF PLAN

1/4"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

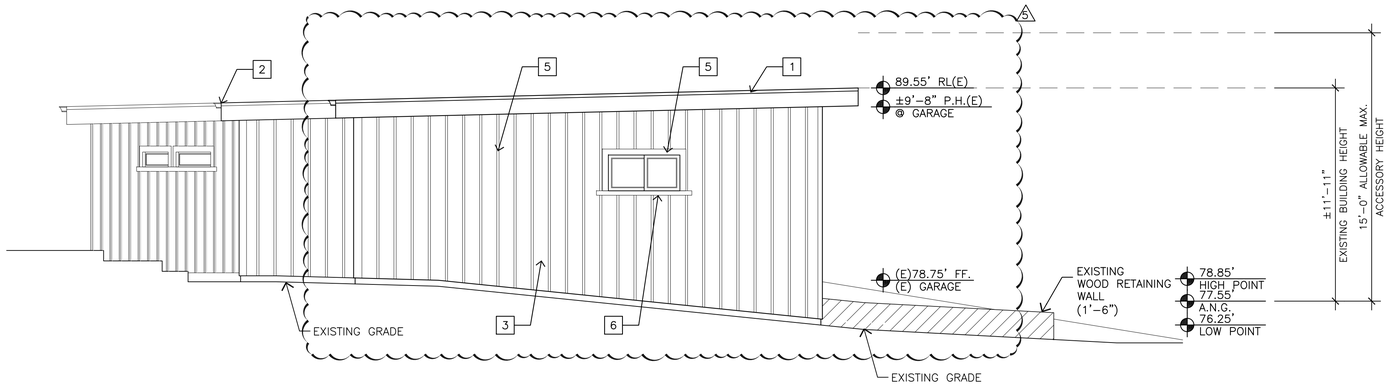
REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6.

GUESTHOUSE, OFFICE AND GARAGE
ROOF PLAN

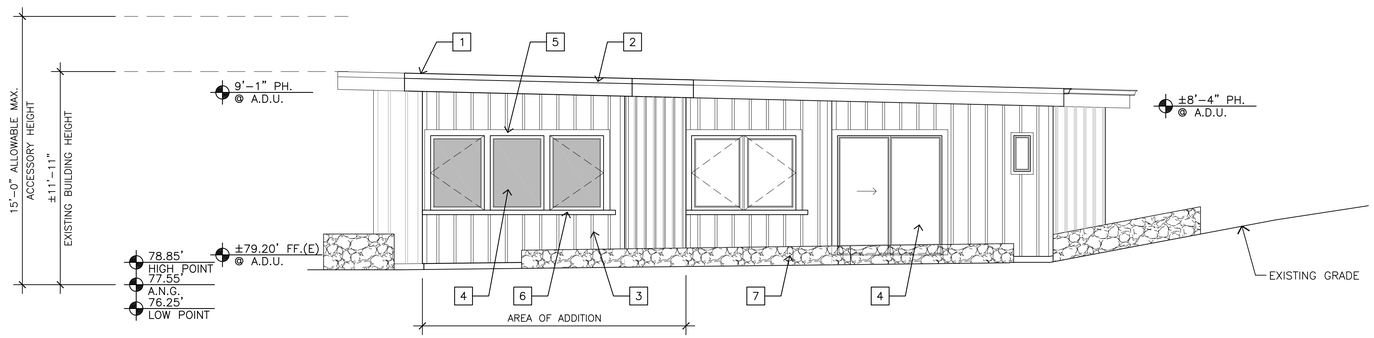
SHEET NO.

GH3.0



NORTH ELEVATION - GUESTHOUSE, OFFICE AND GARAGE

1/4"=1'-0"



SOUTH ELEVATION - GUESTHOUSE, OFFICE AND GARAGE

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1	BUILT UP ROOFING – MATCH EXISTING
2	2X12 CEDAR FASCIA WITH GALVANIZED METAL GUTTER & DOWNSPOUTS – MATCH EXISTING
3	JAMES HARDIE – PAINTED BOARD AND BATTEN SIDING
4	METAL CLAD WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5	1X4 PAINTED CEDAR TRIM
6	4X PAINTED CEDAR SILL
7	RANDOM RIVER ROCK STONE – MATCH EXISTING

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

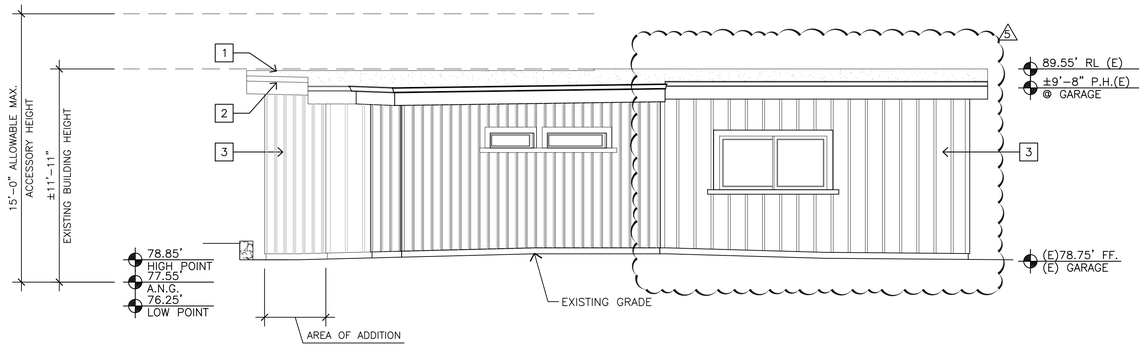
REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6.

GUESTHOUSE, OFFICE AND GARAGE ELEV.

SHEET NO.

GH4.0

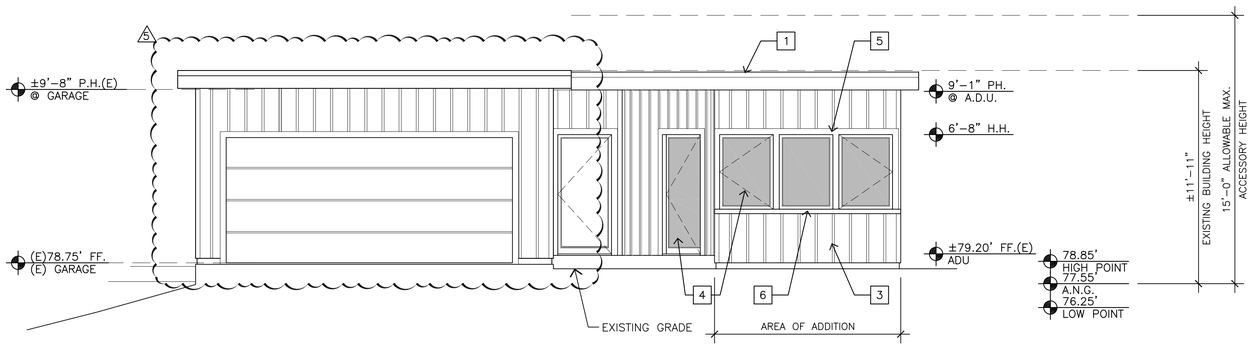


EAST ELEVATION - GUESTHOUSE, OFFICE AND GARAGE

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1	BUILT UP ROOFING – MATCH EXISTING
2	2X12 CEDAR FASCIA WITH GALVANIZED METAL GUTTER & DOWNSPOUTS – MATCH EXISTING
3	JAMES HARDIE – PAINTED BOARD AND BATTEN SIDING
4	METAL CLAD WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5	1X4 PAINTED CEDAR TRIM
6	4X PAINTED CEDAR SILL
7	RANDOM RIVER ROCK STONE – MATCH EXISTING



WEST ELEVATION - GUESTHOUSE, OFFICE AND GARAGE

1/4"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

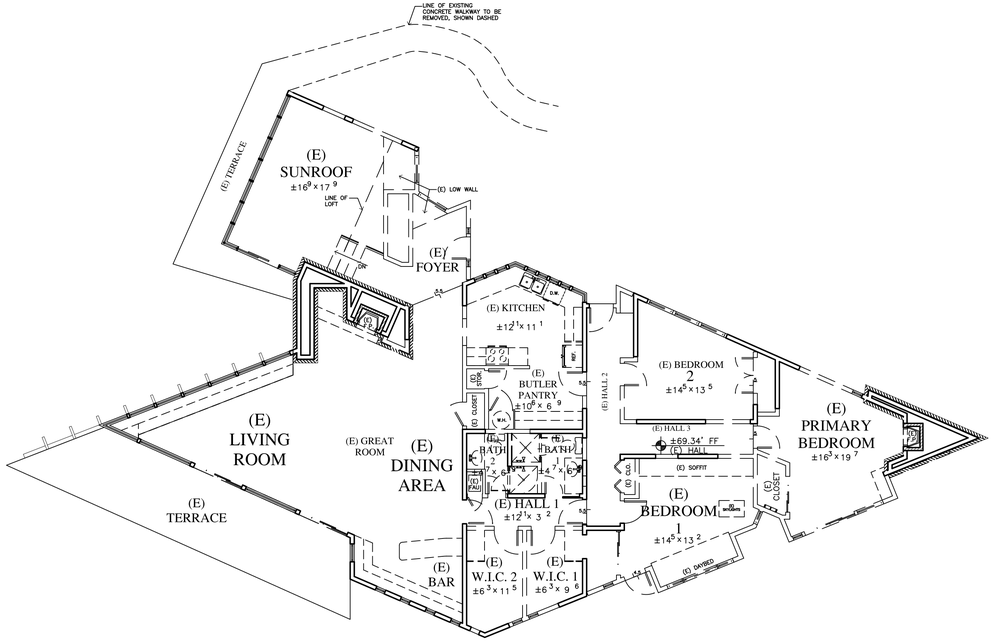
REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6.

GUESTHOUSE, OFFICE AND GARAGE ELEV.

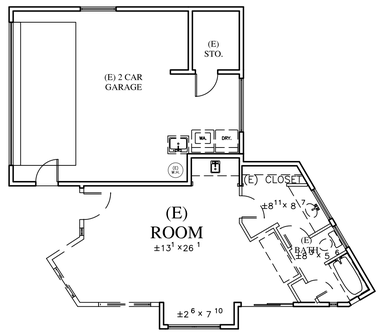
SHEET NO.

GH4.1



MAIN RESIDENCE EXISTING-DEMOLITION PLAN

1/8"=1'-0"



GARAGE AND GUESTHOUSE EXISTING-DEMOLITION PLAN

1/8"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

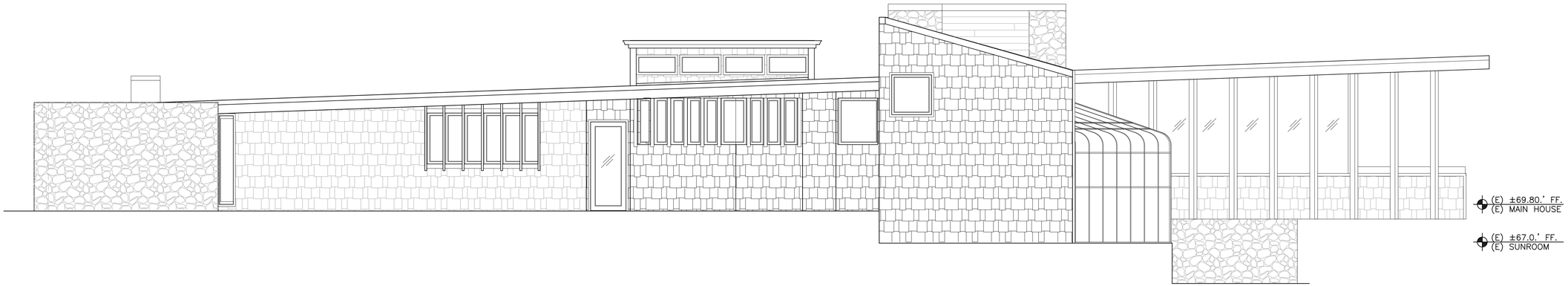
REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6. PLANNING DEPT. SUBMITTAL

MAIN & G.H. EXIST.-DEMO. PLAN

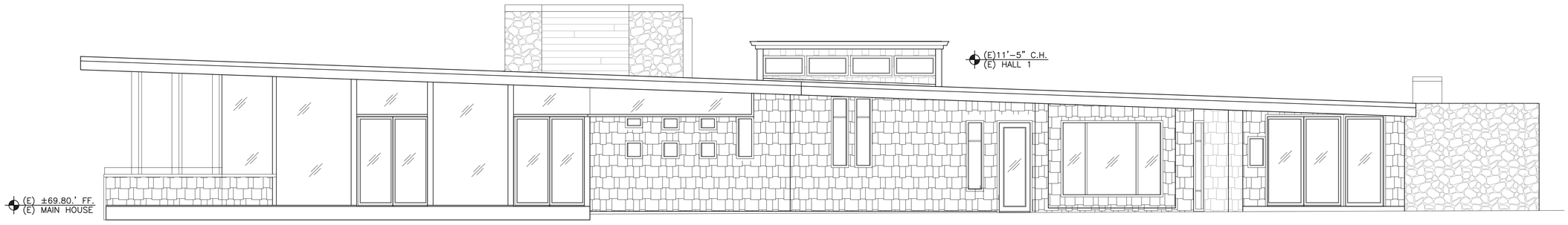
SHEET NO.

D1.0



NORTH ELEVATION - MAIN HOUSE EXISTING

1/4"=1'-0"



SOUTH ELEVATION - MAIN HOUSE EXISTING

1/4"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

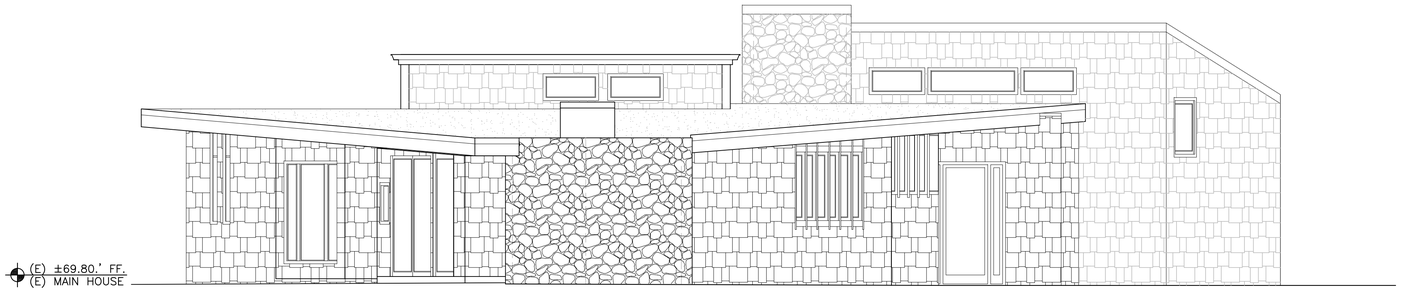
REVISIONS:

1 OCTOBER 1, 2024
PLANNING DEPT. SUBMITTAL
2 NOVEMBER 20, 2024
PLANNING DEPT. SUBMITTAL
3 JANUARY 10, 2025
PLANNING DEPT. SUBMITTAL
4 FEBRUARY 26, 2025
PLANNING DEPT. SUBMITTAL
5 SEPTEMBER 22, 2025
PLANNING DEPT. SUBMITTAL
6

MAIN HOUSE
EXISTING ELEVATION

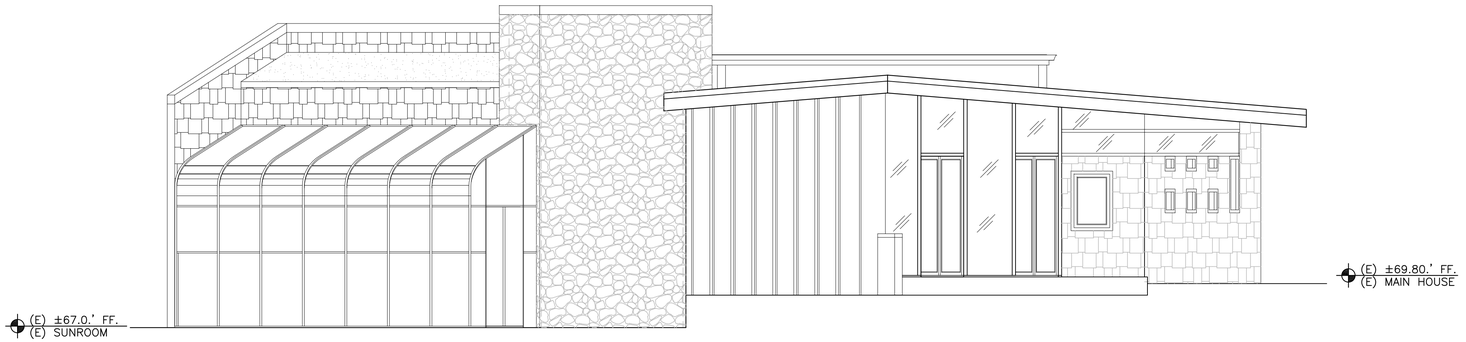
SHEET NO.

D2.0



EAST ELEVATION - MAIN HOUSE EXISTING

1/4"=1'-0"



WEST ELEVATION - MAIN HOUSE EXISTING

1/4"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

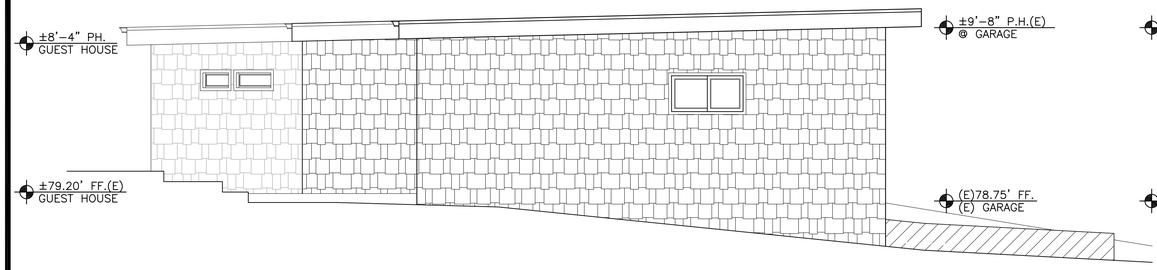
REVISIONS:

1 OCTOBER 1, 2024
PLANNING DEPT. SUBMITTAL
2 NOVEMBER 20, 2024
PLANNING DEPT. SUBMITTAL
3 JANUARY 10, 2025
PLANNING DEPT. SUBMITTAL
4 FEBRUARY 26, 2025
PLANNING DEPT. SUBMITTAL
5 SEPTEMBER 22, 2025
PLANNING DEPT. SUBMITTAL
6

EXISTING ELEVATION
MAIN HOUSE

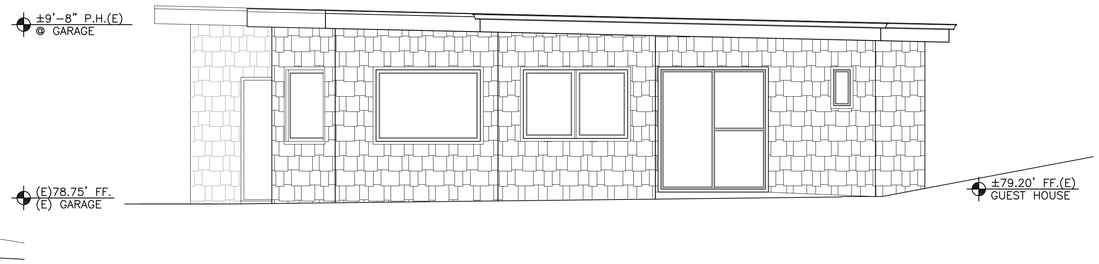
SHEET NO.

D2.1



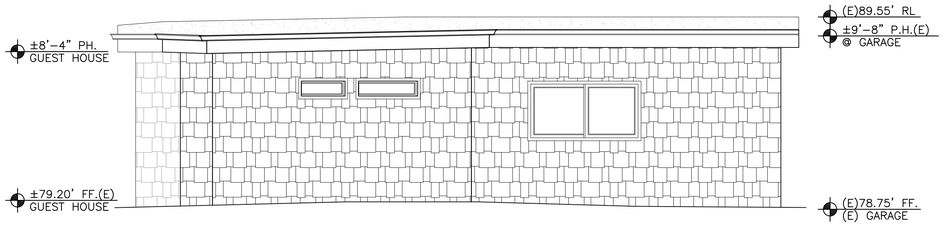
NORTH ELEVATION - EXISTING GUEST HOUSE

1/4"=1'-0"



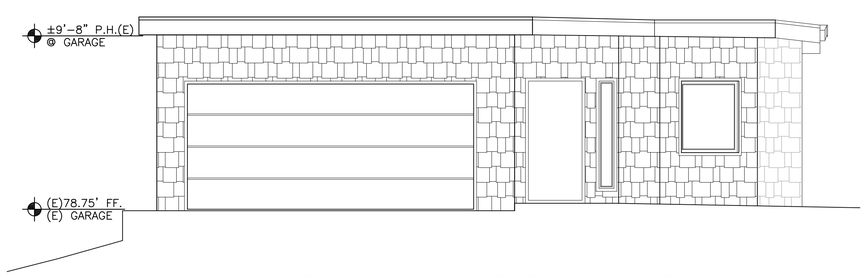
SOUTH ELEVATION - EXISTING GUEST HOUSE

1/4"=1'-0"



EAST ELEVATION - EXISTING GUEST HOUSE

1/4"=1'-0"



WEST ELEVATION - EXISTING GUEST HOUSE

1/4"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

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

STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024

APPLICATION REQ. SUBMITTAL

REVISIONS:

1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6.

EXISTING ELEVATION
GUEST HOUSE

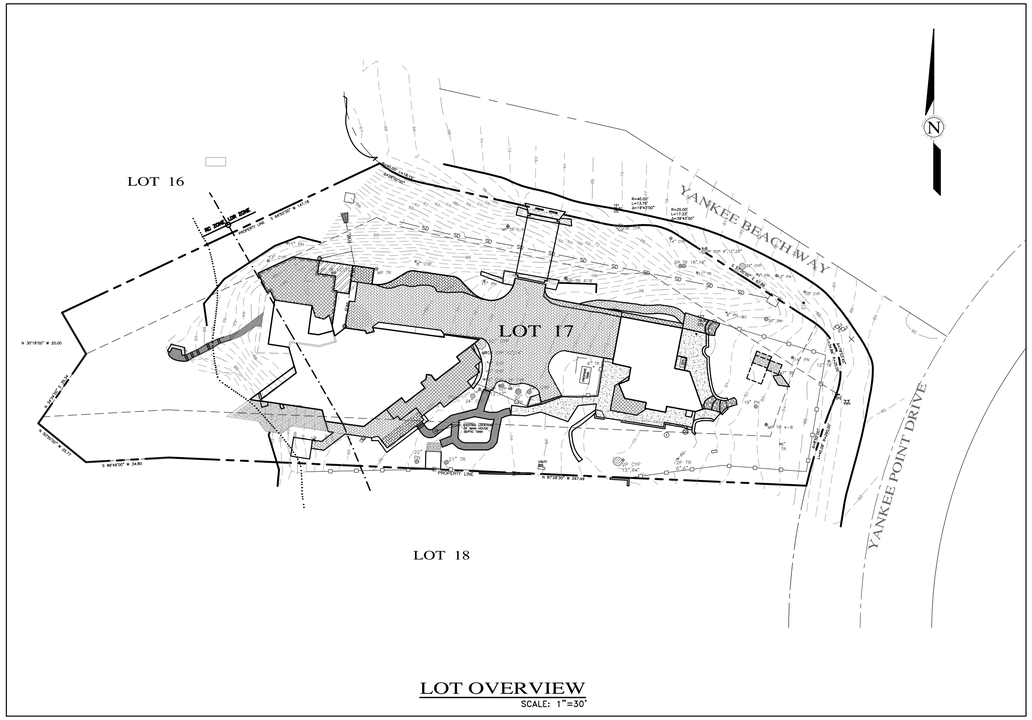
SHEET NO.

D3.0

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
RICKARD RESIDENCE
APN: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=30'

LEGEND:

NEW:

- STORM DRAIN LINE
- RAIN–WATER LEADER
- 73.20 SPOT ELEVATION
- ROOF DOWNSPOUT/SPLASH BLOCK
- MAIN FLOOR HOUSE FOOTPRINT ADDITION
- PERMEABLE CONCRETE PAVER SURFACE
- ROCK/BIOFILTRATION BASIN

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE RICKARD RESIDENCE A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP, DATED 06/20/24, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON MAY 8, 2024.

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 THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (02/29/2024) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 35 C.Y. OF CUT AND 10 C.Y. OF FILL WITH 25 C.Y. OF EXPORT. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF–SITE ON A LEGAL MANER. ADDITIONAL ON–SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.

6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.

7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS WHICH OUTLET INTO LANDSCAPE AREAS AND/OR CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO THE EXISTING STORM DRAIN SYSTEM. RAIN WATER LEADERS SHALL BE 4" PVC–SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE KEPT ON ITS ORIGINAL STATE WITH EXISTING DRAINAGE PATTERNS MAINTAINED.

13) SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON–EROSIVE MANNER.

14) THE STORM DRAIN FACILITIES IF REQUIRED SHALL BE CHRISTY PRODUCTS OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

16) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON–PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

17) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

18) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA – BUILDING SERVICES.

19) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

20) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.

21) 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 RMA – PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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.

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013–0001–DWQ; THEREFORE, THE POST–CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THIS PROJECT WILL CREATE AND/OR REPLACE COLLECTIVELY OVER THE ENTIRE PROJECT 1,206 SF OF IMPERVIOUS SURFACES AND WILL DISTURB A LAND AREA OF 1,656 SQ.FT.

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	Soil's Engineer	Beginning of Project		
Subexcavation, fill placement, and compaction	Soil's Engineer	Throughout grading operations		
Foundation Excavations	Soil's Engineer	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	Soil's Engineer	Prior to trench backfill		
Utility trench compaction	Soil's Engineer	During backfill operations		
Retaining wall backfill compaction	Soil's Engineer	During backfill operations		
Baserock subgrade compaction	Soil's Engineer	Prior to pavement installation		

TOTAL LOT AREA = 31,695 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,206 SQ.FT.
TOTAL AREA OF DISTURBANCE = 1,656 SQ.FT.

GRADING QUANTITIES:
CUT = 35 C.Y.
FILL = 10 C.Y.
NET = 25 C.Y. SURPLUS

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
SHEET C3	GRADING, DRAINAGE & UTILITY PLAN
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BRDY	BOUNDARY
BOT	BOTTOM
CB	CATCH BASIN
CL C/L ℄	CENTERLINE
CO	CLEAN OUT
DI	DRAIN INLET
DW	DRIVEWAY
ELEV EL	ELEVATION
EP	EDGE OF PAVEMENT
EX (E)	EXISTING
FC	FACE OF CURB
FD	FACE OF DIKE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FC F/C	FACE OF CURB
FL F/L ℄	FLOW LINE
FP	FINISHED PAD
FW	FACE OF WALL
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHELENE
HP	HIGH POINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PL P/L ℄	PROPERTY LINE
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
R RAD	RADIUS
R/W	RIGHT OF WAY
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
REL	RELATIVE
RET WALL	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SHO	SHOULDER
SS	SANITARY SEWER
SS LAT	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
S/W	SIDEWALK
TC T/C	TOP OF CURB
TD	TOP OF DIKE
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. OLIVER & BROOKE RICKARD
1304 SUITTON DRIVE
COLUMBIA, MO 65203

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. AMY L. DENNEY
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646–1261

SITE LOCATION:
5 YANKEE BEACH WAY
CARMEL, CA 93923

No.	DATE	BY	REVISION
	12/20/24	AMS	SITE PLAN UPDATE
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
12/20/24

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. OLIVER & BROOKE RICKARD

SCALE: AS SHOWN
DATE: OCTOBER 2024
JOB NO. 2761–02

SHEET C1
OF 5 SHEETS

L:\PROJ\2761–RICKARD\2761–CIVIL\DWG\2761–GDECP.DWG/24x36 C1

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 16

LOT 18

YANKEE POINT ACRES
(S C&T 37)

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- BUILDING
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- DECOMPOSED GRANITE
- PAVERS
- STONE
- TILE
- WATER
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00 SPOT ELEVATION
- ×100.00 RL RIDGELINE
- ×100.00 FF FINISHED FLOOR
- ×100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

LOT 17
APN 243-141-008
0.728 AC; 31,695 SF
(DOC. NO. 2022032632)

RESIDENCE
2530 SF

GARAGE
978 SF

LDR/1-D(20')(CZ)

APPROX ZONING DISTRICT LINE

RC-D(20')(CZ)

APPROX. COASTAL BLUFF LINE

PACIFIC OCEAN

YANKEE BEACH WAY
(A COUNTY ROAD)

YANKEE POINT DRIVE
(A 60' WIDE COUNTY ROAD)

20' WIDE DRAINAGE ESMT

PROJECT BENCHMARK
CTL PNT #121
MAGNETIC NAIL
ELEV: 75.61

FND 27 T&C LS

FND 202 CONC. MON LS 2369

FND 228 T&C LS 2689

FND 51 1/2" IP OPEN

16 0 16 32

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FND	=	FOUND
AD	=	AREA DRAIN	GR	=	GRATE
BLDG	=	BUILDING	MON	=	MONUMENT
BRK	=	BRICK	MTL	=	METAL
BRKR	=	BREAKER	OK	=	OAK
BSW	=	BACK OF SIDEWALK	PN	=	PINE
CB	=	CATCH BASIN	RL	=	RIDGE LINE
CL	=	CENTERLINE	RW	=	RETAINING WALL
CMU	=	CONCRETE MASONRY UNIT	RWD	=	REDWOOD
CONC	=	CONCRETE	STN	=	STONE
CTL	=	CONTROL	TH	=	THRESHOLD
CYP	=	CYPRESS	TR	=	TREE
DG	=	DECOMPOSED GRANITE	TYP	=	TYPICAL
ELEC	=	ELECTRIC	UTIL	=	UTILITY
EP	=	EDGE OF PAVEMENT	WD	=	WOOD
ESMT	=	EASEMENT			
FF	=	FINISHED FLOOR			
FL	=	FLOWLINE			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #121, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF YANKEE BEACH WAY, APPROXIMATELY 18.2' SOUTH AND 97.1' EAST OF THE MOST NORTHERLY CORNER OF LOT 17, ELEVATION = 75.61' 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 (02/29/24) 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.

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO * No. 56569 * Exp. 08-30-25 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO
10/30/24

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. OLIVER & BROOKE RICKARD

" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

CONTACT INFORMATION:

CLIENT:
MR. & MRS. OLIVER AND BROOKE RICKARD

SECONDARY:
MR. & MRS. OLIVER AND BROOKE RICKARD
MR. JUN SILLANO
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA

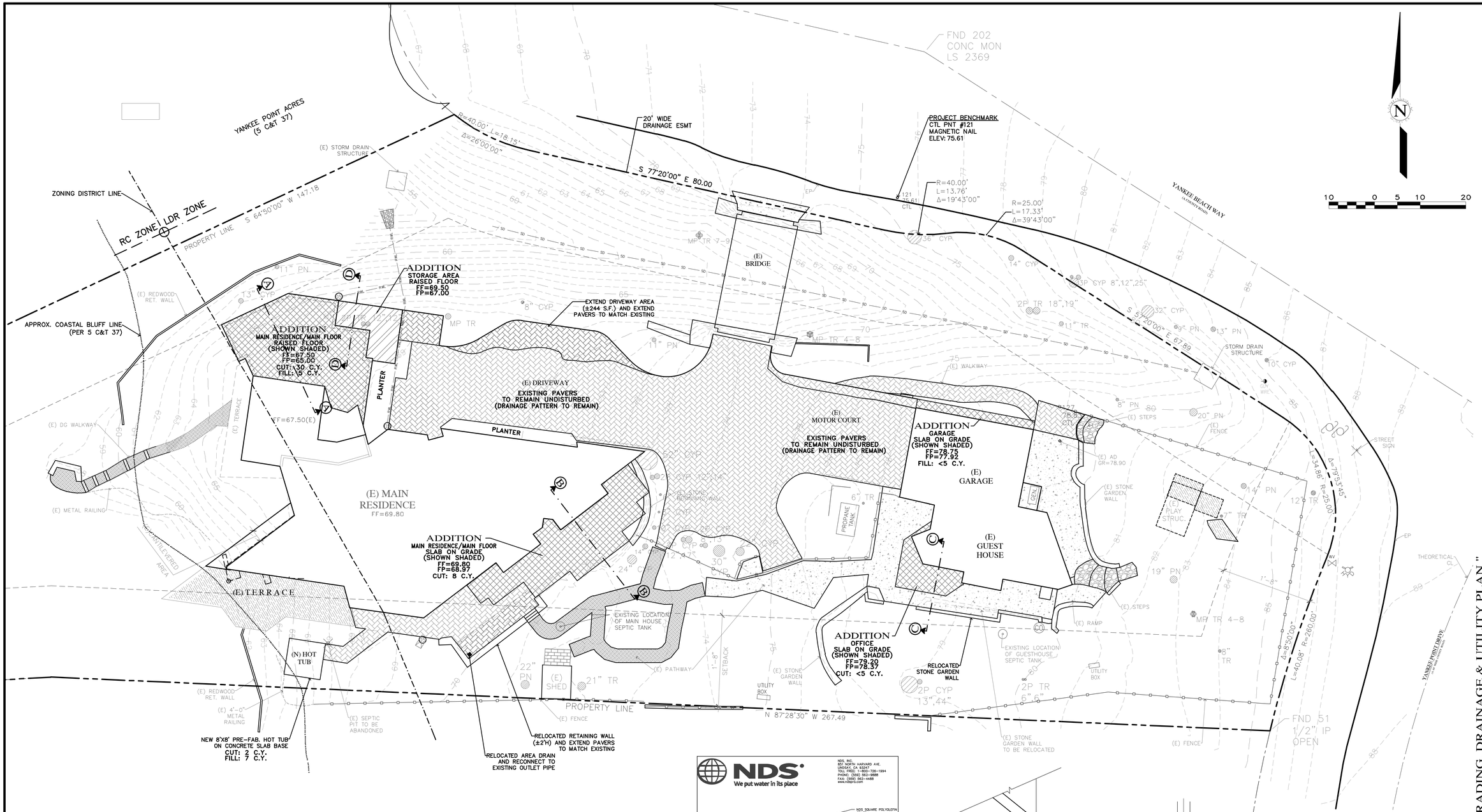
SITE LOCATION:
5 YANKEE BEACH WAY
CARMEL HIGHLANDS, CA 93923

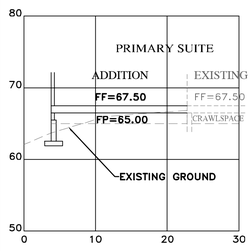
SCALE: 1"=16'
DATE: OCTOBER 2024
JOB NO. 2761-02

No.	DATE	BY	REVISION
	12/20/24	AMS	SITE PLAN UPDATE
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

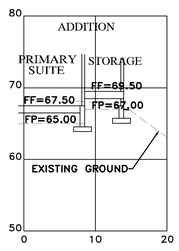
SHEET C2
OF 5 SHEETS

L:\PROJ\2761-RICKARD\2761-CIVIL\DWG\2761-GDECP.DWG/24x36C2

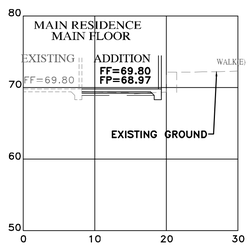




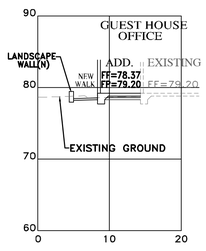
SECTION A-A
SCALE: 1"=10'



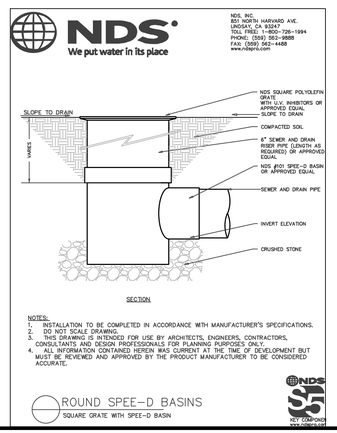
SECTION D-D
SCALE: 1"=10'

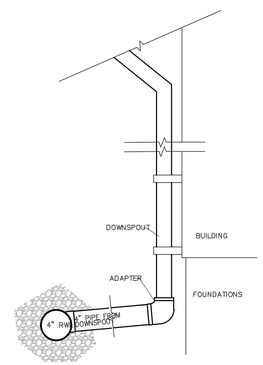


SECTION B-B
SCALE: 1"=10'

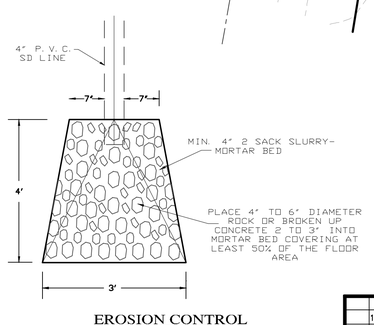


SECTION C-C
SCALE: 1"=10'





ROOF DOWNSPOUT CONNECTION
NOT TO SCALE



EROSION CONTROL
& ENERGY DISSIPATOR
NOT TO SCALE

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING, DRAINAGE & UTILITY PLAN "

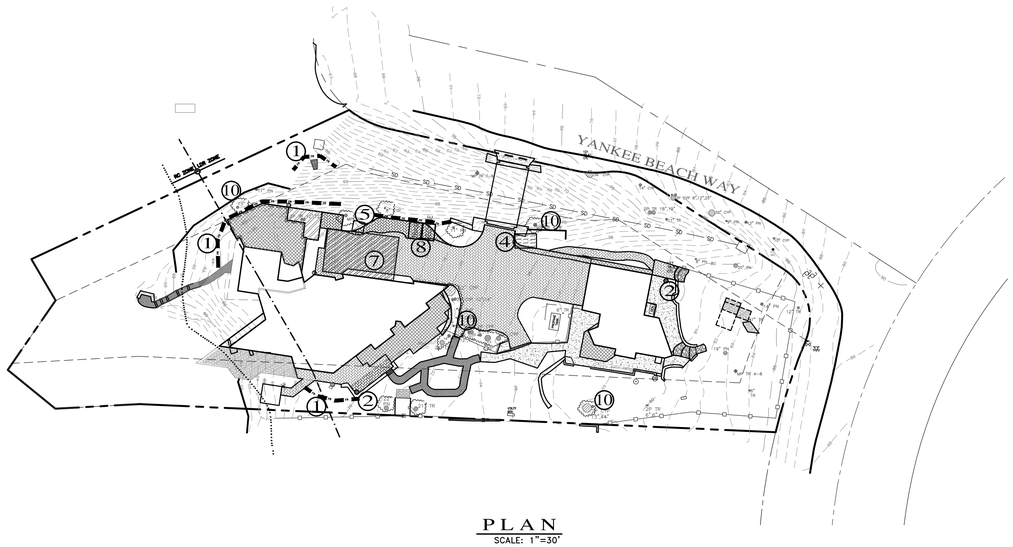
OF
RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. OLIVER & BROOKE RICKARD

SCALE: 1"=10'
DATE: OCTOBER 2024
JOB NO. 2761-02

No.	DATE	BY	REVISION
	12/20/24	AMS	SITE PLAN UPDATE
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

SHEET C3
OF 5 SHEETS

L:\PROJ\2761-RICKARD\2761-CIVIL\DWG\2761-GDECP.DWG/24x36C3



PLAN
SCALE: 1"=30'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

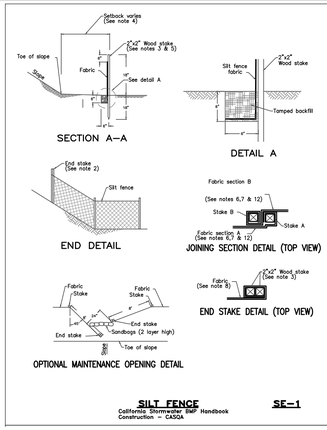
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

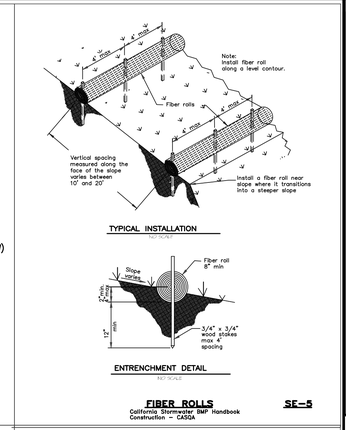
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

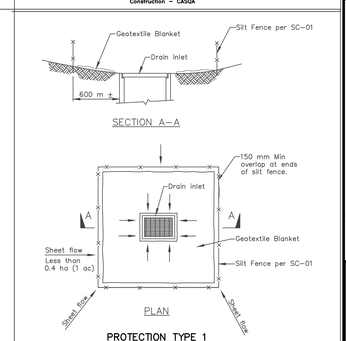
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



SILT FENCE SE-1
California Stormwater BMP Handbook Construction – CASQA



FIBER ROLLS SE-5
California Stormwater BMP Handbook Construction – CASQA



PROTECTION TYPE 1

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

STORM DRAIN INLET PROTECTION SE-10
California Stormwater BMP Handbook Construction – CASQA

LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ FOR INFORMATION ONLY — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS NECESSARY WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑤ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

⑥ FOR INFORMATION ONLY — STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑦ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑧ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

⑨ FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑪ SF — FOR INFORMATION ONLY — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

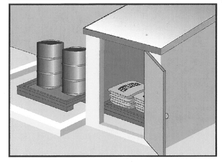
CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category; ☒ Secondary Category

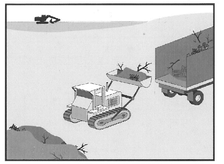
Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Solid Waste Management WM-5



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑

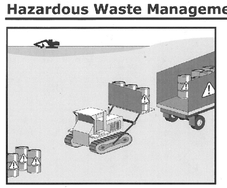
Legend: ☑ Primary Objective; ☒ Secondary Objective

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Hazardous Waste Management WM-6



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑

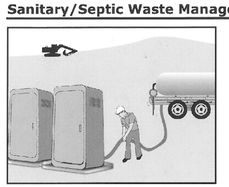
Legend: ☑ Primary Objective; ☒ Secondary Objective

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Sanitary/Septic Waste Management WM-9



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑

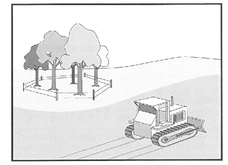
Legend: ☑ Primary Category; ☒ Secondary Category

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals; Bacteria ☑; Oil and Grease; Organics ☑

Potential Alternatives: None

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Preservation Of Existing Vegetation EC-2



Categories: EC Erosion Control ☑; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control

Legend: ☑ Primary Objective; ☒ Secondary Objective

Targeted Constituents: Sediment ☑; Nutrients; Trash; Metals; Bacteria; Oil and Grease; Organics

Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

APPROVED BY:
GUY R. GIRARDO
PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
Guy R. Girardo
No. 58569
Exp. 06-30-25
1222124

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

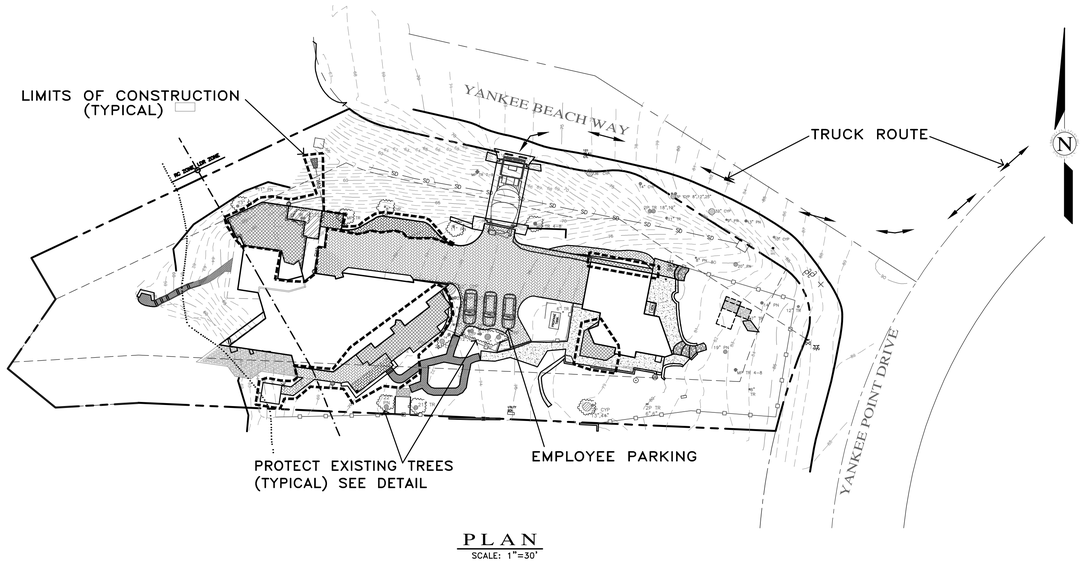
GRADING, DRAINAGE & EROSION CONTROL PLAN "EROSION & SEDIMENT CONTROL PLAN"

OF
RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. OLIVER & BROOKE RICKARD

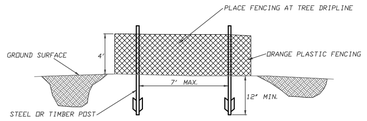
SCALE: AS SHOWN
DATE: OCTOBER 2024
JOB NO. 2761-02

No.	DATE	BY	REVISION
	12/20/24	AMS	SITE PLAN UPDATE
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

SHEET C4
OF 5 SHEETS



PLAN
SCALE: 1"=30'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
35 CY CUT
10 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA IF REQUIRED.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON YANKEE BEACH WAY AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO YANKEE POINT DRIVE TO YANKEE BEACH WAY. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON YANKEE BEACH WAY. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG YANKEE BEACH WAY, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	4	2
GRADING & SOIL REMOVAL (EXPORT)	4	2
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	10	6

8TRUCK TRIP GENERATION NOTES:

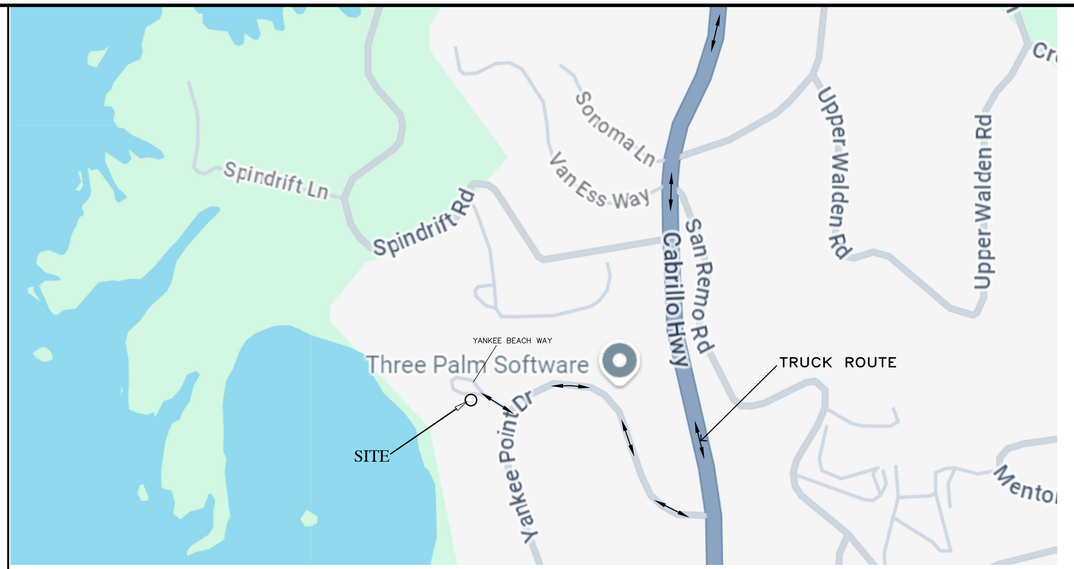
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE IS NOT SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 2 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 10 & 50 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

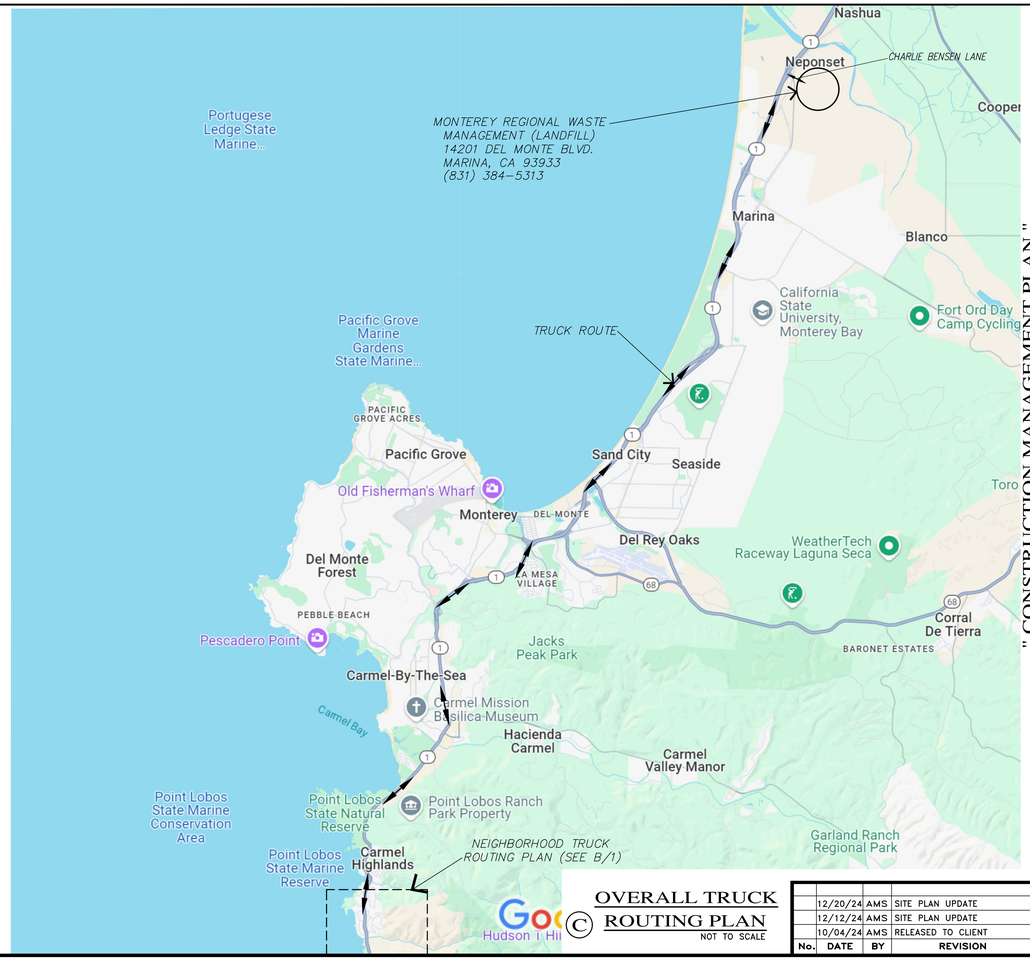
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 6 JANUARY 2025, 2 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. -4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



NEIGHBORHOOD TRUCK ROUTING
Ⓑ PLAN



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
	12/20/24	AMS	SITE PLAN UPDATE
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRARDO
122234

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" CONSTRUCTION MANAGEMENT PLAN "

OF

RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. OLIVER & BROOKE RICKARD

SCALE: AS SHOWN
DATE: OCTOBER 2024
JOB NO. 2761-02

SHEET C5
OF 5 SHEETS

COLOR AND MATERIAL SAMPLES FOR

RICKARD RESIDENCE
5 Yankee Beach Way
Carmel, CA
APN: 243-141-008

ALL COLORS AND MATERIALS TO MATCH EXISTING



MAIN HOUSE

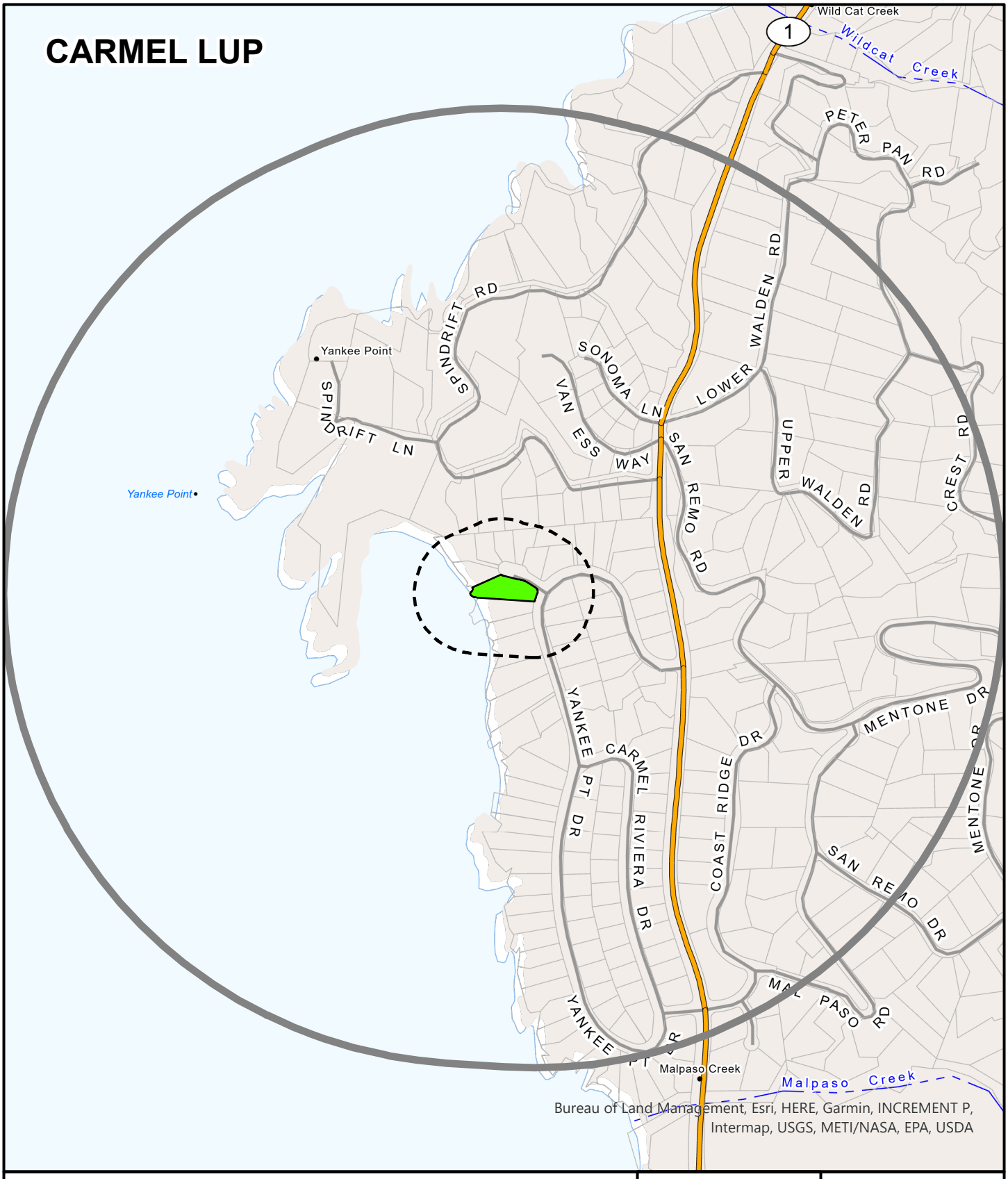


GARAGE AND GUESTHOUSE

This page intentionally left blank

Exhibit B

This page intentionally left blank.



APPLICANT: RICKARD OLIVER C & BROOKE T KENNAMER TRS

APN: 243141008000 **FILE #** PLN240159

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KAYLA NELSON

This page intentionally left blank

Exhibit C

This page intentionally left blank.

MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
Monday, June 2, 2025

Site visit at 3:00 at 5 YANKEE BEACH WAY, CARMEL, CA 93923, RICKARD OLIVER C & BROOKE T KENNAMER TRS

Attendees: Dan Keig, Clyde Freedman, Donna Kostigen and Jun Sillano (Project Architect)

Members Absent: Chip Moreland, Doug Paul

ADJOURN TO REGULAR SCHEDULED MEETING

1. **Meeting called to order by** Donna Kostigen **at** 4:09 pm

2. **Roll Call**

Members Present:
Chip Moreland, Clyde Freedman, Dan Keig, Donna Kostigen

Members Absent:
Doug Paul

3. **Approval of Minutes:**

A. **May 19, 2025** minutes

Motion: Clyde Freedman (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Clyde Freedman, Dan Keig, Donna Kostigen

Noes:

Absent:

Abstain: Chip Moreland (absent from May 19th meeting)

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 Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 4:30 pm

Minutes taken by: Donna Kostigen

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 Unincorporated/Highlands

1.

Project Name: RICKARD OLIVER C & BROOKE T KENNAMER TRS
File Number: PLN240159
Project Location: 5 YANKEE BEACH WAY, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-141-008-000
Project Planner: Hya Honorato
Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: Allow the remodel of an existing 2,015 square foot single-family dwelling and construction of 1,080 square foot addition, resulting in a 3,094 single-family dwelling, the remodel of an existing detached 476 square foot garage with attached 506 square foot guest house and attached 151 square foot non-habitable accessory building and construction of 235 square foot addition, resulting in 1,368 square feet, and associated site improvements; development within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

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

(Please include the names of those present)

Jun Sillano - Architect

Was a County Staff/Representative present at meeting? NO **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Adrienne Berry Suzanne Kushner – LUAC applicant			Mrs. Berry is a neighbor across the cul de sac road and was concerned about implications to her view. The Architect addressed her questions with no changes discussed.

PUBLIC COMMENT (CONTINUED):

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

LUAC Secretary, Donna Kostigen hosted the meeting in the absence of a Chair. Unfortunately our County representative was unable to attend the meeting. Three members of the LUAC attended the site visit which allowed the LUAC to better understand the neighborhood, design, drainage and coastal impacts of the proposed project. The existing property dates back to the 1950's and appears in need of maintenance. The proposed project and design materials will bring needed maintenance and firewise materials to the property with no impact to trees, slopes or natural coastal area. LUAC members had no concerns with the proposed project.

RECOMMENDATION:

Motion by: Chip Moreland (LUAC Member's Name)

Second by: Dan Keig (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All

Noes: None

Absent: Doug Paul

Abstain: _____

Exhibit D

This page intentionally left blank.

THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

September 21, 2024

Rickard Residence
5 Yankee Beach Way
Carmel, CA. 93923
APN: 243-141-008-000

Subject: 5 Yankee Beach Way Biological Assessment

A biological assessment was recently conducted on September 6, 2024 for the property located at 5 Yankee Beach Way in Carmel (APN: 243-141-008) in preparation for a proposed home remodel and addition project. This already developed and impacted lot is located in a mixed woodland and coastal scrub residential community in the Carmel Highlands. This property assessment involved performing a ground level inspection to record and document biological resources, vegetation types and habitat characteristics that are occurring on the subject parcel; determine the presence or absence of biological resources that have protection status under federal and state laws (e.g., *Federal Endangered Species Act* [FESA], *California Environmental Quality Act* [CEQA] and *California Endangered Species Act* [CESA]); and provide resource protection and mitigation recommendations that may be necessary in preparation for the proposed property development project.

This biological assessment was conducted by performing a thorough walk through and visual inspection of the subject parcel and reviewing property development plans and maps (refer to the corresponding project plans for construction design details and property features). Where possible the characteristics and conditions described in this report are depicted in the photographs located at the end of the report (refer to attached photos, *Figures 1-12*). Findings and recommendations are provided herein.

I. SITE CHARACTERISTICS & BIOLOGICAL RESOURCES

This coastal zone area of the Carmel Highlands to the west of Highway 1 supports a diversity of biological and cultural resources, including protected special status species

and sensitive habitat types. However, sensitive and/or protected species or resources were not observed or detected on this previously disturbed and impacted parcel located at 5 Yankee Beach Way. This property is 0.73 acres in size and is in a region that is significantly influenced by seasonally temperate coastal environmental conditions. This lot has an existing occupied main house and guest unit, a garage, a driveway that bridges over a drainage, and a maintained landscape area surrounding the home (refer to *Figures 1-12*). Proposed property improvements will include a home remodel and addition project.

Notable resources occurring on this moderately sloped property include the following: A seasonal drainage located a short distance to the north of the main house, garage, guest unit and driveway parking area with a long culvert passing through this presently dry channel (refer to *Figures 1, 9-11*); a very steep and densely vegetated coastal bluff scrub slope located immediately to the west of the home that continues down to the rocky seashore (refer to *Figures 12*); and several mature Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*) and a few coast live oak (*Quercus agrifolia*) trees, many of which appear to have been previously planted and are not naturally occurring (refer to *Figures 1-11*). Monterey cypress is the dominant tree specie on the lot. It should be noted that the paved driveway to the property bridges over this dry seasonal drainage that is largely composed of non-native invasive vegetation. This drainage currently does not support any sensitive or protected flora or fauna; however, a few well-established native arroyo willows (*Salix lasiolepis*) are inhabiting this drainage.

Soil types and conditions on this moderately sloped lot appear to be stable and sufficient for supporting property development and improvements, as well as sustaining native flora that is occurring on the property. Wind direction is predominantly out of the southwest, west and northwest. Per the project plans, proposed property improvement and construction activities will utilize the existing building footprint and adjacent areas that have been previously disturbed and impacted. A majority of this lot is moderately sloped and no development or soil disturbance will be occurring in sensitive or high value habitat or on steep slopes with high erosion potential.

This property is in a wildland-urban interface (WUI) mixed woodland and coastal scrub residential community with homes located in fairly close proximity to one another. This corner lot is surrounded by public roadways to the north (i.e., Yankee Beach Way) and east (i.e., Yankee Point Drive), a neighboring home to the south, and the seashore to the west. Some fairly significant open-space areas with lower development and primarily consisting of mixed woodlands (i.e., Monterey pine, coast live oak and Monterey cypress) and coastal scrub vegetation communities is occurring within a half mile of the subject parcel. Some of these open-space areas support sensitive habitat types (e.g., riparian corridors) and protected special status species (e.g., California red-legged frog [*Rana draytonii*]), but none of these sensitive resources or protected species were

observed on or adjacent to the subject property and will not be impacted or affected by proposed development activities.

As previously stated, this parcel and the surrounding residential community is situated in a mixed woodland and coastal scrub environment primarily consisting of mature upper-canopy Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*) and lower- to mid-canopy coast live oak (*Quercus agrifolia*; refer *Figures 1-11*) trees occurring in the overstory. Understory vegetation is primarily composed of a variety of the following native and exotic flora: Annual and perennial grasses; woody perennial shrub and scrub type vegetation; and broadleaf annual forbs and herbaceous perennials. On this particular lot, Monterey cypress is the most common and dominant native tree specie (refer to *Figures 1-8*), with a few smaller and less significant Monterey pine, coast live oak and arroyo willow trees (the few willows are located in the adjacent seasonal drainage) also occurring on the subject property. It should be noted that many of the mature cypress trees that dominate the lot, as well as the few pines and oaks on the property, appear to have been planted and are not naturally occurring. Other lower growing non-native and introduced trees, such as acacia and pittosporum, are also inhabiting the property (refer to *Figures 1-8 & 11*).

In regards to woodland health, harmful biotic disorders (e.g., pathogens, disease and/or insect pests) and/or abiotic disorders (e.g., drought conditions) presently appear to be absent in levels that are detrimental to the health and viability of trees and habitat.

Per the assessment of this already developed and previously disturbed and impacted lot, it is clearly evident that the subject parcel does not support federally and/or state protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be affected by proposed property development activities. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the property and none were observed during the assessment. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site inspection, which was expected due to this assessment occurring outside of the nesting season.

Protected special status plant and animal species that according to the CNDDB (*California Natural Diversity Database*) have the potential of occurring on the subject property include Yadon's piperia (*Piperia yadonii*; a native orchid and perennial herb), California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), monarch butterfly (*Danaus plexippus*) and Smith's blue butterfly (*Euphilotes enoptes smithi*), but none of these or other protected species or habitat (exception being native Monterey cypress, Monterey pines and coast live oaks that have County protection status) are occurring on the subject parcel.

As previously noted, the mature cypress trees on the property, the adjacent seasonal drainage to the north, and the coastal bluff scrub habitat located immediately to the west of the existing main house are the most noteworthy and ecologically valuable resources occurring on the subject parcel. Per the project design plans, none of these resources or any other ecologically valuable or unique resources will be impacted by the proposed home remodel and addition project. Native plant composition and diversity is currently fairly low on the property, while the presence of exotic introduced plants and non-native invasive weeds is fairly high on this previously disturbed and impacted lot.

During the site assessment the following native flora was observed on the subject parcel: Poison oak (*Toxicodendron diversilobum*), Pacific blackberry (*Rubus ursinus*), coyote brush (*Baccharis pilularis*), bluff lettuce (*Dudleya farinosa*), lizard tail (*Eriophyllum staechadifolium*), seaside daisy (*Erigeron glaucus*), dune sagewort (*Artemisia pycnocephala*), California sagebrush (*Artemisia californica*), arroyo willow (*Salix lasiolepis*; a few located in the seasonal drainage next to the property) and coral bells (*Heuchera pulchella*; planted in the landscape), among a few other native species. Non-native invasive plants are also occurring on the property, such as exotic annual grasses and some broadleaf weed species (e.g., cape ivy [*Delairea odorata*], Italian thistle [*Carduus pycnocephalus*], acacia [*Acacia longifolia*], pittosporum [*Pittosporum undulatum*], Pride-of-Madeira [*Echium candicans*], ice plant [*Carpobrotus edulis*] and dwarf periwinkle [*Vinca minor*], among a few other species). Non-native invasive weeds are harmful and degrading to habitat, displace and compete with more desirable native plants, and increase combustible fuel loads. Where possible, exotic invasive plants should be controlled, managed and eradicated.

As previously noted, special status species, sensitive habitat and nesting birds that have protection status are not known to occur on the subject property and were not observed during a recent site assessment. Protected species that have the potential of occurring in the area, but were not observed during the site survey, include Yadon's piperia (*Piperia yadonii*), Monarch butterfly (*Danaus plexippus*), Smith's blue butterfly (*Euphilotes enoptes smithi*), California tiger salamander (*Ambystoma californiense*) and California red-legged frog (*Rana draytonii*). Although nesting birds were not observed during the property assessment, an additional nesting bird survey should be conducted if construction activities begin during the nesting season, which in Monterey County may begin as early as February and continue through August.

II. RECOMMENDATIONS

In the interest of protecting and minimizing construction related impacts to habitat and ecological resources the following resource protection measures and best management practices (BMP's) should be implemented:

1) Prior to construction activities beginning, install resource protection measures that will be necessary to clearly delineate the construction zone and to prevent unnecessary

construction site expansion, disturbance and impacts to surrounding areas. Examples of resource protection BMP's include the appropriate tree protection and erosion & sedimentation control measures, such as high visibility exclusionary fencing that clearly identifies the construction zone and protects the canopy dripline and critical root zone of nearby trees, and erosion & sedimentation control measures, such as silt fence, straw wattles and soil stabilization measures. Properly install and monitor resource protection measures and BMP's and keep them properly maintained for the duration of the project.

2) For any landscape improvements consideration should be given to utilizing plants that are native or well-adapted to this mixed woodland and coastal bluff scrub vegetation community. Plants selected for landscaping operations should be drought tolerant, less flammable and more fire resistant, non-invasive to nearby habitat and open-space areas, and well-adapted and appropriate to this coastal zone environment.
3) Control and manage non-native invasive plant species, such as cape ivy (*Delairea odorata*), Italian thistle (*Carduus pycnocephalus*), acacia (*Acacia longifolia*), pittosporum (*Pittosporum undulatum*), Pride-of-Madeira (*Echium candicans*), ice plant (*Carpobrotus edulis*) and dwarf periwinkle (*Vinca minor*), among a few other species, to improve habitat and reduce combustible fuel loads and wildland fire hazards.
4) As previously stated, nesting birds were not observed during a recent assessment of the subject property. However, the nesting season in Monterey County may begin as early as February and continue through August. Consequently, if construction activities begin during this nesting period an additional nesting assessment should be conducted within two weeks of construction activities commencing.

III. CONCLUSION

In conclusion, biological resources that are protected under federal and state laws (e.g., FESA, CESA and CEQA) were not observed or detected during a recent site assessment and are not known to occur on this already developed and previously disturbed property located at 5 Yankee Beach Way in the Carmel Highlands. Consequently, there is no indication or evidence that protected special status species and/or sensitive habitat will be impacted by construction activities that will be involved with this home remodel and addition project.

The proper implementation of resource protection BMP's will assist in preventing and minimizing construction related impacts to ecological resources, as well as to comply with *Monterey County Housing & Community Development Department-Planning Services* permit requirements and conditions of approval.

Best regards,

Rob Thompson *September 21, 2023*

Resource Ecologist
ISA Certified Arborist, WE-7468A

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonwrm@gmail.com ; Website: www.wildlandmanagement.com

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLIENT. THOMPSON WILDLAND MANAGEMENT (TWM) ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PERSONS.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN IN IT, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT OR OBTAINED BY TWM.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.



Figure 1. Driveway entrance off of Yankee Beach Way bridges over seasonal drainage that is currently dry and does not support sensitive habitat.



Figure 2. Parking area off of driveway has several mature Monterey cypress trees. Trees will be retained and protected.



Figure 3. Driveway leading to garage and guest house. Seasonal drainage to the left does not support sensitive habitat.



Figure 4. View of main house from driveway. A pine tree and more cypress trees are to the right, which will be retained & protected.



Figure 5. Disturbed and impacted backyard area with a few cypress trees.



Figure 6. Another view of main house and backyard area with a few cypress trees that will be retained and protected.



Figure 7. Backyard area looking towards shoreline and cove.



Figure 8. Play house in backyard is located amongst Monterey pines and exotic acacia.



Figure 9. Dry seasonal drainage has an old culvert located in the channel. This drainage is dominated by non-native invasive weeds, such as cape ivy and acacia, and a few native willow trees.



Figure 10. Another view of seasonal drainage that is dominated by non-native invasive vegetation.



Figure 11. Another view of seasonal drainage located next to subject property.



Figure 12. Steep coastal bluff scrub located along coastline below home will not be impacted by property improvements.

This page intentionally left blank