

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901



Meeting Agenda - Final

Wednesday, June 5, 2024

8:00 AM

**Government Center
1441 Schilling Place
Salinas, CA 93901**

Administrative Permit

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

Notice is hereby given that on June 5, 2024 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, June 4, 2024. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

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.

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

SCHEDULED MATTERS**1. PLN220217 - FOWLER JOHN F & ANNA M TRS**

Consider construction of a 355-square-foot storage structure and associated site improvements including an autocourt, retaining walls, and less than 100 cubic yards of grading on slopes in excess of 30 percent.

Project Location: 46402 Pear Valley Road, Big Sur.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

2. PLN220277 - EAGER JONATHAN B TR

Consider construction of a 7,514 square foot single family dwelling with a 588 square foot attached garage and associated site improvements.

Project Location: 22 Vasquez Trail, Carmel

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

3. PLN150150-AMD1 - LUNDQUIST RICHARD C & MELANIE F TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Amendment to a Combined Development Permit (PLN110114/PLN150150) allowing demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The amendment includes rotating the dwelling approximately 4 degrees northwest, an increase of a 112 square foot addition, a decrease of approximately 575 square feet of balconies, and modifying the proposed architectural style while using similar exterior colors and materials.

Project Location: 3224 17 Mile Drive, Pebble Beach

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration (SCH No. 2012061087) and Addendum.

Attachments: [Staff Report](#)



County of Monterey

Item No.1

Board Report

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

Legistar File Number: AP 24-026

June 05, 2024

Introduced: 5/28/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220217 - FOWLER JOHN F & ANNA M TRS

Consider construction of a 355-square-foot storage structure and associated site improvements including an autocourt, retaining walls, and less than 100 cubic yards of grading on slopes in excess of 30 percent.

Project Location: 46402 Pear Valley Road, Big Sur.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit to allow less than 100 cubic yards of grading on slopes in excess of 30 percent and a Design Approval to allow construction of 355 square foot storage structure and associated site improvements including an auto court and retaining walls.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION:

Agent: Samuel Pitnick

Property Owner: John & Amy Fowler

APN: 419-231-005-000

Parcel Size: 9.95 acres

Zoning: Watershed & Scenic Conservation, 40 acres per unit, Design Control, Coastal Zone or "WSC/40-D(CZ)"

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No

SUMMARY:

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

On June 5, 2024, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 4, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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
- California Department of Forest and Fire Protection

Prepared by: Fionna Jensen, Senior Planner, x6407

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Art Black, CalFire; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Planner; Anna Ginette Quenga, AICP, Principal Planner; John & Amy Fowler, Property Owners; Samuel Pitnick, Agent; Christina McGinnis, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220217.



Administrative Permit

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June 05, 2024

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Consider construction of a 355-square-foot storage structure and associated site improvements including an autocourt, retaining walls, and less than 100 cubic yards of grading on slopes in excess of 30 percent.

Project Location: 46402 Pear Valley Road, Big Sur.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit to allow less than 100 cubic yards of grading on slopes in excess of 30 percent and a Design Approval to allow construction of 355 square foot storage structure and associated site improvements including an auto court and retaining walls.

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

Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION:

Agent: Samuel Pitnick

Property Owner: John & Amy Fowler

APN: 419-231-005-000

Parcel Size: 9.95 acres

Zoning: Watershed & Scenic Conservation, 40 acres per unit, Design Control, Coastal Zone or "WSC/40-D(CZ)"

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No

SUMMARY:

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

On June 5, 2024, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 4, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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
- California Department of Forest and Fire Protection

Prepared by: Fionna Jensen, Senior Planner, x6407

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Art Black, CalFire; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Planner; Anna Ginette Quenga, AICP, Principal Planner; John & Amy Fowler, Property Owners; Samuel Pitnick, Agent; Christina McGinnis, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220217.

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

FOWLER JOHN F & ANNA M TRS (PLN220217)

RESOLUTION NO. 24 -

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit to allow less than 100 cubic yards of grading on slopes in excess of 30 percent and a Design Approval to allow construction of 355 square foot storage structure and associated site improvements including an auto court and retaining walls.

[PLN220217, FOWLER JOHN F & ANNA M TRS, 46402 Pear Valley Road, Big Sur, Big Sur Coast Land Use Plan (APN: 419-231-005-000)]

The FOWLER JOHN F & ANNA M TRS application (PLN220217) came on for an administrative decision before the Monterey County HCD Chief of Planning on June 5, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County HCD Chief of Planning 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;
 - Big Sur Coast Land Use Plan (BSC LUP);
 - Monterey County Coastal Implementation Plan, Part 3 (Big Sur 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 46402 Pear Valley Road, Big Sur (Assessor’s Parcel Number [APN]: 419-231-005-000), Big Sur Coast Land Use Plan. The parcel is zoned Watershed and Scenic

Conservation, 40 acres per unit, Design Control overlay district, within the Coastal Zone or “WSC/40-D(CZ)”, which allows for the construction of an accessory non-habitable structure, subject to the granting of a Coastal Administrative Permit and unless exempt under Title 20 section 20.70.120. Title 20 section 20.70.120.A, exempts the establishment of non-habitable accessory structures less than 1,000 square feet from the requirement of obtaining a Coastal Development Permit, or in this case, a Coastal Administrative Permit. However, a Design Approval is required for all development within the Design Control District. Additionally, the proposed project involves development on slopes in excess of 30 percent that meet the criteria of Title 20 section 20.64.230.C, and therefore also requires the granting of a Coastal administrative Permit. Accordingly, the project is an allowed land use for this site.

- c) Lot Legality. The subject property (9.95 acres) is identified in its current configuration as “Parcel A” in a January 1974 “Parcel Map” illustrating the “Division of the Southeast Quarter of the Northeast Quarter of Section 26, T.19S, R.1.E” (Minor Subdivision No. MS-73-372). Additionally, the subject property is developed with a single-family dwelling (HCD- Planning File No. PC06869). Therefore, the County recognizes the subject property as a legal lot of record
- d) Design/Neighborhood and Critical Viewshed. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The 8.5 foot-high non-habitable storage structure will be partially set into the adjacent hillside and consist of a stone-clad exterior, steel door, and a vegetated roof. As stated, the proposed natural materials and vegetated roof will blend in with the surrounding hillside. The proposed project does not create any new visible structure within the Critical Viewshed (Big Sur Coast LUP Policy 3.2.2). Distance and topography effectively screen the proposed development from Highway 1. Additionally, the proposed development will not detract from the natural beauty of the undeveloped skylines, ridgelines, and shoreline (LUP Policy 3.2.4.A.1). The proposed exterior lighting (see Sheet A1.2 of the attached plans) is unobtrusive, down-lit, compatible with the local area, and will be constructed or located so that only intended area is illuminated and off-site glare is fully controlled. The project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) Development Standards. Pursuant to Title 20 Section 20.17.060.C, accessory non-habitable structures shall have a front setback of 50 feet, and 6 feet for the side setbacks and 1 foot for rear setbacks. Further, 15 feet is the maximum allowed height for accessory non-habitable structures within the WSC zoning district. As proposed, the storage structure and connecting retaining walls will have setbacks of approximately 50 feet (front) and greater than 200 feet (sides and rear). The proposed storage structure will have an above-natural grade height

of 8 feet 6 inches. All proposed retaining and site stone walls extending from the storage structure range in height from approximately 6 feet to 8 feet 6 inches. All portions of the proposed retaining and site walls within the required front setback are less than 6 feet tall and therefore are not considered a “structure” (Title 20 section 20.06.1200) and are not subject to setback requirements.

The allowed maximum site coverage is 10 percent. The subject property is 9.95 acres or 433,422 square feet, which allows site coverage of 43,342 square feet. The existing site coverage, which is limited to the existing residence, decks over 24 inches tall, and eaves extending over 30 inches, is 2,628 square feet or 0.60 percent. The proposed 355-square-foot structure will result in a total site coverage of 2,983 square feet of 0.68 %. Therefore, the proposed project meets all development standards of the WSC zoning district.

- f) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a high archaeological sensitivity but is not within 750 feet of a known archaeological resource. The archaeological report prepared for the construction of the single-family dwelling (HCD-Planning File No. PC06869) found that there was no surface evidence of archaeological resources or their indicators. Therefore, 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.
- g) Development on Slopes in Excess of 30 Percent. The subject parcel is also entirely covered by slopes in excess of 30 percent. Title 20 section 20.64.230 requires the granting of a Coastal Development Permit for all development on slopes in excess of 30 percent unless the development meets the criteria of subsection C.2, in which case the development would require the granting of a Coastal Administrative Permit. Criteria of Title 20 section 20.64.230.C.2, include the excavation and fill of less than 100 cubic yards, which does exceed 2 feet in depth and is not steeper than 66 percent. As illustrated on Sheets A1.1 and A4.0 of the attached plans, portions of the proposed structure, extending site walls, and auto court retaining walls are proposed on slopes in excess of 30 percent but less than 66 percent. Further, all cut and fill associated with these project components are less than 2 feet in depth, totaling approximately 2.6 cubic yards of cut and 7.1 cubic yards of fill.

The slope adjacent to the proposed structure was created with implementation of PC06869, which included grading to establish the driveway. Big Sur Coast LUP Policy 3.2.4.7 requires that adequate drainage and erosion control measures be implemented with the construction of new roads to prevent erosion. Due to the lack of existing drainage and erosion control measures, significant natural erosion has occurred along this slope. Construction of the proposed storage building includes the installation of downspouts, foundation drainage, and a gravel drywell to address this issue. Therefore, the proposed project

meets the requirements of 20.64.230.C.2, and the criteria to grant a Coastal Administrative Permit have been made in this case.

- h) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Big Sur Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, or preparation of an Initial Study.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220217.

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 CalFire. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified no potential impacts to natural resources.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220217.

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 CaFire. 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 provided. The subject property’s residence is served portable water by the Clear Ride Water Association (Water System ID: 2701898), while the on-site wastewater treatment system provides sewage treatment. The Environmental Health Bureau reviewed the project and had no comments or concerns.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220217.

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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220217.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of accessory structures.
 - b) As proposed, the project involves the construction of an accessory non-habitable storage structure and site improvements including retaining walls and an auto court. Therefore, the project meets the Class 3 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 Monterey County HCD-Planning found in Project File PLN220217.

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 access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in the Big Sur CIP Section 20.145.150 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 physical public access (Figure 3, Public Access, in the Big Sur LUP).
 - d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Public Access, in the Big Sur LUP).
 - e) As sited, the development proposal will not interfere with visual access along Highway 1, Sycamore Canyon Road, or Pfeiffer State Beach because the property is not visible from any of these points due to topography. The proposed development is consistent with Big Sur Coast

LUP Policies 6.1.5.B.4 and 6.1.5.F, and will not block protected public views toward the ocean or along the mountain range and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project is consistent with applicable visual resource and public access policies in the Big Sur Coast LUP.

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220217.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A, the project is 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 (i.e., State Route/Highway 1).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

- 1) Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Coastal Administrative Permit to allow less than 100 cubic yards of grading on slopes in excess of 30 percent and a Design Approval to allow construction of 355 square foot storage structure and associated site improvements including an auto court and retaining walls.

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 5th day of June 2024.

Melanie Beretti, AICP
Acting, HCD Chief of Planning

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

_____.

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

County of Monterey HCD Planning

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

PLN220217

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval allow less than 100 cubic yards of grading on slopes and the construction of 355 square foot storage structure and associated site improvements including an auto court and retaining walls. The property is located at 46402 Pear Valley Road, Big Sur (Assessor's Parcel Number 419-231-005-000), Big Sur Coast 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 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 Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the HCD Chief of Planning for Assessor's Parcel Number 419-231-005-000 on June 5, 2024. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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PROPOSED EXTERIOR MATERIALS



STONE CLAD CURVED WALLS & PLANTED ROOF



STEEL SLIDING DOOR



FLAGSTONE WALKWAYS & GRAVEL DRIVEWAY



1 RENDERING OF (P) STORAGE BUILDING
SCALE: N.T.S.

EXISTING PROPERTY PHOTOS



FRONT OF (E) HOUSE & DRIVEWAY, LOOKING SOUTHWEST



FRONT OF (E) HOUSE & DRIVEWAY, LOOKING WEST

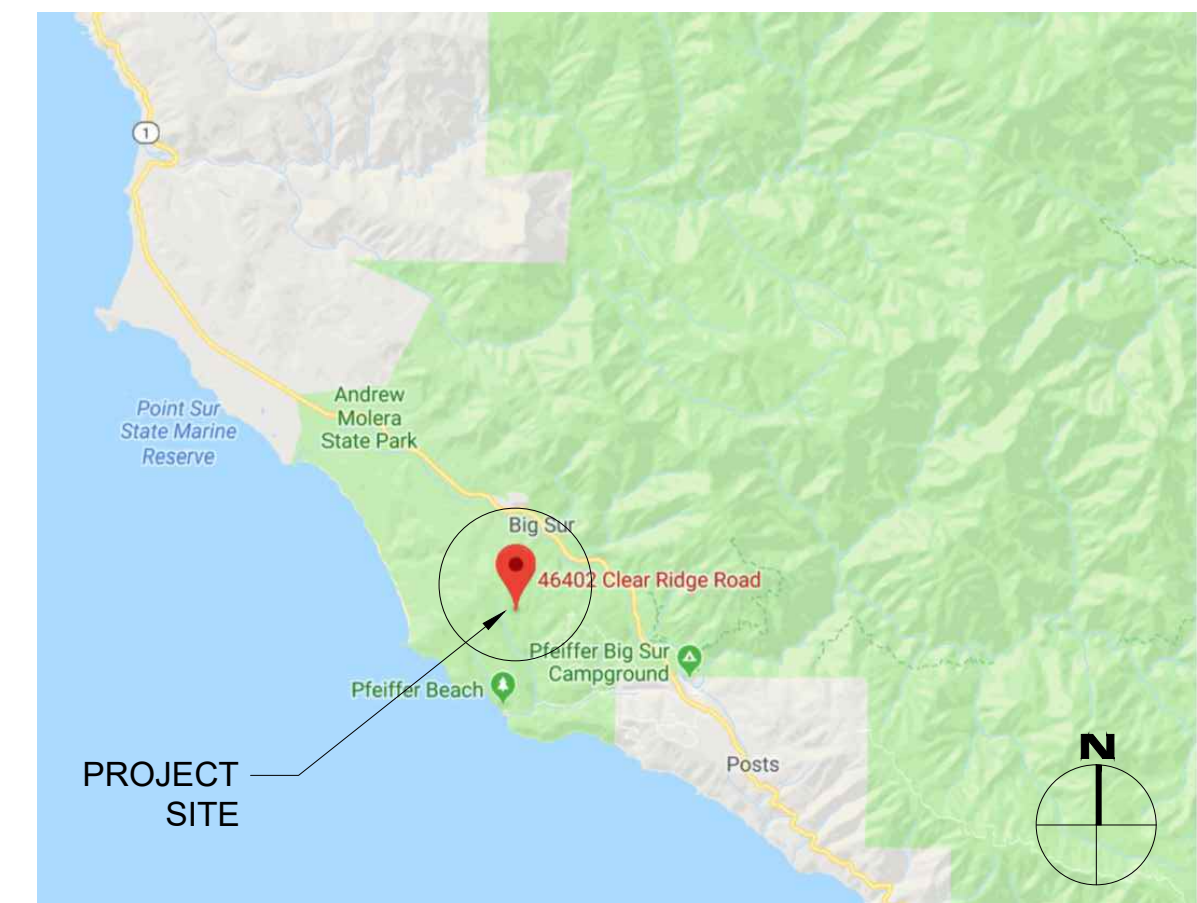
SHEET INDEX

G1.0	PROJECT INFORMATION
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G1.3	BEST MANAGEMENT PRACTICES
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A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED SITE LIGHTING
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A3.0	BUILDING ELEVATIONS
A4.0	BUILDING SECTIONS

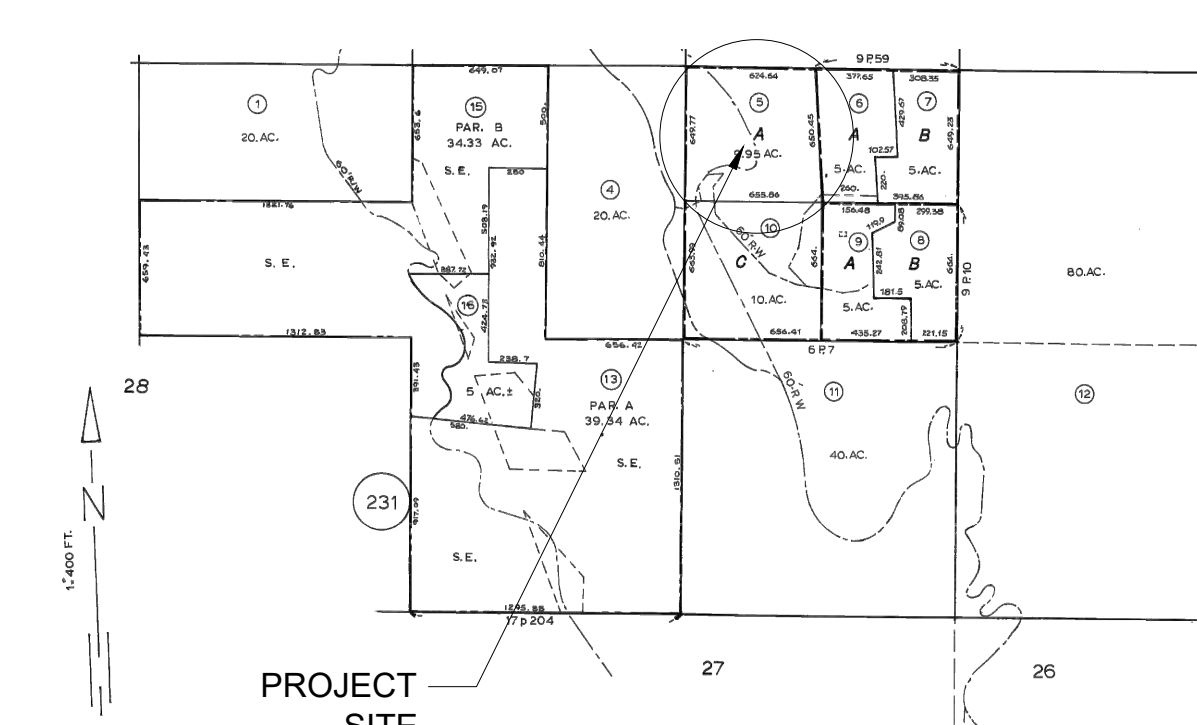
SCOPE OF WORK

CONSTRUCTION OF A NEW DETACHED STORAGE BUILDING, 355 SF IN SIZE. STORAGE BUILDING TO BE CLAD IN NATURAL STONE VENEER AND HAVE CURVED WALLS TO BLEND INTO (E) HILLSIDE. STORAGE BUILDING WILL BE ACCESSED BY NEW 6'W STEEL DOOR. SCOPE OF WORK ALSO INCLUDES REPLACING (E) DIRT DRIVEWAY & PARKING AREA WITH GRAVEL, AND INSTALLING NEW STONE CLAD GARDEN WALLS & FLAGSTONE WALKWAYS.

VICINITY MAP



PARCEL MAP



GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE COUNTY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

PROJECT TEAM

OWNER	JOHN & AMY FOWLER 46402 CLEAR RIDGE ROAD BIG SUR, CA 93920
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUELPITNICK@GMAIL.COM
SURVEYOR	RASMUSSEN LAND SURVEYING, INC. 2150 GARDEN ROAD, SUITE A-3 MONTEREY, CA 93942 PHONE: (831) 375-7240
CONTRACTOR	FRANK LLOYD JENKINS CONSTRUCTION LICENSE #875218 PO BOX 1079, CARMEL, CA 93921 PHONE: (831) 402-0247

PROJECT INFORMATION

PROPERTY ADDRESS	46402 CLEAR RIDGE ROAD BIG SUR, CA 93920
APN	419-231-005-000
ZONING	WSC/40-D(CZ)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE, STORAGE
YEAR BUILT	1991

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	433,422 SF (9.95 ACRES)
ALLOWABLE SITE COVERAGE	10% OR 43,342 SF
(E) LOT COVERAGE:	
(E) STRUCTURES	2,016 SF
(E) DECKS/PATIOS > 24"	588 SF
(E) EAVES > 30"	24 SF
TOTAL	2,628 SF OR 0.6%
(P) LOT COVERAGE:	
(E) STRUCTURES	2,016 SF
(P) STRUCTURES	355 SF
(E) DECKS/PATIOS > 24"	588 SF
(E) EAVES > 30"	24 SF
TOTAL	2,983 SF OR 0.6%
(E) FLOOR AREA:	
(E) MAIN HOUSE	2,337 SF
(E) GUEST HOUSE	441 SF
TOTAL	2,778 SF
(P) FLOOR AREA:	
(E) MAIN HOUSE	2,337 SF
(E) GUEST HOUSE	441 SF
(P) STORAGE	355 SF
TOTAL	3,133 SF

MISCELLANEOUS

WATER SOURCE	MUTUAL WELL SYSTEM
WASTE DISPOSAL SYSTEM	SEPTIC
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	SEE SHEET G1.2
(E) PARKING	2 SPACES (UNCOVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	NO

BUILDING CODE INFO

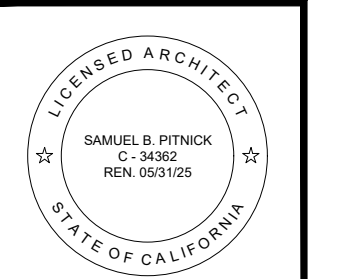
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2022 CBC, AND CHAPTER 3, SECTION 337R OF THE 2022 CRC.

DEFERRED SUBMITTALS

- PHOTOVOLTAIC SYSTEM DESIGN, DETAILS, SPECIFICATIONS

FOWLER RESIDENCE
46402 CLEAR RIDGE RD.
BIG SUR, CA
93920



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REVISIONS	DATE

ARCHITECTURAL
PROJECT INFORMATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0
09/08/2023

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DEMOLITION NOTES

1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

LIGHTING NOTES

1. ALL INTERIOR LIGHTS SHALL BE DIMMABLE UNLESS OTHERWISE NOTED.
2. ALL BATHROOM FANS SHALL HAVE TIMER OPTIONS.
3. ALL BATHROOM LIGHTS SHALL HAVE OCCUPANCY SENSORS.
4. OUTLET BOXES INSTALLED FOR LUMINARIES OR LIGHTING SHALL BE PERMITTED TO SUPPORT 50 POUNDS OR LESS. LUMINARIES WEIGHING MORE THAN 50 POUNDS MUST BE LISTED AND MARKED FOR THE MAXIMUM WEIGHT.
5. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED LABELED.
6. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING:
 - 6.1. SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
 - 6.2. SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE JOINT APPENDIX JA8; AND
 - 6.3. THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2019 OR JA8-2019-E.
7. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED ZERO-CLEARANCE INSULATION COVER TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CENC 150.0(K)1C].
8. LUMINARIES INSTALLED IN CLOSETS SHALL BE 12" FROM EDGE OF STORAGE SHELF FOR INCANDESCENT OR LED SURFACE MOUNTED. SURFACE MOUNTED OR RECESSED FLUORESCENT, RECESSED INCANDESCENT OR LED, 6".
9. SURFACE MOUNTED FLUORESCENT OR LED PERMITTED IN STORAGE AREA IF LISTED FOR USE.
10. RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCCELL AND MOTION SENSOR OR BY PHOTOCNTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.
11. AT LEAST ONE LUMINAIRE IN EACH BATHROOM, LAUNDRY ROOM, UTILITY ROOM AND GARAGE SHALL BE CONTROLLED BY A VACANCY OR OCCUPANT SENSOR.

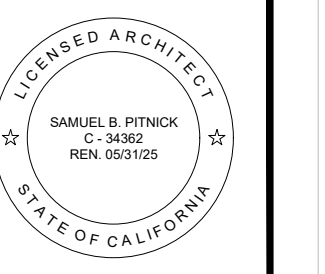
CONSTRUCTION NOTES FOR VERY HIGH FIRE HAZARD SEVERITY ZONES

1. NEW BUILDINGS AND STRUCTURES LOCATED IN "HIGH" FIRE HAZARD SEVERITY ZONES SHALL COMPLY WITH THE REQUIREMENTS OF CBC AND, CHAPTER 7A SECTION 701A.1. & CRC, CHAPTER 3, SECTION 337R.
2. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4]
3. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [§R327.6.2]
4. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES, UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND EMBERS, THE ATTIC SPACE IS SPRINKLERED IN ACCORDANCE WITH CBC SEC. 903.3.1.1, OR IF THE EXTERIOR WALL AND UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS AND THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE. [§R327.6.3]
5. EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. [§R327.7.3] SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
6. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AND EAVES AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. [§R327.7.3.1]
7. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY. [§R327.7.4] SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES.
8. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
9. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

POLLUTANT CONTROL MEASURES

- IN ACCORDANCE WITH SECTION 4.504, THE FOLLOWING POLLUTANT CONTROL MEASURES SHALL BE IMPLEMENTED.
- 1.1. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
 - 1.2. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 - 1.3. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 - 1.4. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
 - 1.5. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. RESPONSE

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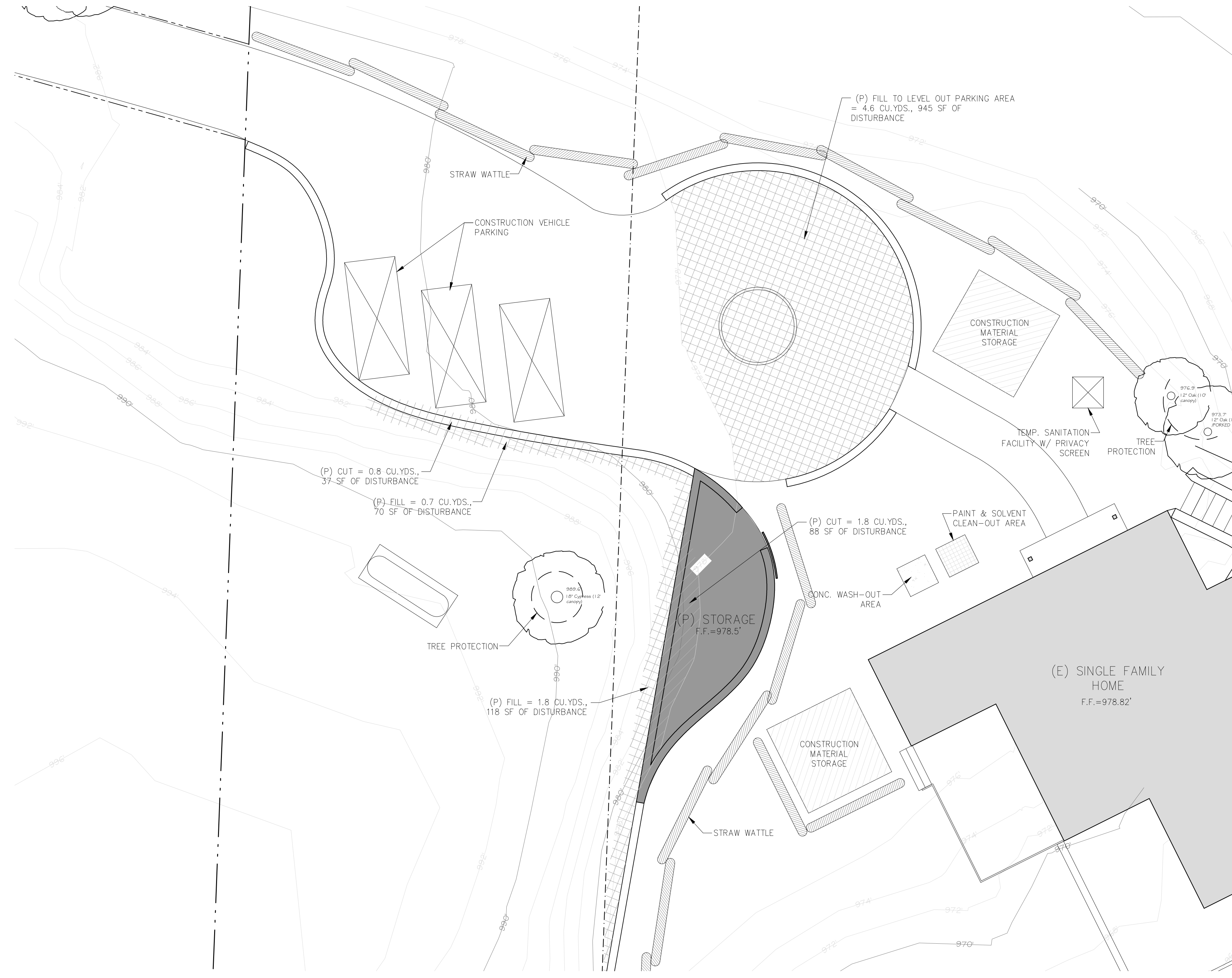
ARCHITECTURAL
CONSTRUCTION NOTES

Scale: SEE DWG.
Drawn By: SBP
Job: -

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1 CONSTRUCTION MANAGEMENT, GRADING & EROSION CONTROL PLAN
 SCALE: 1/8" = 1'-0"

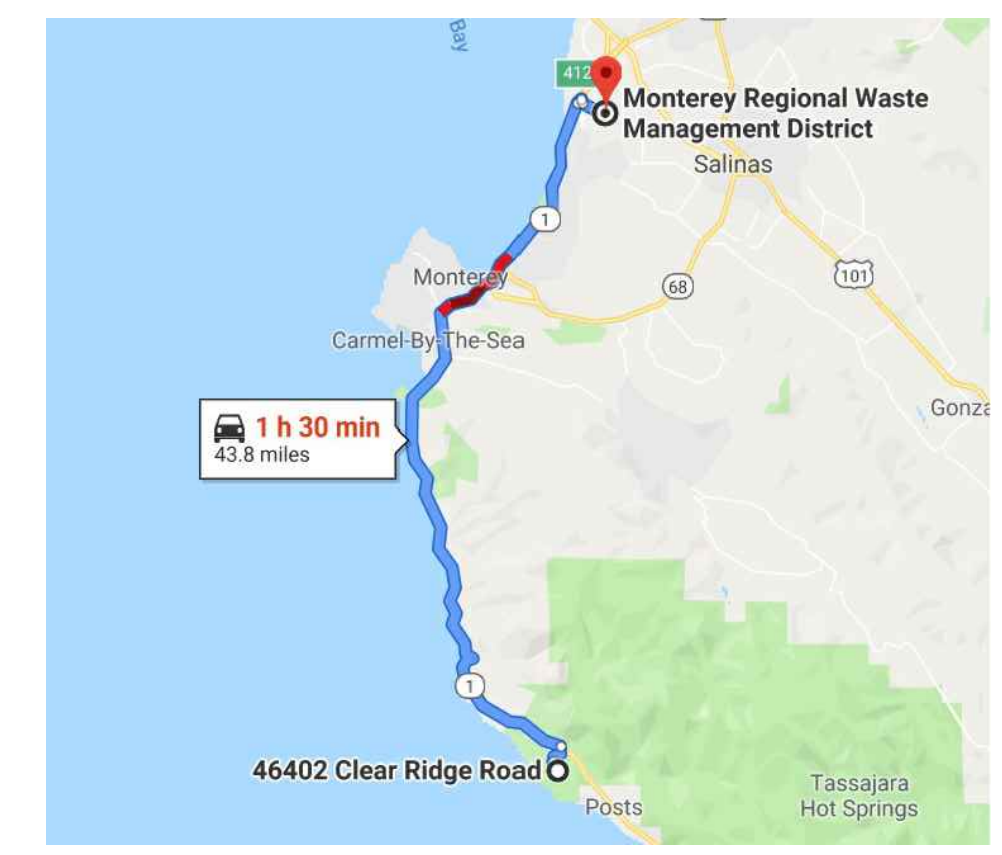
GENERAL NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
2. ALSO SEE BEST MANAGEMENT PRACTICES SHEET.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS APPROX. 4-6 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 8 AM AND 5 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR)
3. NO TRUCK TRIPS ARE ESTIMATED TO BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.
4. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE CLEAR RIDGE ROAD EXIT OFF OF HIGHWAY ONE. TRUCKS WILL TAKE HIGHWAY ONE NORTH AND EXIT DEL MONTE BLVD. TO TRANSPORT WASTE AND DEBRIS TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT. REFER TO MAP ON THIS SHEET.
5. THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
6. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
7. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
8. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
9. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
10. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
11. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
12. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
13. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
14. THE PROPOSED AMOUNT OF GRADING PER DAY WILL BE SIGNIFICANTLY LESS THAN THE POTENTIAL THRESHOLD FOR SIGNIFICANT IMPACTS OF 2.2 ACRES/DAY, CEQA TABLE 5-2.
15. TRUCK STAGING - ALL TRUCK STAGING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE STAGED ON PRIVATE PROPERTY.

TRUCK ROUTING FROM SITE TO DUMP



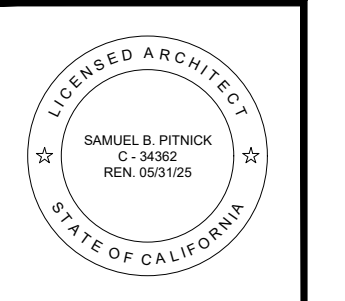
CONSTRUCTION MANAGEMENT LEGEND:

- CONSTRUCTION MATERIAL STORAGE
- PAINT & SOLVENT CLEAN-OUT AREA
- CONCRETE CONTAINMENT WASHOUT
- STRAW WATTLE
- TREE PROTECTION
- SILT FENCING

GRADING LEGEND:

- CUT MATERIAL
 - FILL MATERIAL
- GRADING ESTIMATES:**
 (P) CUT = 2.6 CU.YDS.
 (P) FILL = 7.1 CU.YDS.
 (P) NET FILL = 4.5 CU.YDS.
 AREA OF DISTURBANCE = 1,258 SF

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REVISIONS	DATE

ARCHITECTURAL

CONSTRUCTION MANAGEMENT PLAN

Scale: SEE DWG.
 Drawn By: SBP
 Job: -

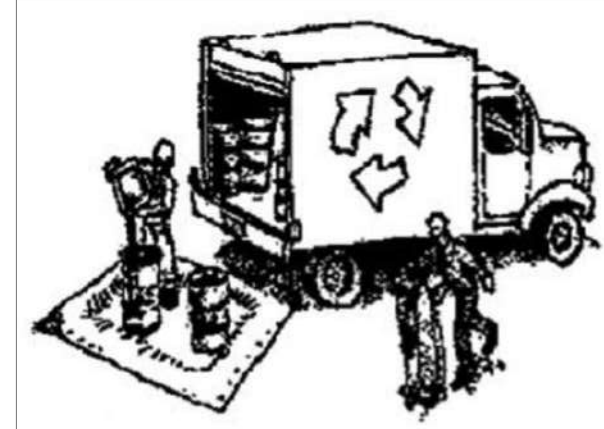
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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

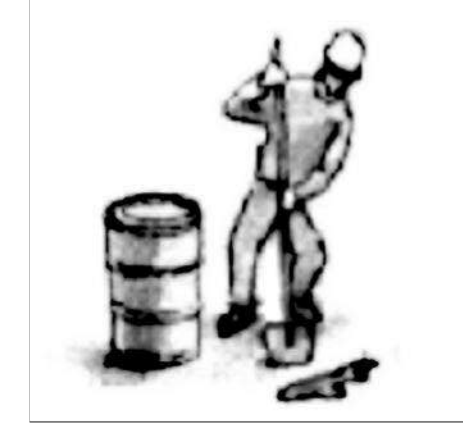
Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



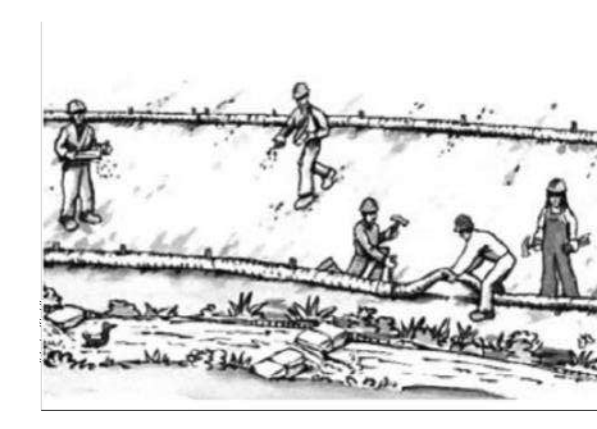
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

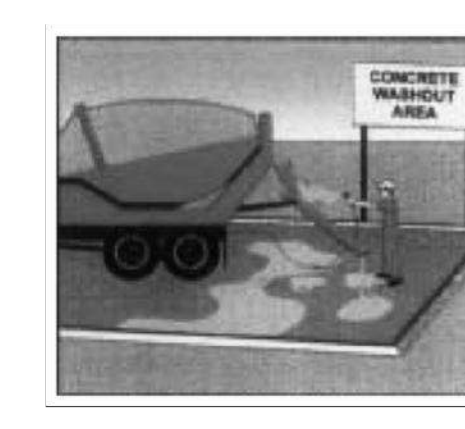


PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

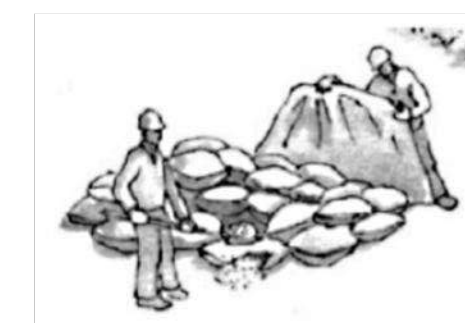
Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



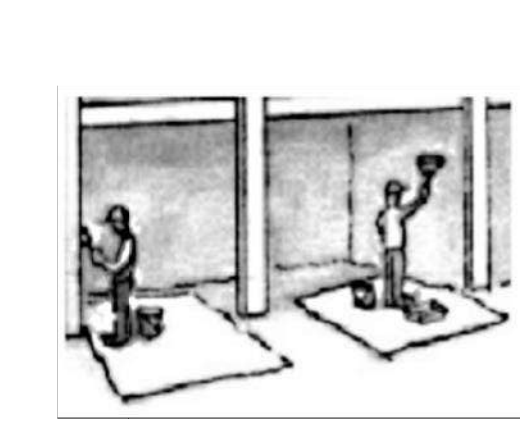
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



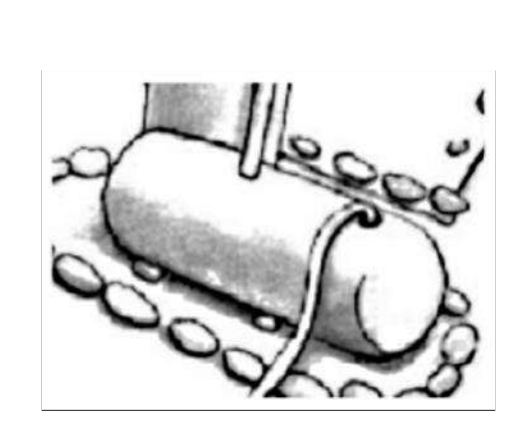
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

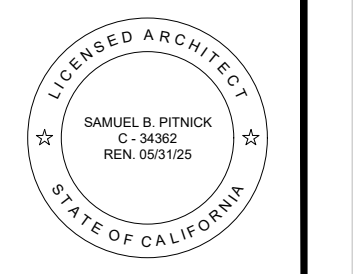


DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

FOWLER RESIDENCE
46402 CLEAR RIDGE RD.
BIG SUR, CA
93920



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P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

BEST MANAGEMENT PRACTICES

Scale: SEE DWG.
Drawn By: SBP
Job: -

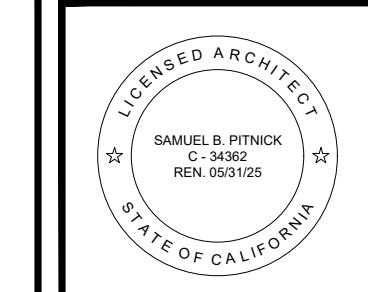
G1.3

09/08/2023

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* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



SAMUEL PITNICK ARCHITECTS P.O. BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 EMAIL: SAMUELPITNICK@GMAIL.COM

Main content area containing building codes, definitions, and tables. Includes sections like CHAPTER 3 GREEN BUILDING, CHAPTER 4 RESIDENTIAL MANDATORY MEASURES, TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES, and TABLE - MAXIMUM FIXTURE WATER USE.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN CODE). DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REVISIONS DATE table with two columns: REVISIONS and DATE.

ARCHITECTURAL CALGREEN RESIDENTIAL CHECKLIST

Scale: SEE DWG. Drawn By: SBP Job: -

G1.4 09/08/2023

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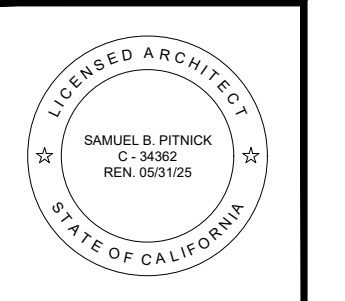


SITE PLAN LEGEND
 ■ SLOPES 30% OR GREATER

1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"



FOWLER RESIDENCE
 46402 CLEAR RIDGE RD.
 BIG SUR, CA
 93920



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REVISIONS	DATE

ARCHITECTURAL
 EXISTING SITE PLAN

Scale: SEE DWG.
 Drawn By: SBP
 Job: -

A1.0
 09/08/2023

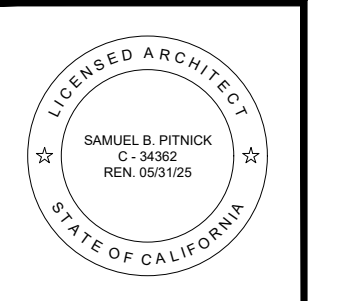
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1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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REVISIONS	DATE

ARCHITECTURAL
PROPOSED SITE PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.1
09/08/2023

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Lightology

12V Luna Horizontal Step Light
 ITEM NUMBER HIN360681

BRAND Hinkley Lighting

DESCRIPTION
 Hinkley's 12V Luna Horizontal Step Light features a Bronze, Satin Black, Matte Bronze, Satin White, or Titanium finish. Made from die cast zinc aluminum alloy. Fits in standard junction box. Accessories included: Wiring kit. One 3.8 watt 12 volt LED module is included. 4.5 inch width x 3 inch height x 1.5 inch depth. UL listed for wet locations.



Shown in: Matte Bronze

SHADE COLOR	N/A
BODY FINISH	Matte Bronze
WATTAGE	3.8W
DIMMER	Low Voltage Magnetic
DIMENSIONS	4.5"W x 3"H x 1.5"D
LAMP	1 x LED3.8W/12V LED
Technical Information	
LUMINOUS FLUX	200 lumens
LUMENS/WATT	52.63
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI
ITEM NUMBER	HIN360681

1 PROPOSED EXTERIOR LOW WALL / STEP LIGHT
 SCALE: N.T.S.

Lightology

SQ100-1 Outdoor Path Light 12V
 ITEM NUMBER SPJ358094

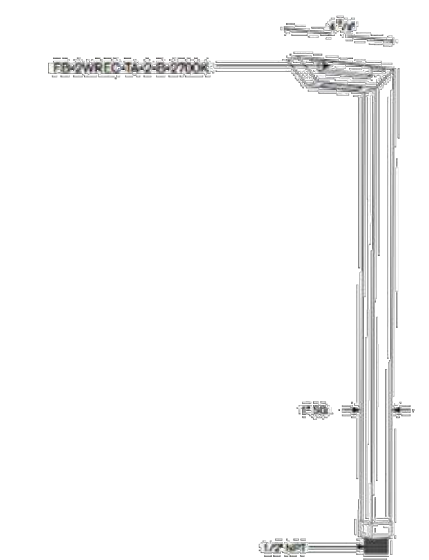
BRAND SPJ Lighting

DESCRIPTION
 SQ100-1 Outdoor Path Light is made of solid brass with etched finishes in Verde, Rusty, Matte Bronze, Moss, Black, or Aged Brass. Includes one 2 watt, 12 volt Nichia Forever Bright LED, 2700K color temperature, 125 lumens. 5 inch NPT. Dual fin spike included. ETL listed. Suitable for wet locations. Made in USA. 20 year warranty. Dimensions: 4.9 inch width x 21 inch height. Requires magnetic transformer, sold separately.



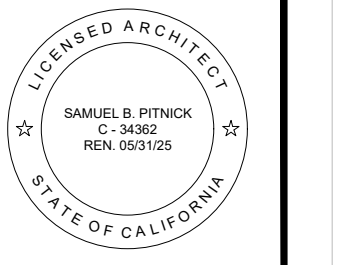
Shown in: Matte Bronze

SHADE COLOR	N/A
BODY FINISH	Matte Bronze
WATTAGE	2W
DIMMER	Low Voltage Magnetic
DIMENSIONS	4.9"W x 21"H
LED MODULE INCLUDED	1 x LED2W/12V LED
LAMP	1 x LED2W/12V LED
Technical Information	
LUMINOUS FLUX	125 lumens
LUMENS/WATT	62.50
LAMP COLOR	2700 K
ITEM NUMBER	SPJ358094



2 PROPOSED EXTERIOR PATH LIGHT
 SCALE: N.T.S.

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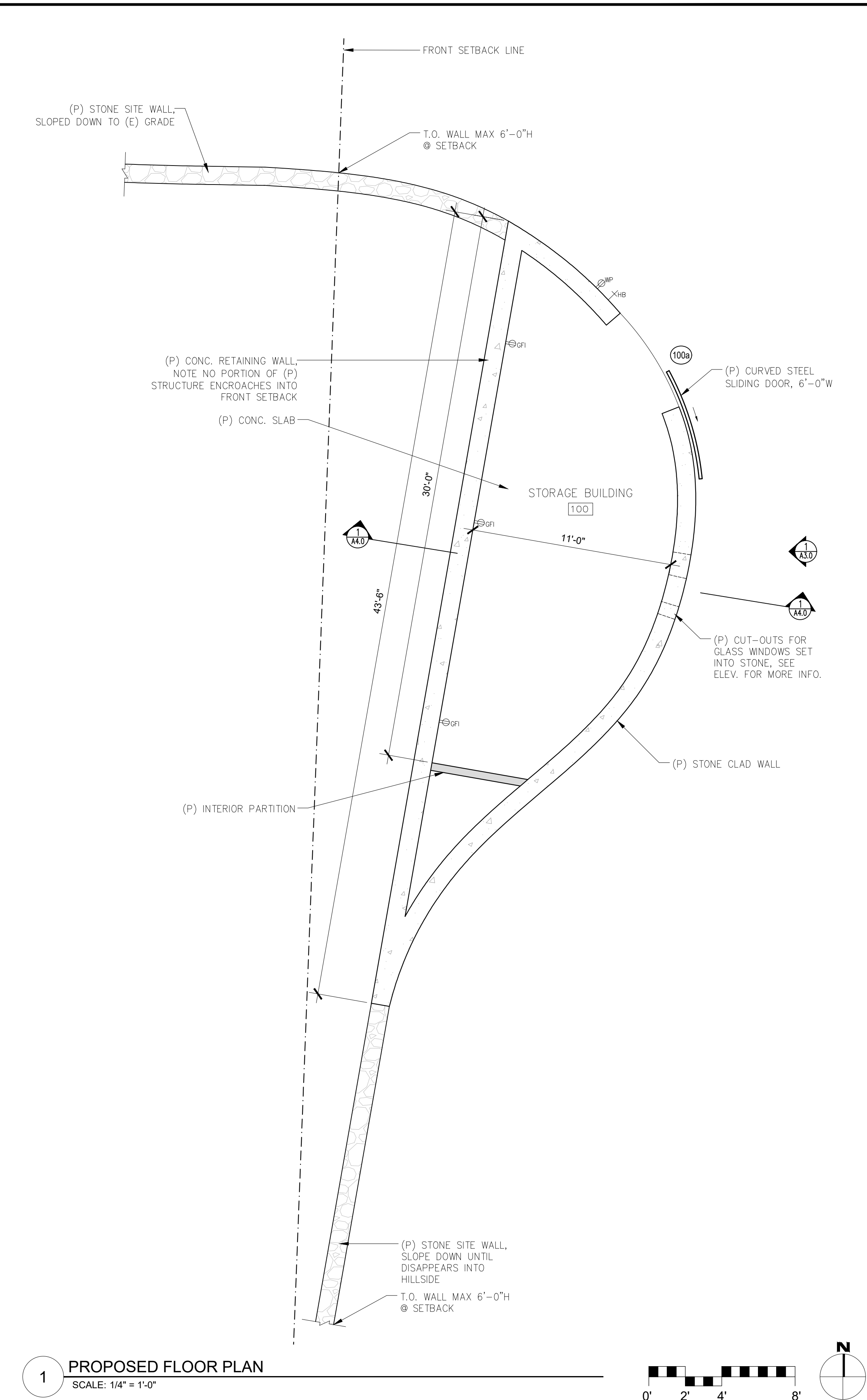
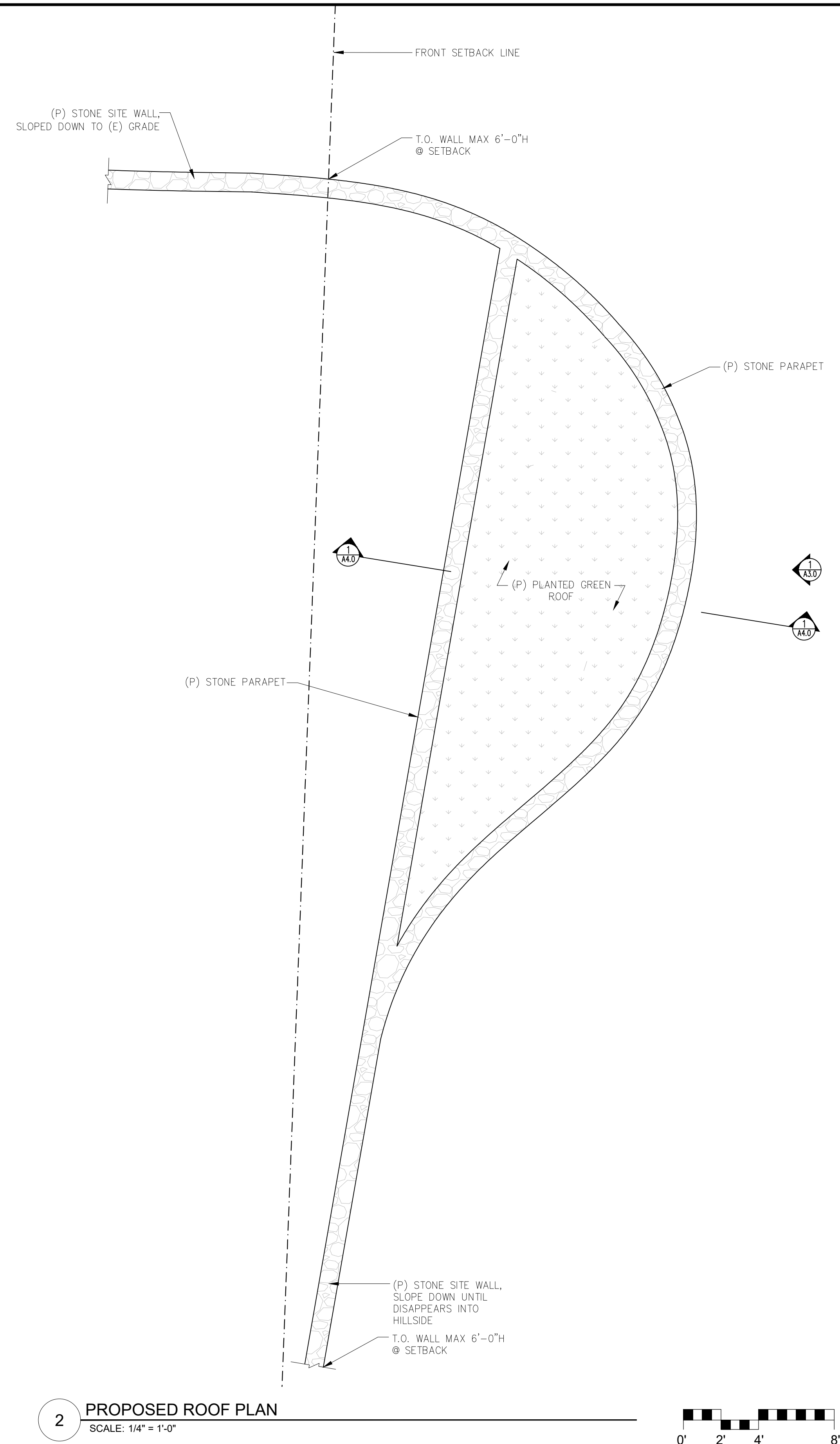
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 EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL
 PROPOSED SITE LIGHTING
 Scale: SEE DWG.
 Drawn By: SBP
 Job: -

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WALL TYPE LEGEND:

	(E) WALL TO REMAIN
	(E) WALL TO REMOVE
	(P) WALL

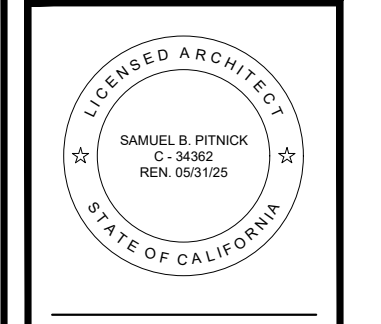
FLOOR PLAN SYMBOLS LEGEND

	GROUND FAULT CIRCUIT INTERRUPT OUTLET
	WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT, RECESSED INTO WALL
	HOSE BIBB W/ ANTI-SIPHON DEVICE, RECESSED INTO WALL

EXTERIOR DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
100a	6'-0"	6'-8"	-	STEEL	STEEL	SLIDING / BARN	CUSTOM STEEL DOOR ON TRACK

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REVISIONS

NO.	DATE	DESCRIPTION

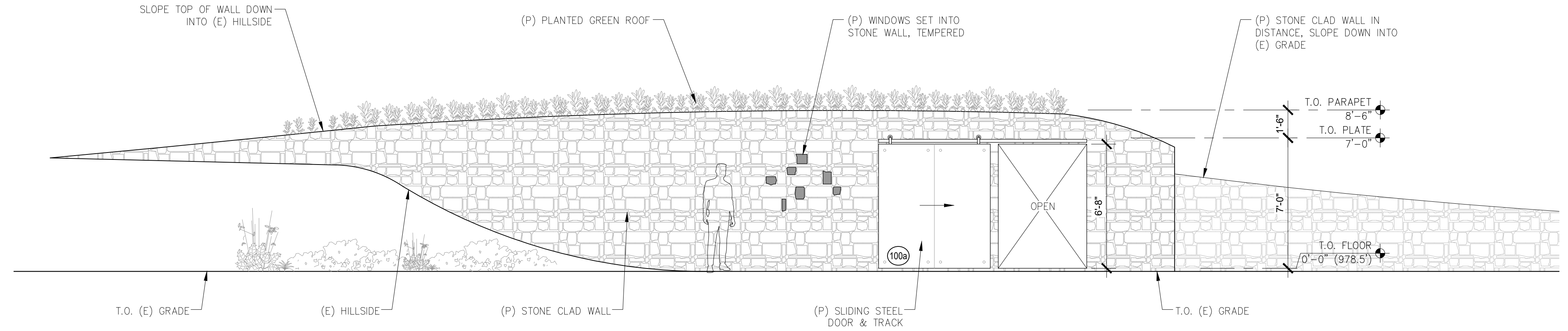
ARCHITECTURAL

PROPOSED FLOOR & ROOF PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

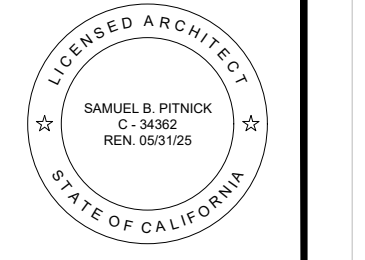
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1 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

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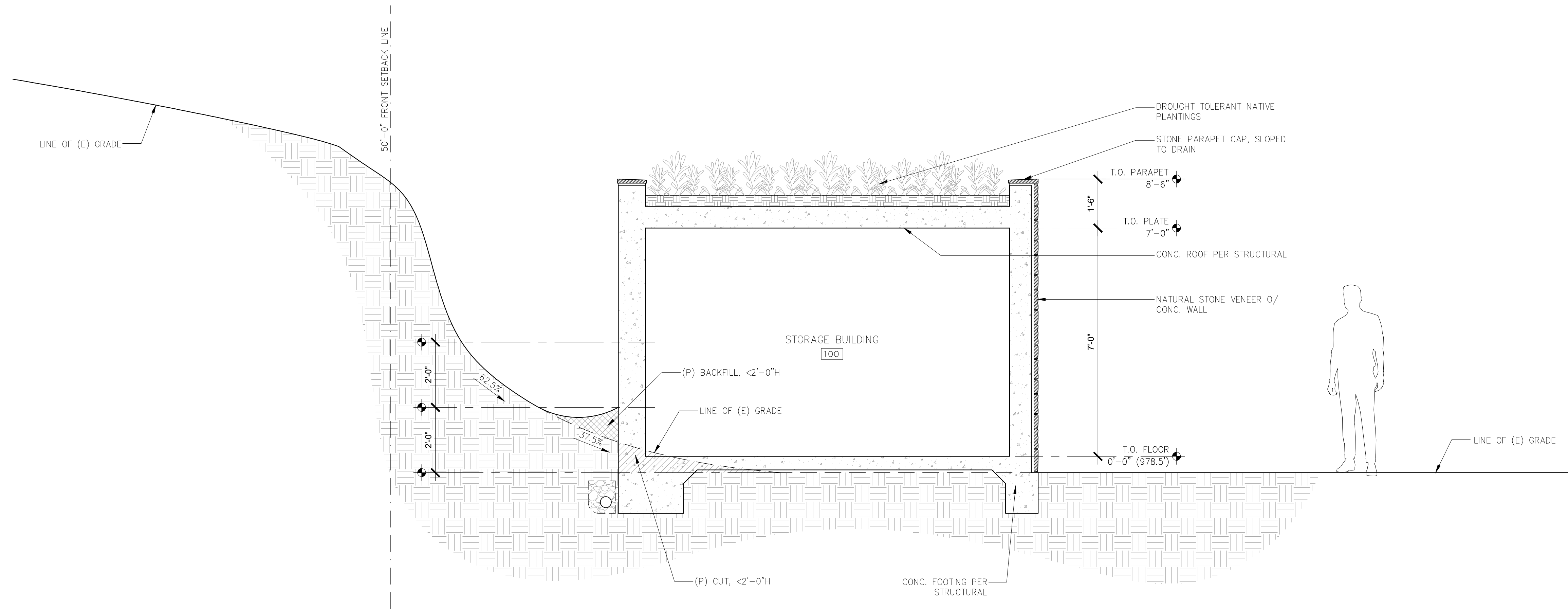
REVISIONS	DATE

ARCHITECTURAL
BUILDING ELEVATIONS

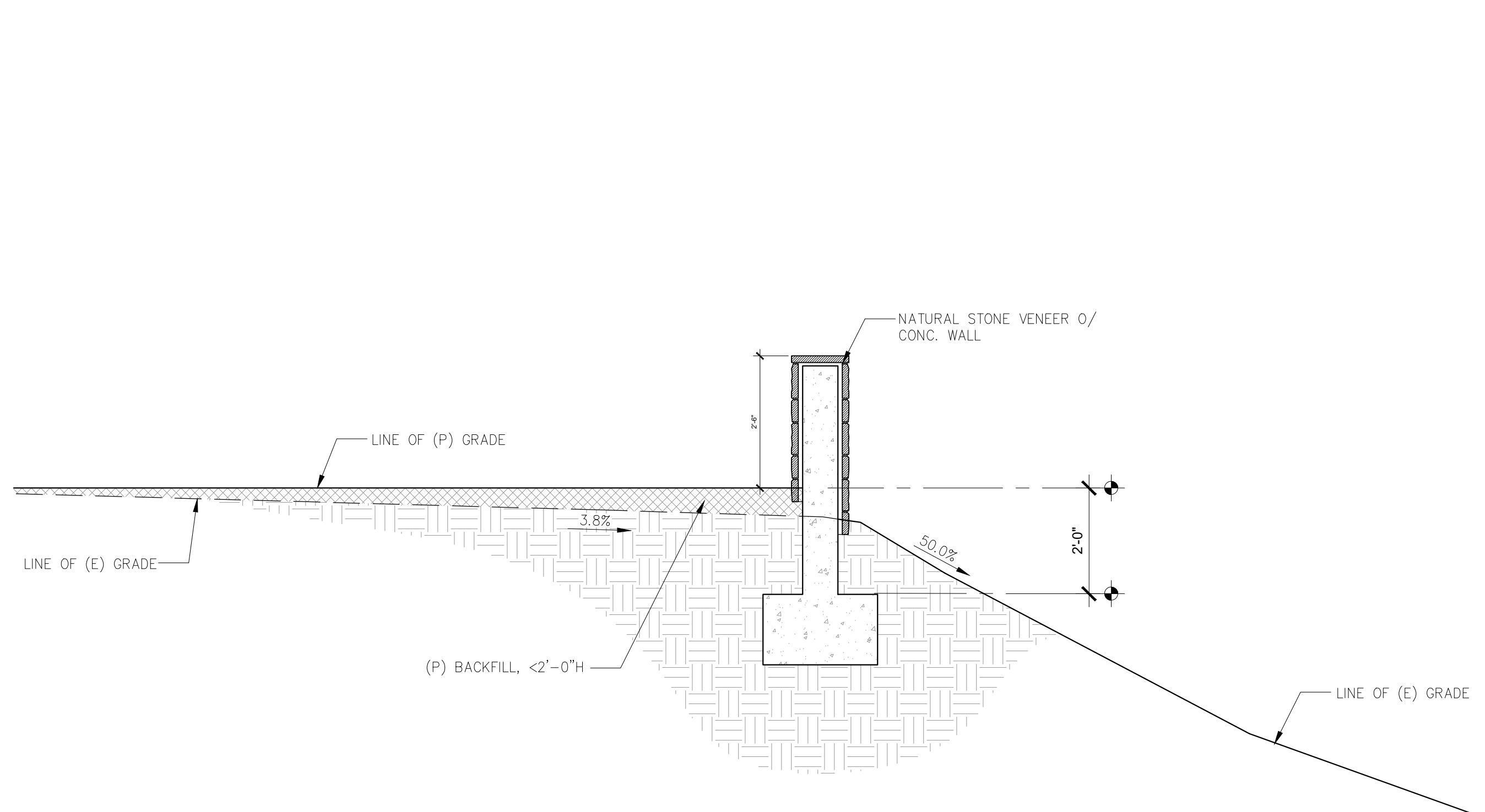
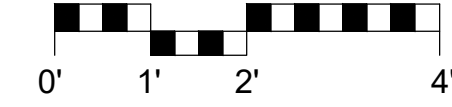
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09/08/2023

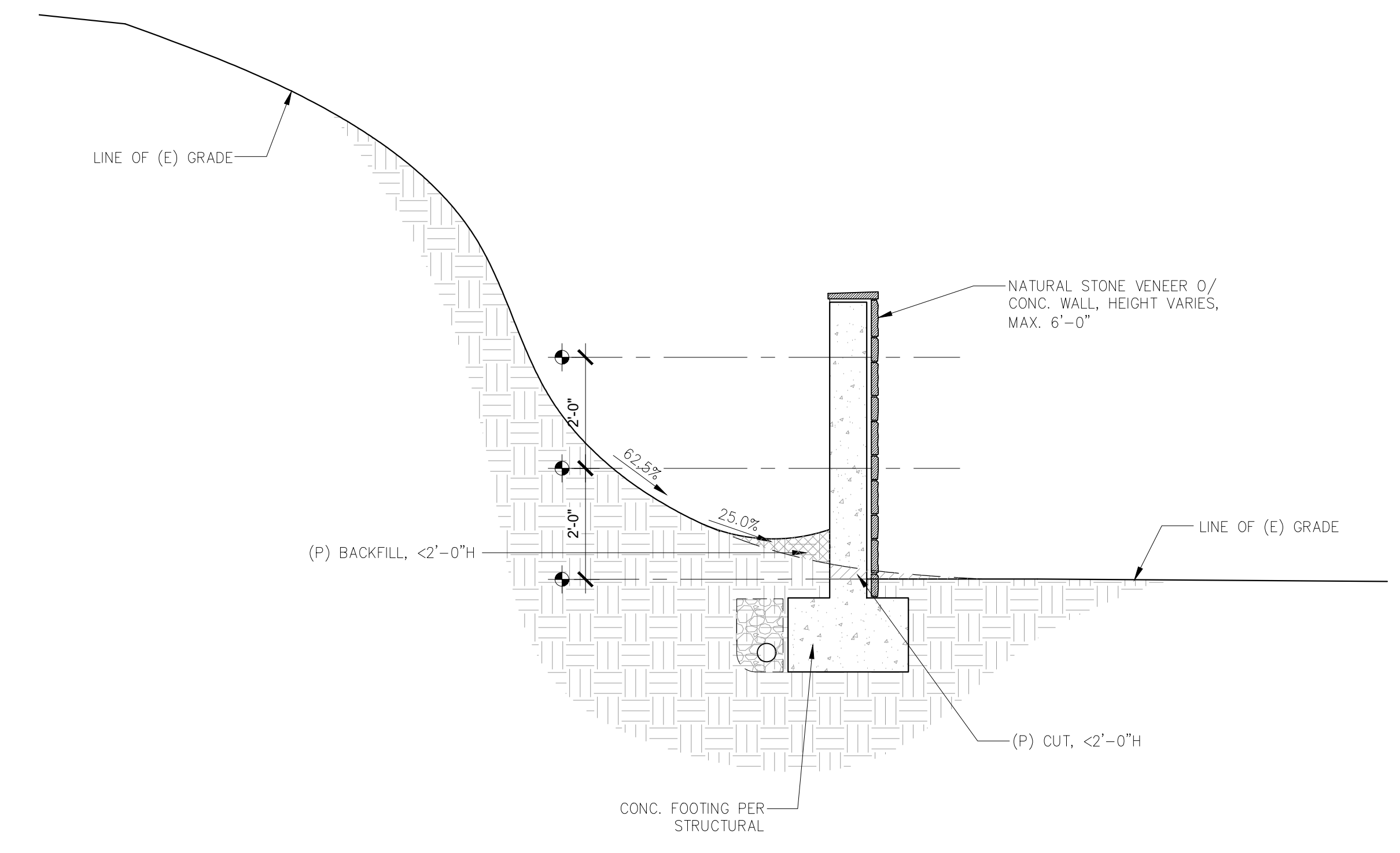
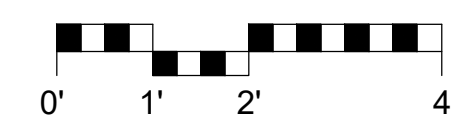
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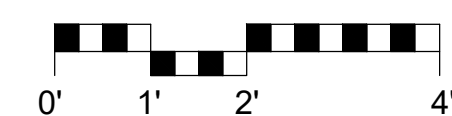
1 PROPOSED BUILDING SECTION
SCALE: 1/2" = 1'-0"



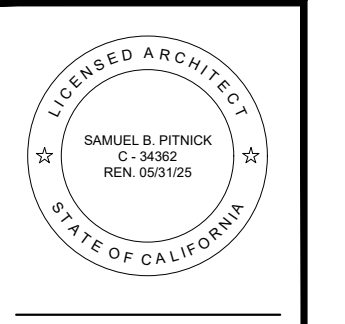
3 PROPOSED SECTION THRU PARKING & TURNAROUND
SCALE: 1/2" = 1'-0"



2 PROPOSED SECTION THRU SITE WALL
SCALE: 1/2" = 1'-0"



FOWLER RESIDENCE
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REVISIONS	DATE

ARCHITECTURAL

PROPOSED BUILDING SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.0
09/08/2023

Exhibit B

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COAST-BIG SUR

Andrew
Molera
State Park

Clear Ridge

PFEIFFER


Bureau of Land Management, Esri, HERE, Garmin, INCREMENT-P,
Intermap, USGS, METI/NASA, EPA, USDA


APPLICANT: FOWLER JOHN & AMY

APN: 419231005000

FILE # PLN220217

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.2

Board Report

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

Legistar File Number: AP 24-027

June 05, 2024

Introduced: 5/29/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN220277 - EAGER JONATHAN B TR

Consider construction of a 7,514 square foot single family dwelling with a 588 square foot attached garage and associated site improvements.

Project Location: 22 Vasquez Trail, Carmel

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project qualifies as categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b. Approve an Administrative Permit and Design Approval to allow construction of a 7,322 square foot single family dwelling with a 609 square foot attached garage and associated site improvements.

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

PROJECT INFORMATION:

Agent: Peter Strauss

Property Owner: Eager Jonathan B Tr

APN: 239-121-009-000

Parcel Size: 36.03 Acres

Zoning: Resource Conservation, 1 unit per 40 acres, with a Design Control overlay district or "RC/40-D"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

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

On June 5, 2024, an administrative decision will be made. A public notice has been distributed for this

project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 4, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Monterey County Planning Commission.

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
- Monterey County Regional Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, 5198

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Eager Jonathan B Tr, Property Owners; Peter Strauss, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220277.



Administrative Permit

Legistar File Number: AP 24-027

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- Monterey County Regional Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, 5198

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Eager Jonathan B Tr, Property Owners; Peter Strauss, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220277.

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

EAGER JONATHAN B TR (PLN220277)

RESOLUTION NO. 24-

Resolution by the Monterey County Chief of
Planning:

- 1) Finding the project qualifies as categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- 2) Approving an Administrative Permit and Design Approval to allow construction of a 7,514 square foot single family dwelling with a 558 square foot attached garage and associated site improvements.

[PLN220277, Eager Jonathan B Tr, 22 Vasquez Trail, Carmel, Greater Monterey Peninsula Area Plan, (APN: 239-121-009-000)]

The EAGER JONATHAN B TR application (PLN220277) came on for hearing before the Monterey County Chief of Planning on June 5, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - The 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; 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 22 Vasquez Trail within the Santa Lucia Preserve subdivision in Carmel, (APN: 239-121-009-000), in the Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation, 1 unit per 40 acres with Design Control and Site Plan Review overlay districts “RC/40-D-S”. Resource Conservation zoning allows the first single family dwelling on a lot and accessory structures including garages (Title 21 section 21.36.030). A Design Approval was submitted with this application in accordance with the

regulations within section 21.44.030. The Site Plan Review district requires that an Administrative Permit be obtained prior to the construction of structures (Title 21 section 21.45.040.B). This entitlement includes an Administrative Permit and Design Approval; therefore, the proposed project is an allowed land use for this site.

- c) Site Inspection. The project planner conducted a site inspection on May 5, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- d) Lot Legality. The property is shown in its current configuration as lot 252 within tract 1353 of the Santa Lucia Preserve Phase C Parcel Maps, on page 20 within volume 21 of Cities and Towns. Therefore, the County recognizes it as a legal lot of record.
- e) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations contained in Title 21 Chapter 21.44, which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. The proposed development has been designed to enhance the rural character of the neighborhood. The colors and materials of the proposed structure consists of stained cedar exterior vertical siding, dark metal roof fascia, dark metal window frames and board formed concrete retaining walls. As designed, the proposed dwelling is consistent with the existing neighborhood character of Santa Lucia Preserve.
- f) Development Standards. The proposed development meets all development standards within Title 21. Pursuant to section 21.36.060, the RC zone allows a total lot coverage of 25% (1,569,466 square feet) and the project includes a site coverage of 0.7% (11,695 square feet), well under the allowed amount. The development will be contained within the established homeland boundary; therefore, the proposed structures will meet all setbacks from the property lines. Consistent with the development standards for RC zoning, which includes a 30 foot height limitation for main structures, the main structure will have a height of approximately 17 feet from the average natural grade. The property will have substantial parking space to support the proposed structures. The attached garage offers two covered parking spots and the motor court has two additional uncovered parking spots. The parking plan is consistent with the regulations within Title section 21.58.040 which requires 2 parking spots per single family dwelling. A condition of approval (condition No. 7) has been applied to ensure an exterior lighting plan will be submitted and reviewed for consistency with the County’s exterior lighting criteria prior to any building permits being issued. Therefore, the proposed project is consistent with all applicable development standards.
- g) Biological Resources. Pursuant to Title 21 section 21.66.020.C, a biological report (LIB230223) was prepared for this project to evaluate potential impacts to important biological resources (See Finding 2 and supporting evidence). The biologist conducted a site survey and researched historical occurrences of special status species within the project vicinity on the CNDDDB database. The biologist did not identify any special status species on the property during their survey and do not

believe any will be present or impacted by the proposed project. The biologist recommended a raptor survey to ensure no birds are nesting in nearby trees during construction. This recommendation has been incorporated as Condition of Approval No. 5.

- h) Site Plan Review. The project parcel has a Site Plan Review district overlay. Consistent with Title 21 Chapter 21.45, the applicant provided a detailed plan set with a north arrow and locations of the existing vegetation and topography as well as the proposed structure, grading, and parking layout. An arborist report was provided and determined all protected trees are far enough away from the proposed development that they will not be impacted. Due to the high fire sensitivity, the applicants submitted a fuel management plan detailing how the forested area within 30 and 100 feet of the development will be maintained to reduce potential impacts from wildfires. Pursuant to subsequent section 21.45.040.B, an Administrative Permit was applied to this project because the proposed development does not qualify as a small development project under section 21.45.040.C.
- i) The application, project plans, staking and flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development are found in Project File PLN220277.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Monterey County Regional Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to biological resources, forest resources and soil conditions. The following report has been prepared:
 - “Pre-Construction Tree Impact Assessment” (LIB230222) prepared by Rob Thompson, Monterey, California, July 15, 2023
 - “Lot-Specific Fuel Management Plan” (LIB230224) prepared by Rob Thompson, Monterey, California, July 6, 2023
 - “Biological Resources Report” (LIB230223) prepared by Jeffery Froke, Carmel, California, June 25, 2022
 - “Soils (Percolation Testing Results)” (LIB230341) prepared by Greg Bloom, Watsonville, California, October 23, 2023
 - “Geotechnical Investigation Design Phase” (LIB230225) prepared by Greg Bloom, Freedom, California, March 1, 2022The 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) There are no trees proposed for removal with this project but there are protected trees within the project vicinity. Therefore, a tree assessment

was submitted to assess any potential impacts to these trees. The arborist recommended protective fencing around the critical root zone of these trees (incorporated as Condition No. 4) and stated there would be no significant impacts to the trees.

- d) Pursuant to Monterey County Code section 16.08.110.D, the recommendations within the geotechnical and soils reports shall be incorporated into the grading plans and specifications.
- e) Staff conducted a site inspection on May 5, 2023 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN220277.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the use or structures 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, Monterey County Regional Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The applicants provided a can and will serve letter from the Santa Lucia Preserve Community Services District (SLP CSD) stating they will provide potable water for the proposed project.
 - c) The project includes the installation of a new septic system with leach fields. The proposed onsite wastewater treatment system design was reviewed by EHB and found suitable for the proposed residence with room for possible expansion in the future.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN220277.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 5, 2023 researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN220277.

5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts construction of new main and accessory structures.
 - b) The proposed single family dwelling and ADU are consistent with the exemption parameters of CEQA Guidelines Section 15303 and therefore qualifies for a Class 3 exception.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of a project site is not considered an environmentally sensitive area and there is no record of sensitive species occurring within the vicinity of the project area;
 - Successive projects of the same type and in the same place (additions to a single-family dwelling on this lot) would not contribute to a significant cumulative impact. The property is currently vacant and does not contain any sensitive habitat areas, any future development would be constructed on an occupied parcel that has undergone human disturbance. At that point, the property would unlikely to contain sensitive habitat that could be impacted by additional development;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1 through 3 and supporting evidence);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - d) Staff conducted a site inspection on May 5, 2023 to verify that the site and proposed project meet the criteria for an exemption.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN220277.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:**
- a) Pursuant to Title 21 Section 21.80.040.A, an aggrieved party may appeal a decision of the Chief of Planning to the Planning Commission. The decision of the Planning Commission shall be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies as categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
2. Approve an Administrative Permit and Design Approval to allow construction of a 7,514 square foot single family dwelling with a 588 square foot attached garage and associated site improvements.

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 5th day of June, 2024:

Melanie Beretti, AICP
Acting, HCD Chief of Planning

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.

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

County of Monterey HCD Planning

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

PLN220277

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN220277) allows construction of a 7,514 square foot single family dwelling with a 588 square foot attached garage and associated site improvements. . The property is located at 22 Vasquez Trail, Carmel (Assessor's Parcel Number 239-121-009-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 239-121-009-000 on June 5, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. 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 prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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

Responsible Department: Planning

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

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

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

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

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

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

7. 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.

8. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

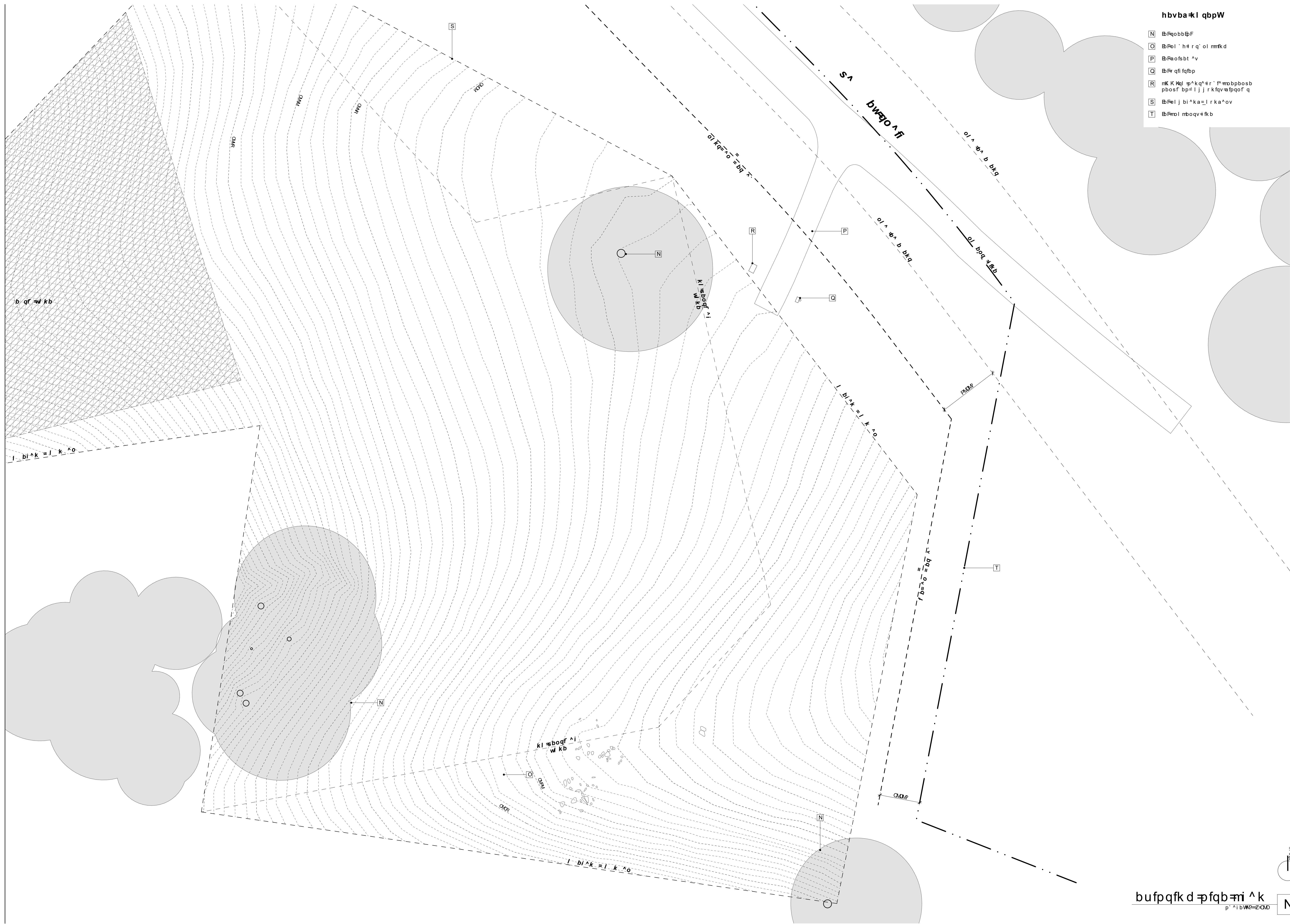
Responsible Department: Public Works

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.



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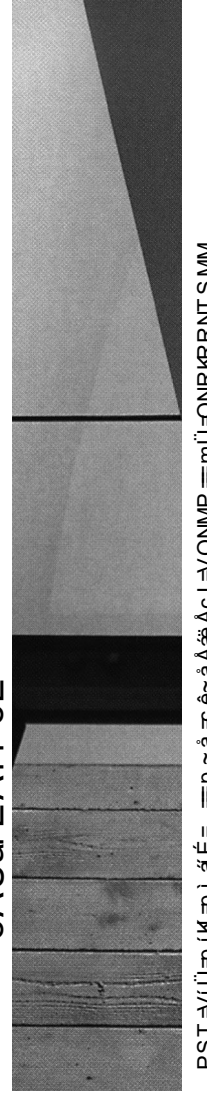
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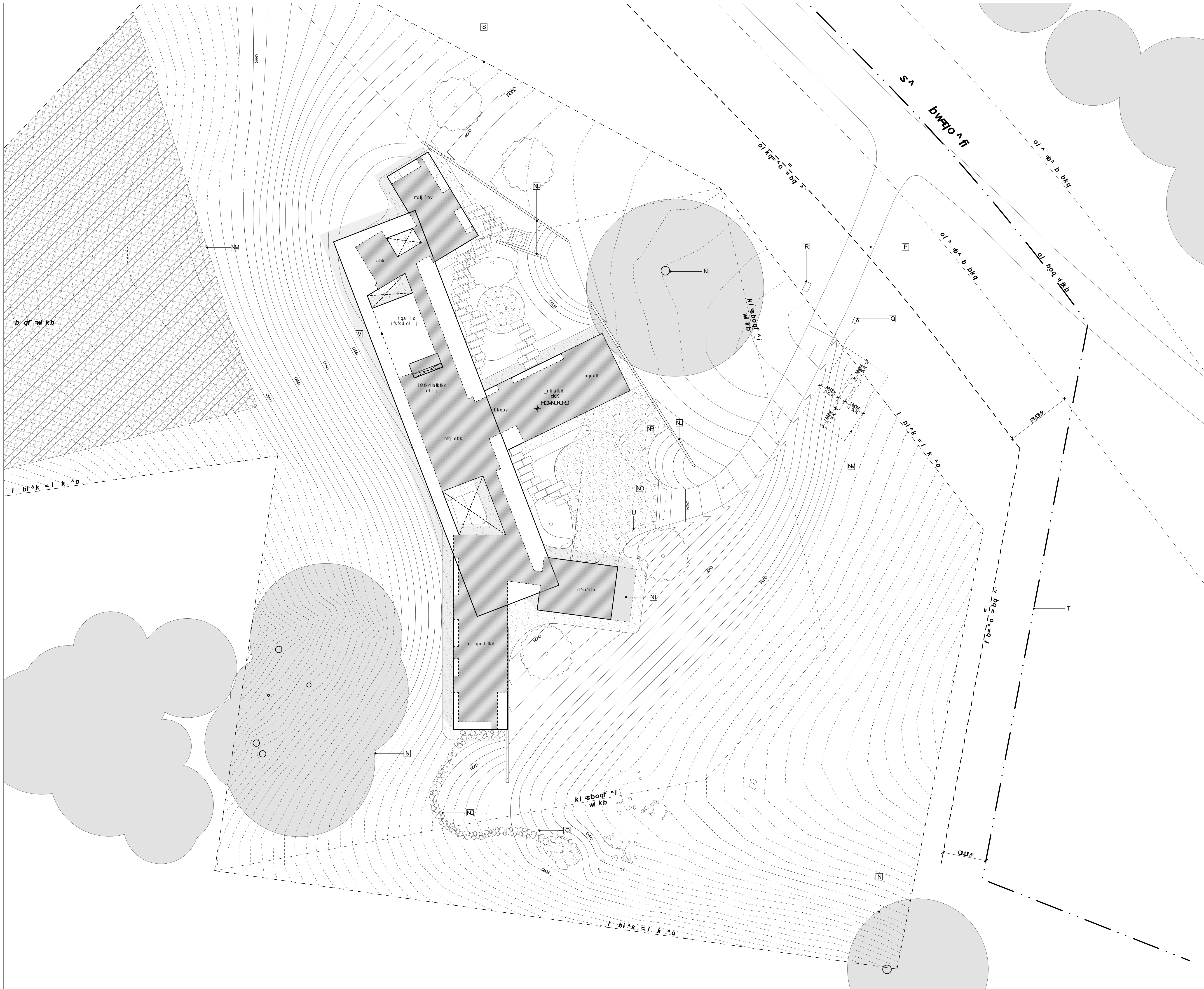
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A m m f' a k q l l k b o p e' i i m o l s a b a e b i l ' ' a q l k l c a' p q q b t c e' a f i e l o k' a' f b k p b a p r o s v l o p l o e f s i f e d f k b b o p e o b c o b k b' a' a' q' r j B k p q' i i b a m o l i o a q' = k v a o' a f k d f e a' g p e' i i b' p a e a l' p o' q' i f o e k a f' ' a' q b a b i b a' q l' k p a k p r j f q b a m' a k p' k a p a i i e o j' a f k e m' a' b' r k a f o r o' b a e o l r d e l r q e b b k f o b o v a' c' i k p q o r' q i l k t l o h k q e f e p m o j f q b b' a m e r e' i k a' n u m f

S k' e f k i j r' r e' d o' a b p i l m b a t' a v o l j c l r k a' a' q l k l a v m f e b' N U M e C N U M R K E

T i e o b c o q l' e f s i a o a t f k d p e l o s i i q o b b a o' a f k d c a o' a f k d b m' a' k p e b b q k l q b p p b b a o' a f k d b a f o b' q l k k e l o j' a q l k i e b' q o b p c m o l m p b a d o' a f k d

U k' e o b c o q l' i' k a p' a m b a o a t f k d p e l o s i i f o a l d' q l k m i' a k p i k l q b p c a b a' q' i p

V e' a a o b p p k l q b p w

= b u p q k d a a o b p p f d k a j' o b j' a f k e l r i a e k b t a a o b p p f d k i b a b a f a e b e l i l l t f k d k l q b p m m v w

= k e b e b a a o b p p e' i i b a e f i b a k a b d f i b c o l j' p o b q b

= k e a o b p p k r j' b o p p e' i i b e d e l e j' f k k

= k e a a o b p p k r j' b o p p e' i i b e l k o a' p q k d

I l l o q' e b t e' h d o l r k a l e o' p p d o a l i a k r i j' b o p p e' i i k l e q b m' p q b a e a o b p p a k' r o' p o b k l q e' b m' q' i b

= k e m o j' a k k a a a o b p p k r j' b o p p e' i i b m o l s f a b a k e b e j' a i j' u s o a k a m o j' a k k b q p d k t o m' p q a g' b k q l e b a o f s b t' a v e b k o' k' b k

i l q e l s b o a b

o b p f a k b' b W = = = T I P O = p n k e q f c d' a o' d b W = = = S M = p n k e q f c

' l s b o b a' r q a l i o a q l = = S O M = p n k e q f c

q l' q' i e i l q m f k q W = = = N N S F e p n k e q f c

h b v b a k l q b p w

- N** B r e q o b b f
- O** B f o l' h a r q' o l m m f k d
- P** B f e o f s b t' a v
- Q** B f e q l f q b p a e' q
- R** m k k h e l' q a' k q a' r' f a m o b p b o s p b o s f' b p e l j j r k f y a f q o f q e' a q b o
- S** B f e l j b i' a k a e l r k a o v
- T** B f e m l n b o q v a f k b
- U** c f o b a r o k' a l r k a
- V** i f k b t c a b' h e b v l k a e l l c a f k b
- NM** p b b e f s i a o a t f k d p e l o p b m q f e b p f d k
- NN** i' k a p' a m b a q b m p k l e k
- ND** B f e o f s b t' a v l a k h e l o s i i j' a q b o p i p k a p i l m b p a k l e k
- NE** d r b p q m' o h f k d
- NE** i' k a p' a m b a m' q e x p k l e k
- NR** m k k h e l' f k q e q i f q v i p k l e k p e b b q = N M
- NS** c o b b p q' a f k d = S M p' m b i b' q o f' a i p o s o f' b t' L S M p' m b s b o e r o o b k q m o l q b' q l i k l e k a t' a q o j' b o b o l e p e r q t c d e l' ' a q b a t k m' a
- NI** i l' a q l k e t a c a' a f k e l r p b e b' q m j m p k' i k' o b q b m' a t f e e k e j' b' e l e' a o a
- NJ** o b e q' f k f k d e i i j' a k h e l o e b f d e p k p k l e k l o p q o r' q r o' a i e b p f k
- NI** n r' i l q v a p b b i e o' a k a e k a b o d o l r k a' n m m d' a i i k m o l m' k b e' k h e l j m f' k q e f e p j b' a k a k m' e l e j e r f a b i f k p l e r o t b a k a' k a' b a k m o e' b' S M R E I
- NM** n m e q' f k f j j' p b m' o' a q l k e b q t b b k r k a b o d o l r k a e m b a' p e l k q' f k b o e k a r f i a f d p l m' j f a' a v p e o i l q a f k b p a c' a g i f k f d m o l n b o q v k

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mfb' e l q' e a u e a t i e e

s' a p n r b w e p f a b k' b

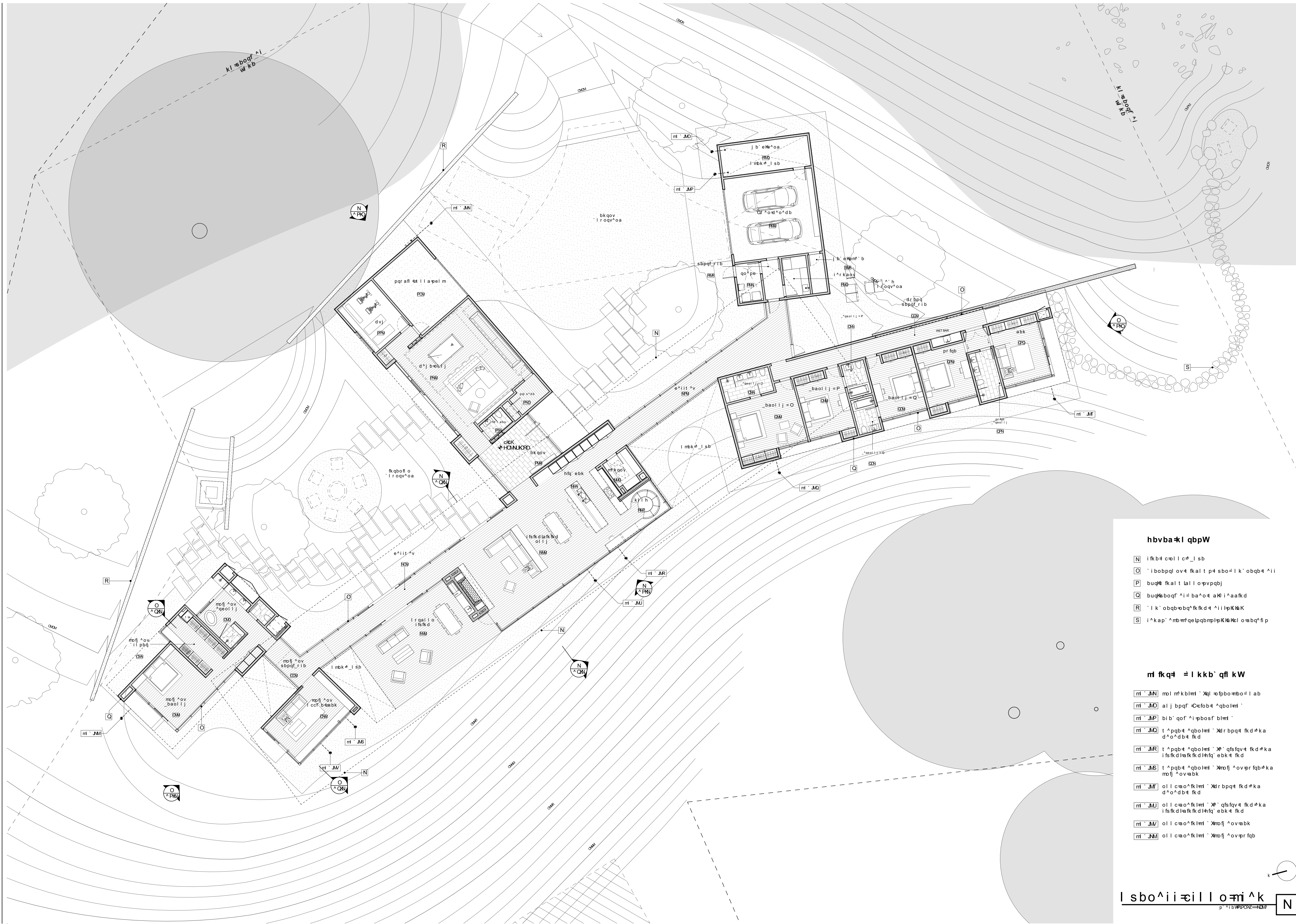
p f q b m i' a' k a m o l m p b a

^ N O

m o l m p b a p f q b m i' a' k

p' a i b w e = z o m


N



- hbvba-k l qbpw**
- N** i fkb# c#l i c#_l sb
 - O** ' i bobpqi ov# fkal t pt sbo# l k' obqbt ' i i
 - P** buq# fkal t lal i o#pvqbj
 - Q** buq#boq' ' i # ba' o# a# i' a#akfd
 - R** ' i k' obq#bq' f#kfd# ' i i l p#k#k
 - S** i' akap' ' an#mf qe l p#m l p#k#k# i o#abq' f i p

- m f k q t # l k k b' q n k w**
- m' JN** m l m' k b l m i ' Xq l # p b o # m o # l a b
 - m' JO** a l j b p q f ' C#f o b # ' q b o l m i ' d
 - m' JP** b i b' q o f ' i p b o s f' b l m i ' d
 - m' JO** t' p q b # ' q b o l m i ' X# r b p q t f k d # k a d' o' d b # f k d
 - m' JR** t' p q b # ' q b o l m i ' X# ' q f s q v t f k d # k a i f s f k d l a f k f d l h f q' e b k # f k d
 - m' JS** t' p q b # ' q b o l m i ' X# o f j ' o v p r f q b # k a m o f j ' o v # b k
 - m' JM** o l i c a o' f k l m i ' X# r b p q t f k d # k a d' o' d b # f k d
 - m' JU** o l i c a o' f k l m i ' X# ' q f s q v t f k d # k a i f s f k d l a f k f d l h f q' e b k # f k d
 - m' JV** o l i c a o' f k l m i ' X# o f j ' o v # b k
 - m' JN** o l i c a o' f k l m i ' X# o f j ' o v p r f q b

l s b o' i i # i l l o' m i' k



i l l o' m i' k # o l r k a


a' q b w N N I T O A P a o' t f k d # v m p k j l b c
 p' ' i l b w a' p k l q b a ' e b' h b a # v m p

s' p n r b w e b p f a b k' b

C#e' p i r b w e o' ' i
 ' a o j b i l u q e b b p' i # ' a' p v q p
 ' m' k' k' k' d' m m r' q' k' k' p r' ' i q' r' i
 ' r i a k' e' m o j f e p r' ' i q' r' i

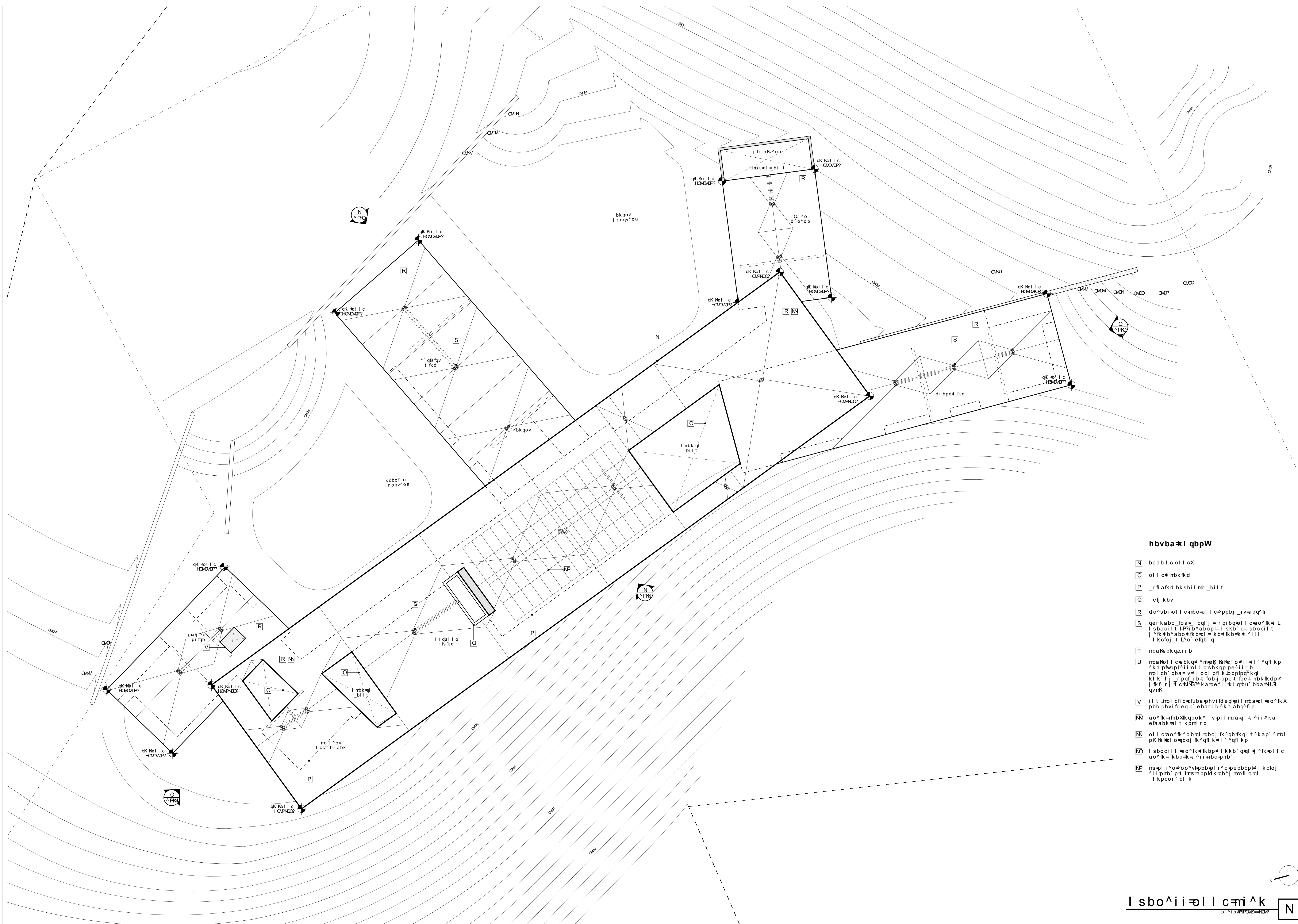
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~ e' a l u' a' e' a l i' e' e'
 P S T' w' u' b' i' k' p' i' a' f' E' = m p - a' e' b' - a' a' a' a' p' i' v' o' m p = m u' c' n' r' r' r' r' t' s' m i



mfb' e l q' #

~ e' a l u' a' e' a l i' e' e'
 P S T' w' u' b' i' k' p' i' a' f' E' = m p - a' e' b' - a' a' a' a' p' i' v' o' m p = m u' c' n' r' r' r' r' t' s' m i



hbvba#l qbpW

- N** badb# c#l l cX
- O** ol l c# mbk fkd
- P** _r fia fkd bks bil mb= bil t
- Q** 'efj kbv
- R** do^sbi=ol l c#mbo=ol l c#ppbj _lvabq^fil
- S** qer kabo_ foa= l qql j # r qibqol l c#o^fk # L l sbocil t f#b^abopil l kkb' q# sbocil t j'fk#b^abopil fkd # kb#fk b#k #^iil l kcoj # l#o'efqb' q
- T** mqa#k bkbir b
- U** mqa#l l c#bkq#^mpk l#k#l o#i i#l ^qfl kp ^k ap#bpl#i i=ol l c#bk q#p#i i= b ml q# qba= v l ool pfl k#b#p#q#k' k' k' l j _r p#t l#t fob# b#p# f#q# mbk fkd# j'fk#j # c#NNS#ka#p#i i#k l qbu' bba#l#l qv#k
- V** il t jml c#l b#fubaphvi fdeq#il mbaq# ao^fk X pbb#p#vi fdeq# ebar i b#ka#bq^fil p
- M** ao^fk #m#k#k qbk^i i v#il mbaq# #^i i#ka efaabk#l t k p#l r q
- NN** ol l c#o^fk^dbq# qboj fkd#q#k q#^k ap^ mbl pK l#k#l o#b#j fkd#k#l k#l ^qfl kp
- NO** l sbocil t ao^fk#fk#p#l kkb' q#l #^k#ol l c ao^fk#fk#p#k #^i i#mbo#p#b
- NP** m#p#i i^o#o#o^v#p#p#i i^o#p#b#p#l l kcoj ^i i#p#b #t l#b#p#k q#^j #m#l o#q# ^i kq#q#r q#l k

l sbocil t c#m#k
p^i b#p#k#m#k

mf b' e l q'
~EALU#A l i e#

PS^m/0j#l f#p' l #E_ =p -#e-#A#Aq#l #Q#MP =m#U #N#R#R#R#S#M#I

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DANIEL PIECHOTA
NO. C22712
REN. 09/2025

s^p n r b#e#p#f#b#k' b

Q#e#p#r l b#q#o' #l
^o#j b#l _lv#q#e#b#p#i# ^#p#q#
^nk W#P#U#N#U#M#W

a#o^t l k#d#p#r#b#W

a'q#
p#k#e#p#o#s#e#k#^i#p#p#k#e#s#b#l
m^k#k#d#m#r' q#l k#p#_ l#p#l
r#i#a#k#e#m#o#j#f#p# l#p#l

K l K

N N O P O R S T U

i l l o#m#i ^k#p#l l

a'q#W N#M#O#P
p^i b#W ^p#k l qba

a#o^t l k#d#v#m#k#j b#v

eb' hba#v#p#

^ o o



KEYED NOTES:

- 1 GRAVEL ROOF
- 2 DARK METAL FASCIA
- 3 CONCRETE FIRE PLACE
- 4 ALUMINUM WINDOW SYSTEM, DARK
- 5 CONCRETE WALL
- 6 WOOD SIDING

LEGEND

- PROPOSED GRADE
- - - EXISTING GRADE

NORTH ELEVATION 2

SCALE: 1/8" = 1'-0"



WEST ELEVATION 1

SCALE: 1/8" = 1'-0"

PIECHOTA
architecture
367 9th St., Suite B San Francisco, CA 94103 Ph 415.5517600

PRELIMINARY
NOT FOR CONSTRUCTION

VASQUEZ RESIDENCE
22 VASQUEZ TRAIL
CARMEL-BY-THE-SEA, CA 93923
APN: 239-121-009

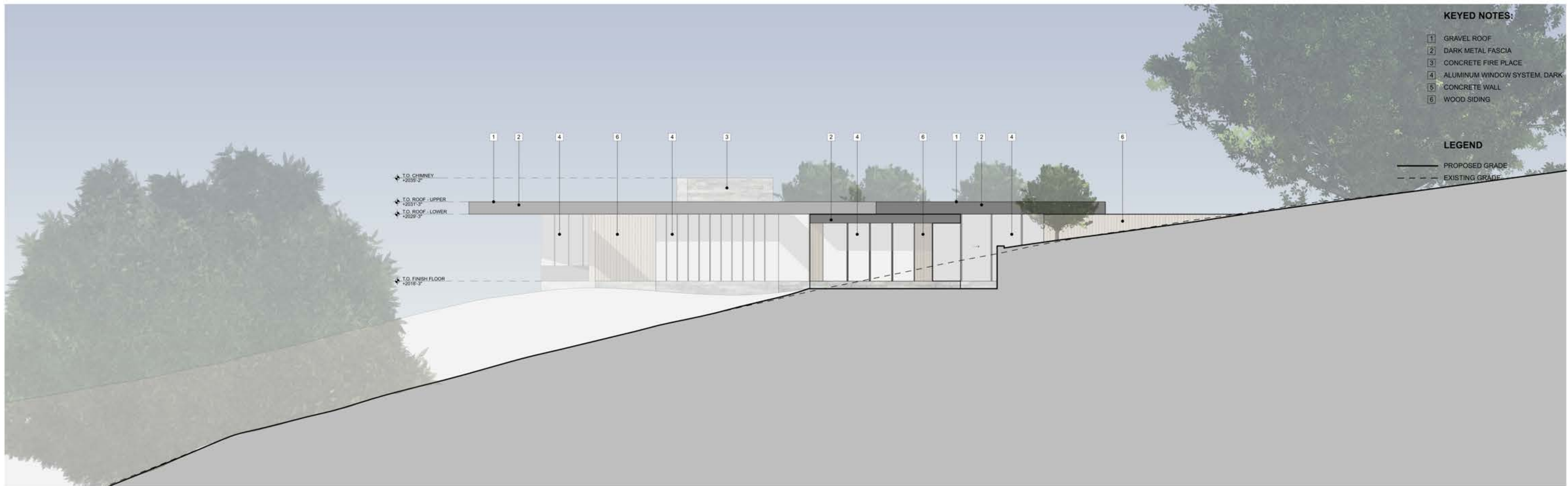
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S.L. PRESERVE - FINAL DESIGN REVIEW
PLANNING APPLICATION SUBMITTAL

NO.	DATE	DESCRIPTION
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2	08/01/2023	PLANNING APPLICATION SUBMITTAL
3		
4		
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7		
8		

DATE:	8/3/23	DRAWING BY:	PS/MY/F
SCALE:	AS NOTED	CHECKED BY:	PS

EXTERIOR ELEVATIONS

A3.1



SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



EAST ELEVATION 1
SCALE: 1/8" = 1'-0"

- KEYED NOTES:**
- 1 GRAVEL ROOF
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- LEGEND**
- PROPOSED GRADE
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PIECHOTA
architecture

367 9th St., Suite B San Francisco, CA 94103 Ph 415.5517600

PRELIMINARY
NOT FOR CONSTRUCTION

VASQUEZ RESIDENCE
22 VASQUEZ TRAIL
CARMEL-BY-THE-SEA, CA 93923
APN: 239-121-009

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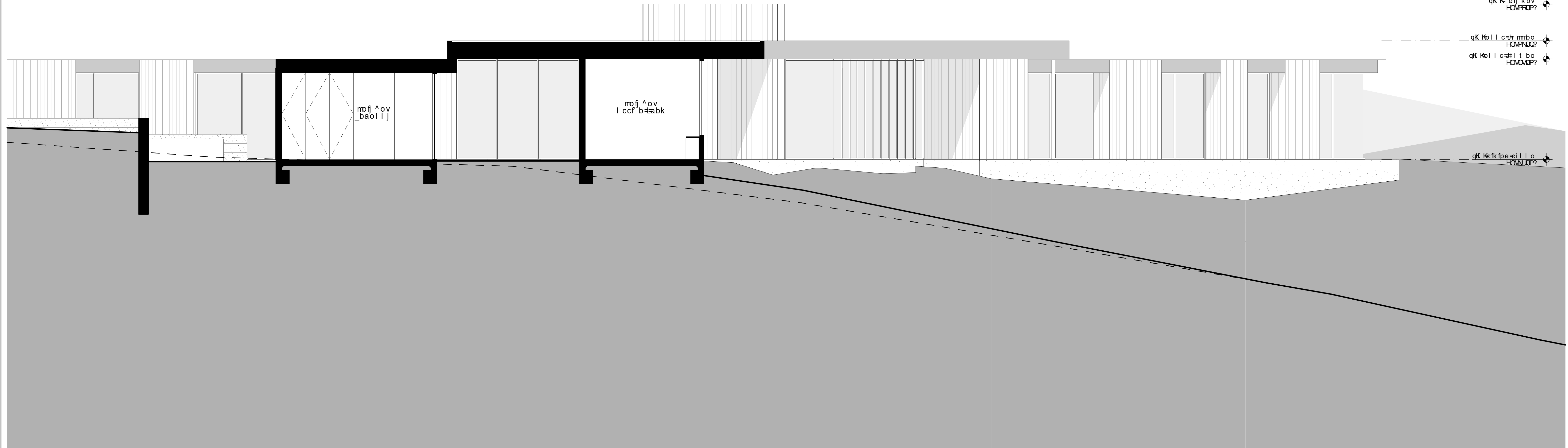
NO.	DATE	DESCRIPTION
1	07/06/2023	S.L. PRESERVE - FINAL DESIGN REVIEW
2	08/01/2023	PLANNING APPLICATION SUBMITTAL
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EXTERIOR ELEVATIONS

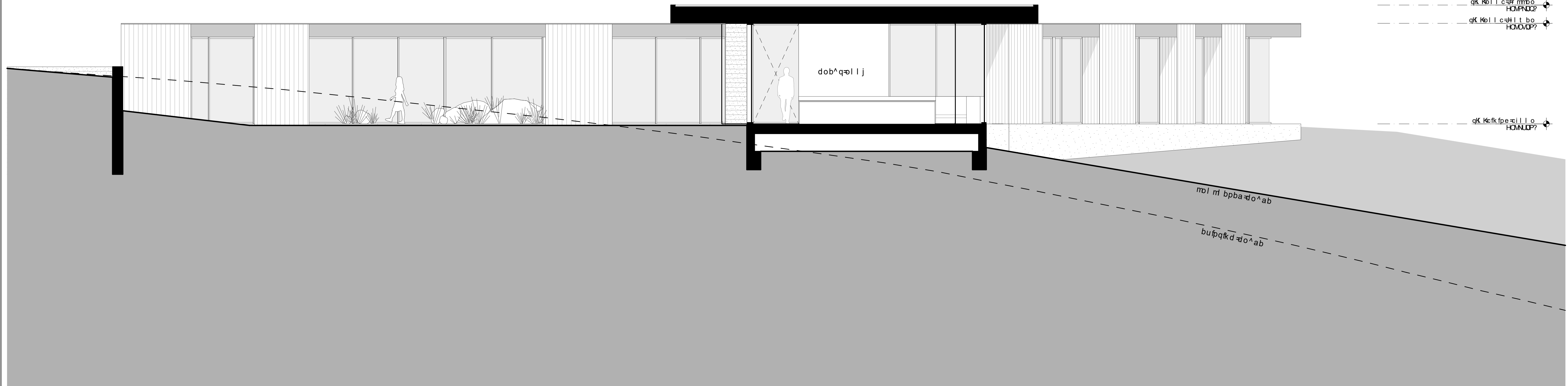
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SCALE: AS NOTED

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CHECKED BY: PS

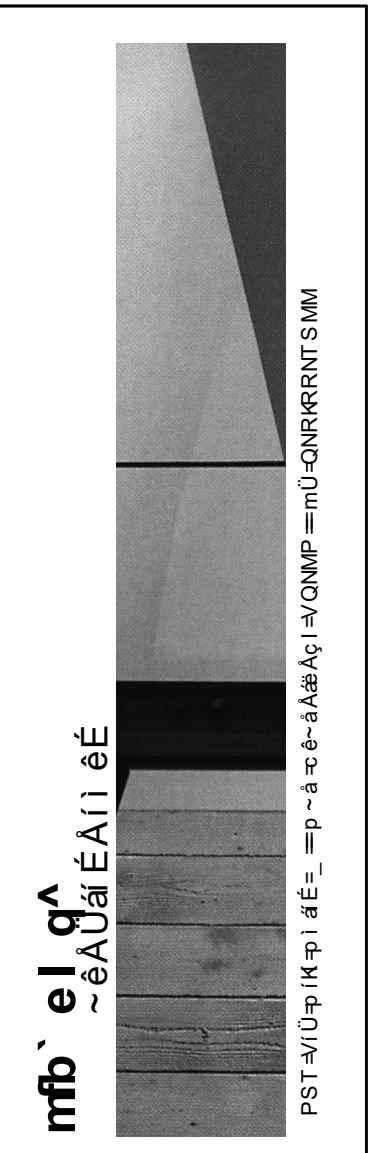
A3.2



— r fi afk d p b` qfl k O



— r fi afk d p b` qfl k N



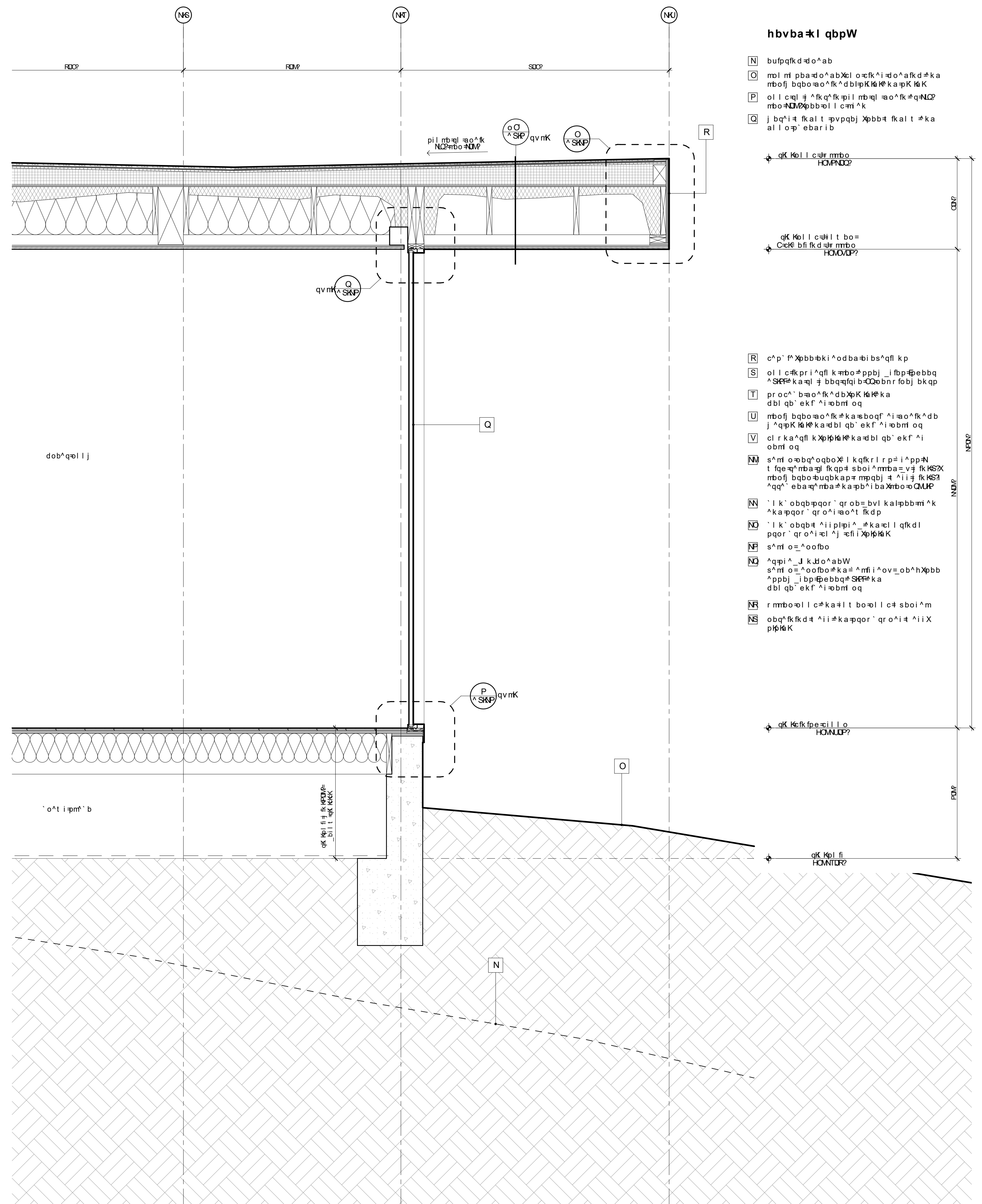
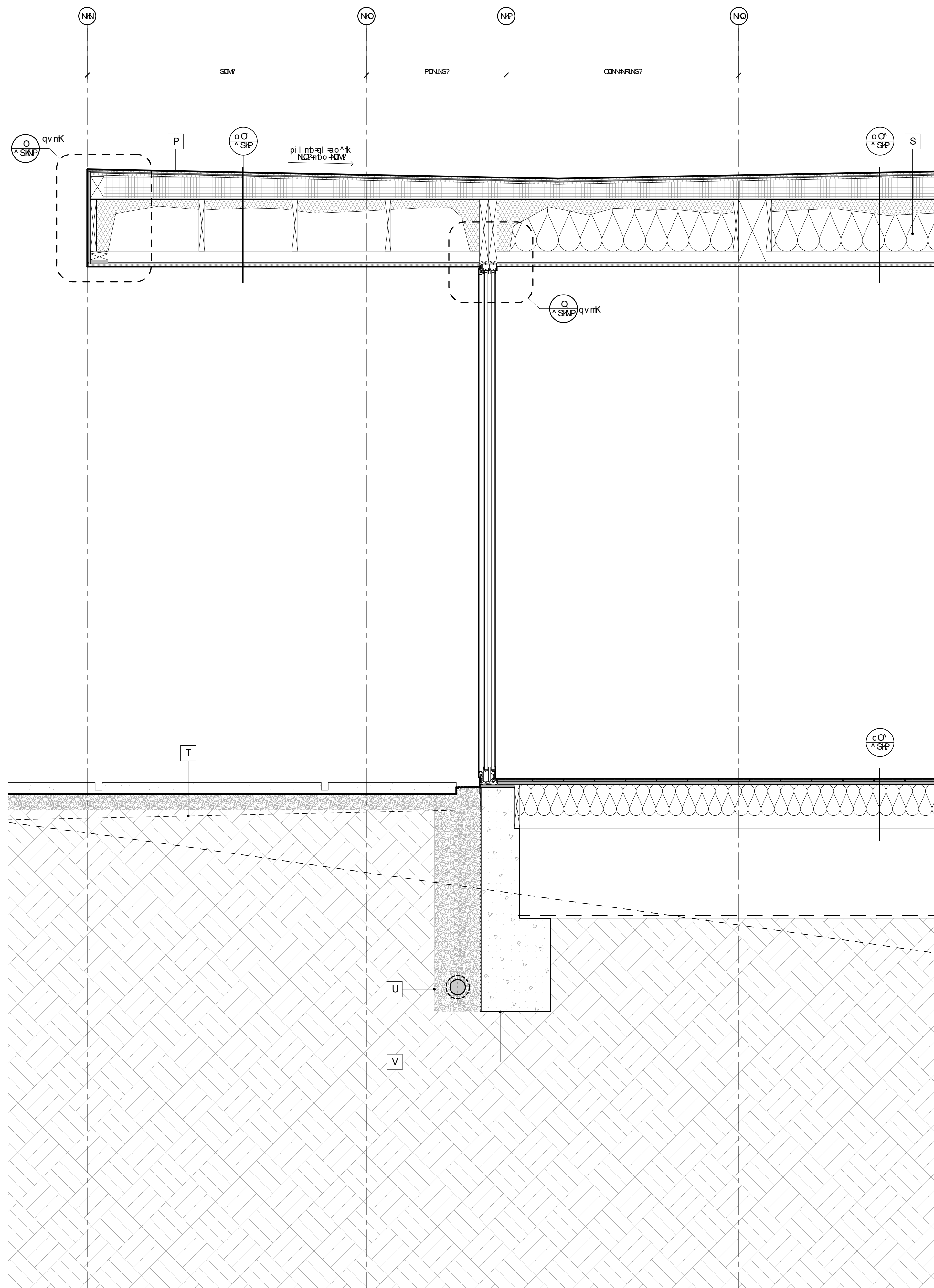
s^ p n r b v e b p f a b k` b
 O d e r p i n r b v e q o` t i
 ^ o j b i l l v q e b p b` i e ^ a p p o p
 ^ m k v o p v a n u m

a b p` o f i n g l i k
 p k e n o p o s t a e k` t a p b k e o s b t
 m` k k k d m m r` q i k p r` l i g r i
 _ r i a k e m o j f p r` l i g r i

a` q b
 m i t o d o p
 m i t o d o p
 m i t o d o p

p b` q f i k p e r f i a k
 a` q b w N N I T O A P a o` t f k d = v m p k j b c
 p` t i b w ^ p k i q b a ` e b` h b a = v m p





hbvba#l qbpW

- N bulpqk d d o'ab
- O mo l m pba d o'ab Xel o'ek' i d o'afkd #ka mbolj b qbo ao'ak' d b l p k l e k k a p k l e k
- P o l i c q l j ' a k' q' k p i l m b a j a o'ak' q' N C ? m b o # N D P x b b o l i c m i ' k
- Q j b q' i t k a l t s p v p q j x b b t k a l t # k a a l i o p' e b a r i b

qk k e l l c a t r m b o
H O V N D P ?

qk k e l l c a t r m b o
C e t e b i l k d # m b o
H O V N D P ?

- R o'p' i' x b b b k i ' o d b a b i b s' q l i k p
- S o l i c k p r i' a q l i k a m b o # p p b j _ i f b p # e b b q # S E F # k a q l j b b q q l i b o o b n r f o b j b k a p
- T p r o' a' b a o' a k' d b x p k l e k k a d b l q b' e k f ' i' o b m t o q
- U m b o l j b q b o a o' a k' # k a s b o q f ' i' a o' a k' d b j ' a q p k l e k k a d b l q b' e k f ' i' o b m t o q
- V c l r k a' q l i k x p l e k k a d b l q b' e k f ' i' o b m t o q
- NM s' m t o o b q' o q b o X e l k q k l i r p a i' p p n t f e q' n b a q l f k q p # s b o i' m b a e v j f k k s x m b o l j b q b o # u b k a p r m p q b j # ' i' j f k k s x ' a q q' e b a q' n b a # k a p b' i' b a x m b o o Q M U P
- NN ' i k' o b q b p q o r ' q r o b s b v l k a l p b b m ' k ' k a p q o r ' q r o' i' a o' t f k d p
- ND ' i k' o b q b t ' i' j p l p i' a # k a e l l q k d l p q o r ' q r o' i' e l ' j' e f i i' x p l e k
- NE s' m t o = ' a o o f b o
- NO ' a q p i' ^ _ j k j o' a b w s' m t o = ' a o o f b o # k a = ' a m f i' ^ o v = o b' h x b b ' a p p b j _ i b p # e b b q # S E F # k a d b l q b' e k f ' i' o b m t o q
- NR r m b o e l i c # k a i l t b o e l i c # s b o i' m o b q' k f k d t ' i' i # k a p q o r ' q r o' i' t ' i' i x p l e k
- NS

qk k e l l f e s i l l o
H O V N D P ?

qk k e l l f e s i l l o
H O V N D P ?

t ' i i p b' q l l k # d o b' q o l l j

mfb' e l q' a' - e A U a E A l i e E
 P S T W U p l k p i a f E = m p - a e - e - a a a q i - v o m p = m u c o n r r r r t s m i

LICENSED ARCHITECT
 DANIEL PIECHOTA
 NO. C22712
 REN. 09/2025

s' a p n r b w e b p f a b k ' b
 C o e - p n r b w e o ' i i
 ' a o j b i l u q e b b p b' i' i' a - y p v o r
 ' a n k w p v a n u m

a o' t f k d f p r b w
 k l k
 N O P Q R S T U
 a' a b
 N N I T O A P
 a' a q b w
 p' i l b w
 a o' t f k d = v m p l k j b v c
 ' e b' h b a = v m p

p b' q l l k p # t ' i i
 a o' t f k d = v m p l k j b v c
 ' e b' h b a = v m p

a o' t f k d f p r b w
 k l k
 N O P Q R S T U
 a' a b
 N N I T O A P
 a' a q b w
 p' i l b w
 a o' t f k d = v m p l k j b v c
 ' e b' h b a = v m p

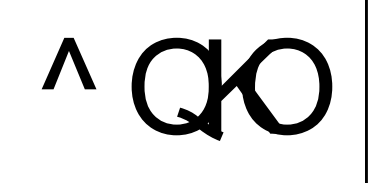
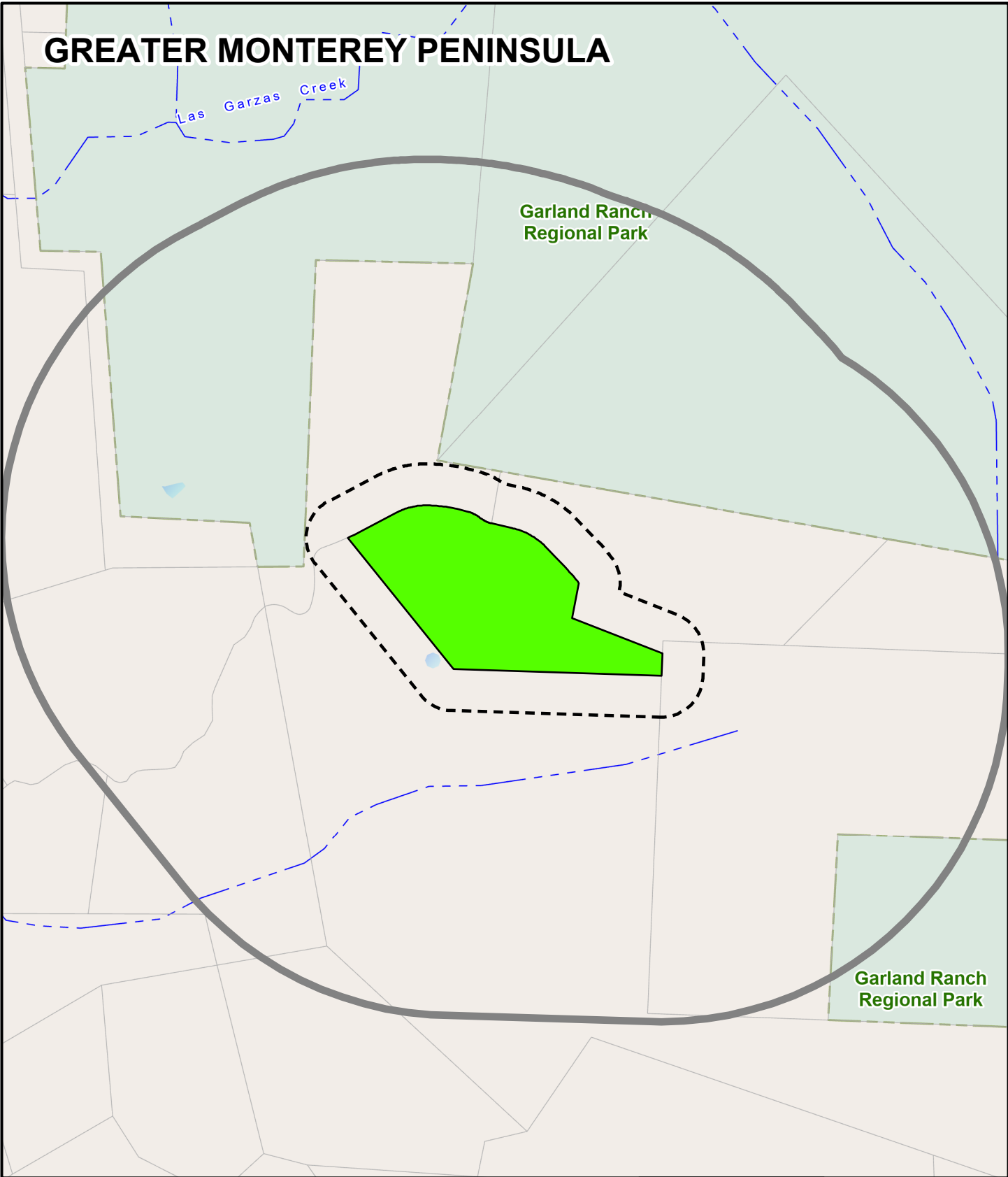


Exhibit B

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GREATER MONTEREY PENINSULA





APPLICANT: EAGER JONATHAN B TR

APN: 239-121-009-000

FILE # PLN220277

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.3

Board Report

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

Legistar File Number: AP 24-028

June 05, 2024

Introduced: 5/29/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN150150-AMD1 - LUNDQUIST RICHARD C & MELANIE F TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Amendment to a Combined Development Permit (PLN110114/PLN150150) allowing demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The amendment includes rotating the dwelling approximately 4 degrees northwest, an increase of a 112 square foot addition, a decrease of approximately 575 square feet of balconies, and modifying the proposed architectural style while using similar exterior colors and materials.

Project Location: 3224 17 Mile Drive, Pebble Beach

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration (SCH No. 2012061087) and Addendum.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning continue the hearing on the amendment to the June 26, 2024 Administrative hearing.

PROJECT INFORMATION:

Agent: Ashley Habluetzel

Property Owners: Richard and Melanie Lundquist

APN: 008-472-006-000

Parcel Size: 1.68 acres (73,230 square feet)

Zoning: Low Density Residential with a maximum gross density of 2 acres per unit with a Design Control Overlay within the Coastal Zone or "LDR/2-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending a continuance of this Minor and Trivial Amendment to a date certain of June 26, 2024, in order to allow staff additional time to finalize the project resolution.

Prepared and Approved by: Anna Ginette Quenga, AICP, Principal Planner

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Richard and Melanie Lundquist, Property Owners;

Ashley Habluetzel, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN150150-AMD1.



Administrative Permit

Legistar File Number: AP 24-028

June 05, 2024

Introduced: 5/29/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN150150-AMD1 - LUNDQUIST RICHARD C & MELANIE F TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Amendment to a Combined Development Permit (PLN110114/PLN150150) allowing demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The amendment includes rotating the dwelling approximately 4 degrees northwest, an increase of a 112 square foot addition, a decrease of approximately 575 square feet of balconies, and modifying the proposed architectural style while using similar exterior colors and materials.

Project Location: 3224 17 Mile Drive, Pebble Beach

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration (SCH No. 2012061087) and Addendum.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning continue the hearing on the amendment to the June 26, 2024 Administrative hearing.

PROJECT INFORMATION:

Agent: Ashley Habluetzel

Property Owners: Richard and Melanie Lundquist

APN: 008-472-006-000

Parcel Size: 1.68 acres (73,230 square feet)

Zoning: Low Density Residential with a maximum gross density of 2 acres per unit with a Design Control Overlay within the Coastal Zone or "LDR/2-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending a continuance of this Minor and Trivial Amendment to a date certain of June 26, 2024, in order to allow staff additional time to finalize the project resolution.

Prepared and Approved by: Anna Ginette Quenga, AICP, Principal Planner

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Richard and Melanie Lundquist, Property Owners;

Ashley Habluetzel, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN150150-AMD1.