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: <u>Staff Report</u>

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

June 05, 2024

Board Report

Legistar File Number: AP 24-026

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.



County of Monterey

Item No.1

Administrative Permit

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

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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
- 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.
- 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 stepper 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) <u>Land Use Advisory Committee (LUAC) Review.</u> 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:

- 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:

- 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) <u>Coastal Commission</u>. 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:

PI N220217

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:**

during course of construction, cultural, archaeological, 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 archaeologist (i.e., archaeologist registered qualified an with the Register immediately Professional Archaeologists) shall be 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 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 Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. 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. 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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STONE CLAD CURVED WALLS & PLANTED ROOF



STEEL SLIDING DOOR



FLAGSTONE WALKWAYS & GRAVEL DRIVEWAY

EXISTING PROPERTY PHOTOS



FRONT OF (E) HOUSE & DRIVEWAY, LOOKING SOUTHWEST



FRONT OF (E) HOUSE & DRIVEWAY, LOOKING WEST





SCALE: N.T.S.

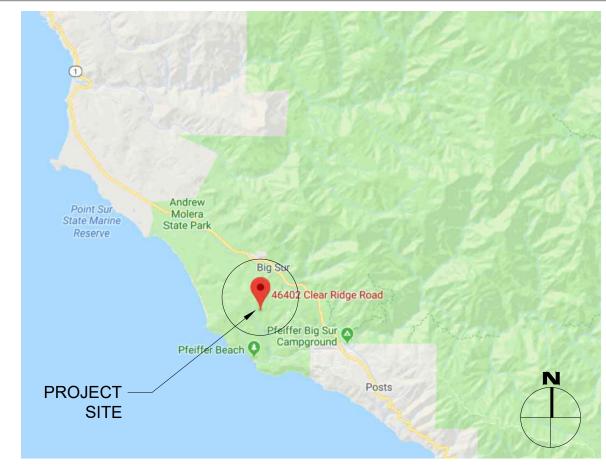
SHEET INDEX

- G1.0 PROJECT INFORMATION G1.1 CONSTRUCTION NOTES
- G1.2 CONSTRUCTION MANAGEMENT, GRADING, EROSION PLAN
- G1.3 BEST MANAGEMENT PRACTICES
- G1.4 CALGREEN RESIDENTIAL CHECKLIST
- CALGREEN RESIDENTIAL CHECKLIST G1.5
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN A1.2 PROPOSED SITE LIGHTING
- A2.0 PROPOSED FLOOR & ROOF PLAN
- A3.0 **BUILDING ELEVATIONS**
- A4.0 **BUILDING SECTIONS**

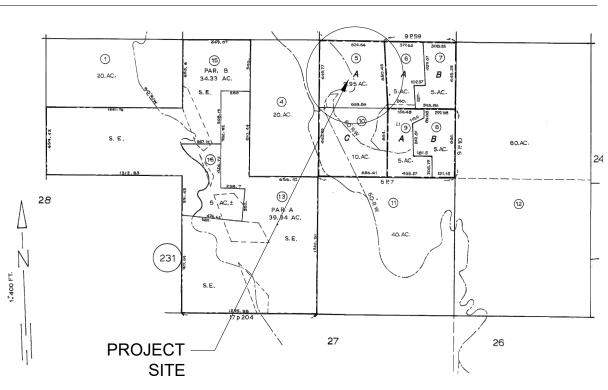
SCOPE OF WORK

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

- 1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- 2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- 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".
- 4. 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 SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- 5. 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.
- 6. 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

ARCHITECT

BIG SUR, CA 93920

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: 2,016 SF (E) STRUCTURES (E) DECKS/PATIOS > 24" 588 SF

> 24 SF (E) EAVES > 30" TOTAL 2,628 SF OR 0.6%

(P) LOT COVERAGE:

(E) STRUCTURES 2,016 SF (P) STRUCTURES 355 SF 588 SF (E) DECKS/PATIOS > 24" 24 SF (E) EAVES > 30"

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:

2,337 SF (E) MAIN HOUSE (E) GUEST HOUSE 441 SF 355 SF (P) STORAGE TOTAL 3,133 SF

MISCELLANEOUS

NONE

WATER SOURCE MUTUAL WELL SYSTEM

WASTE DISPOSAL SYSTEM SEPTIC

GRADING ESTIMATES SEE SHEET G1.2

(E) PARKING 2 SPACES (UNCOVERED)

(E) BUILDING SPRINKLERED NO

TREES TO BE REMOVED

(P) BUILDING SPRINKLERED NO

BUILDING CODE INFO

2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

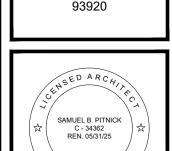
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

DEFERRED SUBMITTALS

1. PHOTOVOLTAIC SYSTEM DESIGN, DETAILS, SPECIFICATIONS

FOWLER RESIDENCE 46402 CLEAR RIDGE RI BIG SUR, CA





N H M

REVISIONS DATE

ARCHITECTURAL

PROJECT INFORMATION

Scale: SEE DWG. Drawn By: SBP

Job: -

G1.0

DEMOLITION NOTES

- 1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
- 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.
- ALL BATHROOM LIGHTS SHALL HAVE OCCUPANCY SENSORS.
 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
- .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].
- 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 PHOTOCELL AND MOTION SENSOR OR BY PHOTOCONTROL 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
- 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 ROC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN
- 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

FOWLER
RESIDENCE
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BIG SUR, CA
93020



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REVISIONS DATE

ARCHITECTURAL

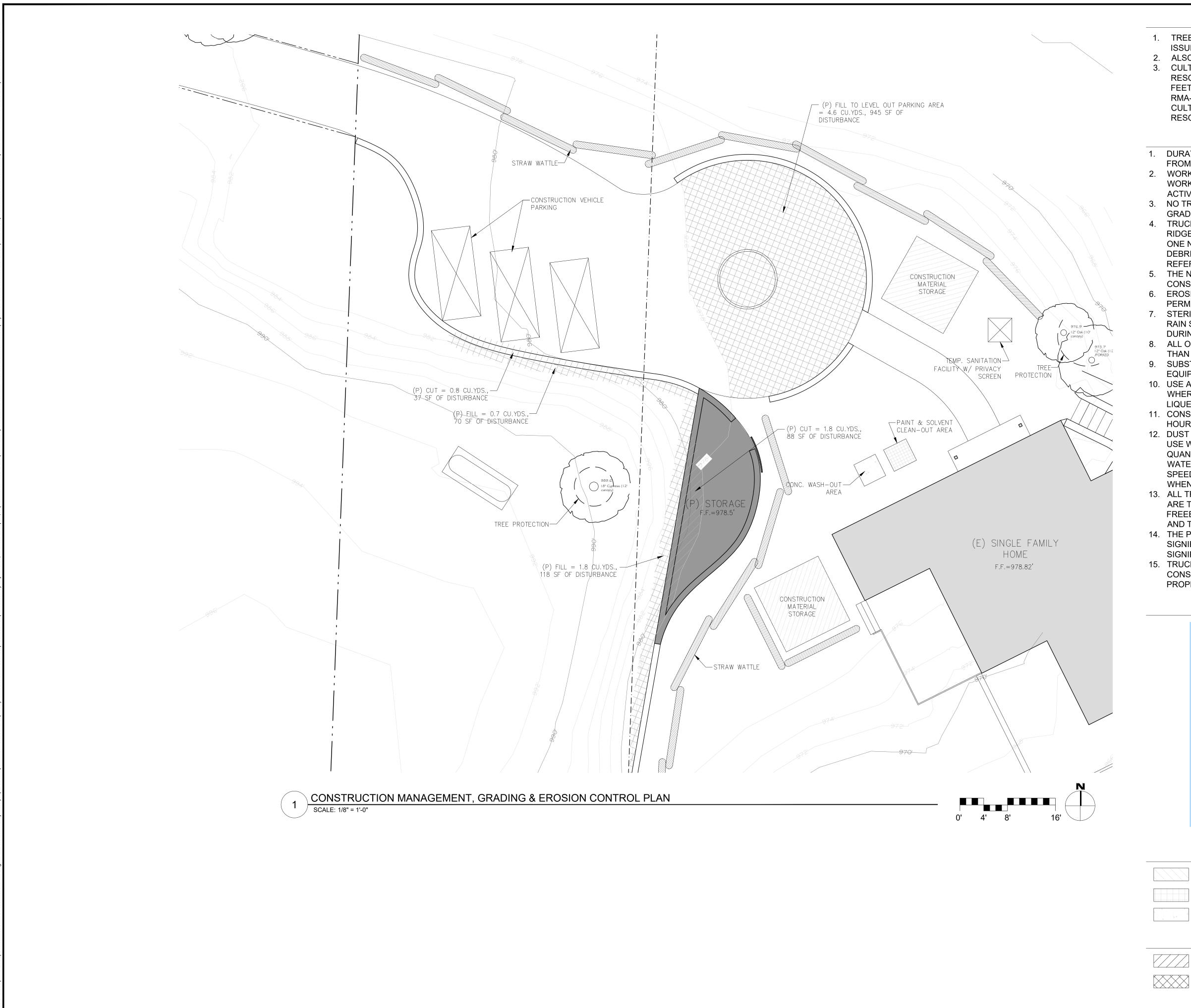
CONSTRUCTION NOTES

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.1



GENERAL NOTES

- 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".

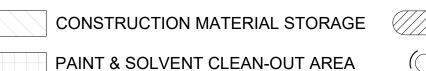
CONSTRUCTION MANAGEMENT NOTES

- 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.
- 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:



STRAW WATTLE

TREE PROTECTION

CONCRETE CONTAINMENT WASHOUT

T — SILT FENCING

GRADING LEGEND:

CUT MATERIAL

FILL MATERIAL

GRADING ESTIMATES:

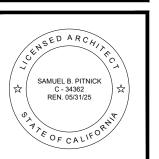
(P) CUT = 2.6 CU.YDS.

(P) FILL = 7.1 CU.YDS.

(P) NET FILL = 4.5 CU.YDS.

AREA OF DISTURBANCE = 1,258 SF

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N T E

REVISIONS DATE

ARCHITECTURAL CONSTRUCTION

MANAGEMENT PLAN

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.2

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

- - ☐ 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 Districts' 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 tan
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.

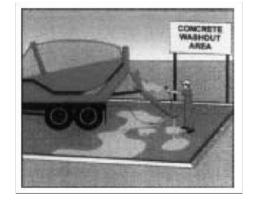
PAVING/ASPHALT

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.

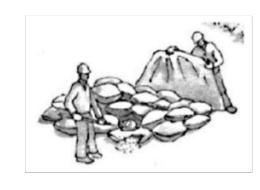
Sawcutting & Asphalt/Concrete Removal

- □ 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, abosorb, 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.



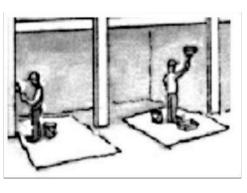
CONCRETE, GROUT & MORTAR APPLICATION

- ☐ 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.



DEWATERING

☐ Effectively manage all run-on.

all runoff within the site, and

the site.

all runoff that discharges from

☐ Divert run-on water from offsite

away from all disturbed areas or

otherwise ensure protection of

☐ When dewatering, notify and

obtain approval from the local

municipality before discharging

water to a street gutter or storm

sediment trap, and/or disposal in

sanitary sewer may be required.

drain. Filtration or diversion

through a basin, tank, or

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

site for proper disposal.

must be treated or hauled off-

☐ In areas of known

its water quality for compliance.

PAINTING & PAINT REMOVAL

Painting cleanup

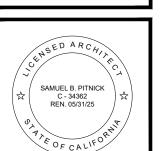
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down 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.

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





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REVISIONS DATE

ARCHITECTURAL

MANAGEMENT

PRACTICES

Scale: SEE DWG.
Drawn By: SBP

G1.3

09/08/2023

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

FOWLER

46402 CLEAR RIDGE R BIG SUR, CA

SAMUEL B. PITNICK

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

installed in close proximity to the location or the proposed location of the EV space at the time of original **CHAPTER 3** construction in accordance with the California Electrical Code. 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. GREEN BUILDING 4.304 OUTDOOR WATER USE When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.106.4.2.4 Identification 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with SECTION 301 GENERAL requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Efficient Landscape Ordinance (MWELO), whichever is more stringent. space shall count as at least one standard automobile parking space only for the purpose of complying with any 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 4.106.4.2.5 Electric Vehicle Ready Space Signage. the application checklists contained in this code. Voluntary green building measures are also included in the Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans application checklists and may be included in the design and construction of structures covered by this code, Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to available at: https://www.water.ca.gov/ The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to I.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or specific area of the addition or alteration 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or **EFFICIENCY** of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in EVs at all required EV spaces at a minimum of 40 amperes. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved lighting fixtures are not considered alterations for the purpose of this section. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, o improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. DIVISION 4.2 ENERGY EFFICIENCY 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate

local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without addition

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number

2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of

EV chargers installed

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required. an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable

4.106.4.2.2.1.1 Location.

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code,

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083

4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section

4.106.4.2.3 EV space requirements. 1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in oncealed areas and spaces shall be installed at the time of original construction.

a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water

Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE

sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing

percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance

Excavated soil and land-clearing debris.

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably

3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.

2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or

3. Identify diversion facilities where the construction and demolition waste material collected will be

4. Identify construction methods employed to reduce the amount of construction and demolition waste 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated

by weight or volume, but not by both. .408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs. sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4...

> Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in

documenting compliance with this section 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems,

photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. Roof and yard drainage, including gutters and downspouts.

Space conditioning systems, including condensers and air filters. Landscape irrigation systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

Information about water-conserving landscape and irrigation design and controllers which conserve 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.

12. Information and/or drawings identifying the location of grab bar reinforcements. 1.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a

uilding site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive,

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door

cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood,

structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated

wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for

combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere

REVISIONS DATE

ARCHITECTURAL

CALGREEN

RESIDENTIAL

CHECKLIST

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.4

09/08/2023

et seg., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development Low Rise Additions and Alterations CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar WATTLES. Wattles are used to reduce sediment in runoff, Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. .106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) EVCS shall comply with at least one of the following options: .106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: Water collection and disposal systems French drains Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater Exception: Additions and alterations not altering the drainage path. .106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional

of occupancy or final permit approval by the local building department, See Civil Code Section 1101.1

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA NaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per Note: Where complying faucets are unavailable, aerators or other means may be used to achieve

4.303.1.4.5 Pre-rinse spray valves.

[spray force in ounce force (ozf)]

Product Class 2 (> 5.0 ozf and \leq 8.0 ozf)

TABLE - MAXIMUM FIXTURE WATER USE

Product Class 1 (≤ 5.0 ozf)

Product Class 3 (> 8.0 ozf)

California Plumbing Code.

1701.1 of the California Plumbing Code.

FIXTURE TYPE

USE AREAS

KITCHEN FAUCETS

WATER CLOSET

URINALS

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 VERIFICATION WITH THE FULL CODE.

METERING FAUCETS

CONVENIENCE FOR THE USER.

SHOWER HEADS (RESIDENTIAL)

LAVATORY FAUCETS (RESIDENTIAL)

LAVATORY FAUCETS IN COMMON & PUBLIC

TABLE H-2

(d)(7) and shall be equipped with an integral automatic shutoff.

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY

VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance

Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California

MAXIMUM FLOW RATE (gpm)

1.00

1.20

1.28

FLOW RATE

1.8 GMP @ 80 PSI

MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20

0.5 GPM @ 60 PSI

1.8 GPM @ 60 PSI

0.2 GAL/CYCLE

1.28 GAL/FLUSH

0.125 GAL/FLUSH

Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January

1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial

1.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A

accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table

hundredths of a gram (g O3/g ROC)

product (excluding container and packaging).

1.504 POLLUTANT CONTROL

management district rules apply:

Table 4.504.3 shall apply.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this

article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed

594.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING

startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component

openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks

Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in

prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17,

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits

apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat. Nonflat or Nonflat-High Gloss

coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources

Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR

Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic

Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air

Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

4.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

150

100

100

250

510

490

325

250

30

compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of

enforcing agency. Documentation may include, but is not limited to, the following:

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}

Less Water and Less Exempt Compounds in Grams per Liter)

shall comply with local or regional air pollution control or air quality management district rules where

applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.

units of product, less packaging, which do not weigh more than 1 pound and do not consist of more

than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including

requirements of the following standards unless more stringent local or regional air pollution or air quality

tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final

.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings

with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain

woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as

applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves,

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a)

pellet stoves and fireplaces shall also comply with applicable local ordinances.

educe the amount of water, dust or debris which may enter the system

commencing with section 94507.

Manufacturer's product specification.

2. Field verification of on-site product containers.

ARCHITECTURAL APPLICATIONS

INDOOR CARPET ADHESIVES

OUTDOOR CARPET ADHESIVES

WOOD FLOORING ADHESIVES

RUBBER FLOOR ADHESIVES

CERAMIC TILE ADHESIVES

COVE BASE ADHESIVES

VCT & ASPHALT TILE ADHESIVES

STRUCTURAL GLAZING ADHESIVES

OTHER ADHESIVES NOT LISTED

SPECIALTY APPLICATIONS

PLASTIC CEMENT WELDING

CONTACT ADHESIVE

TOP & TRIM ADHESIVE

METAL TO METAL

PLASTIC FOAMS

ADHESIVE PRIMER FOR PLASTIC

SPECIAL PURPOSE CONTACT ADHESIVE

SUBSTRATE SPECIFIC APPLICATIONS

POROUS MATERIAL (EXCEPT WOOD)

QUALITY MANAGEMENT DISTRICT RULE 1168.

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,

THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

STRUCTURAL WOOD MEMBER ADHESIVE

PVC WELDING

CPVC WELDING

ABS WELDING

MULTIPURPOSE CONSTRUCTION ADHESIVE

SINGLE-PLY ROOF MEMBRANE ADHESIVES

DRYWALL & PANEL ADHESIVES

SUBFLOOR ADHESIVES

CARPET PAD ADHESIVES

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

VOC LIMIT

250

760

300

250

450

420

250

775

500

760

750

VOC LIMIT

100

150

400

400

350

350

350

100

50

150

350

350

250

500

420

250

120

450

100

500

250

420

100

350

250

50

250

730

550

100

250

450

340

100

420

250

275

350

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

TABLE 4.504.2 - SEALANT VOC LIMIT

SEALANTS

ROADWAY

ARCHITECTURAL

NONMEMBRANE ROOF

SEALANT PRIMERS

NON-POROUS

MODIFIED BITUMINOUS

ARCHITECTURAL

POROUS

MARINE DECK

COMPOUNDS

FLAT COATINGS

COATING CATEGORY

NON-FLAT COATINGS

SPECIALTY COATINGS

BOND BREAKERS

DRIVEWAY SEALERS

DRY FOG COATINGS

FLOOR COATINGS

FAUX FINISHING COATINGS

FIRE RESISTIVE COATINGS

FORM-RELEASE COMPOUNDS

HIGH TEMPERATURE COATINGS

MAGNESITE CEMENT COATINGS

METALLIC PIGMENTED COATINGS

PRETREATMENT WASH PRIMERS

REACTIVE PENETRATING SEALERS

RUST PREVENTATIVE COATINGS

SPECIALTY PRIMERS, SEALERS &

PRIMERS, SEALERS, & UNDERCOATERS

MASTIC TEXTURE COATINGS

LOW SOLIDS COATINGS

MULTICOLOR COATINGS

RECYCLED COATINGS

ROOF COATINGS

UNDERCOATERS

WOOD COATINGS

ZINC-RICH PRIMERS

EXEMPT COMPOUNDS

WOOD PRESERVATIVES

STONE CONSOLIDANTS

SWIMMING POOL COATINGS

TRAFFIC MARKING COATINGS

TUB & TILE REFINISH COATINGS

WATERPROOFING MEMBRANES

GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER &

ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

AVAILABLE FROM THE AIR RESOURCES BOARD.

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY

THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS

SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS

SHELLACS

CLEAR

OPAQUE

STAINS

GRAPHIC ARTS COATINGS (SIGN PAINTS)

INDUSTRIAL MAINTENANCE COATINGS

NONFLAT-HIGH GLOSS COATINGS

BASEMENT SPECIALTY COATINGS

CONCRETE CURING COMPOUNDS

CONCRETE/MASONRY SEALERS

ALUMINUM ROOF COATINGS

BITUMINOUS ROOF COATINGS

BITUMINOUS ROOF PRIMERS

OTHER

SINGLE-PLY ROOF MEMBRANE

MARINE DECK

(Less Water and Less Exempt Compounds in Grams per Liter)

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT

ARCHITECTURAL COATINGS2,5

BIG SUR, CA

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SAMUEL B. PITNICK

FOWLER

46402 CLEAR RIDGE F

93920

1. State certified apprenticeship programs. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper

Examples of acceptable HVAC training and certification programs include but are not limited to the following:

installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or

certification program. Uncertified persons may perform HVAC installations when under the direct supervision and

- Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.
- . Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a ecognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

CHAPTER 7

702 QUALIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

TABLE 4.504.5 - FORMALDEHYDE LIMITS₁ MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION CURRENT LIMIT HARDWOOD PLYWOOD VENEER CORE 0.05 HARDWOOD PLYWOOD COMPOSITE CORE 0.05 PARTICLE BOARD 0.09 MEDIUM DENSITY FIBERBOARD 0.11 THIN MEDIUM DENSITY FIBERBOARD2 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF, AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM

THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

California Specification 01350)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

See California Department of Public Health's website for certification programs and testing labs.

by the enforcing agency. Documentation shall include at least one of the following:

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health. "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

htps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.),

by or before the dates specified in those sections, as shown in Table 4.504.5 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested

- Product certifications and specifications.
- Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see
- 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA
- 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL .505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

- 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,
- Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent noisture content. Moisture content shall be verified in compliance with the following:

- 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements
- found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end
- of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation

acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. nsulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying

4.506 INDOOR AIR QUALITY AND EXHAUST

ecommendations prior to enclosure.

- 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the
- 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a
- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)
- 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or
- 4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D 2014 (Residential Duct Systems),
- ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential
- Exception: Use of alternate design temperatures necessary to ensure the system functions are

Equipment Selection), or other equivalent design software or methods.

acceptable.

REVISIONS DATE

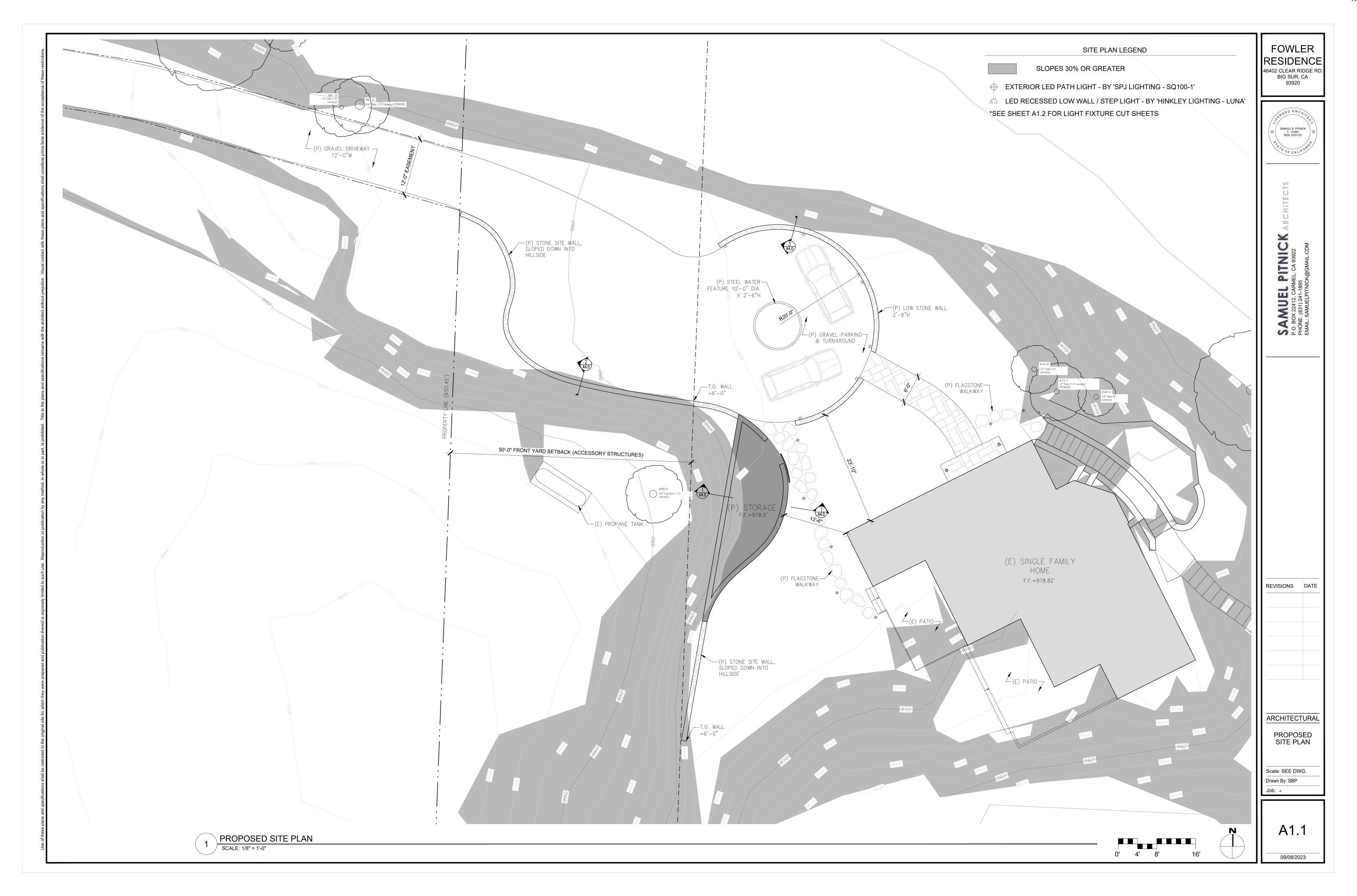
ARCHITECTURAL

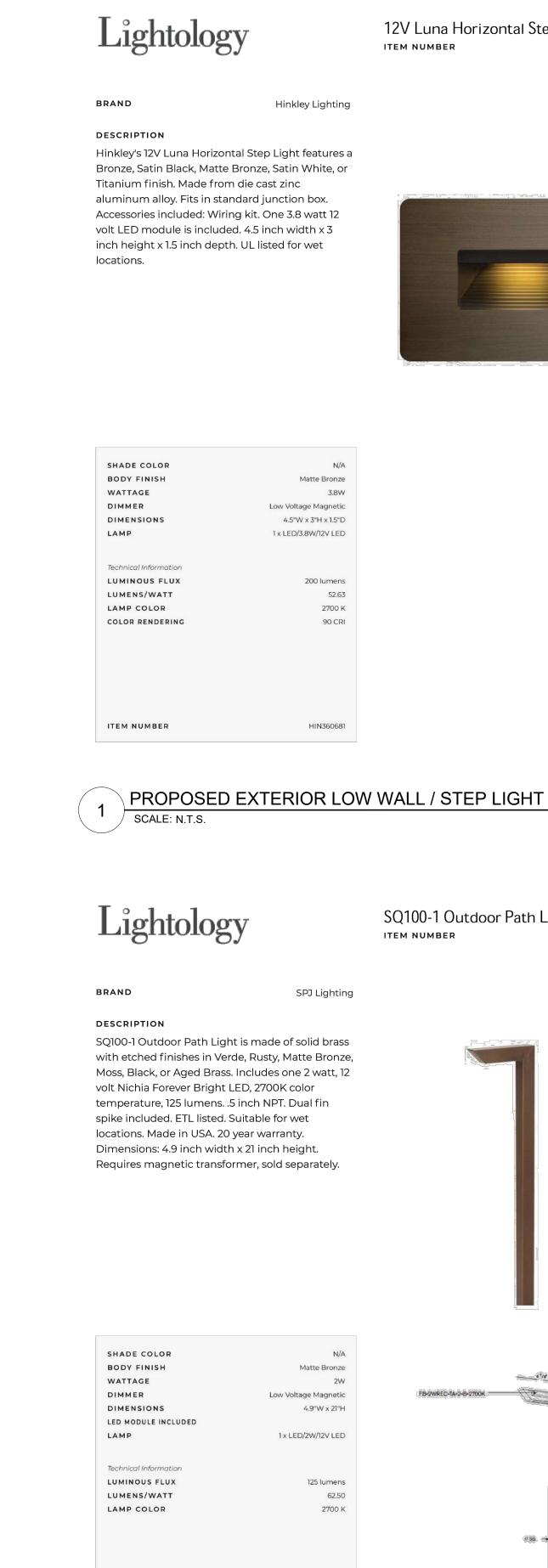
CALGREEN RESIDENTIAL CHECKLIST

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

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AND INTENDED TO BE USED AND INTENDED TO BE USED AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS.







ITEM NUMBER

Hinkley Lighting

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

12V Luna Horizontal Step Light HIN360681





Shown in: Matte Bronze

Matte Bronze 3.8W Low Voltage Magnetic 4.5"W x 3"H x 1.5"D 1 x LED/3.8W/12V LED 200 lumens 52.63 2700 K 90 CRI HIN360681

ITEM NUMBER

SQ100-1 Outdoor Path Light 12V

SPJ Lighting

Matte Bronze

4.9"W x 21"H

125 lumens 62.50

SPJ358094

2700 K

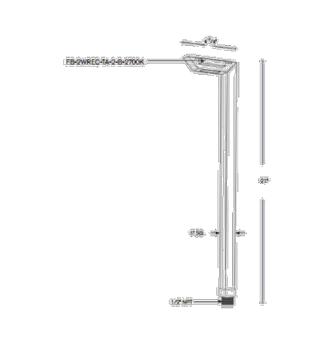
Low Voltage Magnetic

1 x LED/2W/12V LED

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.



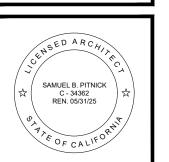
Shown in: Matte Bronze



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

ITEM NUMBER

FOWLER RESIDENCE 46402 CLEAR RIDGE RD BIG SUR, CA



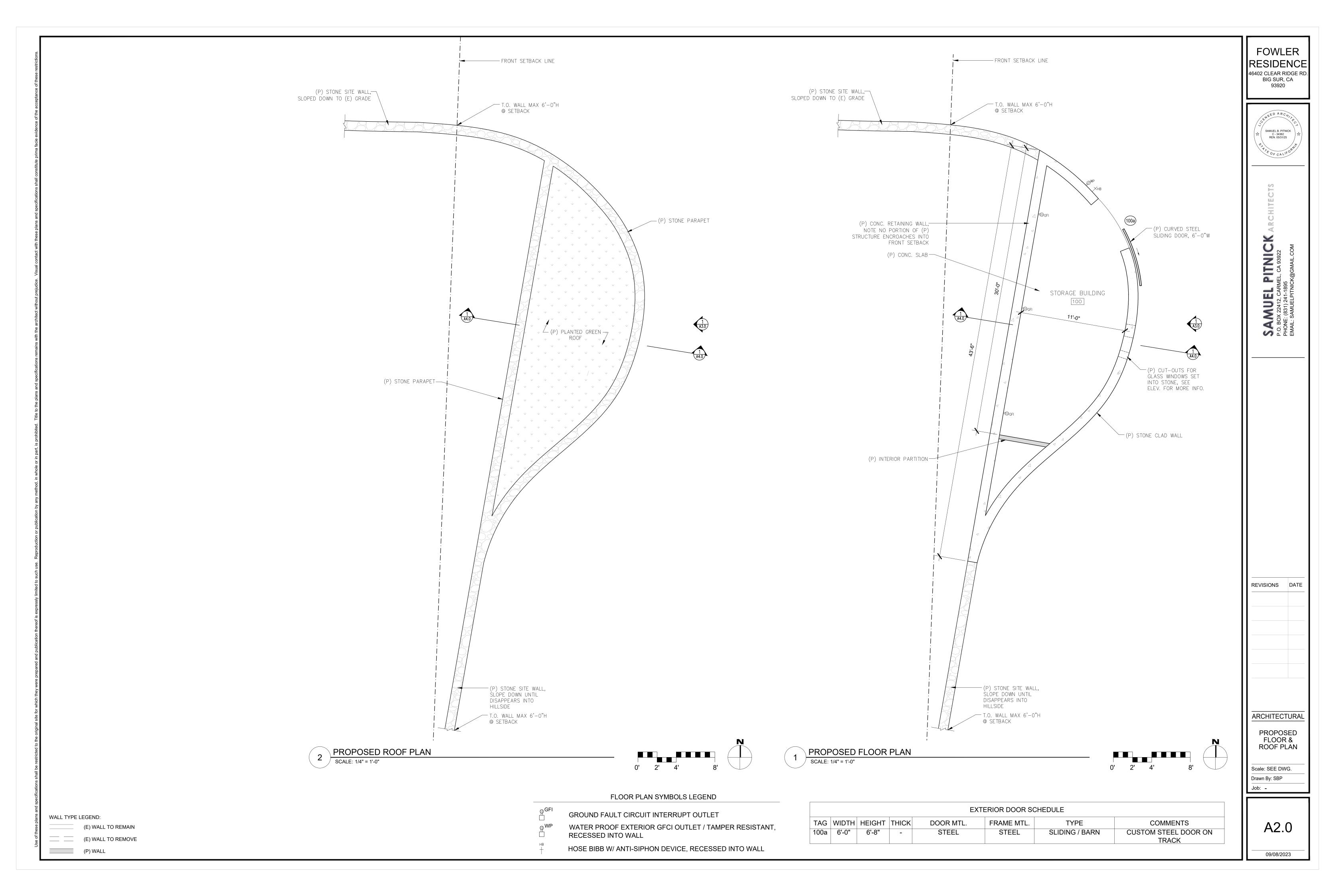
PITNICK SAMUEL
P.O. BOX 22412, CARN
PHONE: (831) 241-189!
EMAIL: SAMUELPITNIC

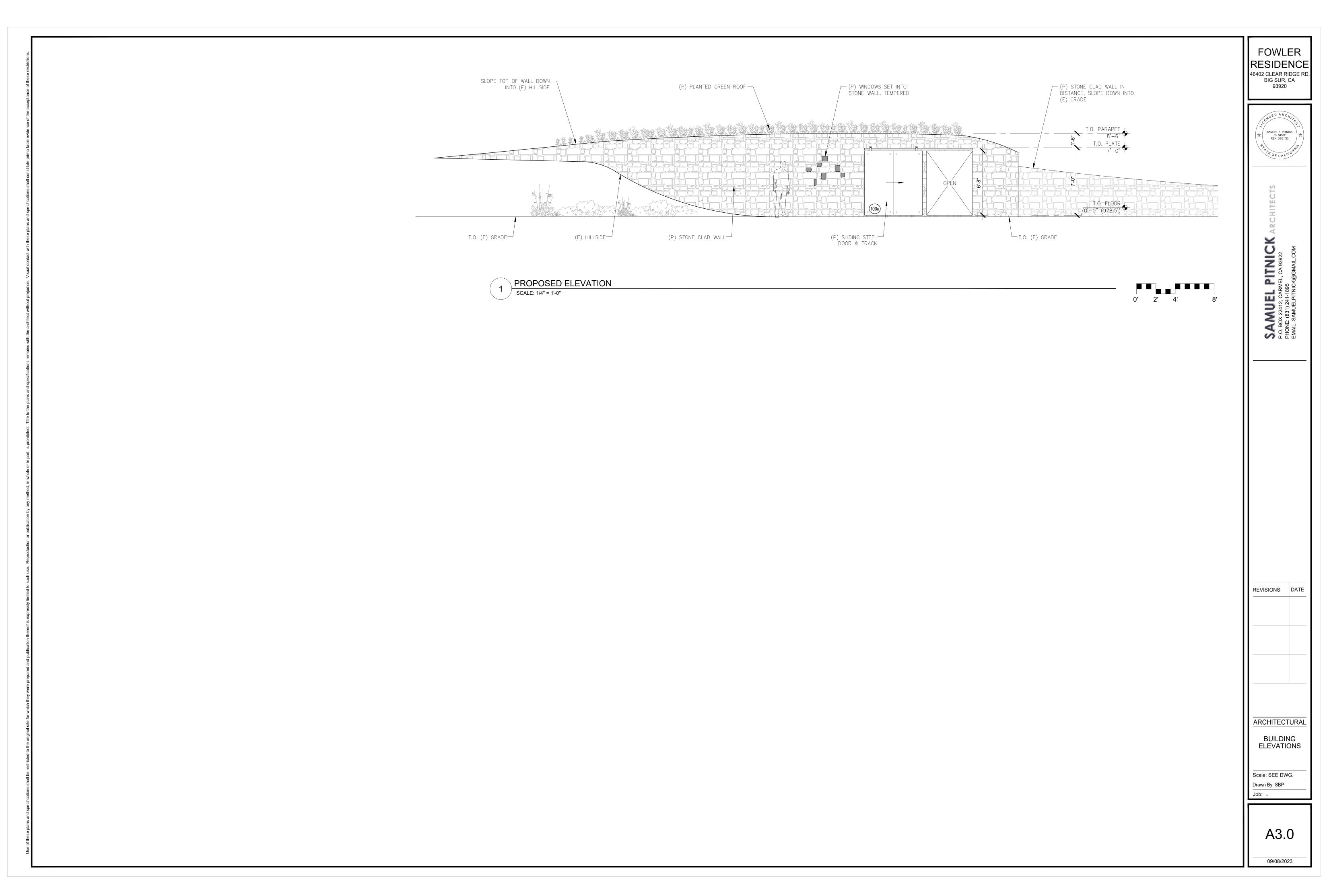
REVISIONS DATE

ARCHITECTURAL PROPOSED

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

A1.2





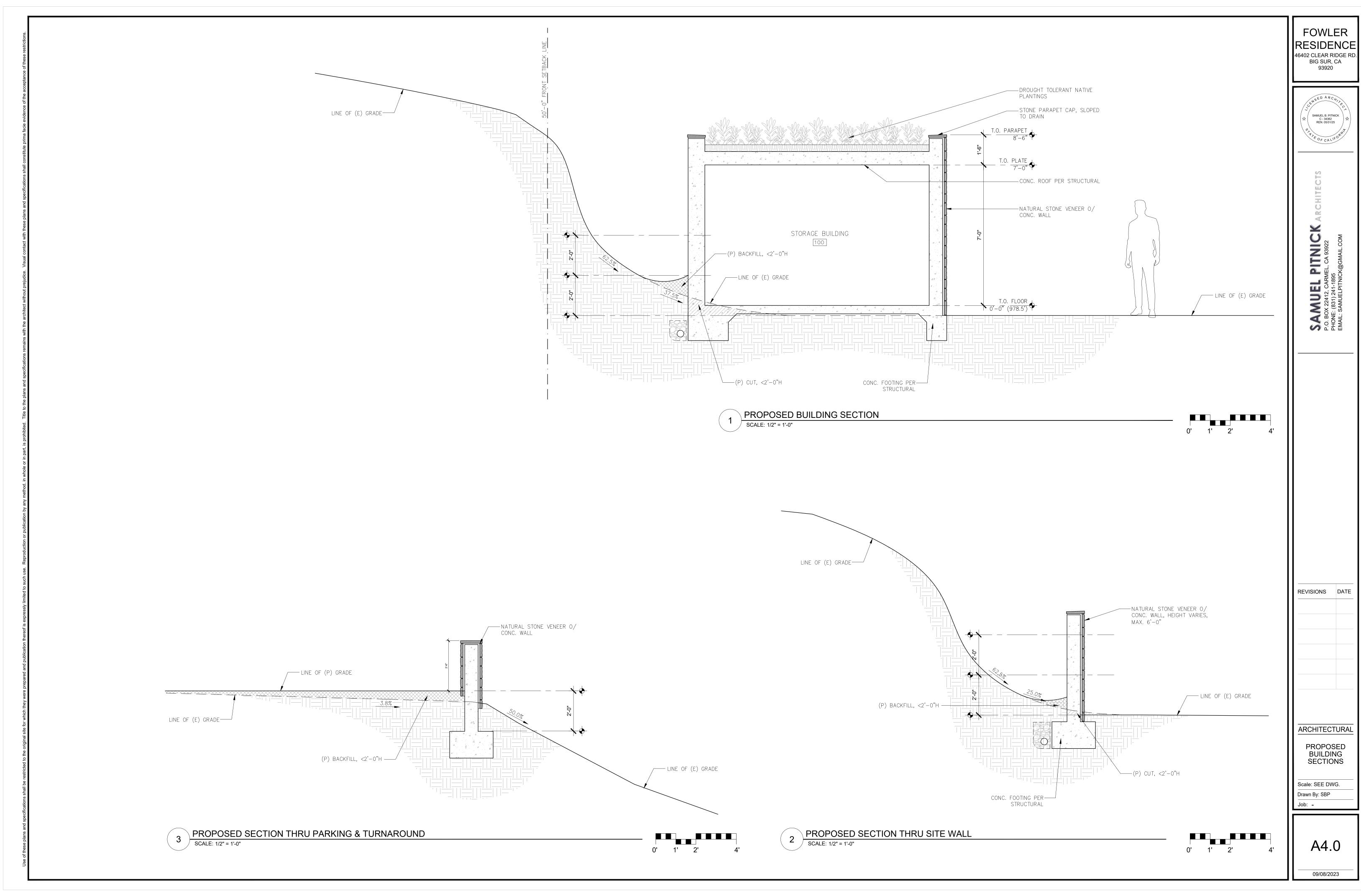
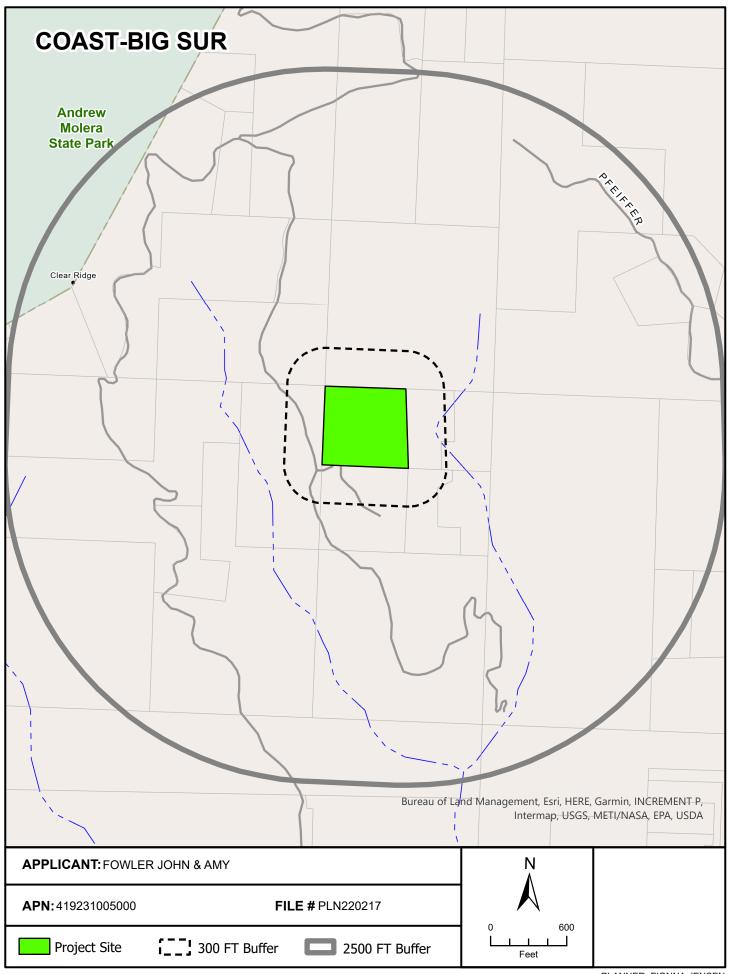


Exhibit B

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Introduced: 5/29/2024

Version: 2

County of Monterey

Item No.2

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

June 05, 2024

Board Report

Legistar File Number: AP 24-027

Current Status: Agenda Ready

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.



County of Monterey

Item No.2

Administrative Permit

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

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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.

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) <u>Site Inspection.</u> 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) <u>Lot Legality.</u> 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.
- 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) <u>Biological Resources.</u> 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 CNDDB 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 devleopement 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.
- 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, 2022

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

c) 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:

- 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:

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.

Form Rev. 1-27-2021

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 -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 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.

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

Responsible Department:

Planning

Condition/Mitigation **Monitoring Measure:**

during course of construction, cultural, archaeological, 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 archaeologist (i.e., archaeologist registered qualified an with the Register immediately Professional Archaeologists) shall be 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 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 Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. 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. 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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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 prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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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 . 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:

Owner/Applicant/Licensed Prior to issuance of building permits, Landscape the 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 non-invasive species; drought-tolerant, limited turf; and low-flow. conserving irrigation fixtures."

building permits, the Owner/Applicant/Licensed Prior to issuance of 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.

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

Prior occupancy, Owner/Applicant/Licensed Landscape Contractor/Licensed the 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.

PLN220277

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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.

Print Date: 5/28/2024 5:25:26PM

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department:

Public Works

Condition/Mitigation Monitoring Measure:

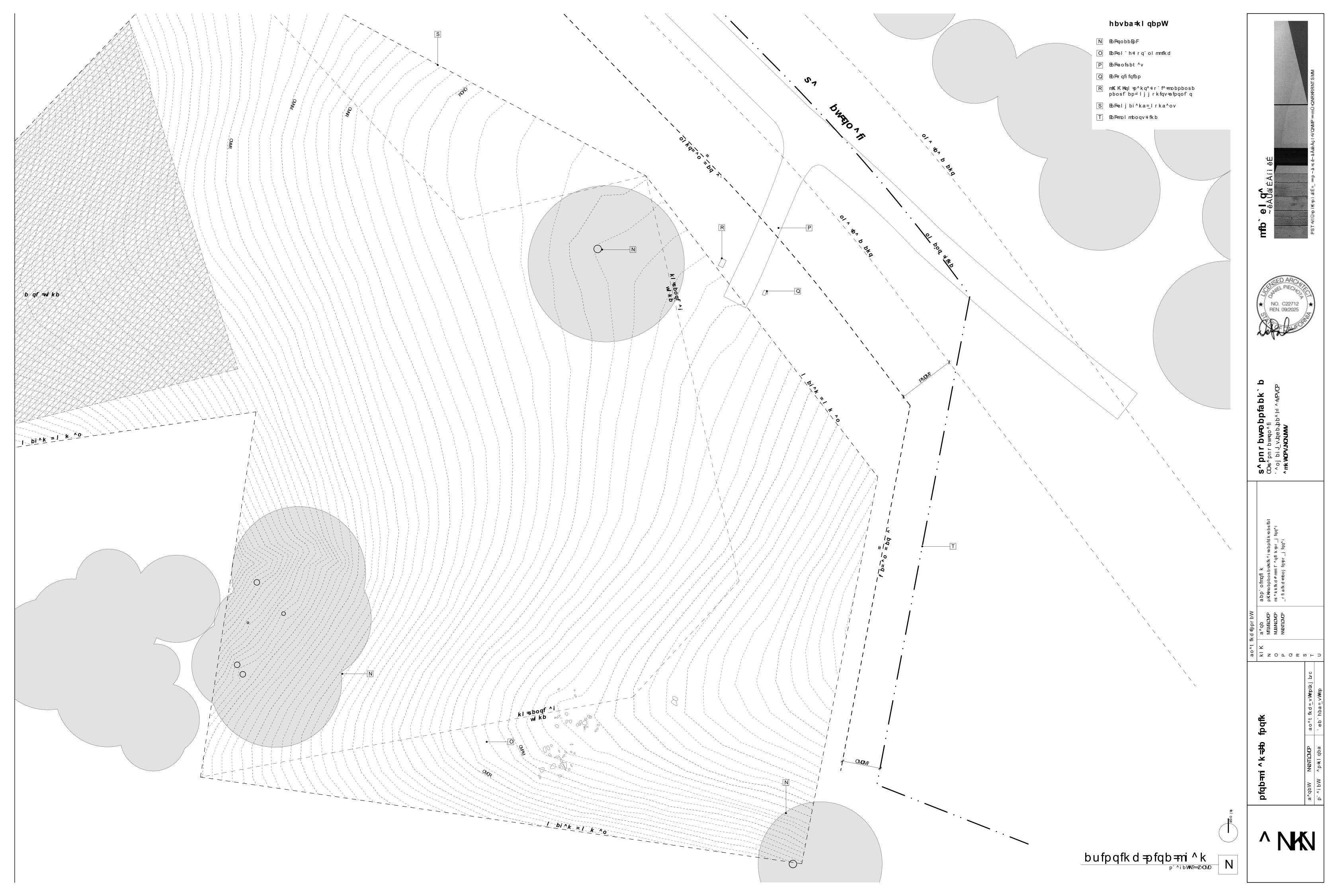
The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

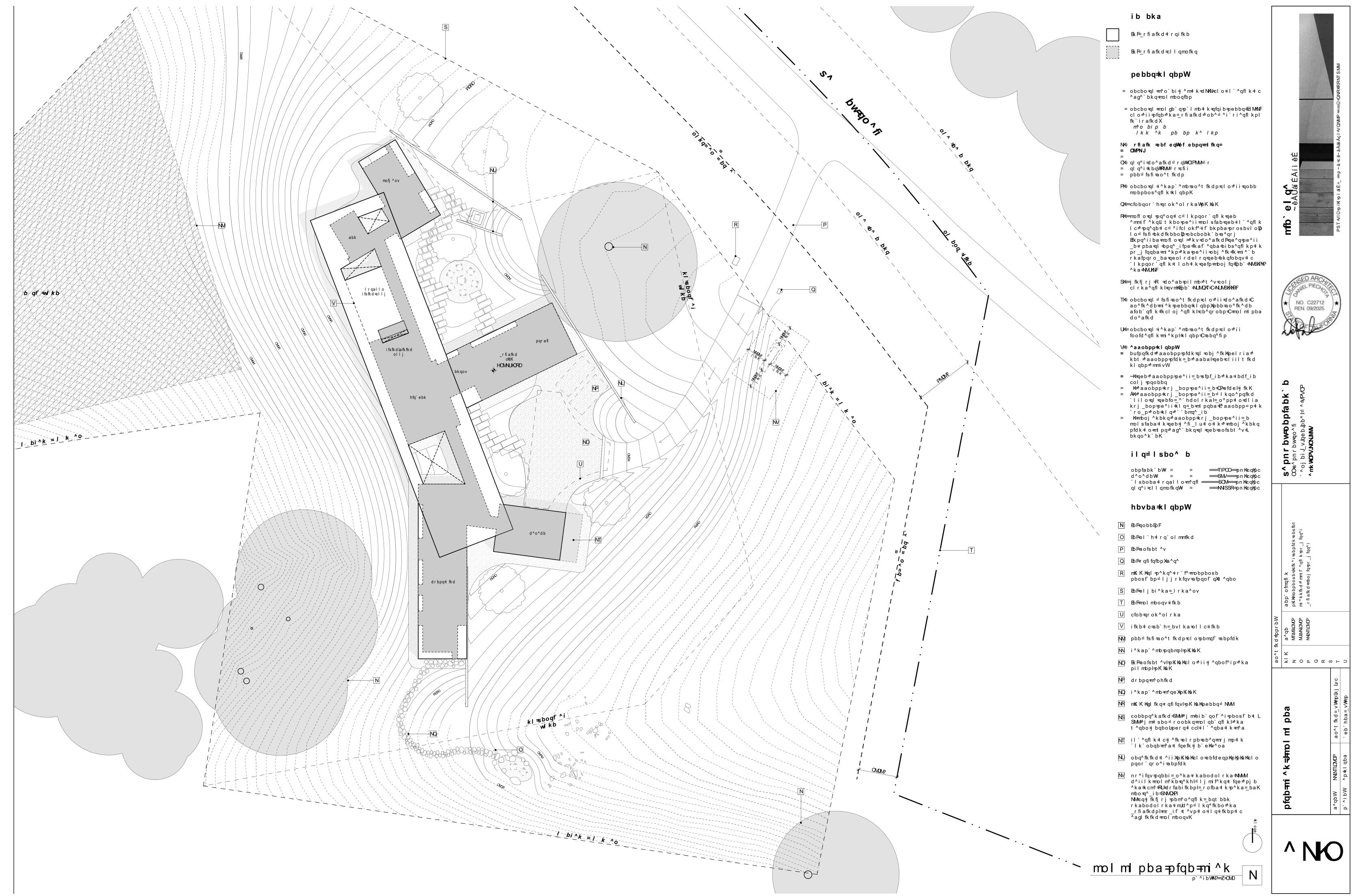
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

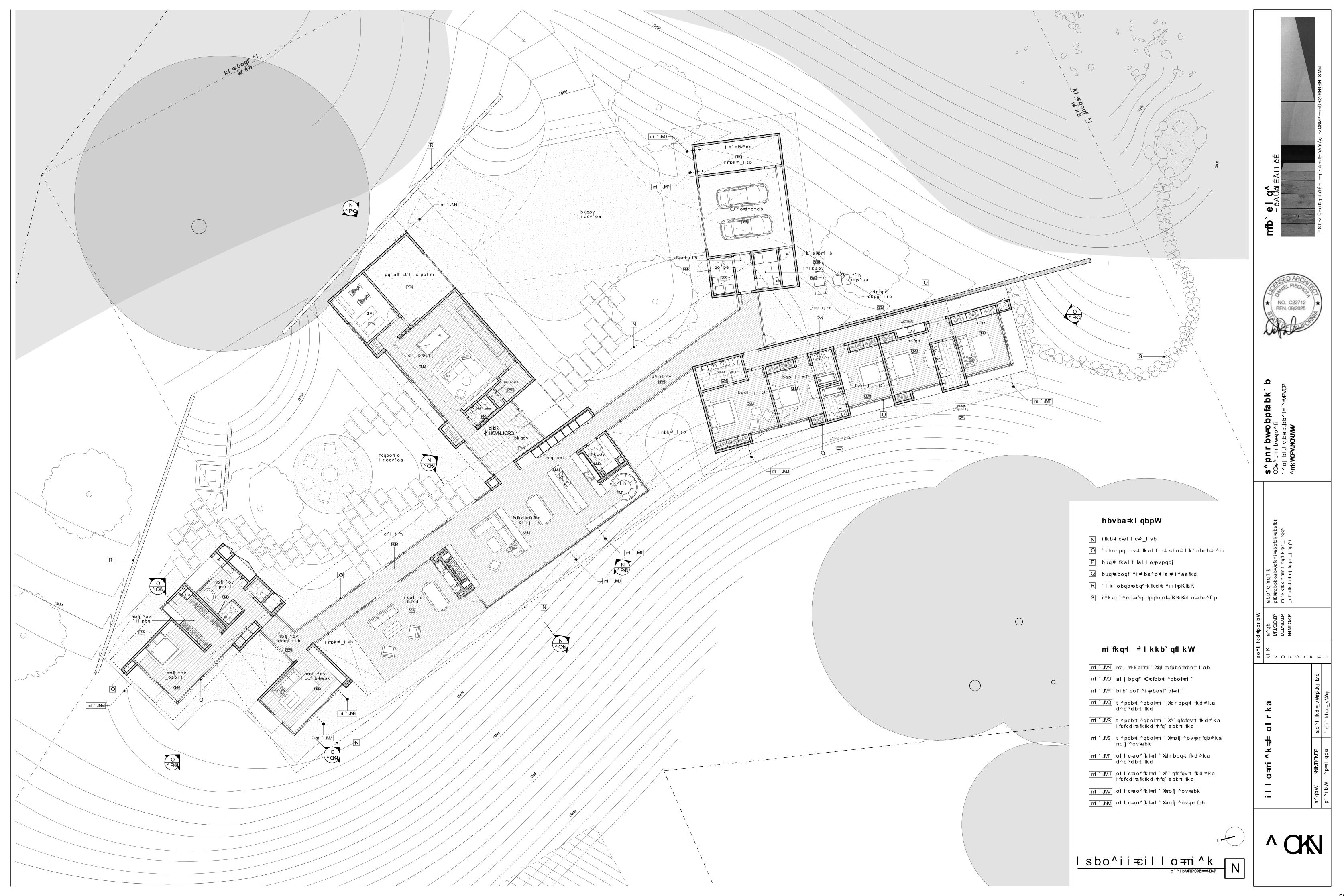
Compliance or Monitoring Action to be Performed:

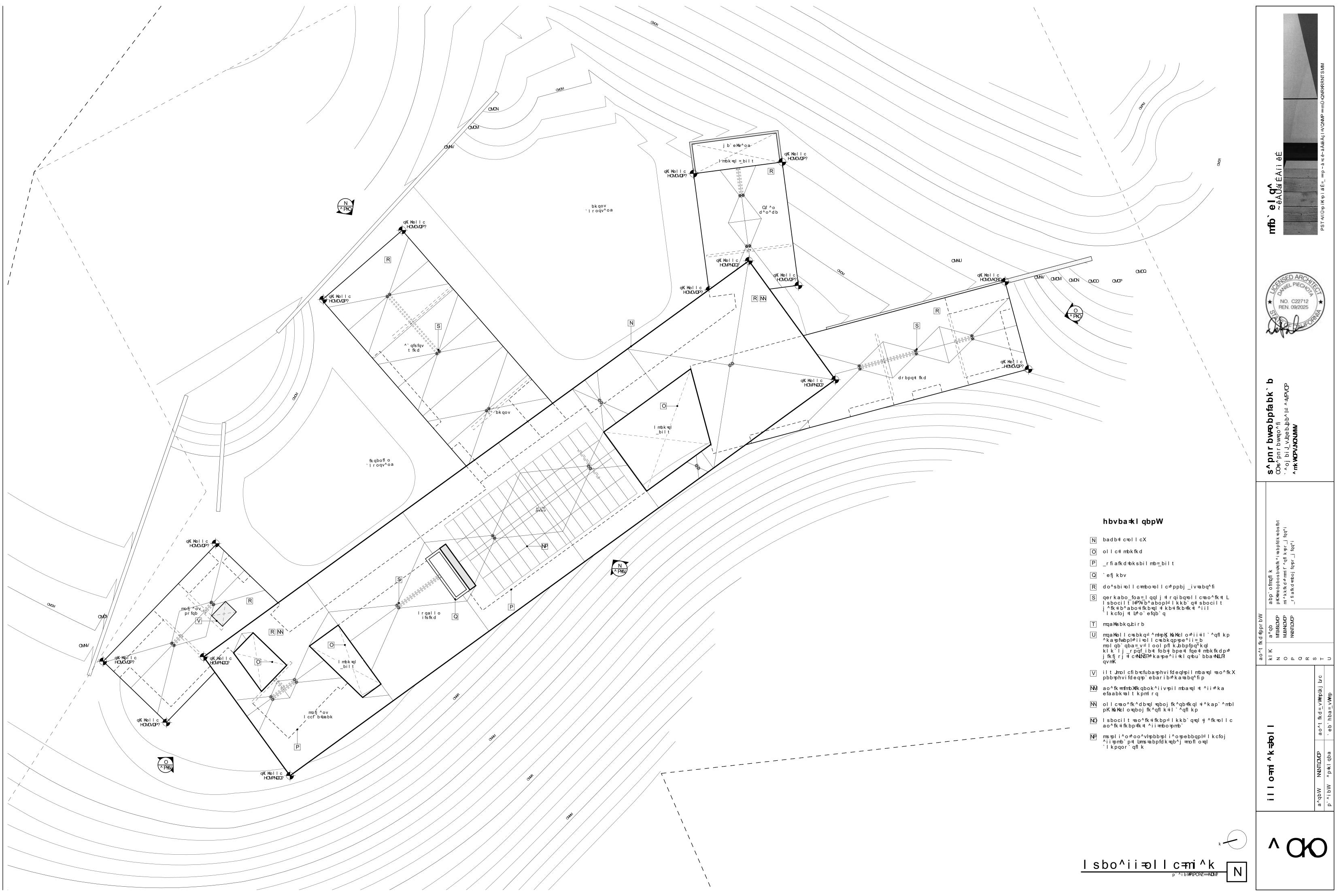
- 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
- 2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

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LOWEST PROPOSED GRADE BELOW TOP OF ROOF LOWEST EXISTING GRADE BELOW TOP OF ROOF

A3.1 WEST ELEVATION 1

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

NORTH ELEVATION 2

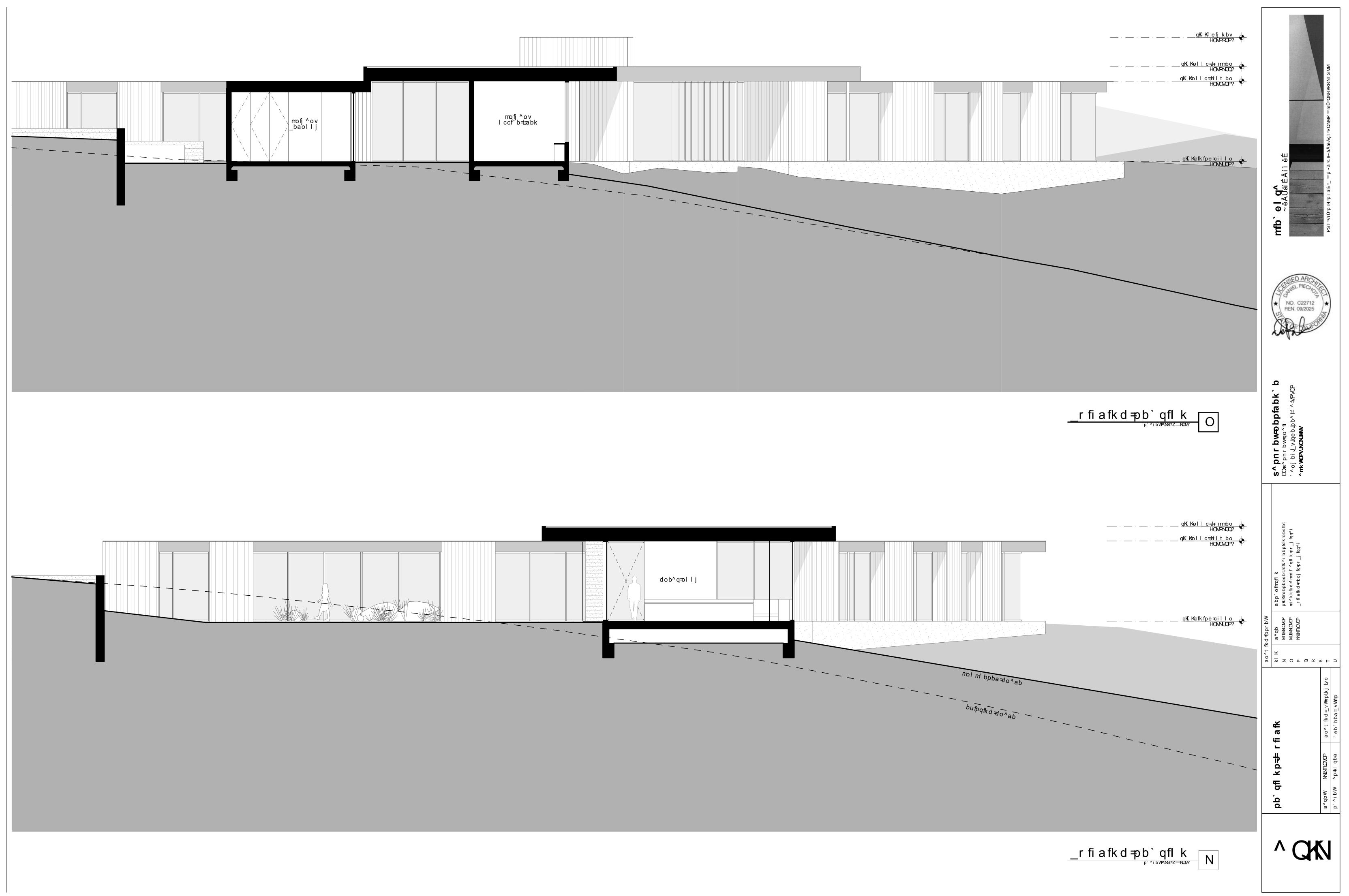


SOUTH ELEVATION 2



EAST ELEVATION 1

A3.2



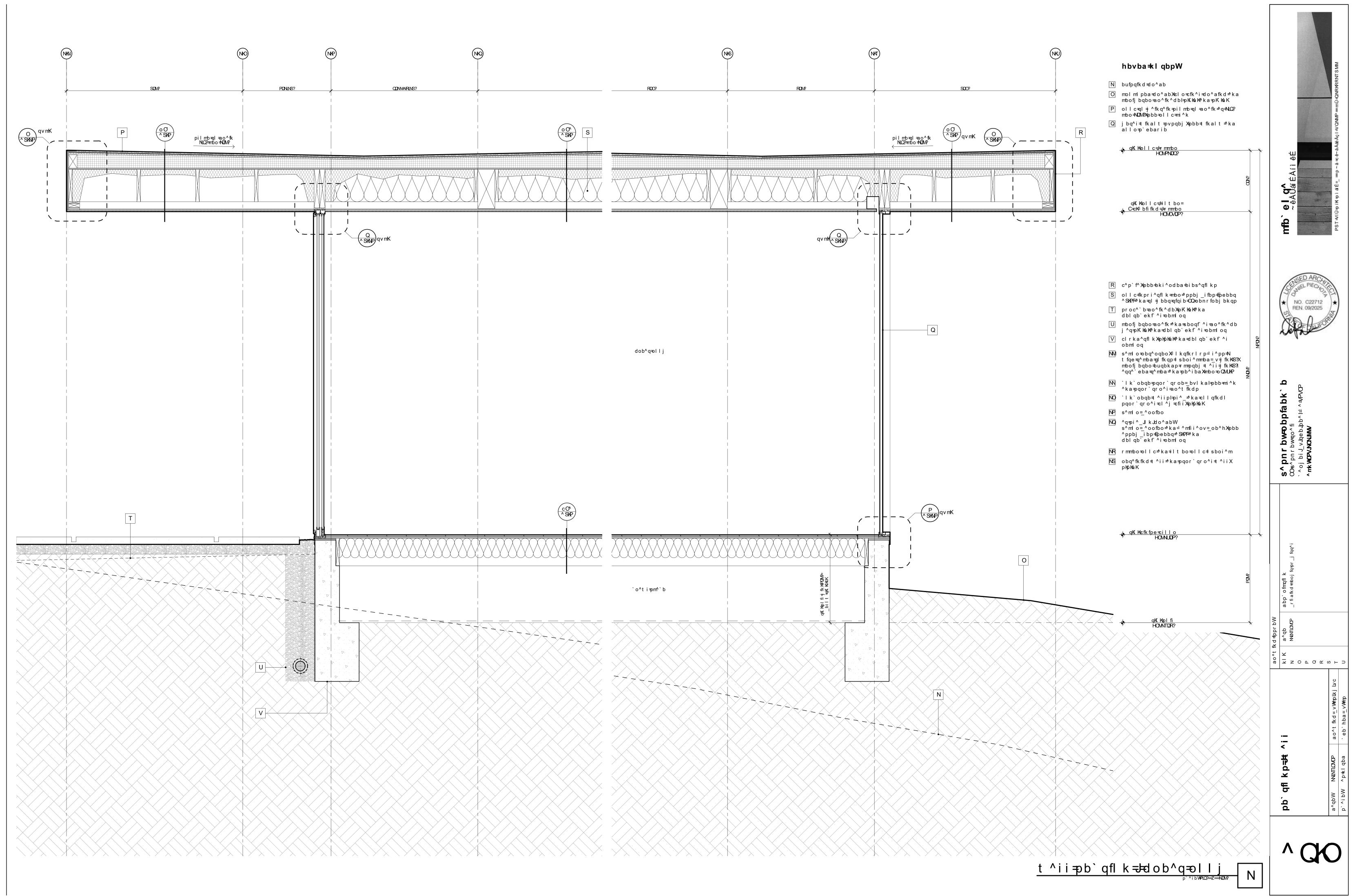
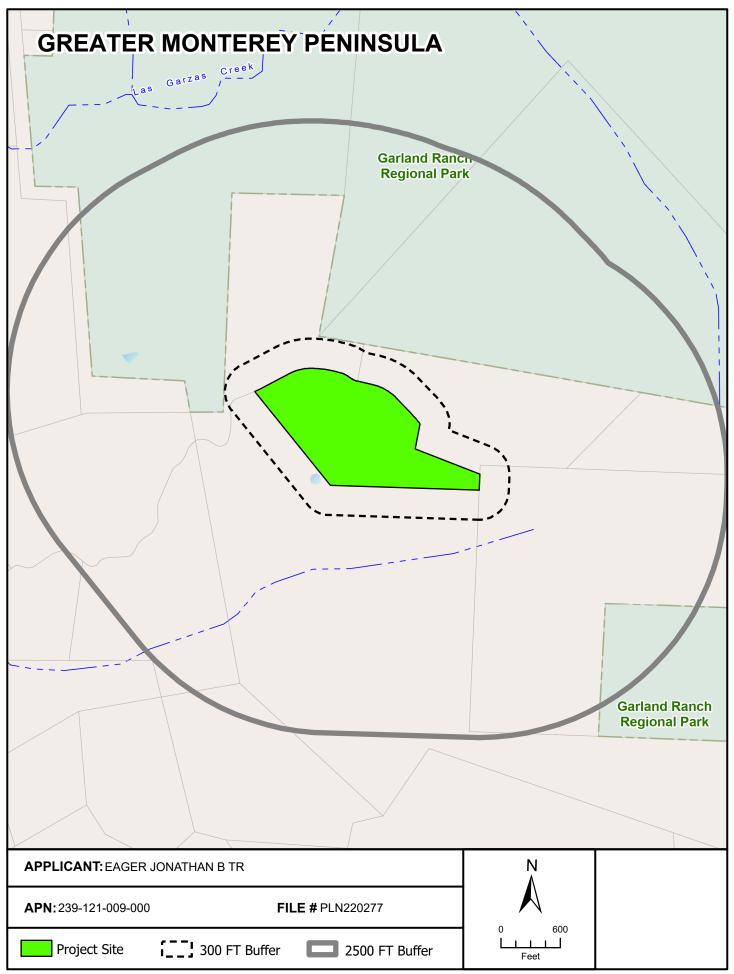


Exhibit B

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County of Monterey

Item No.3

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

June 05, 2024

Board Report

Legistar File Number: AP 24-028

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.



County of Monterey

Item No.3

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

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Flagged and Staked: No

SUMMARY:

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