County of Monterey

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

Meeting Agenda - Final

Thursday, April 30, 2026
9:30 AM

County of Monterey Zoning Administrator

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

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

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

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

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

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

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

You may participate through ZOOM. For ZOOM participation please join by computer audio at:

https://montereycty.zoom.us/j/92771458150?from=addon

OR to participate by phone call any of these numbers below:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

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

email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

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

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

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

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+ **1 669 900 6833 US (San Jose)**
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+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 927 7145 8150 cuando se le solicite.

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

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

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

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

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

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

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

9:30 A.M - Call to Order

ROLL CALL

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

PUBLIC COMMENT

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

ACCEPTANCE OF MINUTES

A. Acceptance of April 9, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: Draft Minutes 04-09-26

9:30 A.M. - SCHEDULED ITEMS

1. PLN240262 - EVERS COURTLAND F TRS
Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.
Project Location: 148 San Benancio Road, Salinas
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Inland Design Approval Application Form
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes, dated March 9, 2026

2. PLN240046 - NOORANI JONATHAN
Public Hearing to consider action on the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements, including the removal of three Oak trees and development on slopes in excess of 25%.
Project Location: 26141 Rinconada Drive, Carmel Valley
Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply.

Attachments:
Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - Arborist Report (LIB250073)
Exhibit E - Biological and Spring Survey (LIB250074)
Exhibit F - Toro LUAC Minutes

3. PLN250338 - GALLO JOHN R TR (CONTINUED FROM MARCH 26, 2026)
Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 26319 Scenic Road, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Public Comment
Exhibit E - Emergency Response Route

4. PLN250380 - LEONARD ABIGAIL LOUISE TR AND HERMAN JESSICA LEIGH TR

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 24964 Valley Way, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

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

5. PLN250384 - HOAG ALEC J & SANDRA J TRS

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 2631 Walker Avenue, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

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

6. PLN250332 - GUPTA OM PRAKASH & RATINA TRS
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 4159 Sunset Lane, Pebble Beach
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

7. PLN250359 - MUZUMDAR NIHAL SHASHIKANT
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 3504 Ocean Avenue, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to to Section 15300.2.

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

8. PLN250213 - RAHMAN NADEEM & KAUSER SIDDIQUI TRS
Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 1053 The Old Drive, Pebble Beach, CA 93953
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Pebble Beach Company Objection Letter

9. PLN250216 - HAMMER GREGORY B TR
Public hearing to consider action on a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.
Project Location: 23900 Fairfield Place, Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 26-023

Item No.A

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

April 30, 2026

Introduced: 4/21/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Acceptance of April 9, 2026, County of Monterey Zoning Administrator Meeting Minutes.

County of Monterey

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

Meeting Minutes - Draft

Thursday, April 9, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

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

ROLL CALL

Mike Novo, Zoning Administrator
Bora Akkaya, Public Works
Jess Barreras, Environmental Services arrived at 10:03 a.m.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk McDougal informed the Zoning Administrator that there was correspondence for the following items: Agenda Item No. 2 - PLN250194 – Lui Jiarui & Fang Fang, Agenda Item No 3. - PLN250272 – California-American Water Co., Agenda Item No. 4 PLN250337 - PLOTTEL ZACHARY M & NICOLE R TRS, Agenda Item No. 5 - PLN250318 – Plottel Zachary M & Nicole R Trs., and Agenda Item No. 6 - PLN250318 – Sparano William Anthony & Marazza Romina Lis Trs.

ACCEPTANCE OF MINUTES

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

Public Comment: None

The Zoning Administrator accepted the March 26, 2026, Zoning Administrator Meeting Minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN110257-AMD1 - BERLIN ANDREW T TR**

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

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

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

Fionna Jensen, Project Planner, presented the item.

Public Comment: Trey Kropp

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

2. PLN250194 - LIU JIARUI & FANG FANG

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

Project Location: 2897 17 Mile Drive, Pebble Beach

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

Joseph Alameda, Project Planner, presented the item.

Public Comment: Chris Spaulding, applicant; Fang Fang, owner; Tom McGibben, Steve Steinhart, Lisa Lapin.

Jess Barreras, Environmental Services, arrived at 10:03 a.m.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Design Approval to allow the construction of a 3,333 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and a Use Permit to allow the removal of four protected trees. The Zoning Administrator included some non-substantive changes to the resolution.

3. PLN250272 - CALIFORNIA-AMERICAN WATER CO

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

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

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

section 15303, and there are no exceptions pursuant to Section 15300.2.

Jade Mason, Project Planner, presented the item. Jess Barreras, Environmental Services, also talked about the need for a hydrologic and hydraulic analysis.

Public Comment: Conner O'Toole, Samantha Terrell, and Scott Ottmar as applicants; Mike Hirst.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and approved a Combined Development Permit consisting of a Design Approval for the Construction of two backwash waste tanks with a capacity of 195,000 gallons each; a Use Permit to exceed the allowable height of 15 feet by 11.5 feet (26.5 feet in height); and 3) Use Permit to allow development in the Carmel Valley floodplain. The Zoning Administrator included staff recommendations, added a condition for a Hydrologic and Hydraulic report, and made some non-substantive changes to the resolution.

4. PLN230348 - BRIGGS MARIZE H TR

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of one single family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026.

Project Location: 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908

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

Kyle Benalcazar, Project Planner, presented the item.

Public Comment: Michele Briggs, applicant.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and approved an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of one single-family dwelling residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026. The Zoning Administrator included some non-substantive changes to the resolution.

5. PLN250337 - PLOTTEL ZACHARY M & NICOLE R TRS

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

Project Location: 26415 Oliver Rd, Carmel, CA 93923

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

Kyle Benalcazar, Project Planner, presented the item and stated that the evidence should be adjusted that this would be the 11th approved commercial vacation rental in the Carmel area.

Public Comment: Peter Brazil, representative; Zachary Plottel, owner.

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

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

Public hearing to consider action on after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

Project Location: 26136 Atherton Drive, Carmel, CA 93923

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

Imani Harrigan, Project Planner, presented the item and stated that the evidence should be adjusted that this would be the 12th approved commercial vacation rental in the Carmel area.

Public Comment: Romina Marazza Sparano, owner.

The Zoning Administrator trailed the hearing on this item to research permit history on the garage conversion.

7. PLN250302 - HIRST MICHAEL & CATHERINE A TRS

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

Project Location: 24730 Santa Rita Street, Carmel

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

Jack Sorensen, Project Planner, presented the item and stated that the evidence should be adjusted that this would be the 13th approved commercial vacation rental in the Carmel area.

Public Comment: Mike Hirst, applicant.

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

8. PLN250328 - BAUMANN PETER S & BAUMANN JULIE M TRS

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

Project Location: 26393 Rio Avenue, Carmel

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

Jack Sorensen, Project Planner, presented the item and stated that the evidence should be adjusted that this would be the 14th approved commercial vacation rental in the Carmel area.

Public Comment: Peter Baumann, owner.

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

The Zoning Administrator reopened the hearing on Agenda Item No.6.

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

Public hearing to consider action on after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050.

Project Location: 26136 Atherton Drive, Carmel, CA 93923

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

Jackie Nickerson, Principal Planner, provided additional information related to the number of permitted bedrooms within the residence.

Public Comment: Romina Marazza Sparano, owner.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved an after-the-fact Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement case 26CE00050. The Zoning Administrator added a condition describing how to allow the commercial vacation rental to operate while under construction, included changes recommended by staff to the number of rentals in the area,

and included some non-substantive changes to the resolution.

9. PLN230342 - SCHMIDT RICHARD A & ANGELLA TRS

Public hearing to consider the construction of a 411 square foot addition to an existing two-story single-family dwelling with an attached garage and a variance to reduce the required side (south) setback from 20 feet to 11 feet 9 inches.

Project Location: 96 Oak Way, Carmel, CA 93923

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

Jordan Evans-Polockow, Project Planner, presented the item.

Public Comment: Mike Linder, applicant.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for the construction of a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage; and Variance to allow the reduction of the required side (south) setback from 20 feet to 11 feet 9 inches; The Zoning Administrator allowed the resolution period to be 4 years instead of 3, and made some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned by the Zoning Administrator at 11:39 a.m.

Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN240262 - EVERS COURTLAND F TRS

Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

Project Location: 148 San Benancio Road, Salinas

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator 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.
b. Approve a Design Approval to allow construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Darren Davis
Property Owner: Courtland Evers
APN: 416-261-023-000
Parcel Size: 5.24 acres or 228, 254 square feet
Zoning: LDR/5-D or Low Density Residential, 5 acres per unit density, Design Control overlay
Plan Area: Toro Area Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. The project was previously scheduled for the March 12, 2026 Zoning Administrator hearing and was continued to allow the applicant sufficient time to conduct water quality testing. The applicant has received the water quality testing reports and submitted them to Environemtnal Health

Bureau staff. The project has been deemed complete with no conditions recommended with the completeness determination.

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: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed and Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Inland Design Approval Application Form
- Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes, dated March 9, 2026

cca: Front Counter Copy; Toro Land Use Advisory Committee; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Courtland Evers, Property Owners; Darren Davis, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240262.

Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN240262 - EVERS COURTLAND F TRS

Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

Project Location: 148 San Benancio Road, Salinas

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator 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.
b. Approve a Design Approval to allow construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Darren Davis
Property Owner: Courtland Evers
APN: 416-261-023-000
Parcel Size: 5.24 acres or 228, 254 square feet
Zoning: LDR/5-D or Low Density Residential, 5 acres per unit density, Design Control overlay
Plan Area: Toro Area Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. The project was previously scheduled for the March 12, 2026 Zoning Administrator hearing and was continued to allow the applicant sufficient time to conduct water quality testing. The applicant has received the water quality testing reports and submitted them to Environemtnal Health

Bureau staff. The project has been deemed complete with no conditions recommended with the completeness determination.

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: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed and Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Inland Design Approval Application Form
- Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes, dated March 9, 2026

cca: Front Counter Copy; Toro Land Use Advisory Committee; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Courtland Evers, Property Owners; Darren Davis, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240262.

Exhibit A

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FILE #: DA240218 PLN240262 REV.

MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831)755-5025
www.co.monterey.ca.us

INLAND DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 416-261-023-000

PROJECT ADDRESS: 148 San Benancio Road

PROPERTY OWNER: Courtland Evers Telephone: 831 601-6678
Address: POBox 1749 Fax:
City/State/Zip: Monterey, CA 93942 Email: courtlandevers@gmail.com

APPLICANT: Darren Davis Telephone: 831 646-5986
Address: 2150 Garden Road, B3 Fax:
City/State/Zip: Monterey, CA 93940 Email: darren@draftect.com

AGENT: same as applicant Telephone:
Address: Fax:
City/State/Zip: Email:

Mail Notices to: ☒ **Owner** ☐ **Applicant** ☐ **Agent**
(Check only one)

PROJECT DESCRIPTION: New 2 story SFD w/ 1991 s.f. main floor, 13711 s.f. unfinished lower floor, 720 sf. Attached garage, 123 s.f. covered front porch, 386 s.f. deck, 1670 s.f. driveway, dvm't on 25% slopes 496 s.f. (11% of development), 2-5000 gal water tanks q/ 240 s.f. shed roof. Cut 62 c.y., Fill 97 c.y.

MATERIALS TO BE USED: Hardie Panel Board and Batt siding, Trex decking, Stainless Steel cable guardrail, Alum Clad windows.

COLORS TO BE USED: Roof: GAF Barkwood, Body: Sherwin Williams #SW704 Snowbound, Trim, Fascia, Windows: Sherwin Williams #SW7041 Van Dyke Brown, Deck: Redwood Trex

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE: _____ **DATE:** 9-3-2024
REV. 12-3-2025

FOR DEPARTMENT USE ONLY

ZONING: _____ **AREA PLAN:** _____
ADVISORY COMMITTEE: _____ **RELATED PERMITS:** _____
PLANNER: _____
WITHIN ARCH BUFFER ZONE? ☐ YES ☐ NO **ON SEPTIC SYSTEM (OWTS)?** ☐ YES ☐ NO
LEGAL LOT: _____ ☐ YES ☐ NO **DOES THIS CORRECT A VIOLATION?** ☐ YES ☐ NO

FINDINGS:

☐ **The project is consistent with the 2010 General Plan, the applicable Area Plan, and meets the regulations in Title 21 (Zoning Ordinance-Inland); and**

☐ **The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because:** _____

DECISION: ☐ OVER-THE-COUNTER ☐ ADMINISTRATIVE
ACTION: ☐ APPROVED ☐ DENIED
CONDITIONS: ☐ ATTACHED ☐ NONE
APPROVED BY: _____ **DATE:** _____

COPY TO APPLICANT: ☐ IN PERSON **OR** ☐ MAILED **DATE:** _____

It is unlawful to alter the substance of any official form or document of Monterey County.

General Plan Policy Consistency Checklist For Design Approvals (Inland Only)

To Be Completed By Applicants

PLN240262

Land Use Designation:	APN:	Planning Number:
LDR/5-D	416-261-023-000	DA240218

Area Plan:

- ☐ Cachagua Area Plan
- ☐ Carmel Valley Master Plan
- ☐ Central Salinas Valley Area Plan
- ☐ Fort Ord Master Plan
- ☐ Greater Monterey Peninsula Area Plan
- ☐ Greater Salinas Area Plan
- ☐ North County Area Plan
- ☐ South County Area Plan
- ☑ Toro Area Plan
- ☐ Agriculture & Winery Corridor Plan

Project Description:

New 2 story SFD w/ 1991 s.f. main floor, 13711 s.f. unfinished lower floor, 720 sf. Attached garage, 123 s.f. covered front porch, 386 s.f. deck, 1670 s.f. driveway, dvm't on 25% slopes 496 s.f. (11% of development), 2-5000 gal water tanks q/ 240 s.f. shed roof. Cut 62 c.y., Fill 97 c.y.

Please Answer Each Question Based On The Description Of The Project (See Back Of Questionnaire For Policy References)	
	*The Project Is For: ☑ Residential ☐ Commercial ☐ Agricultural ☐ Public Or Quasi-Public ☐ Industrial Use
☐ Yes ☑ No	The Project Proposes A Cell-Site, Telecom (Digital) Communication Facility/Site?
☑ Yes ☐ No	The Project Includes The Construction Of A New Structure?
☐ Yes ☑ No	The Project Includes The Enlarging, Altering, Repairing, Moving, Improving, Or Removing Of Existing Structures? If "Yes", Describe _____
☐ Yes ☑ No	The Project Includes Demolition Work? If "Yes", Describe _____
☐ Yes ☑ No	Project Includes The Use Of Roofing Materials That Are Different In Type and/or Color From The Original Materials?
☐ Yes ☑ No	Project Includes Replacement and/or Repair Of (50%) Or More Of The Exterior Walls Of A Structure?
☐ Yes ☑ No	Project Includes Historical Structure Or A Structure More Than Fifty (50) Years Old?
☐ Yes ☑ No	Project Includes An Accessory Structure(S)? If "Yes", Describe: _____
☐ Yes ☑ No	Project Includes The Placement Of A Manufactured Home, Mobile Home, Modular Or Prefabricated Unit? ☐ Private Property ☐ Park Installation _____ (Mobile Home Park)
☐ Yes ☑ No	Project Includes Retaining Walls? _____
☐ Yes ☑ No	Project Involves New, Change Or Modifications To Existing Utilities and/or Power Lines?
☐ Yes ☑ No	Project Is Change Or Modification To An Approved Application.
☐ Yes ☑ No	Does The Project Propose A Lot Line Adjustment Or Subdivision?
☐ Yes ☑ No	Does The Project Include Subdivision Creating Five Or More Lots, Or New Commercial/Industrial Use That Creates Intensity Equal To Or Greater Than Five Residences?
☐ Yes ☑ No	Is The Project Located Near An Incorporated Area (City)?
☐ Yes ☑ No	Is The Project Located Within A Community Area Or Rural Center?
☐ Yes ☑ No	Is The Project Located Within ¼ Mile Of A Public Airport?
☑ Yes ☐ No	Is This The First Residence On A Property?
☐ Yes ☑ No	Does The Project Propose A Secondary Unit?
☐ Yes ☑ No	Would Native Vegetation Be Removed With This Project?
☐ Yes ☑ No	Would Proposed Development Occur Within 100 Feet A Creek/Drainage (Including Seasonal) Or River?
☐ Yes ☑ No	Does The Project Propose Any Tree Removal? If "Yes" Type SEPARATE PERMIT Size _____ Number _____
☐ Yes ☐ No	Project Includes Grading, Dirt Importation, Dirt Removal, And/or Drainage Changes.
☑ Yes ☐ No	Would The Project Be Connected To An Existing Well Or Private Water System?
☐ Yes ☑ No	The Project Includes Constructing, Enlarging, Altering, Repairing, Moving, Improving Or Removing A Well.
☐ Yes ☑ No	Project Is Associated With A New Or Improvements To A Water System. _____ Water System _____ Number of Connections
☑ Yes ☐ No	Does The Project Include A New Individual Or Existing Wastewater System (E.G. Septic)?
☑ Yes ☐ No	The Project Includes Constructing, Enlarging, Altering, Repairing, Moving, Improving Or Removing A Septic Tank/System?
☐ Yes ☐ No	Does The Project Propose Development On Slopes Over 25%?
☐ Yes ☑ No	Is The Project 50 Feet From A Bluff?
☐ Yes ☐ No	Project Is Located Within 100 Feet Of Seasonal Or Permanent Drainage, Lake, Marsh, Ocean, Pond, Slough, Stream, Wetlands. If "Yes", Describe _____
☐ Yes ☑ No	Does The Project Include Cultivation Of Land That Is Currently Not Cultivated?
☐ Yes ☑ No	Does The Project Propose Non-Agricultural Uses Adjacent To Agricultural Uses?
☐ Yes ☑ No	Is The Project Located Within The Winery Corridor?
☐ Yes ☑ No	Would Any Portion Of The Proposed Development Be Visible From A Public Road, Designated Vista Point, Or Public Park? If Yes, Is It Located On A Slope Or Near The Top Of A Hill? Yes_____ No_____

☐ Yes ☑ No	Does The Project Propose Or Require Affordable Housing?
☐ Yes ☑ No	Does The Project Require A General Plan Amendment?
☐ Yes ☑ No	Is The Project Located Within A Special Treatment Area?
☐ Yes ☑ No	Is The Project Located Within A Study Area?
☐ Yes ☑ No	Project Involves Or Includes An Existing Or Proposed Trail Or Easement.

I, The Undersigned, Have Authority To Submit Application For A Permit On The Subject Property. I Have Completed This Questionnaire Accurately Based On The Proposed Project Description. It Is My Interpretation That The Project Is Consistent With The 2010 Monterey County General Plan. I Understand That Monterey County May Require Project Changes Or Some Other Permit/Entitlement If The Project Is Found To Be Inconsistent With Any General Plan Policy.

Signature [signature] OWNER Date 7/24/2024

Print Name: [illegible]

Please remember to provide photos, colors, and materials, as these are mandatory.

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DRAFT RESOLUTION

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

In the matter of the application of:
EVERS COURTLAND F TR (PLN240262)
RESOLUTION NO. 26-
Resolution by the Monterey County Zoning Administrator:

1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Design Approval to allow the construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

[PLN240262] [Courtland Evers], [148 San Benancio, Salinas], [Toro Area Plan] (Assessor's Parcel Number 416-261-023-000)]

The EVERS application (PLN240262) came on for a public hearing before the Monterey County Zoning Administrator on April 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

RECITALS

WHEREAS, the proposed project PLN240262, located at 148 San Benancio Road, Salinas, Toro Area Plan. (APN: 416-261-023-000), is consistent with the policies of the Monterey County 2010 General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Low Density Residential, with 5 acres per unit density, and Design Control overlay which allows for construction of a single-family dwelling and accessory structures, subject to the granting of a Design Approval pursuant to Chapter 21.44;

WHERERAS, as proposed, the project consists of construction to allow a new two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Section 21.14.060.C and 2010 General Plan Policy LU-2.2, (see attached plans);

WHEREAS, as proposed, the project includes 394 square feet of development on slopes exceeding 25 percent, and the development on slopes does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less), a Use Permit shall not be required, and therefore is consistent with Open Space Policy 3.5 of the 2010 General Plan;

WHEREAS, the proposed colors and materials consist of light cream board and batten siding with brown roofing materials, and natural redwood decking and guardrails. The colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is

consistent with the applicable scenic resource policies of the 2010 General Plan and the Toro Area Plan;

WHEREAS, the proposed project does include the removal of 3 Coast Live Oaks (TRM260056) that are within the building footprint, and is consistent with Title 16 section 16.60.040 for the removal of 3 or less protected trees in a one-year period;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report (LIB260040) was prepared. The Phase 1 Archaeological Report concluded no cultural or archaeological resources were discovered during field pedestrian survey on or about the project site. Therefore, County standard Condition No. 3 has been added to require construction be halted in the event resources are uncovered at the site, to allow an archaeological evaluate and determine appropriate next measures;

WHEREAS, the subject property (5 acres) is identified as Parcel 1 (Document No. 2018040207) of Volume 36 Page 4 in Record of Survey, recorded April 5, 2022, and is therefore recognized by the County as legal lot of record;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS, the project was referred to the Toro Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, on March 9, 2026. The voting outcome and the LUAC minutes will be provided at hearing in a staff errata;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of single-family dwellings and accessory structures, and as proposed the project includes construction of new two-story single-family dwelling with unfinished basement, and attached two-car garage. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303 and none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.80.040.B, the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator and the decision of the Planning Commission would be final and may not be appealed.

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approve a Design Approval to allow the construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

PASSED AND ADOPTED this 30th day of April , 2026.

_____

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. 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.
3. 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.

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County of Monterey HCD Planning

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

PLN240262

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN240262) allows construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway. The property is located at 148 San Benancio (Assessor's Parcel Number 416-261-023-000),Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 416-261-023-000 on April 30, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

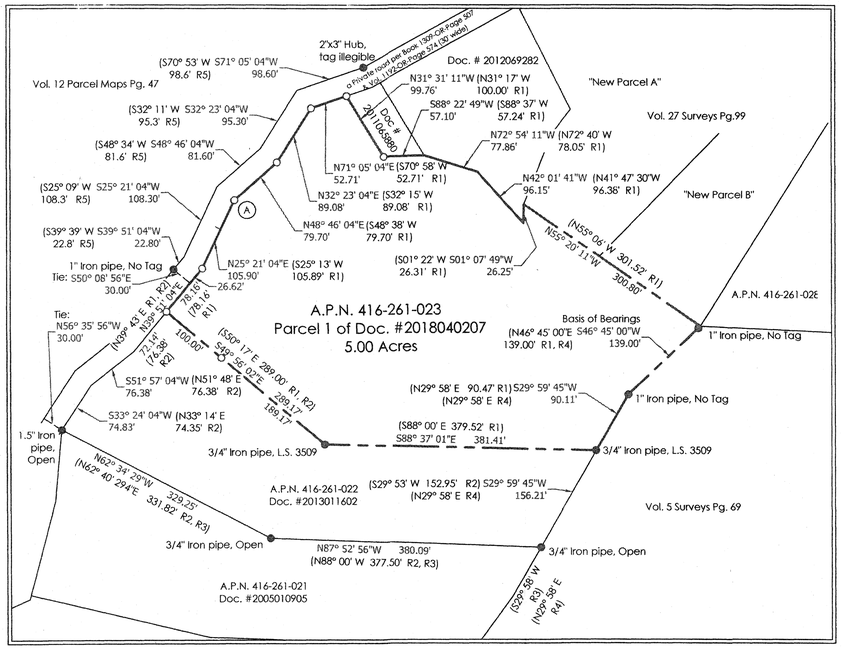
Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

SITE PLAN

of

PARCEL 1 OF DOCUMENT #2018040207, OFFICIAL RECORDS OF MONTEREY COUNTY, BEING A PORTION OF THE NW 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 2 EAST, M.D.B.&M.

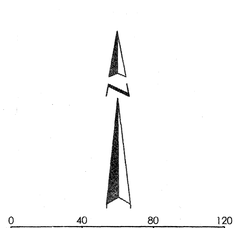
MONTEREY COUNTY, CALIFORNIA

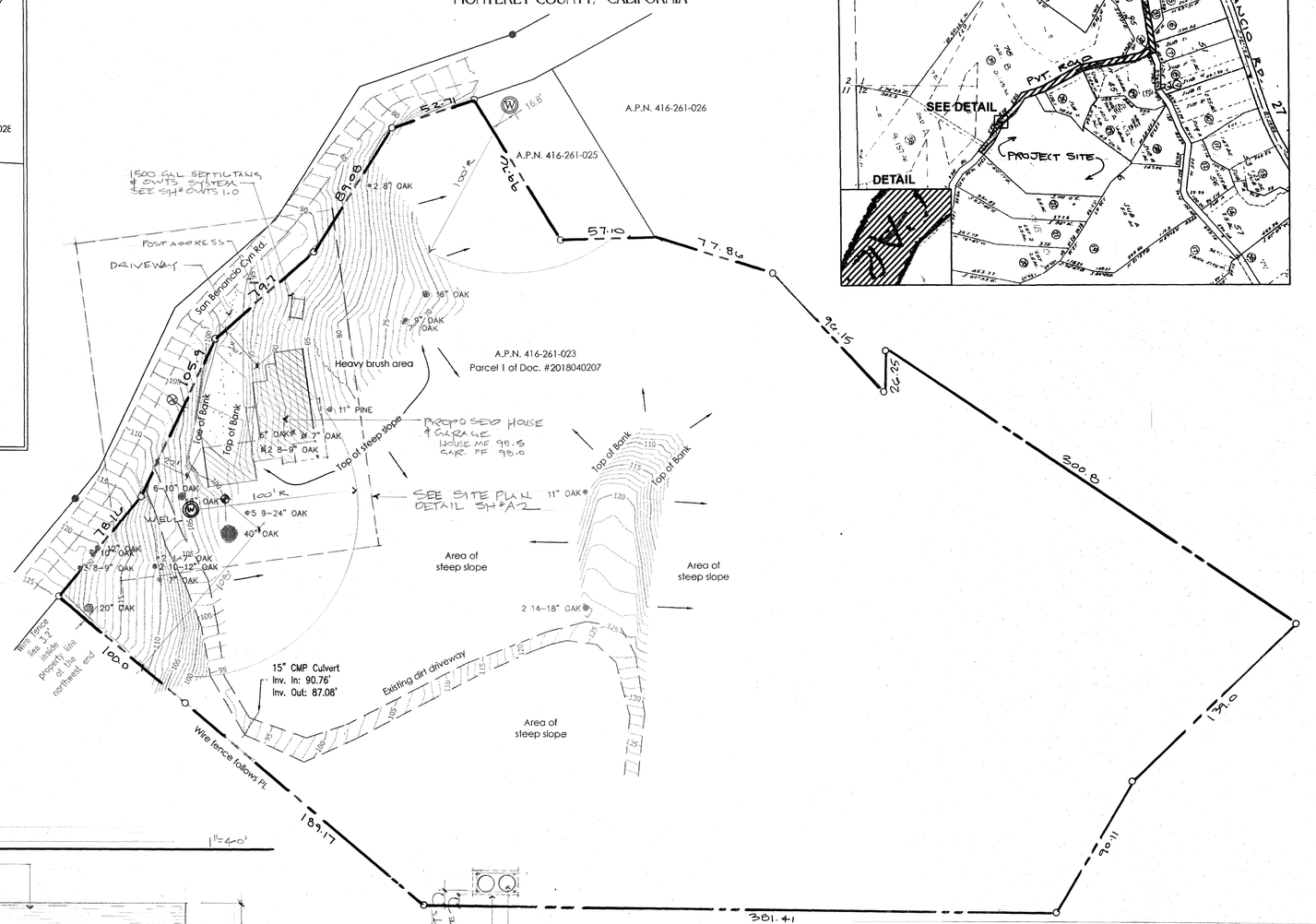


PROPERTY BOUNDARY - SCALE: 1" =100'

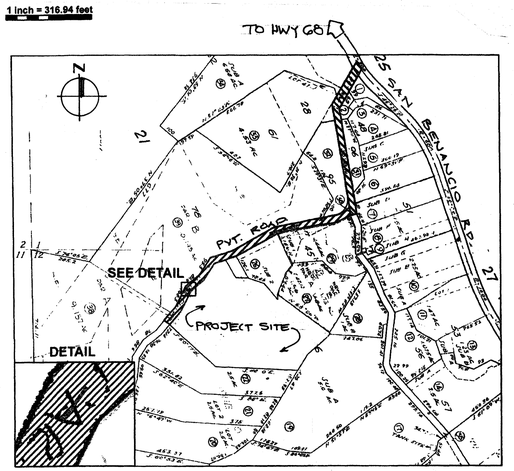
LEGEND

- ● FOUND MONUMENT, AS NOTED
- ○ SET 1" IRON PIPE TAGGED L.S. 5321, UNLESS NOTED OTHERWISE
- Ⓦ WELL
- ⊗ UTILITY POLE
- GUY WIRE
- TREE, TYPE AND DIAMETER SPECIFIED
- R1 RECORD DATA PER DOCUMENT #2018040207
- R2 RECORD DATA PER DOCUMENT #2013011602
- R3 RECORD DATA PER DOCUMENT #2005010905
- R4 RECORD DATA PER VOLUME 5 OF SURVEYS AT PAGE 69
- R5 RECORD DATA PER VOLUME 12 OF PARCEL MAPS AT PAGE 47
- PROPERTY LINE
- LOT LINE
- WIRE FENCE LINE
- EDGE OF DIRT ROAD
- EDGE OF PAVEMENT
- Ⓐ Found 3/4" Rebar, no tag, leaning severely replaced with 1" iron pipe, L.S. 5321
- BENCHMARK, SET REBAR ELEVATION = 100.00'





1 inch = 316.94 feet



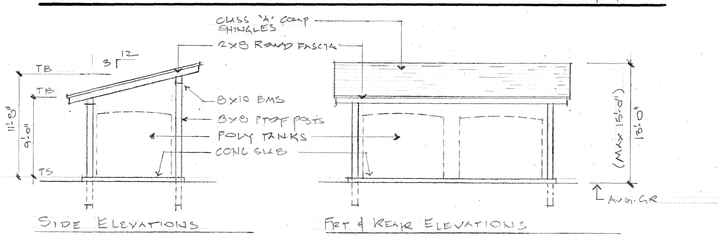
BASIS OF BEARINGS

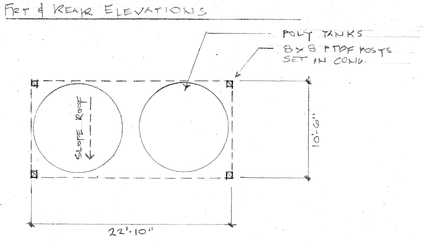
THE BEARING OF S 46°45'00" W ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE 5.00 ACRE PARCEL AS SHOWN ON THE MAP RECORDED IN VOLUME 5 OF SURVEYS AT PAGE 69 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. ELEVATIONS ARE BASED ON A ASSUMED DATUM. BENCHMARK TAKEN AS SET REBAR SHOWN HEREON, ELEVATION = 100.00'. CONTOUR INTERVAL = 1'.
3. RECORD OF SURVEY TO BE PREPARED AND FILED WITH THE COUNTY SURVEYOR.

SITE PLAN 1"=40'





SHED & POLY TANKS 1/8"=1'-0"

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B SPRINKLERED
STORIES: 2 **HEIGHT:** 22'-0"
CODES: 2022 CALIFORNIA CODES
WUI: CRC R337 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

SCOPE OF WORK: New two story residence with 1991 s.f. main floor and 1371 s.f. unfinished lower floor (daylight basement), 720 s.f. attached garage, 123 s.f. covered front porch, 386 s.f. uncovered deck, 1670 s.f. driveway. Excavate 62 c.y., Fill 97 c.y. Development on slopes exceeding 25% = 3974 SF
(2) 5000 gal water tanks w/ 240 s.f. shed roof exempt from permit from building permit.
TREE REMOVAL: Tree removal being processed under TRM25
GROUND DISTURBANCE: 4504 S.F.
SEWER SYSTEM: SEPTIC OWTS **WATER SYSTEM:** PRIVATE WELL

FLOOR AREA:			
	PROPOSED HOUSE	MAIN FLR	1991 S.F.
		LWR FLR	1371 S.F.
	ATTACHED GARAGE		720 S.F.
	COVERED FRONT PORCH		123 S.F.
	UNCOVERED DECK		386 S.F.

ZONING: LDR/5-D
OWNER: Courtland Evers, POBox 1749, Monterey, CA 93942, PH 831 601-6678 email: courtlandevers@gmail.com
DESIGNER: Draftect – Darren Davis, 2150 Garden Rd., Monterey, CA 93942, PH: 831 646-5986 email: darren@draftect.com

REVISIONS	BY
12-3-25	D
12-22-25	D
1-7-26	D

BUILDING DESIGN & CONSULTING
draftect
2150 GARDEN RD., SUITE B5 / MONTEREY, CA 93940
(831) 646-5986 FAX 646-5988

Darren A. Davis Exp. 09/30/26

EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

Date 11-8-25
Scale
Drawn
Job 33.2025
Sheet A1
Of 9 Sheets

DRAINAGE NOTES (SEE SH. C1 FOR GRADING NOTES)

1. Roof drain downspouts shall be installed on all roof gutters, and shall discharge onto concrete splash blocks or pavement, and drain away from structure as noted below, or shall connect to a 4 inch dia solid NDS underground conduit per plan. The conduit shall slope at a 1% gradient minimum and discharge into a cobble energy dissipators shown on plan.
2. Area Drains to be connected to closed 4" solid NDS conduit and discharged into a cobble energy dissipator shown on plan. Install distribution boxes as needed.
3. Foundation sub drains and retaining wall drains shall be installed on the uphill side of foundations in accordance to plan and details. Drain conduit to be a 4" dia perf. NDS pipe or equal, connected to a 4" dia. solid NDS pipe sloping at a 1% gradient minimum and discharge into cobble dissipators shown on plan.
3. All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:
   Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc..) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.
   All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
4. See sheet #C2-C3 for erosion control and BMP's.
5. See sheet #C1 for additional grading and drainage notes and details.

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

CONSULTANTS

SOILS ENGINEER, SEPTIC ENGINEER:	GRICE ENGINEERING SAM GRICE, RCE 66857 FILE #7278-20.08, DATE: OCT 29, 2020 561-A BRUNKEN AVENUE SALINAS, CA 93901 831 375-1198

FLOOR AREA:

PROPOSED HOUSE	MAIN FLR		1991 S.F.
	LWR FLR		1371 S.F.
	TOTAL		**3362 S.F.**
NEW GARAGE			720 S.F.

SITE COVERAGE:

PROPOSED HOUSE	1991 S.F.	
NEW GARAGE	720 S.F.	
COVERED FRONT PORCH	123 S.F.	
UNCOVERED DECK	386 S.F.	
TOTAL COVERAGE	**3220 S.F.**	
LOT AREA	**5 ACRES**	**= > 2%**

DEVELOPMENT ON SLOPES EXCEEDING 25%

DEVELOPMENT ON SLOPES EXCEEDING 25%	**496 S.F.**
FOOTPRINT OF DEVELOPED AREA	
HOUSE & GARAGE	2711 S.F.
PORCH & DRIVEWAY	1793 S.F.
TOTAL	**4504 S.F.**

RATIO 496 / 4505 = 11%

NOTES:

DENOTES TREES REMOVED: 6", 7", 9" COASTAL LIVE OAKS: SEPARATE PERMIT
DENOTES DARK SKY EXTERIOR LIGHTS ON MOTION SENSORS

FIRE SAFETY FUEL MANAGEMENT PLAN

"GREEN ZONE": Grassland within 30 feet of house and deck shall be mowed at least once annually in late spring, or more as needed to control fuel hazard.

- All annual grassland should be mowed in late spring to a minimum height of 4 inches during the summer.
- To promote native perennial grasses and wildflower stands which are less flammable, it is best to avoid mowing more frequently than 60 days. Ideal mowing time is shortly after they have set seed.

Flammable shrubs within 30 feet of house and deck shall be removed.

"MANAGEMENT ZONE" : Grassland 30 feet to 100 feet from house and deck shall be mowed as follows:

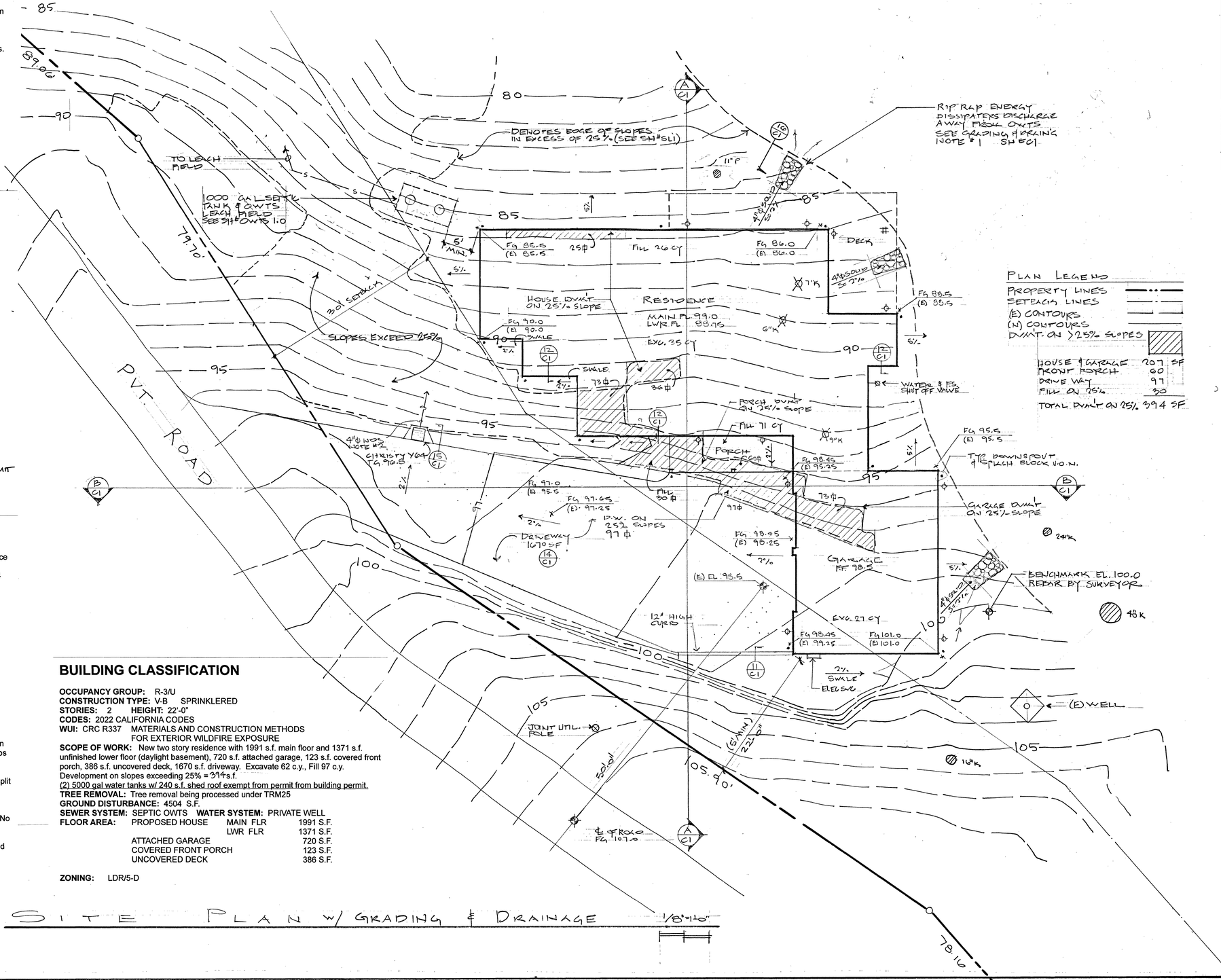
- All grass growing under trees, out to 6 feet beyond the driplines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

"TREE PRUNING" Coastal Live OakTrees within 100 feet of house and deck shall be pruned or maintained to reduce fire hazards as follows:

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 8 feet in height shall be removed.
- Healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to 8 feet above understory plants.
- Tree Service Co. shall determine additional pruning or trimming during maintenance.

Note: Fuel Management requirements are limited to project site within the property lines. No fuel management work is required outside project property lines.

"EMERGENCY VEHICLE ACCESS" Existing private roadway from San Benancio Rd., and proposed chip & seal driveway designed accommodate fire apparatus in accordance with Monterey County Fire Marshal.



PLAN LEGEND

PROPERTY LINES
SETBACK LINES
(E) CONTOURS
(N) CONTOURS
DVMT. ON >25% SLOPES

HOUSE & GARAGE	207 SF
FRONT PORCH	60
DRIVE WAY	97
FILL ON 25%	30
TOTAL DVMT ON 25%	394 SF

BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B SPRINKLERED
STORIES: 2 **HEIGHT:** 22'-0"
CODES: 2022 CALIFORNIA CODES
WUI: CRC R337 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE
SCOPE OF WORK: New two story residence with 1991 s.f. main floor and 1371 s.f. unfinished lower floor (daylight basement), 720 s.f. attached garage, 123 s.f. covered front porch, 386 s.f. uncovered deck, 1670 s.f. driveway. Excavate 62 c.y., Fill 97 c.y. Development on slopes exceeding 25% = 394s.f.
(2) 5000 gal water tanks w/ 240 s.f. shed roof exempt from permit from building permit.
TREE REMOVAL: Tree removal being processed under TRM25
GROUND DISTURBANCE: 4504 S.F.
SEWER SYSTEM: SEPTIC OWTS **WATER SYSTEM:** PRIVATE WELL

FLOOR AREA:

PROPOSED HOUSE	MAIN FLR		1991 S.F.
	LWR FLR		1371 S.F.
ATTACHED GARAGE			720 S.F.
COVERED FRONT PORCH			123 S.F.
UNCOVERED DECK			386 S.F.

ZONING: LDR/5-D

SITE PLAN W/ GRADING & DRAINAGE 1/8"=1'0"

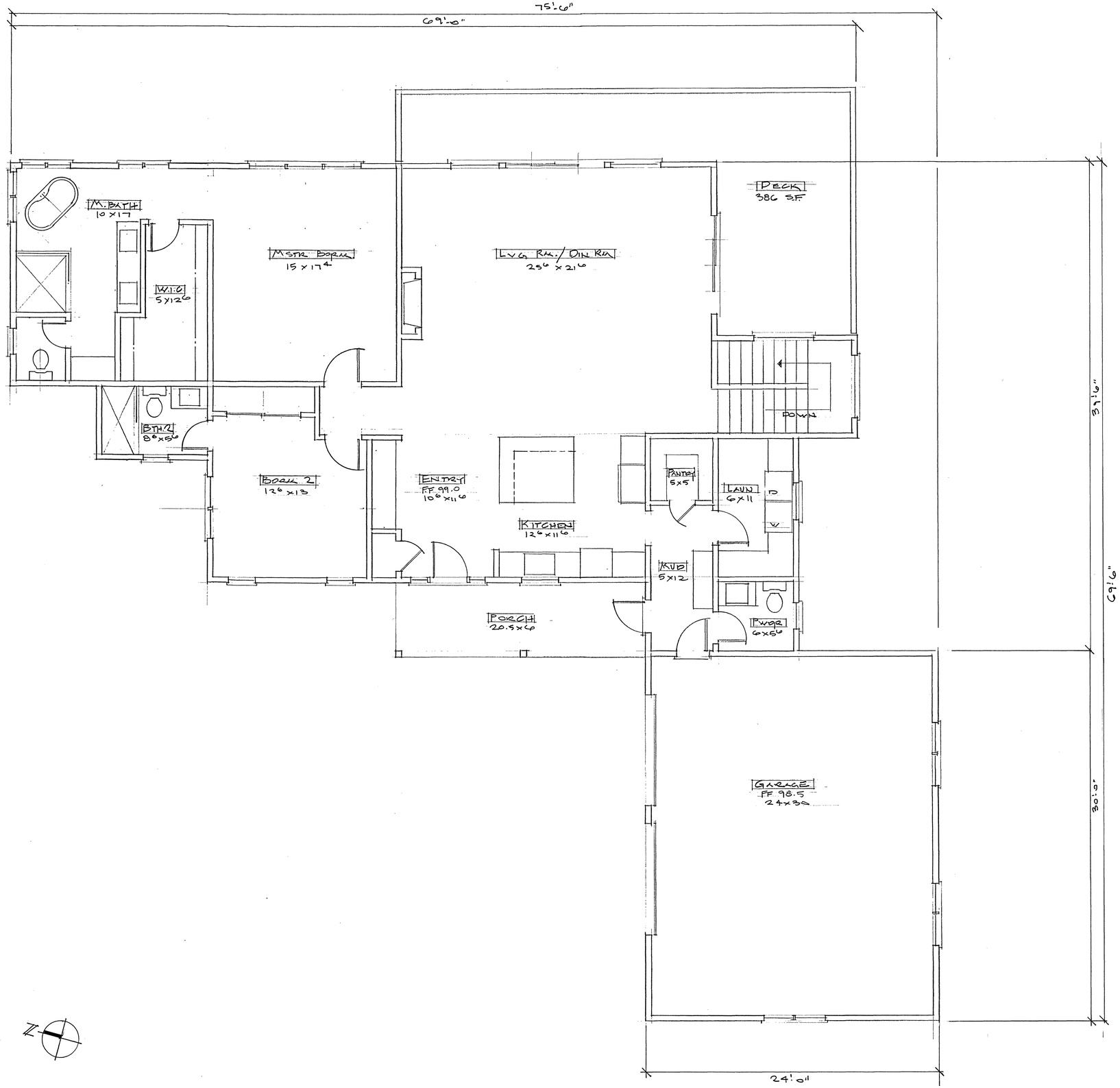
REVISIONS	BY
10-10-25	D
10-29-25	D
11-8-25	D
12-3-25	D
12-22-25	D
1-7-26	D
2-22-26	D

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Drawn by Barbara A. Davis

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Drawn
Job 33-2025
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Of Sheets



MAIN FLOOR

1/4"=1'-0"

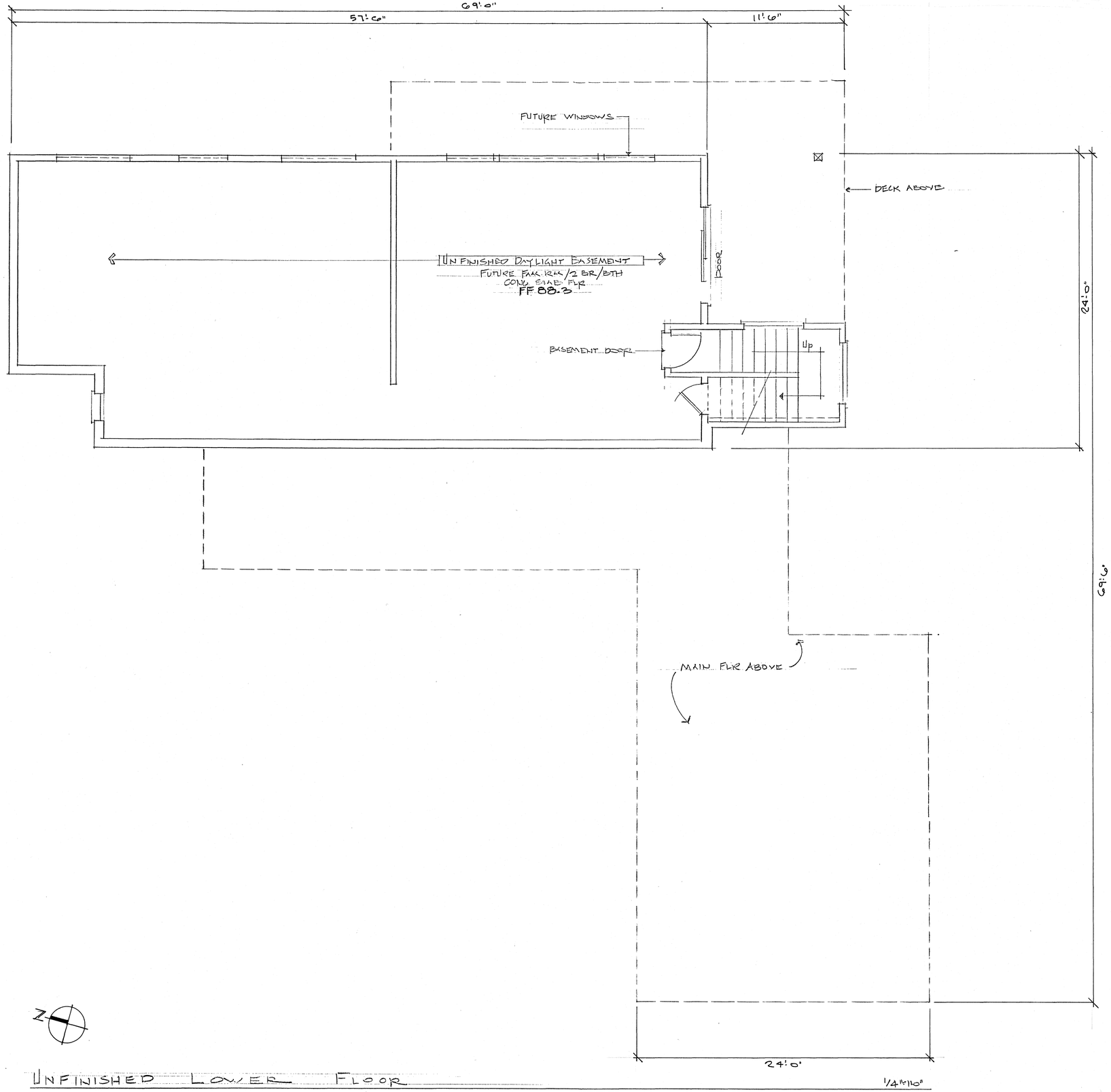
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UNFINISHED LOWER FLOOR

1/4"=1'0"

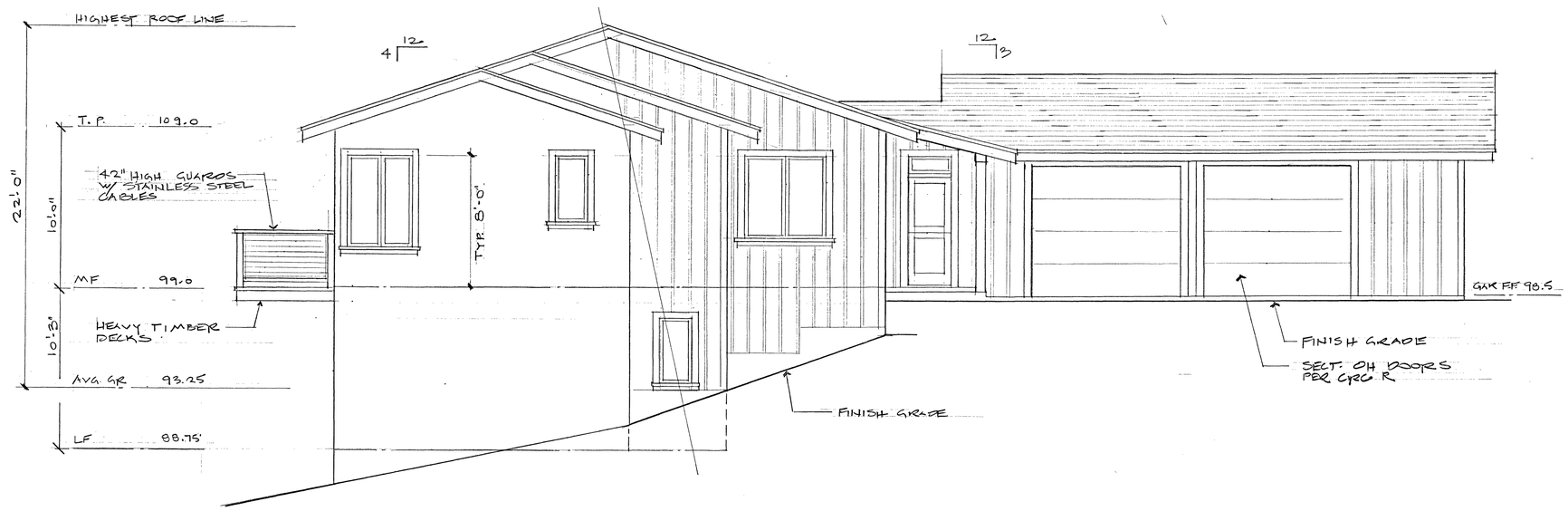
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Date	11.8.25
Scale	
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Job	33.2025
Sheet	A1
Of	Sheets



NORTH ELEVATION 1/4"=1'-0"

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

SEE SHEET FOR SUMMARY AND SCHEMATIC OF EXTERIOR MATERIAL REQUIREMENTS



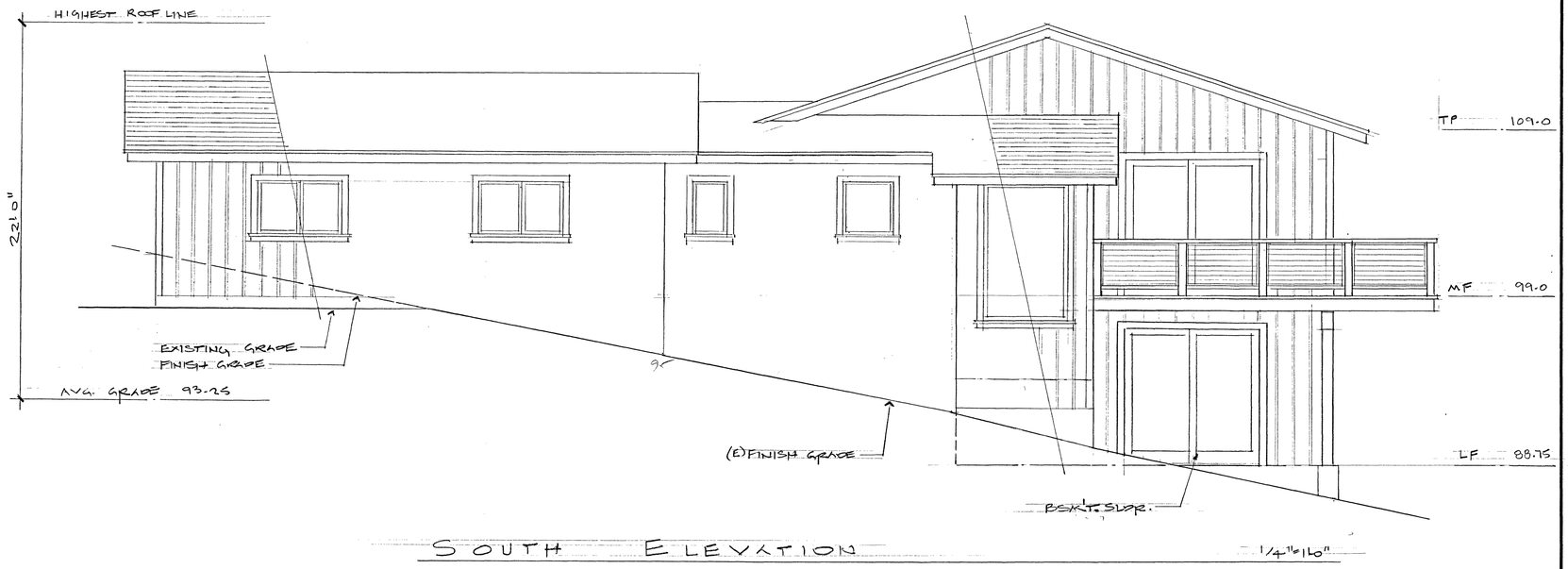
WEST ELEVATION 1/4"=1'-0"

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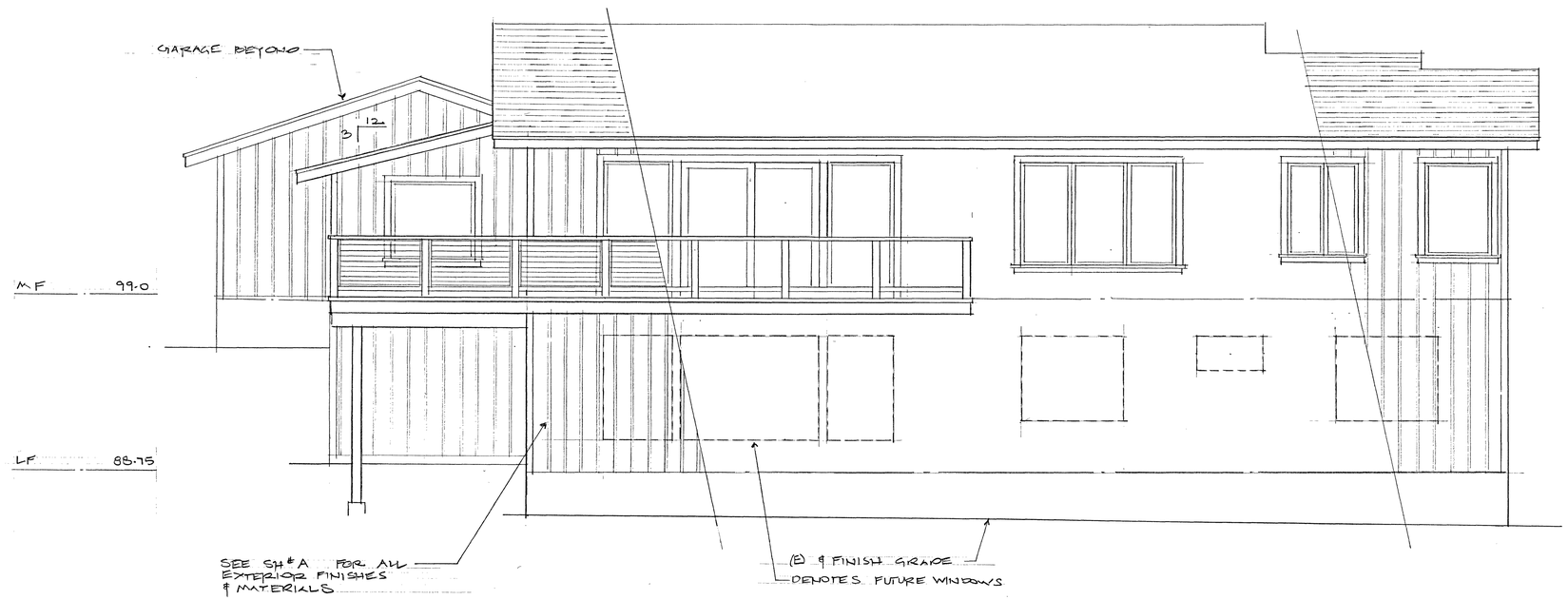


SOUTH ELEVATION 1/4"=1'0"

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

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EAST ELEVATION 1/4"=1'0"

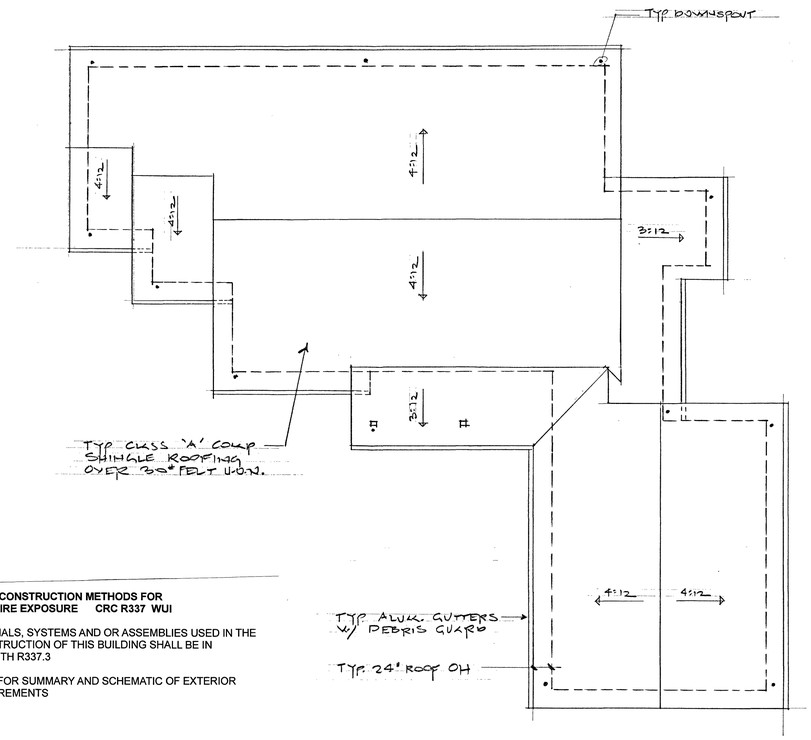
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SEE SHEET FOR SUMMARY AND SCHEMATIC OF EXTERIOR MATERIAL REQUIREMENTS

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

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PLAN LEGEND

DENOTES PROP. LINES

DENOTES SETBACKS

DENOTES (E) CONTOURS

DETOTES SLOPES EXCEED 25%

REVISIONS	BY
10-10-25	D
10-29-25	D
11-8-25	D
2-22-26	D

BUILDING DESIGN & CONSULTING

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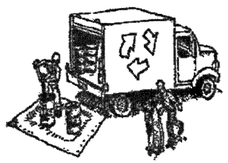
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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ 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.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

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.



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.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ 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.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



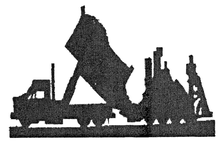
EARTHWORK & CONTAMINATED SOILS

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, fiber rolls, 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.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

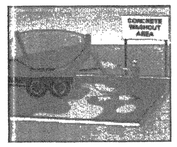


PAVING/ASPHALT WORK

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



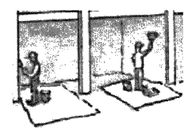
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ 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.



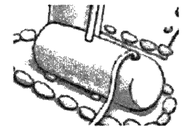
PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



DEWATERING

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

To Report a Spill: Call 911 or (831) 394-6811

If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

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

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

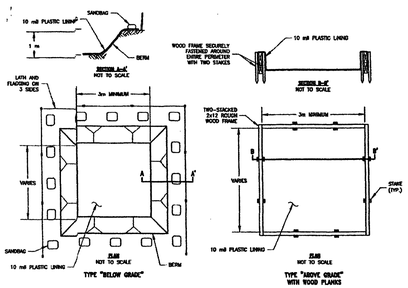
REVISIONS	BY

BUILDING DESIGN & CONSULTING
draftect
2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
(831) 646-5988 FAX 646-5988

EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

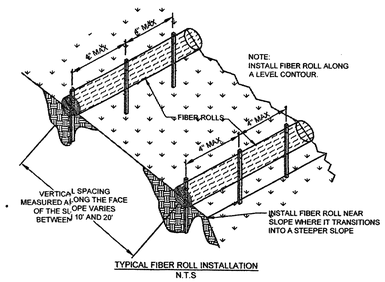
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Job 33.2025
Sheet C1
Of 2 Sheets

24 X 36 CLEARPRINT®

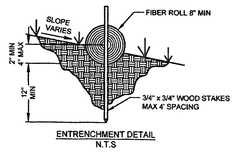


CONCRETE WASTE MANAGEMENT WM-8

5



TYPICAL FIBER ROLL INSTALLATION
N.T.S

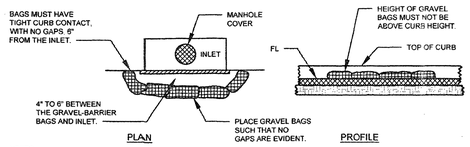


ENTRENCHMENT DETAIL
N.T.S

FIBER ROLLS

4

NTS

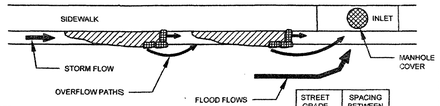


NOTES:
1 GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

DRAIN INLET BARRIER

2

NTS



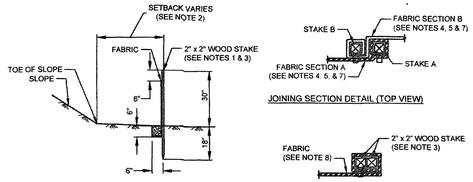
NOTES:
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

STREET GRADE (%)	SPACING BETWEEN BAGS (FT)
0.5	100
1.0	50
2.0	25
3.0	16
4.0	13
5.0	10

CURB AND GUTTER CONTAINMENT

3

NTS



NOTES:
1. STAKE DIMENSIONS ARE NOMINAL.
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
3. STAKES SHALL BE SPACED AT 6'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
4. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
6. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
7. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

SILT FENCE

1

NTS

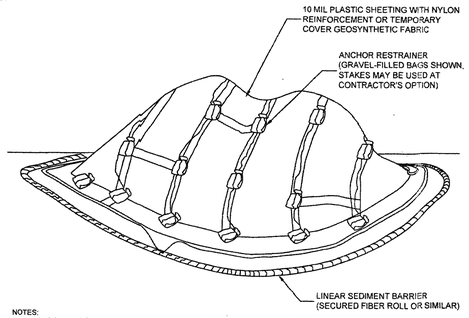
STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION. DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

SANITARY WASTE MANAGEMENT

6

NTS



NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

TEMPORARY COVER ON STOCKPILE

7

NTS

HCD – **ENVIORNMENTAL SERVICES NOTES**

1. All or part of the construction of this project is expected to occur during the winter season (October 15th through April 15th ? YES / NO
2. All grading shall conform to the Monterey County Grading Ordinance #2535, Erosion Control Ordinance#2806, and California Building Code.
3. It shall be the responsibility of the owner and the permittee to ensure that erosion does not occur from an activity during or after project construction. Additional measures, beyond those specified, may be required as deemed necessary to control accelerated erosion (MCC 16.12.100).
4. Temporary erosion control to be installed between October 15 and April 15.
5. Vegetation removal between October 15 and April 15 shall not precede subsequent grading or construction by more than 15 days. During this period, erosion and sediment control measures shall be in place at the end of each working day.
7. During construction the applicant shall schedule an inspection with HCD-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that polutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
8. Dust from grading operations must be controlled. The owner or contractor may be required to keep adequate equipment aon the grading site to prevent dust problems.
9. The Director of Building Inspection (Building Official) shall stop operations during periods of inclement weather if he or shee determines that erosion problems are not being controlled adequately.
10. Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with HCD-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.

Prior to Building Final:

11. Prior to final inspection, the owner/applicant shall schedule and inspection with HCD–Environmental Services to conduct a Final Grading Inspection, collect Final Geotechnical Letter of Conformance, ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed.

Erosion Control Legend

(A) **Tracking Control:** Prevent tracking dirt offsite. Use gravel and corrugated steel plates or equal to provide a stabalized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuming as needed

(B) **Solid Waste Management:** 3 c.y. container with lid

(C) **Sanitary/Septic Waste Management:** Portable Bathroom w/ containment underneath (WM-9) (6)

(D) **Concrete Washout** (WM-8). (5)

(E) **Stockpile Management** – Fiber rolls or gravel bags around with visqueen cover and gravel bags on top to secure visqueen (WM-3). (7)

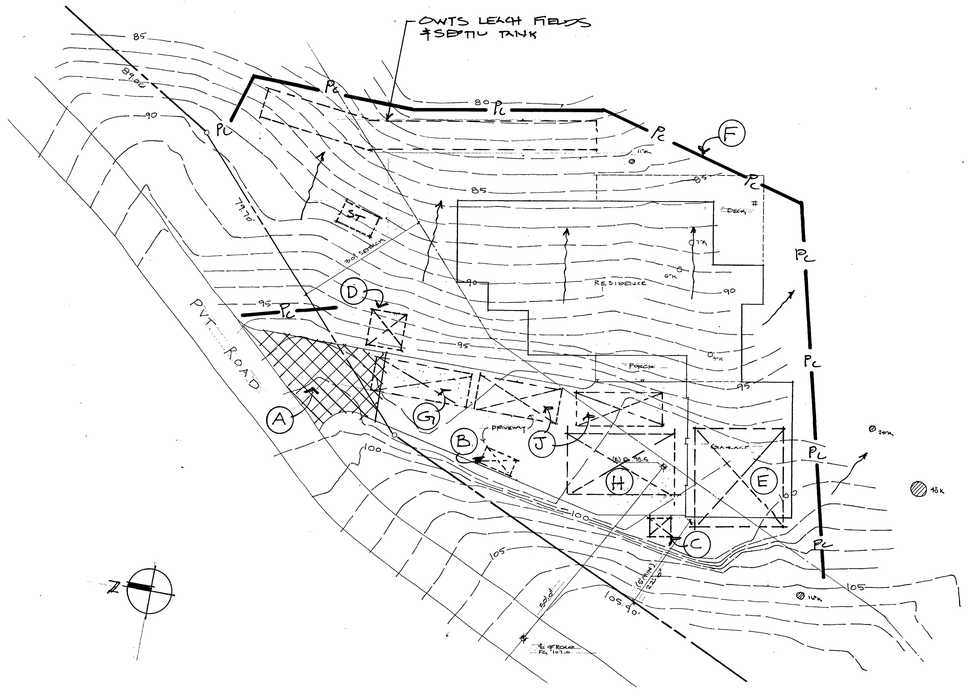
(F) **Perimeter Control:** Fiber Rolls or Silt Fencing. (4) (1)

(G) **Earth moving Equipment** w/ containment underneath

(H) **Material Delivery and Storage**, cover when not in use (WM-1)

(J) **Crew Parking**

Notes: 1) Earth moving equipment, trailers, and pickup trucks may be parked on shoulder of private easement road as long as 12' clear right-of-way is provided for through traffic to neighboring houses. No parking on public roads. **2)** See sheet C1 for BMP's



EROSION CONTROL PLAN

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2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
(831) 646-5988 FAX 646-5988

EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

Date	11.8.25
Scale	
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Job	33.2025
Sheet	2
Of	Sheets

Project: Evers Residence
148 San Benancio Road
Salinas, CA

Colors and Materials

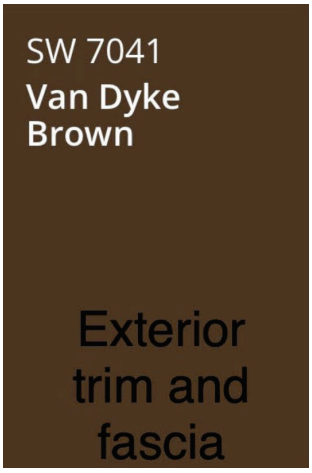
Roofing: GAF Class “A” Comp Shingles
Color: Barkwood



Body: Sherwin-Williams
#SW704 Snowbound



Trim: Sherwin-Williams
#SW 7041 Van Dyke Brown



Siding: Hardie Panel Board & Batt
Ignition Resistant Fiber
Cement Siding & Batts



Decking & Guardrail:

Decking - Trex Ignition Resistant
Redwood Color

Guard – Redwood Posts and
Top Rail, stainless steel cables



City Streets 10" Wide Sand Coal Black Modern LED Outdoor Wall Light



Technical Specifications

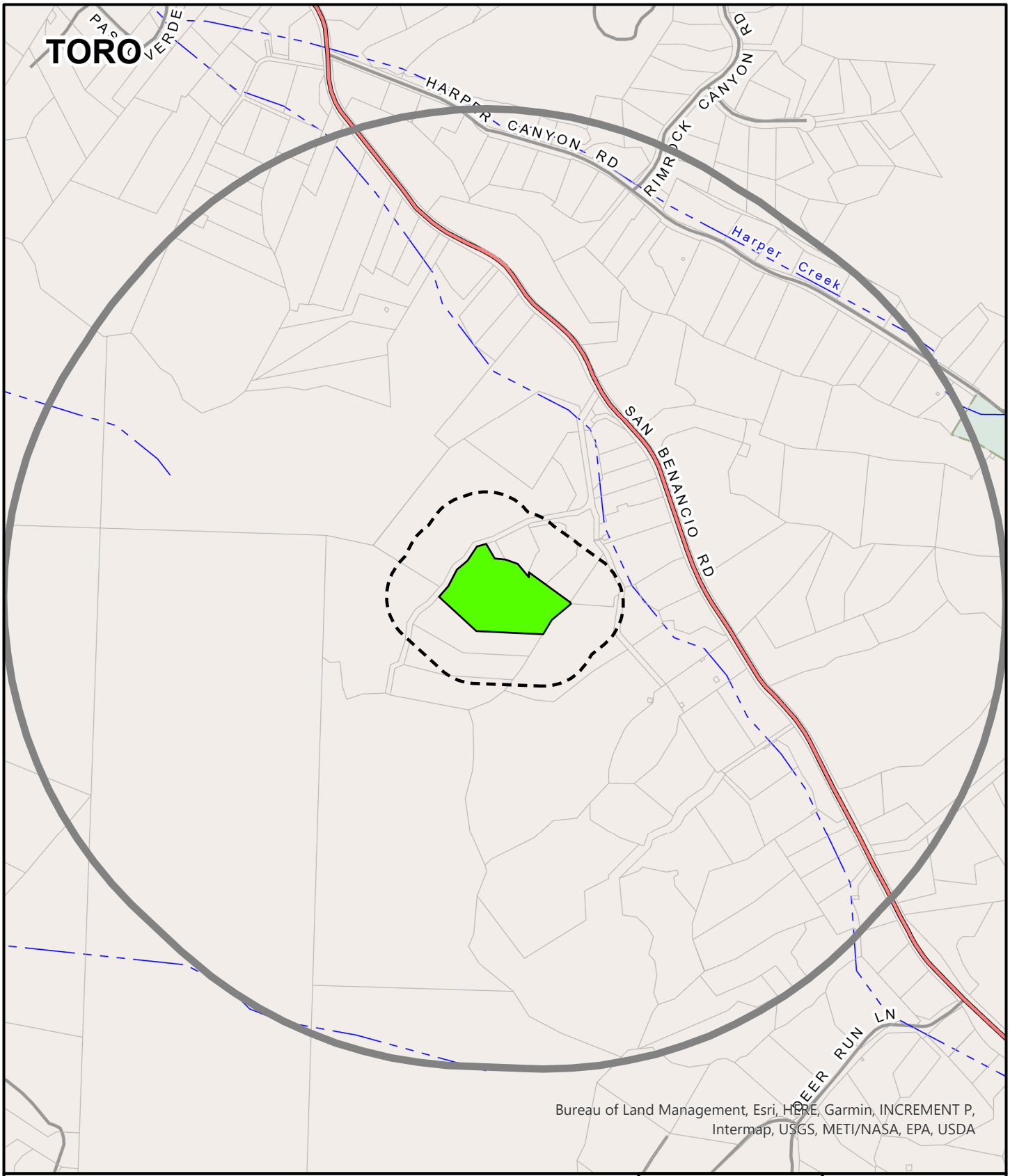
Height	7.50 inches
Width	10.00 inches
Weight	1.19 pounds
Max Wattage	8 watts
#of Bulbs	1

Dark Sky listed down light

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Exhibit B

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APPLICANT: COURTLAND EVERS

APN: 416261023000 **FILE #** PLN240262

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLING

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Exhibit C

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MINUTES
Toro Land Use Advisory Committee
March 9, 2026

1. Meeting called to order by Mike Weaver **at** 4:02 pm

2. Roll Call

Members Present:

Mike Weaver, Stephen Hooper, Tamara Schwartz, Mike Mueller, Judie Riley

Members Absent:

Lauren Keenan (on vacation)

3. Approval of Minutes:

A. **June 23, 2025** minutes

Motion: Mike Weaver (LUAC Member's Name)

Second: Stephen Hooper (LUAC Member's Name)

Ayes: **Weaver, Hooper, Schwartz, Mueller**

Noes: None

Absent: Lauren Keenan

Abstain: Judie Riley (newest member of the Toro LUAC, was not at the June 23, 2025 meeting)

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

None

5. **Scheduled Item**
PLN240262 – EVERS COURTLAND F TR

6. **Other Items:**

A) LUAC member nominated for Chairperson: Tamara Schwartz

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: Weaver, Hooper Schwartz, Mueller, Riley

Noes: **None**

Absent:

Abstain:

B) LUAC member nominated for Secretary: Mike Weaver

Motion: _____ (LUAC Member's Name)

Second: (LUAC Member's Name)

Ayes: Hooper, Mueller, Schwartz, Riley

Noes: **None**

Absent:

Abstain:

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

The corner Corral de Tierra Market and Deli is in the process of installing a new septic system and two new underground, double wall fuel tanks, to re-open as a working fuel station. The current understanding is the buildings will remain essentially the same, rather a vintage look for the corner.

7. Meeting Adjourned: 5:05 pm

Minutes taken by: Mike Weaver

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Toro

1. **Project Name:** EVERS COURTLAND F TR

File Number: PLN240262

Project Location: 148 SAN BENANCIO RD, SALINAS, CA 93908

Assessor's Parcel Number(s): 416-261-023-000

Project Planner: McKenna Bowling

Area Plan: Toro Area Plan

Project Description: Construction of two story 1,991 square foot residence with 1,371 unfinished basement, 720 attached garage, 123 square foot covered front porch, 396 square foot deck, 1,670 square feet of driveway, and (2) 5,000 gallon water tanks with 240 square foot shed roof.

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

(Please include the names of the those present)

Courtland Evers, Applicant

Was a County Staff/Representative present at meeting? Mary Israel, Monterey County liaison to the LUAC

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN REGARDING PLN240262, 148 SAN BENANCIO RD.

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Mary Israel suggested, and Applicant Evers explained that the planned LUAC site visit set for 3 PM was cancelled at Evers direction because the lot is up a narrow steep road with neighbors below and he did not want to inconvenience his neighbors. And, no place for a lot of cars to park or turn around.		
*It is a very old lot, never built on. According to Evers it was PART OF a subdivision created in the 1930's by Mr. Titus. *Stephen Hooper is a very long term resident in San Benancio, living in the Ambler Village. As one goes up San Benancio Canyon groundwater becomes scarce and water wells have been known to not last too long. This is a new well. * Mike Weaver says LUAC member Lauren Kennan is on vacation however she and her husband Bill used to have a house further up San Benacio. They sold and moved to Ambler Park Village because of the water issues.		Accesses is off San Benancio Rd near and across from Titus Park. It is a narrow road, approx. 12 ft wide, one lane, and steep, with existing houses scattered on the sides as one climbs. This lot may be one near the end. In the event of a wildfire emergency, it would be dangerous. Lots of households trying to escape at once. Mike Weaver passed around an enlarged Google Earth photo of this San Benancio area with #148 San Benancio highlighted.

Regarding utilities on site, there are none.		*Evers stated there is no electricity up there. He plans to be "off the grid" utilizing solar panels on the garage roof. *He drilled a water well however the arsenic content is "two over".

*

* The attachments found on ACCELA for PLN240262 include an Arborist Report on file that reports previous grading having been done. Mike Weaver states that he reads it as at some previous time, a bulldozer must have tried to create a building site on this very steep piece of property, as soil was pushed into a ravine. He states this may be a poor pad for a building as the foundation can crack. Extra work would be needed diagnose the size of the fill and to stabilize a building. Applicant Evers agrees.

*

* Weaver asks about the Monterey County General Plan Policy requiring a dedication of a Scenic Easement on slopes exceeding 25%. Assessors Parcel Number 416-261-023-000 has some very steep parts looking at the Google Earth view.
Applicant and County seem unsure, at this time, as to how much or where this would be.

* There is discussion regarding how many Oak trees might need to be taken out and the H&CD recommendation for this application is a "one for one replacement" and is inadequate. Indeed the current County standard language is two for one, as he reads it. Further, it has been his experience that the recommended five-gallon Oaks in containers do not do as well over time as the one-gallon oaks.

* The Project description for PLN240262 lists several square footages for different parts of a project. However Weaver says, adding them up, the square footage for the two stories plus garage, shed, porch and decks is 4,601 square feet of building. He questions the proposed size atop the pad, however big that is?

ADDITIONAL LUAC COMMENTS

Mike Weaver asked regarding the new well water quality, if the "two over" was 12 ppb of arsenic? Evers response was yes, but he thought he could put a treatment apparatus of some kind on it. He's planning two 5,000-gallon plastic water storage tanks, higher up for gravity feed.
Weaver explained that 10 ppb for arsenic is the maximum allowed (by CA law) and that to the best of his knowledge the County is still reviewing POU/POE issues with an environmental assessment. The County was sued, and litigation was settled with the County promising an assessment and then likely an E.I.R., BECAUSE, for one thing, no one knows how many empty lots of record are out there in Monterey County. How many, and where are they located? A concern is what will the impacts be if a POU/POE policy is allowed for non-potable water, and who is to monitor it and how?

RECOMMENDATION: Motion by Mike Mueller to approve per the plans but with an exterior color, a natural color, tan rather than white.

Motion by: Mike Mueller (LUAC Member's Name)

Second by: Judie Riley (LUAC Member's Name)

	Support Project as proposed
X	Support Project with changes
	Continue the Item

Reason for Continuance:

Continue to what date:

Ayes:	Mueller, Riley, Schwartz, Hooper
Noes:	
Absent:	
Abstain:	Mike Weaver

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Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN240046 - NOORANI JONATHAN

Public Hearing to consider action on the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements, including the removal of three Oak trees and development on slopes in excess of 25%.

Project Location: 26141 Rinconada Drive, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply.

RECOMMENDATIONS

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

1) Find the Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
2) Approve a Combined Development Permit consisting of:
   a. Administrative Permit and Design Approval to allow the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements including the removal of three Oak trees; and
   b. Use Permit for development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 14 conditions of approval.

PROJECT INFORMATION

Property Owner: Jonathan Noorani
APN: 416-051-026-000
Parcel Size: 249,690 square feet (5.74 acres)
Zoning: Split-zoned Rural Density Residential with Building Site-8 and Visual Sensitivity overlay districts, as well as Rural Density Residential with a maximum gross density of 5.1 acres/unit, or "RDR/5.1-VS| RDR/B-8-VS"
Plan Area: Toro Area Plan
Flagged and Staked: Yes
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831) 783-7065

SUMMARY/DISCUSSION:

The subject property is located east of Laureles Grade on 26141 Rinconada Drive (Accessor's Parcel Number 416-051-026-000) in the Toro Area of unincorporated Monterey County. The proposed project includes construction of a 2,734 square foot single-family dwelling with an attached 767 square foot three-car garage, and associated site improvements, including the removal of three Oak trees and development on slopes in excess of 25% on the parcel located at. The site plans (**Exhibit B**) included in this project illustrate a proposed approximately 400 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Section Code 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the proposed ADU remains in the plans. Associated site improvements include a new septic system, landscape improvements, and grading of approximately 170 cubic yards of cut and 270 cubic yards of fill. To construct the proposed development, the project proposes the removal of three Oak trees, and approximately 4,798 square feet of development on slopes in excess of 25%. Water service will be provided by California American Water (Cal-Am), a private water system. As proposed, the project will be served by an onsite wastewater treatment system (OWTS).

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Toro Area Plan (TAP), and Zoning Ordinance (Title 21).

Land Use & Development Standards

The subject property has a Split-zoned Rural Density Residential with Building Site-8 and Visual Sensitivity overlay districts, as well as Rural Density Residential with a maximum gross density of 5.1 acres/unit, or "RDR/5.1-VS| RDR/B-8-VS". Only a small portion of the parcel, towards the northwest corner off of Rinconada Drive is zoned as "RDR/5.1-VS", in which does contain any existing or proposed development. The application would occur entirely on the portion of the property zoned as "RDR/B-8-VS."

The RDR zoning allows a single-family dwelling and a non-habitable accessory structure as principally allowed uses pursuant to Title 21 sections 21.16.030.A and 21.16.030.E; however, pursuant to Title 21 section 21.46.030.A, the proposed development is subject to an Administrative Permit and Design Approval as the property includes a VS zoning overlay but is not visible from any common public viewing areas. The project is consistent with the applicable development standards. RDR zoned lots within the Toro Area Plan are subject to a 25% maximum building site coverage. The proposed site coverage is 6.6% (16,476 square feet). Title 21 section 21.42.030 outline setbacks for properties within a building site or "B" overlay. The required setbacks for main structures are 30 feet from the front property line, 20 feet from the rear, and 10% of the average lot width (25 feet). The proposed setbacks include a 325 foot front setback, a 25 foot setback on the closest side (south), 200 foot side setback to the north, and a 515 foot rear setback. The proposed main structure meets the required 30 foot height maximum with a proposed height of 25 feet from the average natural grade. Therefore, as proposed, the project is consistent with the development standards outlined in Title 21 sections 21.16.060 and 21.42.030.

The B-8 overlay was established within the Toro Area Plan due to known water supply constraints and intended to restrict development or land use intensification that would adversely affect the water supply. Pursuant to Title 21 section 21.42.030.H.1, the construction of the first single-family dwelling and accessory structures are exempt from these restrictions. As noted above, the property will be served by the Cal-Am, which indicated that there is an adequate water supply to serve the proposed development.

Visual Resources and Design Review
Toro Area Plan (TAP) Policy T-3.3 indicates that new development within areas designated as "visually sensitive", as illustrated on the Toro Area Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the TAP shall be encouraged. According to Figure 16, the subject property is not designated as being visually "sensitive" or "highly sensitive"; however, the subject property does have a VS overlay but is not visible from a common public viewing area. Title 21 section 21.46.030 outlines regulations for subject properties with a VS overlay, which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area. Staff conducted a site visit on May 9, 2025 and confirmed that the staking and flagging was not visible from Highway 68, Laureles Grade, or any other common public viewing area without aided vision due to distance, topography, and existing mature vegetation. The trees along Laureles Grade are taller than the proposed residence, therefore the development will not silhouette against the sky. The proposed residence sits approximately 510 feet away and downhill from Laureles Grade street level. Therefore, the proposed project does not have the potential to create an adverse visual impact when viewed from a common public viewing area and is subject to an Administrative Permit and Design Approval in accordance with Title 21 Section 21.46.030.D.2.

The proposed design is consistent with the surrounding neighboring character. Colors and materials consist of smooth beige cement plaster walls with brown eaves; dark bronze doorway; Class "A" concrete tile roofing in a Valencia brown color. The landscape plan and exterior lighting shall be approved by HCD-Planning prior to the issuance of building permit(s) through the County's standard conditions pursuant to Title 21 Section 21.16.060 and Section 21.63.020 respectively.

Biological Resources
Policy OS-5.16 of the 2010 Monterey County General Plan and Title 21, section 21.66.020 requires a biological study to be performed for any development that has the potential to impact or reduce the habitat of a fish or wildlife species. A Biological Survey (LIB250074) was prepared to assess the property for any potential impacts from proposed development on potentially Environmentally Sensitive Habitats on site or on neighboring properties. No sensitive plant species were identified within the biologists survey, but the nests and evidence of a Monterey dusky-footed woodrat were observed within their site visit on January 3, 2025. Due to the species being classified as a state species of special concern, as well as the subject property holding the potential of serving as the habitat for two listed species of amphibians, the biologist recommended a Spring Survey to be conducted, which led to the continuance of this project from the Zoning Administrator Hearing of July 10, 2025, to a date uncertain. The Spring Survey (LIB250074) was conducted March 23, 2026, in

which disclosed no additional special status or protected plant or wildlife species were observed (Exhibit D). The biologist did not see the any sightings of Monterey dusky-footed woodrat. The nests were observed at this survey but they were not within or close to the proposed areas of development. The biologist recommended a preconstruction survey 14 days prior to construction to ensure no new Monterey dusky-footed woodrat nests or nests of migratory birds and raptors will be impacted by the proposed development. The project has been conditioned to ensure this preconstruction survey occurs (Condition No. 11).

Tree Removal

The project includes application for the removal of 3 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is not required. Title 21 section 21.64.260.D.2 states removal of 3 or less protected trees can be approved by the Director of Planning in any one year given period. An Arborist report (County of Monterey Library No. LIB250073) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Three Coast live oaks trees would be proposed to be removed with implementation of this project. The Arborist report identified the three trees to range in a poor and fair health condition. Of the three oaks proposed for removal, two are directly within the building footprint. One, 18-inches diameter at breast height (DBH), exhibits bark bleeding and branch breakage but is rated of fair health. The other, 14-inches and 18-inches dual-stem DBH, has poor architecture and is rated fair-to-poor. The third tree that is not located within the proposed footprint is 18-inches DBH and likely to be impacted by grading, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. It is recommended for removal due to its poor condition and expected deterioration from grading impacts.

Additionally, the subject property has an existing conservation and scenic easement, which further limits the developable area. The development is on the flattest and clearest portion of the property. Should the development be further sited back towards the rear of the property, it would result in additional development on slopes greater than 25%. The remaining site that is heavily forested would further be protected through the implementation of Condition No. 5. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

In accordance to Title 21 section 21.64.260.D.4, the arborist recommends the replanting of three Oak trees with the minimum planting size to be 5-gallon containers per tree. Replanting only seventeen trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 10 requires the applicant to replant three 5-gallon coast live oak trees.

Development on Slopes

Monterey County Geographic Informational Systems (GIS) identifies the subject property containing slopes in excess of 25%. General Plan Policy OS-3.5, implemented by Title 21 section 21.64.230.E, states that development on slopes that exceed 25% is prohibited unless there is no feasible alternative that would allow development to occur on slopes less than 25%, or the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable

land use plan than other development alternatives. In this case, the location of the proposed development better achieves the goals, policies and objectives of County policies as alternative locations on the property for this proposed development would result in more tree removal with the potential to be visible from Laureles Grade. Additionally, the 5.11 acre property contains a scenic easement north of the proposed development as illustrated in the attached plans **(Exhibit B)** and a dedicated septic envelope. The subject property is located on a hillside with the flattest portion located towards the back half of the property. The proposed development is most suitable in this location considering the topography and existing vegetation. The project includes approximately 4,798 square feet of development on slopes in excess of 25% to construct the detached garage and driveway courtyard. The courtyard is proposed to be constructed in a manner to comply with the Monterey County Fire regulations to ensure clearance for a turnaround area. Should the proposed single family dwelling, detached garage and driveway courtyard be located towards the front half of the property (towards Rinconada drive), the development may require the removal of more Coast Live Oak trees and potentially be seen from Laureles Grade as the existing vegetation that currently screens the property would potentially be removed. Therefore, as proposed, the project meets the required findings to grant a Use Permit as identified in the 2010 General Plan and Title 21 section 21.64.230, and better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable land use plan than other development alternatives.

CEQA:
The applicants propose a single-family dwelling, detached garage and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project - those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Zoning Administrator's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA.

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project involves the construction of the first single-family dwelling with a detached garage and detached ADU. The project, as proposed, will not create impacts on an environmental or historical resource. The project will not create any cumulative or significant impact, and this site is not a hazardous waste site. The proposed development will not have an adverse visual impact on the scenic highway due to siting, distance, and design. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. No evidence of significant adverse environmental effects was identified during the staff's review of the development application.

LUAC REVIEW AND PUBLIC COMMENT:
The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on June 22, 2025. The LUAC recommended approval of the project by a vote of 5-0 in support of the project with recommendations of an earth tone color for the house, for the ADU to match the house in

roofline and color, and planting 10 1 gallon Oak trees. (**Exhibit C**).

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: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Conditions of Approval
- Site Plans, Floor Plans & Elevations
Exhibit C - Vicinity Map
Exhibit D - Arborist Report (LIB250073)
Exhibit E - Biological and Spring Survey (LIB250074)
Exhibit F - Toro LUAC Minutes

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Jonathan Noorani, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Toro Land Use Advisory Committee; Planning File PLN240046

Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN240046 - NOORANI JONATHAN

Public Hearing to consider action on the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements, including the removal of three Oak trees and development on slopes in excess of 25%.

Project Location: 26141 Rinconada Drive, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply.

RECOMMENDATIONS

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

1) Find the Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
2) Approve a Combined Development Permit consisting of:
   a. Administrative Permit and Design Approval to allow the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements including the removal of three Oak trees; and
   b. Use Permit for development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 14 conditions of approval.

PROJECT INFORMATION

Property Owner: Jonathan Noorani

APN: 416-051-026-000

Parcel Size: 249,690 square feet (5.74 acres)

Zoning: Split-zoned Rural Density Residential with Building Site-8 and Visual Sensitivity overlay districts, as well as Rural Density Residential with a maximum gross density of 5.1 acres/unit, or "RDR/5.1-VS| RDR/B-8-VS"

Plan Area: Toro Area Plan

Flagged and Staked: Yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, (831) 783-7065

SUMMARY/DISCUSSION:

The subject property is located east of Laureles Grade on 26141 Rinconada Drive (Accessor's Parcel Number 416-051-026-000) in the Toro Area of unincorporated Monterey County. The proposed project includes construction of a 2,734 square foot single-family dwelling with an attached 767 square foot three-car garage, and associated site improvements, including the removal of three Oak trees and development on slopes in excess of 25% on the parcel located at. The site plans (**Exhibit B**) included in this project illustrate a proposed approximately 400 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Section Code 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the proposed ADU remains in the plans. Associated site improvements include a new septic system, landscape improvements, and grading of approximately 170 cubic yards of cut and 270 cubic yards of fill. To construct the proposed development, the project proposes the removal of three Oak trees, and approximately 4,798 square feet of development on slopes in excess of 25%. Water service will be provided by California American Water (Cal-Am), a private water system. As proposed, the project will be served by an onsite wastewater treatment system (OWTS).

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Toro Area Plan (TAP), and Zoning Ordinance (Title 21).

Land Use & Development Standards

The subject property has a Split-zoned Rural Density Residential with Building Site-8 and Visual Sensitivity overlay districts, as well as Rural Density Residential with a maximum gross density of 5.1 acres/unit, or "RDR/5.1-VS| RDR/B-8-VS". Only a small portion of the parcel, towards the northwest corner off of Rinconada Drive is zoned as "RDR/5.1-VS", in which does contain any existing or proposed development. The application would occur entirely on the portion of the property zoned as "RDR/B-8-VS."

The RDR zoning allows a single-family dwelling and a non-habitable accessory structure as principally allowed uses pursuant to Title 21 sections 21.16.030.A and 21.16.030.E; however, pursuant to Title 21 section 21.46.030.A, the proposed development is subject to an Administrative Permit and Design Approval as the property includes a VS zoning overlay but is not visible from any common public viewing areas. The project is consistent with the applicable development standards. RDR zoned lots within the Toro Area Plan are subject to a 25% maximum building site coverage. The proposed site coverage is 6.6% (16,476 square feet). Title 21 section 21.42.030 outline setbacks for properties within a building site or "B" overlay. The required setbacks for main structures are 30 feet from the front property line, 20 feet from the rear, and 10% of the average lot width (25 feet). The proposed setbacks include a 325 foot front setback, a 25 foot setback on the closest side (south), 200 foot side setback to the north, and a 515 foot rear setback. The proposed main structure meets the required 30 foot height maximum with a proposed height of 25 feet from the average natural grade. Therefore, as proposed, the project is consistent with the development standards outlined in Title 21 sections 21.16.060 and 21.42.030.

The B-8 overlay was established within the Toro Area Plan due to known water supply constraints and intended to restrict development or land use intensification that would adversely affect the water supply. Pursuant to Title 21 section 21.42.030.H.1, the construction of the first single-family dwelling and accessory structures are exempt from these restrictions. As noted above, the property will be served by the Cal-Am, which indicated that there is an adequate water supply to serve the proposed development.

Visual Resources and Design Review

Toro Area Plan (TAP) Policy T-3.3 indicates that new development within areas designated as "visually sensitive", as illustrated on the Toro Area Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the TAP shall be encouraged. According to Figure 16, the subject property is not designated as being visually "sensitive" or "highly sensitive"; however, the subject property does have a VS overlay but is not visible from a common public viewing area. Title 21 section 21.46.030 outlines regulations for subject properties with a VS overlay, which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area. Staff conducted a site visit on May 9, 2025 and confirmed that the staking and flagging was not visible from Highway 68, Laureles Grade, or any other common public viewing area without aided vision due to distance, topography, and existing mature vegetation. The trees along Laureles Grade are taller than the proposed residence, therefore the development will not silhouette against the sky. The proposed residence sits approximately 510 feet away and downhill from Laureles Grade street level. Therefore, the proposed project does not have the potential to create an adverse visual impact when viewed from a common public viewing area and is subject to an Administrative Permit and Design Approval in accordance with Title 21 Section 21.46.030.D.2.

The proposed design is consistent with the surrounding neighboring character. Colors and materials consist of smooth beige cement plaster walls with brown eaves; dark bronze doorway; Class "A" concrete tile roofing in a Valencia brown color. The landscape plan and exterior lighting shall be approved by HCD-Planning prior to the issuance of building permit(s) through the County's standard conditions pursuant to Title 21 Section 21.16.060 and Section 21.63.020 respectively.

Biological Resources

Policy OS-5.16 of the 2010 Monterey County General Plan and Title 21, section 21.66.020 requires a biological study to be performed for any development that has the potential to impact or reduce the habitat of a fish or wildlife species. A Biological Survey (LIB250074) was prepared to assess the property for any potential impacts from proposed development on potentially Environmentally Sensitive Habitats on site or on neighboring properties. No sensitive plant species were identified within the biologists survey, but the nests and evidence of a Monterey dusky-footed woodrat were observed within their site visit on January 3, 2025. Due to the species being classified as a state species of special concern, as well as the subject property holding the potential of serving as the habitat for two listed species of amphibians, the biologist recommended a Spring Survey to be conducted, which led to the continuance of this project from the Zoning Administrator Hearing of July 10, 2025, to a date uncertain. The Spring Survey (LIB250074) was conducted March 23, 2026, in

which disclosed no additional special status or protected plant or wildlife species were observed (Exhibit D). The biologist did not see the any sightings of Monterey dusky-footed woodrat. The nests were observed at this survey but they were not within or close to the proposed areas of development. The biologist recommended a preconstruction survey 14 days prior to construction to ensure no new Monterey dusky-footed woodrat nests or nests of migratory birds and raptors will be impacted by the proposed development. The project has been conditioned to ensure this preconstruction survey occurs (Condition No. 11).

Tree Removal

The project includes application for the removal of 3 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is not required. Title 21 section 21.64.260.D.2 states removal of 3 or less protected trees can be approved by the Director of Planning in any one year given period. An Arborist report (County of Monterey Library No. LIB250073) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Three Coast live oaks trees would be proposed to be removed with implementation of this project. The Arborist report identified the three trees to range in a poor and fair health condition. Of the three oaks proposed for removal, two are directly within the building footprint. One, 18-inches diameter at breast height (DBH), exhibits bark bleeding and branch breakage but is rated of fair health. The other, 14-inches and 18-inches dual-stem DBH, has poor architecture and is rated fair-to-poor. The third tree that is not located within the proposed footprint is 18-inches DBH and likely to be impacted by grading, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. It is recommended for removal due to its poor condition and expected deterioration from grading impacts.

Additionally, the subject property has an existing conservation and scenic easement, which further limits the developable area. The development is on the flattest and clearest portion of the property. Should the development be further sited back towards the rear of the property, it would result in additional development on slopes greater than 25%. The remaining site that is heavily forested would further be protected through the implementation of Condition No. 5. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

In accordance to Title 21 section 21.64.260.D.4, the arborist recommends the replanting of three Oak trees with the minimum planting size to be 5-gallon containers per tree. Replanting only seventeen trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 10 requires the applicant to replant three 5-gallon coast live oak trees.

Development on Slopes

Monterey County Geographic Informational Systems (GIS) identifies the subject property containing slopes in excess of 25%. General Plan Policy OS-3.5, implemented by Title 21 section 21.64.230.E, states that development on slopes that exceed 25% is prohibited unless there is no feasible alternative that would allow development to occur on slopes less than 25%, or the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable

land use plan than other development alternatives. In this case, the location of the proposed development better achieves the goals, policies and objectives of County policies as alternative locations on the property for this proposed development would result in more tree removal with the potential to be visible from Laureles Grade. Additionally, the 5.11 acre property contains a scenic easement north of the proposed development as illustrated in the attached plans **(Exhibit B)** and a dedicated septic envelope. The subject property is located on a hillside with the flattest portion located towards the back half of the property. The proposed development is most suitable in this location considering the topography and existing vegetation. The project includes approximately 4,798 square feet of development on slopes in excess of 25% to construct the detached garage and driveway courtyard. The courtyard is proposed to be constructed in a manner to comply with the Monterey County Fire regulations to ensure clearance for a turnaround area. Should the proposed single family dwelling, detached garage and driveway courtyard be located towards the front half of the property (towards Rinconada drive), the development may require the removal of more Coast Live Oak trees and potentially be seen from Laureles Grade as the existing vegetation that currently screens the property would potentially be removed. Therefore, as proposed, the project meets the required findings to grant a Use Permit as identified in the 2010 General Plan and Title 21 section 21.64.230, and better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable land use plan than other development alternatives.

CEQA:
The applicants propose a single-family dwelling, detached garage and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project - those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Zoning Administrator's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA.

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project involves the construction of the first single-family dwelling with a detached garage and detached ADU. The project, as proposed, will not create impacts on an environmental or historical resource. The project will not create any cumulative or significant impact, and this site is not a hazardous waste site. The proposed development will not have an adverse visual impact on the scenic highway due to siting, distance, and design. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. No evidence of significant adverse environmental effects was identified during the staff's review of the development application.

LUAC REVIEW AND PUBLIC COMMENT:
The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on June 22, 2025. The LUAC recommended approval of the project by a vote of 5-0 in support of the project with recommendations of an earth tone color for the house, for the ADU to match the house in

roofline and color, and planting 10 1 gallon Oak trees. (**Exhibit C**).

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: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Conditions of Approval
- Site Plans, Floor Plans & Elevations
Exhibit C - Vicinity Map
Exhibit D - Arborist Report (LIB250073)
Exhibit E - Biological and Spring Survey (LIB250074)
Exhibit F - Toro LUAC Minutes

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Jonathan Noorani, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Toro Land Use Advisory Committee; Planning File PLN240046

Exhibit A

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EXHIBIT A

Project Information for PLN230129

Application Name:	Noorani Jonathan		
Location:	26141 Rinconada Dr., Carmel Valley		
Applicable Plan:	Toro	**Primary APN:**	416-051-026-000
Advisory Committee:	Toro Advisory Committee	**Coastal Zone:**	No
Permit Type:	Combined Development Permit	**Final Action Deadline (884):**	05/02/2025
Environmental Status:	Categorical Exemption		
Zoning:	RDR/B-8-VS	**Land Use Designation:**	

Project Site Data:

Lot Size:	249690	**Coverage Allowed:**	62423
		Coverage Proposed:	16476
Existing Structures (sf):	0	**Height Allowed:**	30
Proposed Structures (sf):	3901	**Height Proposed:**	25
Total Sq. Ft.:	3901		
		FAR Allowed:	N/A
Special Setbacks on Parcel:	100' front yard setback along Laureles Grade (40.2.4(T))	**FAR Proposed:**	N/A

Resource Zones and Reports:

Seismic Hazard Zone:		**Soils Report #:**	
Erosion Hazard Zone:		**Biological Report #:**	LIB250074
Fire Hazard Zone:	Very High	**Forest Management Rpt. #:**	LIB250073
Flood Hazard Zone:	X (unshaded)	**Geologic Report #:**	LIB250075
Archaeological Sensitivity:	moderate	**Archaeological Report #:**	
Visual Sensitivity:	None	**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:	Cal-Am	**Grading (cubic yds.):**	Cut 167 CY / Fill 268 CY
Water Purveyor:	MPWMD	**Sewage Disposal (method):**	OWTS
Fire District:	Monterey County Regional FD	**Sewer District Name:**	N/A
Tree Removal:	3 Coast live oak		

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
NOORANI JONATHAN (PLN240046)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning Administrator:

1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2) Approving a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow the construction of a 2,734 square-foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements, including the removal of three Oak trees; and
    b. Use Permit for development on slopes in excess of 25%.

[PLN240046, NOORANI JONATHAN, 26141 RINCONADA DR., CARMEL VALLEY, CA 93924, TORO AREA PLAN (APN: 416-051-026-000)]

The NOORANI JONATHAN application (PLN240046) came for a public hearing before the County of Monterey Zoning Administrator on April 30th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
- 2010 Monterey County General Plan;
- Toro 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) Project Scope. The project consists of construction of a 2,734 square foot single-family dwelling, 767 square foot detached three-car garage, and a 400 square foot detached accessory dwelling unit with development on slopes over 25%. Three Coast live oak trees in the footprint of the residence will be removed. A new septic system with a leach field is proposed to support the development and the property will receive potable water from California American Water Company.

c) Allowed Use. The property is located at 26141 Rinconada Drive, Carmel Valley, (Assessor's Parcel Number 416-051-026-000), Toro Area Plan. The parcel is split-zoned as Rural Density Residential with a maximum gross density of 5.1 acres/unit and Visual Sensitivity zoning overlay district, as well as Rural Density Residential with Building Site-8 and Visual Sensitivity zoning overlay districts, or "RDR/5.1-VS| RDR/B-8-VS", which allows the first single-family dwelling per lot, non-habitable accessory structures, and an accessory dwelling units as principally allowed uses according to Title 21 sections 21.16.030.A, 21.16.030.E, and 21.16.030.S. The proposed project includes construction of a 2,734 square foot single-family dwelling with an attached 767 square-foot three-car garage, development on slopes in excess of 25%, and associated site improvements. Associated site improvements include a new septic system, landscape improvements, and grading of approximately 170 cubic yards of cut and 270 cubic yards of fill. Additionally, the project includes the removal of three Oak trees. Pursuant to Title 21 Chapter 21.46, all development located within the Visual Sensitivity Zoning District is subject to either a Use Permit or Administrative Permit, depending on visibility, and a Design Approval. As demonstrated in subsequent Finding 1 Evidence "f" and Finding 3, an Administrative Permit and Design Approval are required in this case due to the project not being visible from Laureles Grade, or any other common public viewing area. Therefore, the project is an allowed land use for this site.

   The site plans included in this project illustrate an approximately 400 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of an ADU is not a part of this discretionary application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans.

d) Lot Legality. The property is shown in its present size and configuration as adjusted Parcel D (PLN030398) in a Record of Survey entitled, "Showing the Lot Line Adjustment Between Parcel C and Parcel D as shown on the map filed […] on file in the Recorder's Office of Monterey County, California" (Volume 23, Surveys, Page 14), recorded March 23rd, 2024.Therefore, the County recognizes it as a legal lot of record.

e) Development Standards. The property is subject to the site development standards for the RDR zoning district, which are identified in Title 21 section 21.16.060. Pursuant to Title 21 section 21.16.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Title 21 section 21.42.030 outlines more restrictive setbacks due to the Building Site or "B" overlay. Required setbacks for main structures and structurally attached accessory structures are 30 feet (front), 10 percent of average lot width in feet(side), and 20 feet (rear). As proposed, the single-family dwelling complies with these requirements. the residence and garage have an approximately 325-foot front setback, an approximately 515-foot rear setback, a 25-foot side setback to the south, and an approximately 200-foot side setback on the farthest northern side, and a 515-foot rear setback. The maximum allowable height for main structures is 30 feet, while the project proposes a height of 25 feet from average natural grade. The property is 249,690 square feet (5.74 acres), and the maximum allowable building site coverage is 25% (62,423 square feet). The proposed coverage is 6.6% (16,476 square feet), which is well under the allowable maximum. Therefore, the proposed project meets the required site development standards for the LDR and Building Site 8 zoning district.

The B-8 overlay was established within the Toro Area Plan due to known water supply constraints and intended to restrict development or land use intensification that would adversely affect the water supply. Pursuant Title 21 section 21.42.030.H.1, the construction of the first single-family dwelling and accessory structures are exempt from these restrictions. As noted above, the property will be served by the Cal-Am, which indicated that there is an adequate water supply to serve the proposed development. Therefore, the proposed project meets the required site development standards for the RDR and Building Site 8 zoning district.

f) Visual Resources. The proposed project includes development within a Visually Sensitive zoning district. As demonstrated in Finding No. 3 and supporting evidence, the findings required for development within a Visual Sensitivity zoning district but will not be visible from any common public viewing areas are made in this case.

g) Design. Consistent with Title 21 Chapter 21.44, a Design Approval Application was submitted. Colors and materials consist of smooth beige cement plaster walls with brown eaves; dark bronze doorway; Class "A" concrete tile roofing in a Valencia brown color. The proposed design is consistent with TAP Policy T-3.1 and the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 21 Section 21.16.060 and will be controlled by use of the County's standard condition (Condition No. 7 and Condition No. 8). Exterior lighting shall be consistent with the Design Guidelines for Exterior

Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

h) Development on Slope Exceeding 25%. The proposed project includes approximately 4,798 square feet of development on slopes in excess of 25%. As demonstrated in Finding No. 4 and supporting evidence, the necessary finding to approve a Use Permit for development on slopes of 25% are made in this case.

i) Tree Removal. The project proposes the removal of three protected Coast live oak trees. As demonstrated in Finding No. 5 and supporting evidence, the findings required for tree removal are made in this case.

j) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity and is not within 250 feet of a known archaeological resource. Additionally, the project qualifies for a Categorically exemption from CEQA (see Finding No. 8 and supporting evidence). Therefore, no archaeological assessment was prepared for the project pursuant to Title 21 Section 21.66.050.C. 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.

k) Land Use Advisory Committee (LUAC) Review. The project was referred to the Toro Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on June 23, 2025. The LUAC voted 3-0 to support the project with the recommendation to replant additional trees to replace the three proposed for removal.

l) The project planner conducted a site inspection on May 9, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240046.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to trees, biology, and soil/slope stability. The following reports have been prepared:

- "Arborist Report" (LIB250073) prepared by Frank Ono, Pacific Grove, California, January 7, 2025.
- "Biological and Spring Survey" (LIB250074) prepared by Ed Mercurio, Salinas, California, March 31, 2026.
- "Geotechnical Investigation" (LIB250075) prepared by Greg Bloom, Salinas, California, November 18, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on May 9, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240046.

3. FINDING: **VISUAL RESOURCES** – The proposed project will not have significant impacts on visual resources.

EVIDENCE: a) Pursuant to Title 21 Chapter 21.46, the project site and surrounding area are designated as a Visual Sensitivity Zoning District ("VS zoning overlay), which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area.

b) Toro Area Plan (TAP) Policy T-3.3 indicates that new development within areas designated as "visually sensitive", as illustrated on the Toro Area Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the Plan area shall be encouraged. According to Figure 16, the subject property is not designated as being visually "sensitive" or "highly sensitive"; however, the subject property does have a VS overlay but is not visible from a common public viewing area. Title 21 section 21.46 outlines regulations for subject properties with a VS overlay, which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area.

c) The siting of proposed development is shielded by topography and existing vegetation. The residence is approximately 940 feet east and downhill from Laureles Grade in a densely vegetated area. The trees along Laureles Grade are taller than the proposed residence and it will not be silhouetted against the sky.

d) Staff conducted a site inspection on May 9, 2025, and confirmed that the staking and flagging was not visible from Highway 68, Laureles Grade, or any other common public viewing area without aided vision due to distance, topography, and existing mature vegetation. The trees along Laureles Grade are taller than the proposed residence, therefore the development will not silhouette against the sky. The proposed residence sits approximately 510 feet away and downhill from Laureles Grade street level.

e) Therefore, in accordance with Title 21 Section 21.46.030.D.2, an Administrative Permit is required for all other development in a "VS" District that does not meet the criteria for the requirement of a Use Permit.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240046.

4. FINDING: **DEVELOPMENT ON SLOPES EXCEEDING 25% –** Policy OS-3.5 prohibits development on slopes in excess of 25% unless one or both of the following findings can be made, based on substantial evidence:

1) There is no feasible alternative which would allow development to occur on slopes of less than 25%; or
2) the project better achieves the resource protection objectives and policies contained in the County of Monterey General Plan, accompanying Area Plans, and all applicable master plans.

EVIDENCE: a) Monterey County GIS identifies the subject property containing slopes in excess of 25%. The proposed project includes approximately 4,798 square feet of development on slopes in excess of 25% that is within the footprint of the main dwelling, garage, and parking areas.

b) Based on the findings that must be made within General Plan Policy OS-3.5, implemented by Title 21 section 21.64.230.E, the proposed development is most suitable in this location considering the topography and existing vegetation. The project includes approximately 4,798 square feet of development on slopes in excess of 25% to construct the detached garage and driveway courtyard. The courtyard is proposed to be constructed in a manner to comply with the Monterey County Fire regulations to ensure clearance for a turnaround area. Should the proposed single-family dwelling, detached garage and driveway courtyard be located towards the front half of the property (towards Rinconada drive), the development may require the removal of more Coast Live Oak trees and potentially be seen from Laureles Grade as the existing vegetation that currently screens the property would potentially be removed.

c) The location of the proposed development better achieves the goals, policies and objectives of County policies as alternative locations on the property for this proposed development would result in more tree removal with the potential to be visible from Laureles Grade. There is no feasible alternative location for the siting of the single-family dwelling and garage without removing additional trees or additional development on slopes. Additionally, the 5.11-acre property contains a scenic easement north of the proposed development and a dedicated septic envelope. The property is located on a hill with slopes descending to the east. The development is located within the flattest portion of the property in an open area less densely populated by trees. As proposed, the project site will have the least impact to slopes and protected trees and will allow installation of the septic system outside of slopes in excess of 25%. Therefore, as proposed, the project meets the required

d) findings to grant a Use Permit as identified in the 2010 General Plan and Title 21 section 21.64.230, and better achieves the goals, policies, and

objectives of the County of Monterey General Plan and applicable land use plan than other development alternatives.
The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240046.

5. FINDING: **TREE REMOVAL –** The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

EVIDENCE:

a) The applicant submitted an Arborist Report (LIB250073, Finding No. 2, Evidence "b") which provided tree assessments detailing the overall general health, vigor, and condition of protected trees and habitat. Protected trees were assessed within the proposed area of development and the property as a whole. The arborist approximates there are 70 trees/acre which amounts to an estimate of 350 trees on the approximately 5-acre parcel. No landmark trees will be removed. As proposed, three trees will be removed with the implementation of this project, all Oak trees.

b) The project includes the removal of three protected trees. Of the three oaks proposed for removal, two are within the building footprint. One, 18-inches diameter at breast height (DBH), exhibits bark bleeding and branch breakage and is rated fair. The other, 14-inches and 18-inches dual-stem DBH, has poor architecture and is rated fair-to-poor. The third tree, 18-inches DBH, is outside the building footprint and likely to be impacted by grading. It is recommended for removal due to its poor condition and expected deterioration from grading impacts.

c) In this case, the removal is the minimum under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. As demonstrated in Evidence "b" above, two trees are within the footprint of the main residence, and one is in poor condition and would likely deteriorate further by expected impacts from grading, thereby requiring their removal. The subject parcel is downward sloped to the east and the flattest portion with an area of open tree canopy is proposed for development. The parcel is populated with approximately 350 oak trees. The current siting of the home is the most feasible location for development that minimizes impacts to existing trees and slopes in excess of 25%. Moving the home in any direction would result in additional tree removal, and/or would not meet the side setback to the southern property line.

d) The subject property has an existing conservation and scenic easement, which further limits the developable area. The development is on the flattest and clearest portion of the property. Should the development be further sited back towards the rear of the property, it would result in additional development on slopes greater than 25%. The remaining site that is heavily forested would further be protected through the implementation of Condition No. 5. In addition to being impacted by grading activities, the removal of these trees within close proximity to

the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Given the circumstances of this case, the project has been appropriately sited and designed to minimize tree removal, and the removals will not involve adverse environmental impacts.

e) Existing trees within the vicinity of the project site that are to remain will be protected throughout construction activities. Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots (Condition No. 5). Protective fencing will be installed around the driplines of the protected trees to ensure no development occurs within the critical root zone through implementation of Condition No. 5 as incorporated. Condition No. 6 has been incorporated stating that tree removal shall not occur until a construction permit has been issued. Additionally, the County's tree replacement condition has been applied to the project as Condition No. 10, indicating a replacement ratio of one-to-one as recommended by the arborist report.

f) Short-term effects are confined to the construction area and immediate surroundings where two trees will be removed. No significant long-term effects on the forest ecosystem are anticipated, and the project is unlikely to significantly reduce the availability of wildlife habitat over the long term. The project as proposed will not significantly reduce the availability of wildlife over the long term. Condition No. 11 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 22 and August 1.

g) The project planner conducted a site inspection on May 9, 2025, to verify that the project on the subject parcel conforms to the tree removal regulations detailed above.

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240046.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) This project proposes a septic system and leach field to service the proposed single-family dwelling. The EHB has reviewed preliminary onsite wastewater treatment system (OWTS) plans and found them appropriate. Applicant included a service verification letter from

California American Water dated January 11, 2023, indicating their ability to provide potable water service to the property, in the application.

c) The project is located on Laureles Grade, which is a frequently traveled road with curves. To minimize the overall construction impact to the neighborhood, a Construction Management Plan is required (Condition No. 14).

d) Staff conducted a site inspection on May 9, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240046.

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

EVIDENCE:

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

b) Staff conducted a site inspection on May 9, 2025, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240046.

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

EVIDENCE:

a) As detailed in Finding 1, evidence "b", the applicants propose a single-family dwelling and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Zoning Administrator's discretionary authority is limited to consideration of the proposed residence and garage, however the proposed residence, garage, and ADU are subject to CEQA. The project involves the construction of the first single-family dwelling with an attached garage, development on slopes greater than 25%, and associated site improvements on a residentially zoned property.

b) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts new construction, inclusive of single-family dwellings and accessory structures.

c) The proposed project includes construction of a 2,734 square foot single-family dwelling with an attached 767 square foot three-car garage, development on slopes greater than 25%, and associated site improvements on undeveloped residentially zoned property, fitting with the intent of this exemption.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. Only three 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 a hazardous waste site. There will be no impact to archaeological or historical resources with implementation of the project. Construction of the proposed residential development will neither create nor significantly contribute to geologic instability or geologic hazards, and the project will not lead to an unacceptable level of risk to life and property. See Finding Nos. 2 and 3 and supporting evidence. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact. 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.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240046.

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

EVIDENCE: Pursuant to Title 21 Section 21.80.040.A, the project is subject to appeal to the Planning Commission because it requires the Zoning Administrator to make a discretionary decision.

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
2. Approve the Combined Development Permit consisting of: a) Administrative Permit and Design Approval to allow the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage, with associated site improvements including removal of three oak trees, and b) Use Permit for development on slopes in excess of 25%.

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 30th day of April 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240046

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240046) consisting of: 1) Administrative Permit and Design Approval to allow construction of 2,734 square foot single family dwelling, 767 square foot detached garage, and associated site improvements, including the removal of three Oak trees; and 2) Use Permit for development on slopes exceeding 25%. The property is located at 26141 Rinconada Drive, Carmel Valley (Assessor's Parcel Number 416-051-026-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by County of Monterey Zoning Administrator for Assessor's Parcel Number 416-051-026-000 on April 30, 2026. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

6. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

7. PD012(D) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of the final landscaping plan shall be submitted to HCD - Planning. 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 Monterey County HCD- Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD– Planning)

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

Prior to issuance of Building Permits, the Owner/Applicant/Agent/Contractor shall submit to HCD– Planning approved landscape plans, 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.

8. PD014(B) - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT)

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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 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 HCD Chief of Planning prior to the issuance of building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plan 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 ongoing basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"An Arborist Report (LIB250073) prepared by Frank Ono on January 7, 2025, and a Biological Survey (LIB250074) prepared by Ed Mercurio on January 22, 2025, are on file in County of Monterey HCD - Planning. All development shall be in accordance with these reports."
(HCD - Planning)

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

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

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Due upon final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1
Replacement tree(s) shall be located within the same general location as the tree being removed.
(HCD - Planning)

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

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

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

11. 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.

12. 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.

13. 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.

14. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

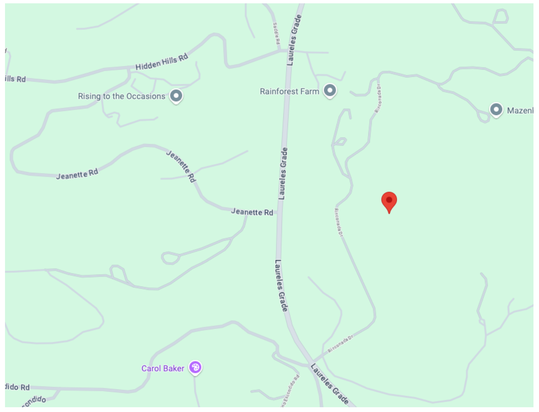
Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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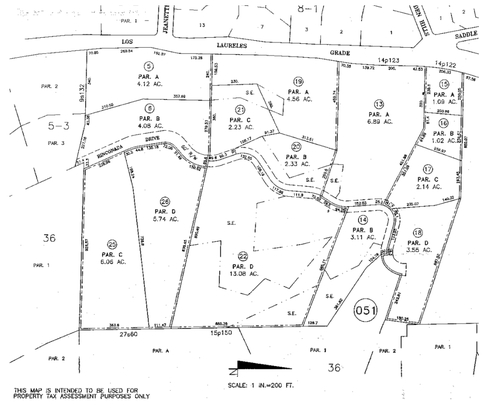
New Residence / Garage & ADU for Noorani Bozorg Property

26141 Rinconada Drive
Carmel Valley, California 93924

VICINITY MAP



ASSESSORS MAP



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PROJECT DATA

PROJECT ADDRESS	26141 RINCONADA DRIVE CARMEL VALLEY, CALIFORNIA 93924
PARCEL NUMBER:	**416-051-026**
MONTERY COUNTY ZONING:	**RDR / 5.1-VS**
SITE AREA:	5.74 ACRES (249,690 S.F.)
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3
STORIES:	ONE STORY
SEWER SYSTEM:	NEW SEPTIC SYSTEM
SQUARE FOOTAGE:	
(N) RESIDENCE:	2,734 S.F.
(N) DETACHED 3-CAR GARAGE:	767 S.F.
(N) ACCESSORY DWELLING UNIT (ADU):	400 S.F.
TOTAL:	3,901 S.F.
SITE COVERAGE:	
(N) RESIDENCE:	2,734 S.F.
(N) DETACHED 3-CAR GARAGE:	767 S.F.
(N) ACCESSORY DWELLING UNIT (ADU):	400 S.F.
(N) DECK:	743 S.F.
(N) WALKWAYS & DRIVEWAY:	11,832 S.F.
TOTAL SITE COVERAGE:	16,476 S.F. (6.60% SITE COVERAGE)
TREES TO BE REMOVED:	(3) OAK TREES TO BE REMOVED
FIRE SPRINKLER REQUIREMENT:	**REQUIRED**
MAXIMUM HEIGHT ALLOWED:	**30 FEET MAX.**
GRADING:	**CUT = 167.00 CUBIC YARDS** **FILL = 268.00 CUBIC YARDS**

GENERAL NOTES

TYPICAL CONSTRUCTION REQUIREMENTS OF THE **2022 CRC** SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE VISIT FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONSTRUCTION DOCUMENTS, HE IS TO NOTIFY THE DESIGNER IN WRITING.

CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURERS SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.

DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USEAGE. ALL OTHER ITEMS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.

GLAZING: ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY.

MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.

GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION. **ALL KITCHEN RECEPTACLES TO BE GFCI.**

SMOKE DETECTORS: AN APPROVED SMOKE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH SLEEPING AND EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF $1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREAS. (REFER TO 2022 RESIDENTIAL CODE FOR SMOKE DETECTORS).

NAILING TO BE IN COMPLIANCE WITH **2022 CALIFORNIA RESIDENTIAL CODE** TABLE.

ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6 (Q), ORD. 3522).

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.

ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.

ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

THE HOT WATER PLUMBING SYSTEM SHALL BE RECIRCULATING HOT WATER SYSTEM.

CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE HALLWAY. DETECTORS SHALL SOUND AND ALARM IN AREAS LOCATED NEAR SLEEPING AREAS. (REFER TO 2022 CALIFORNIA RESIDENTIAL CODE FOR CARBON MONOXIDE DETECTORS, SECTION R315).

FIRE DEPARTMENT NOTES

FIRE007 - DRIVEWAYS
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT. A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TRUNS, AND ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPRE AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

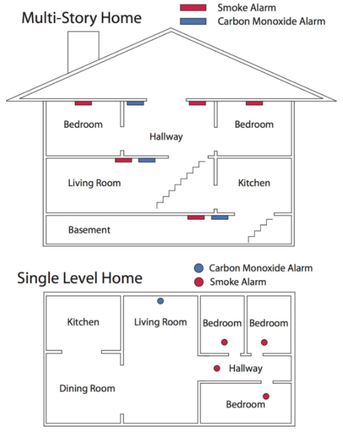
FIRE011 - ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE MINIMUM OF 4 INCH HEIGHT, 1/2 INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD)
MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (HAZARDOUS CONDITIONS)
THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE029 - ROOF CONSTRUCTION
ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.

SMOKE & CARBON MONOXIDE LOCATIONS



SCOPE OF WORK

1. NEW SINGLE FAMILY DWELLING CONSISTING OF MAIN LEVEL (2,734 S.F.), NEW DETACHED 3-CAR GARAGE (767 S.F.), NEW DETACHED ADU (400 S.F.), EXTERIOR WOOD DECK (743 S.F.)
2. **MATERIALS:**
   1. LIGHTWEIGHT CONCRETE TILE ROOFING (COLOR: VALENCIA)
   2. CEMENT PLASTER SIDING (FIRE RESISTIVE) (COLOR: AGED WHITE)
   3. MILGARD EXTERIOR WINDOWS AND DOORS (COLOR: BLACK)

ARCHAEOLOGICAL RESOURCES NOTE:

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST (i.e. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:

2022 CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 TITLE 24 ENERGY COMPLIANCE

DESIGN AST Est. 2000 GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
PROJECT DATA
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SCOPE OF WORK
CODES
ASSESSORS MAP
VICINITY MAP
NOTES

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET
A1.0

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to 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 specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures 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.

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.

Exceptions:
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

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 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 pervious material used to collect or channel drainage or runoff water.

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.

☒ ☐ **4.106.2 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.

1. 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.
3. 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)

☒ ☐ **4.106.3 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:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

☐ ☒ **4.106.4 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.

Exceptions:
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 power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional 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 additional parking facilities.

☐ ☒ **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 accordance with the *California Electrical Code.*

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".

Y | N/A | RESPON. PARTY

☐ ☒ **4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.**
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

☐ ☒ **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.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

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.

Exceptions:

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

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.

Notes:

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

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 this section.

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.

Notes:

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 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.

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 requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

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, Chapter 2, to the building.

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, Item 3.

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 12 feet (3658 mm).

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

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 1109A.

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 concealed areas and spaces shall be installed at the time of original construction.

Y | N/A | RESPON. PARTY

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.

4.106.4.2.4 Identification.
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.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

☐ ☒ **4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.**
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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, and 4.303.4.4.

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.

4.303.1.3 Showerheads.

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 WaterSense 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 Faucets.

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 minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
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 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves 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)]

☐ ☒ **4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.**
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

☒ ☐ **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y | N/A | RESPON. PARTY

4.304 OUTDOOR WATER USE

☒ ☐ **4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS**. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

☒ ☐ **4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in 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 agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

☒ ☐ **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 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.

Exceptions:

1. 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 close to the jobsite.
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 bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

☐ ☒ **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the 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.

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

☐ ☒ **4.408.4 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 Section 4.408.1

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

☐ ☒ **4.408.5 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..

Notes:

1. 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.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse 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.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
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 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.

☐ ☒ **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building 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 this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
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

5.102.1 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 93120.1.

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.

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Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
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DRAWINGS:
2022 CALGREEN CHECKLIST

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET
A1.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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 hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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 product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed 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, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final 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 reduce the amount of water, dust or debris which may enter the system.

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

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks 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. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in 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 prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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 Table 4.504.3 shall apply.

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 compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of 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 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

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

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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 QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

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

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

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

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

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 AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	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 FIBERBOARD[2]	0.13

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 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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 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.

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.

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)

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

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
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.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 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 following:

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, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. 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 moisture 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.

Insulation 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 recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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 humidity control.
   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 adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

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:

1. 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.
2. 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 Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper 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 responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. 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.

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:

1. 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.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

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

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.

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Del Rey Oaks, CA 93940
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Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
2022 CALGREEN CHECKLIST

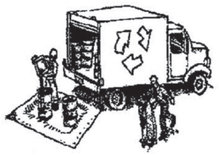
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SHEET
A1.2

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.

❑ 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.

Waste Management

❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.

❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.

❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.

❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)

❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

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.



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.

Spill Prevention and Control

❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.

❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.

❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.

❑ 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.

❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



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, fiber rolls, 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.

❑ Contaminated Soils

❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.

❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

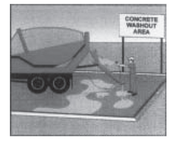
❑ Do not use water to wash down fresh asphalt concrete pavement.

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.

❑ 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.

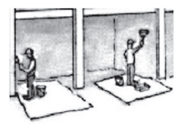


LANDSCAPE MATERIALS

❑ 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.



PAINTING & PAINT REMOVAL

Painting cleanup

❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.

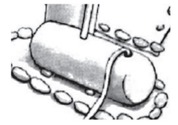
❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.

❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.

❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.

❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

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

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

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A.P.N.: 416-051-026

DRAWINGS:
BEST MANAGEMENT PRACTICES BMP'S

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SHEET
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2022 CALGREEN BUILDING REQUIREMENTS:

1. ALL WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1.28 GALLONS, AND SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATER SENSE PROGRAM ADOPTED BY THE EPA.

2. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBSC SECTIN 4.303.3

WATER CLOSETS	=	1.28 GPF
SHOWERHEADS	=	MAX. 1.8 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	=	2.0 GPM @ 80 PSI COMBINED
LAVATORIES FAUCETS	=	MAX. 1.2 GPM @ 60 PSI
KITCHEN FAUCETS	=	MAX. 1.8 GPM @ 60 PSI

3. IN AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING ARE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CGBSC SECTION 4.304.1

4. MINIMUM 65% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IN MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL

5. AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1.

6. INSTALLED GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE (CGBSC 4.503.1)

7. DUCTS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS. (CGBSC 4.504.1)

8. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
CARPET ADHESIVE = 50 (VOC LIMIT)
CARPET PAD ADHESIVE = 50 (VOC LIMIT)
WOOD FLOORING ADHESIVE = 100 (VOC LIMIT)
SUBFLOOR ADHESIVE = 50 (VOC LIMIT)
DRYWALL ADHESIVE = 50 (VOC LIMIT)

9. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE, FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19% (CGBSC 4.505.3)

10. **BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:**
ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80%.

11. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

12. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHE OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).

13. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).

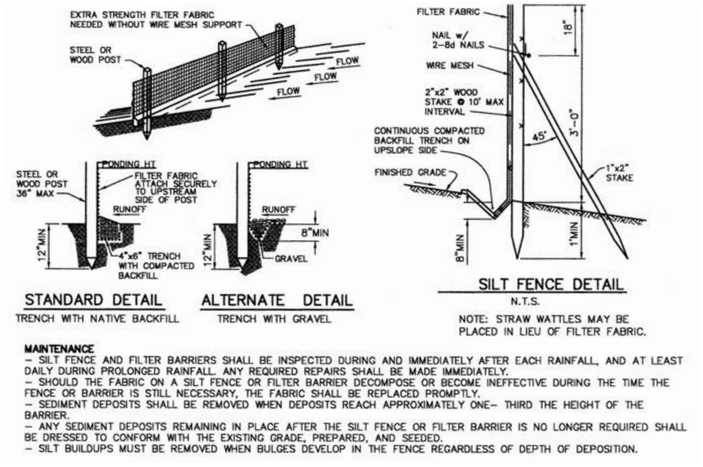
14. PAINT, STAINS AND OTHER COATINGS SHALL BE IN COMPLIANT WITH VOC LIMITS (4.504.2.2).

15. AEROSOL PAINTS AND COATINGS SHALL BE IN COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

16. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.

17. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS (4.504.5).

18. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

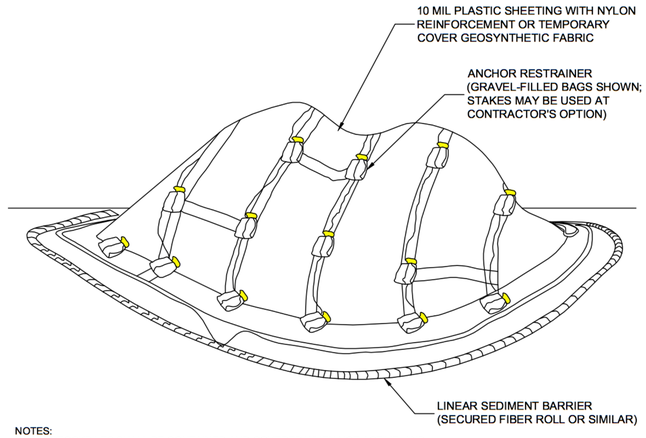
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE DETAIL
N.T.S.

NOTE: STRAW WATTLES MAY BE PLACED IN LIEU OF FILTER FABRIC.

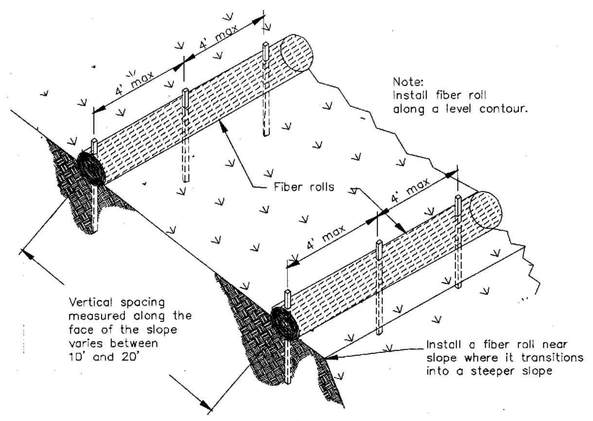
MAINTENANCE
– SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
– SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
– SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE– THIRD THE HEIGHT OF THE BARRIER.
– ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
– SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

EROSION CONTROL - SILT FENCING DETAIL **5**

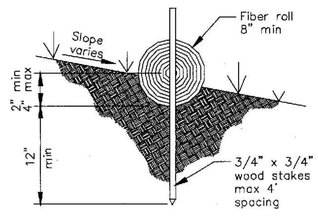


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

STOCKPILE MANAGMENT DETAIL **3**

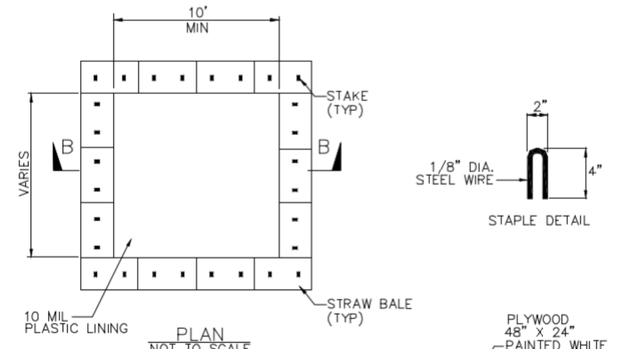


TYPICAL FIBER ROLL INSTALLATION
N.T.S.



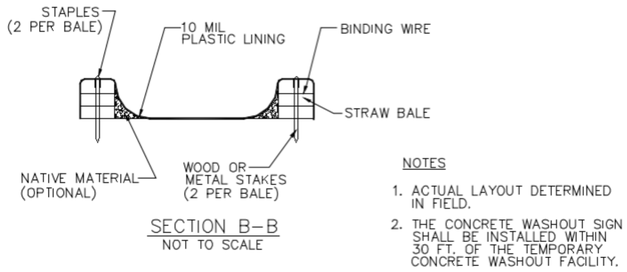
ENTRENCHMENT DETAIL
N.T.S.

EROSION CONTROL - FIBER ROLL DETAIL **4**



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE" WITH STRAW BALES

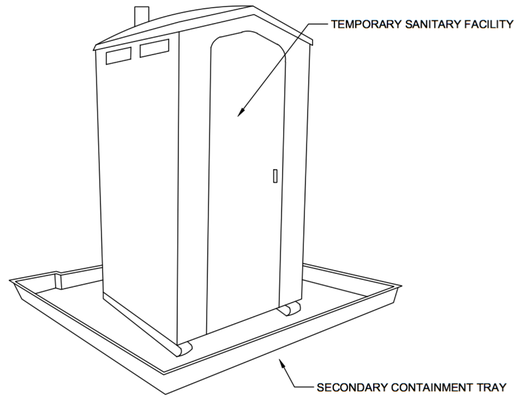
CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)



SECTION B–B
NOT TO SCALE

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASTE MANAGEMENT DETAIL **2**



STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

SANITARY WASTE DETAIL **1**

DESIGN AST Est. 2000 GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
BEST MANAGEMENT PRACTICES BMP'S

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET
A1.4


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
S 62°58'34" W 632.58'
S 62°58'34" W 104.21'
S 73°33'49" W 188.24'
FIRE HYDRANT
2 WATER METERS
"SSCO"
RINCONADA DRIVE
(A PRIVATE ROAD - 60' RIGHT OF WAY)
60' ROAD AND PUBLIC UTILITIES EASEMENT
(E) 8' x 14' ALUMINUM SHED O/ PIER BLOCKS
(E) 8' x 10' WOODEN SHELF O/ PIER BLOCKS
(E) GRAVEL DRIVEWAY TO GET (N) ASPHALT
(E) GRAVEL DRIVEWAY TO GET (E) ASPHALT
(E) GRAVEL DRIVEWAY TO GET (E) ASPHALT
(E) SOLAR PANEL ARRAY
(E) GARAGE
(E) UTILITY SHED (NOT TO BE R.)
(E) SEPTIC TANK
(E) 20"Ø CMP OUTFALL
(E) 20"Ø CMP OUTFALL
INV. EL. = 1154.00'
"CHRISTY" BOX - WATER
REBAR W/ CAP "LS6332"
REBAR W/ CAP "LS6332"
ELEV. = 1084.37'
REBAR W/CAP "LS6332"
ELEV. = 1085.29'
(E) FIRE-FAB RTF
(E) RESIDENCE
(E) GARAGE
(E) RESIDENCE
(E) GARAGE
(E) LOW VOLTAGE CONDUCTED BELOW GRADE FROM (E) GARAGE TO (E) RESIDENCE
(E) LOW VOLTAGE CONDUCTED BELOW GRADE FROM (E) GARAGE TO (E) RESIDENCE
NEW DRIVEWAY
NEW DRIVEWAY
NEW DRIVEWAY

SOIL PERCOLATION TEST RECORDED MEASUREMENTS

P. 1 of 1

OWNER/APPLICANT: Jonathan Noorani
LOCATION: 26141 Rinconada Dr. Carmel Valley, CA APN 416-051-026-000
TEST CONDUCTED BY: CHRIS DAY, R.E.H.S. **PHONE:** 650-293-1045 **DATE:** 11/17/2024

HOLE #1 — DEPTH: 5 ft (Bottom of Hole on Ruler = 5 3/4")

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
12:52	12:57	11 3/4	DRY	5		
12:57	12:59	11 3/4	6 7/8	2	4 7/8	0.4
STOPWATCH READINGS (MIN:SEC)						
0:00	1:47	11 3/4	6 1/4	1.8	5	0.4
0:00	2:22	12	6	2.4	6	0.4
0:00	2:12	12 1/2	6 1/2	2.2	6	0.4
0:00	2:03	11 1/2	6 1/2	2.1	5	0.4
0:00	2:30	12 1/4	6 1/4	2.5	6	0.4
0:00	2:35	12 1/4	6 1/4	2.6	6	0.4
0:00	2:34	12 1/4	6 1/4	2.6	6	0.4
0:00	2:38	12 1/4	6 1/4	2.6	6	0.4

Stabilized Percolation Rate = 0.4 MPI

HOLE #3 — DEPTH: 4 ft (Bottom of Hole on Ruler = 3" & 7")

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
1:42	1:52	9 1/8	5 1/16	10	4 1/16	2.5
2:37	2:47	13 1/8	8 1/2	10	4 5/8	2.2
2:48	2:58	13 1/2	8 3/8	10	5 1/8	2.0
3:00	3:10	13 1/4	9 3/8	10	3 7/8	2.6
3:10	3:20	13 1/4	9 1/4	10	4	2.5
3:20	3:30	13 3/8	9 1/4	10	4 1/8	2.4

Stabilized Percolation Rate = 2.4 MPI

HOLE #5 — DEPTH: 4.5 ft (Bottom of Hole on Ruler = 2 1/4")

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
1:05	1:07	8 5/8	6	2	2 5/8	0.8
1:07	1:09	8 5/8	6	2	2 5/8	0.8
1:10	1:12	8 5/8	6 1/8	2	2 1/2	0.8
1:12	1:14	8 1/2	6 1/4	2	2 1/4	0.9
1:14	1:16	8 1/2	6 3/8	2	2 1/8	0.9
1:16	1:18	8 1/2	6 7/16	2	2 1/16	1.0
1:19	1:21	8 5/8	6 1/2	2	2 1/8	0.9
1:22	1:24	8 5/8	6 5/8	2	2	1.0

Stabilized Percolation Rate = 1 MPI

HOLE #6 — DEPTH: 5.5 ft (Bottom of Hole on Ruler = 2 1/2")

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
12:55	12:57	8 1/2	4 1/4	2	4 1/4	0.5
STOPWATCH READINGS (MIN:SEC)						
0:00	2:41	8 3/4	3 1/2	1.8	5 1/4	0.3
0:00	3:11	8 3/4	3 1/2	1.8	5 1/4	0.3
0:00	4:28	8 3/4	3 1/2	2.4	5 1/4	0.5
0:00	5:12	8 3/4	3 1/2	2.2	5 1/4	0.4
0:00	5:37	8 3/4	3 1/2	2.1	5 1/4	0.4
0:00	5:40	8 3/4	3 1/2	2.5	5 1/4	0.5
0:00	2:35	8 3/4	3 1/2	2.6	5 1/4	0.5
0:00	2:34	8 3/4	3 1/2	2.6	5 1/4	0.5
0:00	2:38	8 3/4	3 1/2	2.6	5 1/4	0.5

Stabilized Percolation Rate = 0.4 MPI

HOLE #8 — DEPTH: 4.5 ft (Bot of Hole on Ruler = 6 1/8" & 6 1/2")

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
1:02	1:06	12 1/4	11 1/8	4	1 1/8	3.6
3:18	3:28	14 1/4	11	10	3 1/4	3.1
3:29	3:39	15 1/4	11 1/4	10	4	2.5
3:39	3:49	14 1/4	11 3/8	10	2 7/8	3.5
3:50	4:00	14 1/2	11 1/2	10	3	3.3
4:01	4:11	14 3/8	11 1/4	10	3 1/8	3.2
4:12	4:22	14 3/8	11 3/8	10	3	3.3

Stabilized Percolation Rate = 3.3 MPI

HOLE #9 — DEPTH: 5.5 ft (Bottom of Hole on Ruler = 2 1/4")

TIME START	TIME FINISH	WATER LEVEL (in) START	WATER LEVEL (in) FINISH	Δ MIN	Δ INCH	MPI
1:27	1:30	8 5/8	5	3	3 5/8	0.8
3:21	3:26	8 7/8	3 1/2	5	5 3/8	0.9
3:27	3:32	8 1/4	3 5/8	5	4 5/8	1.1
3:33	3:36	8 1/2	4 1/2	3	4	0.8
3:37	3:40	8 1/2	4 3/4	3	3 3/4	0.8
3:42	3:45	8 1/2	5	3	3 1/2	0.9
3:46	3:49	8 5/8	5 3/16	3	3 7/16	0.9
3:51	3:54	8 5/8	5 3/16	3	3 7/16	0.9

Stabilized Percolation Rate = 0.9 MPI

BUTANO GEOTECHNICAL ENGINEERING, INC. - Perc Data:

Percolation Test Hole (6-inch diameter)	Depth (ft)	Soil Description	Percolation Rate (Minutes/Inch)
B4	3	Silt (weathered siltstone)	30
B5	4	weathered siltstone	60
B6	6	weathered siltstone	20
B8	3	Silt (weathered siltstone)	<1*
B9	4	weathered siltstone	10
B10	6	weathered siltstone	<1*

Note that a perc rate was not obtained for B8 & B10. It was reported that the test holes did not hold water after 20 gal was poured into these test holes.

Average Percolation Rate (P1, 3, 5, 6, 8, 9) = 1.4 MPI
Average Percolation Rate (P1, 2, 3, 6, 8, 9 & B9) = 2.6 MPI
(note that B8 & B10 were not tested because holes reportedly did not hold water)

No groundwater to 9 ft in B11.
No groundwater to 25 ft in B3

DESIGN PERC RATE: 1.4 MPI
APPLICATION RATE: 1.2 gpd/sq ft
DESIGN FLOW RATE: 600 gpd (4 BR + 1BR)
INFILTRATIVE AREA: 500 sq ft
AREA per LINEAR ft: 4 sq ft
TRENCH LENGTH: 125 linear ft

LOG OF EXPLORATORY BORING

Project No.: 22-224-M — Boring: B8 through B 11
Project: 26141 Rinconada Drive — Location: See Figure B-2
Elevation:
Date: October 1, 2024 — Method of Drilling: 6-inch diameter solid stem augers
Logged By: GB — tractor mounted drill rig

Sampler Types: 2" Ring Sample; 2.5" Ring Sample; Texas-ik Tube Sample; Split Spoon Sample; Bulk Sample
Symbols: Pore Water Test; Static Water Table; Water Encountered During Drilling; Change in Soil Gradation or Minor Change in Classification; Description

Depth (ft)	Soil Type	Unified Soil Class.	Description	Blows / Foot	Dry Density (pcf)	Moisture Content (%)	Expansion Index (EI)	Passing #200 Sieve (%)	Swell Pressure (Psf)	Atterberg Limits LL	Atterberg Limits PI
0	ML		Grayish brown Silt, loose, dry, slightly plastic	23	88	32.3					
5	Tm		Yellowish gray Siltstone, medium dense to dense, slightly damp, weathered, highly fractured (Monterey Formation-Tm)	14	11	36.9					
10				25	21	45.1					
15				32	29	47.3					
20			Boring B 8 terminated at a depth of 3 feet. Boring B 9 terminated at a depth of 4 feet. Boring B 10 terminated at a depth of 6 feet. Boring B 11 terminated at a depth of 6 feet.								
25											
30											
35											

BUTANO GEOTECHNICAL ENGINEERING, INC. — FIGURE B-3

LOG OF EXPLORATORY BORING

Project No.: 22-224-M — Boring: B3
Project: 26141 Rinconada Drive — Location: See Figure B-2
Elevation:
Date: October 1, 2024 — Method of Drilling: 6-inch diameter solid stem augers
Logged By: GB — tractor mounted drill rig

Sampler Types: 2" Ring Sample; 2.5" Ring Sample; Texas-ik Tube Sample; Split Spoon Sample; Bulk Sample
Symbols: Pore Water Test; Static Water Table; Water Encountered During Drilling; Change in Soil Gradation or Minor Change in Classification; Description

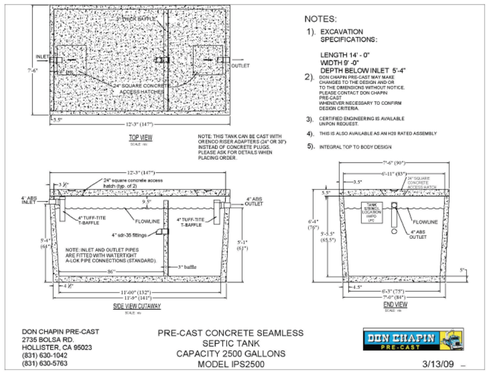
Depth (ft)	Soil Type	Unified Soil Class.	Description	Blows / Foot	Dry Density (pcf)	Moisture Content (%)	Expansion Index (EI)	Passing #200 Sieve (%)	Swell Pressure (Psf)	Atterberg Limits LL	Atterberg Limits PI
0	ML		Grayish brown Silt, loose, dry, slightly plastic	23	88	32.3					
5	Tm		Yellowish gray Siltstone, medium dense to dense, slightly damp, weathered, highly fractured (Monterey Formation-Tm)	14	11	36.9					
10				25	21	45.1					
15				32	29	47.3					
20			Boring terminated at a depth of 25 feet. Groundwater was not encountered during drilling.								
25											
30											
35											

BUTANO GEOTECHNICAL ENGINEERING, INC. — FIGURE B-4

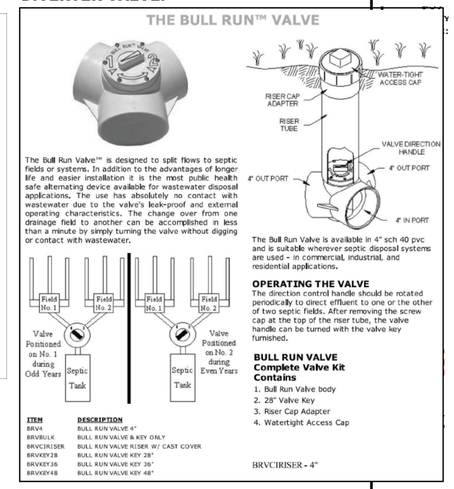
PROJECT SCOPE & RATIONALE:

This project is to construct a new 4 bedroom house. A 1-bedroom ADU is planned for the future. The new dwellings will be served by a conventional gravity flow septic system meeting all current Monterey County regulations. A conventional septic system was selected due to ground slope less than 30% in the proposed area, percolation test results greater than 1 MPI, and depth to potential seasonal high groundwater at least 20 ft. The deep boring to 25 ft was done by Butano Geotechnical Engineering, Inc. along with percolation testing that supplements six (6) test holes for which the full testing data collected by me is provided. The proposed system is designed to meet all horizontal and vertical setbacks. The property is served by a public water system.

SEPTIC TANK:



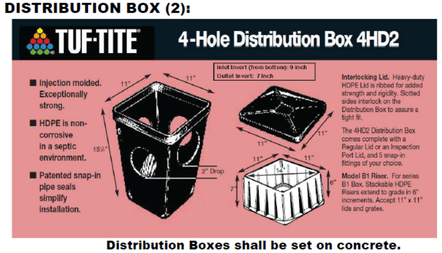
DIVERTER VALVE:



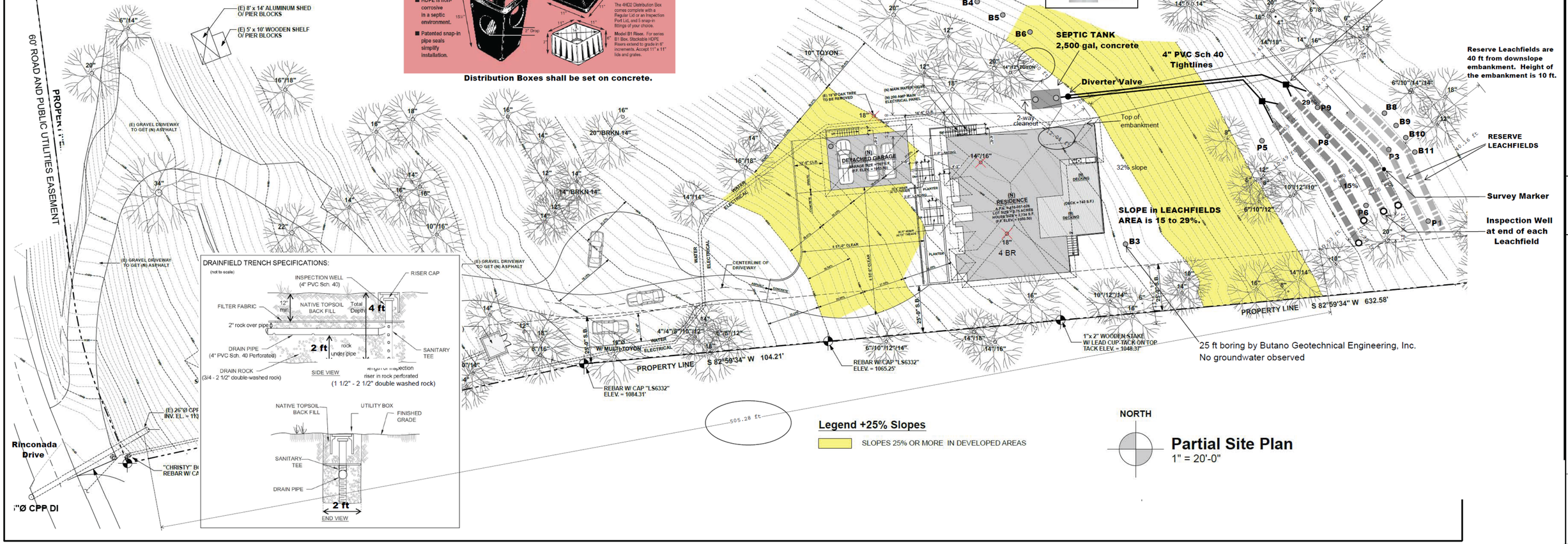
EFFLUENT FILTER:



DISTRIBUTION BOX (2):



Distribution Boxes shall be set on concrete.



LEACHFIELDS ARE EACH 63 LINEAR FT in LENGTH
(lateral trench spacing is 4 ft edge to edge)

ORIG 9 Feb 25
REV 1: 18 Apr 2025
REV 2: 3 APR 2026

PLAN BY:
Christopher Day
650-293-1045
chris5day1966@gmail.com

OWNER:
Jonathan Noorani
Tel. 916-768-1878
jonathannoorani@gmail.com

26141 Rinconada Dr., Carmel Valley, CA 93924
APN 416-051-026-000

SITE PLAN

NEW CONVENTIONAL SEPTIC SYSTEM
To Serve Proposed 4 BR House & Future 1 BR ADU

OWTS 1

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:

PARTIAL SITE PLAN
+25% SLOPE ANALYSIS

DRAWN BY: AST

DRAWING DATE: Feb. 28, 2025

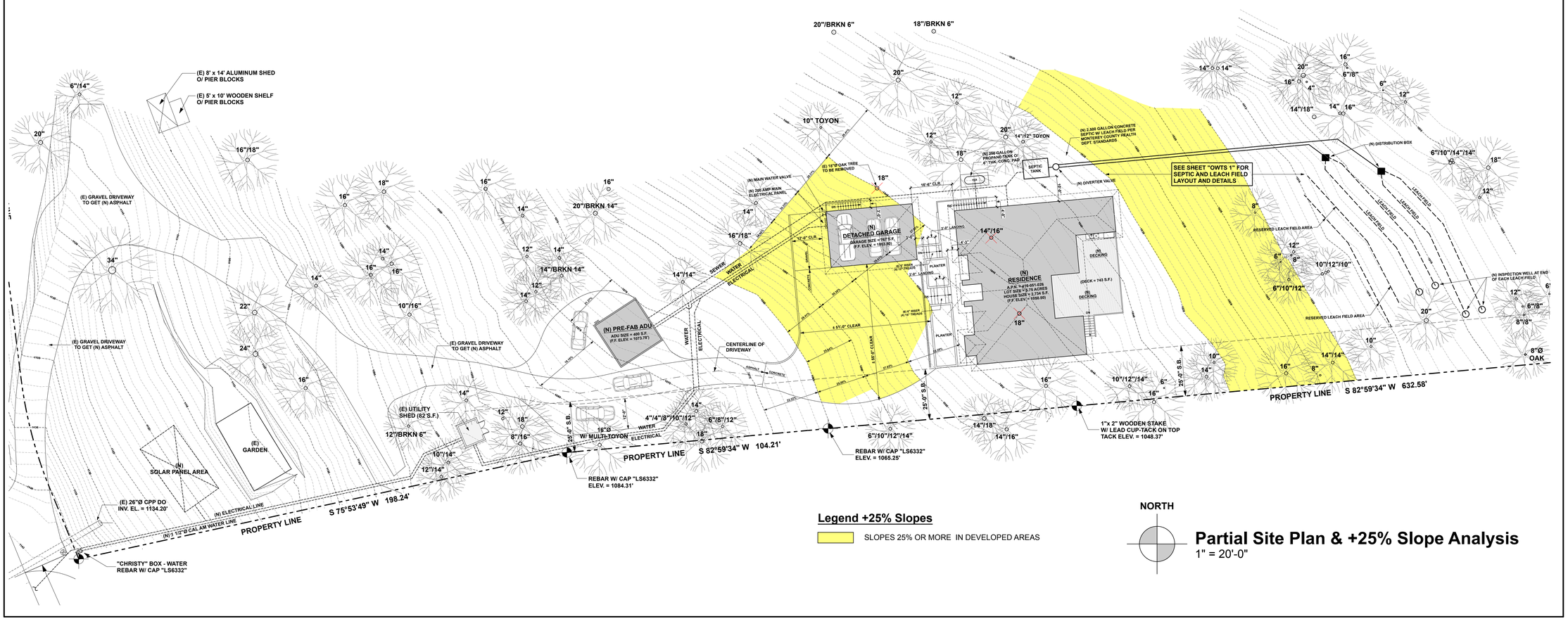
REVISION DATES:

April 14, 2025 (Plann. Comments)

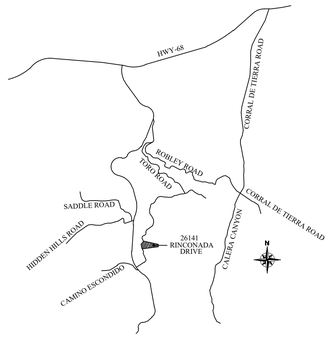
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SHEET

A1.6



CARMEL VALLEY
MONTEREY COUNTY, CALIFORNIA
PRECISE GRADING PLANS
SINGLE FAMILY RESIDENCE
26141 RINCONADA DRIVE
APN 416-051-026
PROJECT # 2024-932



VICINITY MAP
N.T.S.

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LEGEND:

℄	CENTERLINE		CONCRETE AREA
	PROPERTY LINE (R/W)		LAND. AREA
x	EXIST. CHAIN LINK FENCE		AC. PAVEMENT
	EXIST. WOOD FENCE		
	BLOCK WALL	EG	EDGE OF GUTTER
944	EXIST. CONTOUR LINE	EP	EDGE OF PAVEMENT
945.0 FS	EXIST. SPOT ELEVATION	FF	FINISHED FLOOR
	EXIST. FIRE HYDRANT	FG	FINISHED GROUND
	EXIST. POWER POLE	FL	FLOW LINE
S	EXIST. SEWER MANHOLE	FS	FINISHED SURFACE
	EXIST. STORM DRAIN MANHOLE	GB	GRADE BREAK
WM	EXIST. WATER METER	HP	HIGH POINT
	EXIST. WATER VALVE	INV	INVERT ELEVATION
		PAD	PAD ELEVATION
		RET.	RETAINING WALL
		TC	TOP OF CURB
		TG	TOP OF GRATE

SITE ADDRESS
26141 RINCONADA DRIVE
CARMEL VALLEY, CA 92924

ASSESSOR PARCEL NO.
416-051-026

ZONING/LAND USE
RESIDENTIAL – RDR/5.1-VS

UTILITY PURVEYORS

WATER – COUNTY	PH: (835) 755-4500
SEWER – PRIVATE	
GAS – PROPANE	
ELEC – PGE	PH: (800) 542-8818

LOT ACREAGE
APN 416-051-026 5.74 ACRES

TOTAL AREA DISTURBED
20,682 SQ. FT. OR .47 ACRES

SCOPE OF WORK
NEW SINGLE FAMILY RESIDENCE.
INCLUDES UTILITIES, GRADING, LANDSCAPE, NEW GATES AND FENCING, AND DRIVEWAYS.

NEAREST HYDRANT:
253' FROM HYDRANT NEAR DRIVE ENTRANCE.

TOTAL LENGTH OF DRIVEWAY
508 FEET FROM REAR OF HOUSE TO DRIVE ENTRY ON RINCONADA

LEGAL DESCRIPTION
A PORTION OF PARCEL D (5.74 ACRES) AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY IN VOLUME 27 OF SURVEYS AT PAGE 60 ON MARCH 23, 2004

CODES/ORDINANCES
ALL WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF MONTEREY ORDINANCES, REQUIREMENTS AND COUNTY MUNICIPAL CODES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL CALIFORNIA BUILDING CODE REQUIREMENTS (CBC) 2022. CHP 18 APP. J.



STATE MAP

FIRE DEPARTMENT NOTES
100' AROUND ALL STRUCTURES, VEGETATION SHALL BE MAINTAINED PER MONTEREY COUNTY ORDINANCE.

DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING A VEHICLE 75,000 LBS, OVER TWO AXLES.

DRIVEWAY SLOPES APPROVED BY COUNTY FIRE PERSONNEL SITE REVIEW

CIVIL ENGINEER
DRP ENTERPRISES LLC
DANIEL PATNEAUDE
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
JOANNE C. SINGER RCE 26900
760-625-7426
DPATNEAUDE@DRPENTERPRISESLLC.ORG

DRP PROJECT ID # 2024-932-01

OWNER:
JONATHAN NOORANI
(916) 768-1878
JONATHANNOORANI@GMAIL.COM

GRADING & GEOTECHNICAL SPECIFICATIONS:

ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEO-TECHNICAL INVESTIGATION REPORT(S) ENTITLED:
REPORT OF PRELIMINARY GEO-TECHNICAL INVESTIGATION FOR PROPOSED NEW RESIDENCE PREPARED BY:SOILS EXPLORATION COMPANY, PREPARED ON 5-18-2021.

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

1. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
2. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF RIVERSIDE GUIDELINES FOR GEO-TECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEO-TECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
3. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEO-TECHNICAL CONSULTANT(S) OF RECORD. IF THE GEO-TECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEO-TECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF RIVERSIDE GUIDELINES FOR GEO-TECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
4. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEO-TECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

CIVIL ENGINEER'S NAME - JOANNE SINGER
DRP ENTERPRISES LLC
PO BOX 4428 PALM SPRINGS, CA 92263
760-625-7426
CA RCE 26900 EXP 3/31/2027

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

GEO-TECHINCAL REPORT INFORMATION:
FOR SITE SPECIFIC DRAINAGE AND PERCOLATION REQUIREMENTS, SOILS AND SOILS TYPES. PLEASE REFERENCE GEO REPORT PROJECT NO. 24-224-M PREPARED BY BUTANO GEOTECHNICAL ENGINEERING INCORPORATED DATED NOVEMBER 2024.

GEOLOGIST NAME - GREG BLUME
COMPANY NAME - BUTANO GEOTECHNICAL ENGINEERING INC.
COMPANY ADDRESS - **404 WESTRIDGE DRIVE, WATSONVILLE, CA, CALIFORNIA 95019 PHONE: 831.724.2612 WWW.BUTANOGEOTECH.COM**
LICENSE C.E. 58819
*IF THE PROFESSIONAL ENGINEER (P.E. OR G.E.) AND PROFESSIONAL GEOLOGIST (P.G. OR C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

SURVEY INFORMATION - BENCHMARK:
1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
   CONTOUR INTERVAL = 1'
2. HORIZONTAL COORDINATES BASED ON NAD83 CALIFORNIA STATE PLANE, ZONE 4.
3. ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SURVEYOR:
SEE SHEET 2

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

GENERAL

1.ALL GRADING SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE (CBC) CHAPTERS 17, 18, & APPENDIX-J AS STATED IN MONTEREY COUNTY ORDINANCE 16.08.
2. NOT USED
3.ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
4.ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY SOIL EXPLORATION COMPANY DATED 8-21-2020.
5.COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD.
6.THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
7.THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.
8.PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH A RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT/FILL

9.MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL).
10.NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENCED IN THE SOILS REPORT),COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (HORIZONTAL TO VERTICAL) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MINIMUM.
11.THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
12.NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE, EROSION / DUST CONTROL

13.DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
14.PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
15.PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
16.THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
17.NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
18.DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
19.DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
20.FUGITIVE DUST CONTROL: CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE403.1.
21.ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
22.FOR ALL SLOPES STEEPER THAN 4 TO 1 (H/V): ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GROUND COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND DROUGHT-TOLERANT SHRUBS SPACED AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACK FLOW DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

COMPLETION OF WORK

ROUGH GRADE
23.A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.), EXPANSION INDEX (AND DESIGN ALTERNATIVES IF EI > 20), WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.
24.EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF 2019 CBC.
25.THE COUNTY REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT A WET SIGNED AND STAMPED ROUGH GRADING CERTIFICATION WHICH INCLUDES PAD ELEVATIONS PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT.
26.ROUGH GRADE ONLY PERMITS: IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS,ALL SITES PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL.

PRECISE GRADE
27.A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBILITY CHARGE FOR SUCH DESIGN.
I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE COUNTY OF MONTEREY IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH COUNTY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD THE COUNTY OF MONTEREY, ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM OF THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL.

I ALSO HEREBY DECLARE THAT I HAVE DECLARED THESE PLANS WITH ALL APPLICABLE ADA TITLE II AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

SIGNATURE J Singer DATE 2-18-2025

LICENSE No. 26900 03/31/2027 EXP. _____

ENGINEER'S NOTES TO CONTRACTOR:

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 811 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT THE CONTRACTOR IS REQUIRED TO TAKE DUE CAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER UTILITY LINES NOT SHOWN OR A PART OF THESE PLANS. THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFIED IN THE "NOTICE INVITING BIDS" OF THE BID DOCUMENTS.

PRIMARY DESIGN STANDARDS
1. *COUNTY OF MONTEREY - STANDARD DETAILS & GUIDELINES*
2. *2018 GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (18TH EDITION)*
3. *2018 STANDARD SPECIFICATIONS BY CALIFORNIA DEPARTMENT OF TRANSPORTATION*

GRADING TOLERANCE NOTE:
GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.05' OF THE GRADES IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PROVIDING A FINISHED GRADE SURFACE THAT DOES NOT POND OR PRODUCE PONDING.

EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
EARTHWORK	167 CY	268 CY
OVER-EXCAVATION	392 CY	--- CY
RECOMPACTION	--- CY	392 CY
SHRINKAGE	--- CY	27 CY
MISC	--- CY	--- CY
IMPORT	--- CY	128 CY
EXPORT	--- CY	--- CY
TOTAL	167 CY	268 CY

NOTE: SHRINKAGE IS ASSUMED AT A FACTOR OF 10%
**NOTE: INCLUDES SEPTIC AND LEECH FOR CUT LOCATIONS

PERVIOUS - IMPERVIOUS AREA CALCULATIONS

EXISTING LOT	BEFORE	AFTER
PARCEL AREA -041	250,094 SF	250,094 SF
BUILDINGS MAIN FLR.	0	3,569 SF
LOT COVERAGE (BLDG)	0	1.4%
D/W. WALKS	0	5,270 SF
TOTAL IMPERVIOUS %	0	3.5%
TOTAL PERVIOUS %	100%	96.5%

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

PLOT DATE:
2-18-2025

COVER SHEET

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF DRP ENTERPRISES LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED OR PREPARED.

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No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-18-25
2				
3				

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

Consultant/Client Name Address

JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

Project Name & Address

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

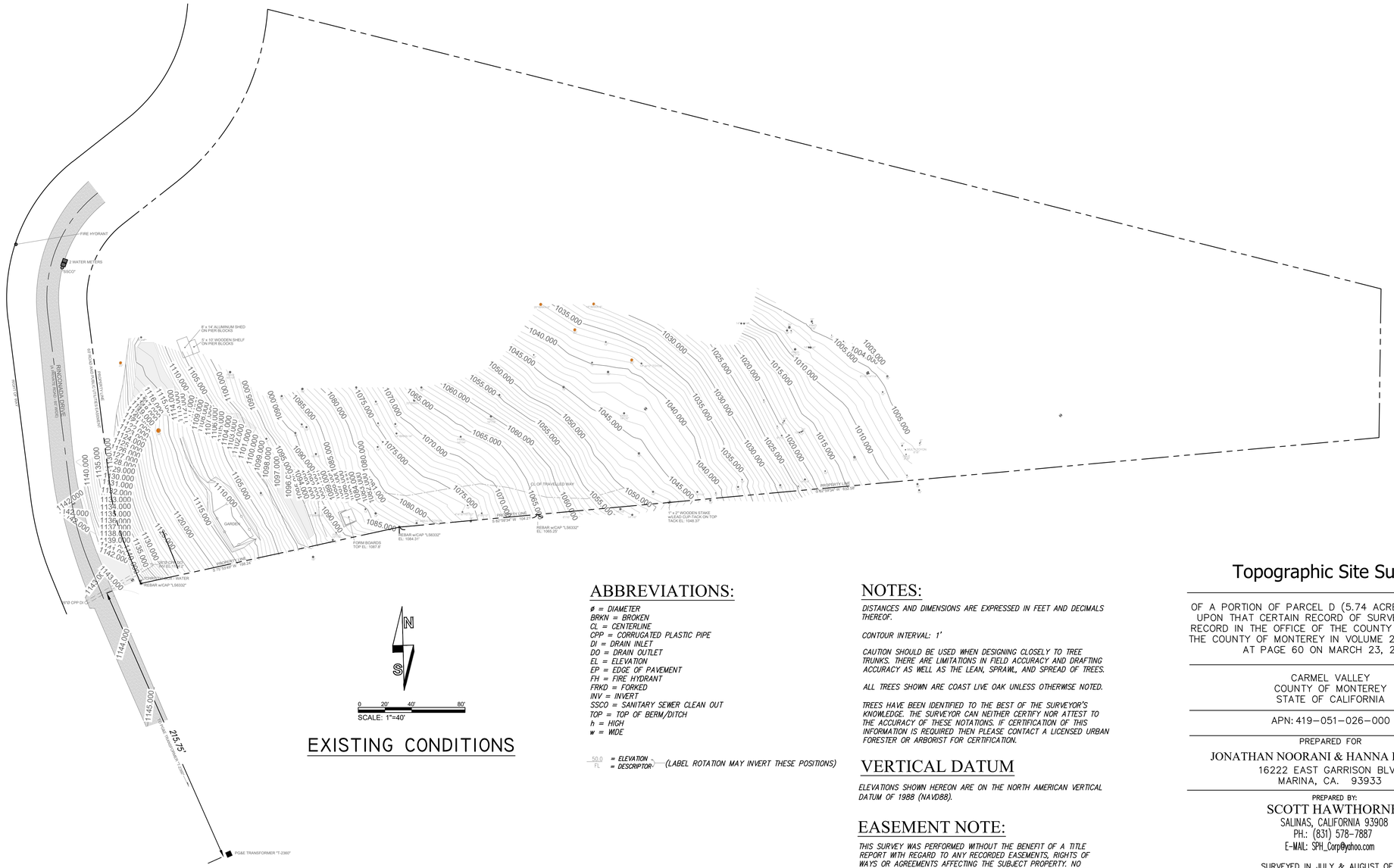
SCALE

NOTED

Project Number & Sheet Number

G-1

Sheet 1 OF 7



EXISTING CONDITIONS

ABBREVIATIONS:

ø = DIAMETER
BRKN = BROKEN
CL = CENTERLINE
CPP = CORRUGATED PLASTIC PIPE
DI = DRAIN INLET
DO = DRAIN OUTLET
EL = ELEVATION
EP = EDGE OF PAVEMENT
FH = FIRE HYDRANT
FRKD = FORKED
INV = INVERT
SSCO = SANITARY SEWER CLEAN OUT
TOP = TOP OF BERM/DITCH
h = HIGH
w = WIDE

50.0 = ELEVATION
FL = DESCRIPTOR (LABEL ROTATION MAY INVERT THESE POSITIONS)

NOTES:

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

CONTOUR INTERVAL: 1'

CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS. THERE ARE LIMITATIONS IN FIELD ACCURACY AND DRAFTING ACCURACY AS WELL AS THE LEAN, SPRAWL, AND SPREAD OF TREES.

ALL TREES SHOWN ARE COAST LIVE OAK UNLESS OTHERWISE NOTED.

TREES HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NEITHER CERTIFY NOR ATTEST TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED THEN PLEASE CONTACT A LICENSED URBAN FORESTER OR ARBORIST FOR CERTIFICATION.

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

EASEMENT NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS OF WAYS OR AGREEMENTS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

Topographic Site Survey

OF A PORTION OF PARCEL D (5.74 ACRES) AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY IN VOLUME 27 OF SURVEYS AT PAGE 60 ON MARCH 23, 2004

CARMEL VALLEY
COUNTY OF MONTEREY
STATE OF CALIFORNIA

APN: 419-051-026-000

PREPARED FOR

JONATHAN NOORANI & HANNA BOZORG
16222 EAST GARRISON BLVD
MARINA, CA. 93933

PREPARED BY:
SCOTT HAWTHORNE
SALINAS, CALIFORNIA 93908
PH.: (831) 578-7887
E-MAIL: SPH_Corp@yahoo.com

SURVEYED IN JULY & AUGUST OF 2024
PLOT DATE: AUGUST 5, 2024

SCALE: 1"=20'
SHEET ONE OF ONE

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

EXISTING CONDITIONS

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

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No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-15-25

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGH
C 26900
3/31/2027
CIVIL
STATE OF CALIFORNIA

Consultant/Client Name Address

JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

Project Name & Address

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

1" = 40'

Project Number & Sheet Number

G-2

Sheet 2 OF 7

GRADING TOLERANCE NOTE:

GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1' OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS. ALL SLOPES SHALL BE CONSTRUCTED WITH 0.5' OF THE LOCATION SHOWN ON THESE PLANS. IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PROVIDING A FINISHED GRADE SURFACE THAT DOES NOT POND OR PRODUCE PONDING.

GEO-TECHINCAL REPORT INFORMATION:

FOR SITE SPECIFIC DRAINAGE AND PERCOLATION REQUIREMENTS, SOILS AND SOILS TYPES. PLEASE REFERENCE GEO REPORT PROJECT NO. 24-224-M PREPARED BY BUTANO INCORPORATED DATED NOVEMBER 2024.

SOILS NOTES:

SOILS MUST BE EXCAVATED A MIN. OF 24" UNDER THE LOWEST POINT OF THE CUT LOCATION TO MAINTAIN PROPER COMPACTION FOR FOUNDATIONS AND FOOTING DESIGN.

SOILS PREPARATION NOTE:

GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL (APPENDIX SECTION J107.2)

EXCAVATION NOTE:

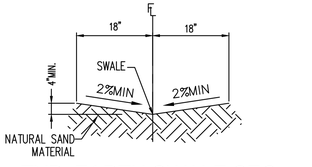
ALL GRADING AND BACKFILLS SHOULD BE PERFORMED IN ACCORDANCE WITH COUNTY OF RIVERSIDE GRADING ORDINANCE AND THE ATTACHED GENERAL EARTHWORK AND GRADING SPECIFICATIONS (APPENDIX F), EXCEPT AS MODIFIED IN THE TEXT OF THIS REPORT.

PRIVATE ROAD STANDARDS

ALL PRIVATE ROAD CONSTRUCTION INVOLVING GRADING SHALL BE DONE UNDER PERMIT PURSUANT TO THE PROVISIONS OF CHAPTER 16.08. THE BUILDING OFFICIAL MAY MODIFY THESE REQUIREMENTS FOR EMERGENCY ACCESS OR TEMPORARY ROADS. ALL PRIVATE DRIVEWAYS LESS THAN FIFTY (50) FEET IN TOTAL LENGTH SHALL BE EXEMPT FROM THE REQUIREMENTS OF SUBSECTION 16.08.350B.

PRIVATE ROAD CONSTRUCTION REQUIRING A GRADING PERMIT SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

WIDTH OF ROADBED SHALL BE TEN (10) FIRE STANDARDS REQUIRE 12 FEET MINIMUM
MINIMUM CENTERLINE RADIUS SHALL BE THIRTY (30) FEET
IN NO SITUATION WILL ROAD GRADIENTS BE ALLOWED GRATER THAN TWENTY-FIVE (25) PERCENT
THE STRUCTURAL SECTION SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF CLASS II AGGREGATE BASE, EXCEPT WHERE NATIVE MATERIALS PROVIDE SUFFICIENT BEARING CAPACITY FOR ALL WEATHER USE. ADDITIONALLY, ONE AND ONE-HALF INCHES OF ASPHALT CONCRETE SURFACING SHALL BE PROVIDED WHERE ROAD GRADIENTS EXCEED FIFTEEN (15) PERCENT
ASPHALT BERMS ARE REQUIRED WHERE NECESSARY TO CONTROL DRAINAGE. DISCHARGE SHALL BE AT POINTS OF NATURAL WATERWAYS WITH ENERGY DISSIPATORS INSTALLED WHERE NECESSARY TO CONTROL EROSION.
TURNOUTS SHALL BE PROVIDED AT LEAST EVERY FIVE HUNDRED (500) FEET IF THE TRAVELED WAY WIDTH OF THE ROADBED IS LESS THAN SIXTEEN (16) FEET



TYP. EARTH SWALE SEC.
NOT TO SCALE

NOTE:

CONTRACTOR SHALL FOLLOW CA DEPT. OF HEALTH SERVICES CRITERIA FOR SEPARATION OF WATER AND SEWER FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO STREETS AND SIDEWALKS DURING CONST. AND AGREES TO REPAIR AND REPLACE ALL EXIS. IMPROVEMENTS DURING THE COURSE OF CONST.

CONTRACTOR TO POTHOLE AND VERIFY ALL UTILITY CONNECTION POINTS AND CROSSINGS PRIOR TO CONSTRUCTION.

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

OAK TREE NOTE:

CONTRACTOR TO PROTECT ALL OAK TREES AND OTHER RELATED TREES ON SITE AS DEPICTED IN THE PLAN AND NOTED ON THE PLANS.

GRADING NOTE FOR ARCHEOLOGIST.

FOR SITE SPECIFIC DRAINAGE AND PERCOLATION REQUIREMENTS, SOILS AND SOILS TYPES. PLEASE REFERENCE GEO REPORT PROJECT NO. 24-224-M PREPARED BY BUTANO GEOTECHNICAL ENGINEERING INCORPORATED DATED NOVEMBER 2024.

PERVIOUS - IMPERVIOUS AREA CALCULATIONS		
EXISTING LOT	BEFORE	AFTER
PARCEL AREA -041	250,094 SF	250,094 SF
BUILDINGS MAIN FLR.	0	3,569 SF
LOT COVERAGE (BLDG)	0	1.4%
D/W, WALKS	0	5,270 SF
TOTAL IMPERVIOUS %	0	3.5%
TOTAL PERVIOUS %	100%	96.5%

UTILITY NOTE 1:

UTILITIES WILL BE APPROVED BY BUILDING AND SAFETY AND UNDER SEPARATE PERMIT. UTILITIES SHOWN HERE ARE FOR INFORMATIONAL PURPOSES ONLY. SEE UTILITY NOTE 2.

UTILITY NOTE 2:

ALL WATER, SEWER, ELECTRIC, AND GAS UTILITY LOCATIONS TO BE VERIFIED (DEPTH, SIZE, ETC.) BY CONTRACTOR PER STANDARDS OF LOCAL UTILITY COMPANIES. LOCATION OF WATER, SEWER SHOWN AS APPROXIMATE.

EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
EARTHWORK	167 CY	268 CY
OVER-EXCAVATION	392 CY	--- CY
RECOMPACTION	--- CY	392 CY
SHRINKAGE	--- CY	27 CY
MISC	--- CY	--- CY
IMPORT	--- CY	128 CY
EXPORT	--- CY	--- CY
TOTAL	167 CY	268 CY

NOTE: SHRINKAGE IS ASSUMED AT A FACTOR OF 10%
**NOTE: INCLUDES SEPTIC AND LEECH FOR CUT LOCATIONS

TOTAL AREA DISTURBED

20,682 SQ. FT. OR .47 ACRES

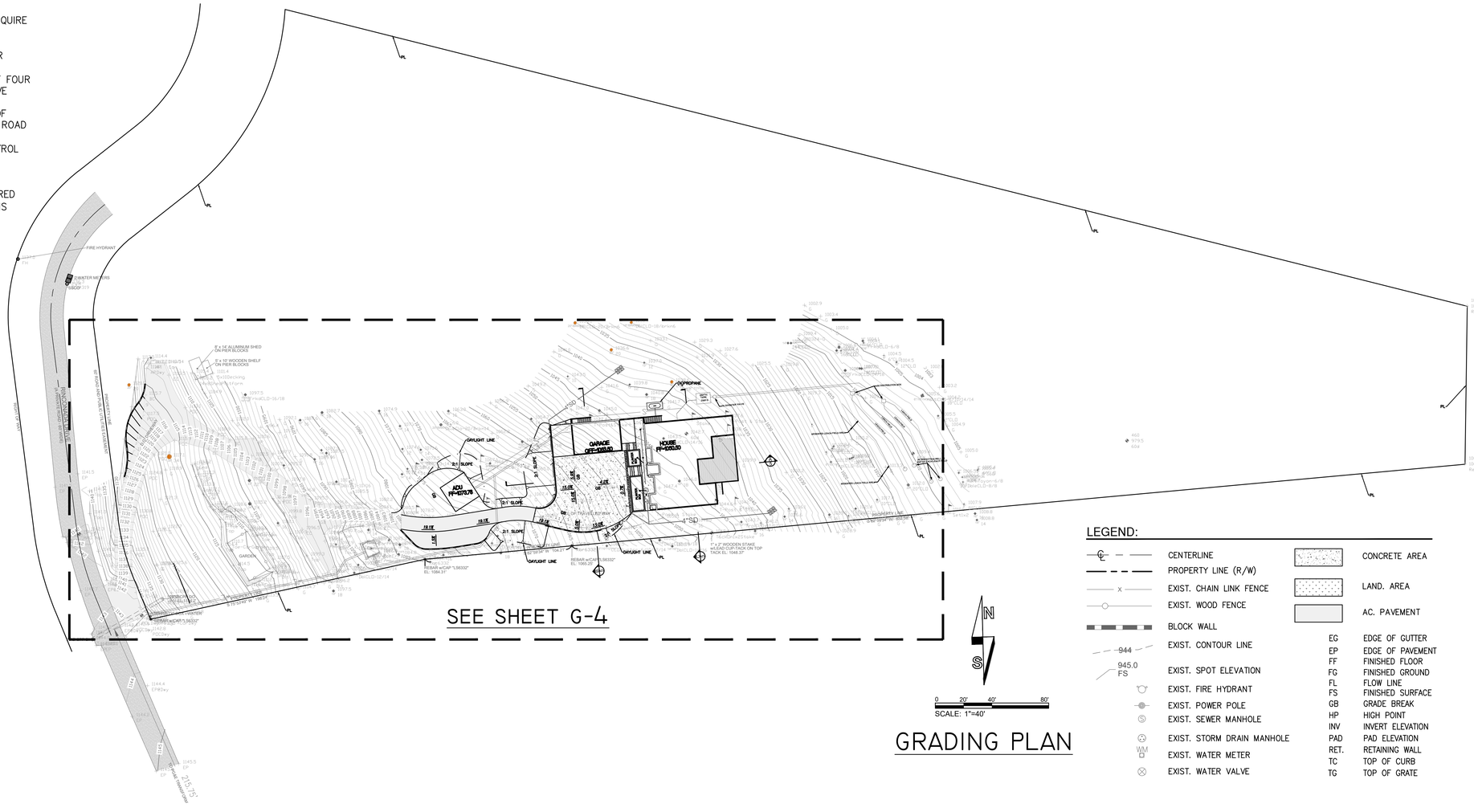
NEAREST HYDRANT:

253' FROM HYDRANT NEAR DRIVE ENTRANCE.

TOTAL LENGTH OF DRIVEWAY

508 FEET FROM REAR OF HOUSE TO DRIVE ENTRY ON RINCONADA

CONSTRUCTION NOTES		QTY. EST.
1	INSTALL NEW PCC CONCRETE FOR DRIVE, WALKWAY 5 INCHES THK MIN. SEE G4 FOR DETAILS	3365 SF
2	CONSTRUCT NEW 4"AC PAVING OVER 6 INCH AB FOR DRIVEWAY AREA AS SHOWN ON PLANS.	1905 SF
3	INSTALL 4 INCH STORM DRAIN SDR-35 PVC	234 LF
4 4A	INSTALL NDS PROPOSED AREA DRAIN FOR PLANTER PER DET. G5 INSTALL NDS PROPOSED PATIO DRAIN PER DET. G5	2 EA 3 EA
5	INSTALL TRENCH DRAIN PER DETAILS ON SHEET G5.	1 EA
6	INSTALL GRAVEL DISSIPATOR PER DETAILS AND INFO ON G5	2 EA
7	CONSTRUCT RETAINING WALL AS SHOWN ON PLANS. SEPARATE PERMIT. ALL WALL TO HAVE MIN 4 INCH PERF PIPE FOR DRAINAGE.	192 LF
8	INSTALL DEEP JENSEN PRECAST CATCH BASIN PER DETAILS ON SHEET G5.	1 EA
9	CONSTRUCT MONOLITHIC 6 INCH CURB WITH PCC SLAB FOR DRAINAGE CONVEYANCE.	65 LF
10	INSTALL AND GRADE DRAINAGE SWALE PER DETAILS ON G3 FOR SECTION.	62 LF
11	INSTALL WATER SERVICE BY OTHERS - SEP. PERMIT - PER CITY REQ.	
12	INSTALL SEWER SERVICE, LATERAL, SEPTIC TANK AND LEACH FIELD PER SEPARATE PERMIT AND PER SOILS REPORT AND HEALTH DEPT.	
13	INSTALL ELECTRICAL SERVICE FROM ADU AND RESIDENCE TO POC-PER 2022 CEC AND SEP BUILD PERMIT	



GRADING PLAN

LEGEND:

	CENTERLINE		CONCRETE AREA
	PROPERTY LINE (R/W)		
x	EXIST. CHAIN LINK FENCE		LAND. AREA
	EXIST. WOOD FENCE		AC. PAVEMENT
	BLOCK WALL		
944	EXIST. CONTOUR LINE	EG	EDGE OF GUTTER
		EP	EDGE OF PAVEMENT
945.0 FS	EXIST. SPOT ELEVATION	FF	FINISHED FLOOR
		FG	FINISHED GROUND
	EXIST. FIRE HYDRANT	FL	FLOW LINE
	EXIST. POWER POLE	FS	FINISHED SURFACE
S	EXIST. SEWER MANHOLE	GB	GRADE BREAK
		HP	HIGH POINT
		INV	INVERT ELEVATION
	EXIST. STORM DRAIN MANHOLE	PAD	PAD ELEVATION
WM	EXIST. WATER METER	RET.	RETAINING WALL
		TC	TOP OF CURB
	EXIST. WATER VALVE	TG	TOP OF GRATE

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

GRADING AND DRAINAGE PLANS

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2				
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DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

Consultant/Client Name Address

JONATHAN NOORANI
26141 RINCONADA DR.
CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

Project Name & Address

CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

1" = 40'

Project Number & Sheet Number

G-3

Sheet 3 OF 7

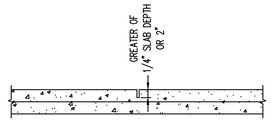


LEGEND:

℄	CENTERLINE		CONCRETE AREA
	PROPERTY LINE (R/W)		LAND. AREA
x	EXIST. CHAIN LINK FENCE		AC. PAVEMENT
	EXIST. WOOD FENCE		
	BLOCK WALL		
944	EXIST. CONTOUR LINE		
945.0 FS	EXIST. SPOT ELEVATION		
	EXIST. FIRE HYDRANT		
	EXIST. POWER POLE		
S	EXIST. SEWER MANHOLE		
	EXIST. STORM DRAIN MANHOLE		
WM	EXIST. WATER METER		
	EXIST. WATER VALVE		

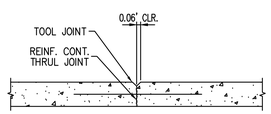
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
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TG	TOP OF GRATE

	CONSTRUCTION NOTES	QTY. EST.
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CONTROL JOINT

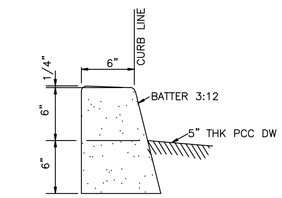
1. PROVIDE CONTROL JOINTS TO LIMIT SLAB AREA TO 250 SF. W/ MAX LENGTH/WIDTH OF 15' ON ANY ONE SIDE.
2. PLACE PERPENDICULAR TO CONSTRUCTION JOINTS.
3. LENGTH SHALL NOT EXCEED WIDTH BY MORE THAN 2'.



CONSTRUCTION JOINT

1. PROVIDE CONSTRUCTION JOINTS @ CENTER LINE OF COLUMNS, ALIGN WITH BLOCK OUTS @ COLUMNS WHERE OCCURS.

① PCC SLAB DETAIL
N.T.S.



⑨ 6" PCC CURB DETAIL
NOT TO SCALE



0 10' 20' 40'
SCALE: 1"=20'

GRADING PLAN

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

GRADING AND DRAINAGE PLAN 20 SCALE

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Engineer

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CARMEL VALLEY, CA
916-768-1878
jonathannoorani@gmail.com

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NEW SINGLE FAMILY RESIDENCE
Noorani Residence
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Carmel Valley, CA 92924

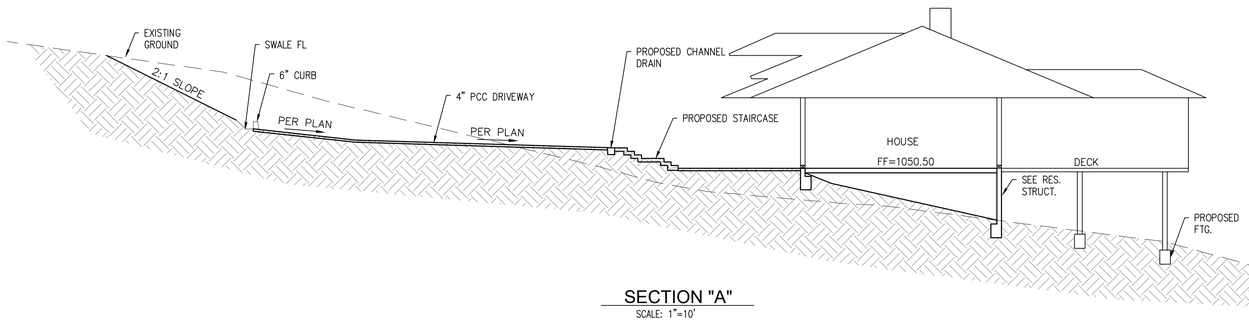
SCALE

1" = 20'

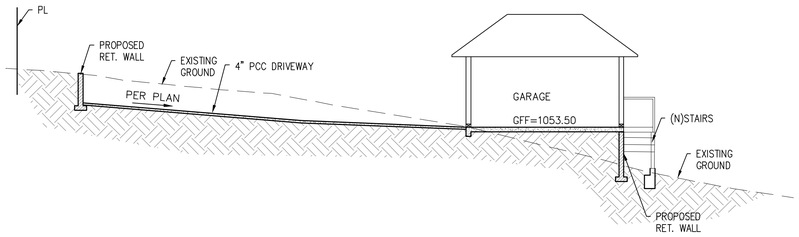
Project Number & Sheet Number

G-4

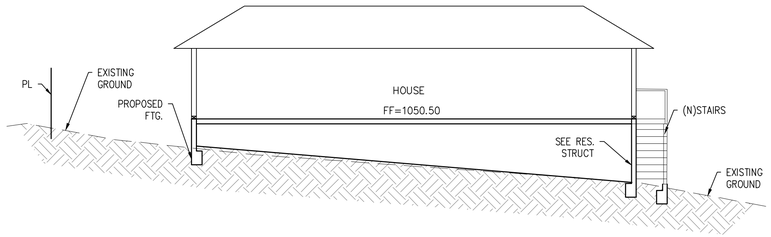
Sheet 4 OF 7



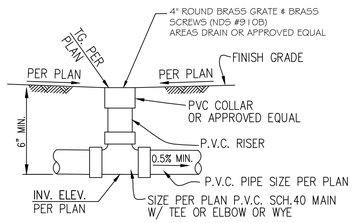
SECTION "A"
SCALE: 1"=10'



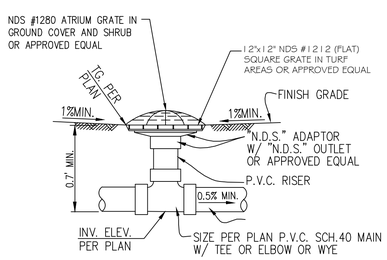
SECTION "B"
SCALE: 1"=10'



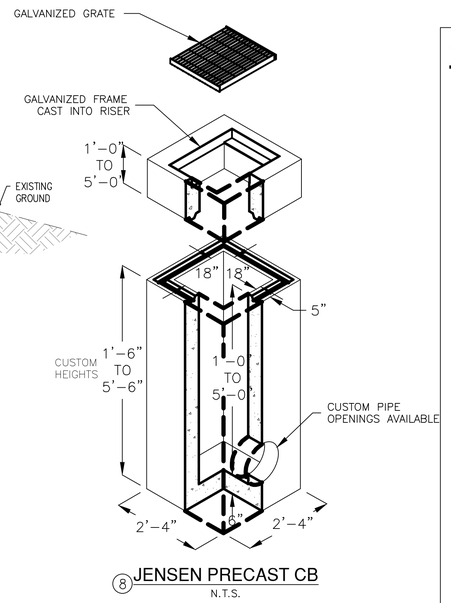
SECTION "C"
SCALE: 1"=10'



4 PATIO AREA DRAIN DETAIL
NOT TO SCALE

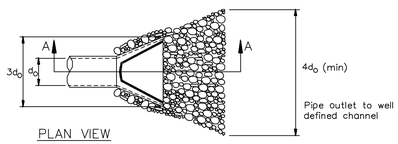


4A PLANTER AREA DRAIN DETAIL
NOT TO SCALE

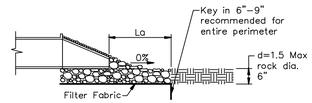


8 JENSEN PRECAST CB
N.T.S.

Velocity Dissipation Devices EC-10



PLAN VIEW



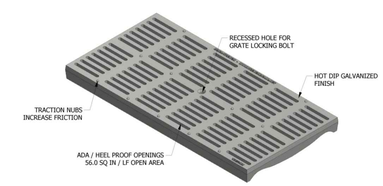
SECTION A–A

Pipe Diameter inches	Discharge ft3/s	Apron Length, La ft	Rip Rap D50 Diameter Min inches
12	5	10	4
	10	13	6
18	10	10	6
	20	16	8
	30	23	12
	40	26	16
24	30	16	8
	40	26	8
	50	26	12
	60	30	16

For larger or higher flows consult a Registered Civil Engineer
Source: USDA - SCS

6 RIP RAP DETAILS
N.T.S.

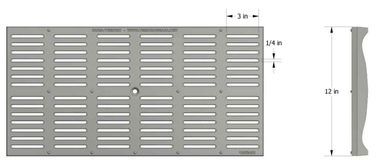
12C24DG **12" HEEL GUARD DUCTILE IRON GRATE** R2



ISOMETRIC VIEW



SIDE VIEW



TOP VIEW END VIEW

MATERIAL	DUCTILE IRON 65-45-12
COATING	HOT DIP GALVANIZED
LOCKING	BOLT AND TOGGLE
LOAD RATING	DIN CLASS D
ADA / HEEL GUARD	YES

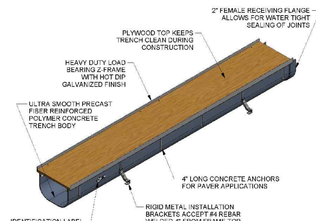
STANDARD TOLERANCES
0 = ±0.25
0.0 = ±0.05
0.00 = ±0.010

Dura Trench manufactured by Eric'ness
574c Industrial Way N.
Dallas, GA 30132
PH: 770-505-6575
www.trenchdrain.net

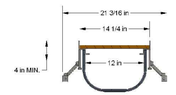
DTPP12-HDGJ15ZPA **12" PRECAST TRENCH DRAIN** R1



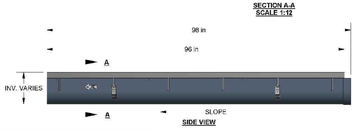
TOP VIEW



ISOMETRIC VIEW



SECTION A-A SCALE 1:12



SIDE VIEW

TRENCH MATERIAL	FIBER REINFORCED POLYMER
FRAME MATERIAL	STEEL PER ASTM A-36
FRAME COATING	HOT DIP GALVANIZED
ANCHOR STUDS	4" X 3/8" Ø
INSTALL DEVICE	RIGID STAMPED METAL FOR #4 BARS
LOAD RATING	HEAVY DUTY
SLOPE	0.5% TYP (CUSTOM SLOPE AVAILABLE)

STANDARD TOLERANCES
0" = ±0.25
0.0 = ±0.05
0.00 = ±0.013

NOTE:
ALL TRENCHES ARE FACTORY ASSEMBLED AND READY FOR SITE INSTALLATION

Dura Trench manufactured by Eric'ness
574c Industrial Way N.
Dallas, GA 30132
PH: 770-505-6575
www.trenchdrain.net

5 TRENCH DRAIN DETAILS
NOT TO SCALE

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

GRADING SECTIONS DETAILS

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916-768-1878
jonathannoorani@gmail.com

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Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

NOTED

Project Number & Sheet Number

G-5

Sheet 5 OF 7

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL J. NOORANI AT (916)-768-1878.
2. TOTAL DISTURBED AREA WDID # i.RISK LEVEL 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

CIVIL ENGINEER/QSD SIGNATURE _____ DATE _____

21. THE FOLLOWING NOTES MUST BE ON THE PLAN:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, ? CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW. ?

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) _____ DATE _____

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
23. THE FOLLOWING BMPS FROM THE ?2009 CONSTRUCTION BMP HANDBOOK/PORTAL ?MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM ?CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL ?MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EQUIPMENT TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

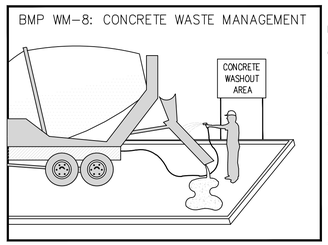
WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

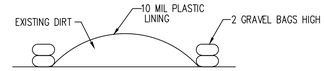
EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION\ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

BMP WM-8: CONCRETE WASTE MANAGEMENT



DESCRIPTION AND PURPOSE
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE, PERFORMING ONSITE WASH-OUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEE AND SUBCONTRACTORS.

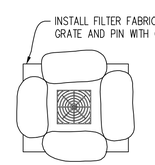
SUITABLE APPLICATIONS
CONCRETE WASTE MANAGEMENT PROCEDURES AND PRACTICES ARE IMPLEMENTED ON CONSTRUCTION PROJECTS WHERE:
* CONCRETE IS USED AS A CONSTRUCTION MATERIAL OR WHERE CONCRETE DUST AND DEBRIS RESULT FORM DEMOLITION ACTIVITIES.
* SLURRIES CONTAINING PORTLAND CEMENT CONCRETE (PCC) OR ASPHALT CONCRETE (AC) ARE GENERATED, SUCH AS FROM SAW CUTTING, CORING, GRINDING, GROOVING, AND HYDRO-CONCRETE DEMOLITION.
* CONCRETE TRUCKS AND OTHER CONCRETE-COATED EQUIPMENT ARE WASHED ONSITE.
* MORTAR-MIXING STATIONS EXIST.



DIRT REMOVED FOR WASH-OUT AREA
(TO BE PROTECTED UNTIL PUT BACK INTO PLACE)

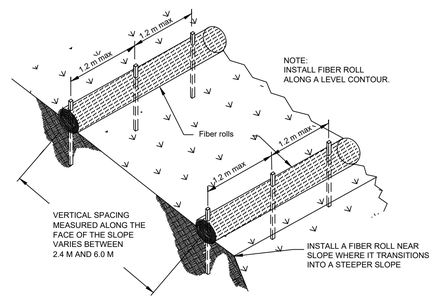
1. ALLOW CONCRETE TO SET, BREAKUP AND DISPOSE OF PROPERLY.
2. EXISTING DIRT TO BE PLACED ON SITE NEAR WASHOUT AREA (SEE DETAIL)
3. UPON COMPLETION OF CONSTRUCTION WASHOUT DITCH TO BE FILLED WITH ORIGINAL DIRT STORED ON SITE PER DETAIL HEREON.
4. REFILLING MUST BE COMPLETED PER GEOTECHNICAL RECOMMENDATIONS.
5. SEE CONCRETE WASTE MANAGEMENT BMP WM-8 FOR ADDITIONAL INFORMATION

CONCRETE WASHOUT AREA (BMP WM-8) 6
NOT TO SCALE

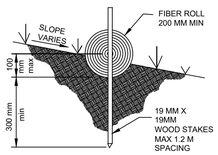


ALL INLET SHALL HAVE GRAVEL BAGS 1 BAG HIGH DURING BLDG CONSTRUCTION PER BMP# SE-10

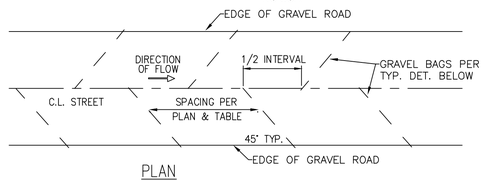
EROSION CONTROL INLET GRAVEL BAG DETAIL 4
NOT TO SCALE



TYPICAL FIBER ROLL INSTALLATION
NO SCALE

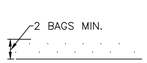


ENTRENCHMENT DETAIL
NO SCALE



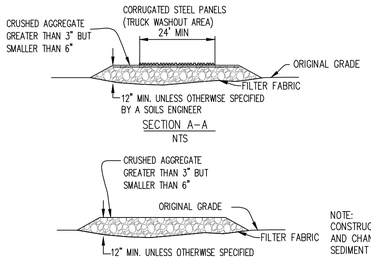
PLAN

STREET GRADE	LENGTH
LESS THAN 5%	100' O.C.
5% TO 10%	50' O.C.
GREATER THAN 10%	25' O.C.



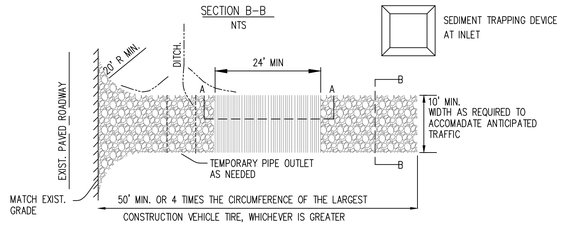
TYPICAL ELEVATION

TYPICAL STREET GRAVELBAG VELOCITY DETAIL 3
N.T.S.



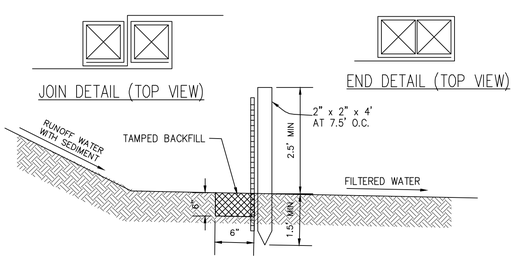
SECTION A-A
NTS

SECTION B-B
NTS



PLAN

STABILIZED CONST. ENTRANCE/EXIT DETAIL (BMP TC1) 7
NOT TO SCALE



SECTION

SILT FENCE 1
N.T.S.

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

EROSION CONTROL DETAILS

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

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No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	2-15-25
2				
3				

DRP Enterprises

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

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CARMEL VALLEY
RINCONADA DRIVE
NEW SINGLE FAMILY RESIDENCE
Noorani Residence
26141 Rinconada Drive
Carmel Valley, CA 92924

SCALE

NOTED

Project Number & Sheet Number

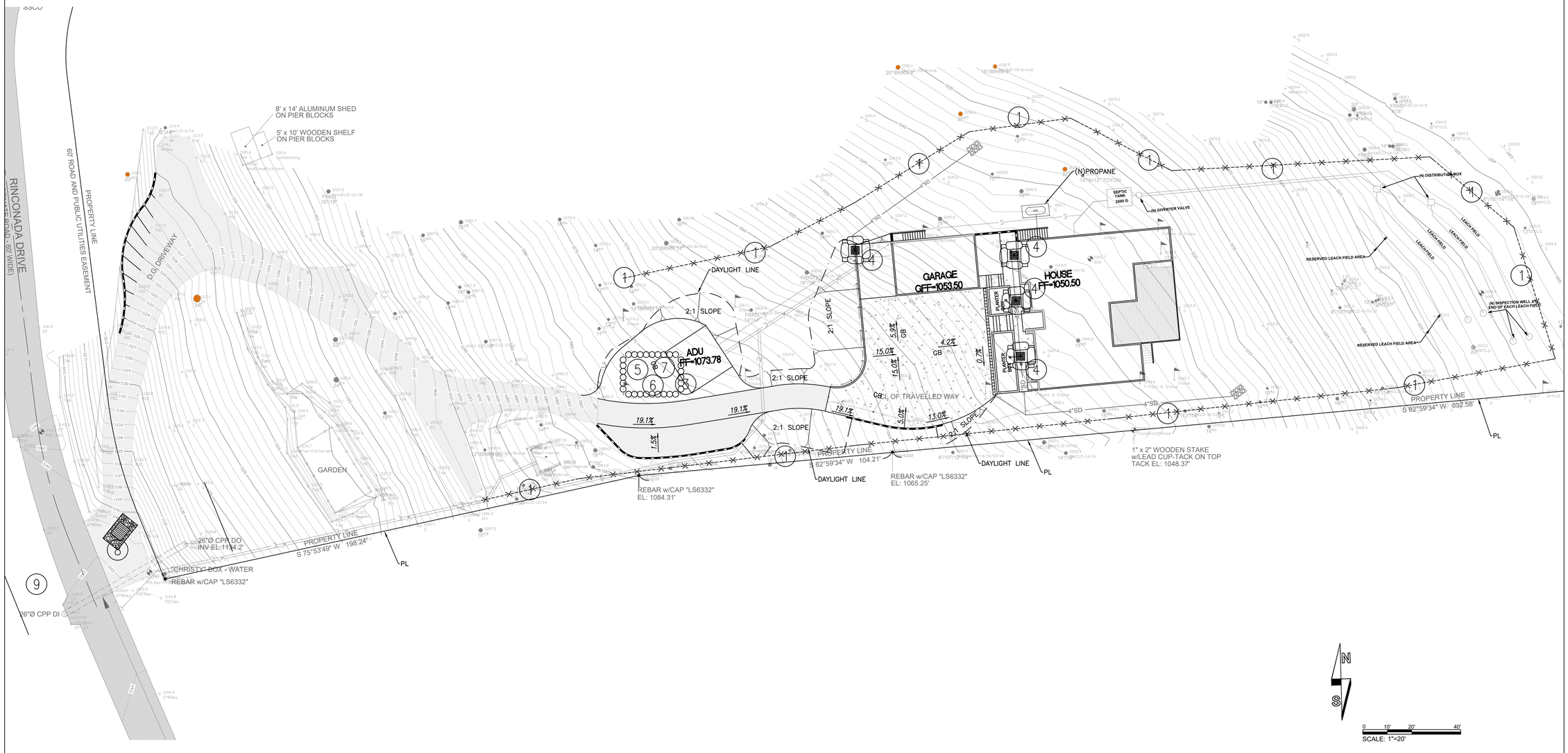
G-6

Sheet 6 OF 7

EROSION CONTROL CONSTRUCTION NOTES	QTY	UNIT
(1) INSTALL SILT FENCE PER CASQA SE-1	600	LF
(2) INSTALL FIBER ROLL PER CASQA SE-5	NA	LF
(3) INSTALL GRAVEL BAG (2 BAGS) VELOCITY REDUCER PER CASQA SE-6 AND DETAIL SHEET 6.	200	BAGS
(4) INSTALL INLET PROTECTION (1 BAG) PER CASQA SE-10 AND DETAIL HEREON	4	BAGS
(5) INSTALL SOLID WASTE MANAGEMENT PER CASQA WM-5 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(6) INSTALL WATERPROOFED CONCRETE WASHOUT AREA PER CASQA WM-8 AND DETAIL SHEET 6, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(7) INSTALL SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA WM-9 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(8) INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA TC-1 AND DETAIL SHEET 6, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
(9) STREET SWEEPING PER BMP SE-7	YES	LS

LEGEND:

- FLOW DIRECTION
- SILT FENCE BMP SE-1
- GRAVEL BAGS BMP SE-6
- FIBER ROLL BMP SE-5
- STABILIZED CONSTRUCTION ENTRANCE/EXIT BMP TC-1
- INLET PROTECTION SE-10



EROSION CONTROL PLAN

Notes

GRADING AND DRAINAGE PLANS FOR NEW SINGLE FAMILY RESIDENCE

EROSION CONTROL PLANS

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Noorani Residence
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Carmel Valley, CA 92924

SCALE

1"=20'

Project Number & Sheet Number

G-7

Sheet 7 OF 7

SOIL PERCOLATION TEST RECORDED MEASUREMENTS

P. 1 of 1

OWNER/APPLICANT: Jonathan Noorani
LOCATION: 26141 Rinconada Dr. Carmel Valley, CA **APN** 416-051-026-000
TEST CONDUCTED BY: CHRIS DAY, R.E.H.S. **PHONE:** 650-293-1045 **DATE:** 11/17/2024

HOLE #1 — **DEPTH: 5 ft** (Bottom of Hole on Ruler = 5 3/4")

TIME		WATER LEVEL (in)				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
12:52	12:57	11 3/4	DRY	5		
12:57	12:59	11 3/4	6 7/8	2	4 7/8	0.4
STOPWATCH READINGS (MIN:SEC)						
0:00	1:47	11 3/4	6 1/4	1.8	5	0.4
0:00	2:22	12	6	2.4	6	0.4
0:00	2:12	12 1/2	6 1/2	2.2	6	0.4
0:00	2:03	11 1/2	6 1/2	2.1	5	0.4
0:00	2:30	12 1/4	6 1/4	2.5	6	0.4
0:00	2:35	12 1/4	6 1/4	2.6	6	0.4
0:00	2:34	12 1/4	6 1/4	2.6	6	0.4
0:00	2:38	12 1/4	6 1/4	2.6	6	0.4
Stabilized Percolation Rate = 0.4 MPI						

HOLE #5 — **DEPTH: 4.5 ft** (Bottom of Hole on Ruler = 2 1/4")

TIME		WATER LEVEL (in)				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
1:05	1:07	8 5/8	6	2	2 5/8	0.8
1:07	1:09	8 5/8	6	2	2 5/8	0.8
1:10	1:12	8 5/8	6 1/8	2	2 1/2	0.8
1:12	1:14	8 1/2	6 1/4	2	2 1/4	0.9
1:14	1:16	8 1/2	6 3/8	2	2 1/8	0.9
1:16	1:18	8 1/2	6 7/16	2	2 1/16	1.0
1:19	1:21	8 5/8	6 1/2	2	2 1/8	0.9
1:22	1:24	8 5/8	6 5/8	2	2	1.0
Stabilized Percolation Rate = 1 MPI						

HOLE #8 — **DEPTH: 4.5 ft** (8 of Hole on Ruler = 6 1/4" & 8 1/2")

TIME		WATER LEVEL (in)				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
1:02	1:06	12 1/4	11 1/8	4	1 1/8	3.6
3:18	3:28	14 1/4	11	10	3 1/4	3.1
3:29	3:39	15 1/4	11 1/4	10	4	2.5
3:39	3:49	14 1/4	11 3/8	10	2 7/8	3.5
3:50	4:00	14 1/2	11 1/2	10	3	3.3
4:01	4:11	14 3/8	11 1/4	10	3 1/8	3.2
4:12	4:22	14 3/8	11 3/8	10	3	3.3
Stabilized Percolation Rate = 3.3 MPI						

HOLE #3 — **DEPTH: 4 ft** (Bottom of Hole on Ruler = 3" & 7")

TIME		WATER LEVEL (in)				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
1:42	1:52	9 1/8	5 1/16	10	4 1/16	2.5
2:37	2:47	13 1/8	8 1/2	10	4 5/8	2.2
2:48	2:58	13 1/2	8 3/8	10	5 1/8	2.0
3:00	3:10	13 1/4	9 3/8	10	3 7/8	2.6
3:10	3:20	13 1/4	9 1/4	10	4	2.5
3:20	3:30	13 3/8	9 1/4	10	4 1/8	2.4
Stabilized Percolation Rate = 2.4 MPI						

HOLE #6 — **DEPTH: 5.5 ft** (Bottom of Hole on Ruler = 2 1/2")

TIME		WATER LEVEL (in)				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
12:55	12:57	8 1/2	4 1/4	2	4 1/4	0.5
STOPWATCH READINGS (MIN:SEC)						
0:00	2:43	8 3/4	3 1/2	1.8	5 1/4	0.3
0:00	3:11	8 3/4	3 1/2	1.8	5 1/4	0.3
0:00	4:28	8 3/4	3 1/2	2.4	5 1/4	0.5
0:00	5:12	8 3/4	3 1/2	2.2	5 1/4	0.4
0:00	5:37	8 3/4	3 1/2	2.1	5 1/4	0.4
0:00	5:40	8 3/4	3 1/2	2.5	5 1/4	0.5
0:00	2:35	8 3/4	3 1/2	2.6	5 1/4	0.5
0:00	2:34	8 3/4	3 1/2	2.6	5 1/4	0.5
0:00	2:38	8 3/4	3 1/2	2.6	5 1/4	0.5
Stabilized Percolation Rate = 0.4 MPI						

HOLE #9 — **DEPTH: 5.5 ft** (Bottom of Hole on Ruler = 2 1/4")

TIME		WATER LEVEL (in)				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
1:27	1:30	8 5/8	5	3	3 5/8	0.8
3:21	3:26	8 7/8	3 1/2	5	5 3/8	0.9
3:27	3:32	8 1/4	3 5/8	5	4 5/8	1.1
3:33	3:36	8 1/2	4 1/2	3	4	0.8
3:37	3:40	8 1/2	4 3/4	3	3 3/4	0.8
3:42	3:45	8 1/2	5	3	3 1/2	0.9
3:46	3:49	8 5/8	5 3/16	3	3 7/16	0.9
3:51	3:54	8 5/8	5 3/16	3	3 7/16	0.9
Stabilized Percolation Rate = 0.9 MPI						

LOG OF EXPLORATORY BORING

Project No.: 22-224-M — Boring: B8 through B11
Project: 26141 Rinconada Drive — Location: See Figure B-2
Elevation:
Date: October 1, 2024 — Method of Drilling: 6-inch diameter solid stem augers tractor mounted drill rig
Logged By: GB

Depth (ft)	Soil Type	Undisturbed Bulk	Description	Blows/Foot	No.	Dry Density (pcf)	Moisture Content (%)	Expansion Index (EI)	Passing #200 Sieve (%)	Swell Pressure (Psf)	Atterberg Limits L.L.	Atterberg Limits P.I.
0	ML		Grayish brown Silt, loose, dry, slightly plastic									
5	Tm		Yellowish gray Siltstone, medium dense to dense, slightly damp, weathered, highly fractured (Monterey Formation -Tm)									
10												
15												
20												
25			Boring B8 terminated at a depth of 5 feet. Boring B9 terminated at a depth of 4 feet. Boring B10 terminated at a depth of 6 feet. Boring B11 terminated at a depth of 6 feet.									

BUTANO GEOTECHNICAL ENGINEERING, INC. — FIGURE B-5

LOG OF EXPLORATORY BORING

Project No.: 22-224-M — Boring: B3
Project: 26141 Rinconada Drive — Location: See Figure B-2
Elevation:
Date: October 1, 2024 — Method of Drilling: 6-inch diameter solid stem augers tractor mounted drill rig
Logged By: GB

Depth (ft)	Soil Type	Undisturbed Bulk	Description	Blows/Foot	No.	Dry Density (pcf)	Moisture Content (%)	Expansion Index (EI)	Passing #200 Sieve (%)	Swell Pressure (Psf)	Atterberg Limits L.L.	Atterberg Limits P.I.
0	ML		Grayish brown Silt, loose, dry, slightly plastic	23	8		32.3					
				14	11		36.9					
5	Tm		Yellowish gray Siltstone, medium dense to dense, slightly damp, weathered, highly fractured (Monterey Formation -Tm)	25	21		42.1					
10				32	29		45.8					
15												
20												
25			Boring terminated at a depth of 25 feet. Groundwater was not encountered during drilling.									

BUTANO GEOTECHNICAL ENGINEERING, INC. — FIGURE B-6

BUTANO GEOTECHNICAL ENGINEERING, INC. - Perc Data:

Percolation Test Hole (6-inch diameter)	Depth (ft)	Soil Description	Percolation Rate (Minutes/Inch)
B4	3	Silt (weathered siltstone)	30
B5	4	weathered siltstone	60
B6	6	weathered siltstone	20
B8	3	Silt (weathered siltstone)	<1*
B9	4	weathered siltstone	10
B10	6	weathered siltstone	<1*

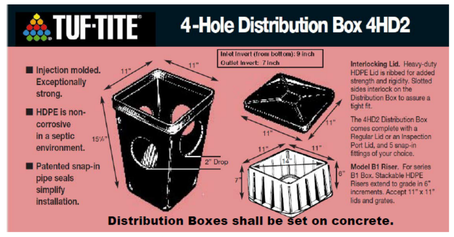
Average Percolation Rate (P1, 3, 5, 6, 8, 9) = 1.4 MPI
Average Percolation Rate (P1, 2, 3, 6, 8, 9 & B9) = 2.6 MPI
(note that B8 & B10 were not tested because holes reportedly did not hold water)

No groundwater to 9 ft in B11.
No groundwater to 25 ft in B3

Note that a perc rate was not obtained for B8 & B10. It was reported that the test holes did not hold water after 20 gal was poured into these test holes.

DESIGN PERC RATE: 1.4 MPI
APPLICATION RATE: 1.2 gpd/sq ft
DESIGN FLOW RATE: 600 gpd (4 BR + 1BR)
INFILTRATIVE AREA: 500 sq ft
AREA per LINEAR ft: 4 sq ft
TRENCH LENGTH: 125 linear ft

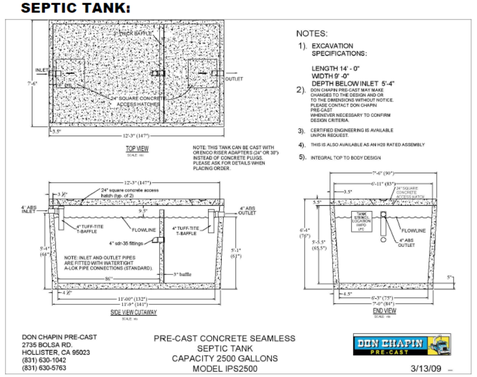
DISTRIBUTION BOX (2):



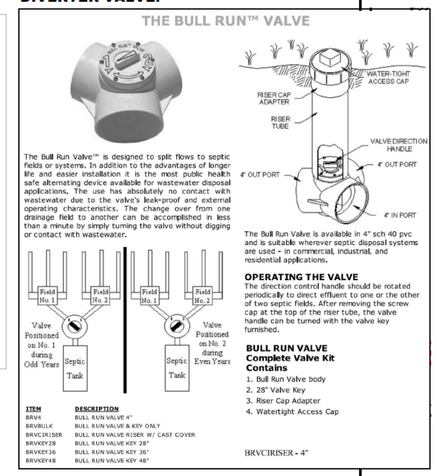
PROJECT SCOPE & RATIONALE:

This project is to construct a new 4 bedroom house and 1 bedroom ADU at the currently vacant lot. The new dwellings will be served by a conventional gravity flow septic system meeting all current Monterey County regulations. A conventional septic system was selected due to ground slope less than 30% in the proposed area, percolation test results greater than 1 MPI, and depth to potential seasonal high groundwater at least 20 ft. The deep boring to 25 ft was done by Butano Geotechnical Engineering, Inc. along with percolation testing that supplements six (6) test holes for which the full testing data collected by me is provided. The proposed system is designed to meet all horizontal and vertical setbacks. The property is served by a public water system.

SEPTIC TANK:



DIVERTER VALVE:



The Bull Run Valve™ is designed to split flows to septic fields or systems. In addition to the advantages of longer life and easier installation it is the most public health safe alternating device available for wastewater disposal applications. The use has absolutely no contact with wastewater due to the valve's leak-proof and external operating characteristics. The change over from one drainage field to another can be accomplished in less than a minute by simply turning the valve without digging or contact with wastewater.

OPERATING THE VALVE
The direction control handle should be rotated periodically to direct effluent to one or the other of two septic fields. After removing the screw cap at the top of the riser tube, the valve handle can be turned with the valve key furnished.

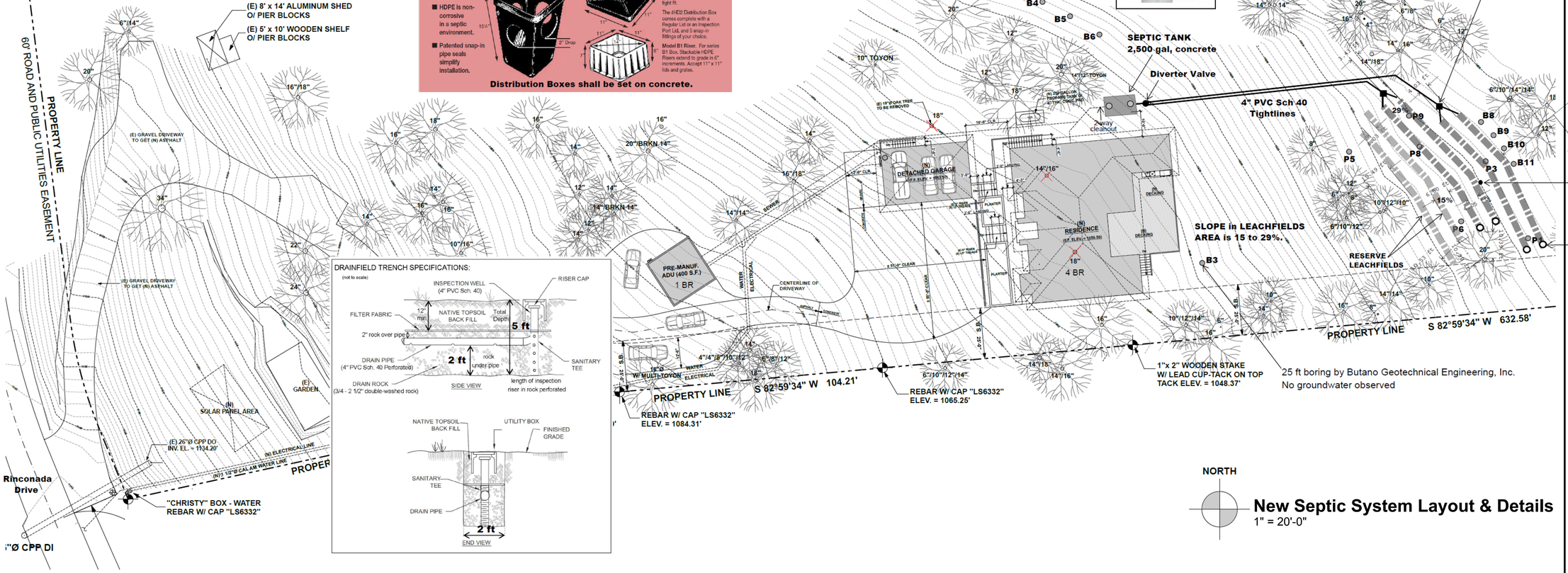
BULL RUN VALVE
Complete Valve Kit Contains
1. Bull Run Valve body
2. 28" Valve Key
3. Riser Cap Adapter
4. Watertight Access Cap

EFFLUENT FILTER:



LEACHFIELDS ARE EACH 63 LINEAR FT in LENGTH

(lateral trench spacing is 4 ft edge to edge)



ORIG 9 Feb 25
REV 1:
REV 2:

PLAN BY:
Christopher Day
650-293-1045
chris5day1966@gmail.com

OWNER:
Jonathan Noorani
Tel. 916-768-1878
jonathannoorani@gmail.com

26141 Rinconada Dr., Carmel Valley, CA 93924
APN 416-051-026-000

SITE PLAN

NEW CONVENTIONAL SEPTIC SYSTEM
To Serve Proposed 4 BR House & 1 BR ADU

OWTS 1

"HIGH" FIRE HAZARD SEVERITY ZONE NOTES:

1. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN GUTTERS. [R327.5.4]
2. 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, NON-COMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [R327.6.2]
3. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES, UNLESS THE VENTS ARE APPROVED WITH CBC SECTION 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]
4. EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NON-COMBUSTIBLE 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.
5. 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]
6. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED EAVES SHALL BE APPROVED NON-COMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, OR EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY. [R327.7.4] SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES.
7. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE 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]
8. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LEES 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]

SUMMARY TABLE

TYPES OF CONSTRUCTION VEHICLES:
1. TRACTORS FOR GRADING
2. CONCRETE TRUCKS
3. LUMBER TRUCKS
4. MISC. TRADE VEHICLES (MID-SIZE VEHICLES)

VEHICLE TRIPS PER DAY: 2 - 4 VEHICLES PER DAY

CONSTRUCTIONS WORKERS PER DAY: 4-7 WORKERS PER DAY

AMOUNT OF GRADING PER DAY: PROPOSED GRADING WILL OCCUR FIRST 3 - 4 WEEKS OF CONSTRUCTION (ONLY GRADING IS FOR FOUNDATION TRENCHES)

HOURS OF OPERATION: 7:00AM - 4:00PM

PROJECT SCHEDULING:
START OF PROJECT: SEPTEMBER 2025
END OF PROJECT: SEPTEMBER 2025

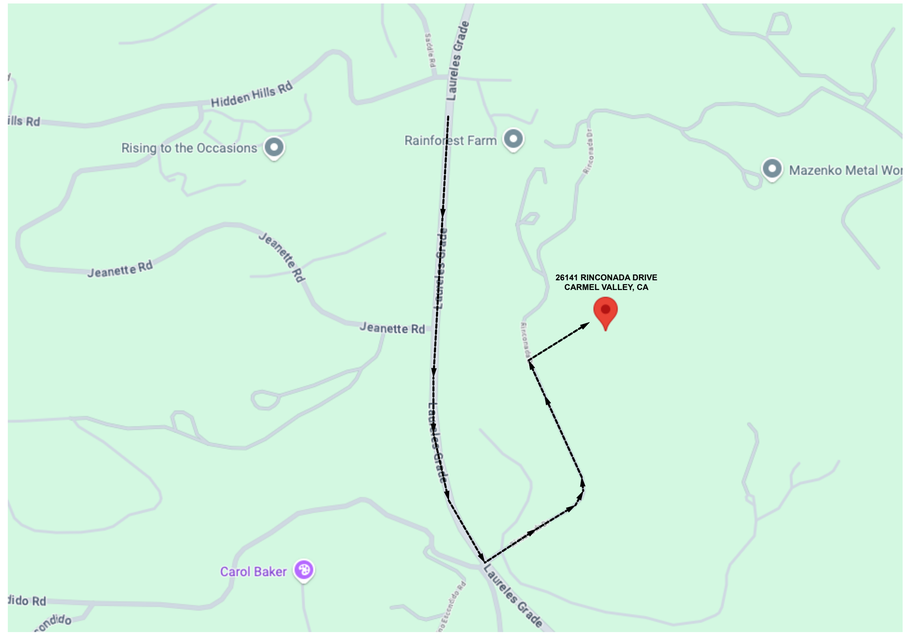
NAMES & CONTACT INFO. RESPONSIBLE FOR PROJECT DURING CONSTRUCTION:

MR. & MRS. JONATHAN NOORANI (OWNERS)
(916) 768-1878

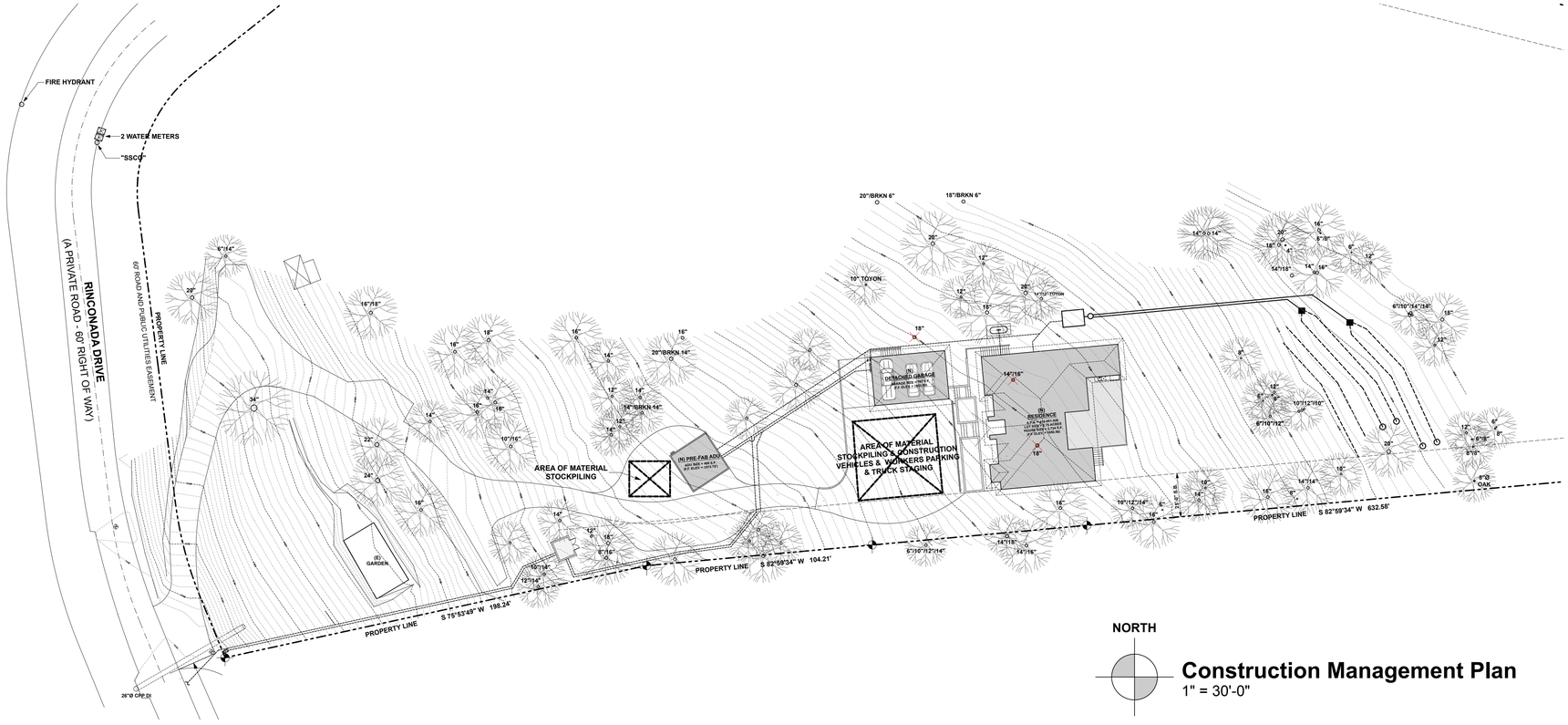
(CONTRACTOR) TO BE DETERMINED

AARON TOLLEFSON (DESIGNER)
(831) 578-3450

VICINITY MAP



Proposed Route for Hauling Material



NORTH

Construction Management Plan
1" = 30'-0"

DESIGN AST Est. 2000 GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

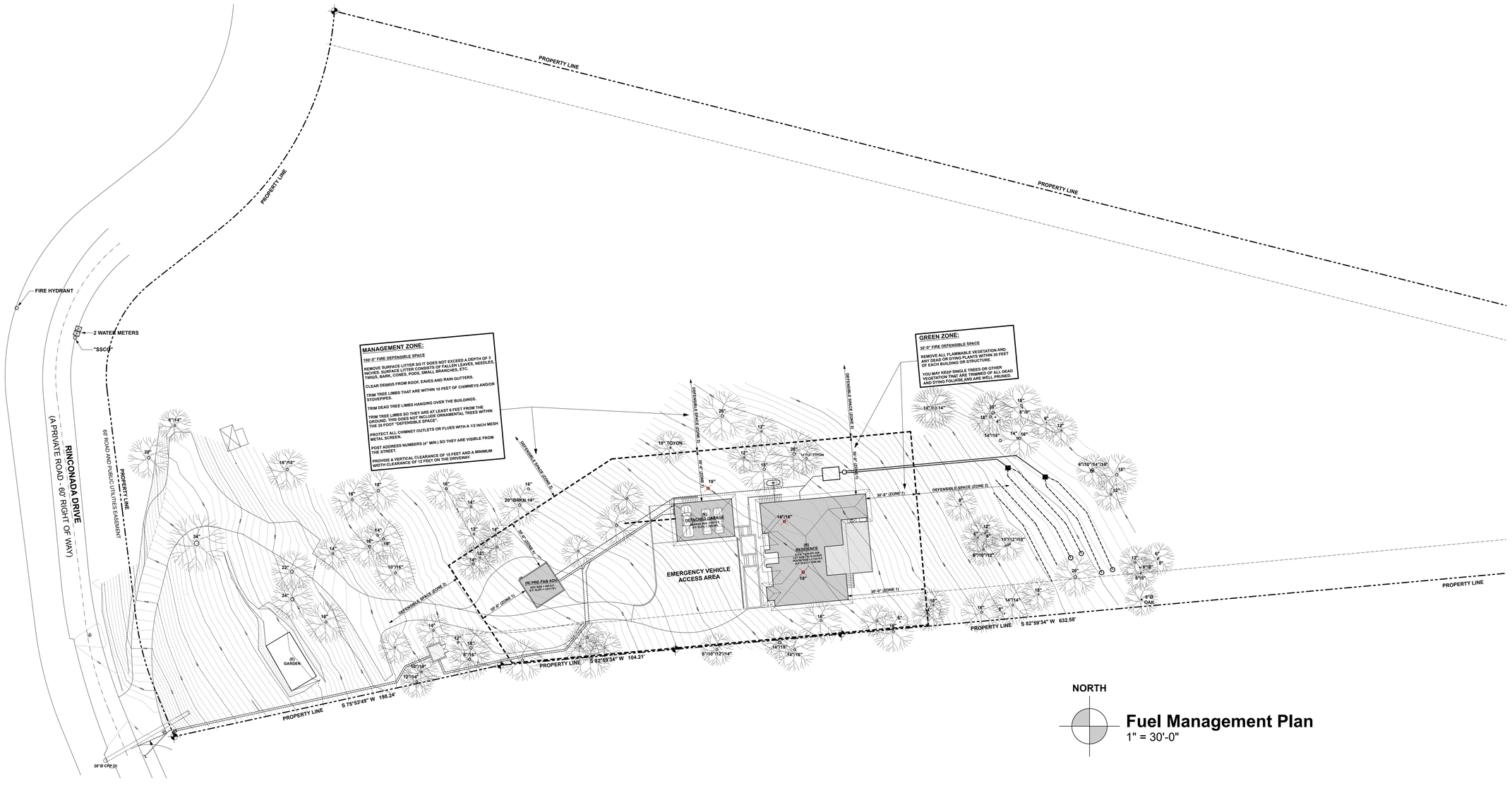
26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
CONSTRUCTION MANAGEMENT PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET
CM1.0



NORTH

Fuel Management Plan
1" = 30'-0"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
FUEL MANAGEMENT PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

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SHEET

FM1.0

Estimated Total Water Use (E.T.W.U.):

The projects Estimated Total Water Use shall be calculated using this equation:

ETWU = (ETo) (0.62) (PF x HA / IE + SLA)

Where:

ETWU = Estimated Total Water Use (gallons per year)

ETo = Evapotranspiration (inches per year)
Anual ETo
16.0

PF = Plant Factor from WUCOLS

HA = Hydrozone Area [high, medium, and low water use areas] (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Special Landscape Area (square feet)

IE = Irrigation Efficiency (minimum 0.71)

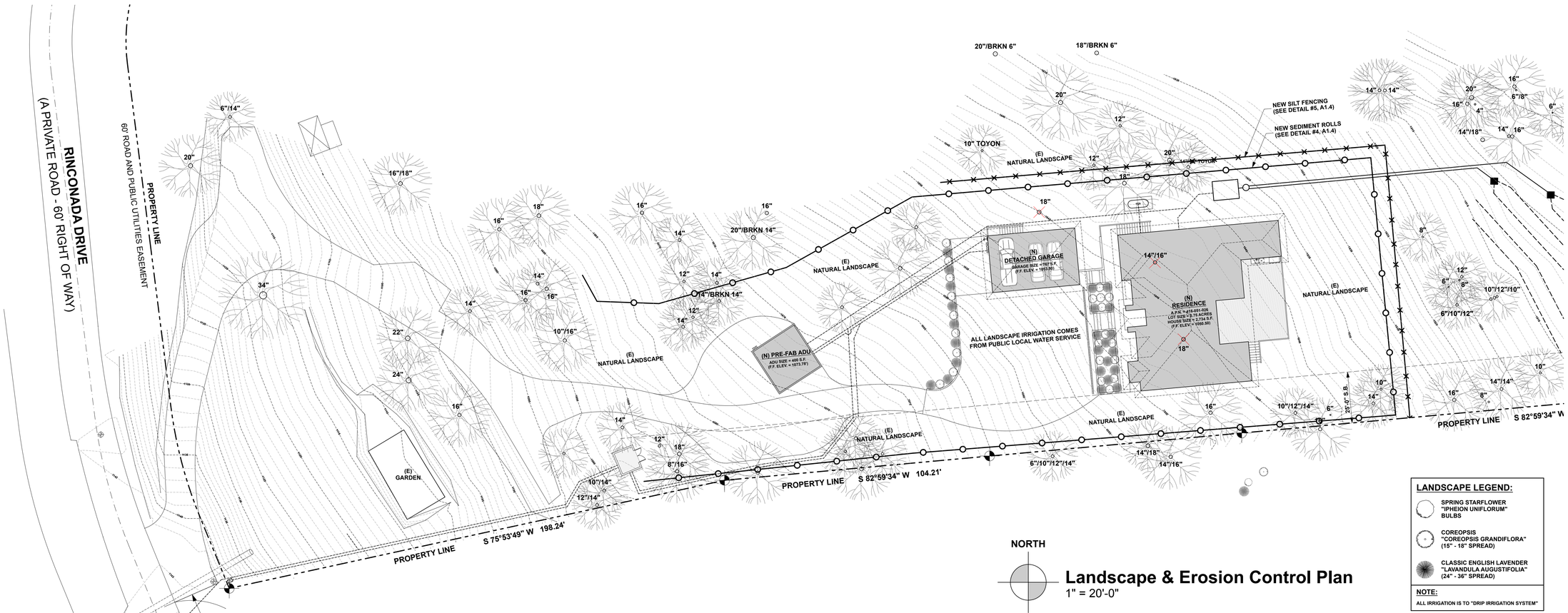
Calculations:

(ETo) (0.62) (PF x HA / IE + SLA) = ETWU

16.0 x 0.62 x (0.3 x 2220 / 0.71 + 0) =

16.0 x 0.62 x 650 = 6,448

Estimated Total Water Use = 6,448 Gallons per year



Landscape & Erosion Control Plan
1" = 20'-0"

LANDSCAPE LEGEND:

- SPRING STARFLOWER "IPHEION UNIFLORUM" BULBS
- COREOPSIS "COREOPSIS GRANDIFLORA" (15" - 18" SPREAD)
- CLASSIC ENGLISH LAVENDER "LAVANDULA AUGUSTIFOLIA" (24" - 36" SPREAD)

NOTE:
ALL IRRIGATION IS TO "DRIP IRRIGATION SYSTEM"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
LANDSCAPE PLAN
EROSION CONTROL PLAN
WATER USE CALCULATION

DRAWN BY: AST

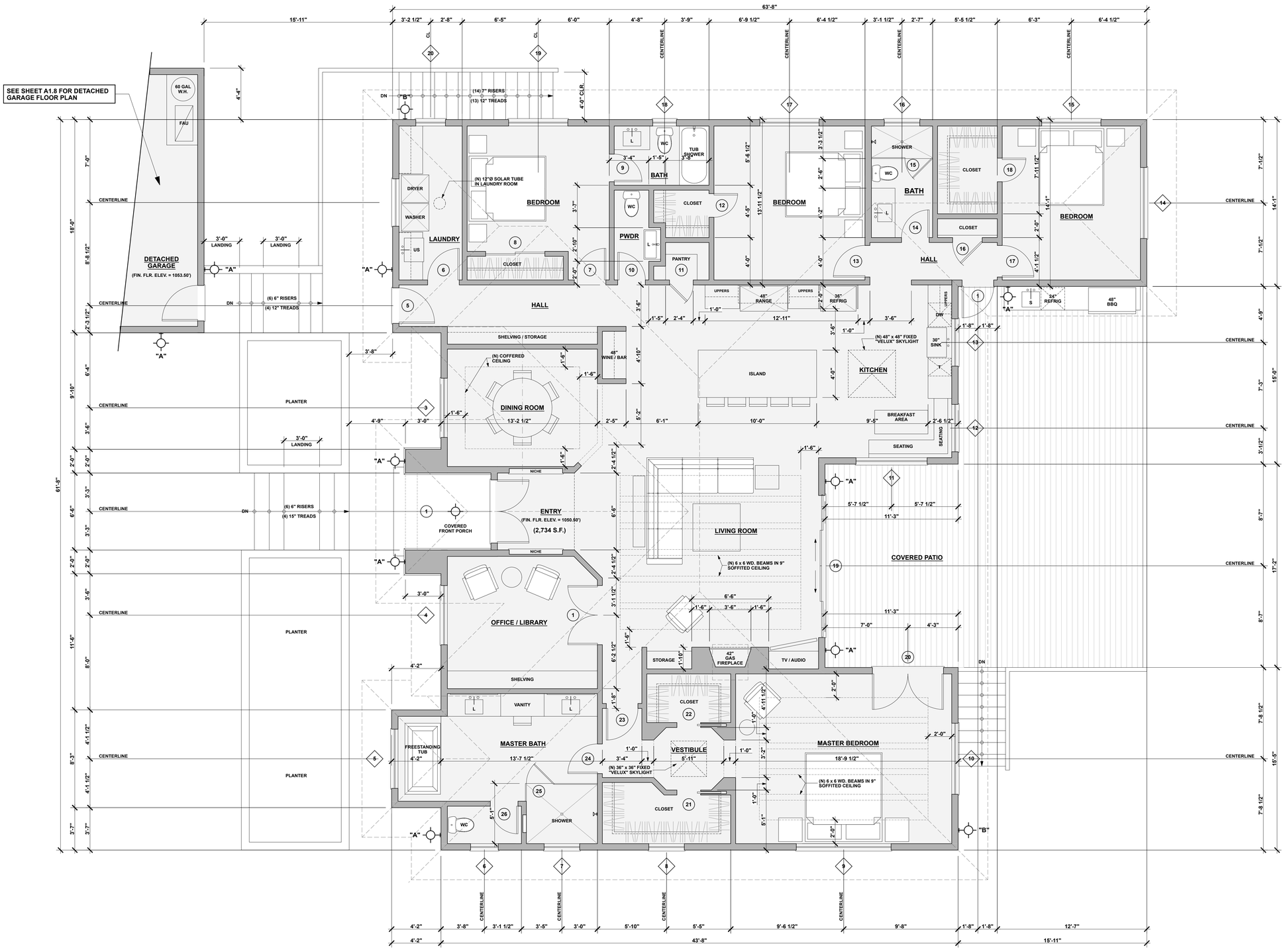
DRAWING DATE: Feb. 28, 2025

REVISION DATES:
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SHEET

L1.0



New Floor Plan

1/4" = 1'-0"

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
NEW FLOOR PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

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SHEET

A1.7

NOTES:

1. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBANT SURFACE TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET (SECTION 8071.3, CBC).
2. BATHROOM FANS TO PROVIDE A MINIMUM 5 AIR CHANGES PER HOUR.
3. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT, LESS THAN 24" TO DOORS AND LESS THAN 18" FLOOR TO WINDOW, SHALL BE SAFETY GLAZING MATERIAL SUCH AS WIRED GLASS, LAMINATED GLASS, TEMPERED GLASS OR SAFETY PLASTIC. GLAZING USED IN-DOORS AND PANELS OF SHOWERS AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS.
4. DRYER TO BE VENTED TO EXTERIOR WITH 4"0 DUCT LINE.
   (14"-0" MAXIMUM RUN)
5. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE AT HOSE-BIBS.
6. WINDOWS IN SLEEPING ROOMS SHALL PROVIDE:

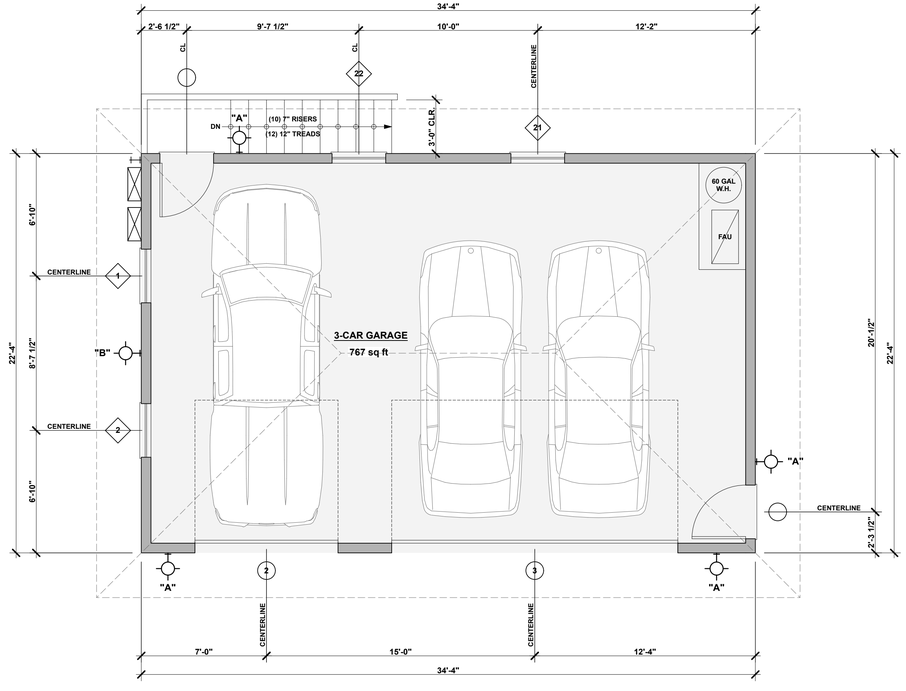
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 S.F. IN AREA
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH
   OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR
7. THE REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY WITH GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA. (CBC 1205.2)
8. THE REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED. (CBC 1204.1)
9. USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE AT THE SHOWERS AND TUB-SHOWER COMBINATION.
10. SMOKE DETECTORS ARE TO SOUND AND ALARM AUDIBLE IN ALL BEDROOMS OF THE RESIDENCE.
11. SMOKE DETECTORS SHALL RECEIVE THEIR POWER FROM THE HOUSE PRIMARY WIRE AND SHALL ALSO HAVE BATTERY BACK-UP.
12. INSTALL UFER GROUNDING FOR THE 200 AMP ELECTRICAL SERVICE PER NEC 250-50(c).
13. KITCHEN COUNTER OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE OF THE COUNTER IS MORE THAN 2'-0" FROM AN ELECTRICAL OUTLET.
14. THE MASTER BATHROOM OUTLETS SHALL HAVE APPROVED GROUND FAULT CIRCUIT PROTECTION.
15. OUTDOOR OUTLETS (WP/GFCI) SHALL BE INSTALLED AT THE FRONT AND REAR OF THE RESIDENCE.
16. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS, OTHER EQUIPMENT (LIGHTING, EXHAUST FANS), WITHIN THE SAME BATHROOM, MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.
17. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS.
18. CLOTHES DRYER AND ELECTRIC RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET.
19. PROVIDE WEEP SCREEDS AROUND PERIMETER OF RESIDENCE WHERE CEMENT PLASTER FINISH OCCURS. PROVIDE 4" CLEAR ABOVE EARTH AND 2" CLEAR ABOVE PAVED AREAS.
20. PROVIDE BACKWATER VALVE, APPROVED FRESH AIR INLET AND A "Y" BRANCH OR COMBINATION FITTING INSTALLED IN SEQUENCE IN THE LINE OF FLOW FROM THE BUILDING.

GREEN BUILDING REQUIREMENTS:

1. ALL WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1.28 GALLONS, AND SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATER SENSE PROGRAM ADOPTED BY THE EPA.
2. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBSC SECTIN 4.303.3

WATER CLOSETS	=	MAX 1.28 GPF
SHOWERHEADS	=	MAX. 2.0 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	=	MAX 1.8 GPM @ 80 PSI
LAVATORIES FAUCETS	=	MAX. 1.2 GPM @ 60 PSI
KITCHEN FAUCETS	=	MAX. 1.8 GPM @ 60 PSI

3. IN AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING ARE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CGBSC SECTION 4.304.1
4. MINIMUM 65% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IN MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL
5. AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1.
6. INSTALLED GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE (CGBSC 4.503.1)
7. DUCTS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS. (CGBSC 4.504.1)
8. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
   CARPET ADHESIVE = 80 (VOC LIMIT)
   CARPET PAD ADHESIVE = 80 (VOC LIMIT)
   WOOD FLOORING ADHESIVE = 80 (VOC LIMIT)
   SUBFLOOR ADHESIVE = 80 (VOC LIMIT)
   DRYWALL ADHESIVE = 80 (VOC LIMIT)
9. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE, FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19% (CGBSC 4.505.3)
10. **BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:**
    ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80%.
11. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
12. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHE OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).
13. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).
14. PAINT, STAINS AND OTHER COATINGS SHALL BE IN COMPLIANT WITH VOC LIMITS (4.504.2.2).
15. AEROSOL PAINTS AND COATINGS SHALL BE IN COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
16. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
17. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS (4.504.5).
18. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).



New Garage Floor Plan
1/4" = 1'-0"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

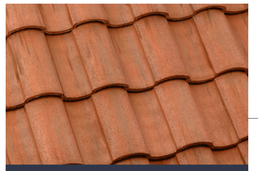
26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
NEW GARAGE FLOOR PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

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SHEET
A1.8



526 Valencia

Profile: ***Capistrano*** Weight: ***Lightweight***

Residence Roofing Material:
Class "A" Lightweight Concrete Tile
(Color: Valencia)



Residence Exterior Patio Door:
4-Panel Clad Slider Exterior Door w/ Grids
(Color: Dark Bronze)

40W LED Security Lights Motion Sensor Light Outdoor, 180 Degree, 4000 LM, 5000 K, ETL Water Resistant, Clear 2 Head Motion Detector Flood Light for Garage, Yard (Bronze)



Residence Exterior Light Fixture "B"
(Color: Dark Bronze)



Residence Entry Door:
Arched Metal Door (Dark Bronze)

Outdoor Wall Light Fixtures, Exterior Waterproof Lanterns, Porch Sconces Wall Mounted Lighting with E26 Sockets & Glass Shades, Modern Matte Black Wall Lamps for Patio Front Door Entryway, 2-Pack

Amazon's Choice

3K+ bought in past month

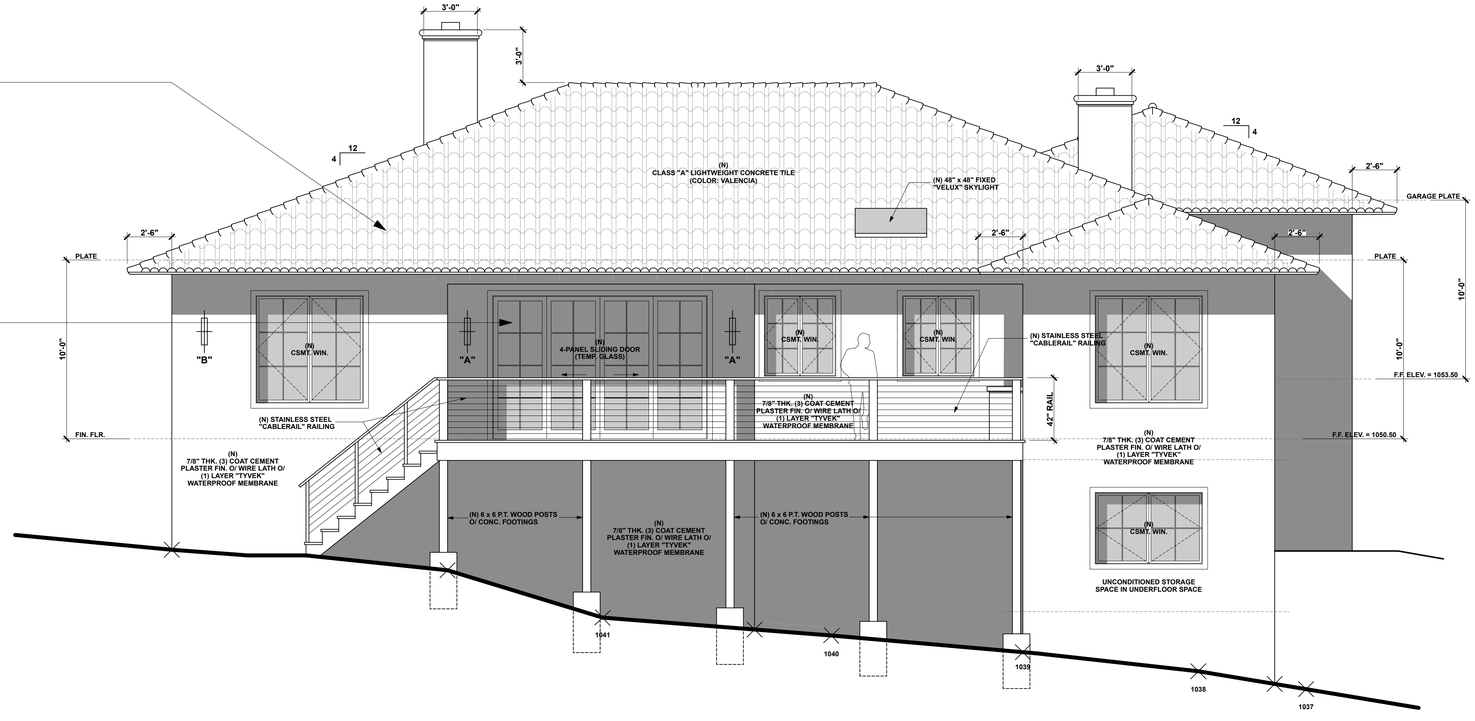


Residence Exterior Light Fixture "A"
(Color: Dark Bronze)

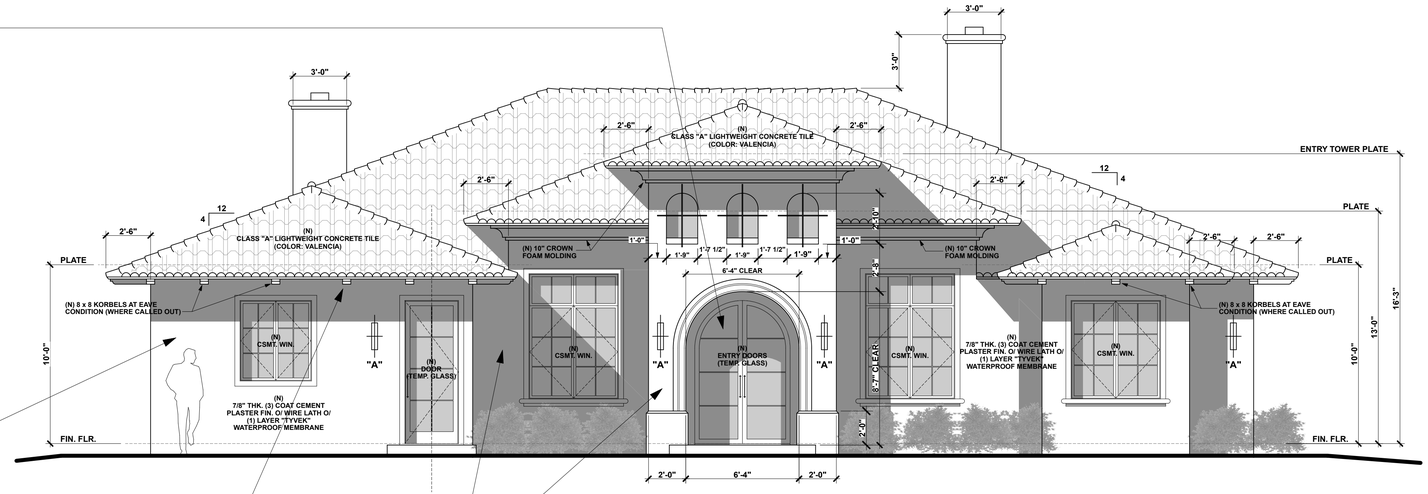


Residence Cement Plaster Finish:
Smooth Cement Plaster Finish

Residence & Garage Exterior Finishes



East Exterior Elevation
1/4" = 1'-0"



West Exterior Elevation
1/4" = 1'-0"

Residence Eave Color:
Sherwin Williams
(SW 6006 - Black Bean)

Residence Body Color:
Sherwin Williams
(SW 9180 - Aged White)

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:

EXTERIOR ELEVATIONS
FINISHES & COLORS

DRAWN BY: AST

DRAWING DATE: Feb. 28, 2025

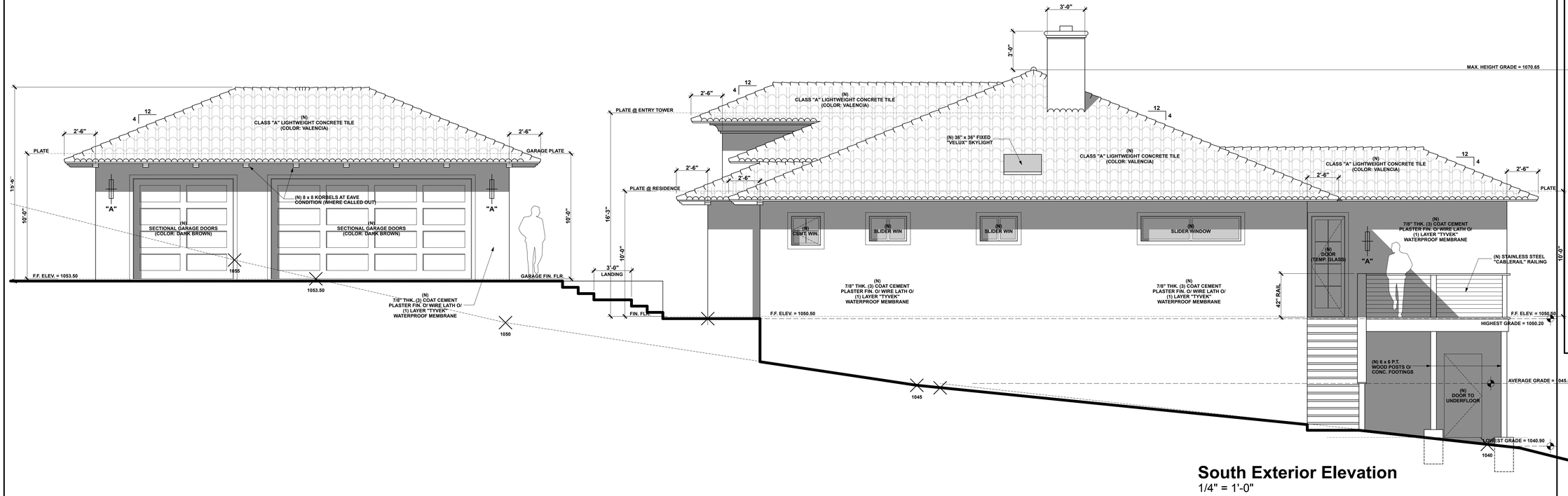
REVISION DATES:

April 14, 2025 (Plann. Comments)

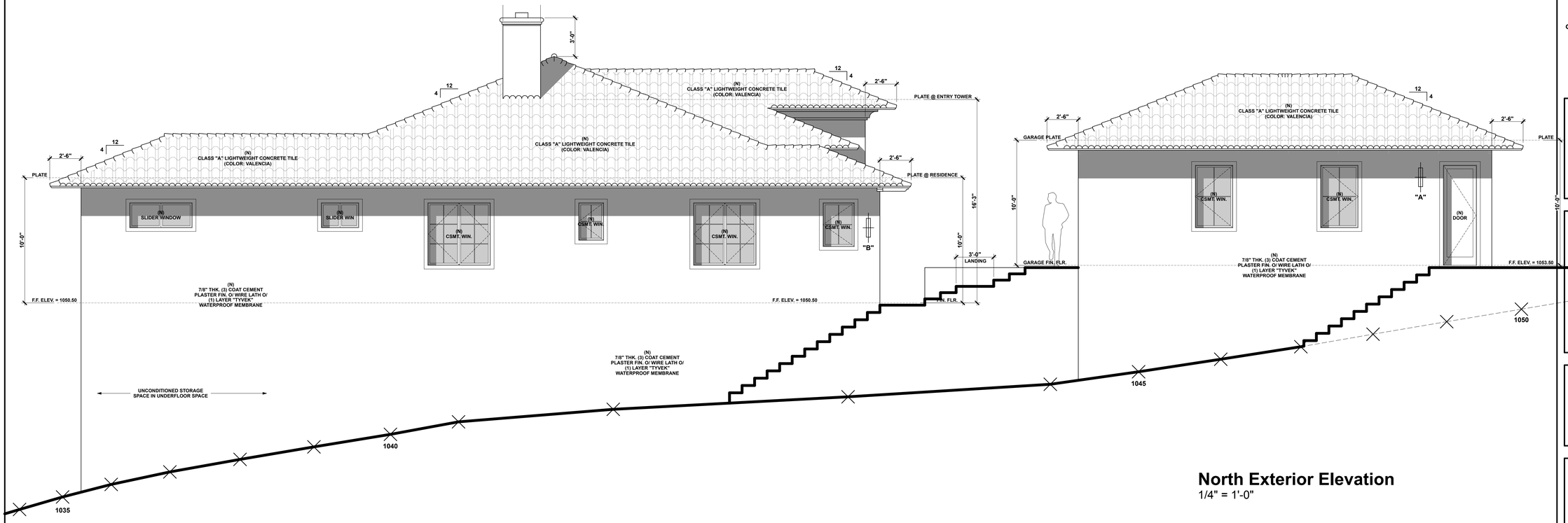
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SHEET

A1.9



South Exterior Elevation
1/4" = 1'-0"



North Exterior Elevation
1/4" = 1'-0"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
EXTERIOR ELEVATIONS

DRAWN BY: AST

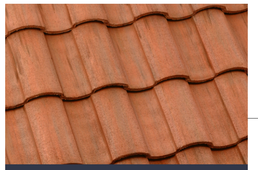
DRAWING DATE: Feb. 28, 2025

REVISION DATES:
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SHEET

A2.0



526 Valencia

Profile: ***Capistrano*** *Weight:* ***Lightweight***

Residence Roofing Material:
Class "A" Lightweight Concrete Tile
(Color: Valencia)



Detached Garage Cement Plaster Finish:
Smooth Cement Plaster Finish

40W LED Security Lights Motion Sensor Light Outdoor, 180 Degree, 4000 LM, 5000 K, ETL Water Resistant, Clear 2 Head Motion Detector Flood Light for Garage, Yard (Bronze)



Residence Exterior Light Fixture "B"
(Color: Dark Bronze)

Outdoor Wall Light Fixtures, Exterior Waterproof Lanterns, Porch Sconces Wall Mounted Lighting with E26 Sockets & Glass Shades, Modern Matte Black Wall Lamps for Patio Front Door Entryway, 2-Pack

Amazon's Choice

3K+ bought in past month



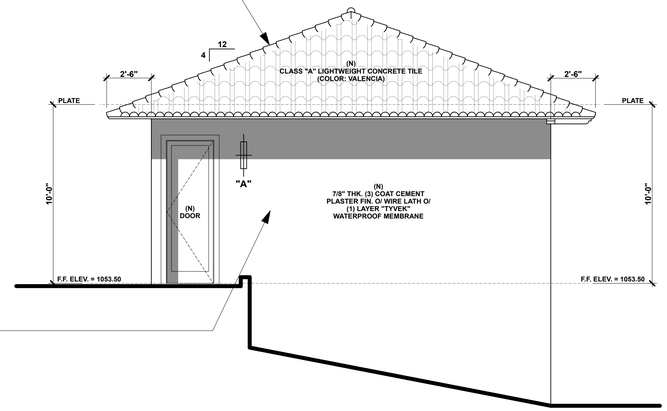
Residence Exterior Light Fixture "A"
(Color: Dark Bronze)



Residence Eave Color:
Sherwin Williams
(SW 6006 - Black Bean)

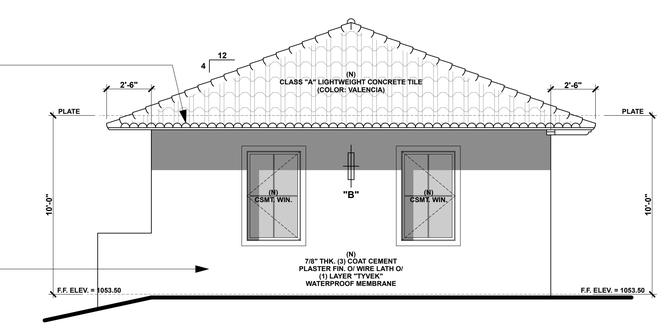
Residence Body Color:
Sherwin Williams
(SW 9180 - Aged White)

Residence & Garage Exterior Finishes



East Exterior Elevation (Detached Garage)

1/4" = 1'-0"



West Exterior Elevation (Detached Garage)

1/4" = 1'-0"

DESIGN AST Est. 2000 GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
EXTERIOR ELEVATIONS
FINISHES & COLORS

DRAWN BY: AST

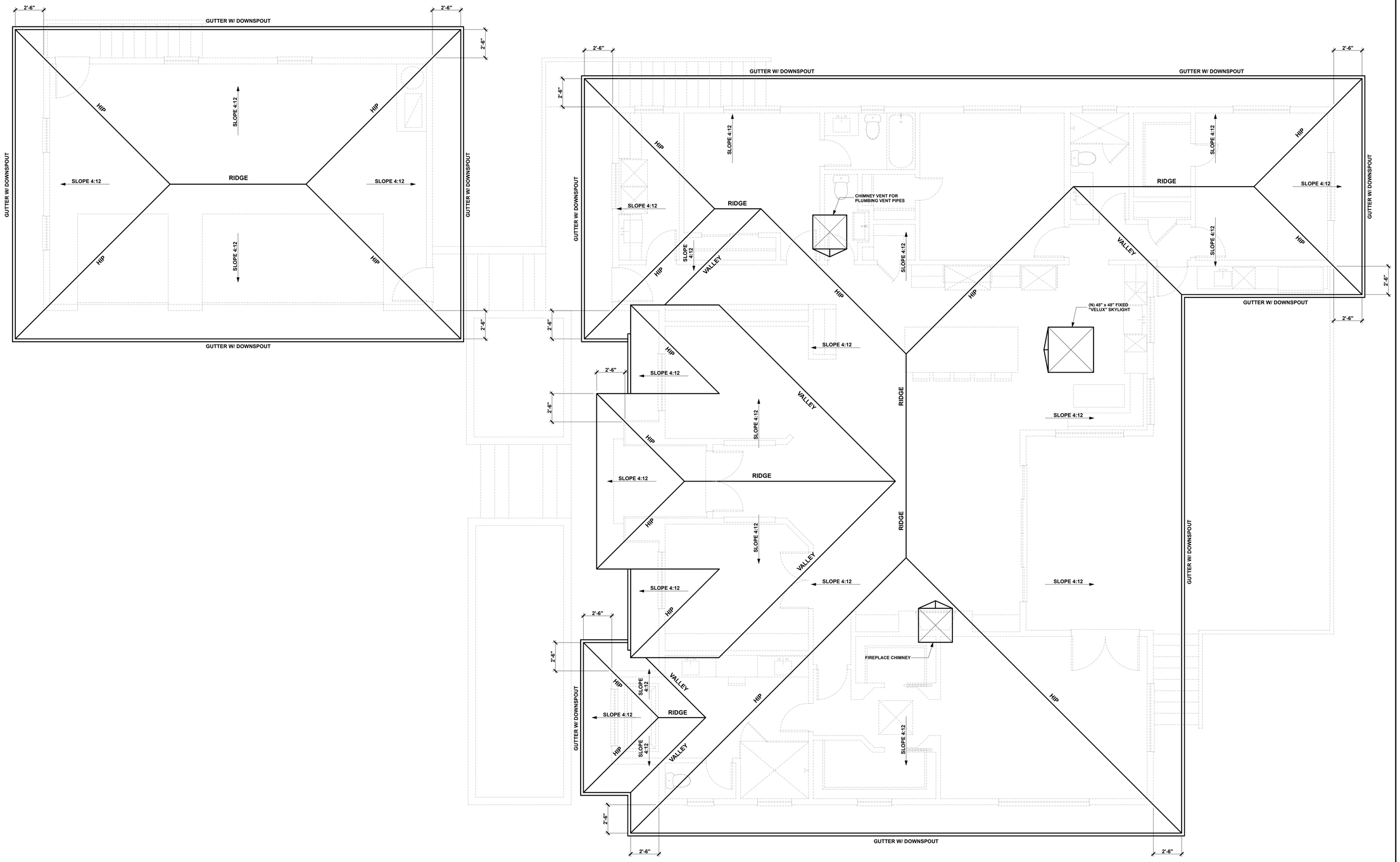
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SHEET

A2.1



New Roof Plan
1/4" = 1'-0"

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:
NEW ROOF PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 28, 2025
REVISION DATES:
April 14, 2025 (Plann. Comments)

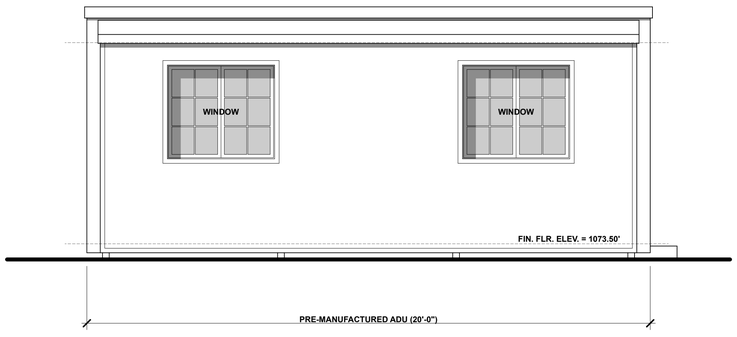
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SHEET
A2.2

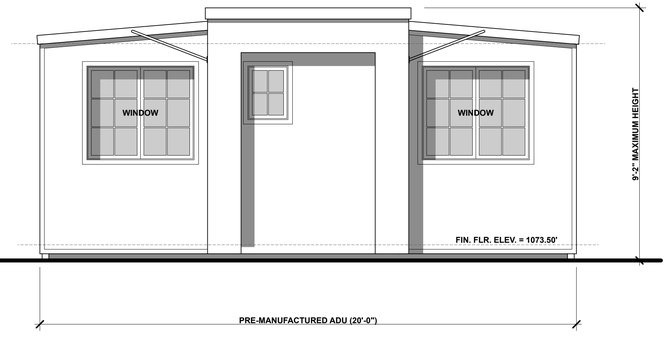


PRE-MANUFACTURED ACCESSORY DWELLING UNIT (ADU)

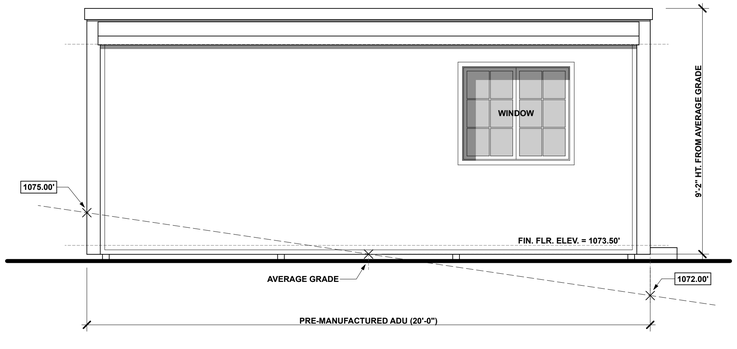
MANUFACTURER: MOBE - EXPANDABLE HOUSE
MODEL: MO2L, (1) BEDROOM, (1) BATH
COLOR: BLACK & GREY



ADU West Exterior Elevation
3/8" = 1'-0"



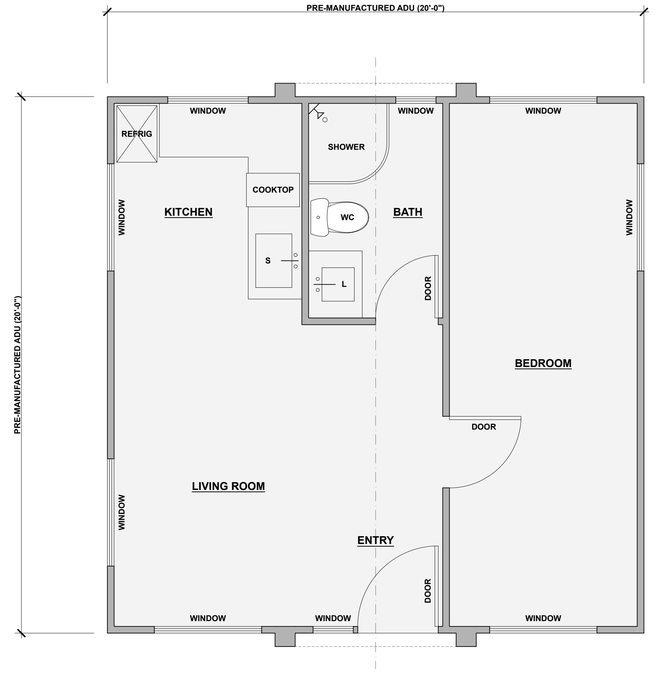
ADU North Exterior Elevation
3/8" = 1'-0"



ADU East Exterior Elevation
3/8" = 1'-0"



ADU South Exterior Elevation
3/8" = 1'-0"



ADU Floor Plan
3/8" = 1'-0"

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence & ADU
for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

DRAWINGS:

ADU FLOOR PLAN
ADU EXTERIOR ELEVATIONS
ADU FINISHES & COLORS

DRAWN BY: AST

DRAWING DATE: Feb. 28, 2025

REVISION DATES:

April 14, 2025 (Plann. Comments)

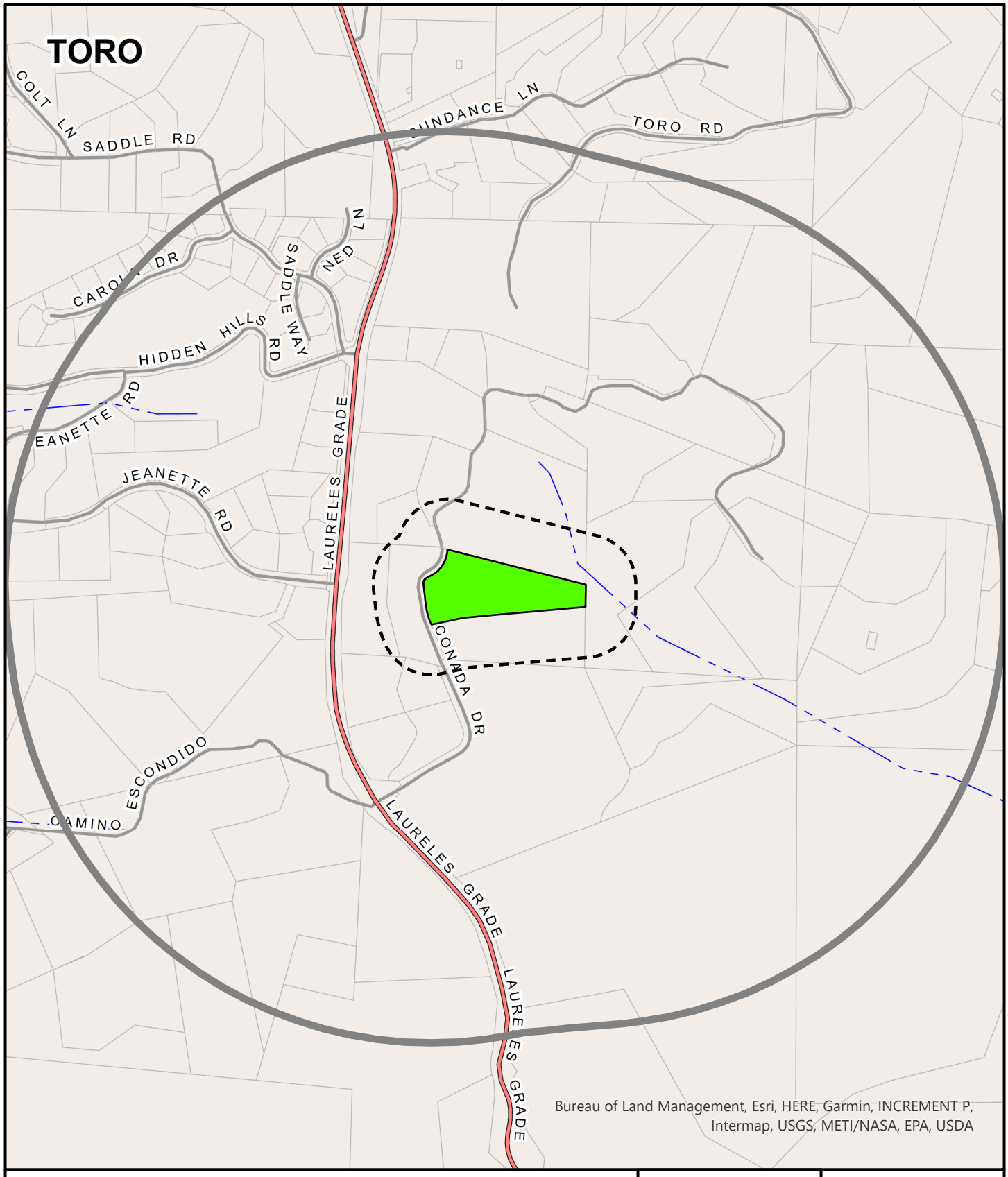
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SHEET

A2.3

Exhibit C

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APPLICANT: NOORANI JONATHAN

APN: 416051026000 **FILE #** PLN240046

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: BENJAMIN MOULTOI

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Exhibit D

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Tree Resource Assessment
26141 Rinconada Drive
Carmel Valley, CA

Prepared for:

Jonathan Noorani

Prepared by:

Frank Ono
Urban Forester
Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

January 7, 2025

Owner:

Jonathan Noorani
16222 E Garrison Dr.
Marina, CA 93933

Architect/Designer:

AST Design Group
957 Angelus Way
Del Rey Oaks, CA 93940

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site requiring excavation and grading near oak trees. The project proposes building approximately 2700 square feet of living space of a single-family dwelling and 750 square foot detached garage. There are existing native trees on the site, most of which are considered to be in fair condition both structurally and in health. Excavation and grading for the structures require removing three oak trees (tagged and labeled on the site plan) within the building footprint. At this time, it appears the project does not require the removal or relocation of additional trees. A tree assessment/arborist report has been prepared that identifies and addresses the project's potential effects on the existing tree resources on-site and a list of recommendations regarding trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Jonathan Noorani, the owner of the property located at 26141 Rinconada Drive, Carmel Valley CA by Frank Ono, Urban Forester, and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The Toro Area Land Use Plan and Monterey County Zoning Ordinance Title 21 identify native Coast live oak as a species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on site, the property owner, Jonathan Noorani, has requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for trees within or adjacent (15 feet or less) to the proposed development that measures greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by AST Design Group.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Documented findings are in a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated July 23, 2024, prepared by AST Design Group to assess the effects of potential construction on trees within or adjacent to construction activities. An assessment has been made of these plans specifically and no other plans were reviewed. The only minor grading and erosion details that are discussed in this report are those that relate to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide a risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence, or procedures, for contractor safety or any other related programs; or for another's failure to complete the work following the plans and specifications.

PURPOSE AND GOAL

This Tree Resource Assessment report is prepared for this parcel due to proposed construction activities located at 26141 Rinconada Drive, Carmel CA. The purpose of the assessment is to determine what trees will be affected by the proposed project. Oak trees are considered protected trees as defined by the Toro Area Plan and County of Monterey, Title 21 Monterey County Zoning Ordinance unless otherwise proven to be an introduced or planted species.

The goal of this report is to protect and maintain the Toro Area Plan forested resources through the adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

1) Assessor's Parcel Number: 416-051-026-000.

2) Location: 26141 Rinconada Drive, Carmel Valley CA.

3) Parcel size: 6.2 Acres.

4) Existing Land Use: Residential Rural Density 5 Acres+/Unit, the parcel is zoned for residential use (RDR/5.1VS|RDR/B8VS (100' front yard setback along Laureles Grade (40.2.4(T)).

5) Slope: The parcel ranges from mild to steep sloped and over 25%.

6) Soils: The parcel is located on soils classified by the Monterey County Soils report. There are two types of soil on the property, SfF Santa Lucia shaley clay loam and Sg- Santa Lucia-Reliz association. The Santa Lucia series consists of well-drained soils on uplands formed in material underlain by hard shale mostly of the Monterey Formation. SfF with soil, runoff is rapid, and the erosion hazard is high. Roots can generally penetrate to a depth of 20 to 40 inches, but some roots extend into the fractured shale. The available water capacity ranges from 2 to 5.5 inches, depending on the number of shale fragments in the soil. SG soil has rapid or very rapid erosion, and the erosion hazard is very high.

7) Forest Vegetation Condition and Health: The tree vegetation around the building site is composed primarily of native Coast live oak and Toyon and is referred to as an oak savanna by the Monterey County parcel report. Please refer to the biologist report for a complete description of vegetation. There are approximately 5 acres of forested canopy on this site containing approximately 70 trees /acre for an estimated count of 350 oak trees. The canopy around the development area is open and in fair or better condition. No abnormal presence of insects or forest diseases was apparent at the time of inspection.

BACKGROUND

The property owner wishes to build a single-family home and a detached garage on a site with pre-existing graded driveways. Several oak trees are located within the proposed building envelope. The assessment focuses on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. The proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed, and maintaining the general aesthetic quality of the area while complying with Monterey County Codes where a study of individual trees determined the treatments necessary to complete the project and meet the goals of the landowner. Trees within and adjacent proposed development footprint area were located, measured, inspected, flagged, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the tree's short and long-term health. All meetings and field reviews focused on the areas within and those surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site and summarizes details discussed during this stage of the planning process.

- The site is partially developed with existing graded driveway access and parking areas. My understanding, with the exception of the trees located within the building footprint, is the existing trees are to remain.
- The trees on the property appear to be native to the area ranging from fair to poor structural condition; surrounding lots have had trees removed over time either due to disease or safety reasons.
- Three oaks are tagged and are located within or adjacent to the building footprint that must be removed for the design as proposed.
    - Tree #965 stands approximately 30 feet tall with a crown spread of 35 feet. It exhibits fungal activity at the base bark with bark bleeding on the southeast side of the trunk. The canopy exhibits previous branch breakage. It is rated as fair overall.
    - Tree #966 consists of two major stems with a sparsely foliated crown. The tree stands approximately 25 feet tall with an overall crown spread of approximately 50 feet. The tree has poor architecture and is rated as fair to poor condition. It is missing a center stem and most of the crown mass is heavily weighted to the south side of the tree.
    - Tree # 967 stands approximately 35 feet tall with a 35-foot crown spread. The stem is visibly twisted and its bark spread and cracked. The tree is outside the building footprint but due to its poor condition will be impacted by grading.
- The project also proposes a pad for a pre-manufactured ADU that entails grading near a 14" diameter oak. Additionally, septic leach fields are sited in an opening surrounded by smaller diameter oaks. Excavation and grading toward the tree's critical root zone are at a distance that encroachment, if at all, is minimal; few roots are expected to be encountered, and these trees are expected to satisfactorily survive construction (provided work near a tree is monitored and the tree protected).

CONCLUSION/PROJECT ASSESSMENT

This proposal to build an addition to a single-family residence and expand the driveway and garage is planned to maintain the existing forested environment, allowing the forest to continue to exist and regenerate over time. The project utilizes an existing driveway and parking areas, thus minimizing soil disturbance and grading. The construction envelope and where the main residence is located are within an opening in the canopy and minimize the tree removal (three oaks) for this construction design. The remainder of the property contains tree cover that will remain undisturbed. All remaining trees are expected to survive if properly protected and monitored. No watercourses are near the planned construction.

Short Term Affects

Site disturbance will occur during building construction. Short-term effects are confined to the construction envelope and immediate surroundings; some trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term effect on those trees treated, including a reduction of growth and potential limb dieback. The greatest attempt has been made to identify for removal of those trees likely to experience decline.

Long Term Affects

Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long term, however, no significant long-term effects on the forest ecosystem are anticipated.

The project as proposed is not likely to significantly reduce the availability of wildlife over the long term and has been evaluated for the following:

- Soil erosion; Slopes are moderate in the construction area and appear to be addressed by appropriate measures
- Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt, and other noxious substances from ground and surface waters;
- Ecological Impacts: The removals will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
- Noise Pollution: The removals will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
- Air Movement: The removals will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
- Solar shade or sunlight: The removals of trees are not landmark-sized trees and/or of poorer quality trees. The surrounding site is heavily forested.
- Wildlife Habitat: The removals will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems;

RECOMMENDATIONS

Tree Removal

The removal of three oaks (#965, #966, and #967) is proposed for this project; The remaining trees are to remain and be protected from construction impacts.

Tree Replacement

The site has a sufficient amount of room to replant with three oaks on a 1:1 ratio which should be included with a landscape plan. Trees may be planted on the edges of the existing tree canopies but must be planted where they can be watered and kept weed-free.

Replacement trees may be 5-gallon stock or larger. It is recommended that larger specimens be planted to avoid damage from deer browsing. Deer protection against deer browsing should be used. Replanting should avoid open spaces where trees are not now found unless there is evidence of soil deep enough and of sufficient quality to support tree plantings. Trees should be planted as necessary in those areas with the greatest opening in the stand with deep enough soils to allow for minimum competition and maximum sunlight. Spacing between trees should be at least 10 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially near building construction areas. Pruning will include trees with deadwood, minor structural defects or disease that must be compensated for, and possibly vehicle or pedestrian clearance. Remedial pruning should occur before construction. Pruning shall conform to the following standards:

- Clear crowns of diseased, crossing, weak, and dead limbs or wood to a minimum size of 1-1/2 inch in diameter;
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch;
- Interior branches shall not be stripped out.
- Reduce the end weight of heavy, horizontal branches by selectively removing small-diameter branches, no greater than 3 inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation such as where critical for safety).
- Pruning cuts larger than 4 inches in diameter, except for deadwood, shall be avoided unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.).
- Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.

- All pruning shall be per the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed from the trees.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified arborist should monitor trees adjacent to the improvement area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Tree Protection

Before the commencement of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing must not be to be attached to the tree. It shall be free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property, especially within fenced areas.
- Fenced areas and trunk protection materials must remain in place during the construction period.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches in diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time significant roots (2” or greater in diameter) are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.

- When significant roots are identified that must be removed that will destabilize or negatively affect the target trees, the property owner will be notified immediately A determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize effects, such as hand digging, bridging or tunneling under roots, etc..

Fuels Management Plan

The area must follow the requirements of California State Defensible Space Regulations conforming to California Public Resource Code (PRC) 4291.

The area must be prepared and maintained for fuel management and defensible space. A fuel ladder is a continuous line of vegetation from the ground into the canopy or upper branches of a tree that may allow a fire to climb into the canopy. The idea is to make the homesite defensible by breaking up the continuity of fuels in both vertical and horizontal directions. Deadfall and cut branches which are fuel for a fire must be removed from the treatment area. This may be done either by hauling it off or by hiring a tree service to chip. The following are management measures to be taken and maintained for trees within the disturbed and outlying area.

- Cut dry and dead grass to a maximum height of 4 inches. The exceptions are grasses and forbs which are isolated from other fuels or those necessary to minimize erosion and may be maintained at a height of 18 inches.
- Dead plants should be cut to ground level, do not remove them as roots may still be present to minimize potential soil erosion. Maintain all remaining live landscape plants with regular water, keeping dead branches, leaves, and needles removed.
- Remove limbs within ten (10) feet of chimneys.
- Horizontal Clearances (within 100 feet of structures)
    - Trees- must have a spacing of at least 10 feet between crowns on shallow or almost level slopes (an exception is that trees growing as clusters with continuous canopy or aggregate may be treated as an individual tree to make a shaded fuel break). Where slopes are steep (over 40 %) the spacing must be increased to 30 feet between crowns of individual trees or stands of trees intended to be a shaded fuel break.
    - Shrubs- must have a four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40 %) the spacing must be 40 feet between shrubs.
- Vertical Clearances of trees and large shrubs (within 100 feet of structures)
    - Trees and shrubs must have a vertical clearance of at least 6 feet from ground fuels on shallow or almost level slopes. Remove all limbs within 6 feet of ground fuel from the ground fuel's highest point and trim dead portions of tree limbs up to 10 feet. Where slopes are steep (over 40 %) the clearance must be higher up to 30 feet.
    - Shrubs- must have four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40 %) the clearance must be 40 feet from ground fuels.
- Remove from the area dead fallen material unless embedded in the soil.
- Remove all cut material from the area or chip and spread it on site.

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

A) Tree service Contractors will verify animal or bird nesting before tree work. If the nesting activity of migratory birds is found, work must stop, and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
B) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill soil, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak root fungus (Armillaria mellea). As necessary, trees must be protected by boards, fencing, or other materials to delineate protection zones.
C) Pruning shall be conducted so as not to unnecessarily injure the tree. General-Principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
D) Native live trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks.
E) Root cutting should occur outside of springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
F) Tree material greater than 2 inches in diameter remaining on-site for more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, no soil or mulch must be placed against the root crown (base) of trees. If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:



_____ January 7, 2025

Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 Date

PHOTOGRAPHS

The following are the trees proposed for removal



Tree #965



The base of tree #965 with wounding and bleeding.



Tree #966 , a disfigured tree



Tree #966 with structurally weak branch attachments, decay in stem, and multiple beetle attacks.



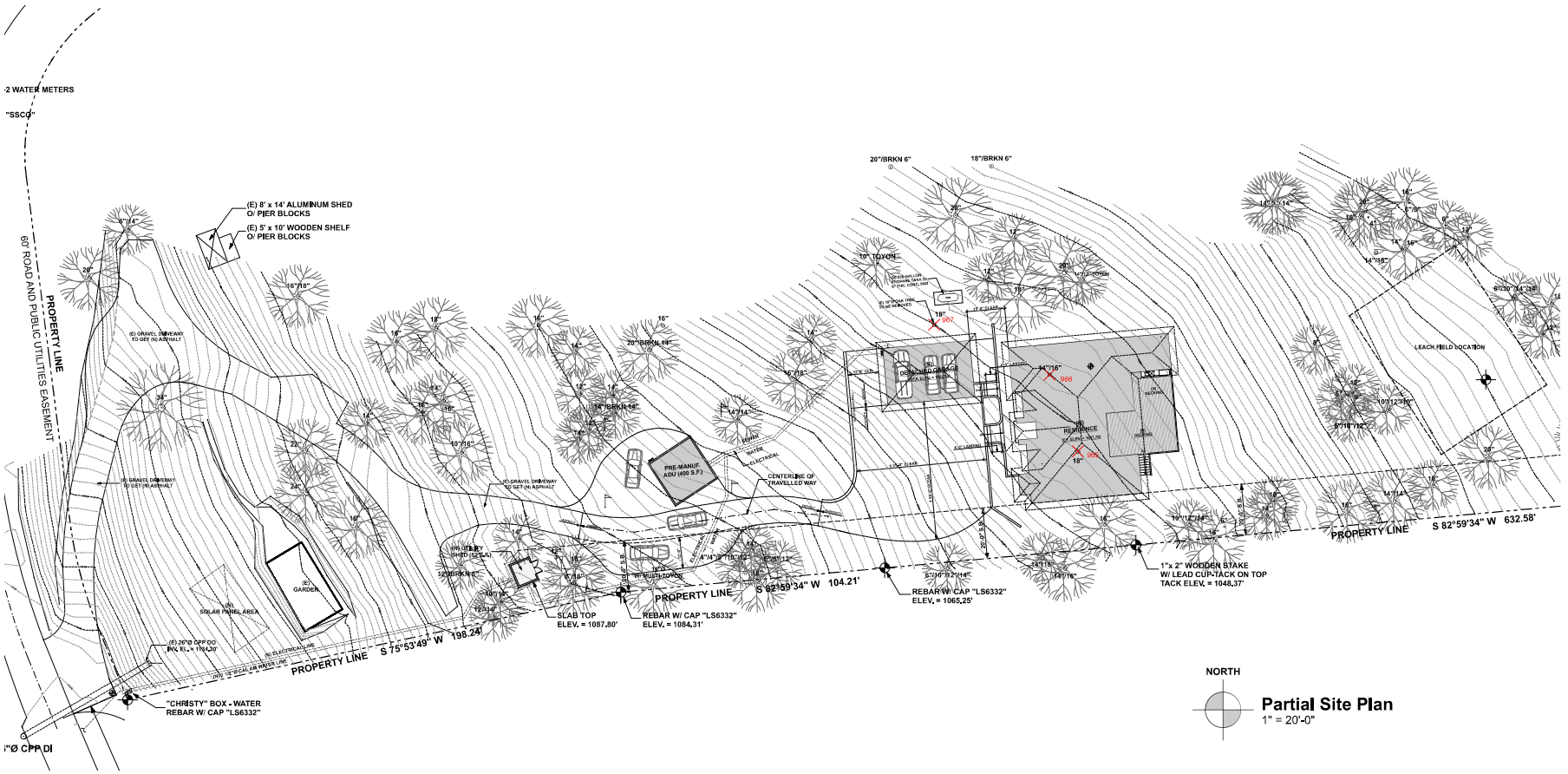
Tree #967 with severe lean and fracturing of stem



Fractured stem on the compression side of the trunk



Fractured stem on tension side of the trunk.



957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence for:

Noorani Bozorg Residence

26141 Rinconada Drive
Carmel Valley, California
A.P.N.: 416-051-026

Drawings:
Partial Site Plan

Drawn by: AST

Drawing Date:

Revision Dates:
July 23, 2024 (Revisions)
August 19, 2024 (Revisions)
September 30, 2024 (Revisions)
November 18, 2024 (Revisions)
December 17, 2024 (Revisions)

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Sheet
A1.6

Exhibit E

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ED MERCURIO, BIOLOGICAL CONSULTANT
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Benjamin Moulton, Assistant Planner
Planning Services
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

January 22, 2025

RE: Biological survey for the Noorani Bozorg Property, 26141 Rinconada Drive, Carmel Valley, California 93924. APN 416-051-026.

Dear Benjamin Moulton:

I conducted my biological survey of the Noorani Bozorg Property on January 3, 2025. Owner, Jonathan Noorani, provided me with a site plan and other relevant information about the property and the development and gave me a tour of the project site.

THE PROPERTY AND PROJECT

The total size of the entire Noorani Bozorg Property is 5.74 acres. I concentrated my survey on the area where the proposed developments are planned.

The general area for development on this property is approximately 500 feet long and 100 feet wide and approximately 57,800 square feet or 1.33 acres in size. It is located on the floor of the prominent shallow drainage in the higher portion of the property. Within this area the following developments are proposed: a driveway and parking area, a single-family residence with detached garage, an auxiliary dwelling unit, a utility shed, two storage sheds, a solar panel area, a propane tank area, a garden area and a septic system leach field

The total area of land disturbance and land coverage from these developments will be approximately 21,120 square feet. Three mature coast live oak trees will be removed for this project. This is approximately 8.4 percent of the total 5.74-acre property area.

METHOD OF SURVEY

My on-site survey, existing written references, and consultations with individuals knowledgeable on the biological resources of the area were all utilized in the preparation of this report.

The on-site survey and species list for this report were conducted on January 3, 2025. All portions of the general area of development were surveyed on foot in mid-morning. Transects were walked to insure complete coverage. Inaccessible areas and nearby relevant areas on neighboring properties were observed using binoculars. All of the plants listed on the plant list were observed on my survey.

ENVIRONMENTAL OVERVIEW

Using the terminology of the California Department of Fish and Wildlife's Preliminary Description of the Terrestrial Natural Communities of California by Robert F. Holland, 1986, and A Manual of California Vegetation, Second Edition by Sawyer, Keeler-Wolf and Evans, 2009, the primary plant community present on the project site is coast live oak forest with non-native grassland understory. Other plant communities on and adjacent to the project site are central coastal scrub, and non-native grassland.

The non-native grassland community on the Noorani Bozorg Property is largely characterized by naturalized non-native annual plants but a considerable number of native plants were also observed to be present in this community (see plant list). Most grasslands throughout coastal California are non-native grasslands at this point in history and this condition is called the non-native grassland plant community. The native perennial bunch grasses that were originally dominant in our grassland communities were largely replaced by annual grasses from the Old World. These Old-World grasses have evolved for over 10,000 years to meet the demands of the overgrazed and heavily disturbed soils where they originated. They have generally out competed and replaced our native grasses under similar conditions of heavy use, especially overgrazing. Native grasses often slowly reestablish themselves after these disturbances stop, but the imported annuals usually continue to play a dominant role in most California grasslands.

The most common native plants observed on the general area of development were western bracken fern *(Pteridium aquilinum* ssp*. pubescens),* coyote brush *(Baccharis pilularis),* deerweed *(Acmispon glaber),* mugwort *(Artemisia douglasiana),* hedge nettle *(Stachys bullata),* sticky monkey flower *(Mimulus aurantiacus)* and toyon *(Heteromeles arbutifolia).*

Soils on the property range from predominately clayey (adobe) to somewhat loamy. The bedrock is mostly Monterey shale and sandstone. Average annual precipitation for the local area is, in general, around 20 inches.

SENSITIVE HABITAT

No sensitive habitats were observed to be present on the Noorani Bozorg Property on my survey conducted on January 3, 2025

No sensitive plant species are shown to be present on or immediately around the Noorani Bozorg Property from the most recent California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside and Spreckles USGS Quadrangles and surrounding areas. Occurrences of sensitive habitats shown on the most recent Natural Diversity Data Base records are for central maritime chaparral and valley needlegass grassland. In addition to those sensitive habitats, all wetland habitats are classified as sensitive habitats. They include riparian or streamside habitats as well as marshes and swamps.

The closest sensitive habitats to the Noorani Bozorg Property shown on the most recent Natural Diversity Data Base records are central maritime chaparral in Fort Ord National Monument at approximately 5.25 miles to the north northeast and valley needlegass grassland in Fort Ord National Monument at approximately 6.0 miles to the north. The closest wetland habitats are

arroyo willow riparian forest around ponds along Highway 68 at approximately 2.4 miles to the north northwest, and riparian forest along the Carmel River at approximately 6.0 miles to the south.

100 feet is the recommended setback of developments from sensitive habitats. This can be modified to a closer distance with appropriate safeguards and environmental enhancements presented in a development plan.

SENSITIVE PLANT SPECIES

No sensitive plant species were observed on the general area of development of the Noorani Bozorg Property on my survey conducted on January 3, 2025.

No sensitive plant species are shown to be present on or immediately around the general area of development from the most recent California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside and Spreckles USGS Quadrangles and surrounding areas.

There are six occurrences for sensitive plant species documented on California Department of Fish and Wildlife Natural Diversity Data Base records within a three-mile radius of the property that could potentially be found in habitats present on the Noorani Bozorg Property. They are:

- Santa Cruz microseris *(Stebbinsoseris decipiens).* Santa Cruz microseris is a dandelion-like annual herb that is endemic to multiple environments in the coastal areas of the Monterey and San Francisco Bay areas. It has a California rare plant rank of 1B.2, which is for plants moderately endangered in California. This is the closest record to the Noorani Bozorg Property at 0.4 mile to the south southwest.

- Carmel Valley Malacothrix *(Malacothrix saxatilis* var. *arachnoidea).* Carmel Valley malacothrix has a California rare plant rank of 1B.2, which is for plants moderately endangered in California. This plant prefers steeper, rockier, more sparsely vegetated slopes which are not present on the Noorani Bozorg Property. These perennial herbaceous plants are most easily observed in late summer through fall, when they have grown their largest. The closest localities for this plant are south of the property in open, rocky areas along Carmel Valley Road including road cuts on the north side of the road.

- Carmel Valley bush mallow *(Malacothamnus palmeri* var. *involucratus).* This plant is also has a California rare plant rank of 1B.2, which is for plants moderately endangered in California. This plant is usually found in chaparral and scrub habitats in this area and is not likely to be present in the predominantly coast live oak forest habitat present on the general area of development of the Noorani Bozorg Property. The closest localities for this plant are in chaparral along Carmel Valley Road south of the property.

- Eastwood's goldenbush *(Ericameria fasciculata).* This plant has a California rare plant rank of 1B.1, which is for plants very endangered in California. This Monterey County endemic shrub is known from fewer than 20 occurrences around the Monterey Bay area. This plant is usually found in closed cone pine forest, chaparral and scrub habitats in this area and is not likely to be in the general area of development of the Noorani Bozorg Property.

- Pacific Grove clover *(Trifolium polyodon).* Pacific Grove Clover is state Listed as endangered and has a California rare plant rank of 1B.1, which is for plants that are very endangered. It is only found in Monterey County in coastal prairie grasslands or in association with Monterey pine forest and is not likely to be in the habitats present on the Noorani Bozorg Property.

- Congdon's tarplant *(Centromadia parryi* ssp. *congdonii).* Congdon's tarplant is an annual herb found primarily in valley areas west of the Sierras in central California. It is most common in grassland habitats. It is severely threatened by development. It has no state or federal listing status but has a California rare plant rank of 1B.1, which is for plants that are very endangered. It is not likely to be present in the habitats present on the Noorani Bozorg Property.

All of these sensitive plant species as well as others found in the local area were thoroughly searched for on the general area of development of the Noorani Bozorg Property and none were found.

SENSITIVE ANIMAL SPECIES

There are no records for any sensitive animal species having been found on or immediately adjacent to the Noorani Bozorg Property from California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside and Spreckles Quadrangles and surrounding areas.

Evidence for the presence of one sensitive animal species, Monterey dusky-footed woodrat *(Neotoma fuscipes luciana),* was observed in the general area of development of the Noorani Bozorg Property on my survey conducted on January 3, 2025.

Monterey dusky-footed woodrats are common in coast live oak forest and woodland habitat in Monterey County and their presence is indicated by their nests covered by mounds of small sticks. All portions of the general area of development of the property were searched for the characteristic nests of these animals. One nest was observed under a coast live oak in an area that appeared not to be directly within the footprint of a proposed development, however, this must be confirmed before development begins.

The Monterey dusky-footed woodrat is one of the most common sensitive animal species observed in Monterey County. This mammal is not a state or federally listed species; it is classified as a state species of special concern and a federal species of special concern. It is restricted to Monterey, San Benito and San Luis Obispo Counties. These rodents are most often found in oak woodland and oak forest communities.

There are two listed species of amphibians that have been found in and near wetland habitats in this part of Monterey County. There is only a small possibility that they could be present on the Noorani Bozorg Property since wetland habitat is not present on the property, but ponded water in a natural setting is present within a one-half mile radius. These species are the California red-legged frog *(Rana draytonii),* which is federally listed as threatened and is a state species of special concern, and the California tiger salamander *(Ambystoma californiense*) which is listed as threatened by both the state and federal governments.

Temporary as well as permanent water sources can serve as breeding areas for these amphibians. These amphibians may be present in upland habitats, where they spend most of their lives, up to one-and one-half miles away from their wetland breeding habitats. Suitable terrestrial upland habitats for these species usually contain burrows of rodents such as California ground squirrel *(Otospermophilus beecheyi)* and sometimes valley pocket gophers *(Thomomys bottae).* Few rodent burrows were observed on the project area of the Noorani Bozorg Property and the few observed were from valley pocket gophers or were small, shallow burrows, probably from mice or voles. They did not appear to be very suitable for upland habitat residences for these amphibians.

No evidence of these amphibians was observed on my visual search of the terrestrial habitats on the general area of development of the Noorani Bozorg Property for adults. The closest occurrence records to the property for these amphibians on California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside and Spreckles Quadrangles and surrounding areas are along the Carmel River at approximately 6.0 miles to the south.

The American badger *(Taxidea taxus)* is not a state or federally listed mammal. It is classified as a California Species of Special Concern by the California Department of Fish and Wildlife. All areas of the property were searched for the characteristic burrows of these mammals and none were observed.

California legless lizards *(Anniella pulchra pulchra)*, and more rarely, California horned lizards *(Phrynosoma coronatum frontale)*, are occasionally found in Monterey County. California legless lizards burrow in loose, sandy soils. They are highly secretive and difficult to find but appear to be widespread in sandy soils throughout the County. The soils on the Noorani Bozorg Property are mostly heavier than what is suitable habitat for these species. Neither of these reptiles was found on my survey, however, no digging for California legless lizards was done.

No evidence for the presence of two-striped garter snakes *(Thamnophis hammondii),* or of other sensitive species of reptiles was found on my survey. Down wood and other objects were turned over in my search for these and other animals.

There are several other sensitive animal species with ranges that include the local area that are not state or federally listed, but are classified by various agencies as species of special concern, protected or sensitive species. Some of these are candidates for listing and many are simply uncommon and/or restricted in distribution. These species include the western pond turtle *(Clemmys marmorata),* white-tailed kite *(Elanus leucurus),* burrowing owl *(Athene cunicularia),* ornate shrew *(Sorex ornatus)* and pallid bat *(Antrozous pallidus)*.

The California Natural Diversity Data Base printout does not show any records for any of them on or near the Noorani Bozorg Property. No evidence of their presence was observed on my survey.

AREAS OF CONCERN - POTENTIAL IMPACTS

The placement of the proposed developments on the general area of development of the Noorani Bozorg Property is consistent with the preservation of the most significant natural values on the property. The development area has had some prior brush clearance and dirt road construction. No major native shrubs currently present and three coast live oak trees will require removal in this

approximately 57,800 square foot or 1.33-acre area. The total area of ground disturbance will be 12,567 square feet. This is approximately 8.4 percent of the total 5.74-acre property area.

It is very important that ground disturbance and topographic changes to accommodate the developments do not produce impacts to the coast live oaks on the property or to the natural plant species composition and plant community structure close to the general area of development.

The proposed location of the home site was chosen by the owner and is the best location from the point of view of aesthetics and ease of development. There are no areas of the property where potential impacts could be significantly reduced by movement of the homesite to them from its current location.

Monterey dusky-footed woodrats, a sensitive species of mammal classified as a state species of special concern and a federal species of special concern are present on the Noorani Bozorg Property. A Monterey dusky-footed woodrat nest was observed on the general area of development on my survey conducted on January 3, 2025. It must be confirmed through a preconstruction survey that none of these mammals will be impacted by the proposed development.

A pond in a natural setting is present within a one-half mile radius. This is within the dispersal radius of California red-legged frogs, which are federally listed as threatened and is a state species of special concern, and California tiger salamanders which are listed as threatened by both the state and federal governments. Although the project area of the Noorani Bozorg Property is not optimal upland habitat for these amphibians, a preconstruction survey shall search for evidence for presence.

CONDITIONS FOR APPROVAL – MITIGATION MEASURES

1. A preconstruction survey for the presence of Monterey dusky-footed woodrat nests within or adjacent to areas where development will take place shall be conducted on all portions of the project area within fourteen days of the start of construction. This survey will also search for any evidence for the presence of sensitive species of amphibians and other sensitive animal species. If construction starts between January 15 and September 15, this preconstruction survey will also include breeding birds. If there is evidence for the presence of any sensitive animal species in areas where they could be impacted by the proposed developments, appropriate mitigations for their presence will be undertaken.

2. Though unplanned and unlikely, there will be 2:1 replacement for any native perennial plants removed for this project.

3. All healthy native trees and shrubs on the property will be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, protection from deposition or removal of soil around the plants and protection from compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within drip lines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged or surrounded by

orange construction fencing, if necessary, during construction to make their locations obvious.

4. Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Coast live oaks should not be trimmed from February through May. Less than one third of area under the drip line of any native tree or shrub should be covered by impermeable material, and there should be no impermeable material closer than four feet from the trunks of trees.

5. Landscaping, revegetation and other plantings on and around the proposed developments on the property, with the exception of a six-foot wide zone around the exterior of the single-family residence, shall be composed of plants native to the local area, preferably of local origin. A native herbaceous plant seed mix, preferably from stock of local origin, will be used to restore impacted native ground cover as well as for erosion control.

   Some suggested species available for planting from native plant nurseries mentioned below, such as Central Coast Wilds, include the following:

   TREES:
   coast live oak *(Quercus agrifolia)*
   California buckeye *(Aesculus californica)*
   California bay *(Umbellularia californica)*
   wax myrtle *(Myrica californica)*

   SHRUBS AND PERENNIALS
   blue elderberry *(Sambucus nigra* ssp. *caerulea)*
   bracken fern *(Pteridium aguilinum)*
   California coffeeberry *(Rhamnus californica)*
   California huckleberry *(Vaccinium ovatum)*
   California Mugwort *(Artemisia douglasiana)*
   California sagebrush *(Artemisia californica)*
   California wild rose *(Rosa californica)*
   black sage *(Salvia mellifera)*
   California lilac *(Ceanothus)* or hybrids of California origin
   coast silk tassel *(Garrya eliptica)*
   deerweed (*Lotus scoparius)*
   golden currant *(Ribes aureum)*
   golden yarrow *(Eriophyllum confertiflorum)*
   hazelnut *(Corylus cornuta* var. *californica)*
   hedge nettle *(Stachys bullata)*
   Hoita *(Hoita spp.)*
   manzanitas *(Arctostaphylos)* or hybrids of California origin
   ocean spray *(Holodiscus discolor)*
   Oregon grape *(Berberis aquifolium)*
   pacific ninebark *(Physocarpus capitatus)*
   pink flowering currant *(Ribes sanguineum* var. *glutinosum)*
   rush rose *(Helianthemum scoparium)*

silver bush lupine *(Lupinus albifrons)*
snowberry *(Symphoricarpos mollis)*
sticky monkey flower *(Mimulus aurantiacus)*
toyon *(Heteromeles arbutifolia)*
twinberry *(Lonicera involucrata* var. *ledebourii)*
wood fern *(Dryopteris arguta)*
yarrow *(Achillea millefolium)*

VINES
California blackberry *(Rubus ursinus)*
California wild grape *(Vitis californica)*
Clematis *(Clematis spp.)*
pipevine *(Aristolochia californica)*
yerba buena *(Clinopodium douglasii)*

It would be good to get input from native plant nursery personnel on a suitable native herbaceous plant seed mix to restore impacted native ground cover as well as for erosion control. A good seed mix I have used for similar habitat situations is the following:

20%. six-week fescue *(Vulpia microstachys)* a.k.a. *Festuca microstachys*
15% red fescue *(Festuca rubra)*
15%. California brome *(Bromus carinatus)*
10% blue wild rye *(Elymus glaucus)*
10%. purple needlegrass *(Stipa pulchra)*
10% tomcat clover *(Trifolium wildenovii)*
5% tufted hair grass *(Deschampsia ceaspitosa)*
5% California poppy *(Eschscholzia californica)*
5% sky lupine *(Lupinus nanus)*
5% blue eyed grass *(Sisyrinchium bellum)*

For additional annual wildflower color, the erosion control mix can optionally be broadcast along with an additional mix that includes seeds of as many of the following native herbaceous plant species as possible that were observed or are likely to occur on the property. This is also available from native plant nurseries mentioned below.

Baby blue eyes *(Nemophila menziesii)*
Birds foot *(Gilia tricolor)*
Blue eyed Grass *(Sisyrinchium bellum)*
California aster *(Aster chilensis)*
California buttercup *(Ranunculus californicus)*
California poppy *(Eschscholzia californica)*
Checker bloom *(Sidalcia malviflora)*
Chinese houses *(Collinsia heterophylla)*
Fare-well to spring *(Clarkia amoena)*
Johnny jump up *(Viola pedunculata)*
Miniature lupine *(Lupinus bicolor)*
Parry's larkspur *(Delphinium parryi)*

Purple owl's clover *(Castilleja exserta)*
Sky lupine *(Lupinus nanus)*
Sun cup *(Camissonia ovata)*

6. Invasive exotic plants will, as much as possible, be removed from the property. Invasive plants include such species as pampas grass *(Cortaderia jubata),* French broom *(Genista monspessulana)* and related plants, Hottentot fig, sea fig or "ice plant" *(Carpobrotus sp.),* certain kinds of Eucalyptus such as blue gum *(Eucalyptus globulus),* certain kinds of Acacias such as the wattles, and ground covers such as periwinkle *(Vinca sp.)* and capeweed *(Arctotheca calendula).* These plants and others like them can quickly spread through local natural habitats and seriously degrade them.

   The one invasive exotic observed to be on the project area of the property on my survey is French broom.

There are a number of native plant nurseries in the central coast area that are good sources for native plants and native plant seeds and seed mixes. I know and have worked with and can recommend Rana Creek Nursery in Carmel Valley (831-659-2830, ranacreekdesign.com), Central Coast Wilds of Santa Cruz (831-459-0656, centralcoastwilds.com) and Yerba Buena Nursery in Half Moon Bay (650-851-1668, yerbabuenanursery.com). In addition, Pacific Coast Seeds in Livermore (925-373-9417, pcseed.com) can supply a wide diversity of native plant seeds and seed mixes, and Suncrest Nursery in Watsonville (800-949-5064, 831-728-2595, suncrestnurseries.com) is a wholesale nursery with an extensive selection of local native plants. Since Suncrest Nursery is wholesale only, it should only be investigated as a last resort. Please let me know if it is, indeed, your last resort after contacting others, and I will see if there could be any avenues for you to purchase from them.

These nurseries are good sources for native plants and seeds of local origin including erosion control seed mixes and plantings and for recommendations on planting and maintaining plants. Native grass and rice grass mulches, wattles and hay bales are recommended and may also be obtained from these sources.

MONITORING AND ADDITIONAL WORK

The following additional inspections will be conducted by a qualified biologist:

1. The preconstruction survey to be constructed within the 14 days prior to the start of construction to look for the presence of Monterey dusky-footed woodrat nests within or adjacent to areas where development will take place. As mentioned previously, this survey will also search for any evidence for the presence of sensitive species of amphibians and other sensitive animal species. If construction begins between January 15 and September 15, this preconstruction survey will also include breeding birds. If there is evidence for the presence of any sensitive animal species in areas where they could be impacted by the proposed developments, appropriate mitigations for their presence will be undertaken.

2. A separate spring survey of winter through spring growing annual flowering plants will be required since the biological survey of the Noorani Bozorg Property was conducted on

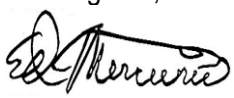
January 3, 2025. Overall, much of the flora and many of the rare, endangered and threatened plant species in California are winter growing annual species that can only be conclusively identified during the spring season. This can be combined with the preconstruction survey if it takes place in the spring or early summer.

RECOMMENDATIONS

With the successful implementation of the conditions for approval listed in this report, impacts to biological values on the Noorani Bozorg Property should be at a level of insignificance and in compliance with the regulations and standards of Monterey County Planning Services and state and federal agencies concerned with the maintenance of habitat quality and protection of biological resources.

Please contact me if you have any questions.

Best regards,



Ed Mercurio, Biological Consultant

NATIVE AND NATURALIZED VASCULAR PLANTS OF THE NOORANI BOZORG PROPERTY**

By Ed Mercurio, Biological Consultant
From survey on January 3, 2025
* = non-native

Scientific Name	Common Name
DIVISION PTEROPHYTA	**FERNS**
DENNSTAEDTIACEAE	BRACKEN FAMILY
Pteridium aquilinum ssp. *pubescens*	Western Bracken Fern
DRYOPTERIDACEAE	WOOD FERN FAMILY
Dryopteris arguta	Wood Fern
PTERIDACEAE	BRAKE FAMILY
Pentagramma triangularis	Goldback Fern
DIVISION ANTHOPHYTA	**FLOWERING PLANTS**
CLASS DICOTYLEDONEAE	DICOTS (Two seed-leaved flowering plants)
ANACARDIACEAE	SUMAC FAMILY
Toxicodendron diversiloba	Poison Oak
APIACEAE	CARROT FAMILY
*Conium maculatum**	Poison Hemlock
Sanicula crassicaulis	Gambleweed
ASTERACEA	SUNFLOWER FAMILY
Achillea millefolium	Common Yarrow
Agoseris sp.	Agoseris
Artemisia californica	California Sagebrush
Artemisia douglasiana	California Mugwort
Baccharis pilularis	Coyote Brush
*Carduus pycnocephalus**	Italian Thistle
*Cirsium vulgare**	Bull Thistle
Gnaphalium californicum	California Everlasting
*Gnaphalium luteo-album**	Weedy Cudweed
*Heterotheca grandiflora**	Telegraph Weed
Madia sativa	Coast Tarweed
*Senecio vulgaris**	Common Groundsel
*Silybum marianum**	Milk Thistle

*Sonchus oleraceus**	Common Sow Thistle
BORAGINACEAE	BORAGE FAMILY
Amsinckia menziesii var. *intermedia*	Common Fiddleneck
Cynoglossum grande	Grand Hound's Tongue
Phacelia sp.	Phacelia
BRASSICACEAE	MUSTARD FAMILY
*Brassica nigra**	Black Mustard
*Raphanus sativa**	Wild Radish
CAPRIFOLIACEAE	HONEYSUCKLE FAMILY
Symphoricarpos albus	Common Snowberry
CARYOPHYLLACEAE	PINK FAMILY
*Cerastium arvense**	Field Chickweed
*Silene gallica**	Windmill Pink
Spergularia macrotheca	Sticky Sand Spurry
CUCURBITACEAE	GOURD FAMILY
Marah fabaceus	Manroot
FABACEAE	PEA FAMILY
*Genista monspessulana**	French Broom
Lotus scoparius	Deerweed
Lupinus bicolor	Lindley's Annual Lupine
Lupinus nanus	Sky Lupine
*Medicago polymorpha**	Bur-Clover
*Melilotus officinalis**	Yellow Sweet-Clover
*Trifolium angustifolium**	Narrow-Leaved Clover
*Trifolium hirtum**	Rose Clover
*Vicia sativa**	Spring Vetch
FAGACEAE	BEECH FAMILY
Quercus agrifolia	Coast Live Oak
GERANIACEAE	GERANIUM FAMILY
*Erodium botrys**	Long-Beaked Filaree
*Erodium cicutarium**	Red-Stemmed Filaree
GROSSULARIACEAE	GOOSEBERRY FAMILY
Ribes speciosum	Fuchsia-Flowered Gooseberry

LAMIACEAE	MINT FAMILY
Clinopodium douglasii	Yerba Buena
Salvia mellifera	Black Sage
Stachys bullata	Hedge Nettle
OXALIDACEAE	OXALIS FAMILY
*Oxalis pes-caprae**	Bermuda Buttercup
PAPAVERACEAE	POPPY FAMILY
Eschscholzia californica	California Poppy
PLANTAGINACEAE	PLANTAIN FAMILY
*Plantago coronopus**	Cut-leaved Plantain
*Plantago lanceolata**	Ribwort
POLEMONIACEAE	PHLOX FAMILY
Navarretia hamata ssp. parviloba	Hooked Navarretia
POLYGONACEAE	BUCKWHEAT FAMILY
*Polygonum argyrocoleon**	Silversheath Knotweed
*Rumex acetosella**	Sheep Sorrel
PORTULACEAE	PURSLANE FAMILY
Claytonia perfoliata	Miner's Lettuce
PRIMULACEAE	PRIMROSE FAMILY
*Anagallis arvensis**	Scarlet Pimpernel
RHAMNACEAE	BUCKTHORN FAMILY
Rhamnus californica	California Coffeeberry
Rhamnus ilicifolia	Hollyleaf Redberry
ROSACEAE	ROSE FAMILY
Heteromeles arbutifolia	Toyon
RUBIACEAE	MADDER FAMILY
*Galium aparine**	Goose Grass
Galium californicum	California Bedstraw
SCROPHULARIACEAE	FIGWORT FAMILY
Mimulus aurantiacus	Sticky Monkey Flower
VERBENACEAE	VERVAIN FAMILY
Verbena lasiostachys ssp. *scabrida*	Robust Vervain

CLASS MONOCOTYLEDONEAE	MONOCOTS (One seed-leaved flowering plants)
CYPERACEAE	SEDGE FAMILY
Carex brevicaulis	Short-Stemmed Sedge
IRIDACEAE	IRIS FAMILY
Sirynchium bellum	Blue-Eyed Grass
LILACEAE	LILY FAMILY
Chlorogalum pomeridianum	Soap Plant
POACEAE	GRASS FAMILY
Agrostis pallens	Leafy Bent-Grass
*Aira caryophyllea**	Silvery Hair-Grass
*Avena fatua**	Wild Oat
Bromus carinatus	California Brome
*Bromus hordaceus**	Soft Chess Grass
*Bromus rigidis**	Ripgut Grass
Bromus madritensis ssp. *rubens**	Foxtail Chess Grass
*Cynodon dactylon**	Bermuda Grass
*Cynosurus echinatus**	Dog-tail Grass
Elymus glaucus	Blue Wild-Rye
Festuca microstachys	Small Fescue
Hordeum murinum ssp. *leporinum**	Barnyard Foxtail
Leymus condensatus	Giant Rye Grass
Leymus triticoides	Beardless Ryegrass
*Lolium multiflorum**	Italian Ryegrass
Melica sp.	Melic
Stipa pulchra	Purple Needlegrass
*Vulpia bromoides**	Six-Week Fescue
THEMIDACEAE	BRODIAEA FAMILY
Dichelostemma capitatum	Blue Dicks

* = Naturalized species not native to the Noorani Bzorg Property.
** = Based on field survey conducted by Ed Mercurio on January 3, 2025.

Exhibit F

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MINUTES
Toro Land Use Advisory Committee
June 23, 2025

1. Meeting called to order by: Lauren Keenan **at** 4:00 pm

2. Roll Call

Members Present: Lauren Keenan, Tamara Schwartz, Mike Weaver

Members Absent: Mike Mueller, Stephen Hooper, (both on June vacation)

3. Approval of Minutes:

A. **May 12, 2025** minutes

Motion: Schwartz (LUAC Member's Name)

Second: Keenan (LUAC Member's Name)

Ayes: Schwartz, Keenan, Weaver

Noes: None

Absent: Mueller, Hooper

Abstain: None

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

None.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

None.

B) Announcements

None.

7. Meeting Adjourned: 4:45 pm

Minutes taken by: Weaver

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Toro

1. Project Name: NOORANI JONATHAN

File Number: PLN240046

Project Location: 26141 Rinconada Drive, Carmel Valley, CA 93924

Project Planner: Benjamin Moulton

Area Plan: Toro Area Plan

Project Description: Construction of 2,734 sf single-family dwelling, 767 sf detached garage, 400 sf detached accessory dwelling unit, and removal of three Oak trees.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

(Please include the names of those present)
Site Visit:
Aaron Tollefson, Designer, Jonathan Noorani and Hanna Bozorg, Owner-Applicants Toro LUAC members, Keenan, Schwartz, and Weaver

Was a County Staff/Representative present at meeting? Planning Commissioner Amy Roberts, H&CD Staff: Jordon Evans-Polocleau, Jade Mason, Joseph Alameda _____ (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Aaron Tollefson, architectural designer plans. Mediterranean style, downhill from Rinconada St., and not very visible from Rinconada St.		Paint it an earth tone color as per Toro Area Plan. Recommend ADU be painted to match the house and change the roofline to be more in line with the design of the house.
Temporary storage unit closer to Rinconada		It is in a temporary location for purposes of building. It will be moved downhill later.
Three medium sized Coastal Live Oaks will need to be removed.		Suggest replacing with ten 1-gallon Coastal Live Oaks planted on the property as not all young Oaks survive. Experience about a 30% survival rate.

ADDITIONAL LUAC COMMENTS

LUAC field trip; Were impressed with the building designs and the location (envelope) for the new house.
Field trip attendees: Keenan, Schwartz, Weaver, Tollefson, Noorani, Bozorg

RECOMMENDATION:

Motion by: Keenan (LUAC Member's Name)

Second by: Schwatz (LUAC Member's Name)

_____ Support Project as proposed

__X__ Support Project with changes (Earth Tone Color for house and plant 10 1-gallon Oaks. ADU color to match house and change the roofline to more match the house.)

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Keenan, Schwartz. Weaver

NOES: None

ABSENT: Mueller, Hooper

ABSTAIN: None

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Toro

2. **Project Name:** PAGE BRANDON & SAMANTHA

File Number: PLN250035

Project Location: 13780 Vista Dorada Dr, Salinas, CA 93908

Project Planner: Joseph Alameda

Area Plan: Toro Area Plan

Project Description: Construction of a one-story single family dwelling with a two-car garage and a one-car garage, and associated site improvements.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

(Please include the names of the those present)

Brandon Page, owner-applicant, Bill Mefford, Architect

LUAC field trip to the site, Keenan, Schwartz, Weaver, Page, Mefford

Was a County Staff/Representative present at meeting? Planning Commissioner Amy Roberts, H&CD Staff: Jordon Evans-Polocleau, Jade Mason, Joseph Alameda(Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jeff Howarth	X		Attending to see what's going on. Lives across the street.

LUAC AREAS OF CONCERN

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

Initial response to overall height of house was 20'8" high. Later question as to height of house above average grade was 25 ft.		Concern is conformity with other homes in this established Vista Dorada development. This may be the last empty lot. Other homes built in the 1970's-1980's
Proposed exterior color 'Bone White" with Dark Bronze Windows		Toro Area supposed to have earth tone colors, not whites.
Concern is the "siting" on the property as other houses on Vista Dorada in an LDR District facing the street with required 30' front setback and 20' side and rear yard setbacks as is called for in LDR zoning.		Architect has "rotated" the house so living area faces the golf course "downhill" impacting the set backs. Example, the rear side of the house is 9 ft. from the back of a neighbor's house. We were told the front side of the house set back is about 16 feet.

ADDITIONAL LUAC COMMENTS
LUAC asked about down-lit exterior lighting and were assured that was the plan. Toro Area Plan emphasizes the Quality of Darkness, ability to enjoy the night sky. LUAC was assured this was the plan, down-lit lighting.

Mike Weaver's question/concern as to the proposed distance to the rear of the neighbor's house was answered by the architect with; Nine feet, but the neighbor does not have any windows on that side of his house so therefore it shouldn't be a problem. Note: Neighbor was not in attendance. The property was flagged but no notice posted (not required of a LUAC meeting)

RECOMMENDATION:

Motion by: Tamara Schwartz (LUAC Member's Name)

Second by: Lauren Keenan (LUAC Member's Name)

X Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

_____

Continued to what date: _____

AYES: Schwartz, Keenan

NOES: Weaver (because of the setbacks issue and closeness of the neighboring house with the current Page building plans. Inconsistent with the neighborhood.

ABSENT: Mueller, Hooper

ABSTAIN: None

ABSENT: _____

ABSTAIN: _____

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Toro

3. **Project Name:** RC PROPERTIES LEASING LLC

File Number: PLN250009

Project Location: 22730 PORTOLA DR, SALINAS, CA 93908

Project Planner: Joseph Alameda

Area Plan: Toro Area Plan

Project Description: Design Approval to allow a 1,450 square foot addition with a tenant improvement to reconfigure the layout to an existing 3,028 square foot single-story office building; construct new 1,495 square foot garage; relocate existing parking stalls and associated site work. Colors and Materials to consist of Plaster (Off White), Board and Batten (Light Gray), Brick Veneer Wainscot (Charcoal), Standing Seam Metal Roof (Charcoal) Wood Siding (Wood Stain in Natural Cedar), Windows and Doors (Black), Garage Door (Light French Gray), and Wood Siding (Light Gray).

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

(Please include the names of the those present)

Robert Silva and Colby Varley (business owners), Matt Gourly, building contractor, Ismael Magana, Architect
Neighbor, Rene Baxter

Was a County Staff/Representative present at meeting? Planning Commissioner Amy Roberts, H&CD Staff: Jordon Evans-Polocleau, Jade Mason, Joseph Alameda

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor Rene Baxter was interested in what's going on. Here to learn.	X		

LUAC AREAS OF CONCERN

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

Architect explained this building has been empty for about 5 years, since Covid. It is run down. New owners have plans to resurrect this former Karate School and expand some, to business offices.		Explained very little difference in intensity of use, likely less. For example they get to work about 5 a.m. and leave about 3:30 p.m.
Mike Weaver suggested the new owners reach out to the Toro Park Animal Hospital business located near/behind this building and share with them what is going on.		Owners thought was that a good idea.
Lauren Keenan asked if materials and fixtures such as mirrors can be repurposed somehow, instead of going to a landfill?		Owners agreed

ADDITIONAL LUAC COMMENTS

Weaver thanked the applicants and stated this project was going to be a big benefit to the neighborhood. It has been rundown/eyesore. It will now be refreshed/renewed.

RECOMMENDATION:

Motion by: Tamara Schwartz (LUAC Member's Name)

Second by: Mike Weaver (LUAC Member's Name)

X Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Schwartz, Weaver, Keenan

NOES: None

ABSENT: Mueller, Hooper

ABSTAIN: None

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Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250338 - GALLO JOHN R TR (CONTINUED FROM MARCH 26, 2026)

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

Project Location: 26319 Scenic Road, Carmel, CA 93923

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Property Owner: John Gallo
APN: 009-442-020-000
Parcel Size: approximately 0.09 acres
Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2-D(18') (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:

The project is located at 26319 Scenic Road, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On December 06, 2025, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

The project was originally scheduled and heard at a public hearing before the County of Monterey Zoning Administrator on March 26, 2026. The Zoning Administrator directed staff to return on April 30, 2026 and adopted a resolution of intent to deny the project based on the inability to comply with the emergency response times as outline in Title 20 Section 20.64.290.F.5. Following this hearing, the applicant submitted supplemental information regarding emergency medical response times that demonstrated the ability to comply with the regulations. The inconsistency with the initial submittal, staff's review and the new information from the applicant was dependent upon the access route taken when an emergency vehicle leaves the fire station and responds to an incident (Exhibit E). Based on GoogleMaps, the directions provided demonstrate a route through the shopping center onto Via Nona Marie then Rio Road. This route provides an average response time of 9 minutes. However, the fire station has their own egress and ingress route that connects directly to Rio Road as illustrated in Exhibit E. This route provides an average of an 8-minute response time. As part of this supplemental review, staff evaluated both mapped routing data and the established response practices of the Cypress Fire Protection District. While publicly available mapping tools sometimes default to a longer travel path to the property, fire and emergency personnel access the site through a direct private egress. This access route is recognized and routinely used by first responders and reflects the actual operational travel path, which meets the applicable response-time thresholds. Staff additionally confirmed this access route with the Rio Road Fire Station. Based on this information, the project satisfies the requirements for adequate emergency service response; and therefore, the project complies with the emergency response times as outline in Title 20 Section 20.64.290.F.5.
The subject property is currently developed with an existing 1,383 square foot single family dwelling with a detached 227 square foot garage. The single-family dwelling has 3 bedrooms, 2.5 bathroom, and a kitchen. The applicant is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a public water system, and a public sewer system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 15th commercial vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2-D(18') (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate.

Supplemental review analysis was provided after the March 26, 2026, hearing clarifying that compliance with Title 20 Section 20.64.290.F.5 may be demonstrated through adequate response time for emergency fire and medical services. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea's Sphere of Influence and is therefore subject to the 5-8-minute adequate response time. Cypress Fire Protection District is 8 minutes away from Rio Road's direct egress and ingress route to the subject property. Within this service area, the Cypress Fire Protection District, operated by CAL FIRE in partnership with the Monterey Peninsula agencies (Carmel Highlands FPD and Pebble Beach Community Services District Fire Department) provides Advanced Life Support (ALS) non-transport paramedic services. These services are delivered 24 hours per day using four fire engines and one truck, ensuring continuous fire and paramedic response coverage within the district. The Rio Road Fire Station has a medic engine and three firefighters, one of which is a paramedic. Based on this service structure, the project's emergency response needs fall within the established coverage capabilities of the Cypress Fire Protection District and its ALS paramedic resources. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Trish Cosand 1700 17 Mile Drive Pebble Beach, CA, approximately 15 minutes from the subject property. Trish Cosand's contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

A member of the public submitted comments raising concerns about parking availability and the introduction of events (**Exhibit D**). Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 15th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Jose A. Mendoza, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Public Comment
Exhibit E - Emergency Response Route

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner; John Gallo, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250338.

Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250338 - GALLO JOHN R TR (CONTINUED FROM MARCH 26, 2026)

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

Project Location: 26319 Scenic Road, Carmel, CA 93923

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Property Owner: John Gallo
APN: 009-442-020-000
Parcel Size: approximately 0.09 acres
Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2-D(18') (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:

The project is located at 26319 Scenic Road, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On December 06, 2025, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

The project was originally scheduled and heard at a public hearing before the County of Monterey Zoning Administrator on March 26, 2026. The Zoning Administrator directed staff to return on April 30, 2026 and adopted a resolution of intent to deny the project based on the inability to comply with the emergency response times as outline in Title 20 Section 20.64.290.F.5. Following this hearing, the applicant submitted supplemental information regarding emergency medical response times that demonstrated the ability to comply with the regulations. The inconsistency with the initial submittal, staff's review and the new information from the applicant was dependent upon the access route taken when an emergency vehicle leaves the fire station and responds to an incident (Exhibit E). Based on GoogleMaps, the directions provided demonstrate a route through the shopping center onto Via Nona Marie then Rio Road. This route provides an average response time of 9 minutes. However, the fire station has their own egress and ingress route that connects directly to Rio Road as illustrated in Exhibit E. This route provides an average of an 8-minute response time. As part of this supplemental review, staff evaluated both mapped routing data and the established response practices of the Cypress Fire Protection District. While publicly available mapping tools sometimes default to a longer travel path to the property, fire and emergency personnel access the site through a direct private egress. This access route is recognized and routinely used by first responders and reflects the actual operational travel path, which meets the applicable response-time thresholds. Staff additionally confirmed this access route with the Rio Road Fire Station. Based on this information, the project satisfies the requirements for adequate emergency service response; and therefore, the project complies with the emergency response times as outline in Title 20 Section 20.64.290.F.5.
The subject property is currently developed with an existing 1,383 square foot single family dwelling with a detached 227 square foot garage. The single-family dwelling has 3 bedrooms, 2.5 bathroom, and a kitchen. The applicant is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a public water system, and a public sewer system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 15th commercial vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2-D(18') (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate.

Supplemental review analysis was provided after the March 26, 2026, hearing clarifying that compliance with Title 20 Section 20.64.290.F.5 may be demonstrated through adequate response time for emergency fire and medical services. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea's Sphere of Influence and is therefore subject to the 5-8-minute adequate response time. Cypress Fire Protection District is 8 minutes away from Rio Road's direct egress and ingress route to the subject property. Within this service area, the Cypress Fire Protection District, operated by CAL FIRE in partnership with the Monterey Peninsula agencies (Carmel Highlands FPD and Pebble Beach Community Services District Fire Department) provides Advanced Life Support (ALS) non-transport paramedic services. These services are delivered 24 hours per day using four fire engines and one truck, ensuring continuous fire and paramedic response coverage within the district. The Rio Road Fire Station has a medic engine and three firefighters, one of which is a paramedic. Based on this service structure, the project's emergency response needs fall within the established coverage capabilities of the Cypress Fire Protection District and its ALS paramedic resources. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Trish Cosand 1700 17 Mile Drive Pebble Beach, CA, approximately 15 minutes from the subject property. Trish Cosand's contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

A member of the public submitted comments raising concerns about parking availability and the introduction of events (**Exhibit D**). Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 15th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Jose A. Mendoza, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Public Comment
Exhibit E - Emergency Response Route

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner; John Gallo, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250338.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
GALLO JOHN R TR (PLN250338)
RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLN250338 GALLO JOHN R TR, 26319 Scenic Road, Carmel (Assessor's Parcel Number 009-442-020-000), Carmel Area Land Use Plan, Coastal Zone]

The GALLO JOHN R TR application (PLN250338) came on for a public hearing before the County of Monterey Zoning Administrator on April 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 26319 Scenic Road, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan. The subject property is currently developed with an existing 1,383 square foot single family dwelling with a detached 227 square foot garage. The single-family dwelling has 3 bedrooms, 2.5 bathroom, and a kitchen. . The applicant is proposes to use their existing single-family dwelling

located in a residentially developed neighborhood as a Commercial Vacation Rental.

c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2-D(18') (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.09 acres in size), APN: 009-442-020-000, is identified as Parcel 15, as shown in its current size and configuration and described in the 1972 Assessor's Map Book 9, Page 44. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant is required to obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea's Sphere of Influence and is therefore subject to the 5–8-minute adequate response time. Cypress Fire Protection District is 8 minutes away from Rio Road's direct egress and ingress route to the subject property. Within this service area, the Cypress Fire Protection District, operated by CAL FIRE in partnership with the Monterey Peninsula agencies (Carmel Highlands FPD and Pebble Beach Community Services District Fire Department) provides Advanced Life Support (ALS) non-transport paramedic services. These services are delivered 24 hours per day using four fire engines and one truck, ensuring continuous fire and paramedic response coverage within the district. The Rio Road Fire Station has a medic engine and three firefighters, one of which is a paramedic. Based on this

service structure, the project's emergency response needs fall within the established coverage capabilities of the Cypress Fire Protection District and its ALS paramedic resources. Based on this information, the property meets the emergency response time requirements of Section 20.64.290.F.5. The designated Property Manager for the Commercial Vacation Rental, Trish Cosand 1700 17 Mile Drive Pebble Beach, CA, approximately 15 minutes from the subject property. Trish Cosand's contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

i) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

j) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-442-020-000).

k) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.7 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicant would have in a Commercial Vacation Rental in the unincorporated Monterey County.

l) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

m) Access. The property is accessed through 26319 Scenic Road , a County maintained public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County.

n) Public Comment. Members of the public submitted comments raising concerns about parking availability, the introduction of events, and adequate response times. The proposed project complies with required parking standards. To ensure the proposed use will not affect the residential character of the neighborhood, Condition No. 3 has been

incorporated to ensure that the property will not be an event venue, and has been incorporated to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220025.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from Scenic Road, a county-maintained road. No alterations to this driveway or access are required for use.

d) Necessary facilities exist on the subject property which is served by California American Water, a public water company and Carmel Area Wastewater District a public sewer company. No additional fixtures are required as part of this application.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. This will be the 15th out of a maximum of 118 Commercial Vacation Rental for the Carmel Area Land Use Plan. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 15th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects

including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2 miles west of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) The project would not damage any historical resources.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

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

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 30th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250338

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250338) for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 26319 Scenic Road, Carmel (Assessor's Parcel Number 009-442-020-000), Carmel Land Use Plan, Coastal Zone. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: “A Coastal Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor’s Parcel Number 009-442-020-000 on April 30, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD.” Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.20.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval, which is April 30, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.70.110 and 20.64.290.F.12.b.

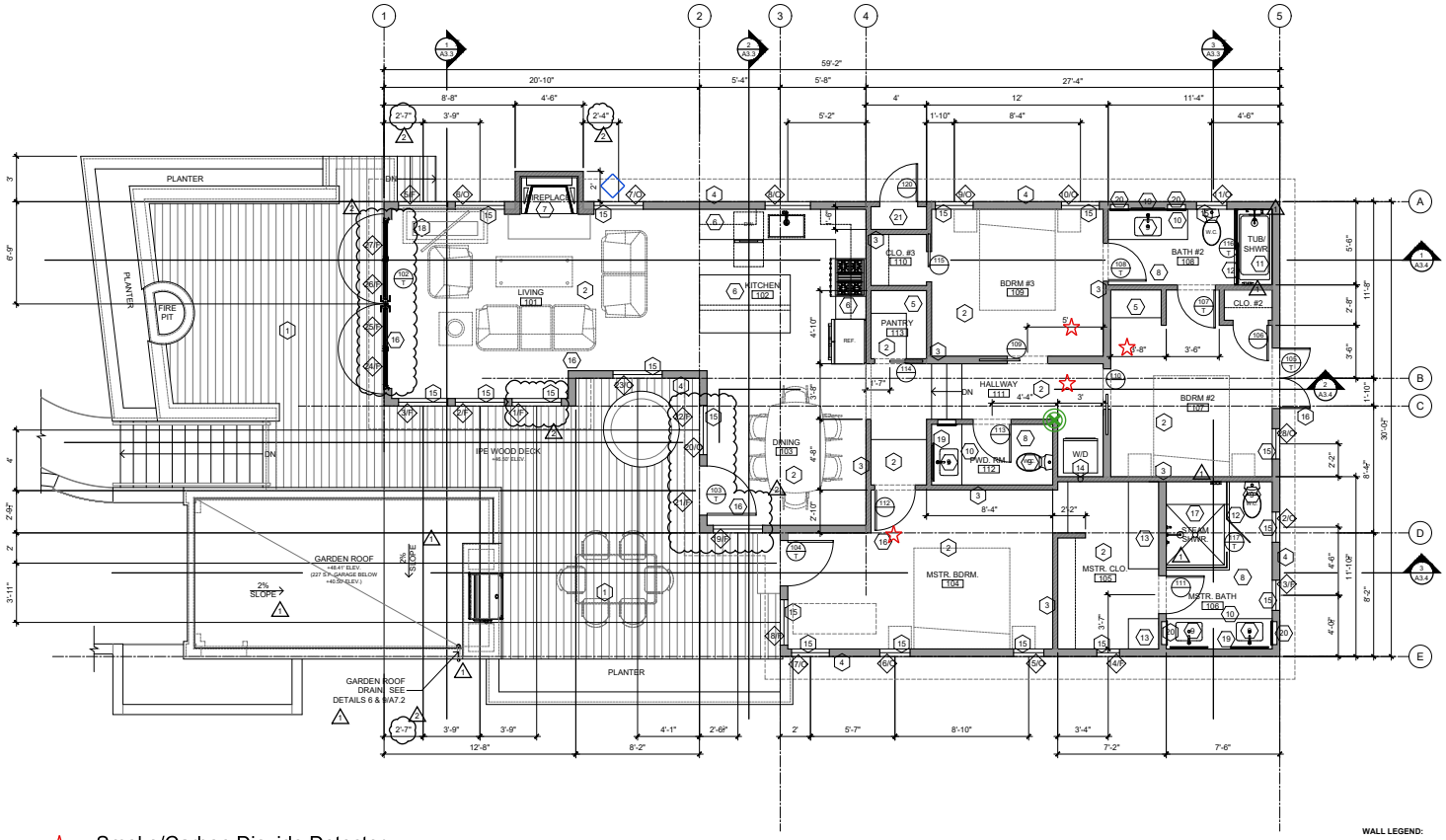
Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active or 7 years and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.



Smoke/Carbon Dioxide Detector

Water Shut Off Vale

Breaker Box

WALL LEGEND:

2x4 STUD WALL.

2x6 STUD WALL.

2x10 STUD WALL.

TRUE NORTH

PLAN NORTH

RESIDENCE LEVEL FLOOR PLAN

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

CONSTRUCTION KEYNOTES: ⟨#⟩

1. HARDWOOD PATIO DECK. WOOD TYPE, STYLE/LAYOUT, BOARD SIZE, COLOR AND FINISH AS SELECTED BY OWNER.

2. CHATEAU NAPOLEON - PARQUET CHÊNE FUMÉ, MONT BLANC STYLE, TRUE FRENCH OAK WIDE PLANK HARDWOOD FLOOR.

3. 2x INTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS. NEW WALL FINISHES AS SELECTED BY OWNER.

4. 2x EXTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS.

5. CUSTOM CABINETS AS DESIGNED BY OTHERS. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.

6. CUSTOM KITCHEN CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES, APPLIANCES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.

7. 36" LISTED MASONRY MODULAR CONVENTIONAL FIREPLACE SYTEM BY "FIREROCK MANUFACTURING INC.". INSTALL PER MANUFACTURER SPECIFICATIONS - COMPLIES WITH UL127. SEE SHEET A6.1 FOR ADDN'L INFO. AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.

8. STONE FLOOR TILE. STILE, PATTERN AND COLOR AS SELECTED BY OWNER.

9. BATHROOM SINK AND FAUCET AS SELECTED BY OWNER.

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12. CUSTOM TEMPERED GLASS SHOWER DOOR. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION. MAKE, MODEL, STYLE AND FINISH AS SELECTED BY OWNER.

13. NOT USED.

14. APPROX. LOCATION OF MIN. 4"Ø CLOTHES DRYER SMOOTH, MTL. EXHAUST DUCT W/(2) ELBOWS ONLY & 12' MAX. RUN.

15. WINDOW - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.2 & A4.3 FOR ADDN'L INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.

16. DOOR - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.4 & A4.5 FOR ADDN'L INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.

17. CUSTOM STEAM SHOWER ENCLOSURE. TILE STILE, PATTERN AND COLOR, PLUMBING FIXTURES AND ACCESSORIES AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.

18. CUSTOM TV FLOOR LIFT & SWIVEL MECHANISM WITH WALK ON DROP AND ROLL FLAP, BY "FUTURE AUTOMATION". INSTALL PER MANUFACTURER SPECIFICATIONS. SEE SHEET A6.2 AND STRUCTURAL DRAWINGS FOR ADDN'L INFORMATION AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.

19. VITALITY RECTANGLE LIGHTED PLUG-IN WALL MIRROR WITH EDGE LIT LIGHT PATTERN, BY ROBERN OR ACCEPTABLE EQUIVALENT.

20. M SERIES RECTANGULAR FLAT TOP BATHROOM CABINET WITH POLISHED EDGE, BY ROBERN OR ACCEPTABLE EQUIVALENT. SIZE AND UPGRADE OPTIONS AS SELECTED BY OWNER. FOR ELECTRIC WIRE LOCATION SEE SPECIFICATIONS AND INSTALLATION MANUAL.

21. CLOSET FOR TANKLESS WATER HEATER. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.

HOLDREN + LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	04/15/2022
SCALE:	1/4"=1'-0"
DRAWN:	A.P.
JOB NUMBER:	21.02

REVISION

1 PLAN CHECK REVISIONS 06/30/2022

2 BROMBAL REVISIONS 01/12/2023

LICENSED ARCHITECT — CRAIG HOLDREN — C-17068 — UNLICENSED 08/31/2023 — Renewal Date — STATE OF CALIFORNIA

PROPOSED RESIDENCE LEVEL FLOOR PLAN

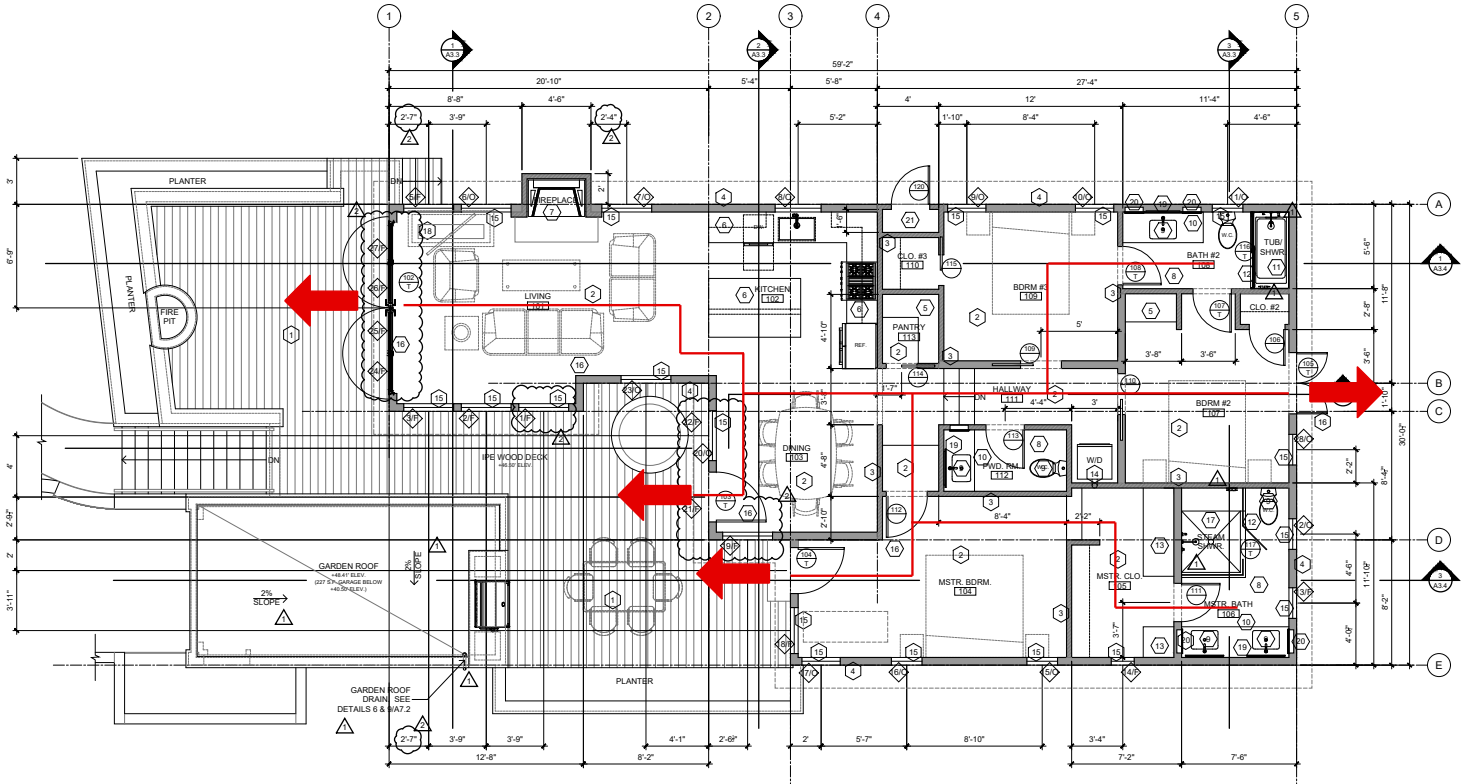
GALLO RESIDENCE

26319 SCENIC DRIVE
CARMEL CA. 93923

A.P.N. 009-442-020

A2.2

2/20/2023 10:05:39 AM



Floor Evacuation Map

Route

Exit

WALL LEGEND:

- 2x4 STUD WALL.
- 2x6 STUD WALL.
- 2x10 STUD WALL.

RESIDENCE LEVEL FLOOR PLAN

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

TRUE NORTH / PLAN NORTH

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REVISION

1 PLAN CHECK REVISIONS 06/30/2022

2 BROMBAL REVISIONS 01/12/2023

LICENSED ARCHITECT — J. CRAIG HOLDREN — C-31768 — 06/30/2023 — Renewal Date — STATE OF CALIFORNIA

PROPOSED RESIDENCE LEVEL FLOOR PLAN

GALLO RESIDENCE

26319 SCENIC DRIVE
CARMEL CA. 93923
A.P.N. 009-442-020

A2.2

2/20/2023 10:05:39 AM

Vacation Rental Home Inspection Checklist

Property Information

☑ **Vacation Rental Address and Unit/Suite/Apt #** 26319 SCENIC DR., CARMEL, CA 93923

☑ **Total number of bedrooms** 3

☑ **Total number of onsite parking spaces (e.g. garage, driveway)** 1= GARAGE + 1= DRIVEWAY

Interior Inspection

☑ **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**

☑ **Every sleeping room has a functional smoke alarm.** + FIRE SPRINKLERS

☑ **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**

☑ **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**

☑ **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**

☑ **Other heating equipment is in safe operating condition and placed in an approved location.**

☑ **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**

☑ **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

☑ **There is no evidence of infestation, garbage, and debris at the site.**

☑ **The property has active garbage pick-up service.**

☑ **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**

☑ **Property is in an overall safe and sanitary condition.**

☑ **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.**
☐ **Other heating equipment is in safe operating condition and placed in an approved location.**

Home Inspection Results

☑ **Passed**

☐ **Failed**

Remarks/Observations:

NONE

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement: GEOFF NORRIS, DBA GEOFFREY B. NORRIS GEN. BLDG. CONTR.

☑ **California Contractors State License Board License Classification Type B**

☐ **California Contractors State License Board License Classification Type B-2**

☐ **California Contractors State License Board License Classification Type C-47**

☐ **California Real Estate Inspection Association**

☐ **American Society of Home Inspectors**

☐ **International Code Council**

☐ **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:

Date: 09/12/2025 LIC# 728274

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

Operations Plan - 26319 Scenic Rd, Carmel, CA

PLN250338

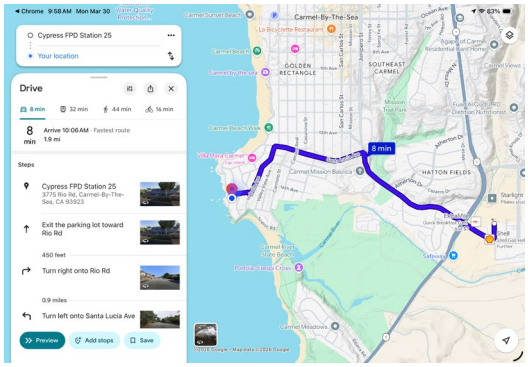
1. Property Information

Address: 26319 Scenic Rd, Carmel, CA 93923
APN: 009-442-020
Bedrooms: 3
Parking: 1 Garage + 1 Driveway
Maximum Occupancy: 6 Guests

2. Fire Protection Agency and Emergency Response

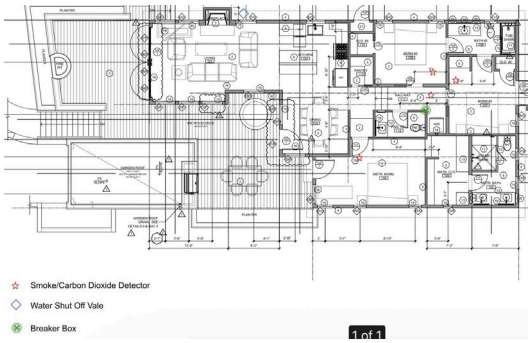
Cypress Fire Protection District (Station 25, 3775 Rio Road) provides fire protection and 24-hour Advanced Life Support (ALS) paramedic services to the property. The station is equipped with a Medic Engine and a paramedic is on duty 24 hours per day, 7 days a week.

The property is located approximately 2.1 miles from Station 25, with typical routing of approximately 8 minutes. The station has a private road entrance onto Rio Road thereby reducing travel time to 26319 Scenic Road.



3. Life Safety & Inspection Certification

Vacation Rental Inspection passed on 09/12/2025. Smoke detectors, carbon monoxide detectors, fire sprinklers, fire extinguisher, and GFCI protection verified compliant.



4. Emergency Response

Trish Cosand 831-594-7753 is the local contact (Tim Allen Property Management Co.) for the tenants. Emergency instructions are posted inside the residence. Guests are instructed to call 911 for emergencies.

In the event of an emergency, a 911 call initiates dispatch of the nearest available fire unit and ambulance. Fire personnel typically arrive first and provide on-site paramedic-level medical care, with ambulance transport provided as needed.

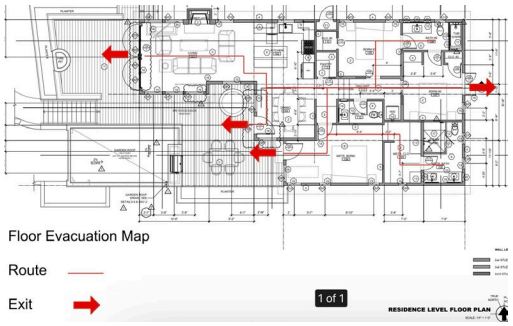
Based on station location and County routing, response to the property is consistent with Monterey County's defined adequate emergency response time standard.

The County has confirmed that emergency response services for this property are supported within the existing operational capacity of the regional system and advanced life support by way of the Medic Engine at Cypress Fire Protection District is provided.

This response structure reflects standard emergency operations within Monterey County.

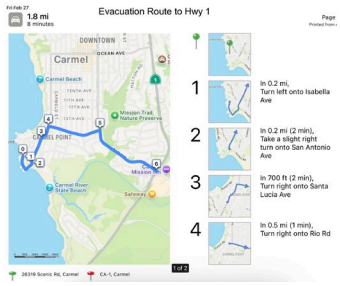
5. Evacuation Plan

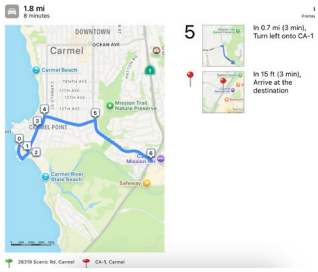
A floor evacuation map is posted inside the residence showing primary and secondary exits, smoke/CO detector locations, breaker panel, and water shutoff valve.



6. Regional Evacuation Routes

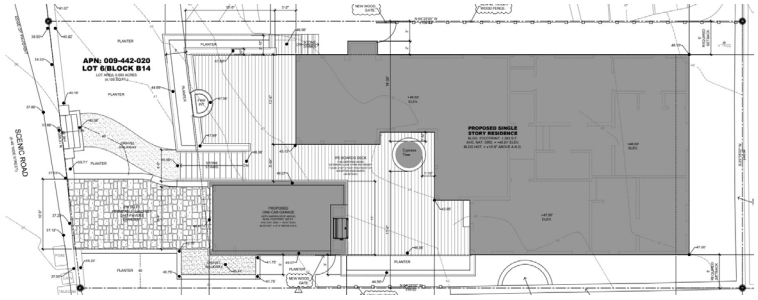
Primary evacuation route directs occupants to CA-1 (approximately 1.8 miles / 8 minutes).





7. Site & Access Plan

Single-story residence (1,383 sq. ft.) with approved Monterey County site plan. Required setbacks maintained. Scenic Road is a 40-foot-wide street frontage.



8. Occupancy & Parking

Maximum 6 overnight guests that will not exceed 4 adults and 2 children. No events permitted. Parking limited to garage and driveway only with a maximum of 2 vehicles and no street parking will be permitted. The property management company will also screen potential renters to ensure they are a good fit for both our home and the neighborhood which will focus on families or couples seeking a quiet stay on the coast.

9. Noise & Waste Management

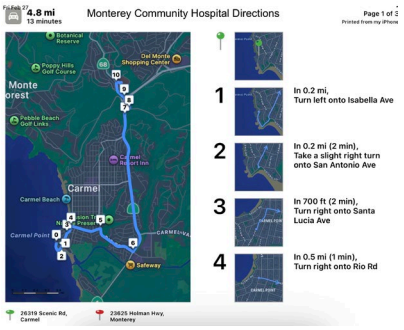
Quiet Hours: 10:00 PM – 8:00 AM. No outdoor amplified music. Immediate response to complaints. Active garbage service maintained.

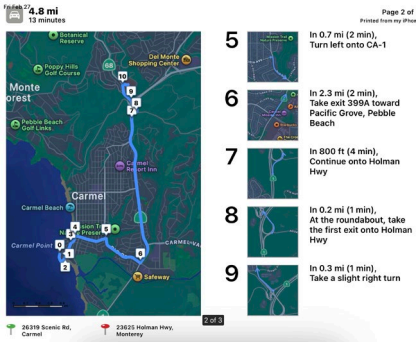
10. Medical Facilities

Emergency medical care is initiated on-site through 911 response. Patients are transported to appropriate medical facilities, including Community Hospital of the Monterey Peninsula, as needed.

Nearest Facilities:
– Community Hospital of the Monterey Peninsula, 23625 Holman Hwy
– MoGo Urgent Care, 26135 Carmel Rancho Blvd

11. Compliance Statement





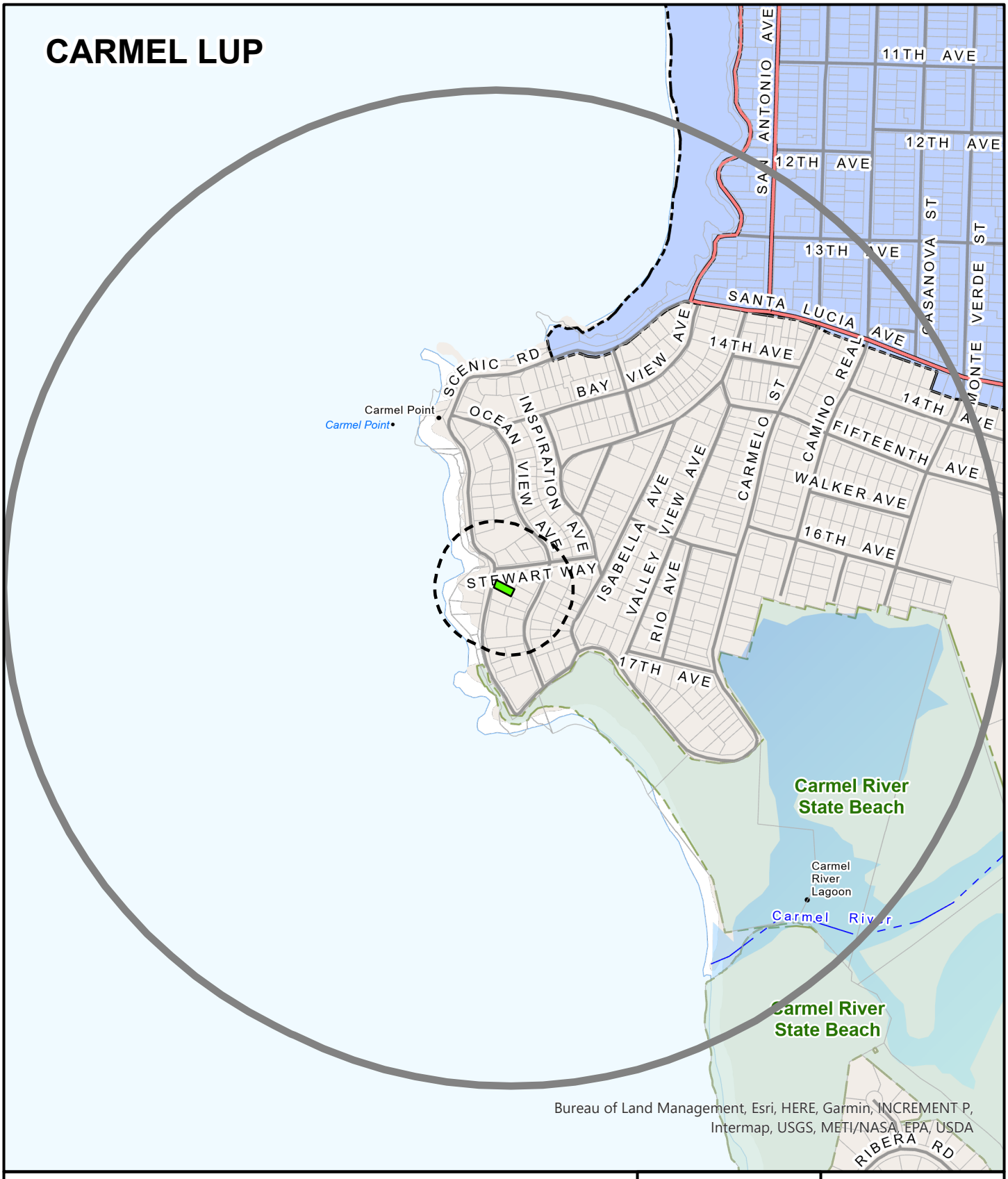


This property operates in compliance with Monterey County STR Ordinance, Coastal regulations, TOT requirements, Cypress Fire standards, and Monterey County Housing & Community Development requirements.

Emergency response to the property is consistent with Monterey County Code §20.64.290.F.5.

Exhibit B

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APPLICANT: GALLO JOHN R TR

APN: 009442020000 **FILE #** PLN250338

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSE A MENDOZ

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Exhibit C

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Mission Trail Park
Carmel Mission Basilica
26319 Scenic Rd
Carmel River
Carmel River State Beach
Carmel River

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Exhibit D

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From: Paul Ingemanson
To: Mendoza, Jose
Subject: Fwd: PLN250338 26319 Scenic Request for short term rental
Date: Tuesday, March 17, 2026 10:36:44 AM

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

Hope this one makes it
---------- Forwarded message ---------
From: **Paul Ingemanson** <pingemanson@gmail.com>
Date: Tue, 17 Mar 2026 at 08:14
Subject: Fwd: PLN250338 26319 Scenic Request for short term rental
To: <mendozaJ10@countyofmonterey.com>

Jose,

My first try didn't make it to you - let me know if you received it this time.

Thanks,

Paul Ingemanson

---------- Forwarded message ---------
From: **Paul Ingemanson** <pingemanson@gmail.com>
Date: Tue, 17 Mar 2026 at 08:10
Subject: PLN250338 26319 Scenic Request for short term rental
To: <zahearingcomments@co.monterey.ca.us>
Cc: Ann Ingemanson <anningemanson@gmail.com>, <mendozaJ10@countyofonterey.com>, John328gallo@outlook.com <John328gallo@outlook.com>

I am the neighbor next door at 26321 Scenic and want to express my concerns about the limited parking available and the possible impact of large weekend parties on nearby residences of short-term rentals in our neighborhood. Parking in front of our house is often utilized by non-guests which causes our guests, cleaning help, gardeners and other contractors to search for parking elsewhere.

John Gallo has expressed his intent to limit stays to 5 days, four to six guests and no more than two vehicles at the prop[erty. I support these guidelines and strongly feel that the County should impose similar limits on all short term rentals in the Carmel Point neighborhood.

Thank you for your consideration.

Paul Ingemanson
26321 Scenic Road, Carmel, Ca

From:	Douglas Hockersmith
To:	293-zahearingcomments
Cc:	Mendoza, Jose
Subject:	Public Hearing 26319 Scenic Road
Date:	Wednesday, March 18, 2026 11:42:27 AM

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

Dear Zoning Administrator,

I have concerns with regards to the proposed issuance of a coastal development permit for the property named above. This house is two doors down from me on Scenic Road in Carmel. I really don't believe a commercial vacation rental is necessary in the neighborhood, especially on the Point.

Scenic Road is busy as it is with walkers, bicycles, motorbikes, and automobile traffic that's constant seven days a week throughout the year. That's OK and expected when we built our house two years ago. However, we don't need potential groups coming from outside to rent this property on a regular turn basis. This is a residential neighborhood and not a business district.

Some questions:

- What is the bedroom and bath count for this house at 26319 Scenic?

- What is the proposed occupancy limit, if any, for this house?

- Where does the owner expect transient renters will park? There are no general parking spots in this stretch of Scenic Road. I believe the house can only accommodate one in a single car garage.

- How will noise be regulated throughout each day?

- Will there be time constraints or restrictions placed on renters with respect to outdoor activities and/or parties?

- Who will provide management or problem resolution oversight each day?

There are boutique hotels and inns starting a mere two blocks away. Granted, a few of those are located within neighborhoods, but the difference is those properties have management available, or on site, to deal with any issues that may arise.

I vote a hard"NO".

Respectfully,
Douglas Hockersmith

From:	Laura Lawrence
To:	293-zahearingcomments; Estrada, Armida; Mendoza, Jose
Cc:	Aengus Jeffers
Subject:	March 26, 2026 ZA Hearing - Item #5 (John R. Gallo Trust - PLN250338)
Date:	Tuesday, March 24, 2026 5:00:32 PM
Attachments:	Fully Executed Gallo STR Opposition Letter.pdf

This Message Is From an External Sender
[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good Afternoon:

Attached to this email you will find a letter on behalf of our client, The Scenic Road Revocable Trust. This letter urges the Zoning Administrator to deny the Commercial Vacation Rental proposed by the John R. Gallo Trust under PLN250338.

Please do not hesitate to contact me or Aengus Jeffers if you should have any questions. We appreciate your consideration of this matter.

Sincerely,

Laura Lawrence, R.E.H.S., ret.
Senior Planning and Development Analyst
The Law Office of Aengus L. Jeffers
215 West Franklin Street, 5th Floor
Monterey, CA 93940
O: (831) 649-6100
F: (831) 325-0150
laura@aengusljeffers.com

From:	Paul Ingemanson
To:	Mendoza, Jose
Cc:	John328gallo@outlook.com; Ann Ingemanson
Subject:	26319 Scenic Vacation Rental Plans - PLN250338
Date:	Wednesday, April 8, 2026 4:52:10 PM

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

Jose,

I am the neighbor at 26321 Scenic, just south of the subject 26319 Scenic property whose owners, John and Teresa Gallo, are asking approval to make the property available for vacation rentals. I previously submitted comments regarding concerns about short-term rentals in our area. Particular concerns included limited parking and the potential for weekend or party-type use that could impact the quiet nature of our neighborhood.

Since that time, I have reviewed the operating guidelines the Gallos have proposed for 26319 Scenic. These include minimum stay requirements of 5-night stays (to eliminate weekend/party use), maximum of 4 adults and 2 children, maximum of 2 vehicles, no street parking, no parties or events, a 10 pm outdoor quiet hours policy, and professional local property management with guest screening focused on longer-term, low-impact stays.

Based on these commitments, I am comfortable that the concerns I previously raised have been thoughtfully addressed. With these safeguards in place, I am supportive of the application.

Sincerely,

Paul Ingemanson
26321 Scenic Road
Carmel,, CA 93923

Exhibit E

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Depart at | Options

2:00 PM | Mon, Apr 13

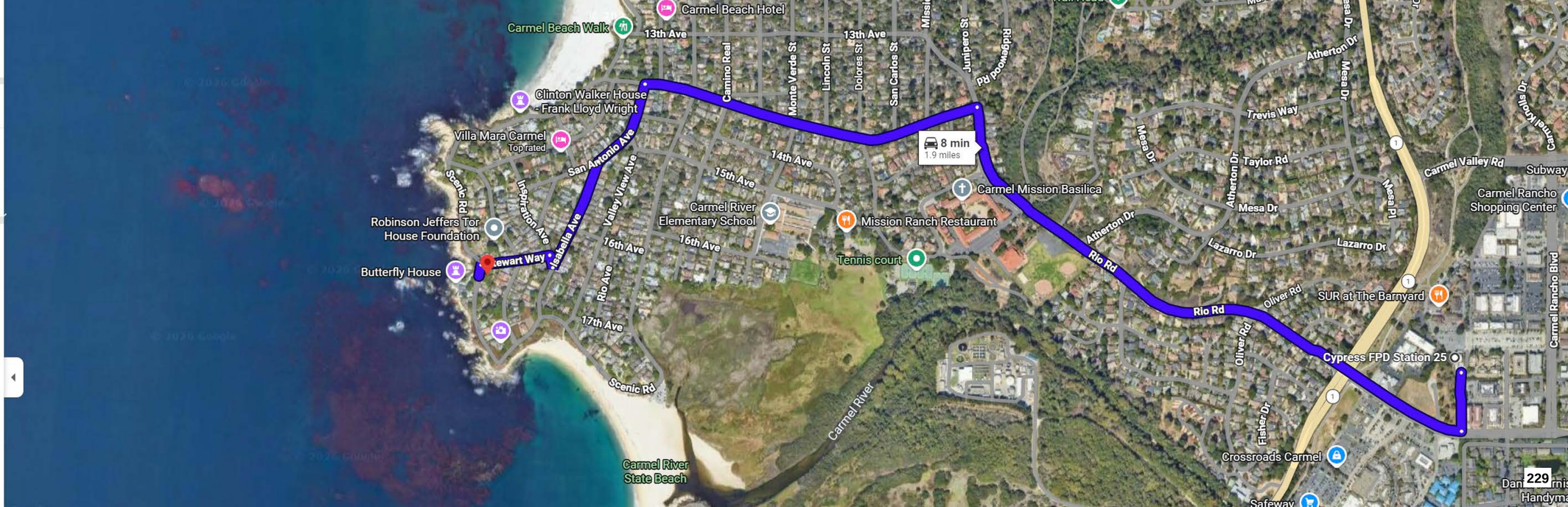
Send directions to your phone | Copy link

via Rio Rd and Santa Lucia Ave — typically 8 min — 1.9 miles

Details | Preview

Explore nearby 26319 Scenic Rd

Restaurants | Hotels | Gas stations | Parking Lots | More




Carmel Center Pl
Starbucks Coffee Company
Google Maps

Depart at

Options

9:20 AM

Tue, Apr 21

Send directions to your phone

Copy link

via Rio Rd

typically 8 min

2.1 miles

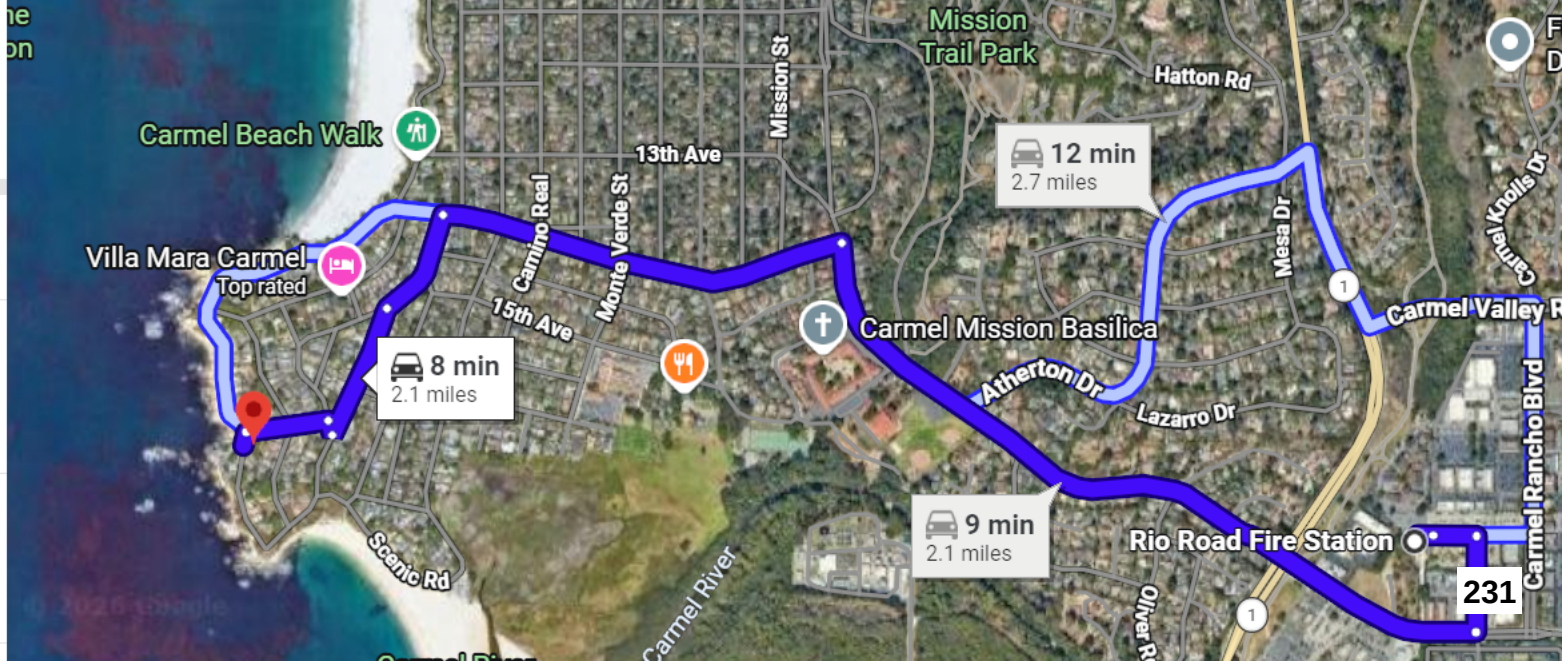
Details

Preview

via Rio Rd and Santa Lucia Ave

typically 9 min

2.1 miles



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Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250380 - LEONARD ABIGAIL LOUISE TR AND HERMAN JESSICA LEIGH TR

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

Project Location: 24964 Valley Way, Carmel, CA 93923

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Nicola Anthony
Property Owner: Leonard Abigail Louise Tr and Herman Jessica Leigh Tr
APN: 009-151-007-000
Parcel Size: approximately 0.23 acres
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:

The project is located at 24964 Valley Way, Carmel, a county-maintained road, in Carmel. On December 06, 2025, the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The existing single-family dwelling is 1,099 square feet in size, with 3 bedrooms, 2 bathroom, and a kitchen. The agent is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a public water system, and a public sewer system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 16th permitted vacation rentals in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part IV (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property fall within Carmel's Sphere of Influence; therefore, it is subject to 5-8 minutes. Cypress Fire Department is 8 minutes away typically around different times of the day, and the Community Hospital of the Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. This application includes 4 parking spaces, which complies with the requirements as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Alex Heisinger, currently resides approximately 18 minutes from the subject property. Alex Heisinger's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required by the Vacation Rental Operation License pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 16th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Jose A. Mendoza, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Home Inspection Checklist
Exhibit B - Parcel Map
Exhibit C - Aerial Image

cc: Front Counter Copy;Jacquelyn M. Nickerson, Principal Planner; Leonard Abigail Louise Tr and Herman Jessica Leigh Tr , Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250380.

County of Monterey

Item No.4

Zoning Administrator

Legistar File Number: ZA 26-047

April 30, 2026

Introduced: 4/21/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250380 - LEONARD ABIGAIL LOUISE TR AND HERMAN JESSICA LEIGH TR
Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 24964 Valley Way, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION
Agent: Nicola Anthony
Property Owner: Leonard Abigail Louise Tr and Herman Jessica Leigh Tr
APN: 009-151-007-000
Parcel Size: approximately 0.23 acres
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:
The project is located at 24964 Valley Way, Carmel, a county-maintained road, in Carmel. On December 06, 2025, the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The existing single-family dwelling is 1,099 square feet in size, with 3 bedrooms, 2 bathroom, and a kitchen. The agent is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a public water system, and a public sewer system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 16th permitted vacation rentals in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part IV (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property fall within Carmel's Sphere of Influence; therefore, it is subject to 5-8 minutes. Cypress Fire Department is 8 minutes away typically around different times of the day, and the Community Hospital of the Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. This application includes 4 parking spaces, which complies with the requirements as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Alex Heisinger, currently resides approximately 18 minutes from the subject property. Alex Heisinger's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required by the Vacation Rental Operation License pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 16th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Jose A. Mendoza, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Home Inspection Checklist
Exhibit B - Parcel Map
Exhibit C - Aerial Image

cc: Front Counter Copy;Jacquelyn M. Nickerson, Principal Planner; Leonard Abigail Louise Tr and Herman Jessica Leigh Tr , Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250380.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
LEONARD ABIGAIL LOUISE TR AND HERMAN JESSICA LEIGH TR (PLN250380)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLN250380 Leonard Abigail Louise Tr and Herman Jessica Leigh Tr, 24964 Valley Way, Carmel (Assessor's Parcel Number 009-151-007-000), Carmel Area Land Use Plan, Coastal Zone]

The LEONARD ABIGAIL LOUISE TR AND HERMAN JESSICA LEIGH TR application (PLN250380) came on for a public hearing before the County of Monterey Zoning Administrator on April 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 24964 Valley Way, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On December 06, 2025, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The

property is developed with a single family dwelling and attached carport.

c) Allowed Use. The parcel is Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)" Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)" The existing single family dwelling is located on the portion that has a gross density of 0.23 acres/unit. Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.23 acres in size), APN: 009-151-007-000, is identified as Parcel 7, as shown in its current size and configuration and described in the 1972 Assessor's Map Book 9, Page 15. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. Title 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. Title 5 Chapter 5.40.030 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License, the subject property is required to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The

subject property fall within Carmel's Sphere of Influence; therefore, it is subject to 5-8 minutes. Cypress Fire Department is 8 minutes away typically around different times of the day, and the Community Hospital of the Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, this application includes 4 parking spaces, which complies with the requirements as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-151-007-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through 24964 Valley Way, Carmel, a County maintained public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250380.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject

site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250380.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from Valley Way, a county-maintained road. No alterations to this driveway or access are required for use.

d) Necessary facilities exist on the subject property which is served by California American Water, a public water company and Carmel Area Wastewater District a public sewer company. No additional fixtures are required as part of this application.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250380.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250380.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.
f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 16th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.
g) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.
h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.2 miles west of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250380.

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

EVIDENCE:
a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250380.

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

EVIDENCE:
a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.
b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 30th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250380

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250380) for a Commercial Vacation Rental allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 24964 VALLEY WAY, Carmel (Assessor's Parcel Number 009-151-007-000), Carmel Land Use Plan, Coastal Zone. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-151-007-000 on April 30 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 30, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active for 7 years and renewed annually for the term of this Use Permit.

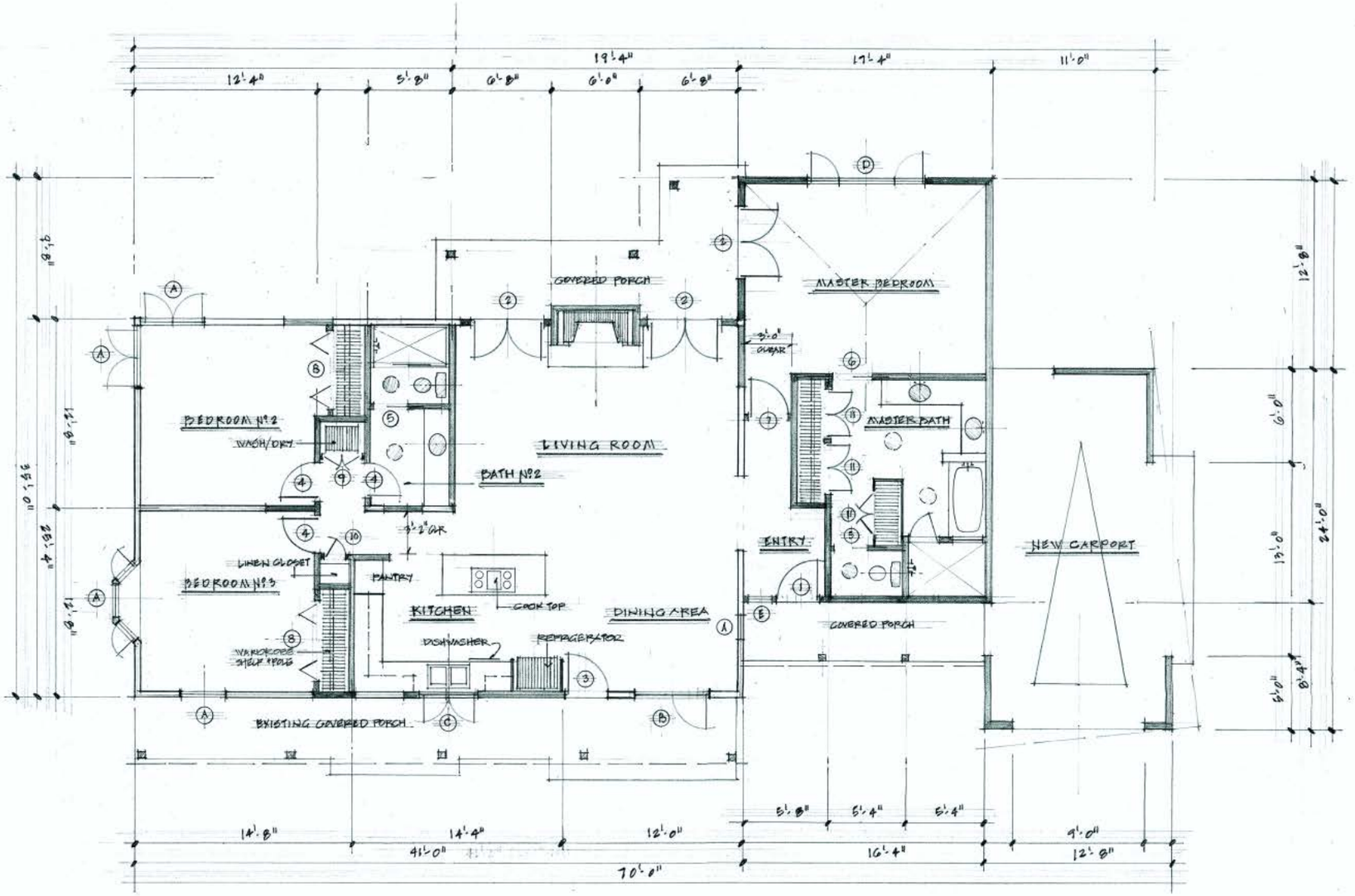
Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

NO.	DIMENSION	REMARKS
1	3'-0" x 6'-8" x 1 3/4"	ENTRY DOOR
2	5'-0" x 6'-8" x 1 3/4"	FRENCH DOORS/TEMP. GLASS
3	2'-8" x 6'-8" x 1 3/4"	GLASS DOOR/TEMP. GLASS
4	2'-6" x 6'-8" x 1 3/8"	
5	2'-4" x 6'-8" x 1 3/8"	POCKET DOOR
6	2'-8" x 6'-8" x 1 3/8"	POCKET DOOR
7	2'-8" x 6'-8" x 1 3/8"	
8	6'-0" x 6'-8" x 1 3/8"	BI-FOLD DOORS
9	2'-10" x 6'-8 x 1 3/8	DOUBLE DOORS
10	1'-6 x 6'-8 x 1 3/8	
11	3'-4" x 6'-8" x 1 3/8	DOUBLE DOORS
12		
13		

DOOR SCHEDULE

NO.	DIMENSION	REMARKS
A	EXISTING	NO CHANGE
B	5'-0" x 4'-0"	CASEMENT
C	4'-0" x 3'-6"	CASEMENT
D	8'-0" x 4'-0"	FIXED/(2) 2'-4" CASEMENT
E	1'-8" x 5'-0"	FIXED

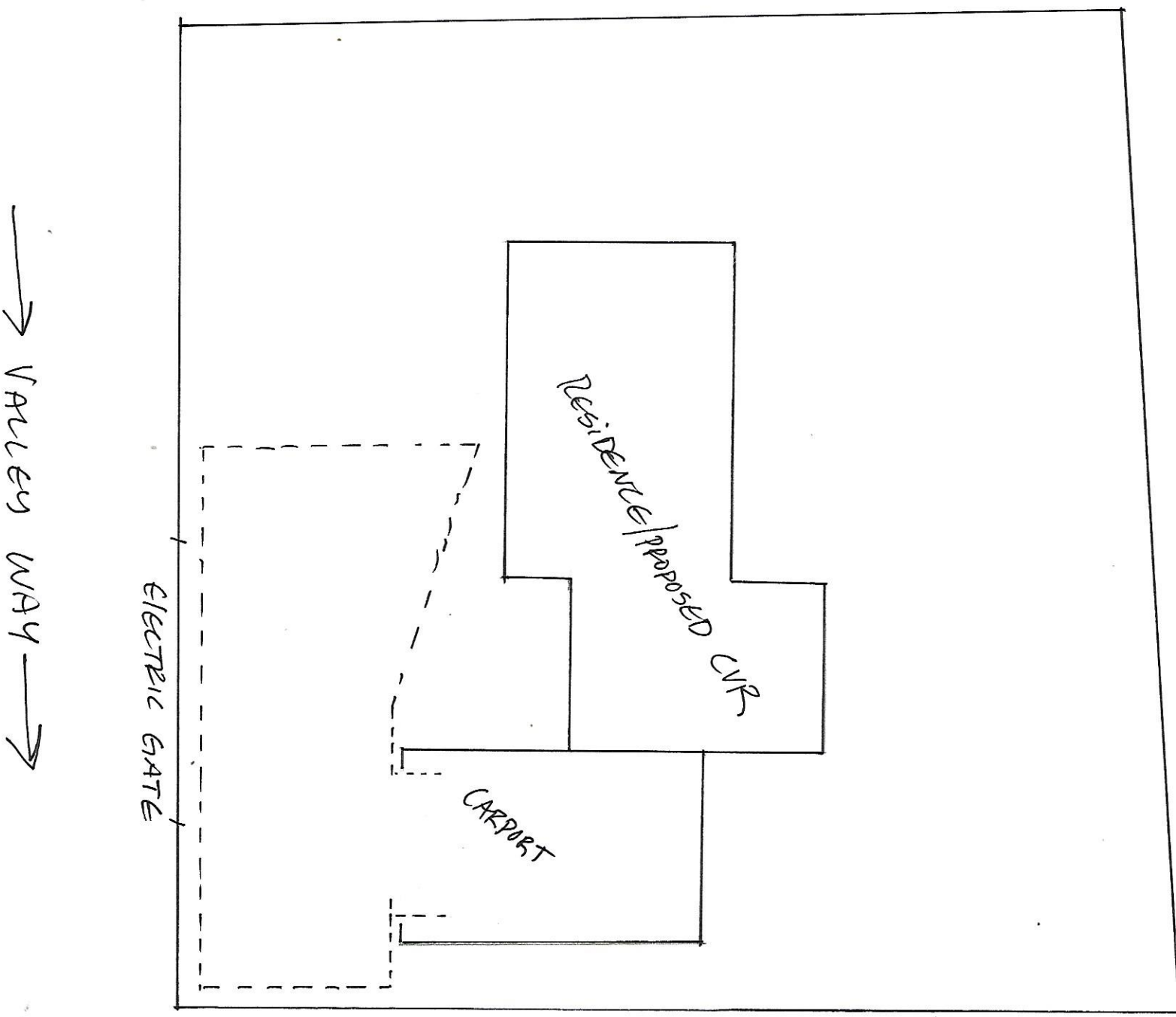
WINDOW SCHEDULE



FLOOR PLAN

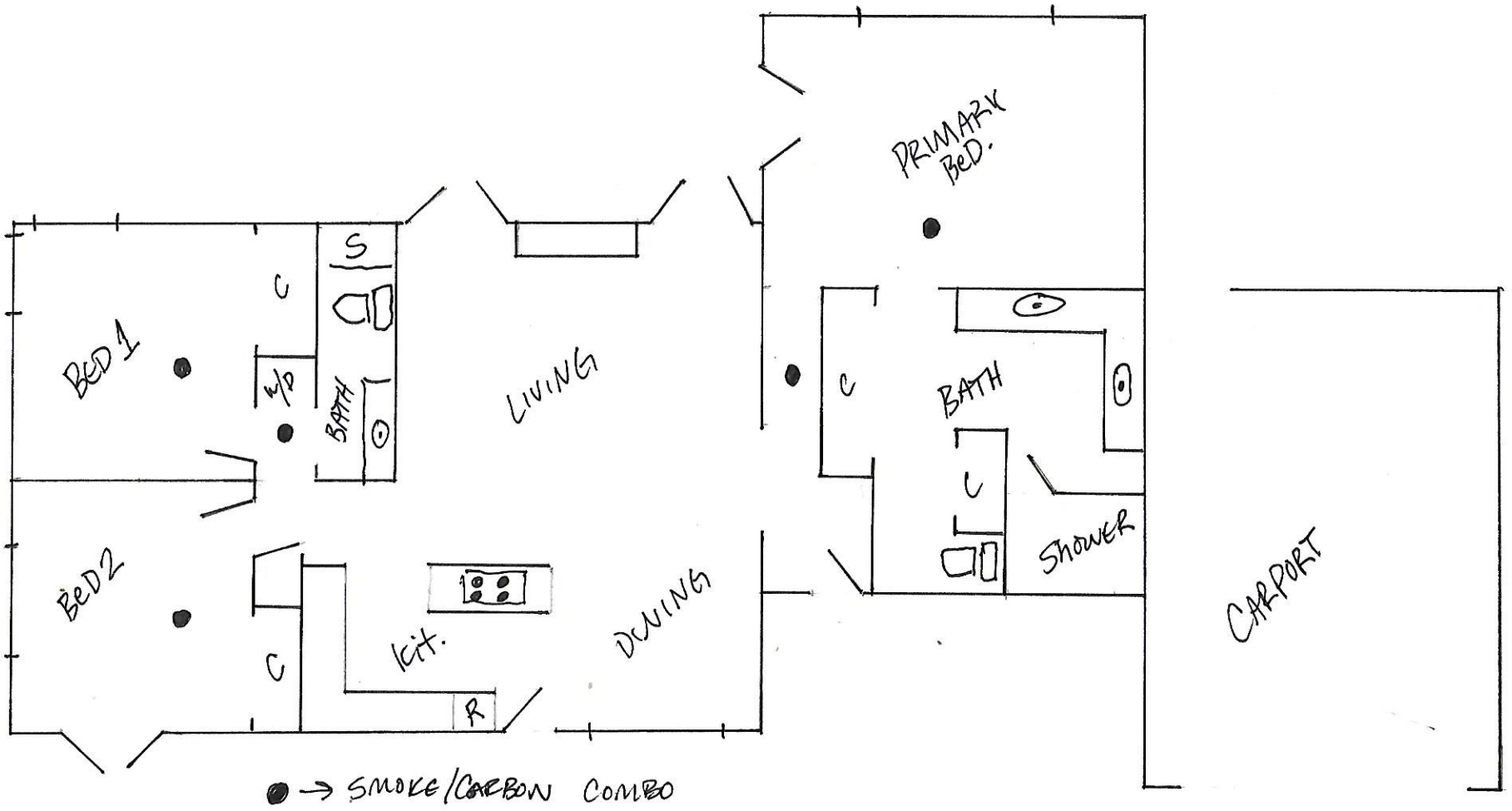
SCALE : 1/4" = 1'-0"

RECEIVED
SEP 03 2019
Monterey County RMA

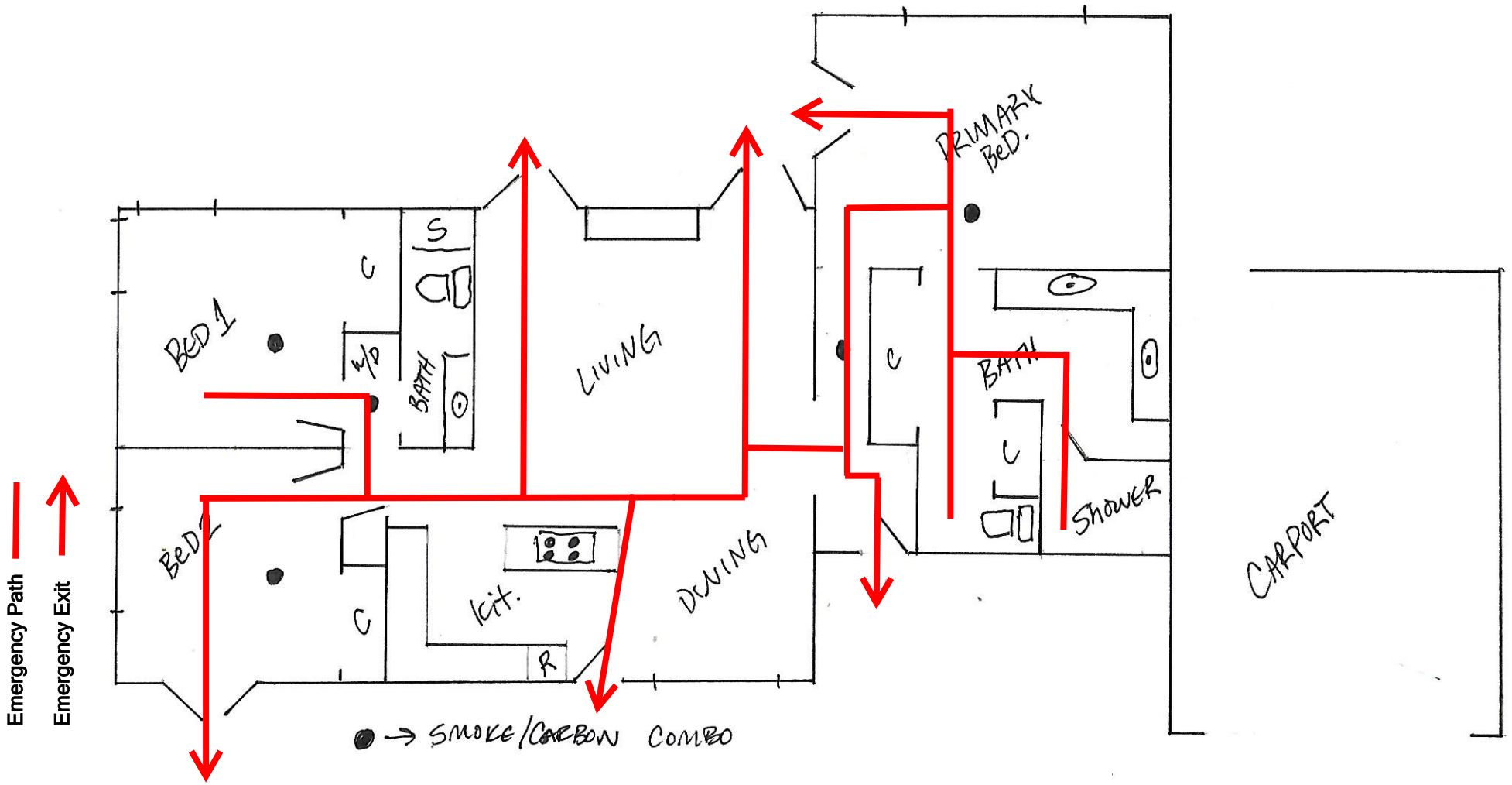


24964 VALLEY WAY, CARMEL CA 93923. SITEPLAN 1/8"=1"
---- ONSITE PARKING (4) CARS.

24964 Valley Way Carmel CA 93923 - FLOORPLAN 1/8" = 1'



24964 Valley Way Carmel CA 93923 - FLOORPLAN 1/8" = 1'



Vacation Rental Home Inspection Checklist

Property Information

☑ **Vacation Rental Address and Unit/Suite/Apt #** 24964 Valley Way Carmel CA 93923

☑ **Total number of bedrooms** 3

☑ **Total number of onsite parking spaces (e.g. garage, driveway)** 5

Interior Inspection

☑ **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**

☑ **Every sleeping room has a functional smoke alarm.**

☑ **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**

☑ **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**

☑ **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**

☑ **Other heating equipment is in safe operating condition and placed in an approved location.**

☑ **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**

☑ **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

☑ **There is no evidence of infestation, garbage, and debris at the site.**

☑ **The property has active garbage pick-up service.**

☑ **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**

☑ **Property is in an overall safe and sanitary condition.**

☑ **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.**

Home Inspection Results

☑ **Passed**

☐ **Failed**

Remarks/Observations:

Home Fax exceeds checklist.

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

☑ **California Contractors State License Board License Classification Type B**

☐ **California Contractors State License Board License Classification Type B-2**

☐ **California Contractors State License Board License Classification Type C-47**

☐ **California Real Estate Inspection Association**

☐ **American Society of Home Inspectors**

☐ **International Code Council**

☐ **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below: 1131840 - Nicola Construction.

Date: 11/4/25

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

COUNTY OF MONTEREY

TRANSIENT OCCUPANCY REGISTRATION CERTIFICATE
MONTEREY COUNTY CODE - CHAPTER 5.40

24964 VALLEY WAY

24964 Valley WAY

Carmel, CA 93923-8340

CERTIFICATE NUMBER 002306

HAS FULFILLED THE REQUIREMENTS OF THE UNIFORM TRANSIENT OCCUPANCY TAX ORDINANCE BY REGISTERING WITH THE TAX COLLECTOR FOR THE PURPOSE OF COLLECTING TRANSIENT OCCUPANCY TAX AND REMITTING SAID TAX TO THE TAX COLLECTOR. THIS CERTIFICATE DOES NOT AUTHORIZE ANY PERSON TO CONDUCT ANY UNLAWFUL BUSINESS, OR CONDUCT ANY LAWFUL BUSINESS IN AN UNLAWFUL MANNER, NOR TO OPERATE WITHOUT STRICLTY COMPLYING WITH ALL LOCAL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THOSE REQUIRING A PERMIT FROM ANY BOARD, COMMISSION, DEPARTMENT OR OFFICE OF THIS COUNTY. THIS CERTIFICATE DOES NOT CONSTITUTE A PERMIT TO OPERATE. OPERATORS MUST CONTACT MONTEREY COUNTY HOUSING AND COMMUNITY DEVELOPMENT FOR INFORMATION RELATED TO PERMITS AND ZONING AT (831) 755-5025.

GIVEN THIS 22nd DAY OF JULY 2024

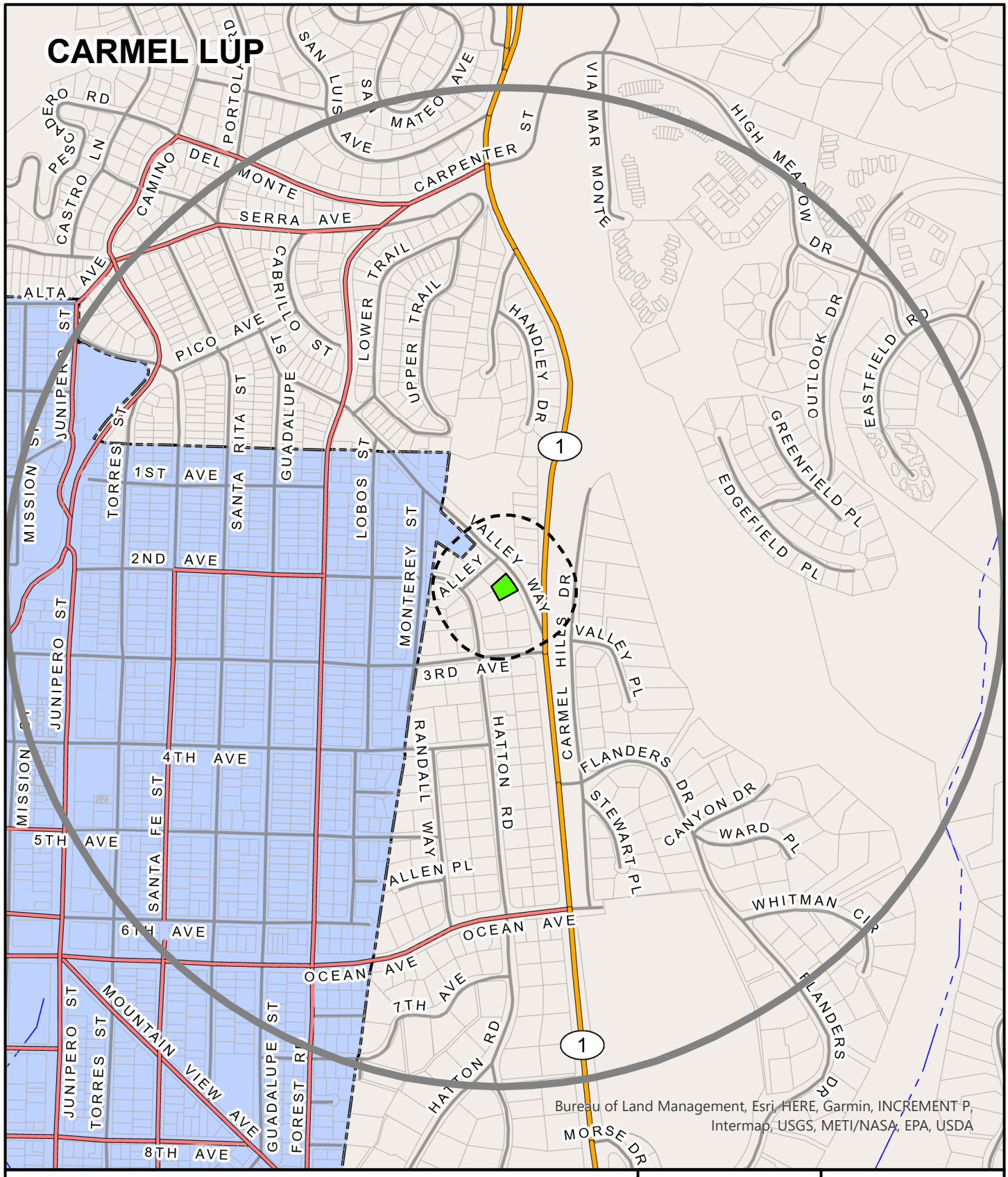
MARY A. ZEEB
TREASURER - TAX COLLECTOR

DEPUTY TAX COLLECTOR

COUNTY OF MONTEREY CALIFORNIA • 1850 •

Exhibit B

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APPLICANT: LEONARD ABIGAIL LOUISE TR AND HERMAN JESSICA LEIGH TR

APN: 009151007000 **FILE #** PLN250380

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSE MENDOZ

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Exhibit C

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24964 Valley Way

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Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250384 - HOAG ALEC J & SANDRA J TRS

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

Project Location: 2631 Walker Avenue, Carmel, CA 93923

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Property Owner/Applicant: Alec J. Hoag & Sandra J. Hoag
APN: 009-393-008-000
Parcel Size: approximately 0.16 acre
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Imani Harrigan, Assistant Planner
harrigani@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION:

The project is located at 2631 Walker Avenue, a County-maintained road, in Carmel. The owner submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The site is developed with an approximately 1,269 square foot existing single-family dwelling with two bedrooms, two bathrooms, a kitchen, and a 1,072 square foot attached accessory dwelling unit

(Exhibit C). The accessory dwelling unit is excluded from the commercial vacation rental and will not be rented as part of the use. The applicant is proposing that the single-family dwelling be occupied by a maximum of 5 people overnight and 7 people during daytime hours at the property at a time.

The property is currently served by a California American Water, and the company Waste Management is providing solid waste services for the dwelling. If approved, the granting of this Coastal Development Permit would allow the establishment of the 17th commercial vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D (CZ)." Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental single-family subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. The Cypress Fire Protection District Station 25 is 6 minutes away, which provides emergency fire and medical services. Additionally, although the nearest hospital, Community Hospital of Monterey Peninsula, is 15 minutes away, Station 25 also provides emergency paramedic services including advanced life support 24-hours a day. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5)**.**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. In the attached plans there are a total of 3 spaces.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of

Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Sandy Hoag, resides in the attached accessory dwelling unit at 2631-A Walker Avenue, Carmel, 93923. Mrs. Hoag's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 5 overnight guests and 7 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 Section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 Section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under

CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 17th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations take together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Imani Harrigan, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Public Comment
Exhibit E - Public Comment

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner, Alec J. Hoag & Sandra J. Trs, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250384.

Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250384 - HOAG ALEC J & SANDRA J TRS

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

Project Location: 2631 Walker Avenue, Carmel, CA 93923

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Property Owner/Applicant: Alec J. Hoag & Sandra J. Hoag
APN: 009-393-008-000
Parcel Size: approximately 0.16 acre
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Imani Harrigan, Assistant Planner
harrigani@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION:

The project is located at 2631 Walker Avenue, a County-maintained road, in Carmel. The owner submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The site is developed with an approximately 1,269 square foot existing single-family dwelling with two bedrooms, two bathrooms, a kitchen, and a 1,072 square foot attached accessory dwelling unit

(Exhibit C). The accessory dwelling unit is excluded from the commercial vacation rental and will not be rented as part of the use. The applicant is proposing that the single-family dwelling be occupied by a maximum of 5 people overnight and 7 people during daytime hours at the property at a time.

The property is currently served by a California American Water, and the company Waste Management is providing solid waste services for the dwelling. If approved, the granting of this Coastal Development Permit would allow the establishment of the 17th commercial vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D (CZ)." Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental single-family subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. The Cypress Fire Protection District Station 25 is 6 minutes away, which provides emergency fire and medical services. Additionally, although the nearest hospital, Community Hospital of Monterey Peninsula, is 15 minutes away, Station 25 also provides emergency paramedic services including advanced life support 24-hours a day. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5)**.**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. In the attached plans there are a total of 3 spaces.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of

Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Sandy Hoag, resides in the attached accessory dwelling unit at 2631-A Walker Avenue, Carmel, 93923. Mrs. Hoag's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 5 overnight guests and 7 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 Section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 Section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under

CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 17th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations take together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Imani Harrigan, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Public Comment
Exhibit E - Public Comment

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner, Alec J. Hoag & Sandra J. Trs, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250384.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
HOAG ALEC J & SANDRA J TRS (PLN250384)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLN250384 HOAG ALEC J & SANDRA J TRS, 2631Walker Avenue, Carmel (Assessor's Parcel Number 009-083-004-000), Carmel Area Land Use Plan, Coastal Zone]

The HOAG ALEC J & SANDRA J TRS application (PLN250384) came on for a public hearing before the County of Monterey Zoning Administrator on April 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 2631 Walker Avenue, a County-maintained Road, in Carmel subject to the Carmel Area Land Use Plan. The owner submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a

Commercial Vacation Rental. The site is developed with an approximately 1,269 square foot existing single-family dwelling with two bedrooms, two bathrooms, a kitchen, and a 1,072 square foot attached accessory dwelling unit. The accessory dwelling unit is excluded from the commercial vacation rental, and will not be rented as part of the use. The applicant is proposing that the residence be occupied by a maximum of 5 people overnight and 7 people during daytime hours at the property at a time.

c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D(CZ)." Title 20 Section 20.12.050DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

d) Lot Legality. The subject property (approx. 0.16 acre in size), APN:009-393-008-000-000, is identified in its current configuration and under separate ownership in both the 1964 and 1972 Assessor's Parcel Maps as shown on Page 39 of Book 9. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. Title 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License, the subject property is required to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the

response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. Cypress Fire Protection District Station 25 is 6 minutes away, and the Community Hospital of the Monterey Peninsula is 15 minutes away, Station 25 also provides emergency paramedic services including advanced life support 24-hour a day. The designated Property Manager for the Commercial Vacation Rental, Sandy Hoag, resides in the attached accessory dwelling unit at 2631-A Walker Avenue, Carmel, 93923. Mrs. Hoag's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information for the property manager and emergency services will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The applicant includes a total of 3 parking spaces, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-393-008-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Walker Avenue, a County maintained road, and therefore is not required to comply with Title 16

Chapter 16.80, which regulates private roads in Monterey County.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250384.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250384.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from Walker Avenue, a County maintained road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1.

d) California American Water currently provides potable water service to the subject property, and the existing connection will be retained for the proposed use. Sewer service will be provided by Monterey One Water.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250384.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250384.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

g) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.93 miles north of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

i) The project would not damage any historical resources.

j) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County

of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 17th Commercial Vacation Rental out of a maximum of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were identified. There is no evidence suggesting that approving this project would result in significant or unavoidable environmental impacts.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250384.

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

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250384.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 30th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250384

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250384) for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This property is located at 2631 Walker Avenue, Carmel (Assessor's Parcel Number 009-393-008-000), Carmel Land Use Plan, Coastal Zone. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-393-008-000 on April 30, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 30, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.70.110 and 20.64.290.F.12.d.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

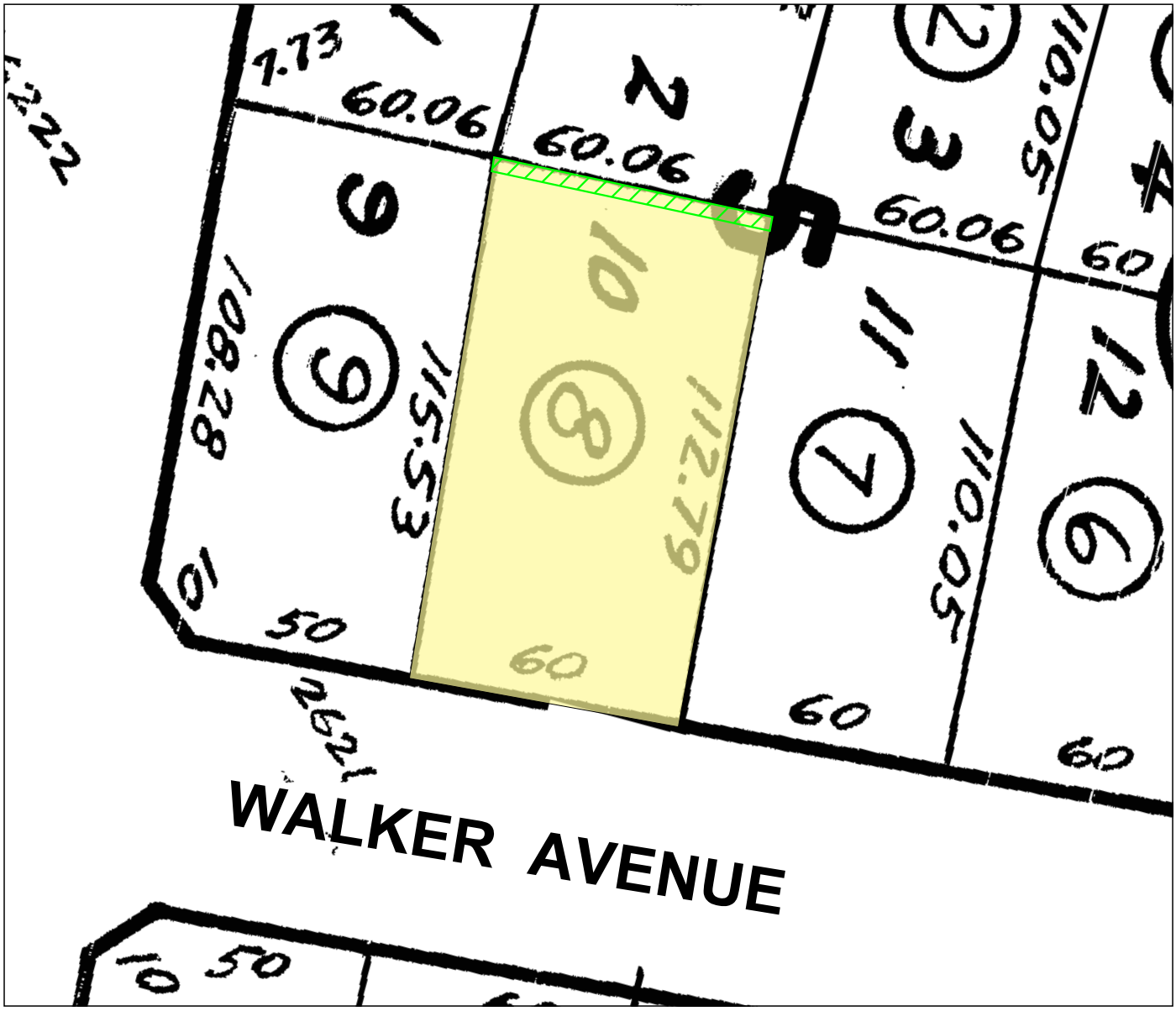
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

0 1 2

Standard Scale 1 :1



Legend

Property In Question - Fee

Item No. 6 - Easement for Utilities, Ingress & Egress
In 05/05/1937 Bk524 Pg290 of Official Records
Affects said portion as described in the document

Item No. 10 - Easement for Solar Energy
In 10/09/2012 Inst # 2012061733 of Official Records
The exact location of said easement cannot be determined and is not plottable

© 2018

Chicago Title Company
50 Winham Street
Salinas, CA 93901

Title Order No. : FWMN-5221800887, Preliminary Report dated June 1, 2018 | Drawing Date : 06/12/2018 - FNFI

Reference : | Assessor's Parcel No. : 009-393-008

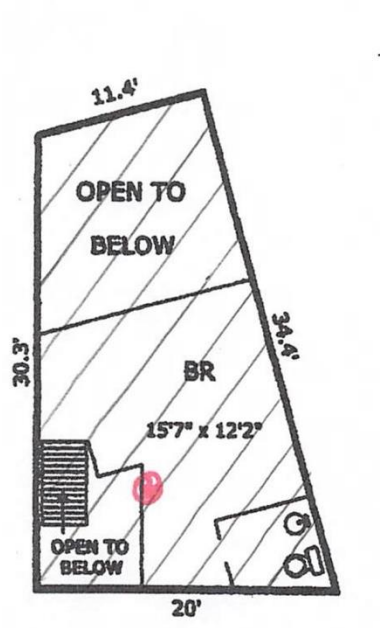
Property : 2631 Walker Avenue, Carmel, CA | Data :

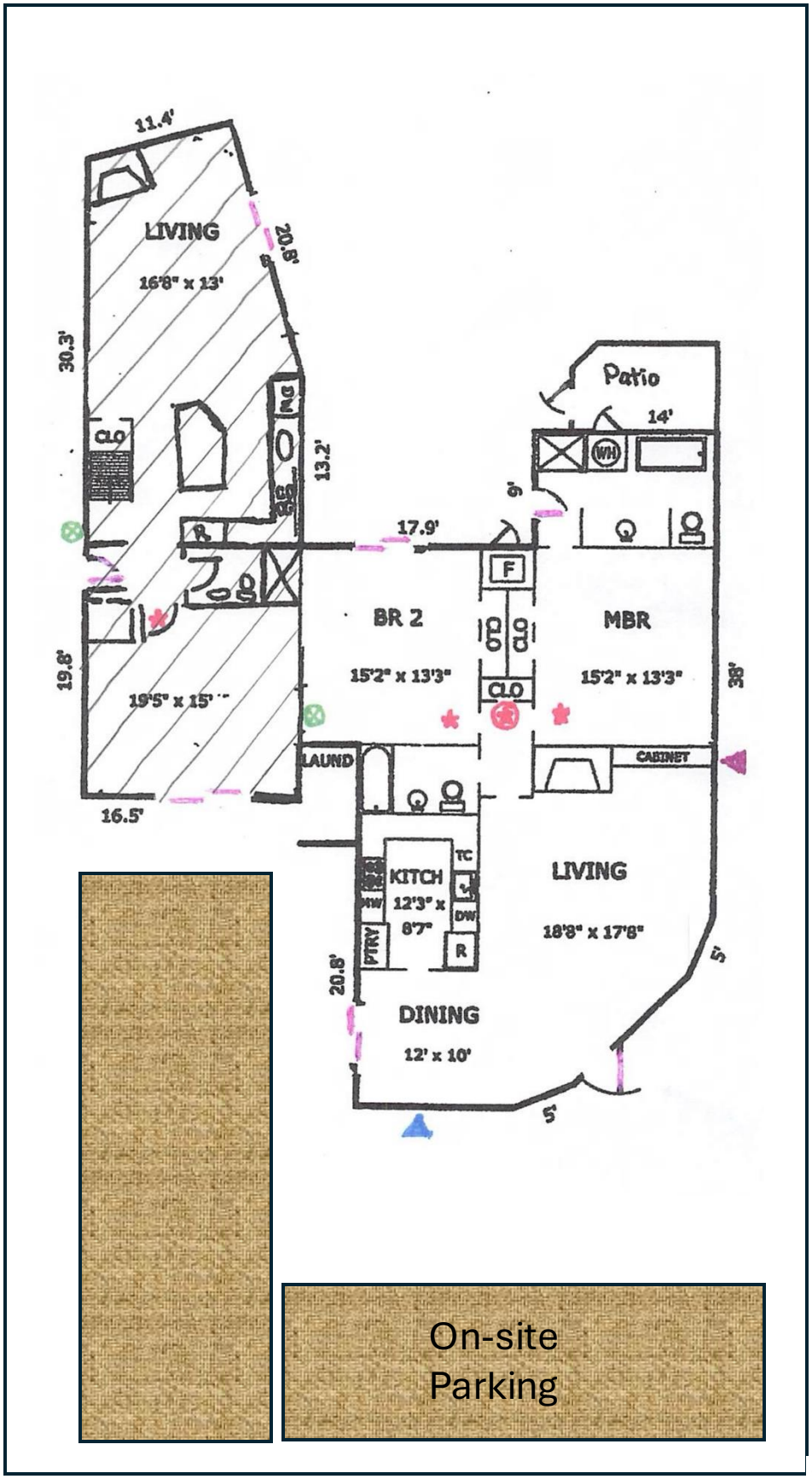
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets,natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : Lot 10, in Block 5, as shown on that certain map entitled "Map of Mission Tract" filed June 16, 1936 in Book 4, Maps of "Cities and Towns", at Page 2, in the Office of the County Recorder of the County of Monterey, State of California.

287
Archieve #

2631 Walker Ave, Carmel, CA 93923





★ Smoke Detector
CO/Smoke Detector
Water Shutoff
Gas Shutoff
Breaker Box

: Owner's Home

113 ft

60 ft

Vacation Rental Home Inspection Checklist

Property Information

Vacation Rental Address and Unit/Suite/Apt # 2631 Walker Ave, Carmel, CA 93923

Total number of bedrooms 2

Total number of onsite parking spaces (e.g. garage, driveway) 3

Interior Inspection

Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

✓ **Every sleeping room has a functional smoke alarm.**

✓ **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**

✓ **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**

✓ **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.** Tankless @ Exterior

✓ **Other heating equipment is in safe operating condition and placed in an approved location.**

✓ **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**

✓ **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

✓ **There is no evidence of infestation, garbage, and debris at the site.**

✓ **The property has active garbage pick-up service.**

✓

If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open a[illegible]o vehicles.

✓ **Property is in an overall safe and sanitary condition.**

✓ **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.**

Tankless

Meet Monty County of Monterey Our Friendly Chatbot
Let's Chat

Home Inspection Results

✓ **Passed**

Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

California Contractors State License Board License Classification Type B

California Contractors State License Board License Classification Type B-2

California Contractors State License Board License Classification Type C-47

California Real Estate Inspection Association

American Society of Home Inspectors

International Code Council

✓ **International Association of Certified Home Inspectors**

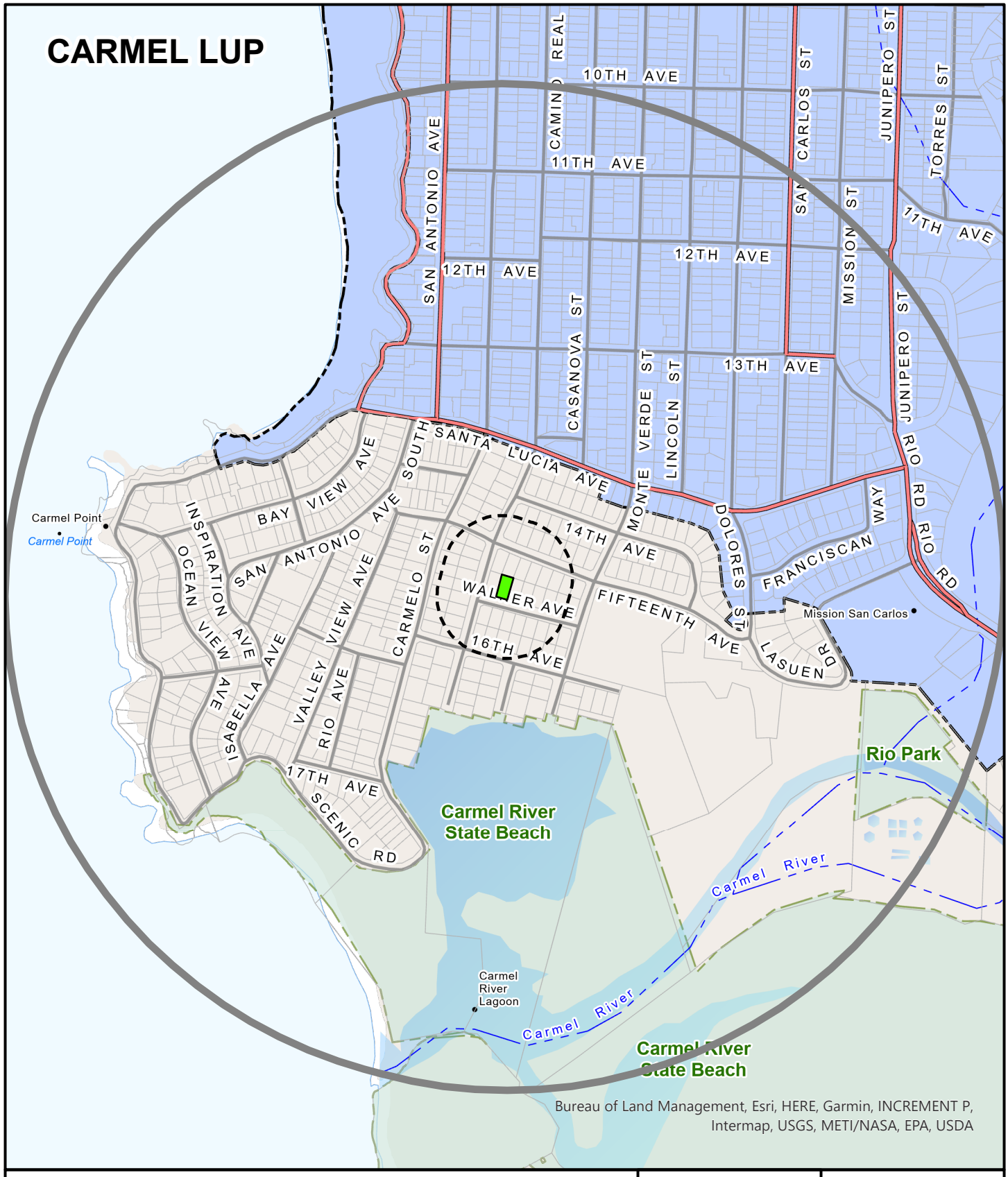
Please check the relevant certification agency and write your License/Certification number below:

Date: 10/25/25 Dirk Hartmann

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

Exhibit B

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APPLICANT: HOAG ALEC J & SANDRA J TRS

APN: 009393008000 **FILE #** PLN250384

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

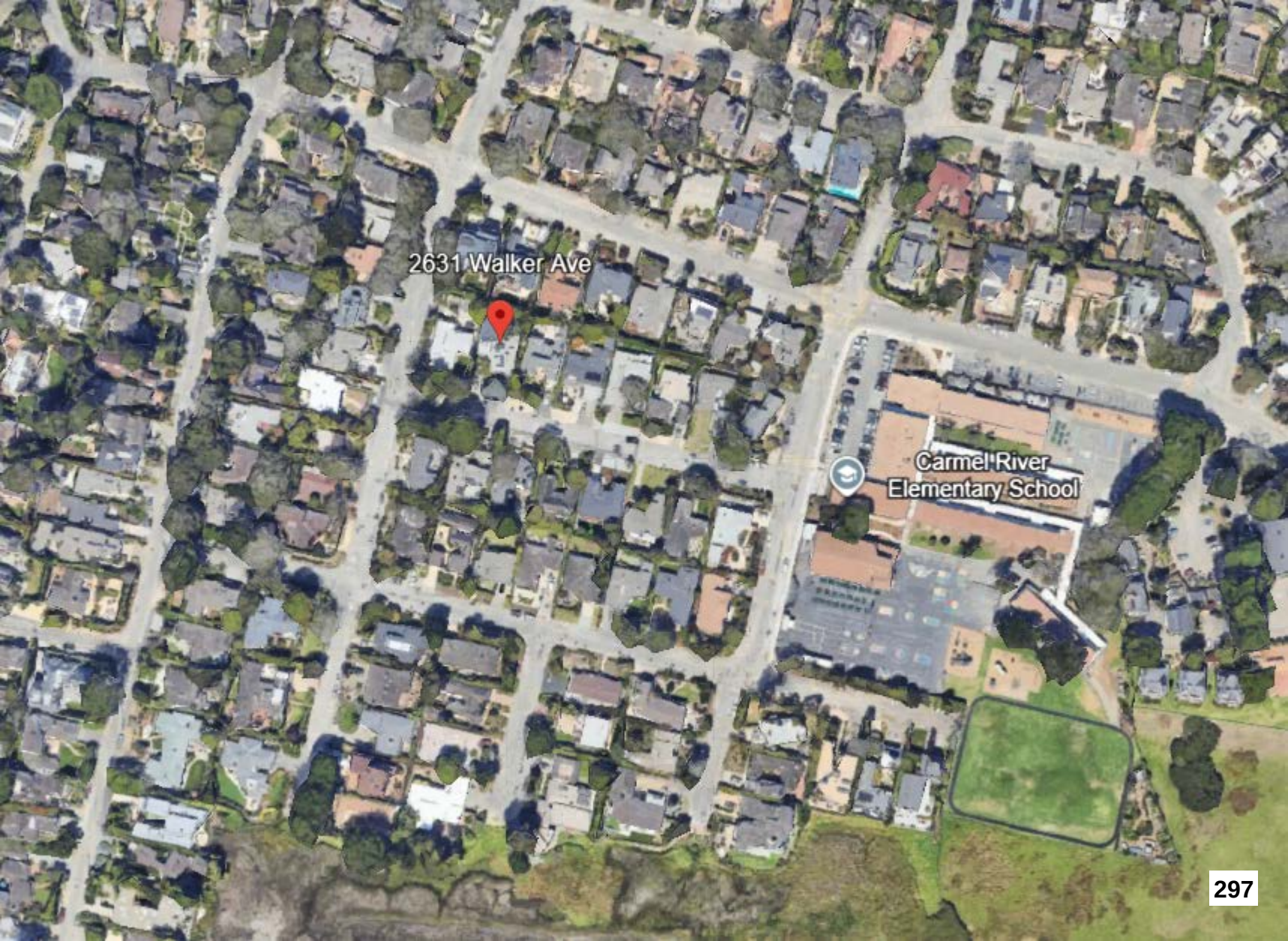
Feet

PLANNER: IMANI HARRIGAI

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Exhibit C

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2631 Walker Ave
Carmel River
Elementary School

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Exhibit D

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From: Patti Levitt
To: Giles, Stacy
Subject: PLN250384
Date: Friday, February 13, 2026 11:14:00 AM

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

We are writing to let you know that we are neighbors living full time next door to Sandy and Alec Hoag. Sandy and Alec have been very respectful of their neighbors with regards to their vacation rental.
Having said this, we are firm believers that the owners of vacation rentals should live full time on their vacation rental property. We believe this is key to the good experience we have had so far.

Patti and Jim Levitt
Sent from my iPhone

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Exhibit E

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From: Sue Greathouse
To: Giles, Stacy
Subject: PLN 250384
Date: Thursday, February 12, 2026 6:58:20 PM

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

Ms. Giles: It is my pleasure to provide this letter in support of PLN 250384. The property address is 2631 Walker Ave, Carmel 93923. The owners are Alec and Sandy Hoag.

My husband, Ken Greathouse, and I live across the street from this property. We have known Alec and Sandy for many years. They are wonderful and thoughtful neighbors. We have been so impressed by the quality of their home and the excellent way they have handled short-term rentals in the past. There have never been any issues. They reside on-site and ensure their guests are respectful of the neighborhood.

We would be happy to answer any questions you may have. We hope this permit is issued to the Hoags very soon.

Respectfully,
Sue Greathouse
cell: (415) 314-5386

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Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250332 - GUPTA OM PRAKASH & RATINA TRS

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

Project Location: 4159 Sunset Lane, Pebble Beach

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

.. Report

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PROJECT INFORMATION

Agent: Paul Mink
Property Owner: Prakash & Ratina Gupta
APN: 008-072-017-000
Parcel Size: approximately 0.28
Zoning: Medium Density Residential, 4 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/4-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov; 831-784-5765

SUMMARY/DISCUSSION

The project site is located at 4159 Sunset Lane, a privately maintained road, in Pebble Beach, within the Del Monte Forest Land Use Plan. The Applicant/Owners, submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with 2,520 square foot single-family dwelling and has three bedrooms, three bathrooms, a kitchen, living room, and detached garage. The Applicant/Owner is proposing that the single family dwelling be occupied by a maximum of 7 people overnight and 10

people during daytime hours at the property at a time. The property will retain its potable water through California American Water, who will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Monterey Peninsula Wastewater Management District, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 1st permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 4 acres per unit with a Design Control Overlay, in the coastal zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. Pebble Beach is developed with its own community service district and therefore would be subject to the response times for community areas. Pebble Beach Fire Station 22 is 7 minutes away, and the Community Hospital of the Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical and fire response services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 4).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (2 guest parking spaces), which mets the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial

Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, Paul Mink, who will reside at 1246 Buena Vista, Pacific Grove, which is a 9-minute drive away. Mr. Mink's contact information will be provided to the guests of the property, and Mr. Mink will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Mink's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is within the Pebble Beach Area, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2016007102.

The deed contains one restriction identified as the fifth item on the deed restriction related to the "Use of Roads and Bridle Paths", respectively, the fifth deed restriction. The fifth restriction states that the property owner *"shall maintain and keep in repair a road leading from the premises here and described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads and the Del Monte Forest (of which the premises*

herein described are a part), the Grantee personally, and on behalf, of his family, servants and employees, hereby waives the right of free ingress and egress to and from the premises herein described, and hereby agrees to pay the Grantor on the first day of March of each and every year hereafter, the sum of Twenty-Five Dollars ($25.00); provided, however, that during each time as Grantee is the owner of a Class "A" Membership Certificate in the Monterey Peninsula Country Club". The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each March 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company has provided the County with a letter of blanket objection for all vacation rentals in the Pebble Beach Area. The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved".* Therefore, staff recommends that Condition of Approval No.6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the AREA/Land Use Plan. It would be the 1st Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jack Sorensen, Assistant Planner
Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site & Floor Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Prakash & Ratina Gupta, Property Owners; Paul Mink, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250332.

Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250332 - GUPTA OM PRAKASH & RATINA TRS

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

Project Location: 4159 Sunset Lane, Pebble Beach

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

.. Report

RECOMMENDATIONS

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a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
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Property Owner: Prakash & Ratina Gupta
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Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Not Applicable
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sorensenj@countyofmonterey.gov; 831-784-5765

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people during daytime hours at the property at a time. The property will retain its potable water through California American Water, who will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Monterey Peninsula Wastewater Management District, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 1st permitted vacation rental in the Del Monte Forest Land Use Plan out of a maximum of 57 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 4 acres per unit with a Design Control Overlay, in the coastal zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

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Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, Paul Mink, who will reside at 1246 Buena Vista, Pacific Grove, which is a 9-minute drive away. Mr. Mink's contact information will be provided to the guests of the property, and Mr. Mink will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Mink's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is within the Pebble Beach Area, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2016007102.

The deed contains one restriction identified as the fifth item on the deed restriction related to the "Use of Roads and Bridle Paths", respectively, the fifth deed restriction. The fifth restriction states that the property owner *"shall maintain and keep in repair a road leading from the premises here and described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads and the Del Monte Forest (of which the premises*

herein described are a part), the Grantee personally, and on behalf, of his family, servants and employees, hereby waives the right of free ingress and egress to and from the premises herein described, and hereby agrees to pay the Grantor on the first day of March of each and every year hereafter, the sum of Twenty-Five Dollars ($25.00); provided, however, that during each time as Grantee is the owner of a Class "A" Membership Certificate in the Monterey Peninsula Country Club". The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each March 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company has provided the County with a letter of blanket objection for all vacation rentals in the Pebble Beach Area. The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved".* Therefore, staff recommends that Condition of Approval No.6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the AREA/Land Use Plan. It would be the 1st Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jack Sorensen, Assistant Planner
Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site & Floor Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Prakash & Ratina Gupta, Property Owners; Paul Mink, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250332.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
GUPTA OM PRAKASH & RATINA TRS (PLN250332)

RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250332 GUPTA OM PRAKASH & RATINA TRS, 4159 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-072-017-000), Del Monte Forest Land Use Plan, Coastal Zone]

The Gupta OM Prakash & Ratina TRS application (PLN250332) came on for a public hearing before the County of Monterey Zoning Administrator on April 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 1982 County of Monterey General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 4159 Sunset Lane, a privately maintained road in Pebble Beach, subject to the Del Monte Forest Land Use Plan, Coastal Zone. The site is developed with an existing 2,520 square foot single-family dwelling and a detached garage, within a developed residential developed area, Del Monte Forest Subdivision #1.

The applicant submitted an application seeking to use their structure located in a residentially developed neighborhood as a Commercial Vacation Rental.

c) Allowed Use. The property is located at 4159 Sunset Lane Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-072-017-000). The subject parcel is zoned Medium Density Residential, 2 acres per unit with a Design Control, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.28 acres in size), APN: 008-072-017-000, lot 24, In Block 7, as shown on the map of "Tract No. 125, Del Monte Forest Subdivision No. 1", filed August 14, 1946 in Volume 4, maps of "Cities and Towns", page 95, in the office of the county recorder of Monterey County, California. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. . As part of the issuance of a Vacation Rental Operation License, the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within

Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property does not fall under any of the specified categories; therefore, is subject to the 45 minute response time. Pebble Beach Fire Station 22 is 7 minutes away, and the Community Hospital of the Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical and fire response services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the agent, Paul Mink, who will reside at 1246 Buena Vista Ave., which is an 8 minute drive away. Mr. Mink will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 008-072-017-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is within the Pebble Beach Company, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters

regarding the private road. Pursuant to Title 20 section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 2016007102.

The deed contains one restriction related to the "Use of Roads and Bridle Paths", respectively, the fifth deed restriction. The fifth restriction states that the property owner *"shall maintain and keep in repair a road leading from the premises here and described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads and the Del Monte Forest (of which the premises herein described are a part), the Grantee personally, and on behalf, of his family, servants and employees, hereby waives the right of free ingress and egress to and from the premises herein described, and hereby agrees to pay the Grantor on the first day of March of each and every year hereafter, the sum of Twenty-Five Dollars ($25.00); provided, however, that during each time as Grantee is the owner of a Class "A" Membership Certificate in the Monterey Peninsula Country Club".* The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each March 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company has provided the County with a letter of blanket objection for all vacation rentals in the Pebble Beach Area. The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved"*. Therefore, staff recommends that Condition of Approval No.6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

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

EVIDENCE:
a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

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

EVIDENCE:
a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
c) The property has road access from Sunset Lane, a private road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).
d) Potable water and wastewater will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach CSD.
e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

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

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Del Monte Forest Land Use Plan is 57. This application is the 1st approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 1st Commercial Vacation Rental in the Del Monte Forest Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were

identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1 which is approximately 0.5 miles east of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250332.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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 30th day of April 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN250332

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250332) allows the use, by any person, of residential property [single family] dwelling, manufactured home, or mobile home on a permanent foundation for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 4159 Sunset Lane, Pebble Beach (Assessor's Parcel Number (008-072-017-000), Del Monte Forest Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 008-072-017-000 on April 30, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval, which is April 9, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

6. PDSP0001 - USE OF PRIVATE ROAD

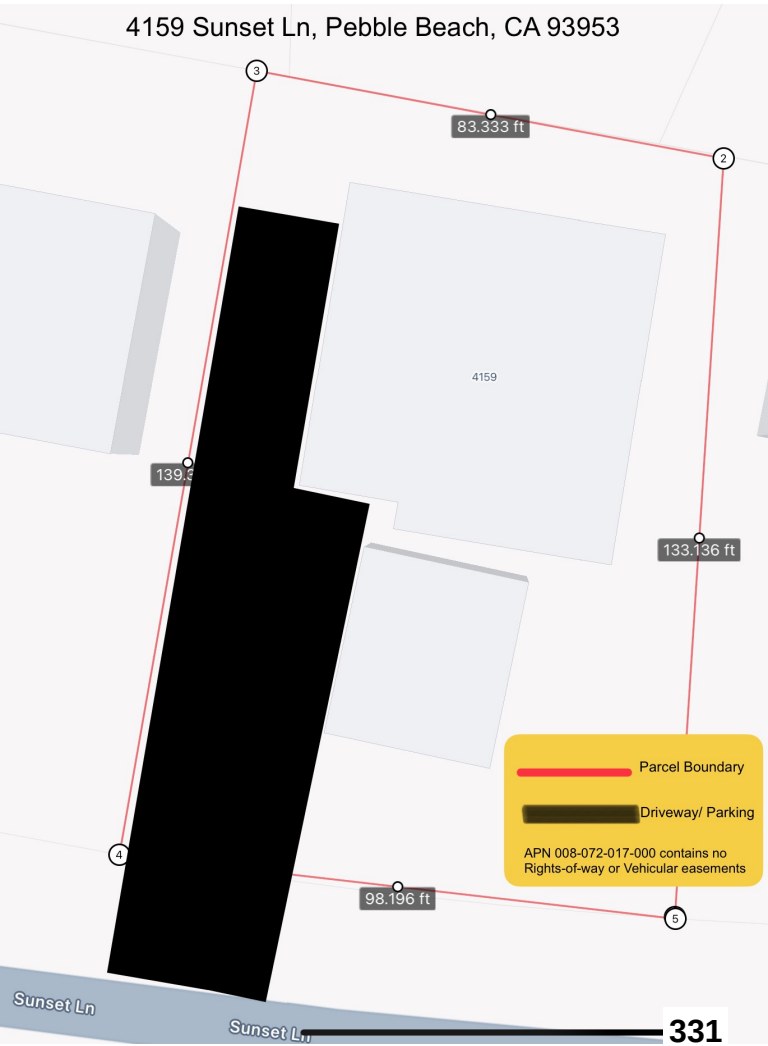
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code (MCC) Chapter 16.80, which is owned by the Pebble Beach Company. There is a deed restriction on the subject property that meets the definition of a private road agreement and private road maintenance agreement under MCC Chapter 16.80. There is substantial evidence that a substantive dispute exists over the use of the private road for the project. The applicant/Owner/Operator shall provide HCD-Planning with proof of access and adequate documentation demonstrating that: 1) the private road dispute has been satisfactorily resolved; and/or 2) the use of the property as a Commercial Vacation Rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement. Adequate documentation may include: written withdrawal of objections; a final settlement or final judicial determination; or written permission from the legally established private road governing structure such as a homeowners' association or similar organization where said governing structure is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition.

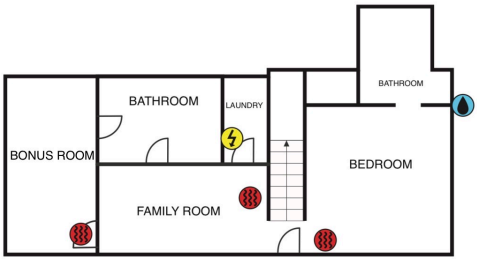
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4159 Sunset Ln, Pebble Beach, CA 93953



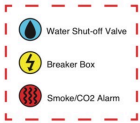
FLOOR PLAN

4159 Sunset Ln, Pebble Beach, CA 93953









Application Summary Sheet

Record Number: VR250181
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Incomplete
Application Date: 10/30/2025
Parcel Number: 008-072-017-000
Project Name: GUPTA OM PRAKASH & RATINA TRS
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This is a Commercial Vacation Rental and has an associated PLN250332. The property is located at 4159 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-072-017-000), Del Monte Forest Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		4159		SUNSET	LN					PEBBLE BEACH	CA	93953	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		GUPTA OM PRAKASH & RATINA TRS	812 MOUNTAIN VIEW DRIVE	LAFAYETTE CA 94549				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Individual	GUPTA, OM			om@genussoft.com	4087995585	4159 SUNSET LN	PEBBLE BEACH CA 93953			
Individual	MINIK, PAUL			pauljminik@gmail.com		1246 BUENA VISTA AVE	PACIFIC GROVE CA 93950			

Custom Fields

Field Name	Field Value
# of bathrooms	3
# of bedrooms	3
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	10
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3101 Forest Lake, Road #B, Pebble Beach, CA
Nearest Fire Station Name	Pebble Beach Fire Station 22
Nearest Fire Station Phone	831-375-4204
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	Junipero Ave & 4th Ave, Carmel, CA 93923
Nearest Police Station Name	Carmel Police Dept

Nearest Police Station Phone	831-624-6403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	6
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	001923
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	CHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacat	CHECKED
To sign this application, please type your name	om prakash gupta

HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [ ] **Vacation Rental Address and Unit/Suite/Apt #** 4159 SUNSET LN PEBBLE BEACH CA. 93953
- [ ] **Total number of bedrooms** 3
- [ ] **Total number of onsite parking spaces (e.g. garage, driveway)** 5

Interior Inspection

- [x] **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.** YES
- [x] **Every sleeping room has a functional smoke alarm.** YES
- [x] **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.** YES
- [x] **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.** YES
- [x] **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.** YES
- [x] **Other heating equipment is in safe operating condition and placed in an approved location.** VISUAL INSPECTION OKAY
- [x] **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.** ONE UNDER KITCHEN SINK ONE OUTSIDE AT REAR PATIO
- [x] **The building conforms to the applicable state building and fire codes at the time the building was constructed.** YES

Exterior Inspection

- [x] **There is no evidence of infestation, garbage, and debris at the site.** CLEAN PROPERTY
- [x] **The property has active garbage pick-up service.** YES
- [x] **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.** GARAGE OKAY WITH OPEN DRIVEWAY
- [x] **Property is in an overall safe and sanitary condition.** YES
- [x] **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.** YES

Home Inspection Results

- [x] **Passed**
- [ ] **Failed**

Remarks/Observations:

Meet Monty County of Monterey Our Friendly Chatbot Let's Chat

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

- [x] **California Contractors State License Board License Classification Type B**
- [ ] **California Contractors State License Board License Classification Type B-2**
- [ ] **California Contractors State License Board License Classification Type C-47**
- [ ] **California Real Estate Inspection Association**
- [ ] **American Society of Home Inspectors**
- [ ] **International Code Council**
- [ ] **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:

Date: 10-27-2025

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

Noel D

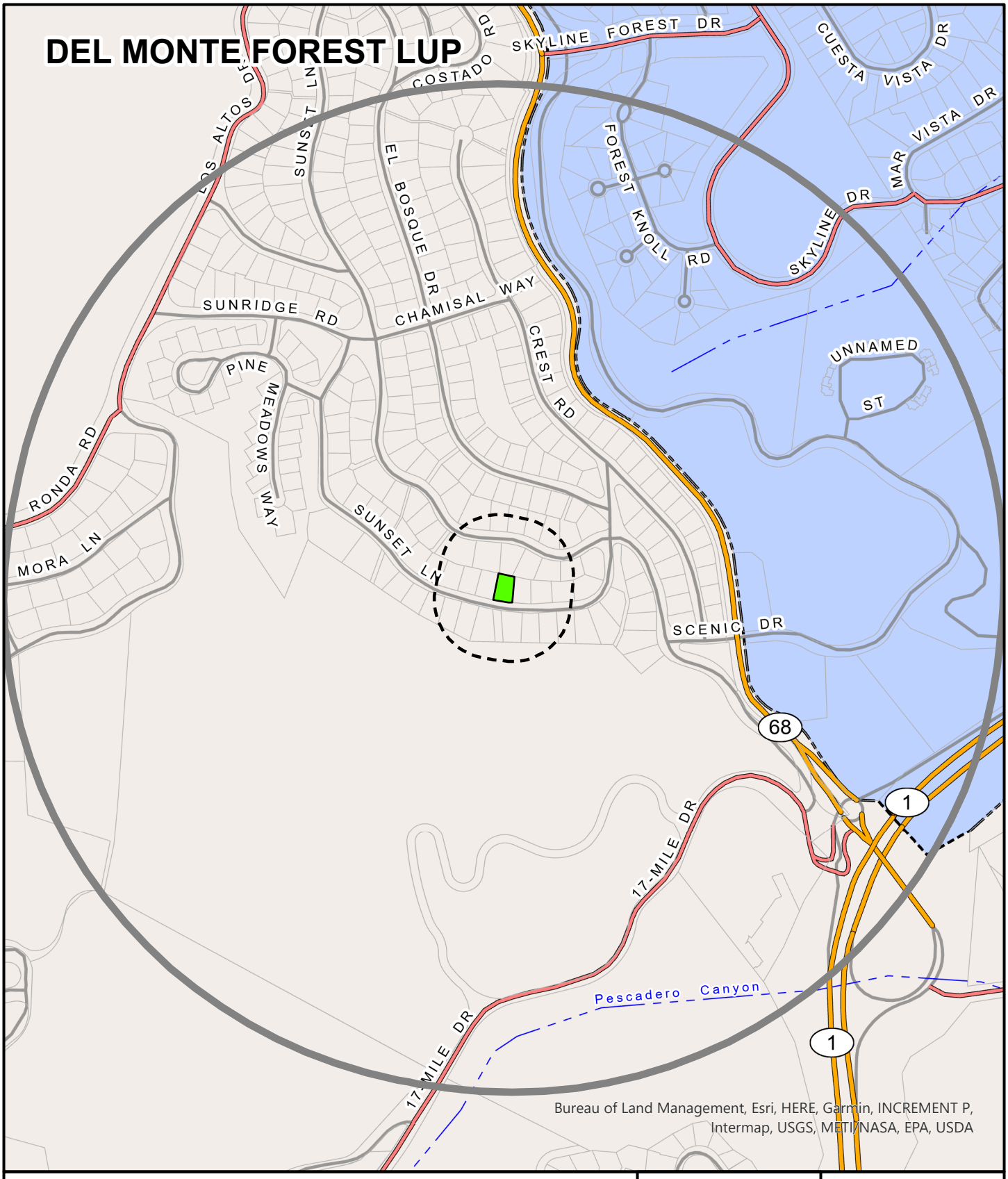
BUILDERS by the SEA LLC

CA LICENSE No.: 1061854

831 905 5825

Exhibit B

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APPLICANT: GUPTA

APN: 008072017000 **FILE #** PLN250332

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

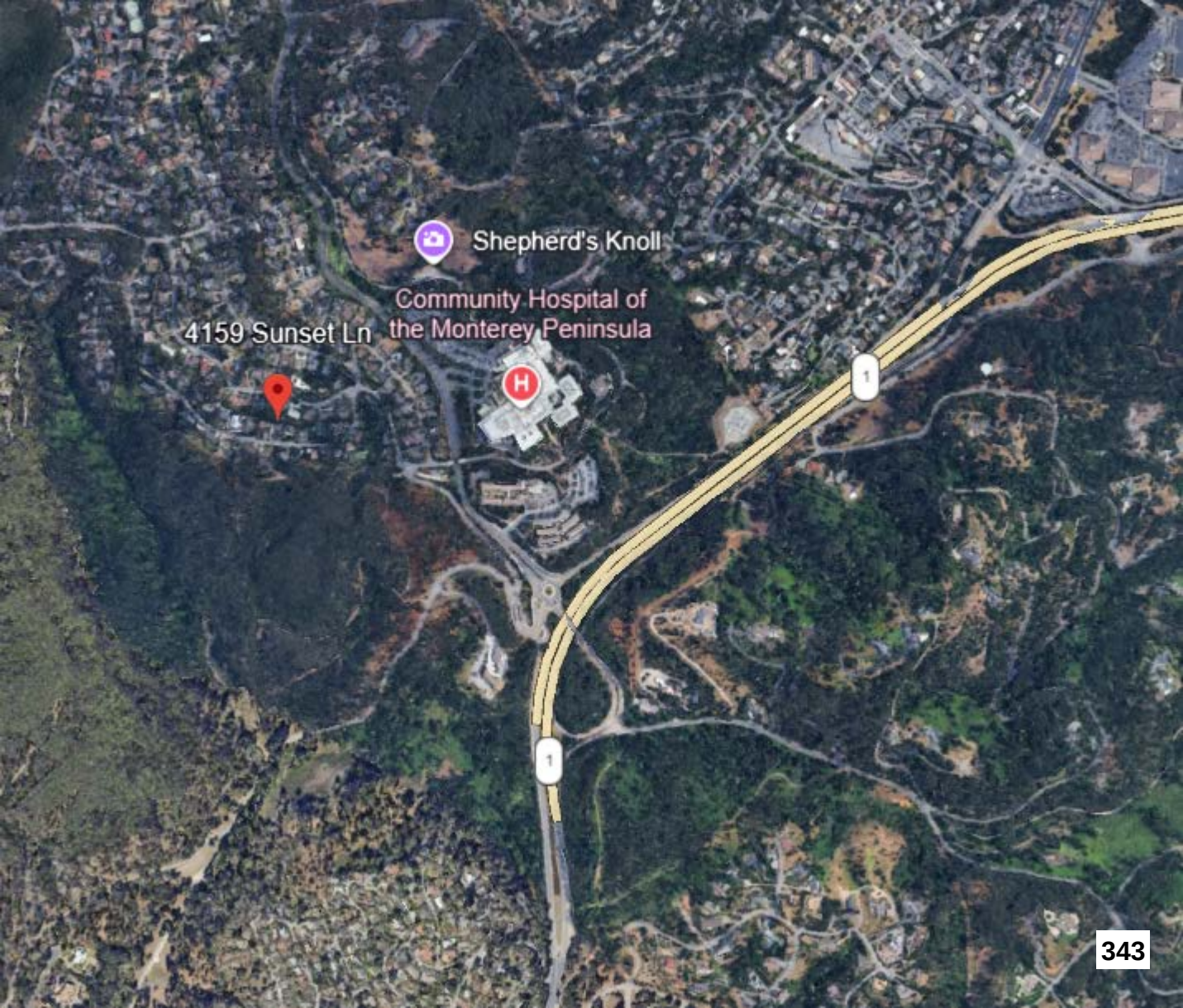
Feet

PLANNER: JACI

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Exhibit C

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Shepherd's Knoll
Community Hospital of the Monterey Peninsula
4159 Sunset Ln
1
1

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Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250359 - MUZUMDAR NIHAL SHASHIKANT

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

Project Location: 3504 Ocean Avenue, Carmel

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Leticia Sanchez
Property Owner: Nihal Muzumdar
APN: 009-181-015-000
Parcel Size: approximately 0.16 Ac
Zoning: Medium Density Residential, 2 units per acre with a Design Control Overlay, (Coastal Zone) or "MDR/2-D(CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov 831-784-5765

SUMMARY/DISCUSSION:

The project is located at 3504 Ocean Ave, a county-maintained road, in Carmel. The agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The site is developed with an existing 784 square single-story single-family dwelling. The residence has one bedroom, one bathroom, living room and a kitchen. The agent is proposing that the residence be occupied by a maximum of 3 people overnight and 4 people during daytime hours at the property at a time. The property will retain its solid waste services to Waste Management, a waste management company, as well as retaining services to California American Water. If approved, the granting of this Coastal Development Permit would allow the establishment of the 18th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, (Coastal Zone) or "MDR/2-D(CZ). Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea sphere of influence; therefore, it is subject to the 5-8 minutes for response times. Cypress FPD is 6 minutes away, and the Community Hospital of the Monterey Peninsula is 5 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 4).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Leticia Sanchez, resides at 3009 King Circle, Marina, CA, approximately 18 minutes away (13-mile drive) from the subject property. Ms. Sanchez's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns. Ms. Sanchez will also ensure that any neighbor or guest complaints are resolved, and has the ability to arrive within thirty minutes. Ms. Sanchez's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 3 overnight guests and 4 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access
The property is accessed through Ocean Ave., a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, Chapter 16.80.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the

proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Area/Land Use Plan. It would be the 18th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Jack Sorensen, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Environmental Services; Environmental Health Bureau; Carmel Highlands Fire Department; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Nihal Muzumdar, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250359.

County of Monterey

Item No.7

Zoning Administrator

Legistar File Number: ZA 26-042

April 30, 2026

Introduced: 4/21/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250359 - MUZUMDAR NIHAL SHASHIKANT
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OTHER AGENCY INVOLVEMENT
None

Prepared by: Jack Sorensen, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

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Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Environmental Services; Environmental Health Bureau; Carmel Highlands Fire Department; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Nihal Muzumdar, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250359.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
MUZUMDAR NIHAL SHASHIKANT (PLN250359)

RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15301;and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLN250359 MUZUMDAR NIHAL SHASHIKANT, 3504 OCEAN AVE, CARMEL, Carmel (Assessor's Parcel Number 009-181-015-000), Carmel Area Land Use Plan, Coastal Zone]

The MUZUMDAR NIHAL SHASHIKANT application (PLN250359) came on for a public hearing before the County of Monterey Zoning Administrator on April 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 3504 Ocean Ave., a county-maintained road, in Carmel. The site is developed with an existing 784 square foot one-story single-family dwelling that has one bedroom, one bathroom, and a kitchen. The applicant submitted an application seeking to use their structure located in a residentially developed neighborhood as a Commercial Vacation Rental.

c) Allowed Use. The property is located at 3504 Ocean Ave, Carmel, Carmel Area Land Use Plan, (Assessor's Parcel Number 009-181-015-000). The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, (Coastal Zone) or "MDR/2-D(CZ). Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.16 Ac. APN: 009-181-015-000, identified as Lot 22A within the record of Survey Map, Volume X-2 of Surveys, at Page 5, recorded on February 11, 1959. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time.. The subject property complies with Title 20 Section 20.64.290.F.5 adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea sphere of influence; therefore, it is subject to the 5-8 minutes for response times. Carmel Fire Department is 3 minutes away, and the Community Hospital of the Monterey Peninsula is 5 minutes away, which provides 24-hour emergency medical and fire response services for structural

coverage. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the agent, Leticia Sanchez, who will reside at 3009 King Circle, Marina, which is an 16 minute drive away. Ms. Sanchez will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-181-015-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Ocean Avenue, a public road, and pursuant to Title 20 Section 20.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250359.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250359.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from Ocean Avenue, a public road. No alterations to this driveway or access are required for the use.

d) Potable water and wastewater will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250359.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250359.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan is 118. This application is the 18th approved. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 18th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.1 miles east of the property. However, the property is not visible from Highway 1 due to

distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250359.

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

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250359.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.
3) 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 30th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250359

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250359) allows the use, by any person, of residential property [single family] dwelling, manufactured home, or mobile home on a permanent foundation for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 3504 Ocean Avenue, Carmel (Assessor's Parcel Number 009-181-015-000), Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-181-015-000 on April 30, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 30, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

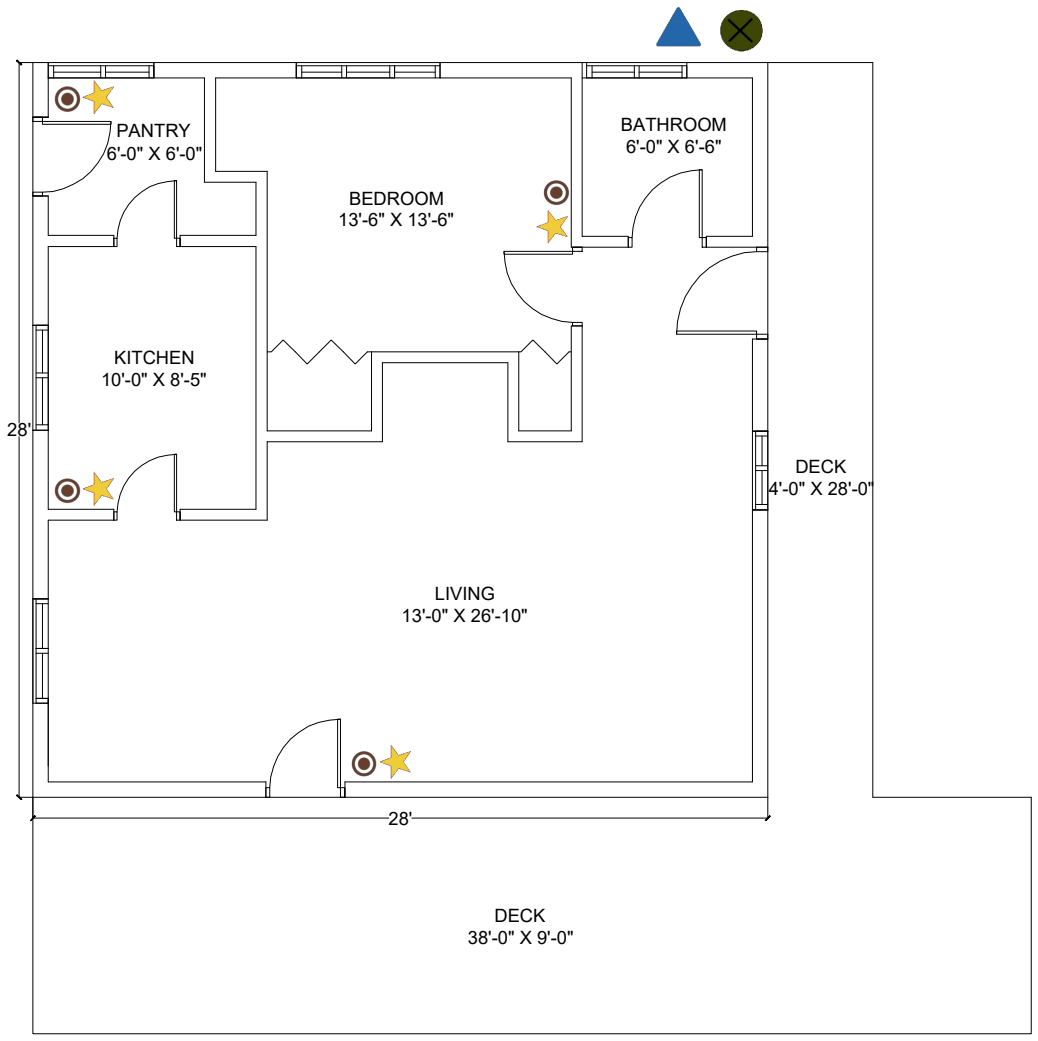
Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

PUBLIC PAVEMENT

60'

ON SITE CAR PORT
(UNCOVERED)
19'-0" X 18'-0"

TOTAL PROPERTY : 6250 SQUARE FEET



104'

TOTAL SQUARE FEET : 784

SMOKE ALARM

CARBON MONOXIDE ALARM

WATER SHUT OFF VALVE

BREAKER BOX

ADDRESS : 3504 OCEAN AVE,
CARMEL, CA

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Application Summary Sheet

Record Number: VR250192
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 11/15/2025
Parcel Number: 009-181-015-000
Project Name: MUZUMDAR NIHAL SHASHIKANT & SMITHA TRS
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associatedPLN250359. The property is located at 3504 Ocean Avenue, Carmel (Assessor's Parcel Number 009-181-015-000), Carmel Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		3504		OCEAN	AVE					CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		MUZUMDAR NIHAL SHASHIKANT & SMITHA TRS	16955 FRANK AVE	LOS GATOS CA 95032				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	MUZUMDAR, NIHAL			nmuzumdar@yahoo.com		3504 OCEAN AVE	CARMEL CA 93923			
Operator	MUZUMDAR, NIHAL			nmuzumdar@yahoo.com		3504 OCEAN AVE	CARMEL CA 93923			
Property Manager	SANCHEZ, LETICIA			sanchezleticia421@yahoo.com		3009 KING CIR	MARINA CA 93933			

Custom Fields

Field Name	Field Value
# of bathrooms	1
# of bedrooms	1
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	4
Maximum Overnight Occupancy	3
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	Cypress FPD st. 25, Rio Road, Carmel
Nearest Fire Station Name	Cypress FPD
Nearest Fire Station Phone	8316244511
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311

Nearest Police Station Address	Junipero and 4th Ave
Nearest Police Station Name	Carmel Police Department
Nearest Police Station Phone	8316246403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	2
Number of Non-hosted Rentals Per Year	70
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	000775
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacat	CHECKED

County of Monterey

Housing and Community Development

Vacation Rental Home Inspection Checklist

Property Information

☑ Vacation Rental Address and Unit/Suite/Apt # **3504 Ocean Ave, Carmel CA 93923**

☑ Total number of bedrooms 1

☑ Total number of onsite parking spaces (e.g. garage, driveway) 1

Interior Inspection

☑ Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

☑ Every sleeping room has a functional smoke alarm.

☑ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

☑ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition.

☑ All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

☑ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

☑ Other heating equipment is in safe operating condition and placed in an approved location.

☑ There is at least one readily accessible Class A fire extinguisher located in the home
that has been serviced annually by a certied fire extinguisher company.

☑ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

☑ There is no evidence of infestation, garbage, and debris at the site.

☑ The property has active garbage pick-up service.

N/A If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles

☑ Property is in an overall safe and sanitary condition.

☑ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.
Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

☑ Passed

☐ Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General Contractor Name & Acknowledgement:

- ☐ California Contractors State License Board License Classication Type B
- ☐ California Contractors State License Board License Classication Type B-2
- ☐ California Contractors State License Board License Classication Type C-47
- ☐ California Real Estate Inspection Association
- ☑ American Society of Home Inspectors (ASHI)
- ☐ International Code Council
- ☐ International Association of Certied Home Inspectors

Please check the relevant certication agency and write your License/Certication number below:

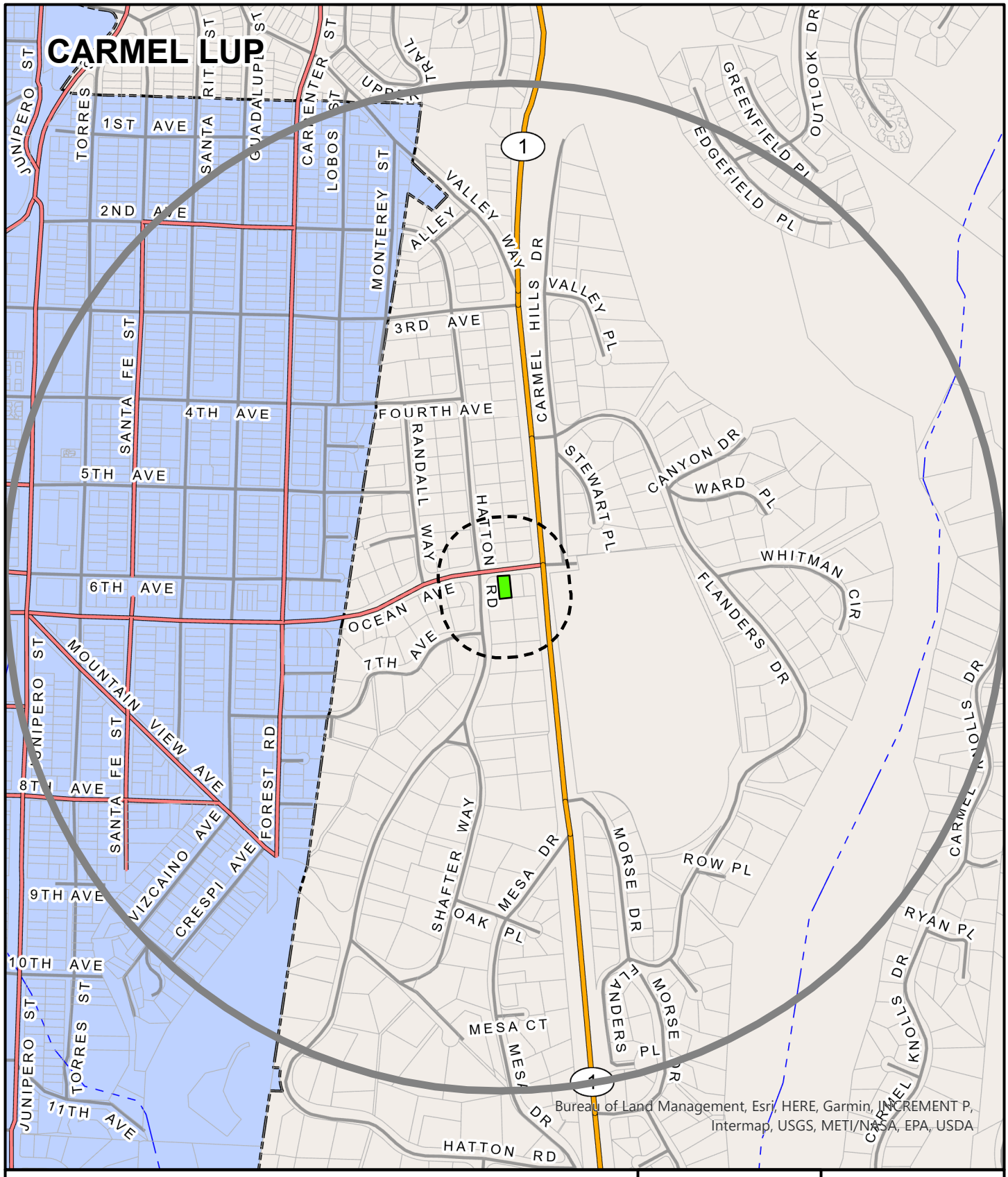
Inspector Name: **Robert Vierra** **Certification No#:** ASHI Certified Inspector #250145

Date: **11 / 13 / 2025**

Signed: Robert Vierra

Exhibit B

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APPLICANT: MUZUMDAR

APN: 009-181-015-000,00918101500 **FILE #** PLN250359

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

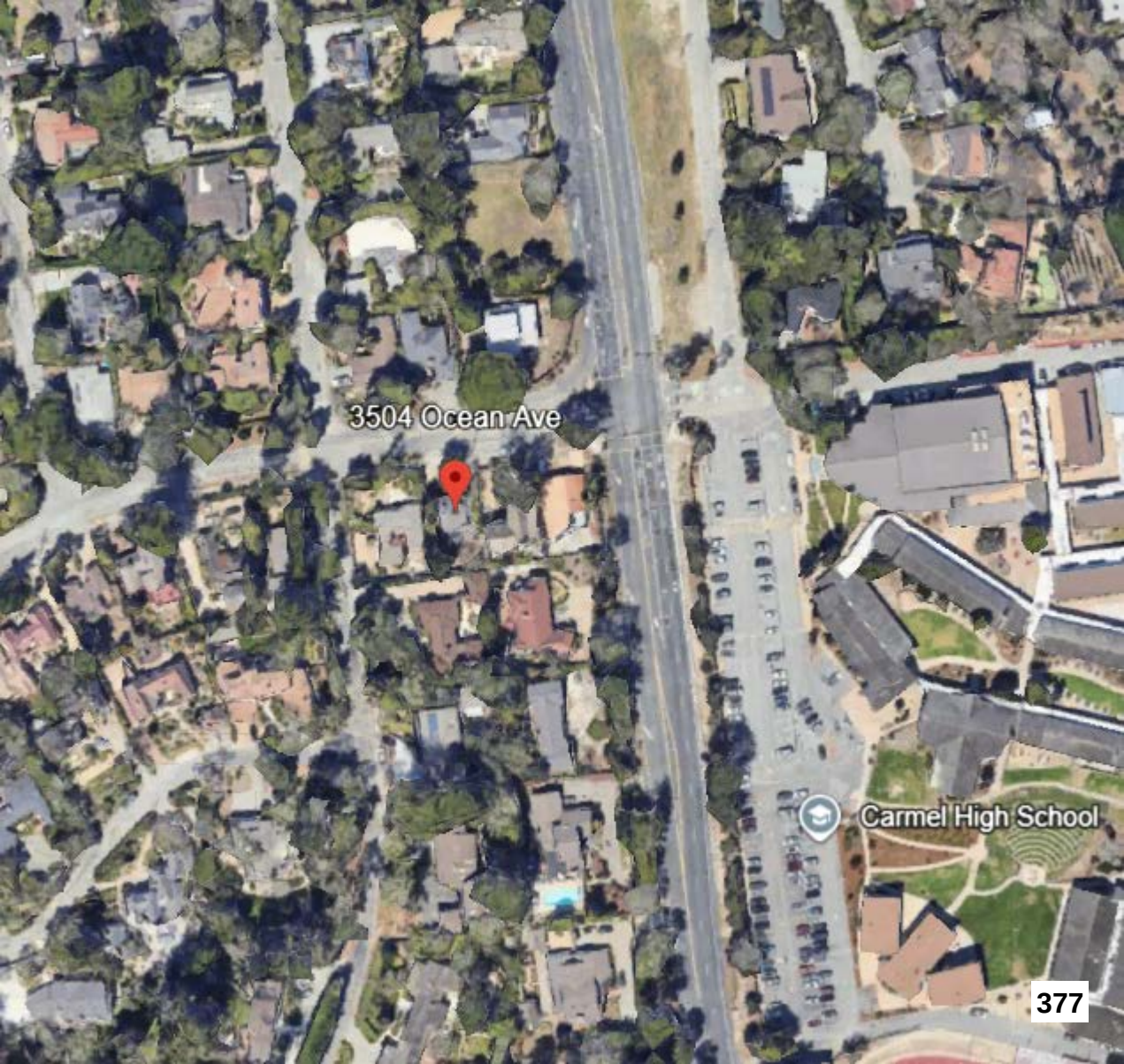
Feet

PLANNER: JACI

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Exhibit C

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3504 Ocean Ave
Carmel High School

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Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250213 - RAHMAN NADEEM & KAUSER SIDDIQUI TRS

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

Project Location: 1053 The Old Drive, Pebble Beach, CA 93953

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PROJECT INFORMATION

Agent: Paul Minik
Property Owner: Nadeem Rahman & Siddiqui Kauser TRS
APN: 007-231-014-000
Parcel Size: approximately 0.25 acres
Zoning: Medium Density Residential with a Building Site 6, with a Design Control, with a Parking and Use of Major Recreational Equipment Storage Overlay or "MDR/B-6-D-RES"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Not Applicable
Project Planner: Imani Harrigan, Assistant Planner
harrigani@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION:

The project is located at 1053 The Old Drive, a privately maintained road, in Pebble Beach. The agent submitted an application seeking to use the existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

The site is developed with an existing 2,165 square foot single-family dwelling with three bedrooms, four bathrooms, a kitchen, living room with a 424 square foot attached garage/workshop, and a 366 square foot detached storage shed (**Exhibit A**). The agent is proposing that the single-family dwelling be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a California American Water, and Greenwaste Recovery is providing solid waste services for the dwelling. If approved, the granting of this Use Permit would allow the establishment of the 6th commercial vacation rental in the Greater Monterey Peninsula Area Plan out of 155 Use Permits permitted pursuant to Title 21 Section 21.64.290.F.3.f.

The proposed project is subject to the policies and regulations of the 2010 County of Monterey General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Zoning Ordinance (Title 21).

Land Use
The parcel is zoned Medium Density Residential with a Building Site 6, Design Control, and Recreational Equipment Storage Overlay or "MDR/B-6-D-RES". Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental single-family subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The service level goals for fire and ambulance/emergency services are 5 to 8 minutes of structural coverage for community areas. The subject property is within the Pebble Beach Community Services District; therefore, it is subject to provide response time services for community Areas. Pebble Beach Fire Station 22 is 4 minutes away, which provides 24-hour emergency medical and fire response services. Additionally, although the Community Hospital of the Monterey Peninsula is 9 minutes away, Pebble Beach Fire Station 22 also provides emergency paramedic services including advanced life support 24-hours a day. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. The application includes a minimum of 6 parking on-site parking spots.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of

Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Carmel Coast Estate, is located at 10651 Hidden Mesa, Monterey, CA, approximately 22 to 30 minutes away (13.8-mile drive) from the subject property. Carmel Coast Estate's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 section 21.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.70.070, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road Access

The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 309 (Reel 168, Page 435 of Official Records).

The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Conditions, Restrictions, and Limitations", respectively, the fifth and first deed restrictions.

The first deed restriction restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that "*any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor.*" The fifth restriction states that the Grantor, Pebble Beach Company, "*shall maintain and keep in repair a road leading from the premises herein described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads in the Del Monte Fores (of which the premises herein described are a part) the Grantee, personally, and on behalf of his family, servants and employees hereby waives the right of free ingress and egress to and from the premises herein described and hereby agrees to pay to Grantor on the first day of March of each and every year hereafter, the sum of Twenty-five Dollars ($25.00); provided, however, that during such time as Grantee is the owner of a Class "A" Membership Certificate, in the Monterey Peninsula Country Club, said Club under a contract with Grantor shall deduct said sum of $25.00 from the dues paid by Grantee as such Class "A" Member, and said sum shall be by said club remitted to Grantor and be accepted as payment of Grantee's obligation hereunder."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each March 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company received notification of the proposed project on April 16, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "*…the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest* [Pebble Beach Company managed portion of the Greater Monterey Peninsula]." (Exhibit D)

The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved".* Therefore, staff recommends that Condition of Approval (Condition) Number 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 26th Commercial Vacation Rental out of a maximum of 155 in the Greater Monterey Peninsula Area Plan. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in significant or unavoidable environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Imani Harrigan, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Pebble Beach Company Objection Letter

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner, Nadeem Rahman & Siddiqui Kauser Trs, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250213.

County of Monterey

Item No.8

Zoning Administrator

Legistar File Number: ZA 26-043

April 30, 2026

Introduced: 4/21/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250213 - RAHMAN NADEEM & KAUSER SIDDIQUI TRS
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Flagged and Staked: Not Applicable
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SUMMARY/DISCUSSION:
The project is located at 1053 The Old Drive, a privately maintained road, in Pebble Beach. The agent submitted an application seeking to use the existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

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The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 309 (Reel 168, Page 435 of Official Records).

The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Conditions, Restrictions, and Limitations", respectively, the fifth and first deed restrictions.

The first deed restriction restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that "*any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor.*" The fifth restriction states that the Grantor, Pebble Beach Company, "*shall maintain and keep in repair a road leading from the premises herein described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads in the Del Monte Fores (of which the premises herein described are a part) the Grantee, personally, and on behalf of his family, servants and employees hereby waives the right of free ingress and egress to and from the premises herein described and hereby agrees to pay to Grantor on the first day of March of each and every year hereafter, the sum of Twenty-five Dollars ($25.00); provided, however, that during such time as Grantee is the owner of a Class "A" Membership Certificate, in the Monterey Peninsula Country Club, said Club under a contract with Grantor shall deduct said sum of $25.00 from the dues paid by Grantee as such Class "A" Member, and said sum shall be by said club remitted to Grantor and be accepted as payment of Grantee's obligation hereunder."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each March 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company received notification of the proposed project on April 16, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "*…the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest* [Pebble Beach Company managed portion of the Greater Monterey Peninsula]." (Exhibit D)

The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved".* Therefore, staff recommends that Condition of Approval (Condition) Number 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 26th Commercial Vacation Rental out of a maximum of 155 in the Greater Monterey Peninsula Area Plan. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in significant or unavoidable environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Imani Harrigan, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image
Exhibit D - Pebble Beach Company Objection Letter

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner, Nadeem Rahman & Siddiqui Kauser Trs, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250213.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
RAHMAN NADEEM & KAUSER SIDDIQUI TRS (PLN250213)

RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Use Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[PLN250213 RAHMAN NADEEM & KAUSER SIDDQUI TRS, 1053 The Old Drive, Pebble Beach (Assessor's Parcel 007-231-014-000), Greater Monterey Peninsula Area Plan]

The RAHMAN NADEEM & KAUSER SIDDIQUI application (PLN250213) came on for a public hearing before the County of Monterey Zoning Administrator on April 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 2010 County of Monterey General Plan;
- Greater Monterey Peninsula Area Plan (GMPAP);
- Monterey County Code Chapter 7.120;
- Private Roads (Monterey County Code Chapter 16.80); and
- Monterey County Zoning Ordinance (Title 21).

Conflicts were found to exist. An objection letter was received for the use of the private road (see Finding 1, evidence "n"). No further communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project is located 1053 The Old Drive, a privately maintained road, in Pebble Beach subject to the Greater Monterey

Peninsula Area Plan. The applicant submitted an application seeking to use their existing single-family dwelling located on the parcel in a medium density residential neighborhood as a vacation rental. The site is developed with an existing 2,165 square foot single-family dwelling with three bedrooms, four bathrooms, a kitchen, a living room with a 424 square foot attached garage workshop, and a 366 square foot detached shed. The agent is proposing that the existing single-family dwelling be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time.

c) Allowed Use. The parcel is zoned Medium Density Residential with a Building Site 6 Overlay, with a Design Control, with a Parking & Use of Major Recreational Equipment Storage Overlay or "MDR/B-6-D-RES." Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use, subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.25 acres in size), APN: 007-231-014-000, is identified in its current configuration and under separate ownership in both the 1964 and 1972 Assessor's Parcel Maps as shown on Page 23 of Book 7. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest Advisory Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. Title 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the

response time for County emergency services for fire and emergency medical services is adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The service level goals for fire and ambulance/emergency services are 5 to 8 minutes of structural coverage for community areas. The subject property is within the Pebble Beach Community Services District; therefore, it is subject to provide response time services for community Areas. Pebble Beach Fire Station 22 is 4 minutes away, which provides 24-hour emergency medical and fire response services. Additionally, although the Community Hospital of the Monterey Peninsula is 9 minutes away, Pebble Beach Fire Station 22 also provides emergency paramedic services including advanced life support 24-hours a day. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. As proposed the property can accommodate six onsite parking spaces.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 007-231-014-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Development Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.70.120, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 10, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Private Road/Access. The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make

determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road agreement and a private road maintenance agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 309 (Reel 168, Page 435 of Official Records). The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Conditions, Restrictions, and Limitations", respectively, the fifth and first deed restrictions. The first deed restriction restricts the usage of the property subject to the listed conditions and covenants. This condition restricts the usage of the property and states that "*any trade or business of any description nor shall said premises be used or occupied for any other purpose whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent in writing of the Grantor.*" The fifth restriction states that the Grantor, Pebble Beach Company, "*shall maintain and keep in repair a road leading from the premises herein described to the nearest public highway, and in consideration thereof, and for the purpose of enabling the Grantor to maintain the roads in the Del Monte Fores (of which the premises herein described are a part) the Grantee, personally, and on behalf of his family, servants and employees hereby waives the right of free ingress and egress to and from the premises herein described and hereby agrees to pay to Grantor on the first day of March of each and every year hereafter, the sum of Twenty-five Dollars ($25.00); provided, however, that during such time as Grantee is the owner of a Class "A" Membership Certificate, in the Monterey Peninsula Country Club, said Club under a contract with Grantor shall deduct said sum of $25.00 from the dues paid by Grantee as such Class "A" Member, and said sum shall be by said club remitted to Grantor and be accepted as payment of Grantee's obligation hereunder."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $25 each March 1st. Therefore, the project is classified as a Tier 4 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement and the private road maintenance agreement.

The Pebble Beach Company received notification of the proposed project on April 16, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "…*the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest* [Pebble Beach Company managed portion of the Greater Monterey Peninsula]." The applicant is aware of the objections and restrictions outlined within the CC&R and believes he has right to continue the use of the property for the proposed application of a Commercial Vacation Rental.

The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved"*. Therefore, staff recommends that Condition of Approval (Condition) Number 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250213.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from The Old Drive, a private road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1.

d) California American Water currently provides potable water service to the subject property, and the existing connection will be retained for the

proposed use. Sewer service will be provided by Pebble Beach Community Services District.

e) Solid waste (garbage) collection service is and will continue to be provided by GreenWaste Recovery, LLC.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250213.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250213.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 Section 1.F, the requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.

f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

g) The project would not result in damage to scenic resources within view of 17-Mile Drive which is approximately 0.3 miles north of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

i) The project would not damage any historical resources.

j) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 26th Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250213.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 Section 21.80.040.B, an appeal of the Zoning Administrator's decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Use Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 30th day of April 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN250213

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN250213) allows the use of residential property for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 1053 The Old Drive, Pebble Beach (Assessor's Parcel Number 007-231-014-000), Greater Monterey Peninsula Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 007-231-014-000 on April 30, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 30, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

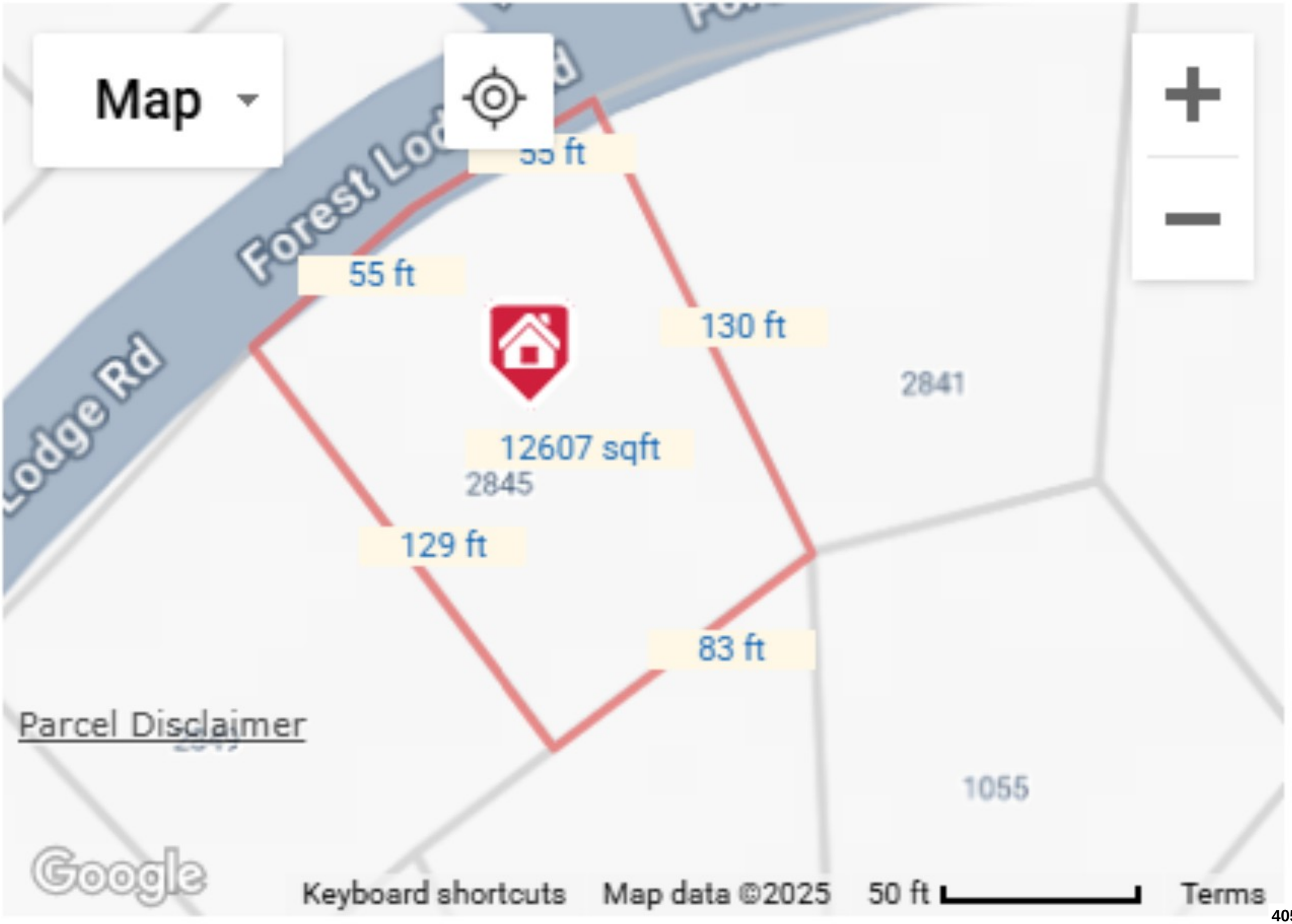
6. Use of Private Road

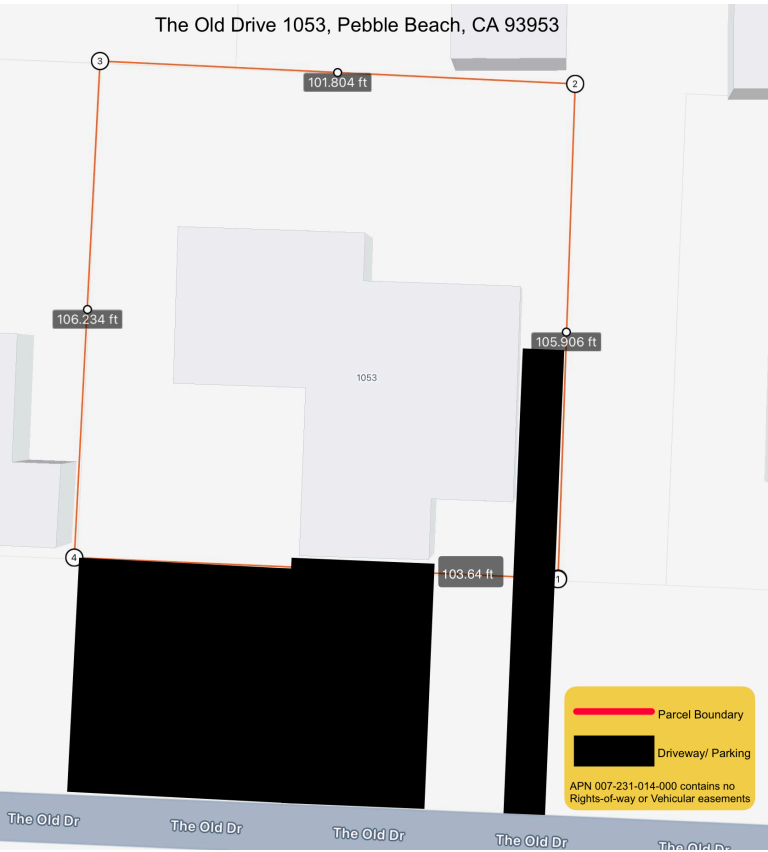
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code (MCC) Chapter 16.80, which is owned by the Pebble Beach Company. There is a deed restriction on the subject property that meets the definition of a private road agreement and private road maintenance agreement under MCC Chapter 16.80. There is substantial evidence that a substantive dispute exists over the use of the private road for the project. The Applicant/Owner/Operator shall provide HCD-Planning with proof of access and adequate documentation demonstrating that: 1) the private dispute has been satisfactorily resolved; and/or 2) the use of the property as a Commercial Vacation Rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement. Adequate documentation may include: written withdrawal of objections; a final settlement or final judicial determination; or written permission from the legally established private road governing structure such as a homeowners' association or similar organization where said governing structure is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road.

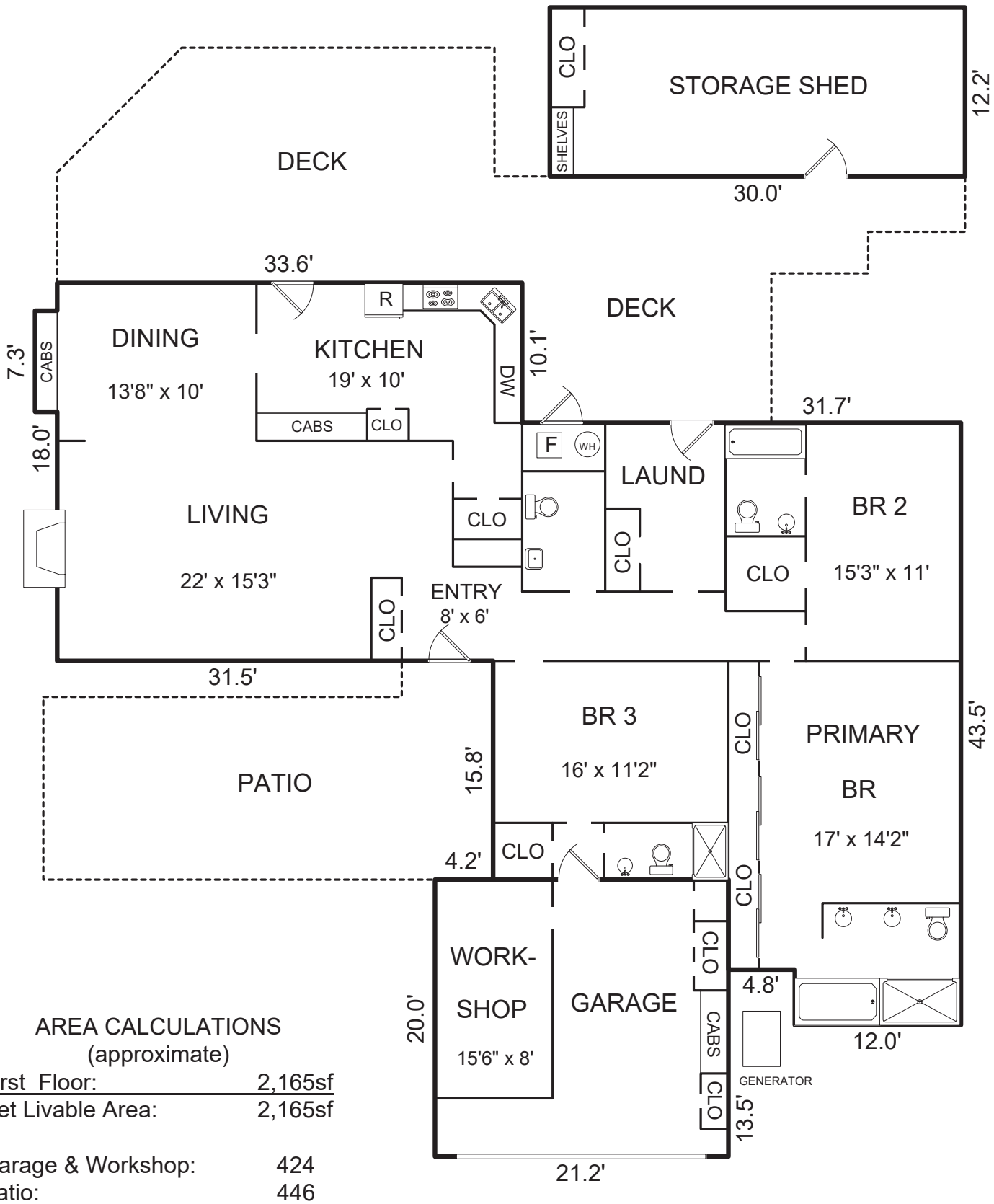
Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition.

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Map
Forest Lodge Rd
55 ft
130 ft
2841
12607 sqft
2845
129 ft
83 ft
Parcel Disclaimer
1055
Google
Keyboard shortcuts
Map data ©2025
50 ft
Terms


The Old Drive 1053, Pebble Beach, CA 93953
101.804 ft
106.234 ft
105.906 ft
103.64 ft
1053
Parcel Boundary
Driveway/ Parking
APN 007-231-014-000 contains no Rights-of-way or Vehicular easements
The Old Dr
The Old Dr
The Old Dr
The Old Dr

1053 THE OLD DRIVE, PEBBLE BEACH, CA 93953



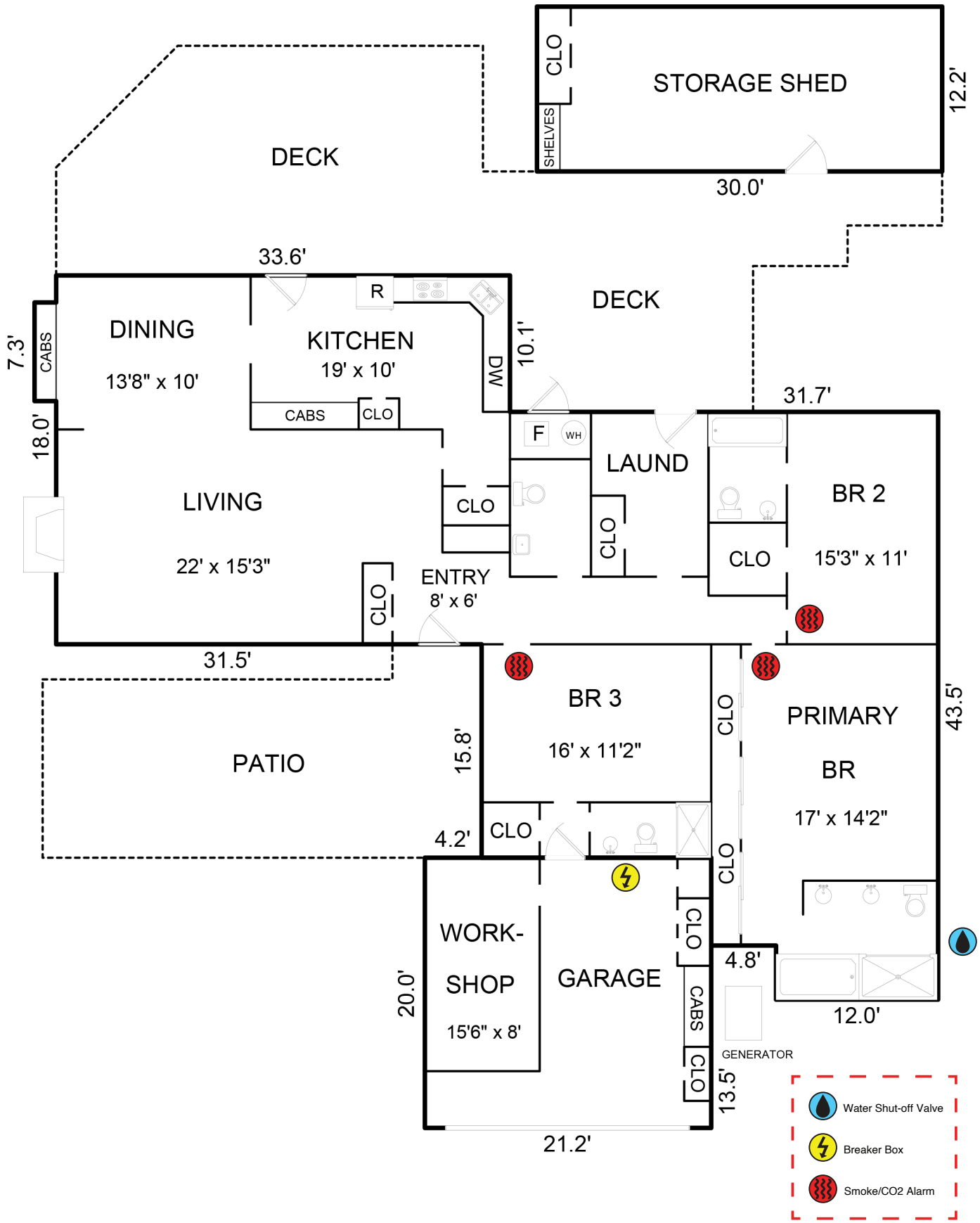
AREA CALCULATIONS
(approximate)

First Floor:	2,165sf
Net Livable Area:	2,165sf
Garage & Workshop:	424
Patio:	446
Deck:	910

This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred

FLOOR PLAN

1053 The Old Drive, Pebble Beach, CA 93953



County of Monterey

Housing and Community Development

Vacation Rental Home Inspection Checklist

Property Information

☑ Vacation Rental Address and Unit/Suite/Apt # **1053 The Old Rd., Pebble Beach**

☑ Total number of bedrooms 3

☑ Total number of onsite parking spaces (e.g. garage, driveway) 6+

Interior Inspection

☑ Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

☑ Every sleeping room has a functional smoke alarm.

☑ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

☑ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition.

☑ All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

☑ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

☑ Other heating equipment is in safe operating condition and placed in an approved location.

☑ There is at least one readily accessible Class A fire extinguisher located in the home
that has been serviced annually by a certied fire extinguisher company.

☑ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

☑ There is no evidence of infestation, garbage, and debris at the site.

☑ The property has active garbage pick-up service.

☑ If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.

☑ Property is in an overall safe and sanitary condition.

☑ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.
Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

☑ Passed

☐ Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is comple and accurate.

Home Inspector or General Contractor Name & Acknowledgement:

☐ California Contractors State License Board License Classication Type B

☐ California Contractors State License Board License Classication Type B-2

☐ California Contractors State License Board License Classication Type C-47

☐ California Real Estate Inspection Association

☑ American Society of Home Inspectors (ASHI)

☐ International Code Council

☐ International Association of Certied Home Inspectors

Please check the relevant certication agency and write your License/Certication number below:

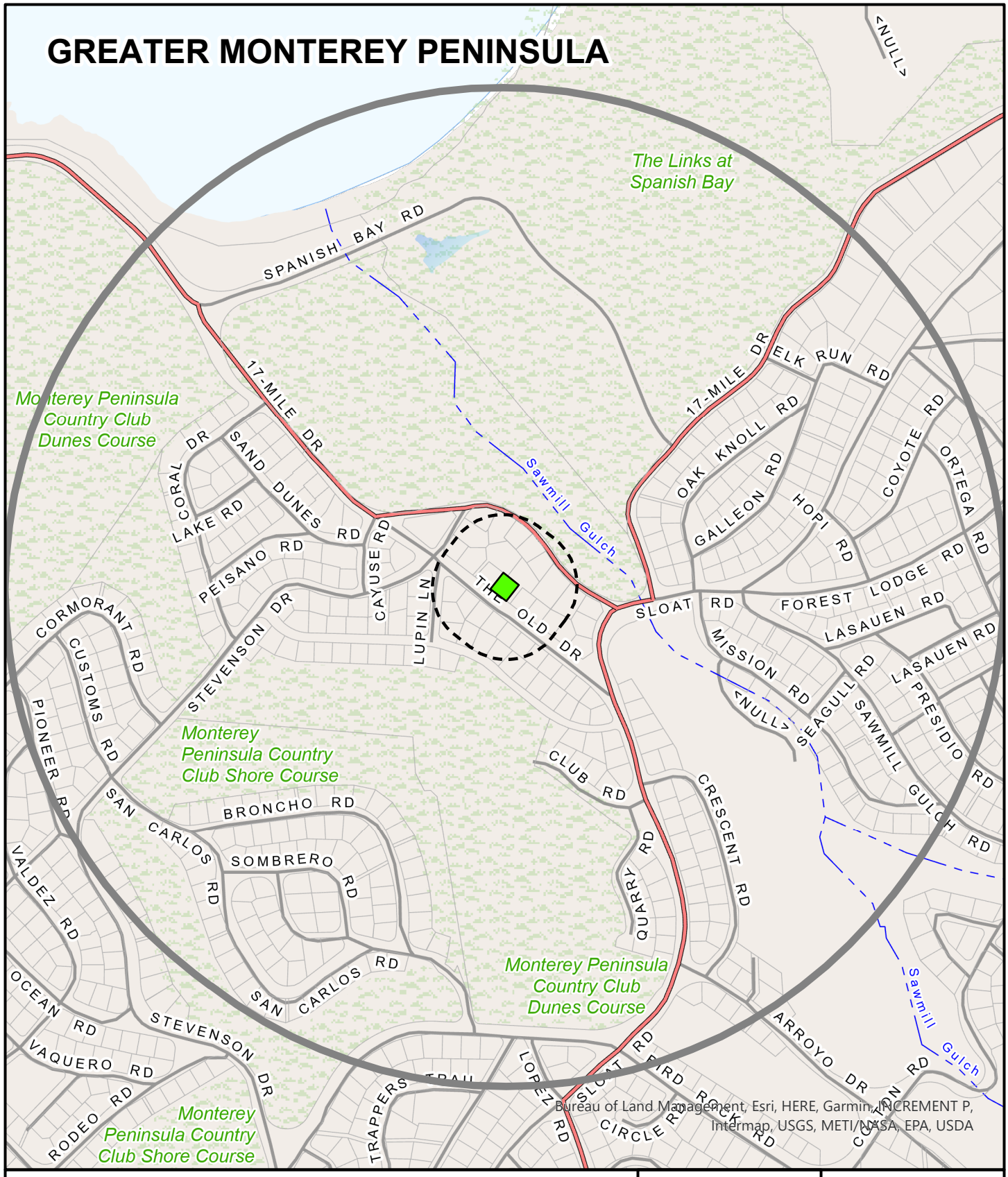
Inspector Name: **Robert Vierra** **Certification No#:** ASHI Certified Inspector #250145

Date: **4 / 29 / 2025**

_X_ *Robert Vierra*

Exhibit B

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APPLICANT: RAHMAN NADEEM & KAUSER SIDDIQUI TRS

APN: 007231014000 **FILE #** PLN250213

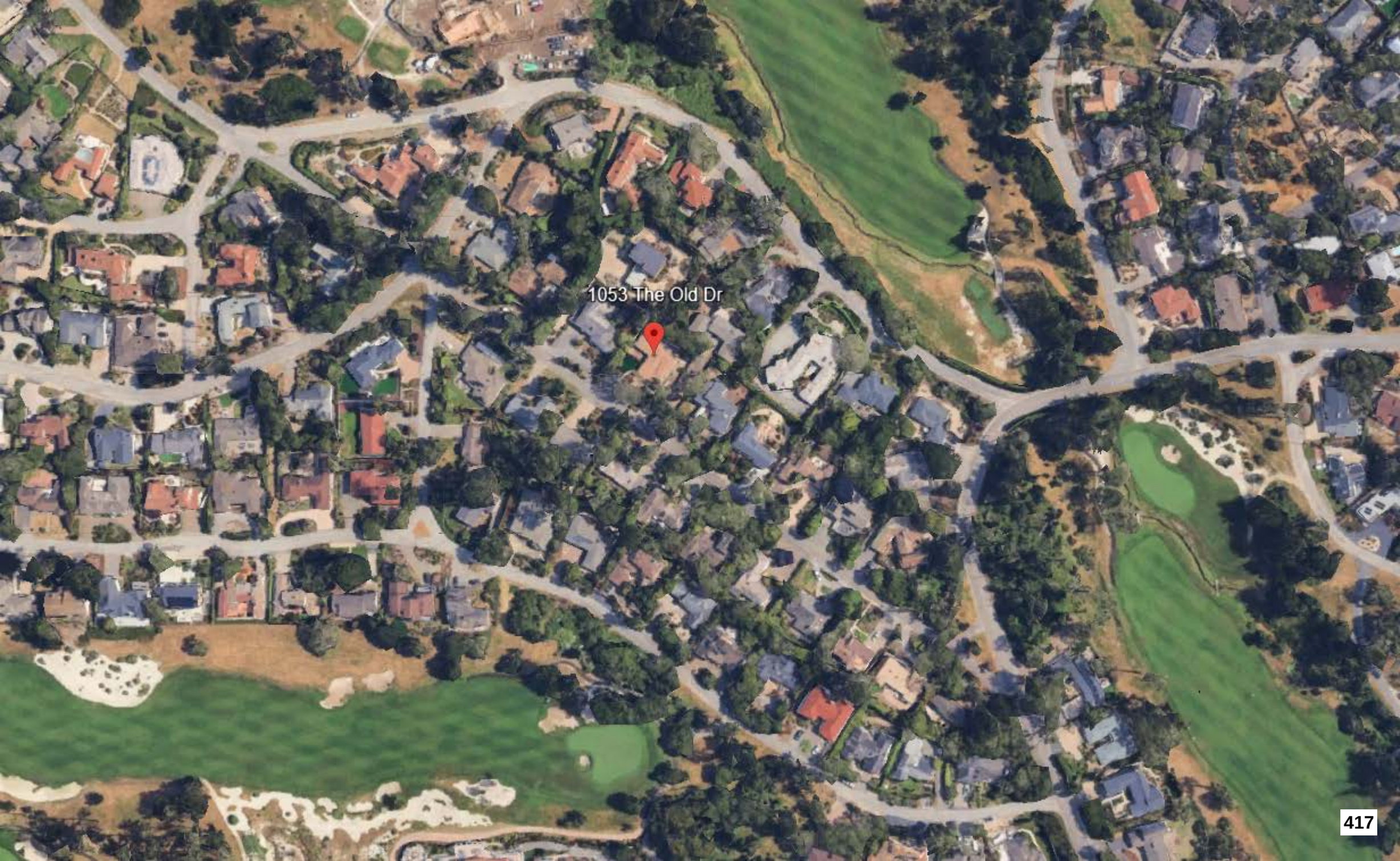
Project Site | 300 FT Buffer | 2500 FT Buffer

PLANNER: IMANI HARRIGAI

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Exhibit C

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1053 The Old Dr

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Exhibit D

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PEBBLE BEACH COMPANY

October 24, 2025

RE: DEL MONTE FOREST VACATION RENTAL

Dear Applicant:

Please be advised that Pebble Beach Company ("PBC") will not consent to an application to operate a vacation rental in Del Monte Forest. This proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") recorded against residential properties located in Del Monte Forest, and PBC does not consent to the use of its private road system for vacation rental purposes.

The applicable CC&Rs state that residential properties in Del Monte Forest are restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement for applicants to obtain a license from and pay Transient Occupancy Tax to the County of Monterey. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of these letters are available for your review.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,
PEBBLE BEACH COMPANY

N Simon.

Nikki Simon
Del Monte Forest
Architectural Review Manager

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Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250216 - HAMMER GREGORY B TR

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

Project Location: 23900 Fairfield Place, Carmel, CA 93923

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Use Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Craig Langkamp
Property Owner: Gregory B Hammer Tr
APN: 103-051-005-000
Parcel Size: 1.00 AC
Zoning: Rural Density Residential**,** Building Site District 6, Urban Reserve District, Design District, Site Plan Review District or "RDR/B-6-UR-D-S"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: N/A
Project Planner: Kyle Benalcazar, Assistant Planner
benalcazark@countyofmonterey**.**gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 23900 Fairfield Place, Carmel, within the Greater Monterey Peninsula Area Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood, as a Commercial Vacation Rental. The site is developed with a single-unit dwelling, a guesthouse, and a carport (Exhibit A.2). The applicant does not propose to include the guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling and carport. The existing single dwelling is 2,612 square feet with 3

bedrooms, 2.5 bathrooms, a kitchen, and living room. The Applicant/Owner is proposing that the single-family dwelling be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this use permit would allow the establishment of the 27th permitted vacation rental in the Greater Monterey Peninsula Land Use Plan out of a maximum of 155 use permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.f.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Zoning Ordinance (Title 21).

Land Use
The parcel is zoned Rural Density Residential**,** Building Site District 6, Urban Reserve District, Design District, Site Plan Review District or "RDR/B-6-UR-D-S". Title 21 Section 21.16.050.RR allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The parcel is located within an Urban Reserve District. Title 21, Section 21.50.030.C requires the application be referred to the appropriate city prior to action by the Zoning Administrator. On March 25, 2026, the proposed project was sent to the City of Monterey Planning Division. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

The parcel is located on Fairfield Place within a Design District overlay and in a visually sensitive area of the Greater Monterey Peninsula Area Plan. However, the project also does not propose any physical changes that would have any potential to impact scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The property complies with Title 21, Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is considered within a rural center, considered limited area of public services as defined by the General Plan and therefore is subject to an emergency response time of 12 minutes. The subject property is within a 10-minute drive from the Cypress Fire Protection District and a 7-minute drive from Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical and fire response services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes adequate parking spaces (6 guest parking spaces), which exceeds the minimum requirements by 4.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Craig Langkamp, who will reside at 850 Maple Street, Pacific Grove, CA 93950, approximately 6 miles (13 minutes) from the subject property. Mr. Langkamp's contact information will be provided to the guests of the property, and Mr. Langkamp will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Mr. Langkamp's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 Section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 Section 21.74.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Access

The property is accessed through Fairfield Place, a County owned and maintained public road and therefore is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Land Use Plan. It would be the 27th Commercial Vacation Rental in the Greater Monterey Peninsula Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

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

HCD-Planning
HCD-Environmental Health Bureau
City of Monterey Planning Division

Prepared by: Kyle Benalcazar, Assistant Planner
Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans

- Operational Plan
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Kyle Benalcazar, Assistant Planner; Jacquelyn Nickerson, Principal Planner; Gregory B. Hammer Tr, Property Owners; Craig Langkamp, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250216

Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250216 - HAMMER GREGORY B TR

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

Project Location: 23900 Fairfield Place, Carmel, CA 93923

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Use Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Craig Langkamp
Property Owner: Gregory B Hammer Tr
APN: 103-051-005-000
Parcel Size: 1.00 AC
Zoning: Rural Density Residential**,** Building Site District 6, Urban Reserve District, Design District, Site Plan Review District or "RDR/B-6-UR-D-S"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: N/A
Project Planner: Kyle Benalcazar, Assistant Planner
benalcazark@countyofmonterey**.**gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 23900 Fairfield Place, Carmel, within the Greater Monterey Peninsula Area Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood, as a Commercial Vacation Rental. The site is developed with a single-unit dwelling, a guesthouse, and a carport (Exhibit A.2). The applicant does not propose to include the guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling and carport. The existing single dwelling is 2,612 square feet with 3

bedrooms, 2.5 bathrooms, a kitchen, and living room. The Applicant/Owner is proposing that the single-family dwelling be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this use permit would allow the establishment of the 27th permitted vacation rental in the Greater Monterey Peninsula Land Use Plan out of a maximum of 155 use permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.f.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Zoning Ordinance (Title 21).

Land Use
The parcel is zoned Rural Density Residential**,** Building Site District 6, Urban Reserve District, Design District, Site Plan Review District or "RDR/B-6-UR-D-S". Title 21 Section 21.16.050.RR allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The parcel is located within an Urban Reserve District. Title 21, Section 21.50.030.C requires the application be referred to the appropriate city prior to action by the Zoning Administrator. On March 25, 2026, the proposed project was sent to the City of Monterey Planning Division. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

The parcel is located on Fairfield Place within a Design District overlay and in a visually sensitive area of the Greater Monterey Peninsula Area Plan. However, the project also does not propose any physical changes that would have any potential to impact scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The property complies with Title 21, Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is considered within a rural center, considered limited area of public services as defined by the General Plan and therefore is subject to an emergency response time of 12 minutes. The subject property is within a 10-minute drive from the Cypress Fire Protection District and a 7-minute drive from Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical and fire response services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes adequate parking spaces (6 guest parking spaces), which exceeds the minimum requirements by 4.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Craig Langkamp, who will reside at 850 Maple Street, Pacific Grove, CA 93950, approximately 6 miles (13 minutes) from the subject property. Mr. Langkamp's contact information will be provided to the guests of the property, and Mr. Langkamp will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Mr. Langkamp's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 Section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 Section 21.74.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Access

The property is accessed through Fairfield Place, a County owned and maintained public road and therefore is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Land Use Plan. It would be the 27th Commercial Vacation Rental in the Greater Monterey Peninsula Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

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

HCD-Planning
HCD-Environmental Health Bureau
City of Monterey Planning Division

Prepared by: Kyle Benalcazar, Assistant Planner
Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans

- Operational Plan
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Kyle Benalcazar, Assistant Planner; Jacquelyn Nickerson, Principal Planner; Gregory B. Hammer Tr, Property Owners; Craig Langkamp, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250216

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
HAMMER GREGORY B TR
(PLN250216)

RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approving a Use Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

[PLN250216, HAMMER GREGORY B TR, 23900 FAIRFIELD PLACE, CARMEL, CA 93923 (APN: 103-051-005-000)]

The HAMMER GREGORY B TR application (PLN250216) came on for a public hearing before the County of Monterey Zoning Administrator on April 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 2010 Monterey County General Plan (General Plan);
- Greater Monterey Peninsula Area Plan (GMPAP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Project Scope. The project is located at 23900 Fairfield Place, a County-maintained road, in Carmel subject to the Greater Monterey Peninsula Area Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood, as a Commercial Vacation Rental. The site is developed

with a single-unit dwelling, a guesthouse, and a carport. The applicant does not propose to include the guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling and carport. The existing single dwelling is 2,612 square feet with 3 bedrooms, 2.5 bathrooms, a kitchen, and living room. The Applicant/Owner is proposing that the single-family dwelling be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time.

c) Allowed Use. The property is located at 23900 Fairfield Place, Carmel, within the Greater Monterey Peninsula Area Plan (APN: 103-051-005-000). The parcel is zoned Rural Density Residential with Building Site District 6, Urban Reserve District, Design District, and Site Plan Review District overlays or "RDR/B-6-UR-D-S". Title 21 Section 21.16.050.RR establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer pursuant to the granting of a Use Permit. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (1.0 acre in size), APN: 103-051-005-000, is shown in its current size and configuration and described under separate ownership on the 1972 Assessor's Parcel Map Book 103, page 5. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Greater Monterey Peninsula LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

g) Vacation Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License, the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 21 section 21.64.290.F.5, adequate emergency response times

for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is considered within a rural center, considered limited area of public services as defined by the General Plan and therefore is subject to an emergency response time of 12 minutes. The subject property is within a 10-minute drive from the Cypress Fire Protection District and a 7-minute drive from the Community Hospital of Monterey Peninsula, which provide 24-hour emergency medical and fire response services. The designated Property Manager for the Commercial Vacation Rental will Craig Langkamp, who will reside at 850 Maple Street, Pacific Grove, CA 93950, approximately 6 miles (13 minutes) from the subject property. Additionally, the applicant provided Mr. Langkamp will be available 24/7 to respond within 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. As proposed, the application includes 6 parking spaces, which exceeds the minimum requirements by 4.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 151-041-030-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.64.290.F.12.b, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the

standards of Title 21, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Fairfield Place, a County owned and maintained road, and pursuant to Title 21 Section 21.64.290.F.4, and therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objectives have been received and no further documentation or condition is required of the applicant.

o) UR District. The parcel is located within an Urban Reserve District. Title 21, Section 21.50.030.C requires an application to be referred to the appropriate city prior to action by the Zoning Administrator. On March 25, 2026, the proposed project was sent to the City of Monterey Planning Division. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

p) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250216.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning and HCD-Environmental Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250216.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning and HCD-Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Fairfield Place, a County owned and maintained public road through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) The residence will retain its potable water through California American Water and is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS was provided to Environmental Health Bureau (EHB) and was subsequently deemed complete on October 31, 2025. Based on the evidence provided, EHB found that the OWTS was in good working order, functioning properly, and that the system was installed in the form and manner as required by the County, satisfying the requirements of Title 21 Section 21.64.290.F.8-9.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250216.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250216.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. The requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Greater Monterey Peninsula

Land Use Plan is 155. This application is the 27th approved. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

i) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250216.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 Section 21.80.040.B, an appeal of the Zoning Administrator's decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2. Approve a Use Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

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 30th day of April 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN250216

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN250216) allows the use, by any person, of a single-family dwelling for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 23900 Fairfield Pl, Carmel (Assessor's Parcel Number 103-051-005-000), Greater Monterey Peninsula Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 103-051-005-000 on April 30, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 30, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

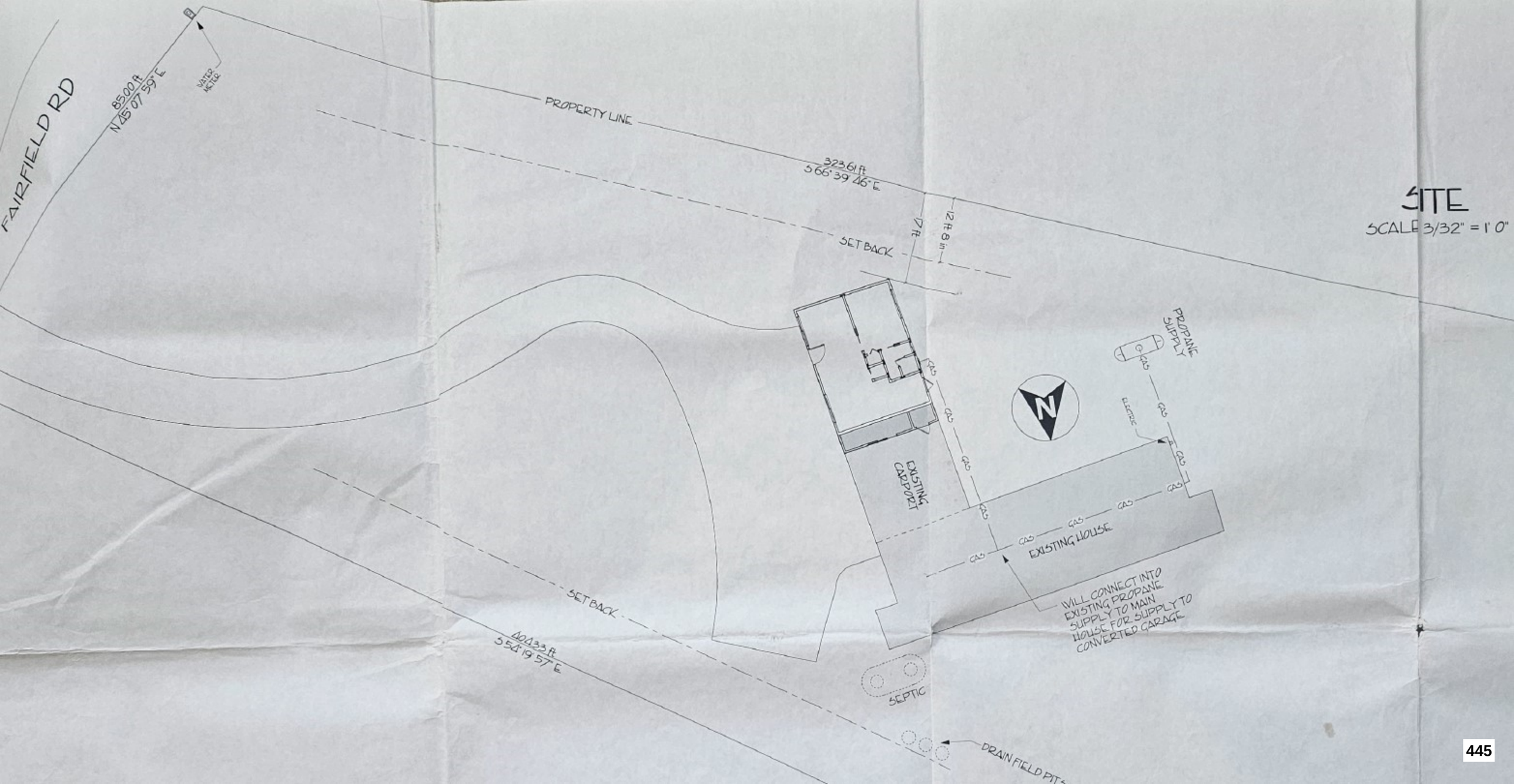
Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

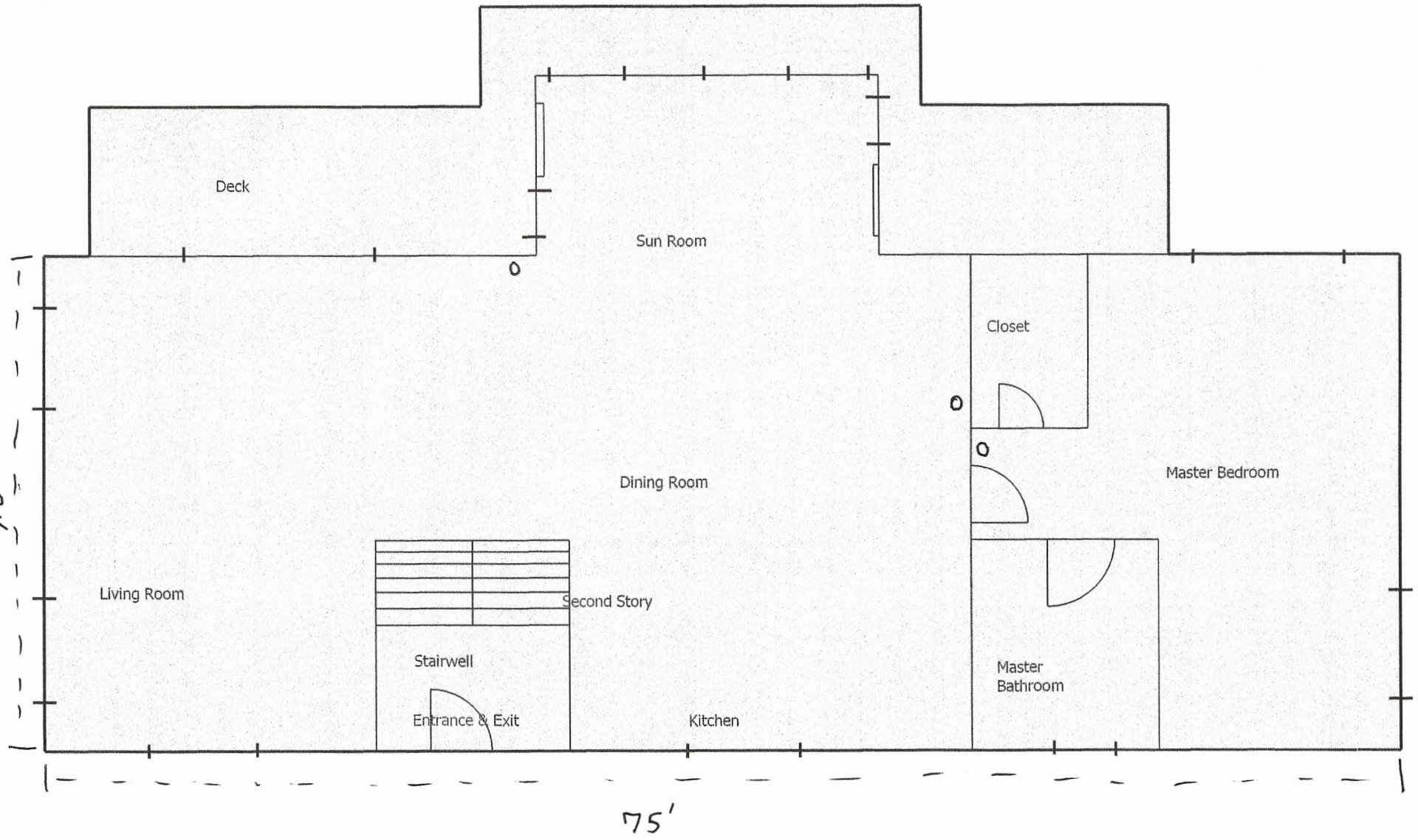
5. PD031 - VACATION RENTAL OPERATION LICENSE

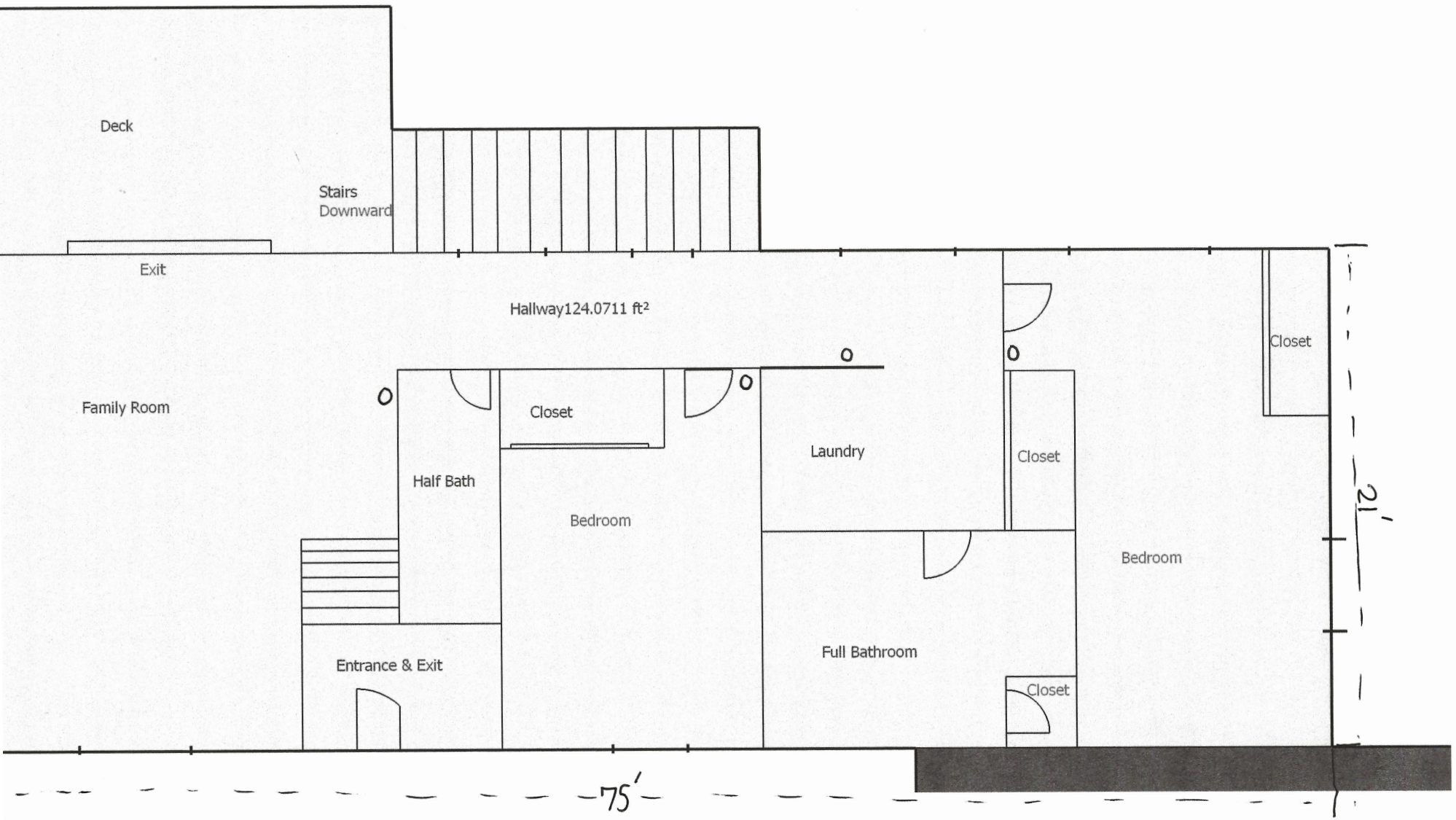
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.


FAIRFIELD RD
85.00 ft
N 45° 07' 59" E
WATER METER
PROPERTY LINE
323.61 ft
S 66° 39' 46" E
SET BACK
7 ft
12 ft 8 in
SITE
SCALE 3/32" = 1' 0"
PROPANE SUPPLY
GAS
ELECTRIC
EXISTING CARPORT
EXISTING HOUSE
WILL CONNECT INTO EXISTING PROPANE SUPPLY TO MAIN HOUSE FOR SUPPLY TO CONVERTED GARAGE
SET BACK
404.33 ft
S 54° 19' 57" E
SEPTIC
DRAIN FIELD PIT

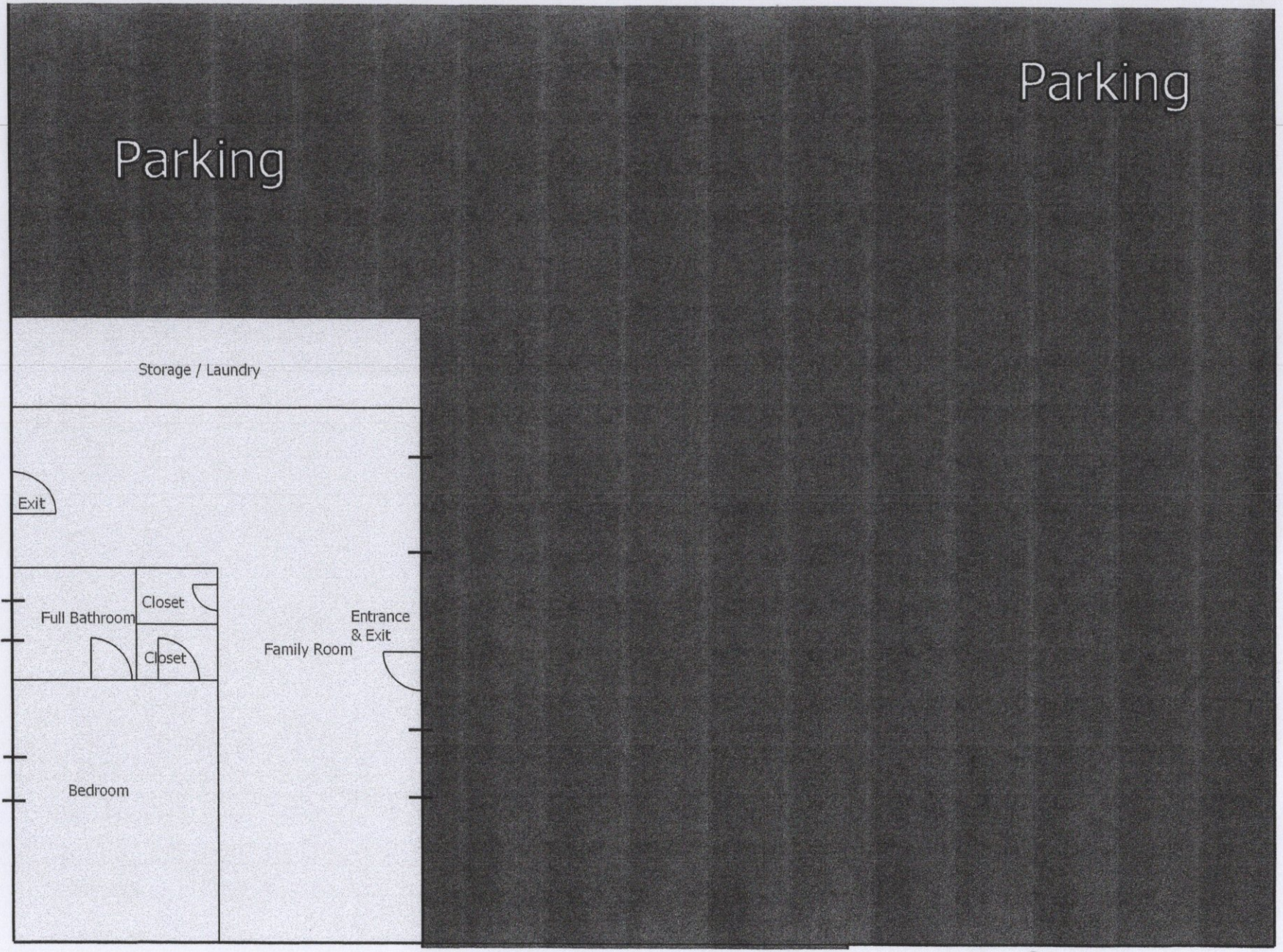

Deck
Sun Room
Closet
Master Bedroom
Dining Room
Living Room
Second Story
Stairwell
Entrance & Exit
Kitchen
Master
Bathroom
21'
75'


Deck
Stairs
Downward
Exit
Hallway124.0711 ft²
Family Room
Half Bath
Closet
Bedroom
Laundry
Closet
Closet
Bedroom
Entrance & Exit
Full Bathroom
Closet
21'
75'

1 x 75

447

Guest House Detached



Never to Be used During Comercial Rental or used as commercial Rental

Application Summary Sheet

Record Number: VR250035
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 4/9/2025
Parcel Number: 103-051-005-000
Project Name: HAMMER GREGORY B TR
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN250216. The property is located 23900 Fairfield Place, Carmel (Assessor's Parcel Number 103-051-005-000), Greater Monterey Peninsula Area Plan.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		23900		FAIRFIELD	PL					CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		HAMMER GREGORY B TR	849 ESPLANADA WAY	STANFORD CA 94305				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Operator	LANGKAMP, CRAIG	CBS PROPERTY MANAGEMENT		ca.langkamp@gmail.com		850 MAPLE ST	PACIFIC GROVE CA 93950			
Property Manager	LANGKAMP, CRAIG	CBS PROPERTY MANAGEMENT		ca.langkamp@gmail.com		850 MAPLE ST	PACIFIC GROVE CA 93950			

Custom Fields

Field Name	Field Value
# of bathrooms	2
# of bedrooms	3
HOA	No
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	10
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3775 Rio Rd, Carmel
Nearest Fire Station Name	Cypress Fire Protection District #25
Nearest Fire Station Phone	831-624-4511
Nearest Hospital Emergency Room Address	23625 Holman Hwy, Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of Monterey
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	1200 Aguajito Rd Oo2, Monterey, CA 93940
Nearest Police Station Name	Monterey County Sheriff's Office Monterey Substation

Nearest Police Station Phone	831-647-7702
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	3
Number of Non-hosed Rentals Per Year	No
Number of Non-hosted Rentals Per Year	100
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	001069
VR on a public sewer	No
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing ty of Monterey permits/licenses for a vacat	CHECKED
gn this application, please type your name	Craig Langkamp

Vacation Rental Home Inspection Checklist

Property Information

☑ **Vacation Rental Address and Unit/Suite/Apt #**	**23900 Fairfield Pl, Carmel**
☑ **Total number of bedrooms**	**3**
☑ **Total number of onsite parking spaces (e.g. garage, driveway)**	**6**

Interior Inspection

☑ **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**

☑ **Every sleeping room has a functional smoke alarm.**

☑ **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**

☑ **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition.**
All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

☑ **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**

☑ **Other heating equipment is in safe operating condition and placed in an approved location.**

☑ **There is at least one readily accessible class A fire extinguisher located in the home**
that has been serviced annually by a certified fire extinguisher company.

☑ **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

☑ **There is no evidence of infestation, garbage, and debris at the site.**

☑ **The property has active garbage pick-up service.**

☑ **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**

☑ **Property is in an overall safe and sanitary condition.**

☑ **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.**
Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

☑ **Passed**

☐ **Failed**

Remarks/Observations:

Let's Chat

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

☑ **California Contractors State License Board License Classification Type B**

☐ **California Contractors State License Board License Classification Type B-2**

☐ **California Contractors State License Board License Classification Type C-47**

☐ **California Real Estate Inspection Association**

☐ **American Society of Home Inspectors**

☐ **International Code Council**

☐ **International Association of Certified Home Inspectors**

Please check the relevant certi ication agency and write your License/Certi ication number below:

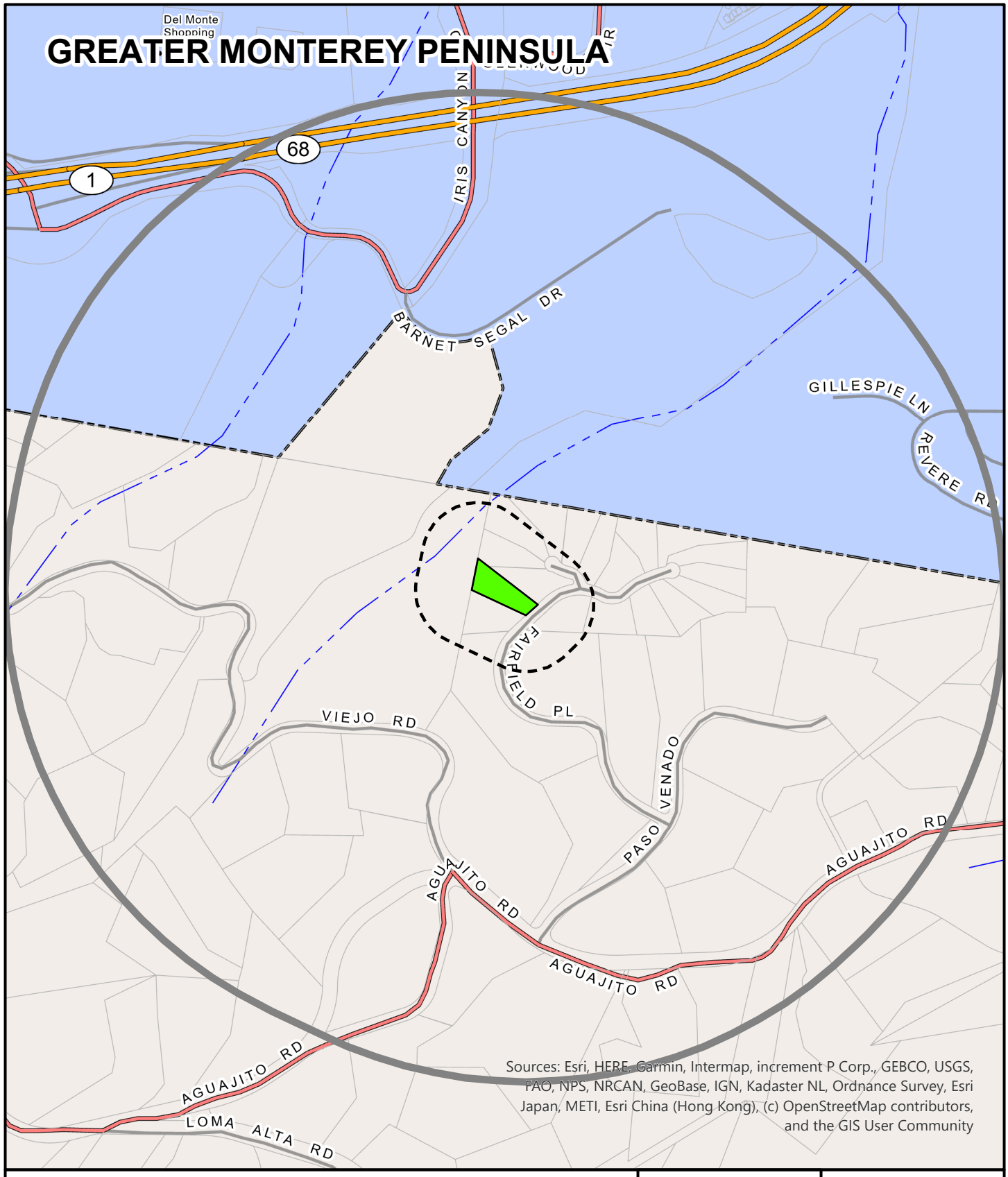
Date: 4/8/2025 STEELE TAPE CONSTRUCITON CALIFORNIA CONTRACTORS

LICENSE #643289 BUSINESS LICENSE CARMEL CA #25669 CAP LAUREN STEELE/PHONE #831-682-0470

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

Exhibit B

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APPLICANT: HAMMER GREGORY B TR

APN: 103051005000 **FILE #** PLN250216

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KYLE BENALCAZAR

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Exhibit C

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Subject property
Fairfield Pl
Fairfield Pl

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