County of Monterey

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

Meeting Agenda - Final

Thursday, June 25, 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:

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

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

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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.

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+ **1 669 900 6833 US (San Jose)**
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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

Acceptance of June 11, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: Draft Minutes 06-11-26

9:30 A.M. - SCHEDULED ITEMS

1. PLN240045 (PIETRO FAMILY INVESTMENTS LP)
   Public Hearing to consider construction of a 2,707 square foot two-story single-family dwelling with an attached garage, a 1,126 square foot accessory dwelling unit, and associated site improvements within 750 feet of a known archaeological resource.
   Project Locations: 26307 Isabella Avenue, Carmel.
   Proposed CEQA action: Consider an Addendum together with a previously approved Mitigated Negative Declaration (State Clearinghouse No. 2018091011, HCD-Planning File PLN170611) pursuant to CEQA Guidelines Section 15164.

   Attachments: Staff Report
   Exhibit A - Draft Resolution
   Exhibit B - Addendum
   Exhibit C - Adopted Initial Study / Mitigated Negative Declaration
   Exhibit D - Board of Supervisors Resolution Nos. 19-121 & 19-122
   Exhibit E - Carmel Highlands LUAC Minutes for January 21, 2025
   Exhibit F - Vicinity Map

2. PLN250042 - CURRAN P WILEY TR
Public hearing to consider action the relocation of an existing 143 square foot shed and construction of a 604 square foot accessory dwelling unit with associated site improvements, including the removal of one Coast live oak tree.
Project Location: 3038 Alta Ave, Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions under Section 15300.2

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Arborist Report (LIB260092)

3. PLN240303 - STIVERS DAVID L & JEAN G TRS
Public hearing to consider action on the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage, construction of a detached 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, and associated site improvements, including modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).
Project Location: 3152 Spruance Road, Pebble Beach, Del Monte Forest Land Use Plan
Proposed CEQA action: Find the project qualifies for a Class 1 and 3 Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

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

4. PLN260045 - MAMMEL MARK C & NANCY 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: 26392 Isabella Ave, 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 - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

5. PLN250231 - CASEY RICHARD F & SHARON J CASEY TRS
Public hearing to consider action on 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: 53060 Pine Cyn Rd, King City, CA 93930
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 - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist

6. PLN260078 - MANE SHAILESH PANDURANG TR ET AL
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 1273 Lisbon Lane, Pebble Beach, CA 93953
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 - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Objection Letter

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 26-040

Item No.

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

June 25, 2026

Introduced: 6/16/2026

Version: 1

Current Status: Agenda Ready

Matter Type: Minutes

Acceptance of June 11, 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, June 11, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

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

ROLL CALL

Mike Novo, Zoning Administrator
Kyler Asato, Environmental Health
Arlen Blanca and Bora Akkaya, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items: Agenda item # PLN180319, Agenda item # PLN260065, and Agenda item # PLN240358, which was e-mailed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

A. Acceptance of May 28, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the May 28, 2026, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN250306 - COASTLANDS MUTUAL WATER CO & VARIOUS OWNERS**
Public hearing to consider the construction of two Hilfiker retaining walls, development on slopes in excess of 30%, development within 750 feet of known Archaeological Resources, and development within 100 feet of environmentally sensitive habitat area.
Project Location: 48216 & 48228 Highway 1, Big Sur, CA
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

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

Public Comment: Chris Gould, agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 15303; and approved a Combined Development Permit consisting of a Design Approval to allow the construction of approximately 180 linear feet of two Hilfiker retaining walls; Coastal Administrative Permit for development on slopes in excess of 30%; Coastal Development Permit for development within 750 feet of known Archaeological Resources; and Coastal Development Permit for development within 100 feet of ESHA. The Zoning Administrator included some

non-substantive changes to the resolution.

2. PLN240156 - JACOBO-PEREZ JOSE ALBERTO AND PABLO ALICIA PEREZ

Public hearing to consider action on the construction of a 5,000 square foot welding shop and a 1,125 square foot single family dwelling with associated site improvements.

Project Location: 24311 Grant St, Chualar, CA, Central Salinas Valley Area 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 and requested that the hearing on this item be continued to a date uncertain.

Public Comment: None

The Zoning Administrator continued the hearing on this project to an uncertain date.

3. PLN180319 - JAISHIV PROPERTIES LLC

Public hearing to consider action on an 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 26CE00235.

Project Location: 24971 Carmel Hills Drive, 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.

Jade Mason, Project Planner, presented the item.

Public Comment: Joseph Sennish, agent; Fred Faltersack.

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 an after-the-fact Use 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 to clear Code Enforcement Case 26CE00235. The Zoning Administrator included some non-substantive changes to the resolution.

4. PLN260065 - ZACK JAMES WILLIAM & LISA STEPHANI DE VITO TRS

Public hearing to consider action on 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: 24760 Lower Trail, Carmel, CA 93923

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

Imani Harrigan, Project Planner, presented the item.

Public Comment: Jack Zack, applicant; Josh Ohanian, property manager;

Fred Faltersack; Joseph Sennish; Hsin-I Hsu; Doug Clay.

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 single family dwelling for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.

5. PLN240358 - CLAY DOUGLAS A. & HEATHER R. TRS

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement violation 26CE00194.

Project Location: 2924 Congress Road, Pebble Beach, CA 93953

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 and errata information.

Public Comment: Doug Clay, applicant; Fred Faltersack; Shaun Murphy; Jim Zack; Kathleen Lee.

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 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 to clear Code Enforcement Case 26CE00194. The Zoning Administrator noted a change to identify the project as a tier 3 category, as recommended by staff, and included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:35 am

Introduced: 6/18/2026 **Current Status:** Agenda Ready

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

PLN240045 (PIETRO FAMILY INVESTMENTS LP)

Public Hearing to consider construction of a 2,707 square foot two-story single-family dwelling with an attached garage, a 1,126 square foot accessory dwelling unit, and associated site improvements within 750 feet of a known archaeological resource.

Project Locations: 26307 Isabella Avenue, Carmel.

Proposed CEQA action: Consider an Addendum together with a previously approved Mitigated Negative Declaration (State Clearinghouse No. 2018091011, HCD-Planning File PLN170611) pursuant to CEQA Guidelines Section 15164.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

1) Consider an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2018091011) pursuant to CEQA Guidelines section 15164; and
2) Approve a Combined Development Permit consisting of:
    a) Coastal Administrative Permit and Design Approval to allow construction of a 2,707 square foot two-story single-family dwelling with attached garage, and associated site improvements;
    b) Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square-foot Accessory Dwelling Unit and associated site improvements; and
    c) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**). Staff recommends approval subject to sixteen (16) conditions.

PROJECT INFORMATION:

Property Owners: PIETRO FAMILY INVESTMENTS LP
Agent: Carla Hashimoto
APNs: 009-463-012-000
Parcel Sizes: 0.19 acres, or 8,438 square feet
Zoning: Medium Density Residential with gross density maximum 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone [MDR/2-D(18)(CZ)]
Plan Area: Carmel Area Land Use Plan area
Flagged and Staked: Yes

SUMMARY:
The property is located at 26307 Isabella Avenue in Carmel (Carmel Point neighborhood), on the west side of Highway 1 (APN: 009-463-012-000), Carmel Area Land Use Plan. The 0.19-acre property is zoned Medium Density Residential, maximum of two units per acre; with a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)], which allows for the development of the first single-family dwelling and accessory dwelling units subject to the granting of a Coastal Administrative Permit. Therefore, as proposed, the project involves allowed land uses for this site. Development within 750 feet of known archaeological resources is also allowed subject to the granting of a Coastal Development Permit. The proposed residence and ADU will be served potable water by CalAm, and the Carmel Area Wastewater District will provide sewer service.

Based on staff review, the proposed project is consistent with applicable goals, policies, and regulations in the 1982 General Plan, the Carmel Area Land Use Plan, the associated Coastal Implementation Plan, and regulations and development standards contained in the County of Monterey Zoning Ordinance (Title 20).

Process
On July 25, 2017, an application was received by HCD-Planning for development of the subject property with a 5,200-square foot, split-level, single family dwelling including a 1,366 square foot subterranean basement with a 437 square foot two-car garage, and excavation of approximately 620 cubic yards. A Draft Mitigated Negative Declaration ("MND") and recommended conditions of approval (including mitigation measures) for PLN170611 were prepared in accordance with CEQA Guidelines and circulated for public review from September 6, 2018 through October 8, 2018. On April 23, 2019, the County of Monterey Board of Supervisors adopted the prepared Mitigated Negative Declaration (MND) and approved PLN170611 to allow the construction of a single-family dwelling and attached garage on the subject property (Board of Supervisors Resolution No. 19-121).

An appeal of the Board of Supervisors decision was filed with the California Coastal Commission on June 6, 2019. The California Coastal Commission took jurisdiction over the project, finding substantial compliance issues with the County's Local Coastal Program (LCP). At a de novo hearing, the California Coastal Commission approved the project, with special conditions to ensure consistency with Coastal Act and the County's LCP, specifically those policies related primarily to archaeological resource protection, grading minimization, and landform protection and conservation objectives. As a condition of approval, the basement proposed under PLN170611 was required to be eliminated.

The applicant applied for construction permits with HCD-Building Services, but did not receive construction permits or start construction before the Coastal Commission's decision on PLN170611 expired on November 13, 2021.

The applicant submitted a new application (PLN240045) with HCD-Planning on February 21, 2024, which included the development of a 2,707 square foot single-family dwelling and associated site improvements. On March 13, 2025 the County of Monterey Zoning Administrator considered the Combined Development Permit application. The application included a Condition (Condition No.15) requiring the establishment of a Conservation and Scenic Easement over all undeveloped portions of

the property to protect against inadvertent impacts to potential Archaeological resources on site. The project applicant did not agree to the Condition as it would prohibit the future development of an Accessory Dwelling Unit. The project was continued to a date uncertain to allow the applicant time to revise plans to include an Accessory Dwelling Unit prior to the establishment of the Conservation and Scenic Easement over remaining undeveloped portions of the property.

DISCUSSION

Development Standards

The subject property is zoned Medium Density Residential with gross density maximum 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone [MDR/2-D(18)(CZ)]. Development standards for the MDR zoning district are identified in MCC Section 20.12.060. Allowable site coverage and floor area ratio in this zoning designation is 35% or 2,954 square feet and 45% or 3,792.2 square feet for the subject parcel. Plans show the proposed single family dwelling and accessory dwelling unit to be at a 2,636 square feet, or 31.4% site coverage and 35.8%floor area ratio.

Required setbacks in this MDR district for main structures are 20 feet (front), 10 feet (rear), and 5 feet (sides). As proposed, the development would have a front setback of 20 feet and ½ inch, a rear setback of 10 feet, and side setbacks of 5 and 45 feet (south and north, respectively). The maximum allowed height for main structures in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling would have a height of approximately 18 feet above average natural grade and would therefore conform to the maximum allowed height limit. Required setbacks for accessory dwelling units are 20 feet (front) and 4 feet (side and rear) and the maximum allowable height is 16 feet as outlined in Title 20 section 20.64.030. The proposed ADU will have setbacks of 21 feet (front), 45 feet (east side), 5 feet (west side), and 11 feet (rear), and a height of 13.8 feet. The County has applied a standard condition of approval (Condition No. 6 - Height Verification) to ensure conformance to the allowed height standard.

Archaeological Resources

The project site is located in an area, Carmel Point, that contains well-documented archaeological resources that have provided scientifically consequential historical information indicating Carmel Point was an Ohlone settlement dating to at least 4,000 years ago and as long ago as 9,300 years before present (YBP). The subject property is known to be within multiple archaeological resource boundaries. Due to the proximately of resources, as well as the project site being within known resource boundaries, development of the vacant property requires the granting of a Coastal Development Permit.

The applicant was required to provide archaeological reports pursuant to Carmel Area Land Use Policies 2.8.3.1 & 2.8.3.2. A total of four archaeological reports (County of Monterey Library Nos. LIB170269, LIB170435, LIB190038, and LIB240268) were prepared by four different archaeological experts for a previously approved project on the subject property (PLN170611, Board of Supervisors Resolution No. 19-121) and the currently proposed project. The first archaeological report prepared by Albion (County of Library No. LIB170269) for PLN170611 (inclusive of basement proposal) concluded there was no need for further testing, notwithstanding a

finding of cultural materials during both the Phase 1 surface reconnaissance and the Extended Phase 1 sub-surface survey using shovel probes (SPs). The cultural material (lithic debitage, low-density fragmented marine shell, and one piece of bone) found in the SPs gave inconclusive information as to the presence of significant Cultural or Tribal Cultural Resources. No anthropogenic soils were observed, and no intact archaeological deposits were discovered in the SPs. Ablion's subsurface investigations indicated that potentially significant cultural materials may be located within the Project Area. However, because the data was not conclusive (sparse accumulation of prehistoric flaked stone debitage and marine shell, and the lack of midden soils), Albion could not confirm whether the SP's cultural materials were associated with one of Carmel Point's main archaeological resources (CA-MNT-17). To ensure impacts to potentially significant archaeological resources are minimized or avoided, Albion recommended the preparation of a project-specific Archaeological Monitoring Plan, archaeological and tribal cultural monitoring, and a preconstruction cultural resources awareness and response training program for construction personnel. The second report prepared by Dr. Breschini (LIB170435) for PLN170611 (inclusive of basement proposal) did not identify surface evidence of potentially significant archaeological resources and recommended onsite archaeological monitoring during construction. The third report prepared by Susan Morley (LIB190038) for PLN170611 (inclusive of basement proposal) included auger testing. The auger testing (reaching ten feet deep or bedrock) did not encounter any material to indicate cultural resources are present on the project parcel, except for one fragmented stone. Morely's report did recommend that the project's ground disturbance be monitored by both a qualified archaeologist and a tribal member. The fourth report prepared by Dana Supernowicz (County of Monterey Library No. LIB240268) for the subject project (PLN240045, no basement proposed) detailed the findings of a pedestrian survey with random 8-16 inch deep shovel tests. Per this report, none of the shovel test units produced any evidence of midden, marine shells, fire-fractured rock, flakes, groundstone, or faunal material. Soils were consistent with native fine medium-dark aeolian sands and silt. In addition, no surface indications of precontact occupation were identified within the parcel. Supernowicz determined that the probability of encountering below-grade cultural deposits is determined to be low, and thus did not recommend any specific protection measures. This report was later amended to include an assessment of the newly proposed ADU. According to the amended report, no cultural resources were identified and the probability of encountering below-grade cultural deposits is determined to be low.

Carmel Area Land Use Plan Key Policy 2.8.2 considers new land uses compatible with the objective to maintain and protect the scientific and cultural heritage values of archaeological resources (whether mapped or not) provided the project incorporates all site planning and design features necessary to minimize or avoid impacts to archaeological resources. Per the project-specific geotechnical report (County of Monterey Library No. LIB180355), the property's loose soil conditions necessitate excavation for a structural foundation or ground disturbance for helical piers. Accordingly, avoiding disturbance to the nearby archaeological resources through not excavating is not an option for the construction of the proposed first single-family dwelling. All recommendations contained in the four archaeological reports outlining measures for protecting inadvertently discovered resources (project-specific Archaeological Monitoring Plan, a pre-construction cultural resources awareness and response training program, and on-site archaeological and tribal monitoring) have been applied to this proposed project as conditions of approval. Additionally, if Native American remains are uncovered during construction, and if they will stay buried onsite, Condition No. 15, requires that the Applicant/Owner record a Conservation Easement over the subject, except those portions developed

with approved structures and landscaping. These protection and avoidance measures provide compliance with Carmel Area Land Use Plan Policy 2.8.3.3, which requires that all available measures be explored to minimize development on sensitive prehistoric or archaeological sites. Additionally, application of the archaeologist's recommendation as conditions of approval is consistent with Carmel Coastal Implementation Plan section 20.146.090.D.2(a). As proposed, designed, and conditioned, the project will minimize potential impacts to Cultural and Tribal Cultural resources (Carmel Area Land Use Plan Policy 2.8.3.4)

Design Review
The proposed project site and surrounding area are designated "D," or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed residence has a split-level design with two separate levels that are staggered and separated from each other by a partial flight of stairs. This type of elevation has resulted in a "raised California Ranch house" style. Colors and materials proposed for the residence and ADU include: beige stucco, natural "Carmel" stone veneer, and horizontal wood walls, metal frame windows and doors, built up flat green roof with wood soffit and aluminum fascia. Per the Carmel Area LUP, structures shall be subordinate to and blended with the environment, using appropriate materials to that effect. In accordance with Carmel LUP Policy 2.2.3.6, the colors and materials proposed for the subject project will not disrupt the overall character of the neighborhood and will be subordinate to and blended into the developed and natural environment.

CEQA:
On April 23, 2019, the County of Monterey Board of Supervisors adopted a Mitigated Negative Declaration (MND) for the construction of a single-family dwelling and attached garage on the subject property (HCD-Planning File No. PLN170611; SCH. No. 2018091011; **Exhibit D**). This MND recommended mitigation measures to: 1) mitigate impact(s) on archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts; and 3) establish process by which a conservation easement may protect resource(s) in perpetuity, if necessary.

An Addendum to the previously adopted MND was prepared pursuant to CEQA Guidelines (California Code of Regulations, Title 14, Section 15164) to reflect changes in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND (**Exhibit C**). In comparison to the project scope analyzed by the previously adopted MND for PLN170611, the proposed project omits a 1,366 square foot basement and includes a 1,126 square foot ADU. The remaining scope of work proposed is the construction of a single family dwelling and an accessory dwelling unit. The changes in project scope do not increase the severity of previously identified environmental impacts, will not create new environmental impacts, and will result in reduced impacts on cultural and tribal cultural resources. The archaeological, geological, and geotechnical reports prepared for PLN170611 remain valid and accurate as changes in circumstances under which the project is being taken have not occurred. Additionally, supplemental, project-specifical reports (archaeological, geological, and geotechnical) did not identify any new resources or hazards not already analyzed under the previously adopted MND. Finally, the prepared technical reports,

submitted application materials, and information in the record do not present new information demonstrating that the proposed project will have one or more significant effects not discussed in the adopted MND. All previously approved mitigation measures remain adequate and appropriate to apply to PLN240045. Condition Nos. 12-16 are the previously approved Mitigation Measures that have been incorporated as Conditions of Approval. Therefore, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

OTHER AGENCY INVOLVEMENT:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE:

The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review (**Exhibit F**). The LUAC reviewed the project at a duly noticed public meeting on January 21, 2025. Public comments were made by the neighbors who live on the property east of the project parcel and requested that the Applicant move the storm drainage to preserve an existing Oak tree, and to modify the upper southern deck with additional plant screening for privacy. The project has been modified to incorporate these requests. The LUAC recommended approval of the project with the aforementioned minor changes by a vote of 7-0.

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

Attachments:
Exhibit A - Draft Resolution, including:
- Conditions of Approval
- Project Plans, Elevations, and Colors & Materials
Exhibit B - Addendum
Exhibit C - Adopted Initial Study / Mitigated Negative Declaration
Exhibit D - Board of Supervisors Resolution Nos. 19-121 & 19-122
Exhibit E - Carmel Highlands LUAC Minutes for January 21, 2025
Exhibit F - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Jacquelyn Nickerson, Principal Planner Melanie Beretti, AICP, Chief of Planning; Joseph Alameda, Assistant Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Cypress Fire Protection District; Pietro Family Investments LP, Owner; Carla Hashimoto, Agent; Chris Adamski, Applicant; The Open Monterey Project; LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); Project File No. PLN240045

Introduced: 6/18/2026 **Current Status:** Agenda Ready

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

PLN240045 (PIETRO FAMILY INVESTMENTS LP)

Public Hearing to consider construction of a 2,707 square foot two-story single-family dwelling with an attached garage, a 1,126 square foot accessory dwelling unit, and associated site improvements within 750 feet of a known archaeological resource.

Project Locations: 26307 Isabella Avenue, Carmel.

Proposed CEQA action: Consider an Addendum together with a previously approved Mitigated Negative Declaration (State Clearinghouse No. 2018091011, HCD-Planning File PLN170611) pursuant to CEQA Guidelines Section 15164.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

1) Consider an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2018091011) pursuant to CEQA Guidelines section 15164; and
2) Approve a Combined Development Permit consisting of:
    a) Coastal Administrative Permit and Design Approval to allow construction of a 2,707 square foot two-story single-family dwelling with attached garage, and associated site improvements;
    b) Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square-foot Accessory Dwelling Unit and associated site improvements; and
    c) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**). Staff recommends approval subject to sixteen (16) conditions.

PROJECT INFORMATION:

Property Owners: PIETRO FAMILY INVESTMENTS LP
Agent: Carla Hashimoto
APNs: 009-463-012-000
Parcel Sizes: 0.19 acres, or 8,438 square feet
Zoning: Medium Density Residential with gross density maximum 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone [MDR/2-D(18)(CZ)]
Plan Area: Carmel Area Land Use Plan area
Flagged and Staked: Yes

SUMMARY:
The property is located at 26307 Isabella Avenue in Carmel (Carmel Point neighborhood), on the west side of Highway 1 (APN: 009-463-012-000), Carmel Area Land Use Plan. The 0.19-acre property is zoned Medium Density Residential, maximum of two units per acre; with a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)], which allows for the development of the first single-family dwelling and accessory dwelling units subject to the granting of a Coastal Administrative Permit. Therefore, as proposed, the project involves allowed land uses for this site. Development within 750 feet of known archaeological resources is also allowed subject to the granting of a Coastal Development Permit. The proposed residence and ADU will be served potable water by CalAm, and the Carmel Area Wastewater District will provide sewer service.

Based on staff review, the proposed project is consistent with applicable goals, policies, and regulations in the 1982 General Plan, the Carmel Area Land Use Plan, the associated Coastal Implementation Plan, and regulations and development standards contained in the County of Monterey Zoning Ordinance (Title 20).

Process
On July 25, 2017, an application was received by HCD-Planning for development of the subject property with a 5,200-square foot, split-level, single family dwelling including a 1,366 square foot subterranean basement with a 437 square foot two-car garage, and excavation of approximately 620 cubic yards. A Draft Mitigated Negative Declaration ("MND") and recommended conditions of approval (including mitigation measures) for PLN170611 were prepared in accordance with CEQA Guidelines and circulated for public review from September 6, 2018 through October 8, 2018. On April 23, 2019, the County of Monterey Board of Supervisors adopted the prepared Mitigated Negative Declaration (MND) and approved PLN170611 to allow the construction of a single-family dwelling and attached garage on the subject property (Board of Supervisors Resolution No. 19-121).

An appeal of the Board of Supervisors decision was filed with the California Coastal Commission on June 6, 2019. The California Coastal Commission took jurisdiction over the project, finding substantial compliance issues with the County's Local Coastal Program (LCP). At a de novo hearing, the California Coastal Commission approved the project, with special conditions to ensure consistency with Coastal Act and the County's LCP, specifically those policies related primarily to archaeological resource protection, grading minimization, and landform protection and conservation objectives. As a condition of approval, the basement proposed under PLN170611 was required to be eliminated.

The applicant applied for construction permits with HCD-Building Services, but did not receive construction permits or start construction before the Coastal Commission's decision on PLN170611 expired on November 13, 2021.

The applicant submitted a new application (PLN240045) with HCD-Planning on February 21, 2024, which included the development of a 2,707 square foot single-family dwelling and associated site improvements. On March 13, 2025 the County of Monterey Zoning Administrator considered the Combined Development Permit application. The application included a Condition (Condition No.15) requiring the establishment of a Conservation and Scenic Easement over all undeveloped portions of

the property to protect against inadvertent impacts to potential Archaeological resources on site. The project applicant did not agree to the Condition as it would prohibit the future development of an Accessory Dwelling Unit. The project was continued to a date uncertain to allow the applicant time to revise plans to include an Accessory Dwelling Unit prior to the establishment of the Conservation and Scenic Easement over remaining undeveloped portions of the property.

DISCUSSION

Development Standards

The subject property is zoned Medium Density Residential with gross density maximum 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone [MDR/2-D(18)(CZ)]. Development standards for the MDR zoning district are identified in MCC Section 20.12.060. Allowable site coverage and floor area ratio in this zoning designation is 35% or 2,954 square feet and 45% or 3,792.2 square feet for the subject parcel. Plans show the proposed single family dwelling and accessory dwelling unit to be at a 2,636 square feet, or 31.4% site coverage and 35.8%floor area ratio.

Required setbacks in this MDR district for main structures are 20 feet (front), 10 feet (rear), and 5 feet (sides). As proposed, the development would have a front setback of 20 feet and ½ inch, a rear setback of 10 feet, and side setbacks of 5 and 45 feet (south and north, respectively). The maximum allowed height for main structures in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling would have a height of approximately 18 feet above average natural grade and would therefore conform to the maximum allowed height limit. Required setbacks for accessory dwelling units are 20 feet (front) and 4 feet (side and rear) and the maximum allowable height is 16 feet as outlined in Title 20 section 20.64.030. The proposed ADU will have setbacks of 21 feet (front), 45 feet (east side), 5 feet (west side), and 11 feet (rear), and a height of 13.8 feet. The County has applied a standard condition of approval (Condition No. 6 - Height Verification) to ensure conformance to the allowed height standard.

Archaeological Resources

The project site is located in an area, Carmel Point, that contains well-documented archaeological resources that have provided scientifically consequential historical information indicating Carmel Point was an Ohlone settlement dating to at least 4,000 years ago and as long ago as 9,300 years before present (YBP). The subject property is known to be within multiple archaeological resource boundaries. Due to the proximately of resources, as well as the project site being within known resource boundaries, development of the vacant property requires the granting of a Coastal Development Permit.

The applicant was required to provide archaeological reports pursuant to Carmel Area Land Use Policies 2.8.3.1 & 2.8.3.2. A total of four archaeological reports (County of Monterey Library Nos. LIB170269, LIB170435, LIB190038, and LIB240268) were prepared by four different archaeological experts for a previously approved project on the subject property (PLN170611, Board of Supervisors Resolution No. 19-121) and the currently proposed project. The first archaeological report prepared by Albion (County of Library No. LIB170269) for PLN170611 (inclusive of basement proposal) concluded there was no need for further testing, notwithstanding a

finding of cultural materials during both the Phase 1 surface reconnaissance and the Extended Phase 1 sub-surface survey using shovel probes (SPs). The cultural material (lithic debitage, low-density fragmented marine shell, and one piece of bone) found in the SPs gave inconclusive information as to the presence of significant Cultural or Tribal Cultural Resources. No anthropogenic soils were observed, and no intact archaeological deposits were discovered in the SPs. Ablion's subsurface investigations indicated that potentially significant cultural materials may be located within the Project Area. However, because the data was not conclusive (sparse accumulation of prehistoric flaked stone debitage and marine shell, and the lack of midden soils), Albion could not confirm whether the SP's cultural materials were associated with one of Carmel Point's main archaeological resources (CA-MNT-17). To ensure impacts to potentially significant archaeological resources are minimized or avoided, Albion recommended the preparation of a project-specific Archaeological Monitoring Plan, archaeological and tribal cultural monitoring, and a preconstruction cultural resources awareness and response training program for construction personnel. The second report prepared by Dr. Breschini (LIB170435) for PLN170611 (inclusive of basement proposal) did not identify surface evidence of potentially significant archaeological resources and recommended onsite archaeological monitoring during construction. The third report prepared by Susan Morley (LIB190038) for PLN170611 (inclusive of basement proposal) included auger testing. The auger testing (reaching ten feet deep or bedrock) did not encounter any material to indicate cultural resources are present on the project parcel, except for one fragmented stone. Morely's report did recommend that the project's ground disturbance be monitored by both a qualified archaeologist and a tribal member. The fourth report prepared by Dana Supernowicz (County of Monterey Library No. LIB240268) for the subject project (PLN240045, no basement proposed) detailed the findings of a pedestrian survey with random 8-16 inch deep shovel tests. Per this report, none of the shovel test units produced any evidence of midden, marine shells, fire-fractured rock, flakes, groundstone, or faunal material. Soils were consistent with native fine medium-dark aeolian sands and silt. In addition, no surface indications of precontact occupation were identified within the parcel. Supernowicz determined that the probability of encountering below-grade cultural deposits is determined to be low, and thus did not recommend any specific protection measures. This report was later amended to include an assessment of the newly proposed ADU. According to the amended report, no cultural resources were identified and the probability of encountering below-grade cultural deposits is determined to be low.

Carmel Area Land Use Plan Key Policy 2.8.2 considers new land uses compatible with the objective to maintain and protect the scientific and cultural heritage values of archaeological resources (whether mapped or not) provided the project incorporates all site planning and design features necessary to minimize or avoid impacts to archaeological resources. Per the project-specific geotechnical report (County of Monterey Library No. LIB180355), the property's loose soil conditions necessitate excavation for a structural foundation or ground disturbance for helical piers. Accordingly, avoiding disturbance to the nearby archaeological resources through not excavating is not an option for the construction of the proposed first single-family dwelling. All recommendations contained in the four archaeological reports outlining measures for protecting inadvertently discovered resources (project-specific Archaeological Monitoring Plan, a pre-construction cultural resources awareness and response training program, and on-site archaeological and tribal monitoring) have been applied to this proposed project as conditions of approval. Additionally, if Native American remains are uncovered during construction, and if they will stay buried onsite, Condition No. 15, requires that the Applicant/Owner record a Conservation Easement over the subject, except those portions developed

with approved structures and landscaping. These protection and avoidance measures provide compliance with Carmel Area Land Use Plan Policy 2.8.3.3, which requires that all available measures be explored to minimize development on sensitive prehistoric or archaeological sites. Additionally, application of the archaeologist's recommendation as conditions of approval is consistent with Carmel Coastal Implementation Plan section 20.146.090.D.2(a). As proposed, designed, and conditioned, the project will minimize potential impacts to Cultural and Tribal Cultural resources (Carmel Area Land Use Plan Policy 2.8.3.4)

Design Review
The proposed project site and surrounding area are designated "D," or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed residence has a split-level design with two separate levels that are staggered and separated from each other by a partial flight of stairs. This type of elevation has resulted in a "raised California Ranch house" style. Colors and materials proposed for the residence and ADU include: beige stucco, natural "Carmel" stone veneer, and horizontal wood walls, metal frame windows and doors, built up flat green roof with wood soffit and aluminum fascia. Per the Carmel Area LUP, structures shall be subordinate to and blended with the environment, using appropriate materials to that effect. In accordance with Carmel LUP Policy 2.2.3.6, the colors and materials proposed for the subject project will not disrupt the overall character of the neighborhood and will be subordinate to and blended into the developed and natural environment.

CEQA:
On April 23, 2019, the County of Monterey Board of Supervisors adopted a Mitigated Negative Declaration (MND) for the construction of a single-family dwelling and attached garage on the subject property (HCD-Planning File No. PLN170611; SCH. No. 2018091011; **Exhibit D**). This MND recommended mitigation measures to: 1) mitigate impact(s) on archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts; and 3) establish process by which a conservation easement may protect resource(s) in perpetuity, if necessary.

An Addendum to the previously adopted MND was prepared pursuant to CEQA Guidelines (California Code of Regulations, Title 14, Section 15164) to reflect changes in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND (**Exhibit C**). In comparison to the project scope analyzed by the previously adopted MND for PLN170611, the proposed project omits a 1,366 square foot basement and includes a 1,126 square foot ADU. The remaining scope of work proposed is the construction of a single family dwelling and an accessory dwelling unit. The changes in project scope do not increase the severity of previously identified environmental impacts, will not create new environmental impacts, and will result in reduced impacts on cultural and tribal cultural resources. The archaeological, geological, and geotechnical reports prepared for PLN170611 remain valid and accurate as changes in circumstances under which the project is being taken have not occurred. Additionally, supplemental, project-specifical reports (archaeological, geological, and geotechnical) did not identify any new resources or hazards not already analyzed under the previously adopted MND. Finally, the prepared technical reports,

submitted application materials, and information in the record do not present new information demonstrating that the proposed project will have one or more significant effects not discussed in the adopted MND. All previously approved mitigation measures remain adequate and appropriate to apply to PLN240045. Condition Nos. 12-16 are the previously approved Mitigation Measures that have been incorporated as Conditions of Approval. Therefore, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

OTHER AGENCY INVOLVEMENT:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE:

The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review (**Exhibit F**). The LUAC reviewed the project at a duly noticed public meeting on January 21, 2025. Public comments were made by the neighbors who live on the property east of the project parcel and requested that the Applicant move the storm drainage to preserve an existing Oak tree, and to modify the upper southern deck with additional plant screening for privacy. The project has been modified to incorporate these requests. The LUAC recommended approval of the project with the aforementioned minor changes by a vote of 7-0.

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Jacquelyn Nickerson, Principal Planner

Attachments:
Exhibit A - Draft Resolution, including:
- Conditions of Approval
- Project Plans, Elevations, and Colors & Materials
Exhibit B - Addendum
Exhibit C - Adopted Initial Study / Mitigated Negative Declaration
Exhibit D - Board of Supervisors Resolution Nos. 19-121 & 19-122
Exhibit E - Carmel Highlands LUAC Minutes for January 21, 2025
Exhibit F - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Jacquelyn Nickerson, Principal Planner Melanie Beretti, AICP, Chief of Planning; Joseph Alameda, Assistant Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Cypress Fire Protection District; Pietro Family Investments LP, Owner; Carla Hashimoto, Agent; Chris Adamski, Applicant; The Open Monterey Project; LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); Project File No. PLN240045

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:
PIETRO FAMILY INVESTMENTS LP (PLN240045)

RESOLUTION NO. 26--

Resolution by the County of Monterey Zoning Administrator:

1) Considering an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2018091011) pursuant to CEQA Guidelines section 15164; and
2) Approving a Combined Development Permit consisting of:
   a. Coastal Administrative Permit and Design Approval to allow construction of a 2,707 square foot two-story single-family dwelling with attached garage, and associated site improvements; and
   b. Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square-foot Accessory Dwelling Unit and associated site improvements; and
   c. Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

[PLN2400
45, Pietro Family Investments LP, 26307 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-463-012-000)]

The PIETRO FAMILY INVESTMENTS LP application (PLN240045) came on for public hearing before the County of Monterey Zoning Administrator on March 13, 2025 and June 25, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS -** The County has received and processed a Combined Development Permit under HCD-Planning File No. PLN240045.

   EVIDENCE: a) An application for a Combined Development Permit was submitted to HCD-Planning on February 21, 2024.

b) On March 13, 2025 the County of Monterey Zoning Administrator considered a Combined Development Permit to allow the development of a 2,707 square foot single-family dwelling with an attached garage and associated site improvements. The application included a Condition (Condition No.15) requiring the establishment of a Conservation and Scenic Easement over all undeveloped portions of the property to protect against inadvertent impacts to potential Archaeological resources on site. The project applicant did not agree to the Condition as it would prohibit the future development of an Accessory Dwelling Unit. The project was continued to a date uncertain to allow the applicant time to revise plans to include an Accessory Dwelling Unit prior to the establishment of the Conservation and Scenic Easement over remaining undeveloped portions of the property.

c) The proposed project includes a 1,126 square foot Accessory Dwelling Unit. Condition No.15 requiring a Conservation and Scenic Easement over undeveloped portions of the property is still applied.

e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN240045.

2. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
The project and/or use, as conditioned and/or mitigated, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, and other County health, safety, and welfare ordinances related to land use 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 General Plan;
- Carmel Area Land Use Plan;
- Monterey County Coastal Implementation Plan Part 4; and
- Monterey County Zoning Ordinance - Coastal (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/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

b) Project scope. The project involves the construction of a 2,707 square foot two-story single-family dwelling with an attached garage, a 1,126 square foot accessory dwelling unit, and associated site improvements. The project also involves development within an area of known archaeological resources.

c) Allowed Uses. The property is located at 26307 Isabella Avenue in Carmel (Carmel Point neighborhood), on the west side of Highway 1 (APN: 009-463-012-000), Carmel Area Land Use Plan. The 0.19-acre property is zoned Medium Density Residential, maximum of two units

per acre; with a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)], which allows for the development of the first single-family dwelling and accessory dwelling units subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section XXXX. Therefore, as proposed, the project involves allowed land uses for this site. Development within 750 feet of known archaeological resources is also allowed subject to the granting of a Coastal Development Permit. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see subsequent Evidence "f").

d) Lot Legality. The 0.19-acre lot (8,438-square feet) is described as the Southerly one-half of lot number 4, all of lot number 6, and the Northerly one-half of lot number 8, in Block B-6. It was created with map entitled "Map of Addition No. 7, Carmel-by-the-sea, Monterey County, California," filed for record on May 4, 1910, in the office of the County Recorder of the County of Monterey in Volume 2 of Maps, "Cities and Towns," on page 24. The County has previously recognized the legality of lots created by the subject 1910 final map. The County and property owners have also relied on the 1910 final map to direct development of lots within the subdivision, including utilities. The lots and streets, as identified on the final map, conform to the surrounding topography and the siting of lots and improvements on the final map indicate evidence of design. Therefore, the County recognizes the subject property as a legal lot of record.

e) Site Coverage. Development standards for the MDR zoning district are identified in MCC Section 20.12.060. Allowable site coverage and floor area ratio in this zoning designation is 35% or 2,954 square feet and 45% or 3,792.2 square feet for the subject parcel. Plans show the proposed single-family dwelling and accessory dwelling unit to be at a 2,636 square feet, or 31.4% site coverage and 35.8% floor area ratio. Therefore, the proposed project meets coverage allowances for its zoning designation.

f) Height and Setbacks. Development standards for the MDR zoning district are identified in MCC Section 20.12.060. Required setbacks in this MDR district for main structures are 20 feet (front), 10 feet (rear), and 5 feet (sides). As proposed, the development would have a front setback of 20 feet and ½ inch, a rear setback of 10 feet, and side setbacks of 5 and 45 feet (south and north, respectively). The maximum allowed height for main structures in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling would have a height of approximately 18 feet above average natural grade and would therefore conform to the maximum allowed height limit. Required setbacks for accessory dwelling units are 20 feet (front) and 4 feet (side and rear) and the maximum allowable height is 16 feet are outlined in Title 20 section 20.64.030. The proposed ADU will have setbacks of 21 feet (front), 45 feet (east side), 5 feet (west side), and 11 feet (rear), and a height of 13.8 feet. The County has applied a standard condition of approval (Condition No. 6 – Height Verification) to ensure conformance to the allowed height standard.

g) Design and Neighborhood Character. The proposed project site and surrounding area are designated "D," or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed residence has a split-level design with two separate levels that are staggered and separated from each other by a partial flight of stairs. This type of elevation has resulted in a "raised California Ranch house" style. Colors and materials proposed for the residence and ADU include: beige stucco, natural "Carmel" stone veneer, and horizontal wood walls, metal frame windows and doors, built up flat green roof with wood soffit and aluminum fascia. Per the Carmel Area LUP, structures shall be subordinate to and blended with the environment, using appropriate materials to that effect. In accordance with Carmel LUP Policy 2.2.3.6, the colors and materials proposed for the subject project will not disrupt the overall character of the neighborhood and will be subordinate to and blended into the developed and natural environment.

h) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under County of Monterey Zoning Ordinance Title 20, all residential developments shall have at least 1 covered parking space; covered parking shall count toward the two (2) required parking spaces. The project proposes to add a one-car garage and has adequate space for an uncovered parking space and therefore, complies the required parking regulations for a single family dwelling. Pursuant to Appendix 15 of the Monterey County Coastal Implementation Plan, no off-street parking is required for ADU's on the subject property.

i) Hazards. The subject property is located within 660 feet, or 1/8 mile, of a potentially active fault known as the Cypress Point Fault (CPF). Pursuant to Section 15.1.2 of the 1982 General Plan, faults classified as "potentially active" shall be treated the same as "active faults" until geotechnical information demonstrating that a fault is not "active" is accepted by the County. The CPF is described as a northwest striking slip fault extending from the City of Carmel-by-the-Sea to the Palo Corona Ranch on the south side of Carmel Valley. Due to the location of the site, a Geotechnical Report and Geologic Evaluation were required. The scope of the Geotechnical Report explored the surface and subsurface soil conditions and included geotechnical recommendations; the Geologic Evaluation defined the geologic conditions and identified potential geologic hazards associated with the project site. In geology, an "active" fault classification is given to faults causing surface displacement in the last 11,000 years. Based on the geologist's evaluation, the CPF would not be considered an active fault. The geologist determined that the Cypress Point Fault is located about 35 feet southwest from the subject parcel. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the

project is certified by a registered geologist/soils engineer [Section 20.146.080(f)]. According to the engineering geologist, given the very low level of hazard posed by the Cypress Point Fault, a reduced setback could be supported. It is the engineering geologist's professional opinion that no geologic conditions or geologic hazards would preclude construction of the proposed residences as they are currently proposed and given its current adherence to the fault setback. Haro, Kasunich and Associates, Inc. have developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. Pursuant to MCC section 16.08.110, all geotechnical recommendations will be incorporated into the final construction plans.

j) Visual Resources. Policy 2.2 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1, be permanently protected as an important component of shoreline access and public recreational use. A site visit was conducted on September 29, 2024, and it was determined that development of the site will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to add a residence reaching the allowed height and an accessory dwelling unit, the development is being proposed in a built-up neighborhood where the first single-family dwelling and accessory dwelling unit is a principal use allowed. The subject property, located on the eastern side of Isabella Avenue, is not visible from Scenic Road (located over 300 feet north of Scenic Road) or Point Lobos. Furthermore, except for one introduced, not protected tree, no other trees are proposed for removal and existing vegetation on the parcel's west (front) side will also remain.

k) Archaeological & Tribal Cultural Resources. The subject project is within 750-feet of a known archaeological resource and has a high archaeological sensitivity. Specifically, the project is located in a recorded archaeological site known as CA-MNT-17. Significant archaeological resources have been found in the surrounding neighborhood. Carmel's key policy on Archaeological Resources is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Chapter 2.8, Section 2.8.2). Three archaeological reports (County of Monterey Library Nos. LIB170269, LIB170435, LIB190038, and) were prepared by three different archaeological experts for a previously approved project on the subject property (PLN170611, Board of Supervisors Resolution No. 19-121), which ultimately was never constructed. A project specific archaeological report (County of Library No. LIB240268) was prepared for proposed project (PLN240045). The following discussion is based on the conclusion of these reports.

The first archaeological report prepared by Albion (County of Library No. LIB170269) for PLN170611 (inclusive of basement proposal)

concluded there was no need for further testing, notwithstanding a finding of cultural materials during both the Phase 1 surface reconnaissance and the Extended Phase 1 sub-surface survey using shovel probes (SPs). The cultural material (lithic debitage, low-density fragmented marine shell, and one piece of bone) found in the SPs gave inconclusive information as to the presence of significant Cultural or Tribal Cultural Resources. No anthropogenic soils were observed, and no intact archaeological deposits were discovered in the SPs. Albion's subsurface investigations indicated that potentially significant cultural materials may be located within the Project Area. However, because the data was not conclusive (sparse accumulation of prehistoric flaked stone debitage and marine shell, and the lack of midden soils), Albion could not confirm whether the SP's cultural materials were associated with one of Carmel Point's main archaeological resources (CA-MNT-17). To ensure impacts to potentially significant archaeological resources are minimized or avoided, Albion recommended the preparation of a project-specific Archaeological Monitoring Plan, archaeological and tribal cultural monitoring, and a preconstruction cultural resources awareness and response training program for construction personnel. The second report prepared by Dr. Breschini (LIB170435) for PLN170611 (inclusive of basement proposal) did not identify surface evidence of potentially significant archaeological resources as the auger testing produced clean light brown sand. This report recommended onsite archaeological monitoring during construction. The third report prepared by Susan Morley (LIB190038) for PLN170611 (inclusive of basement proposal) included auger testing. The auger testing (reaching ten feet deep or bedrock) did not encounter any material to indicate cultural resources are present on the project parcel, except for one fragmented stone. This report recommended that the project's ground disturbance be monitored by both a qualified archaeologist and a tribal member. The fourth report prepared by Dana Supernowicz (Project Archaeologist) (County of Monterey Library No. LIB240268) for the proposed project (PLN240045, no basement proposed) detailed the findings of a pedestrian survey with random 8-16 inch deep shovel tests. Per this report, none of the shovel test units produced any evidence of midden, marine shells, fire-fractured rock, flakes, groundstone, or faunal material. Soils were consistent with native fine medium-dark aeolian sands and silt. In addition, no surface indications of precontact occupation were identified within the parcel. The Project Archaeologist determined that the probability of encountering below-grade cultural deposits is determined to be low, and thus did not recommend any specific protection measures. This report was later amended to include an assessment of the newly proposed ADU. According to the amended report, no cultural resources were identified and the probability of encountering below-grade cultural deposits is determined to be low.

Due to the findings of archaeological reports, the scope of the project, high archaeological sensitivity of the area, and compelling evidence found near the subject site, All recommendations contained in the four archaeological reports outlining measures for protecting inadvertently

discovered resources (project-specific Archaeological Monitoring Plan, a pre-construction cultural resources awareness and response training program, and on-site archaeological and tribal monitoring) have been applied to this proposed project as conditions of approval. The Archaeological Monitoring Plan shall address: 1. Description of cultural resources present; 2) monitoring procedures; 3) the evaluation process; 4) Native American participation; and 5) treatment of human remains. Additionally, if Native American remains are uncovered during construction, and if they will stay buried onsite, Condition No. 15, requires that the Applicant/Owner record a Conservation Easement over the subject, except those portions developed with approved structures and landscaping. These protection and avoidance measures provide compliance with Carmel Area Land Use Plan Policy 2.8.3.3. Additionally, application of the archaeologist's recommendation as conditions of approval is consistent with Carmel Coastal Implementation Plan section 20.146.090.D.2(a).

l) Land Use Advisory Committee. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on January 21, 2025 and was given a recommendation of approval with changes. A motion to support the project was made with members voting: 7 ayes, and 0 no. The following modifications were cited in the minutes for supporting the project with changes: Move the storm drainage away from an oak tree on the Northeast corner to the Southeast corner; and modify the upper southern deck to allow for privacy plant screening.

m) The project planner conducted a site inspection on September 29, 2024 to verify that the project on the subject parcel conforms to the plans listed above.

n) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240045.

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

EVIDENCE: a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Cypress Fire Protection District. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.

b) Staff identified potential impacts to Cultural, Tribal Cultural, and Geology/Soils resources. The following reports have been prepared:

- "Phase I and II Archaeological Study," (LIB240268) prepared by Historic Resource Associates, September 2024.
- "Geologic Evaluation," (LIB180354), prepared by Craig S. Harwood, November 22, 2017, and June 17, 2024.
- "Geotechnical Investigation," (LIB180355) prepared by Haro, Kasunich and Associates, Inc., December 18, 2017, and August 28, 2024.

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

d) Staff conducted a site inspection on September 29, 2024, to verify that the site is suitable for this use.

e) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240045.

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

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

b) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpaso Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.

c) Hazards. The subject property is located within 660 feet, or 1/8 mile, of a potentially active fault known as the Cypress Point Fault (CPF). Pursuant to Section 15.1.2 of the 1982 General Plan, faults classified as "potentially active" shall be treated the same as "active faults" until geotechnical information demonstrating that a fault is not "active" is accepted by the County. The CPF is described as a northwest striking slip fault extending from the City of Carmel-by-the-Sea to the Palo Corona Ranch on the south side of Carmel Valley. Due to the location of the site, a Geotechnical Report (LIB180355) and Geologic Evaluation (LIB180354) were required. Based on the geologist's evaluation, the CPF would not be considered an active fault. The geologist determined that the Cypress Point Fault is located about 35 feet southwest from the subject parcel. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the project is certified by a registered geologist/soils engineer [Section 20.146.080(f)]. According to the geologist, given the very low level of hazard posed by the Cypress Point Fault, a reduced setback could be supported in this case. It is the engineering geologist's professional opinion that no geologic conditions or geologic hazards would preclude

construction of the proposed residence as it is currently proposed and given its current adherence to the fault setback. LIB180355 makes geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. Pursuant to MCC section 16.08.110, all geotechnical recommendations will be incorporated into the final construction plans.

d) Staff conducted a site inspection on September 29, 2024, to verify that the site is suitable for this use.

e) The application, plans, and related supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240045.

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

b) Staff conducted a site inspection on September 29, 2024 to assess and confirm that no violations exist on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN240045.

5. **FINDING:** **CEQA (Addendum) –** An Addendum to a previously certified Mitigated Negative Declaration (MND) (State Clearinghouse No. 2018091011) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

EVIDENCE: a) An MND (SCH No. 2018091011) for PLN170611, Pietro Family Investments LP was prepared and adopted by the Board of Supervisors on April 23, 2019 (Board Resolution No. 19-121).

b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, see subsequent Evidence "c" through "e". However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The prepared Addendum is attached as Exhibit C of the June 25, 2026 staff report to the Zoning Administrator and reflects the County's independent judgement and analysis.

c) Pursuant to Section 15162(a)(1) of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major

revisions to the MND. There are no new significant environmental effects nor a substantial increase in the severity of previously identified significant effects as the changes to the project are the omission of a 1,366 square foot basement and the addition of a 1,126 square foot Accessory Dwelling Unit. The remaining scope of work proposed is the construction of a single-family dwelling and accessory dwelling unit. Therefore, the proposed project will reduce the impacts analyzed under the previously adopted MND and will not result in new or more severe impacts, specifically on cultural and tribal cultural resources.

d) Pursuant to Section 15162(a)(2) of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND. All recommendations of previously prepared technical reports remain valid and applicable to the proposed project. The archaeological, geological, and geotechnical reports submitted for the proposed project did not identify any new resources not already analyzed under the prior MND.

e) Pursuant to Section 15162(a)(3) of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. There have been no new significant environmental effects or substantial increases in the severity of previously identified effects of the project site. The prepared technical reports, submitted application materials, and information in the record do not present new information demonstrating that the proposed project will have one or more significant effects not discussed in the adopted MND. Construction of the single-family dwelling, attached garage, and accessory dwelling unit will be in accordance with the technical reports on file which were produced for the previously approved project and updated for the currently proposed project. All previously approved mitigation measures remain adequate and appropriate to apply to PLN240045 (Condition Nos. 12-16).

f) The Zoning Administrator has considered the Addendum together with the previously adopted MND for PLN170611 and finds that there is no substantial evidence that the project warrants subsequent environmental review. The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.

h) No adverse environmental effects were identified during staff review of the development application during a site visit on September 29, 2024.

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 can be found in Project File PLN240045.

6. **FINDING:** **PUBLIC ACCESS -** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No 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 (Part 4) can be demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) As proposed, the project would not obstruct public views of the shoreline from surrounding roadways, nor obstruct public visual access to the shoreline from major public viewing corridors (Carmel Land Use Plan Policy 5.3.3.4.a).

e) The project planner conducted a site visit on September 29, 2024, to verify that the project, as proposed and conditioned/mitigated, would not impact public access. Based on this site inspection, the proposed project would not be visible from Highway 1 or any common public viewing area. The project will not result in adverse impacts to the public viewshed or scenic character in the project vicinity, and is consistent with the applicable visual resource and public access policies of the Carmel Area Land Use Plan. See also Finding No. 1, Evidence i above.

f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN240045.

7. FINDING: **ACCESSORY DWELLING UNIT –** The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

EVIDENCE: a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 1,126 square-foot ADU that includes independent living facilities as shown in the attached plans.

b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 10 feet north of the proposed single-family dwelling and meets all required setback standards (see Finding 2, Evidence “f”).

c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44 (See Finding 2, evidence “e, f, g, h, j”)

d) Pursuant to Appendix 15 of the Monterey County Coastal Implementation Plan, no off-street parking is required for ADU’s on the subject property.

e) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpaso Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development can be found in Project File PLN240045.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development permitted in the underlying zone as a conditional use (i.e.; development within 750 feet of known archaeological resources).

DECISION

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

1) Consider an Addendum together with a previously adopted Mitigated Negative Declaration (SCH No. 2018091011), and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
2) Approving a Combined Development Permit consisting of:
1) Approve a Combined Development Permit consisting of:
    a) Coastal Administrative Permit and Design Approval to allow construction of a 2,707 square foot two-story single-family dwelling with attached garage, and associated site improvements;
    b) Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square-foot Accessory Dwelling Unit and associated site improvements; and
    c) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

In general conformance with the attached plans and subject to attached conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of June, 2026.

Mike Novo, AICP
Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

   Additionally, the Zoning Ordinance provides that no construction 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 offices in Salinas.

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

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County of Monterey HCD Planning

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

PLN240045

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240045) allows the construction of a 2,707 square foot two-story single-family dwelling with an attached garage and associated site improvements, and a 1,126 square foot ADU within 750 feet of known archaeological resources. The property is located at 26307 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-012-000), Carmel Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-463-012-000 on June 25, 2026. The permit was granted subject to 16 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. 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.

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

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

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

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

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

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

6. PD041 – HEIGHT VERIFICATION

Responsible Department: Planning

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

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

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

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

7. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection to Isabella Ave. The design and construction is subject to the
approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an
encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct
and complete improvements prior to occupancy or commencement of use. Applicant is responsible to
obtain all permits and environmental clearances.

8. 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.

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

10. 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.

11. 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:

12. PDSP001 - NON-STANDARD CONDITION: MM#1 CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present onsite during soil disturbing activities. These activities include, but are not limited to: grading and foundation excavation. A qualified archaeological monitor is defined as a licensed professional archaeologist on the list of County-approved archaeological consultants. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by both the Tribal Monitor or other appropriate NAHC-recognized representative and the onsite qualified archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with concurrence of the County. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 1. The owner/applicant shall submit the plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include, but not be limited to: pre-construction meeting agenda, specific construction activities for which the monitor shall be present, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site shall be halted. The contract shall be submitted to HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1c:
Prior to the issuance of grading or building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any construction activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

13. PDSP002 - NON-STANDARD CONDITION: MM#2 CULTURAL RESOURCES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Due to the project site's location in CA-MNT-17, a recorded prehistoric site and because the project includes excavation for a foundation, there is a potential for human remains or cultural artifacts to be accidentally uncovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist (chosen from the County-approved list of consultants), and the Most Likely Descendant (MLD) as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition.

In the event that archaeological materials other than human remains are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a Tribal Monitor. A Tribal Monitor is defined as a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative. If the find is determined to be historically (as determined by a qualified archaeologist) or culturally (as determined by a Tribal Monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe shall be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.

Compliance or Monitoring Action to be Performed:

Mitigation Measure Monitoring Action No. 2a.: Notes on Plans
Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2, including the actions to be performed. The owner/applicant shall submit plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains
If human remains are discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall contact Monterey County HCD-Planning within 24 hours of the find to alert them to the discovery;
- If the County Coroner determines the remains to be Native American:

o The Coroner shall contact the Native American Heritage Commission and HCD-Planning within 24 hours of the determination.
o The Native American Heritage Commission shall identify the person or persons it believes to be the MLD (from a tribal group such as, though not limited to, the Esselen, Salinan, Costonoans/Ohlone or Chumash, as appropriate tribal groups, as appropriate.
o The MLD may make a recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

- If the remains are determined to be Native American, and the MLD, in concurrence with a qualified archaeologist, determines that:

a. The remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation, then
The Owner/Applicant/Contractor will work with HCD-Planning to move/shrink/modify/redesign the portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to HCD-Planning. The redesign shall be in accordance with the process codified in State law Public Resources Code section 5097.98 with penalty for violation pursuant to Public Resources Code section 5097.994. No work shall re-commence on site within 50 meters of the find until the County has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

14. (CONT) Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: (CONTINUED FROM CONDITION NO. 13)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

If significant tribal cultural artifacts (determined to be significant by the onsite Tribal Monitor – not including human remains which are handled in accordance with Public Resources Code section 5097.98 and penalty for violation pursuant to Public Resources Code section 5097.994) are discovered during construction activities, there shall be no further mechanical excavation (e.g.: backhoe, trencher, etc.) or ground disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be surgically uncovered and extracted by a qualified archaeologist, and stored safely through the duration of excavation;
- Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;
- If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.
- If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.
- If human remains are found at any time during either hand digging or mechanical excavation, the Owner shall take the steps required by Mitigation Measure Monitoring Action No. 2b.

After completion of excavation activities, all recovered artifacts will be catalogued by both the Tribal Cultural Monitor and the qualified archaeological monitor. Once catalogued, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society, at the discretion of the property owner. A Final Technical Report shall be submitted to by the qualified archaeologist to HCD-Planning within one year of the discovery.

15. PDSP003 - NON-STANDARD CONDITION: MM#3 CONSERVATION EASEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If Native American human remains are uncovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over the entire parcel, excepting only those areas of the parcel where the residence and landscaping are authorized. An easement deed shall be submitted to, reviewed, and approved by, the Chief of HCD-Planning and accepted by the Board of Supervisors prior to final building permits.

(HCD-PLANNING)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 3a:
Within 24 hours of confirmation by the County Coroner that uncovered remains found onsite have been identified as Native American, the applicant/owner shall notify HCD-Planning that a Conservation and Scenic Easement is to be surveyed and submitted.

Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, with the metes and bound description developed in consultation with a certified professional, to HCD-Planning for review and approval.

Mitigation Measure Action 3b:
Prior to the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to HCD-Planning.

16. PDSP004-NON-STANDARD CONDITION: MM#4 PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Tribal Cultural Resources incur less than significant impacts, a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure #2. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 4a:
Prior to issuance of a construction permit for grading and/or building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:
Any artifacts found that are not associated with a finding of human remains shall be catalogued by both the Tribal Monitor and the Qualified Archaeological Monitor. Once catalogued, the Qualified Archaeological Monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A Final Technical Report shall be submitted by the qualified archaeologist to HCD-Planning within one year of the discovery. Artifacts associated with a finding of human remains shall be reburied in accordance with State law and penalty for violation pursuant to PRC section 5097.994, and a conservation easement shall be required to be recorded over the parcel, as required in MM#3.

Mitigation Measure Action 4c:
Prior to final building inspection, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

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ADAMSKI RESIDENCE

26307 Isabella Avenue
Carmel, California

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROJECT DATA

LOT DATA

LOT SIZE:	0.1936 ACRE (8,427 S.F.)
ZONING:	MDR/2-D(18)(CZ)
BUILDING HEIGHT:	ALLOWABLE 18' MAX.
APN:	009-463-012-00
OCCUPANCY GROUP:	R3 FOR HOUSE - U FOR GARAGE

ALLOWED:	MAIN HOUSE	ADU
FAR:	3,792.2 S.F. (45%)	800 S.F. - 1,200 S.F.
BLDG. SITE COVERAGE:	2,949.5 S.F. (35%)	N/A

SETBACKS

MAIN HOUSE

SETBACKS:	REQUIRED	PROPOSED
FRONT (VALLEY VIEW)	20'-0"	20'-1.5"
SIDES (EAST)	5'-0"	5'-0"
SIDES (WEST)	5'-0"	45'-0"
REAR	10'-0"	10'-0"

ADU

SETBACKS:	REQUIRED	PROPOSED
FRONT (VALLEY VIEW)	20'-0"	21'-10.5"
SIDES (EAST)	4'-0"	45'-6"
SIDES (WEST)	4'-0"	5'-0"
REAR	4'-0"	11'-6.5'

BUILDING HEIGHT

	MAIN HOUSE	ADU
MAXIMUM ALLOWED HEIGHT:	18 FT.	16 FT
PROPOSED HEIGHT:	18 FT.	13.8 FT
EXISTING LOW GRADE:	51.5'	52.66'
EXISTING HIGH GRADE:	56.5'	57.75'
EXISTING AVERAGE GRADE:	54.0'	55.2'
MAXIMUM BUILDING HEIGHT:	72.0'	71.2'

FLOOR AREA

MAIN HOUSE FLOOR AREA:

1ST FLOOR ENTRY / BEDROOMS	1,595 S.F.
GARAGE / MECH.	269 S.F.
2ND FLOOR LIVING SPACE	843 S.F.
TOTAL FLOOR AREA	2,707 S.F. (32.1%)
REMAINING FLOOR AREA =	1,085.2 S.F. (12.9%)

ADU FLOOR AREA:

LIVING SPACE	1,090 S.F.
LAUNDRY / MECHANICAL	36 S.F.
TOTAL FLOOR AREA	1,126 S.F.

BUILDING SITE COVERAGE

MAIN HOUSE BUILDING SITE COVERAGE:	1,972 S.F. (23.5%)
REMAINING BUILDING SITE COVERAGE =	977.6 S.F. (11.5%)
ADU COVERED ENTRY / PATIO & CARPORT:	664 S.F. (7.9%)

SITE COVERAGE

SITE COVERAGE - IMPERVIOUS:	MAIN HOUSE	ADU
BUILDING SITE COVERAGE:	1,972 S.F.	664 S.F.
SITE WALLS	142 S.F.	111 S.F.
PATIOS	638 S.F.	345 S.F.
SUB TOTAL IMPERVIOUS	2,752 S.F.	1,120 S.F.
SITE COVERAGE - PERVIOUS:		
DRIVEWAY	191 S.F.	189 S.F.
STEPPING STONES / LANDINGS	231 S.F.	115 S.F.
SUB TOTAL PERVIOUS	422 S.F.	304 S.F.
TOTAL SITE COVERAGE	3,174 S.F.	1,424 S.F.

PROJECT INFORMATION

OWNER:	CHRISTOPHER ADAMSKI 12 RONNOCO ROAD CARMEL VALLEY, CA 93924O
PROJECT ADDRESS:	26307 ISABELLA AVE. CARMEL, CA 93923
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-372-0410 CONTACT: CARLA HASHIMOTO
LAND SURVEYOR:	LUCIDO SURVEYORS 245 FOAM STREET, SUITE 200 MONTEREY, CA 93940 PH: 831-620-5032
ARBORIST:	ROB THOMPSON THOMPSON WILDLAND MANAGEMENT (TWM) 57 VIA DEL REY MONTEREY, CA 93940 PH: (831) 372-3796
CIVIL ENGINEER:	C3 ENGINEERING, INC. 126 BONIFACIO PLACE, SUITE C MONTEREY, CA 93940 PH: (831) 647-1192 CONTACT: JENNIFER RUDOLPH
LANDSCAPE ARCHITECT:	SEVEN SPRINGS STUDIO 2548 EMPIRE GRADE SANTA CRUZ, CA 95060 PH: (831) 466-9617 CONTACT: SIMON PHILLIPS
GEOTECHNICAL:	HARO, KASUNICH AND ASSOCIATES, INC. 116 EAST LAKE AVENUE WATSONVILLE, CA 95076 PH: (831) 722-4175 CONTACT: JOHN KASUNICH
ARCHAEOLOGIST:	HISTORIC RESOURCE ASSOCIATES 3142 BIRD ROCK ROAD PEBBLE BEACH, CA 93953 CONTACT: DANA SUPERNOWICZ

PROJECT DESCRIPTION

CONSTRUCTION OF NEW, 2 STORY, 2,707 S.F. SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 3 FULL BATHS, 1 HALF BATH, 1 CAR GARAGE, SECOND FLOOR VIEW DECK, PERIMETER FENCES UP TO 6 FEET, AND LOW PRIVACY WALLS ON ISABELLA AVENUE UP TO 4 FEET.

CONSTRUCTION OF NEW, 1 STORY, DETACHED, 1,085.2 S.F. ADU WITH 2 BEDROOMS, 2 FULL BATHS, 1 CAR CARPORT, COVERED ENTRY, COVERED PATIO, AND PERIMETER FENCES UP TO 5 FEET.

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A-1.1	PROPOSED SITE PLAN
A-1.2	EXCAVATION DIAGRAM
A-2.1	MAIN HOUSE PLANS
A-2.2	ADU PLANS
A-3.1	NORTH & SOUTH ELEVATIONS
A-3.2	EAST ELEVATIONS
A-3.3	WEST ELEVATIONS
A-7.1	MATERIAL SAMPLES
A-7.2	RENDERED PERSPECTIVES
CIVIL:	
C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	STORMTECH DETAILS
C4	CONSTRUCTION DETAILS
C5	EROSION CONTROL PLAN
LANDSCAPE:	
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L-2.0	LIGHTING PLAN

OWNERSHIP NOTES

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UTILITIES

1. WATER: CALIFORNIA AMERICAN WATER COMPANY
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: CARMEL WASTEWATER

TREE REMOVAL

REMOVAL OF ONE 12" TREE.

ARCHAEOLOGICAL NOTES

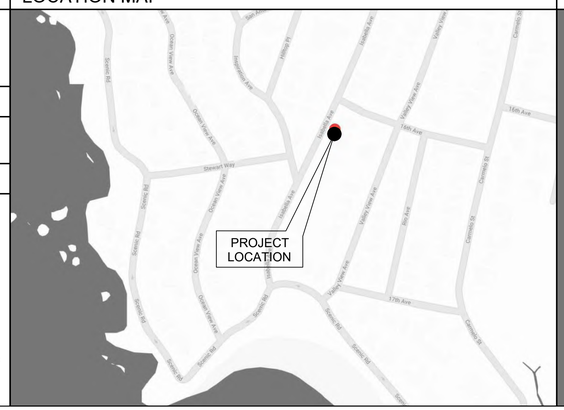
1. STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

2. ARCHAEOLOGICAL MITIGATION REQUIREMENTS ADOPTED BY MONTEREY COUNTY FOR ITS MITIGATED NEGATIVE DECLARATION AND FOR COUNTY CDPs PLN170611, PLN170612, AND PLN170613, ARE INCORPORATED AS CONDITIONS.

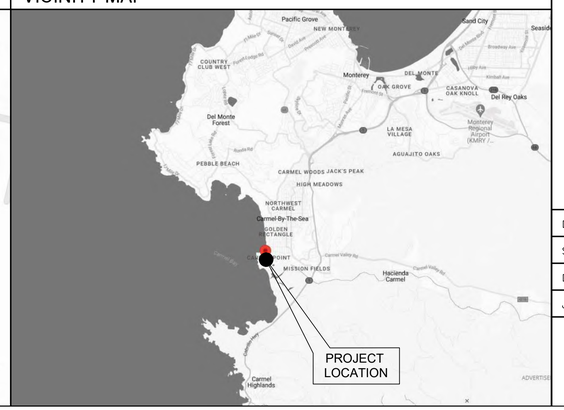
3. ARCHAEOLOGICAL RESOURCES REPORT. ANY RECOMMENDATIONS OR OTHER MEASURES INCLUDED IN THE ARCHAEOLOGICAL REPORT CURRENTLY UNDERWAY WILL BE INCLUDED ON THE BUILDING PERMIT FOR NEW CONSTRUCTION.

4. TRIBAL MONITOR. PRIOR TO GROUND DISTURBING ACTIVITIES RELATING TO NEW CONSTRUCTION, THE APPLICANT SHALL CONTRACT WITH THE LOCAL TRIBAL REPRESENTATIVE TO CONDUCT ONSITE MONITORING FOR THE DURATION OF THE GROUND DISTURBING ACTIVITIES.

LOCATION MAP



VICINITY MAP



COVER SHEET

JOB NAME: Adamski Residence
26307 Isabella Avenue
Carmel, CA 93923
A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	N/A
DRAWN:	HRM
JOB NUMBER:	22.10

A0.1
SHEET OF

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PROJECT NORTH

N

EXISTING SITE PLAN

0 8' 16' 32'

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

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

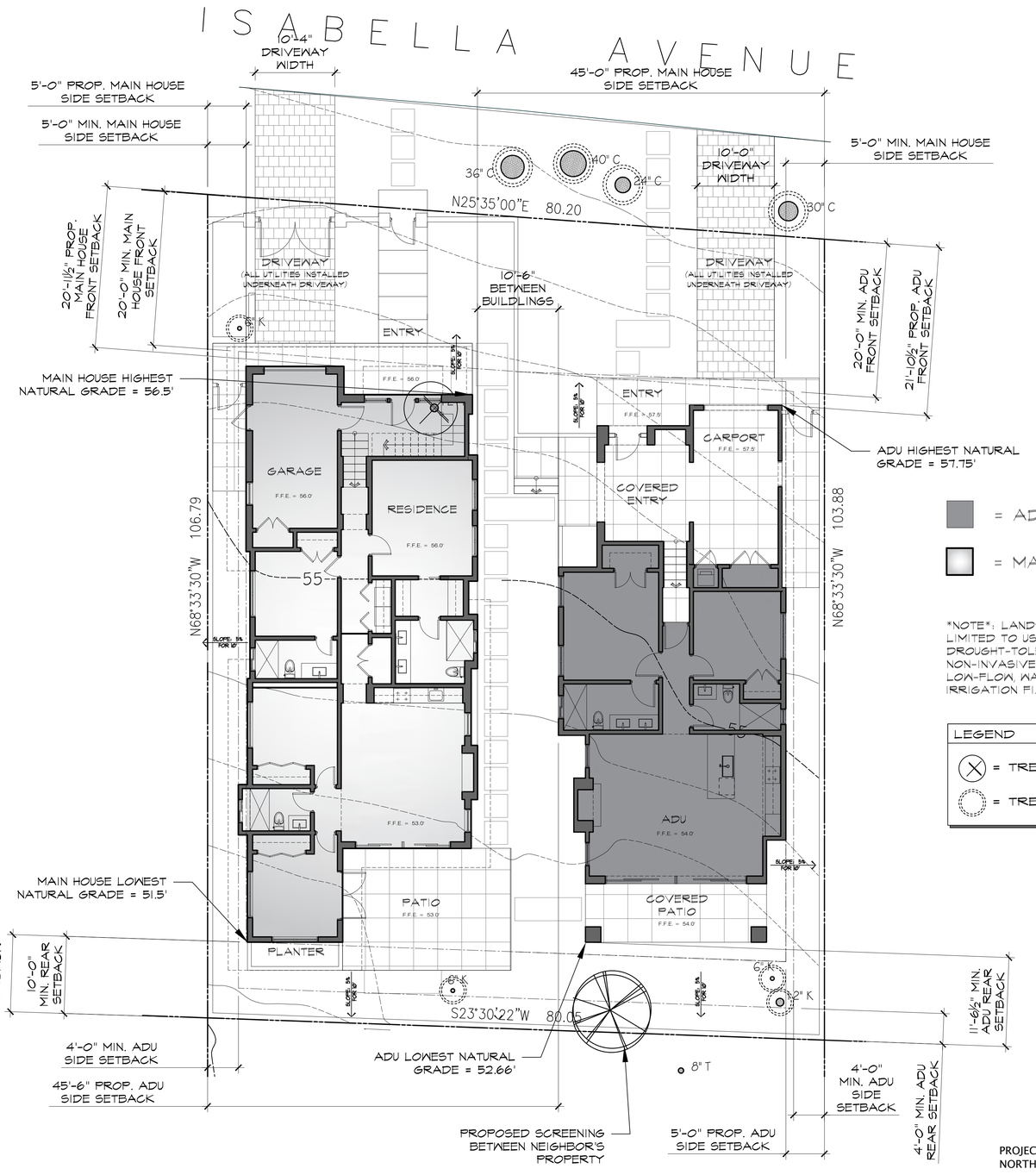
EXISTING SITE PLAN

JOB NAME: Adamski Residence
26307 Isabella Avenue
Carmel, CA 93923
A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	22.10

A-1.0
SHEET OF

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PROPOSED SITE PLAN

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN

JOB NAME: Adamski Residence
26307 Isabella Avenue
Carmel, CA 93923
A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	22.10

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SHEET OF

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CUT LEGEND

= 0" - 6" OF CUT

= 6" - 1' OF CUT

= 1' - 1.5' OF CUT

= 1.5' - 2' OF CUT

= 2' - 2.5' OF CUT

= 2.5' - 2.9' OF CUT

MAIN HOUSE EXCAVATION"

GARAGE F.F.E. = 56.0'

0' - .5' = 137 S.F.

BEDROOM & FAMILY ROOM F.F.E. = 58.0'

0' - .5' = 204 S.F.
.5' - 1' = 181 S.F.
1' - 1.5' = 241 S.F.
1.5' - 2' = 221 S.F.
2' - 2.5' = 222 S.F.
2.5' - 2.9' = 109 S.F.

TOTAL = 1,177 S.F.

NET TOTAL = 1,314 S.F.

ADU EXCAVATION"

CARPORT F.F.E. = 57.5'

0' - .3' = 25 S.F.

LIVING SPACE F.F.E. = 54.0'

0' - .5' = 187 S.F.
.5' - 1' = 207 S.F.
1' - 1.5' = 210 S.F.
1.5' - 2' = 168 S.F.
2' - 2.5' = 52 S.F.

TOTAL = 824 S.F.

NET TOTAL = 849 S.F.

PROJECT NORTH

N

0 8' 16' 32'

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

EXCAVATION CUT DIAGRAM

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
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EXCAVATION DIAGRAM

JOB NAME: Adamski Residence
26307 Isabella Avenue
Carmel, CA 93923
A.P.N. 009-463-012-000

DATE: 7/8/2025

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

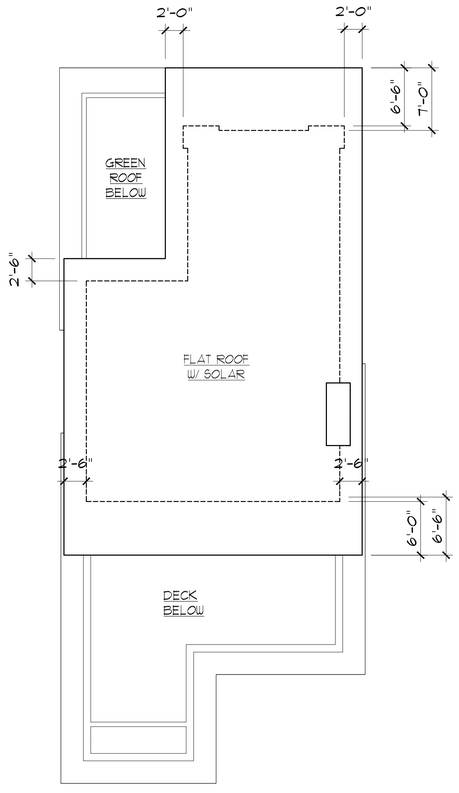
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JOB NUMBER: 22.10

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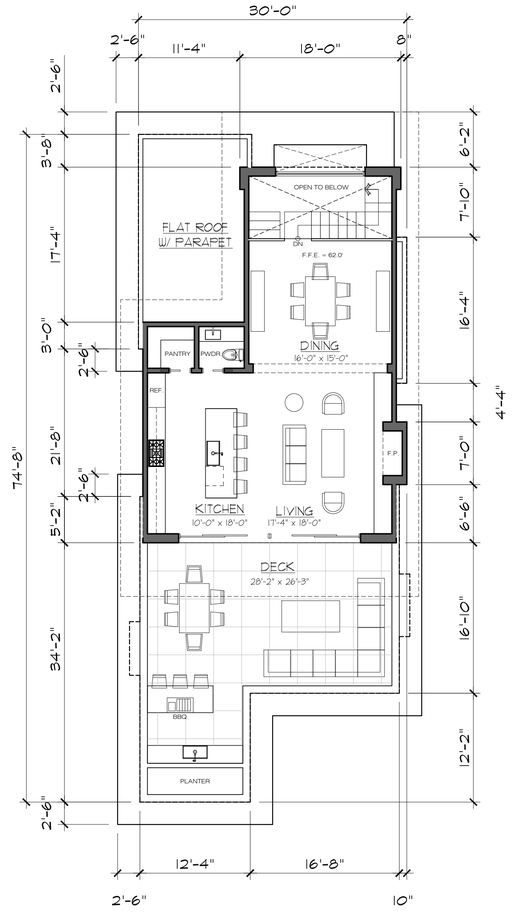
PROJECT NORTH

N

MAIN HOUSE ROOF PLAN

0 4' 8' 16'

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



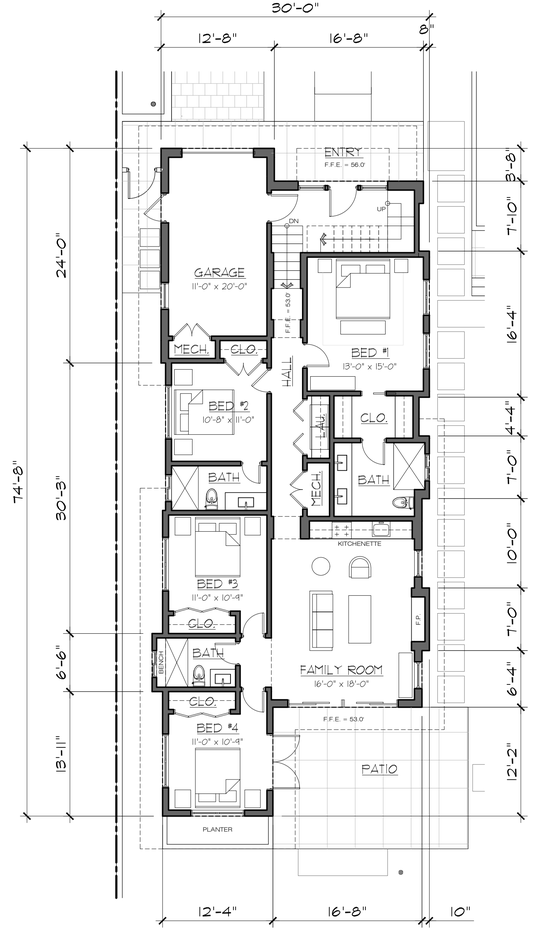
PROJECT NORTH

N

MAIN HOUSE SECOND FLOOR PLAN

0 4' 8' 16'

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



PROJECT NORTH

N

MAIN HOUSE FIRST FLOOR PLAN

0 4' 8' 16'

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

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MAIN HOUSE PLANS

JOB NAME: Adamski Residence
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Carmel, CA 93923
A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	22.10

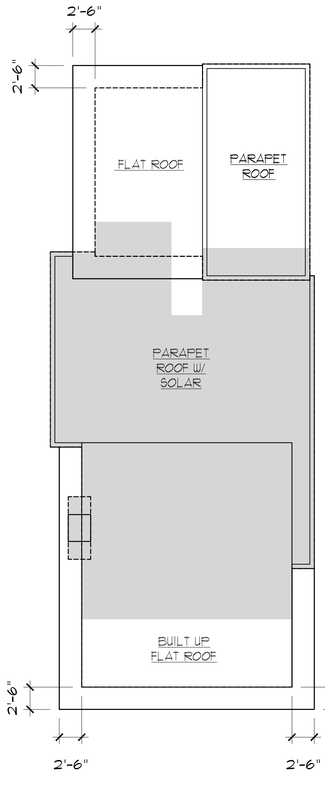
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= ADU

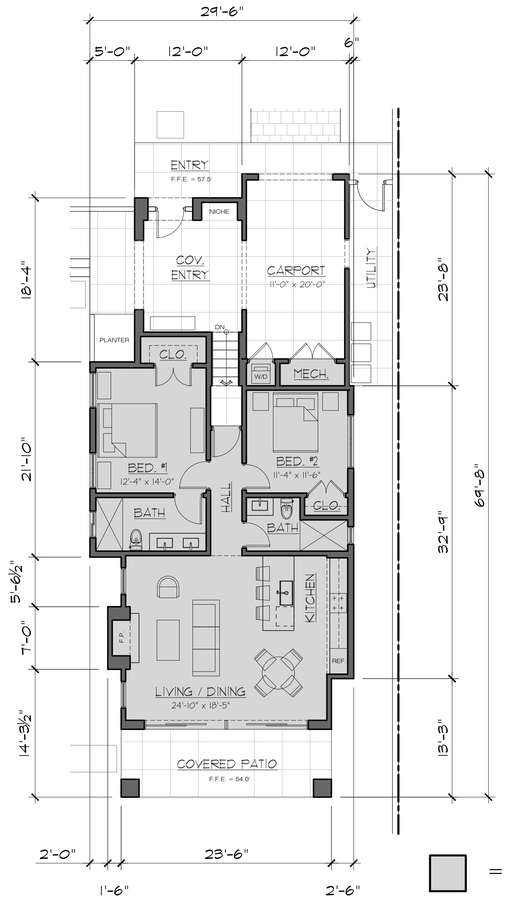
PROJECT NORTH

N

ADU ROOF PLAN

0 4' 8' 16'

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



= ADU

PROJECT NORTH

N

ADU FLOOR PLAN

0 4' 8' 16'

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

REVISION	No.

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SECOND FLOOR PLANS

JOB NAME: Adamski Residence
26307 Isabella Avenue
Carmel, CA 93923
A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	22.10

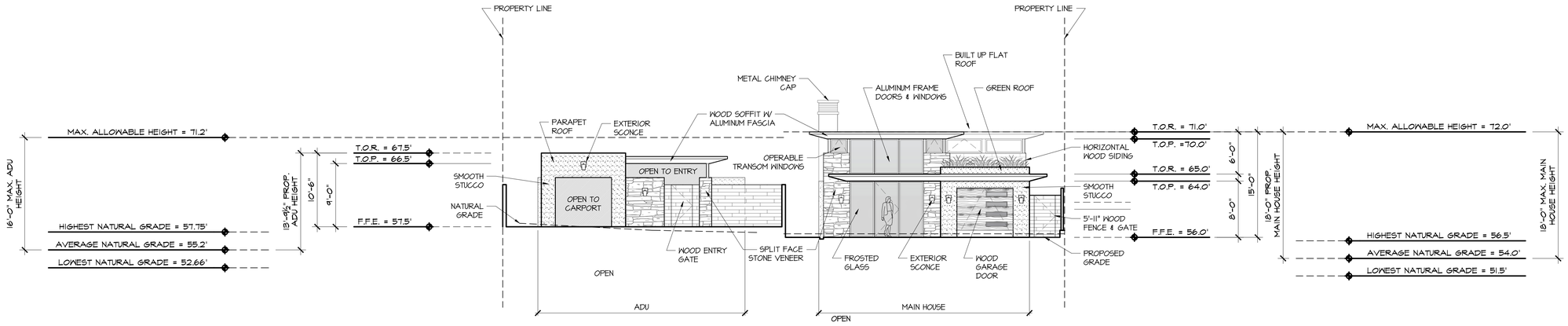
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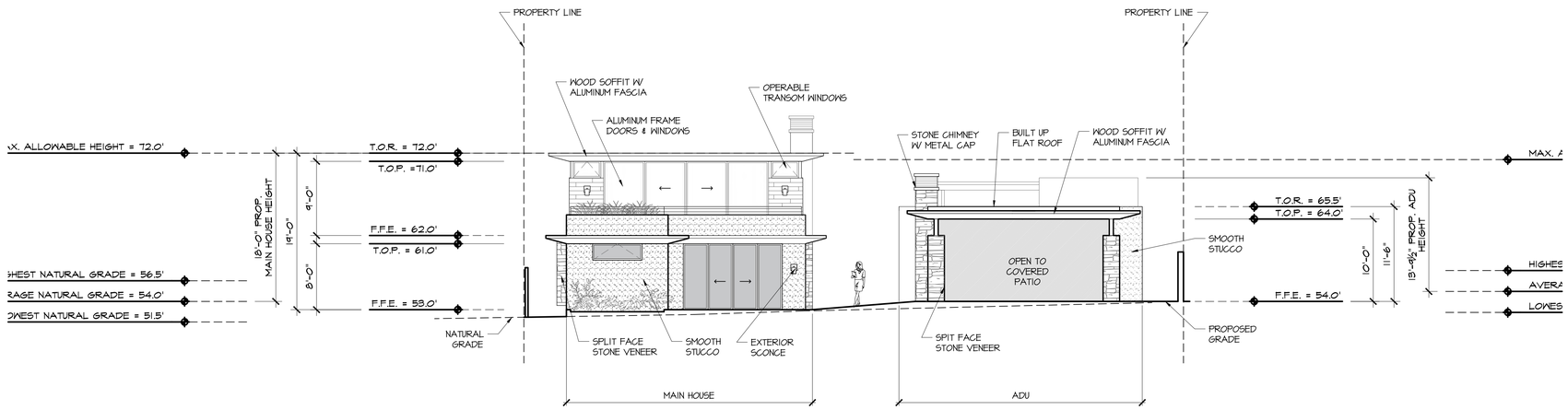
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NORTH ELEVATION

0 4' 8' 16'

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



SOUTH ELEVATION

0 4' 8' 16'

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

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NORTH & SOUTH ELEVATIONS

JOB NAME: Adamski Residence
26307 Isabella Avenue
Carmel, CA 93923
A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	1/8"=1'-0"
DRAWN:	HRM
JOB NUMBER:	22.10

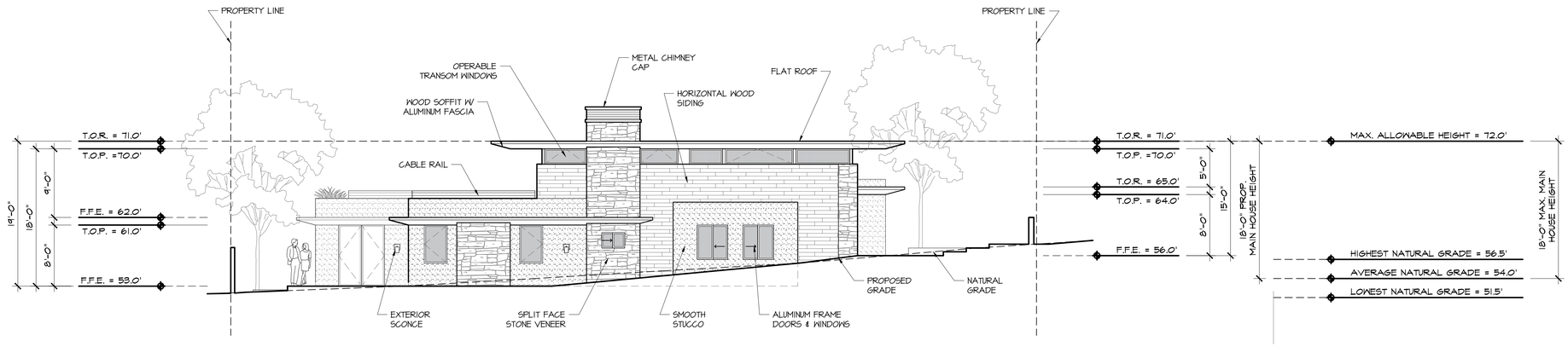
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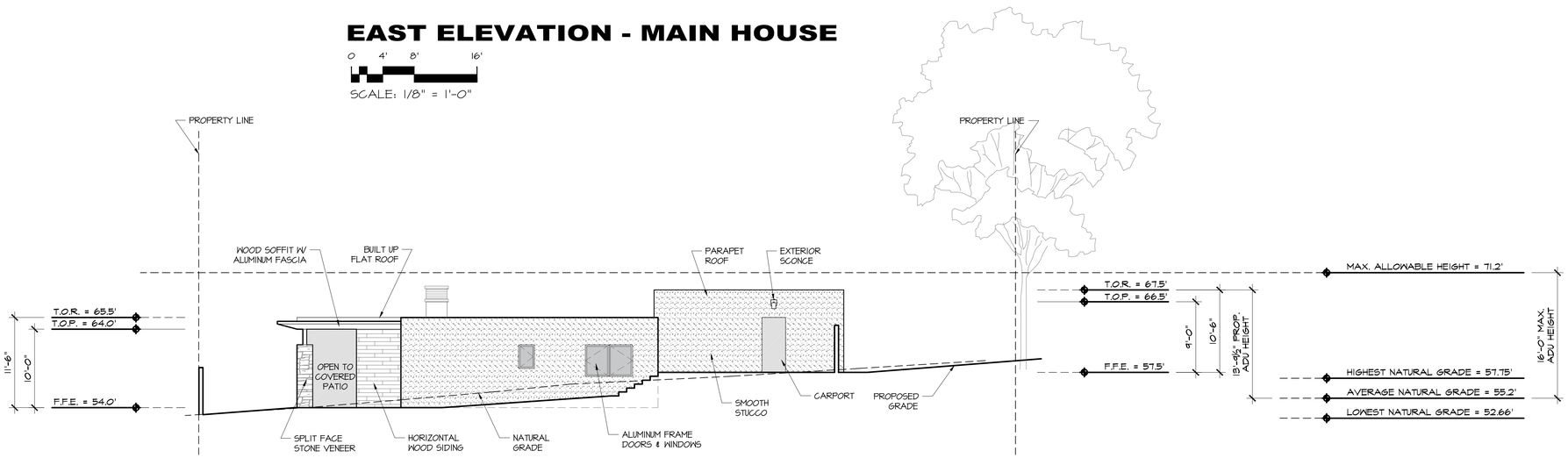
DD



EAST ELEVATION - MAIN HOUSE

0 4' 8' 16'

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



EAST ELEVATION - ADU

0 4' 8' 16'

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

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EAST ELEVATIONS

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DATE:	7/8/2025
SCALE:	1/8"=1'-0"
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JOB NUMBER:	22.10

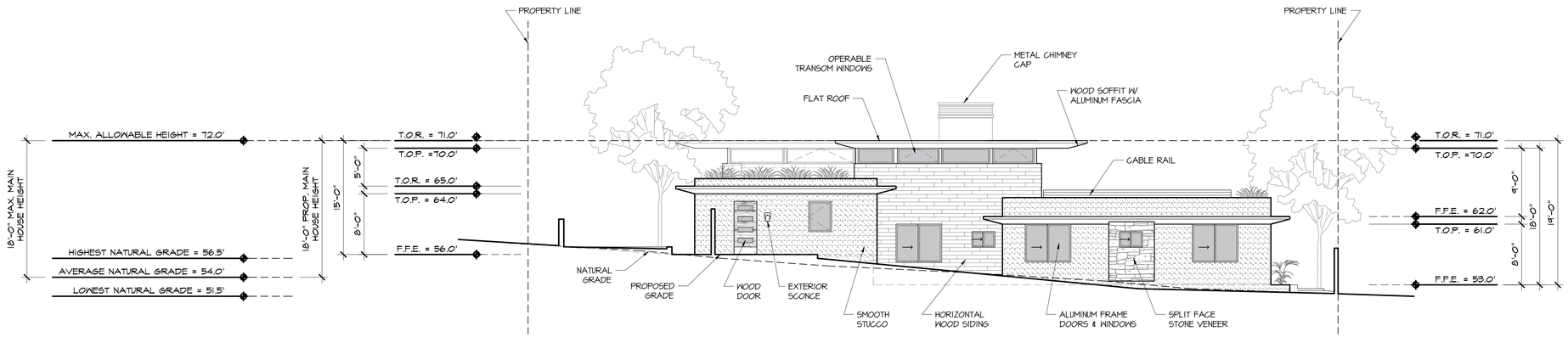
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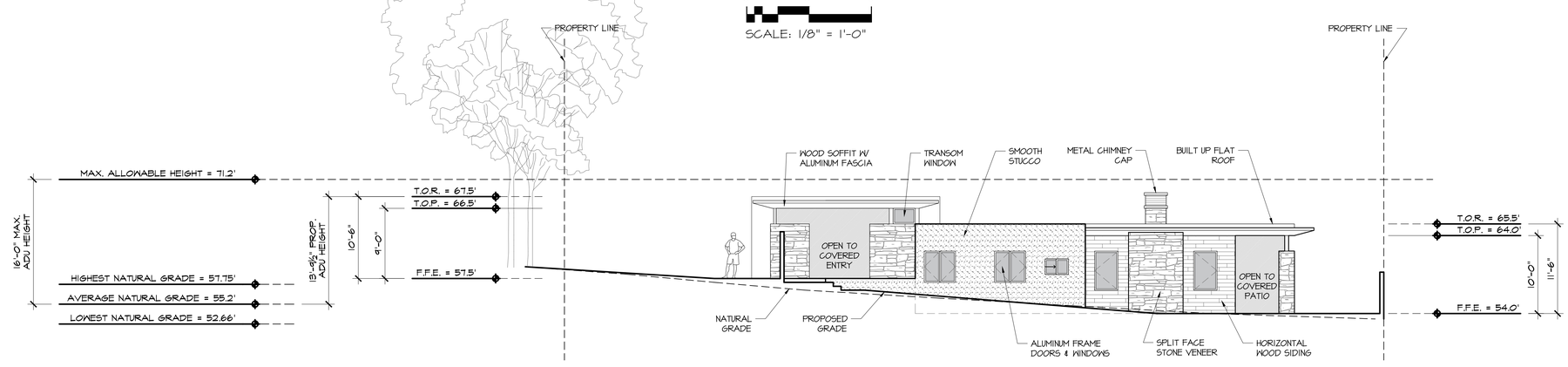
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WEST ELEVATION - MAIN HOUSE

0 4' 8' 16'

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



WEST ELEVATION - ADU

0 4' 8' 16'

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

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WEST ELEVATIONS

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DATE:	7/8/2025
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DRAWN:	HRM
JOB NUMBER:	22.10

A3.3
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TRENCH GRATES - URBAN ACCESSORIES
"FLOW" IN ALUMINUM



DRAIN COVER - URBAN ACCESSORIES
"OPCB" IN ALUMINUM

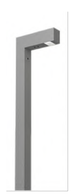
10 DRAIN COVERS



RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED

MODEL : DICE SCONCE LED IN WHITE BRONZE
LAMP: 3.5 LED WATT
MANUFACTURER : ROCKY MOUNTAIN HARDWARE

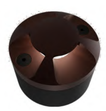
11 EXTERIOR LIGHTING



PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



DRIVEWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

12 LANDSCAPE LIGHTING



SMOOTH BEIGE STUCCO

7 STUCCO



TAPERED WOOD EAVE

ALUMINUM FASCIA

8 OVERHANG & EAVE



MANUFACTURER : CARRIAGE HOUSE
STYLE : "SONOMA" IN DOUGLAS FIR AND ALUMINUM

9 GARAGE DOOR





PIVOT DOOR
MANUFACTURER: ARCADIA
FRAME: CLEAR ANODIZED

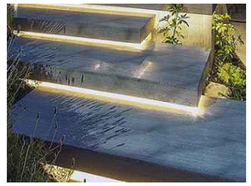


MINIMAL FRAME SLIDING
GLASS DOOR



METAL FRAME WINDOWS

4 WINDOW & DOORS



EXTERIOR STEPS
WITH UNDERLIGHTING



HORIZONTAL
WOOD FENCE

EXTERIOR FLOOR TILE SAMPLE

METAL GUARDRAIL

5 SITE WORK



THIN VENEER STONE: HUDSON LEDGESTONE
STONE LAYOUT : ASHLAR DRY STACK

6 STONE VENEER





EXTERIOR FLOOR TILE SAMPLE
COLOR: SILVERDALE
MANUFACTURER: US STONE



COLOR: VERONA
MANUFACTURER: BASALITE - ITALIAN RENAISSANCE

2 PAVERS & PATIO

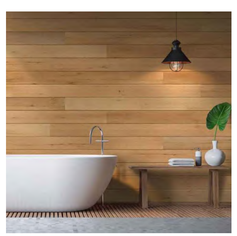


BUILT UP FLAT ROOF



GREEN ROOF

1 METAL ROOF







THERMALLY MODIFIED WOOD, UFP EDGE VG HEMLOCK

3 WOOD SIDING & CEILING

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MATERIAL SAMPLES

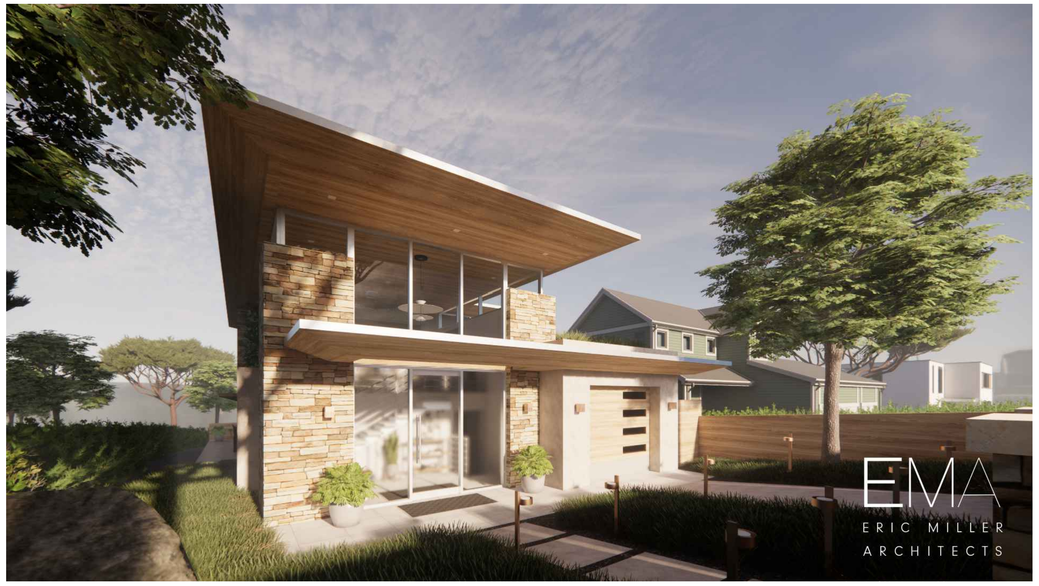
JOB NAME: Adamski Residence
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Carmel, CA 93923
A.P.N. 009-463-012-000

DATE:	7/8/2025
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MAIN HOUSE ENTRY PERSPECTIVE



MAIN HOUSE STREET PERSPECTIVE



MAIN HOUSE REAR PATIO PERSPECTIVE



MAIN HOUSE VIEW DECK PERSPECTIVE

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RENDERED PERSPECTIVES

JOB NAME: Adamski Residence
26307 Isabella Avenue
Carmel, CA 93923
A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	22.10

A7.2
SHEET OF

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- PROJECT SOILS REPORT PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC. (PROJECT NO. M11382 DATED: 18 December 2017)
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2023 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY. SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. 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.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

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

13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

ABBREVIATIONS

(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

SHEET INDEX

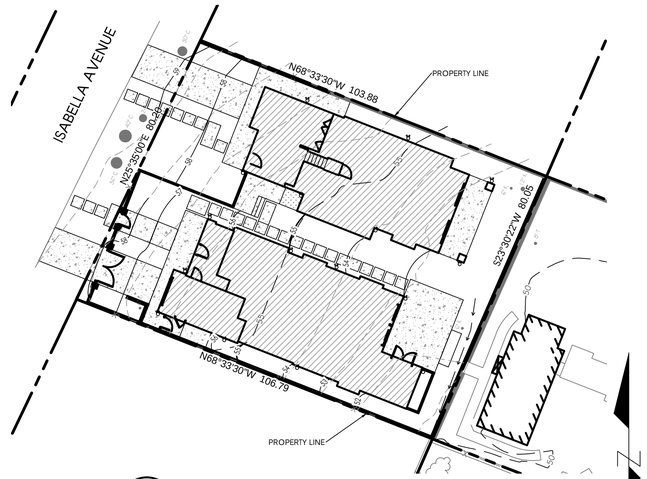
C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	STORMTECH DETAILS
C4	CONSTRUCTION DETAILS
C5	EROSION CONTROL PLAN

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect site stripping and clearing	After clearing complete	Soils Engineer		
Inspect utility trench compaction	After utility trench backfill	Soils Engineer		

VICINITY MAP



GRADING AND DRAINAGE PLAN FOR NEW RESIDENCE



A / C1 OVERALL SITE PLAN
SCALE: 1"=20'

LAND DISTURBANCE

LAND DISTURBANCE AREA = 8,426 SF

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 107 CY
FILL = 76 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND ASSUMES NO FILL/CUT FOR MATERIAL SECTIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	
50	MAJOR CONTOUR	50
49	MINOR CONTOUR	49
X	FENCE	X X
x405.46	SPOT ELEVATION	TC 49.99
	DRAINAGE FLOW	
	STORM DRAIN	SD
	DOWNSPOUT	
	TREE	
	HARDSCAPE PAVEMENT (DESIGN BY OTHERS)	
	BUILDING (DESIGN BY OTHERS)	

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 87625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

TITLE SHEET

ADAMSKI RESIDENCE
26307 ISABELLA AVENUE
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	7/7/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF	5 SHEETS
PROJECT#	124134

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Plotted: Jul 07, 2025 - 1:15pm

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A C2 GRADING AND DRAINAGE PLAN

SCALE: 1"=5'

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

C3 ENGINEERING INCORPORATED
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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 87625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

GRADING PLAN

ADAMSKI RESIDENCE
26307 ISABELLA AVENUE
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	7/7/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C2
OF	5 SHEETS
PROJECT#	124134

Drawing file: Z:\Projects\124134 Adamski--26307 Isabella\dwg\124134 Grading Plan.dwg
Plotted: Jul 07, 2025 – 1:15pm

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Plotted: Jul 07, 2025 – 1:15pm

ADS
ADVANCED DRAINAGE SYSTEMS, INC.

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MAN□FACT□RED FROM □IRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PRO□IDE CONTIN□O□S□□NOBSTR□CTED INTERNAL SPACE WITH NO INTERNAL S□PPORT PANELS THAT WO□LD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STR□CT□RAL DESIGN OF THE CHAMBERS□THE STR□CT□RAL BACKFILL□AND THE INSTALLATION REQ□IREMENTS SHALL ENS□RE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS□SECTION 12.12□ARE MET FOR 1□LONG-D□RATION DEAD LOADS AND 2□SHORT-D□RATION LI□E LOADS□BASED ON THE AASHTO DESIGN TR□CK WITH CONSIDERATION FOR IMPACT AND M□LTIPLE □EHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2□22□POLYETHYLENE□OR ASTM F241□>16□POLYPROPYLENE□□"STANDARD SPECIFICATION FOR THERMOPLASTIC CORR□GATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F27□7□ "STANDARD PRACTICE FOR STR□CT□RAL DESIGN OF THERMOPLASTIC CORR□GATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPRO□ED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MAN□FACT□RER SHALL S□BMIT THE FOLLOWING □PON REQ□EST TO THE SITE DESIGN ENGINEER FOR APPRO□AL BEFORE DELI□ERING CHAMBERS TO THE PRO□ECT SITE:
   a. A STR□CT□RAL E□AL□ATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQ□AL TO 1□5 FOR DEAD LOAD AND 1.75 FOR LI□E LOAD□ THE MINIM□M REQ□IRED BY ASTM F27□7 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STR□CT□RAL E□AL□ATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS□SECTION 12.12□ ARE MET. THE 50 YEAR CREEP MOD□L□S DATA SPECIFIED IN ASTM F241□OR ASTM F2□22 M□ST BE □SED AS PART OF THE AASHTO STR□CT□RAL E□AL□ATION TO □ERIFY LONG-TERM PERFORMANCE.
   c. STR□CT□RAL CROSS SECTION DETAIL ON WHICH THE STR□CT□RAL E□AL□ATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PROD□CED AT AN ISO □001 CERTIFIED MAN□FACT□RING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

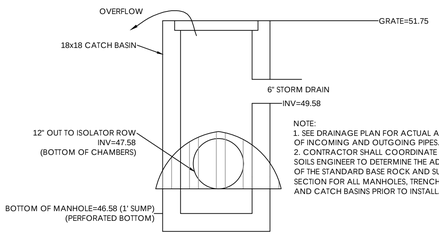
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED □NTIL THE MAN□FACT□RER'S REPRESENTATI□E HAS COMPLETED A PRE-CONSTR□CTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-7□0 CONSTR□CTION G□IDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCA□ATOR SIT□ATED O□ER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONE/SHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE B□ILT □SING AN EXCA□ATOR ON THE FO□NDATION STONE OR S□BGRADE.
   - BACKFILL FROM O□TSIDE THE EXCA□ATION □SING A LONG BOOM HOE OR EXCA□ATOR.
4. THE FO□NDATION STONE SHALL BE LE□ELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. □DINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIM□M 6" □150 □□□SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE S□RRO□NDING CHAMBERS M□ST BE A CLEAN□CR□SHED□ANG□LAR STONE 3/4-2" □20-50 □□□
8. THE CONTRACTOR M□ST REPORT ANY DISCREPANCIES WITH CHAMBER FO□NDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE □SE OF "FLEXSTORM CATCH IT" INSERTS D□RING CONSTR□CTION FOR ALL INLETS TO PROTECT THE S□BS□RFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTR□CTION SITE R□NOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

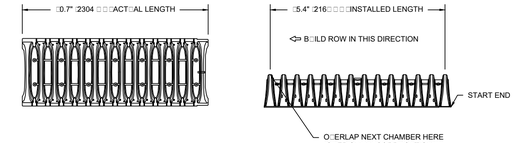
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-7□0 CONSTR□CTION G□IDE".
2. THE □SE OF CONSTR□CTION EQ□IPMENT O□ER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQ□IPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO R□BBER TIRED LOADERS□D□MP TR□CKS□OR EXCA□ATORS ARE ALLOWED □NTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-7□0 CONSTR□CTION G□IDE".
   - WEIGHT LIMITS FOR CONSTR□CTION EQ□IPMENT CAN BE FO□ND IN THE "STORMTECH SC-310/SC-740/DC-7□0 CONSTR□CTION G□IDE".
3. F□LL 36" □D0 □□□OF STABILIZED CO□ER MATERIALS O□ER THE CHAMBERS IS REQ□IRED FOR D□MP TR□CK TRA□EL OR D□MPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-□□□-□□2-26□4 WITH ANY Q□ESTIONS ON INSTALLATION REQ□IREMENTS OR WEIGHT LIMITS FOR CONSTR□CTION EQ□IPMENT.



A / C3 — DIVERSION STRUCTURE
NTS

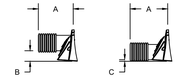




NOMINAL CHAMBER SPECIFICATIONS

SIZE □W X H X INSTALLED LENGTH□	34.0" X 16.0" X □5.4"	□□64 □□ X 406 □□ X 216□□□□
CHAMBER STORAGE	14.7 C□BIC FEET	0.42 □
MINIM□M INSTALLED STORAGE□	31.0 C□BIC FEET	0. □
WEIGHT	35.0 lbs.	□16.□ □g□

□ASS□MES 6" □152 □□□ABO□E□BELOW□AND BETWEEN CHAMBERS



PRE-FAB ST□BS AT BOTTOM OF END CAP FOR PART N□MBERS ENDING WITH "B"
PRE-FAB ST□BS AT TOP OF END CAP FOR PART N□MBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" □150 □□□	□6" □244 □□□	5.□" □147 □□□	---
SC310EPE06B / SC310EPE06BPC			---	0.5" □13 □□□
SC310EPE0□T / SC310EPE0□TPC			3.5" □□□ □□□	---
SC310EPE0□B / SC310EPE0□BPC			---	0.6" □15 □□□
SC310EPE10T / SC310EPE10TPC			1.4" □36 □□□	---
SC310EPE10B / SC310EPE10BPC		10" □250 □□□	12.7" □323 □□□	---
SC310EPE12B		12" □300 □□□	13.5" □343 □□□	---

ALL ST□BS□EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP S□CH THAT THE O□TSIDE DIAMETER OF THE ST□B IS FL□SH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-□□□-□2-26□4.

□FOR THE SC310EPE12B THE 12" □300 □□□ST□B LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" □6 □□□ BACKFILL MATERIAL SHO□LD BE REMO□ED FROM BELOW THE N-12 ST□B SO THAT THE FITTING SITS LE□EL.

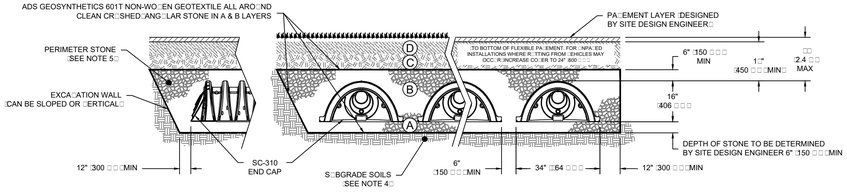
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-310 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQ□IREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C□LAYER TO THE BOTTOM OF FLEXIBLE PA□EMENT OR □NPA□ED FINISHED GRADE ABO□E. NOTE THAT PA□EMENT S□BBASE MAY BE PART OF THE D□LAYER	ANY SOIL/ROCK MATERIALS□NATI□E SOILS□OR PER ENGINEER□S PLANS. CHECK PLANS FOR PA□EMENT S□BGRADE REQ□IREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER□S PLANS. PA□ED INSTALLATIONS MAY HA□E STRINGENT MATERIAL AND PREPARATION REQ□IREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER C□ STARTS FROM THE TOP OF THE EMBEDMENT STONE □B□LAYER□TO □1" □450 □□□ABO□E THE TOP OF THE CHAMBER. NOTE THAT PA□EMENT S□BBASE MATERIALS CAN BE □SED IN LI□E OF THIS LAYER.	GRAN□LAR WELL-GRADED SOIL/AGGREGATE MIXT□RES□□35□ FINES OR PROCESSED AGGREGATE. MOST PA□EMENT S□BBASE MATERIALS CAN BE □SED IN LI□E OF THIS LAYER.	AASHTO M145[1] A-1□A-2-4□A-3 OR AASHTO M43[1] 3□357□4□467□5□56□57□8□67□6□□7□7□□□□□□□□10	BEGIN COMPACTIONS AFTER 12" □300 □□□OF MATERIAL O□ER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" □150 □□□MAX LIFTS TO A MIN. □5□ PROCTOR DENSITY FOR WELL GRADED MATERIAL AND □5□ RELATI□E DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS □EHICLE WEIGHT NOT TO EXCEED 12 000 lbs □53 □N□DYNAMIC FORCE NOT TO EXCEED 20 000 lbs □□□N□.
B	**EMBEDMENT STONE:** FILL S□RRO□NDING THE CHAMBERS FROM THE FO□NDATION STONE □A□ LAYER□TO THE C□LAYER ABO□E.	CLEAN□CR□SHED□ANG□LAR STONE	AASHTO M43[1] 3□357□4□467□5□56□57	NO COMPACTION REQ□IRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE S□BGRADE □P TO THE FOOT □BOTTOM□ OF THE CHAMBER.	CLEAN□CR□SHED□ANG□LAR STONE	AASHTO M43[1] 3□357□4□467□5□56□57	PLATE COMPACT OR ROLL TO ACHIE□E A FLAT S□RFACE[2][3]

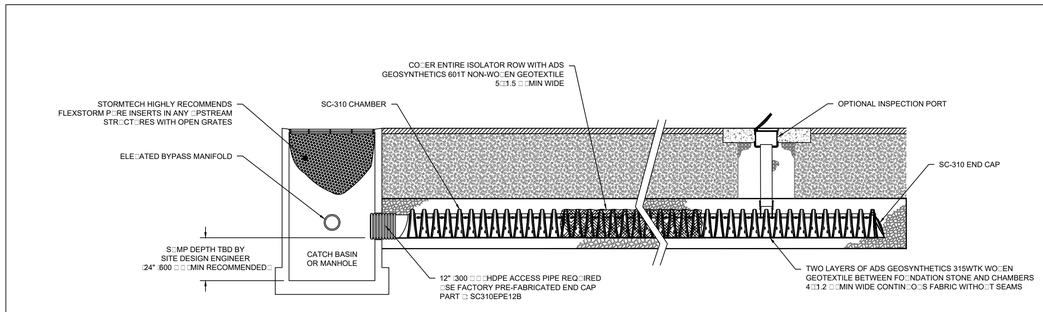
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE M□ST ALSO BE CLEAN□CR□SHED□ANG□LAR. FOR EXAMPLE□A SPECIFICATION FOR □4 STONE WO□LD STATE: "CLEAN□CR□SHED□ ANG□LAR NO. 4 □AASHTO M43□STONE".
2. STORMTECH COMPACTION REQ□IREMENTS ARE MET FOR A□LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" □150 □□□MAX□LIFTS □SING TWO F□LL CO□ERAGES WITH A □IBRATORY COMPACTOR.
3. WHERE INFILTRATION S□RFACES MAY BE COMPROMISED BY COMPACTION□FOR STANDARD DESIGN LOAD CONDITIONS□A FLAT S□RFACE MAY BE ACHIE□ED BY RAKING OR DRAGGING WITHO□T COMPACTION EQ□IPMENT. FOR SPECIAL LOAD DESIGNS□CONTACT STORMTECH FOR COMPACTION REQ□IREMENTS.



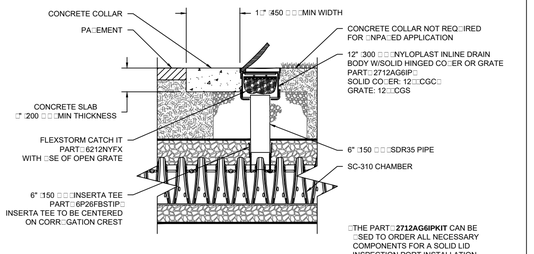
NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQ□IREMENTS OF ASTM F241□"STANDARD SPECIFICATION FOR POLYPROPYLENE □PP□CORR□GATED WALL STORMWATER COLLECTION CHAMBERS"□OR ASTM F2□22 "STANDARD SPECIFICATION FOR POLYETHYLENE □PE□CORR□GATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F27□7 "STANDARD PRACTICE FOR STR□CT□RAL DESIGN OF THERMOPLASTIC CORR□GATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABO□E PRO□IDES MATERIAL LOCATIONS□DESCRIPTIONS□GRADATIONS□AND COMPACTION REQ□IREMENTS FOR FO□NDATION□EMBEDMENT□AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE □ALLOWABLE BEARING CAPACITY□OF THE S□BGRADE SOILS AND THE DEPTH OF FO□NDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOIST□RE CONDITIONS.
5. PERIMETER STONE M□ST BE EXTENDED HORIZONTALLY TO THE EXCA□ATION WALL FOR BOTH □ERTICAL AND SLOPED EXCA□ATION WALLS.
6. ONCE LAYER C□IS PLACED□ANY SOIL/MATERIAL CAN BE PLACED IN LAYER D□□P TO THE FINISHED GRADE. MOST PA□EMENT S□BBASE SOILS CAN BE □SED TO REPLACE THE MATERIAL REQ□IREMENTS OF LAYER C□OR D□AT THE SITE DESIGN ENGINEER□S DISCRETION.

1 SC-310 CROSS SECTION DETAIL



3 SC-310 ISOLATOR ROW DETAIL



4 SC-310 6" □150 □□□INSPECTION PORT DETAIL

INSPECTION & MAINTENANCE

STEP 1□ INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS □IF PRESENT□□
  - A.1. REMO□E/OPEN LID □ON NYLOPLAST INLINE DRAIN
  - A.2. REMO□E AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. □SING A FLASHLIGHT AND STADIA ROD□MEAS□RE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR □IS□AL INSPECTION OF SEDIMENT LE□ELS □OPTIONAL□
  - A.5. IF SEDIMENT IS AT□OR ABO□E□3" □0 □□□PROCEED TO STEP 2. IF NOT□PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMO□E CO□ER FROM STR□CT□RE AT □PSTREAM END OF ISOLATOR ROW
  - B.2. □SING A FLASHLIGHT□INSPECT DOWN THE ISOLATOR ROW THRO□GH O□TLET PIPE
    - i□ MIRRORS ON POLES OR CAMERAS MAY BE □SED TO A□OID A CONFINED SPACE ENTRY
    - ii□ FOLLOW OSHA REQ□LATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT□OR ABO□E□3" □0 □□□PROCEED TO STEP 2. IF NOT□PROCEED TO STEP 3.

STEP 2□ CLEAN O□T ISOLATOR ROW □SING THE □ET□AC PROCESS
- A. A FIXED C□L□ERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° □1.1 □□OR MORE IS PREFERRED
- B. APPLY M□LTIPLE PASSES OF □ET□AC □NTIL BACKFL□SH WATER IS CLEAN
- C. □AC□□M STR□CT□RE S□MP AS REQ□IRED

STEP 3□ REPLACE ALL CO□ERS□GRATES□FILTERS□AND LIDS□RECORD OBSER□ATIONS AND ACTIONS.

STEP 4□ INSPECT AND CLEAN BASINS AND MANHOLES □PSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT E□ERY 6 MONTHS D□RING THE FIRST YEAR OF OPERATION. AD□□ST THE INSPECTION INTER□AL BASED ON PRE□IO□S OBSER□ATIONS OF SEDIMENT ACC□M□LATION AND HIGH WATER ELE□ATIONS.
2. COND□CT □ETTING AND □ACTORING ANN□ALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

BY	DESCRIPTION	DATE	REV.
			1

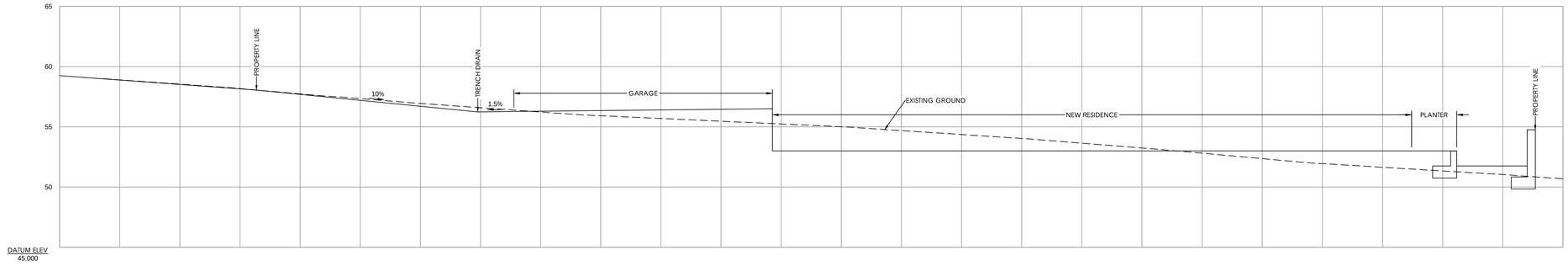
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RIDDLE
No. 87825
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

STORM TECH DETAILS

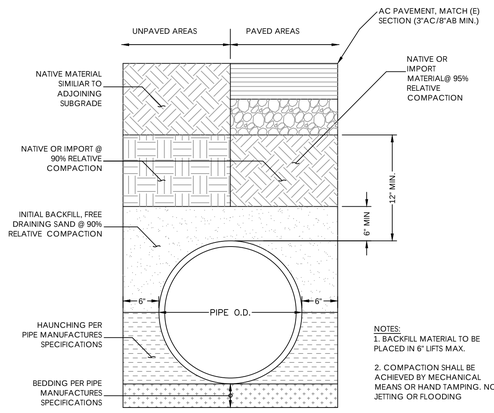
ADAMSKI RESIDENCE
26307 ISABELLA AVENUE
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	7/7/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF 5 SHEETS	
PROJECT#	124134



A C4 — SITE SECTION 1

SCALE: 1"=5'

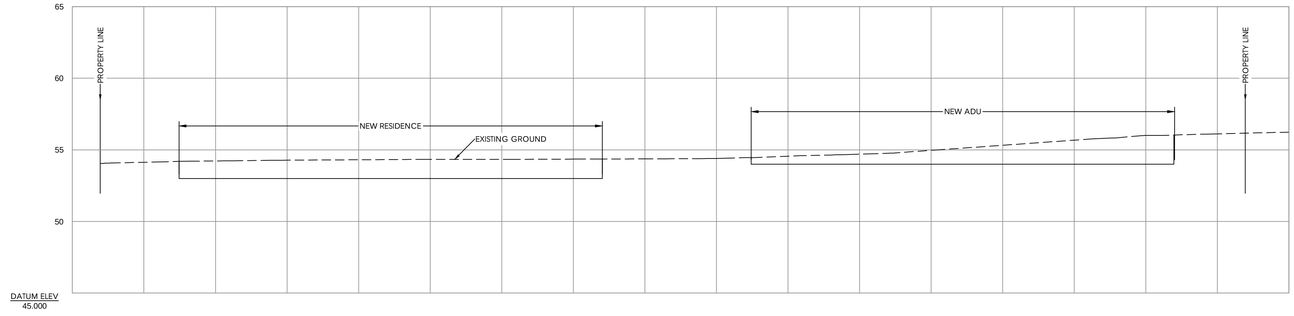


NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

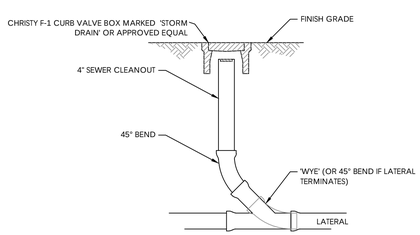
B C4 — TRENCH BACKFILL

NTS



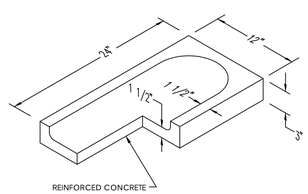
C C4 — SITE SECTION 2

SCALE: 1"=5'



D C4 — STORM DRAIN CLEANOUT

NTS



E C4 — SPLASH PAD

NTS

F C4 — NOT USED

NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
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			10

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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 87625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

CONSTRUCTION DETAILS

ADAMSKI RESIDENCE
26307 ISABELLA AVENUE
CARMEL, CA 93923

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OF 5 SHEETS	
PROJECT#	124134

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Drawing file: Z:\Projects\124134 Adamski-26307 Isabella\dwg\124134 Grading Plan.dwg
Plotted: Jul 07, 2025 - 1:15pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS 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.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO 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.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\124134 Adamski-26307 Isabella\dwg\124134 Grading Plan.dwg
Plotted: Jul 07, 2025 - 1:15pm

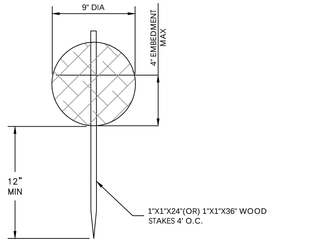
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

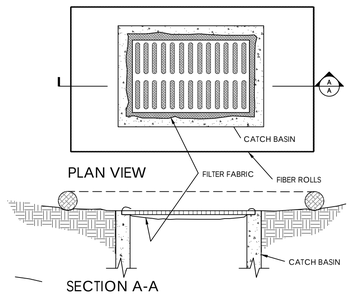
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

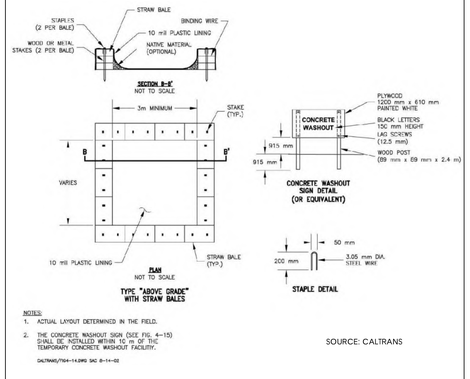
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B C5 — FIBER ROLL
NTS



C C5 — INLET PROTECTION
NTS

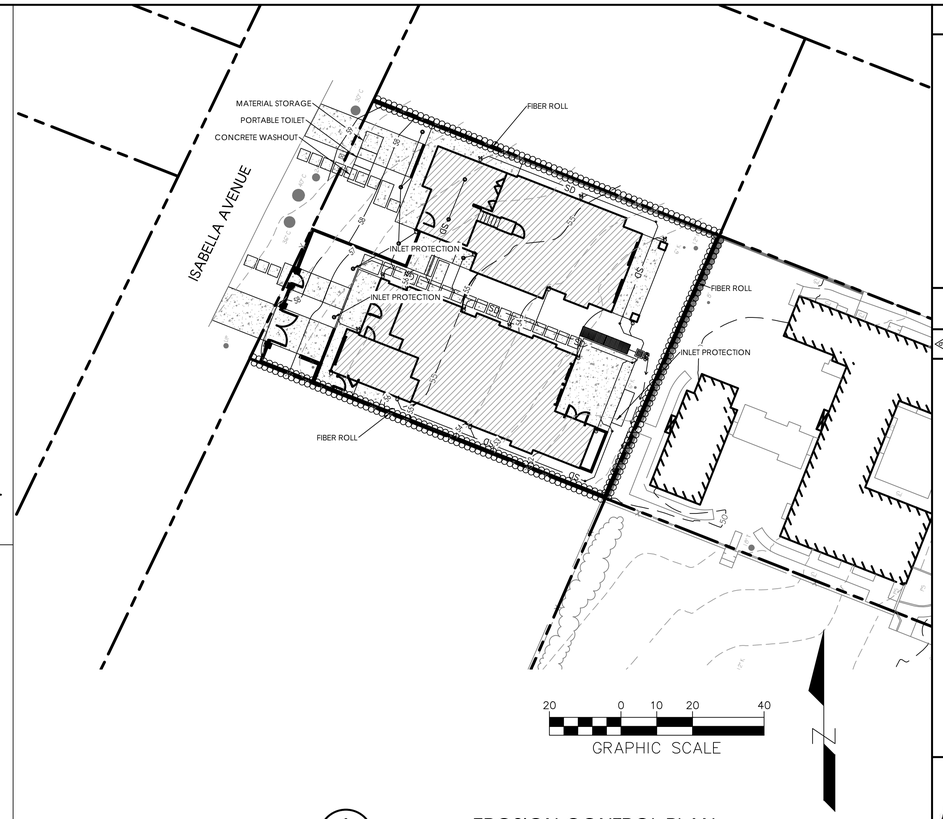


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/TD4-14.DWG SAC 8-14-02

SOURCE: CALTRANS

D C5 — CONCRETE WASHOUT
NTS



A C5 — EROSION CONTROL PLAN
SCALE: 1"=20'



F C5 — CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

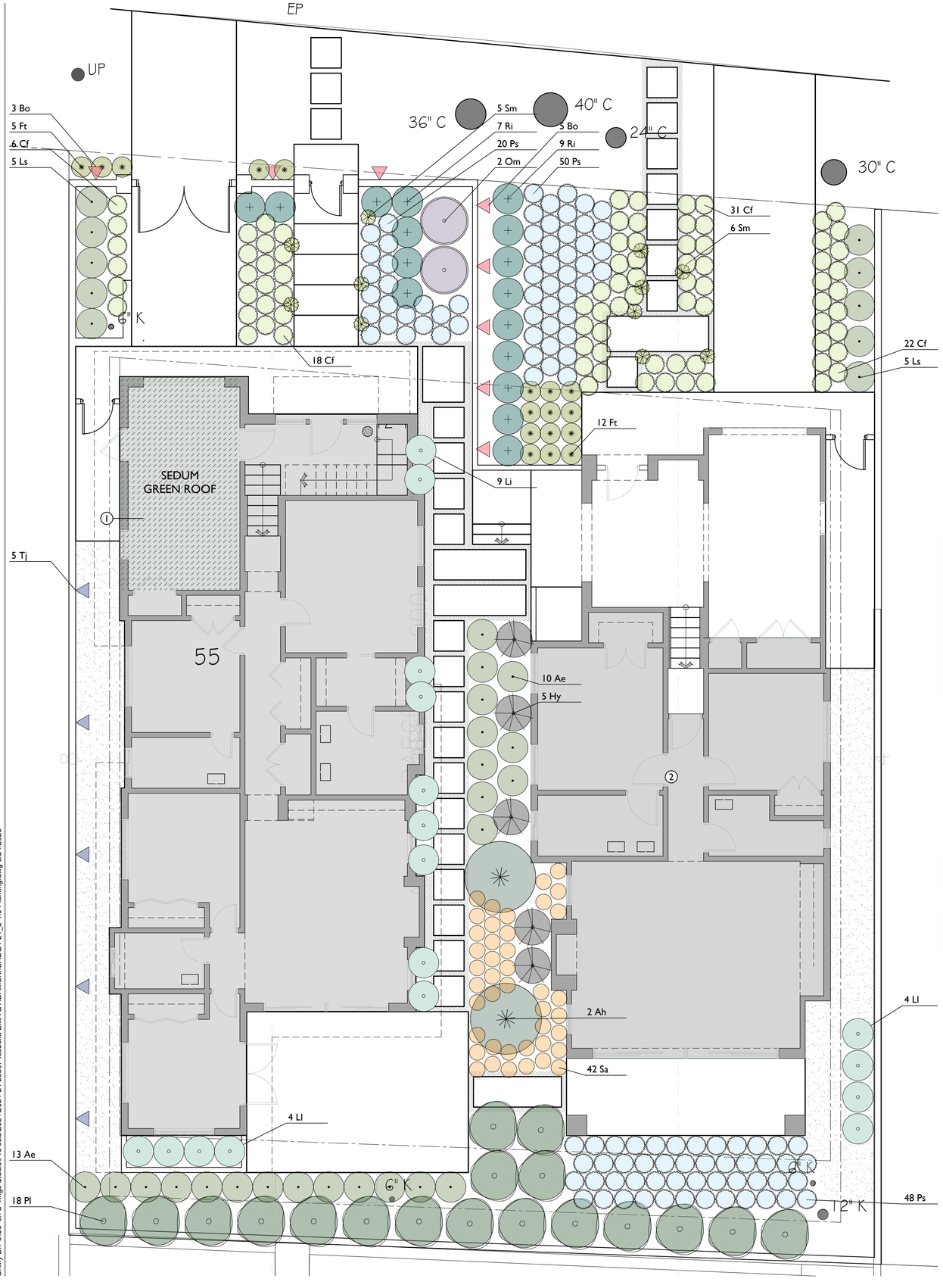
REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. HUDDART
No. 87625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

ADAMSKI RESIDENCE
26307 ISABELLA AVENUE
CARMEL, CA 93923

SCALE:	AS NOTED
DATE:	7/7/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER:
C5
OF 5 SHEETS
PROJECT# 124134



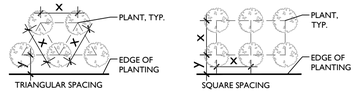
REFERENCE NOTES

(1) RUN IRRIGATION TO ROOF - IRRIGATION VALVE TO BE LOCATED AT GRADE WITH A LATERAL LINE RUNNING TO THE ROOF - VERIFY ALIGNMENT THROUGH BUILDING WITH GENERAL CONTRACTOR - IRRIGATION TO BE DRIPLINE BY NETAFIM OR EQUAL.

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED	SIMON PHILLIPS	4532	06-24-2025
	NAME	CLA#	DATE

MONTEREY COUNTY COMPLIANCE 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.

SIGNED	SIMON PHILLIPS	4532	06-24-2025
	NAME	CLA#	DATE

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name 26307 Isabella
Project Number 24-21

Reference Evapotranspiration (ETo) 32.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 Front garden	0.4	drip	0.81	0.49	970	479.01	9503.60
2 Side Garden & Stepstones	0.4	drip	0.81	0.49	501	247.41	4908.56
3 Back Garden	0.4	drip	0.81	0.49	770	380.25	7544.10
4 Roof Garden	0.3	drip	0.81	0.37	249	92.22	1829.69
				Totals	(A) 2490	(B) 1198.89	23785.96
Special Landscape Areas							
				1.00	0	0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	23785.96
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)	27170.88
						ETWU (Acre Feet)	0.07
						MAWA (Acre Feet)	0.08

[a] Hydrozone #/Planting Description — *E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting*

[b] Irrigation Method — *overhead spray or drip*

[c] Irrigation Efficiency — *0.75 for spray head 0.81 for drip*

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1198.89
Total Area	(A)	2490.00
Average ETAF	**B ÷ A**	0.48

All Landscape Areas

Total ETAF x Area	(B+D)	1198.89
Total Area	(A+C)	2490.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.48

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		SHRUBS			
L	Ae	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	
L	Ah	ARCTOSTAPHYLOS HOWARD MCMINN	MANZANITA HOWARD MCMINN	15 GAL.	
M	Cf	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL.	
L	Ft	FESTUCA 'TOMALES BAY'	TOMALES BAY FESCUE	1 GAL.	
L	Ls	LEUCADENDRON 'SAFARI GOLD'	SAFARI GOLD LEUCADENDRON	5 GAL.	
L	Ll	LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	1 GAL.	
L	Om	OLEA 'MONTRA'	LITTLE OLLIE OLIVE	5 GAL.	
M	Hy	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	5 GAL.	
L	Pl	PRUNUS LAUROCERASUS	CHERRY LAUREL	15 GAL.	
M	Ps	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL.	
M	Ri	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	
L	Sm	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL.	
M	Sa	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	
		GROUNDCOVERS			
L		DYMONDIA MARGARETAE	SILVER CARPET	4" POT	@ MIX @ 8" OC
L		THYMUS PRAECOX	CREEPING THYME	4" POT	
L		SEDUM 'ANGELINA'	ANGELINA STONECROP	40%	
L		SEDUM 'BLUE SPRUCE'	BLUE SPRUCE STONECROP	40%	
L		SEDUM 'AUREUM'	GOLD MOSS STONECROP	5%	
L		SEDUM ALBUM	WHITE STONECROP	5%	
L		SEDUM HISPANICUM	SPANISH STONECROP	5%	
L		SEDUM SEXANGULARE	TASTELESS STONECROP	5%	
		VINES			
M	Bo	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	1 GAL.	
M	Tj	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	
		MISCELLANEOUS			
		CRUSHED GRAVEL: 2" OVER 4" COMPACTED CLASS II BASE.			
	HDR	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
   5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
9. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
10. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
11. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
12. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
13. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
14. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
15. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
16. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
17. ALL PLANTING SOIL USED ON STRUCTURES TO BE A LIGHT WEIGHT SOIL MIX INTENDED FOR USE ON STRUCTURES - CONTRACTOR TO PROVIDE SATURATED SOIL WEIGHT PRIOR TO INSTALLING SOIL FOR CONFIRMATION THAT IT IS BELOW THE STRUCTURAL MAXIMUM.
18. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
19. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
20. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
21. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT.
22. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
23. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.
24. CONTRACTOR TO INSTALL GOPHER WIRE AD FILTER FABRIC AT EACH VALVE BOX.
25. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
26. IRRIGATION ON GREEN ROOF TO BE A SUB SURFACE DRIP SYSTEM WHERE THE VALVE IS INSTALLED ON THE GROUND BELOW THE GARAGE NON PRESSURE LATERAL LINE TO BE RUN THROUGH THE STRUCTURE TO THE ROOF PLANTING.

SCALE: 3/16"= 1'-0"
0 4 8 16

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 4532 — Signature — 11-30-25 Renewal Date — 01-24-22 Date — STATE OF CALIFORNIA

PROJECT NAME:
ADAMSKI RESIDENCE

PROJECT ADDRESS:
26307 ISABELLA AVENUE
CARMEL, CA 93923
APN: 009-463-012-000

ISSUANCE:
PLANNING DEPARTMENT SUBMITTAL

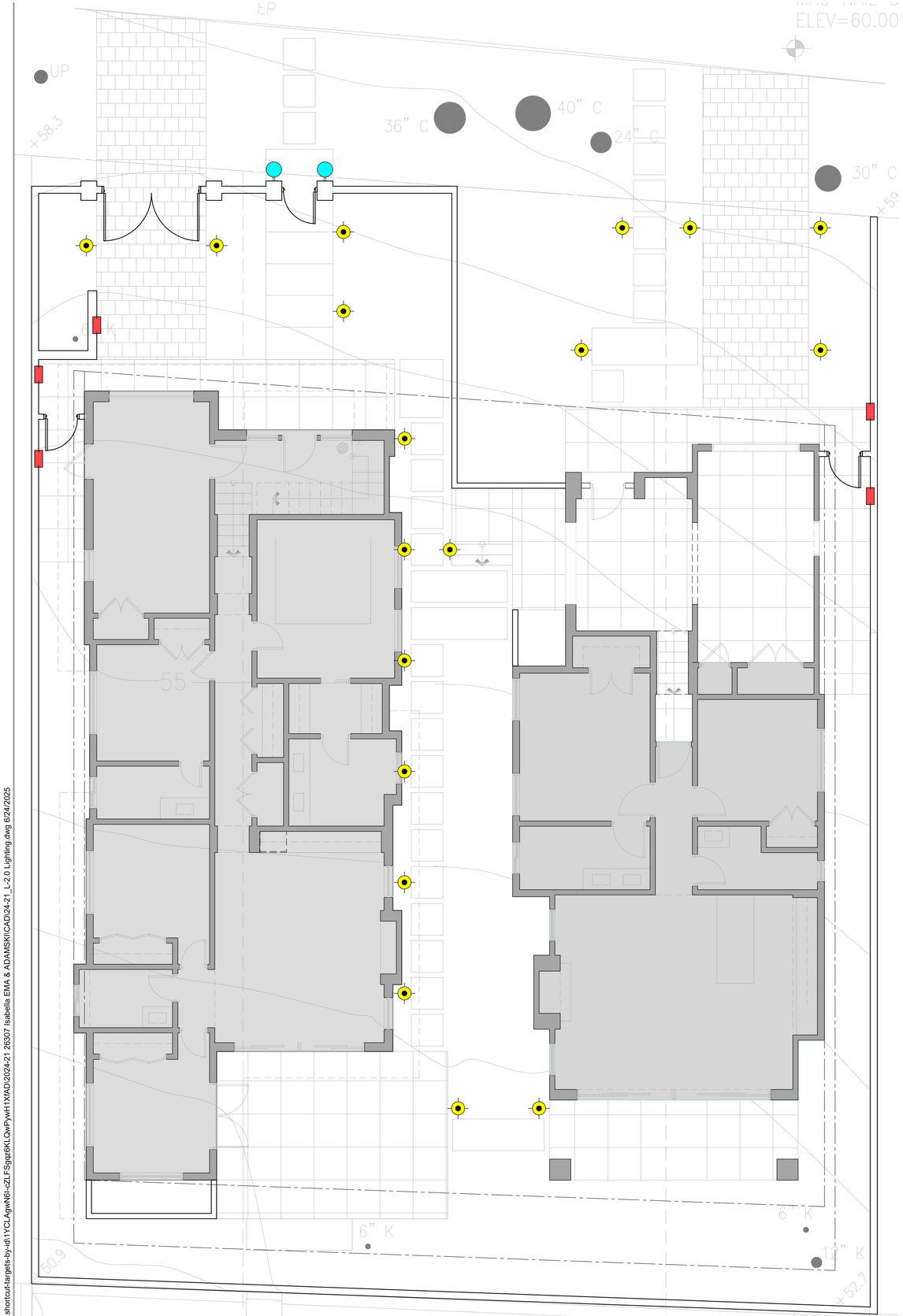
PROJECT NO: 2024-21
DATE: 06/24/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
PLANTING PLAN

SHEET NO:
L-1.0

G:\My Dri eiSe en S rings Studio\Pro ects\2024\2024-21 26307 Isabella EMA & ADAMSKI\CAD\24-21_L-1.0 Planting.dwg 6/24/2025



FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	PATH LIGHT	SPJ-3124-DS	2W LED 2700K	SEE 1/L-2.0
	WALL STEP LIGHT	SPJ-MS2-12-DS	6W LED 2700K	SEE 2/L-2.0
	WALL SCONCE	MATCH ARCHITECTURAL SCONCE		

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.



PATH LIGHT



WALL STEP LIGHT

SPJ LIGHTING Inc. | ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING | SPECIFICATION SHEET | Contemporary Path Lights | SPJ-3124-DS



MODEL: **SPJ-3124-DS**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Black**
ELECTRICAL: **12V or 120V**
WATTAGE: **2W**
ENGINE: **FB-LS2**
LUMENS: **150**
MOUNTING: **1/2" NPT. Dual Fin Spike Included**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

WATTAGE	LUMENS
☐ 2W	150
☐ 3W	350

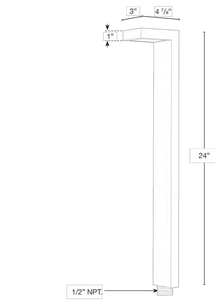
Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K

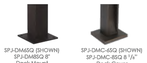
Custom options are available

ELECTRICAL
☐ 12V ☐ 120V

MOUNTING OPTION
- ☐ Anchor bolted-DM6SQ
- ☐ Direct Burial-DB



Deck Mount & Base Cover



SPJ-DM6SQ (SHOWN) SPJ-DM6BSQ 8" Deck Mount



SPJ-DMC-6SQ (SHOWN) SPJ-DMC-6SQ 8 1/4" Deck Cover

Wet Listed

Ordering Example	Customer Approval	Date
SPJ-3124-DS-B-2W-27K-12V		

1 PATH LIGHT

SPJ LIGHTING Inc. | ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING | SPECIFICATION SHEET | Recessed | SPJ-MSL-12-DS



MODEL: **SPJ-MSL-12-DS**
MATERIAL: **Solid Brass**
FINISH SHOWN: **PVD Satin**
ELECTRICAL: **12V, 120V**
WATTAGE: **6W**
ENGINE: **FB-LS11-650**
LUMENS: **650**
MOUNTING: **Recessed**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

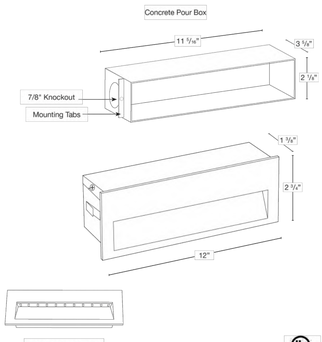
WATTAGE	LUMENS
☐ 6W	650

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K

Custom options are available

ELECTRICAL
☐ 12V ☐ 120V



Wet Listed

Ordering Example	Customer Approval	Date
SPJ-MSL-12-DS-PVDS-6W-27K-12V		

2 WALL STEP LIGHT

SCALE: 3/16"= 1'-0"

0 4 8 16

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
JASON PHILLIPS
NO. 6432
Signature
11-30-25
Renewal Date
01-24-27
Date
STATE OF CALIFORNIA

PROJECT NAME:

ADAMSKI RESIDENCE

PROJECT ADDRESS:

26307 ISABELLA AVENUE
CARMEL, CA 93923
APN: 009-463-012-000

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-21
DATE: 06/24/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

LIGHTING PLAN

SHEET NO:

L-2.0

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Exhibit B

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EXHIBIT B

Addendum Pursuant to the California Environmental Quality Act ARTICLE 11 Section 15164

PLN240045 – PIETRO FAMILY INVESTMENTS LP

1. Introduction

   In compliance with Article 11 Section 15164 of the California Environmental Quality Act Guidelines, this addendum has been prepared to address minor changes to the scope of work previously analyzed in the adopted Mitigated Negative Declaration, prepared for HCD-Planning File No. PLN170611 (Pietro Family Investments LP). Board of Supervisors Resolution No.19-121 adopted a Mitigated Negative Declaration (MND) and approved the Combined Development Permit (PLN170611). The Combined Development Permit consisted of: 1) Coastal Administrative Permit and Design Approval to allow construction of a split level 3,397 square foot single-family dwelling with a 437 square foot attached garage, 1,366 square foot basement; and 620 cubic yards of cut; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site. This development allowed under this Combined Development Permit was ultimately never constructed and PLN170611 expired. The Applicant/Owner have now submitted a new proposal to HCD-Planning, as described below.

   The proposed project, PLN240045, is a Coastal Administrative Permit and Design Approval to allow the construction of a 2,707 square foot two-story single-family dwelling with an attached garage and associated site improvements including hardscape, perimeter fencing, landscaping; a Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square foot accessory dwelling unit and associated site improvements; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources. The colors and materials of the single-family dwelling and accessory dwelling unit consist of stone veneer and smooth stucco siding, aluminum frame doors and windows, and a built-up flat roof.

   None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred, as discussed below.

2. Scope and Purpose of this Addendum

   It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, that there are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(2) of the CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous IS/ND was adopted, per Section 15162(a)(3) of the

CEQA Guidelines.

Documents reviewed included the IS/MND prepared and adopted for PLN170611, and associated technical reports, plans, and application materials submitted with PLN240045. Based upon this review, it was determined that the proposed project will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

3. Subsequent Negative Declarations

None of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a Subsequent Initial Study or EIR have occurred:

a. 15162(a)(1): pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for the preparation of a subsequent MND have occurred. There are no new significant environmental effects nor a substantial increase in the severity of previously identified significant effects as the changes to the project are a reduction in site coverage by 982 square feet; 551 cubic yards less of cut excavation; and the omission of a 1,366 square foot basement. Therefore, the proposed project will reduce the impacts analyzed under the previously adopted MND, specifically on cultural and tribal cultural resources. The remaining scope of work proposed is for the construction of a single-family dwelling and accessory dwelling unit.
b. 15162(a)(2): there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND. All recommendations of previously prepared technical reports remain valid and applicable to the proposed project. The archaeological, geological, and geotechnical reports submitted for the proposed project did not identify any new resources not already analyzed under the prior MND.
c. 15162(a)(3): there is no new information of substantial importance that was not known at the time the MND was adopted. There have been no new significant environmental effects or substantial increases in the severity of previously identified effects of the project site. The prepared technical reports, submitted application materials, and information in the record do not present new information demonstrating that the proposed project will have one or more significant effects not discussed in the adopted MND. Construction of the single-family dwelling and attached garage will be in accordance with the technical reports on file which were produced and analyzed as part of the previously approved MND and updated for the current project. As this project is contrastively reduced in scope, and there is no new significant environmental effects or increase in severity of previously identified effects, the mitigation measures imposed for the previous project will be adequate as applied to this project. All previously approved mitigation measures remain adequate and appropriate to apply to PLN240045 (Condition Nos. 12-16).

4. Conclusion:
   An IS/MND was prepared, circulated, considered, and adopted for PLN170611, which found that all physical impacts associated with the development were less than significant, with mitigation measures incorporated.

   The County has considered the proposed project (PLN240045) and determined that its scope of work does not alter the conclusions of the adopted IS/MND prepared for PLN170611. Therefore, based on a review of the proposed application, plans, and technical reports, no other potentially significant issues were identified for the proposed project. The proposal reduces the overall potential impacts and does not alter the analysis or conclusions reached by the previous environmental document. Therefore, none of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.

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Exhibit C

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MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING
1441 SCHILLING PLACE, 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025/FAX: (831) 757-9516

Project Title:	Pietro Family Investments LP
File No.:	PLN170611
Project Location:	26307 Isabella Ave, Carmel, CA 93923
Name of Property Owner:	Pietro Family Investments
Name of Applicant:	Chris Adamski, Emerson Development Group Inc.
Assessor's Parcel Number(s):	009-463-012-000
Acreage of Property:	0.19 acres; 8438 square feet
General Plan Designation:	Carmel Area Land Use Plan
Zoning District:	MDR/2-D (18) (CZ)/Medium Density Residential, 2 units per acre with a Design Control overlay and 18-foot height restriction
Lead Agency:	County of Monterey, Resource Management Agency – Planning
Prepared By:	Maira Blanco, Associate Planner
Date Prepared:	Date Completed: September 5, 2018 Date Revised: November 27, 2018 **Date of Rev. 2: April 12, 2019**
Contact Person:	~~**Maira Blanco, Associate Planner**~~ **Jaime Scott Guthrie, AICP, Associate Planner**
Phone Number:	~~**831-755-5052**~~ **831-796-6414**

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The project application consists of a new 3,397-square foot, split-level, single family dwelling with a 1,366-square foot basement and a 437-square foot attached, two-car garage within 750-feet of a known archaeological resource. The proposed project is on an 8,438-square foot (0.19 acre) parcel located at 26307 Isabella Avenue in Carmel (Assessor's Parcel Number 009-463-012-000) (**FIG 1**).

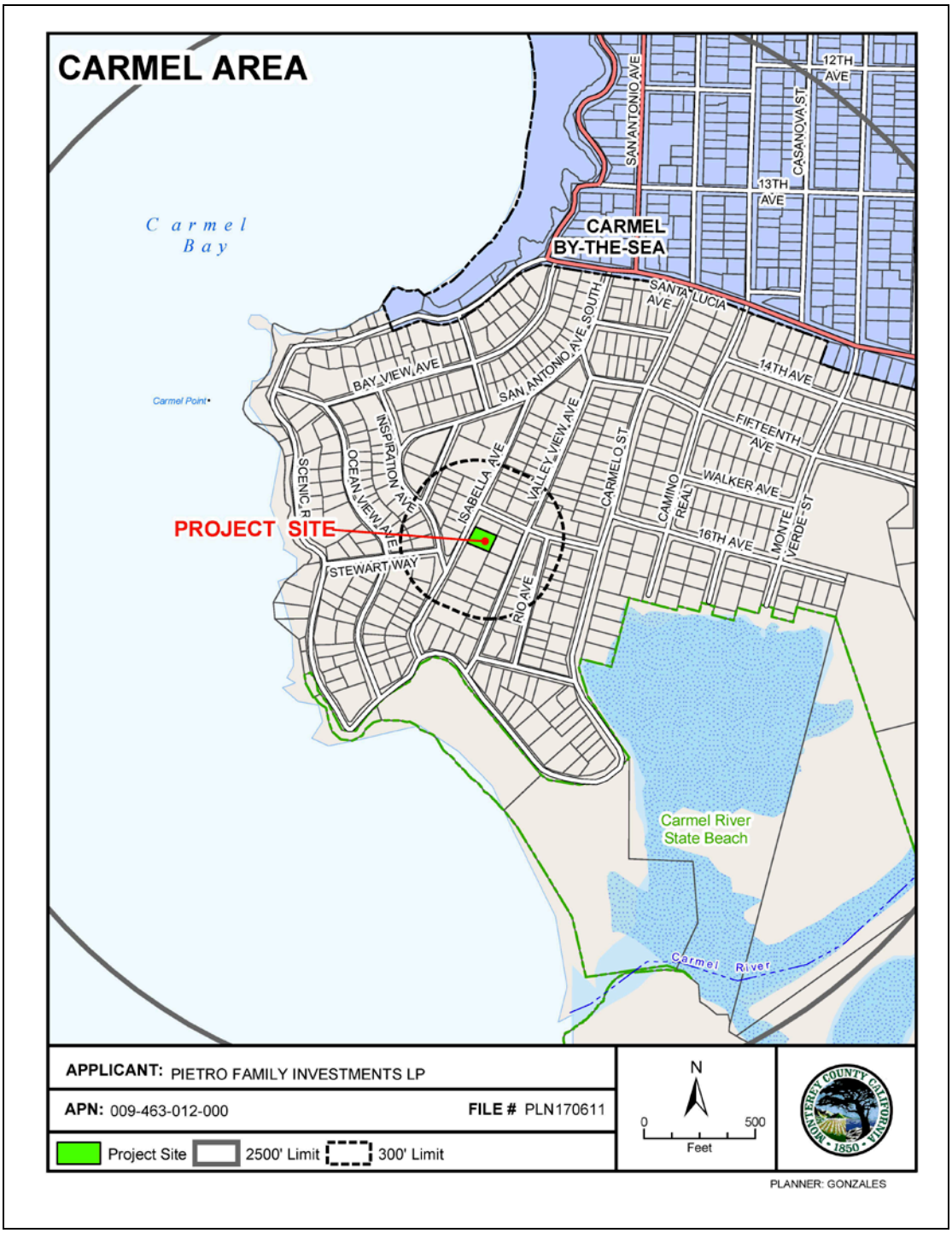


Figure 1 – Vicinity Map: 26307 Isabella Avenue in Carmel (subject parcel)

The subject parcel is zoned MDR/2-D (18) or Medium Density Residential, 2 units per acre with a Design Control overlay and an 18-foot height restriction and is governed by regulations and policies in the 1982 General Plan, the Carmel Area Land Use Plan, the Carmel Coastal Implementation Plan (Part 4), and the Monterey County Coastal Zoning Ordinance, Title 20. Implementation of the project requires approval of a Combined Development Permit (CDP)

consisting of: A Coastal Administrative Permit and Design Approval for construction of a new two-level single family dwelling with attached garage; and a Coastal Development Permit for development within 750-feet of a known archaeological site.

To comply with the procedures established for project review, the applicant submitted the following: Architectural Plan submittal which included a Cover Sheet, Survey, Site Plan, Floor Plans, Roof Plan, Building Sections and Elevations, Window/Door Schedules, and Architectural Details (A0-A9.3); the Landscape Plan set included the Irrigation Plan (L.1), Planting Plan (L.2), and Exterior Lighting Plan (L.3). Finally, three additional sheets in the plan set addressed Grading and Drainage and Erosion Control (C1-C3). The Architectural Plan set was routed to the following agencies: Cypress Fire Protection District, RMA-Public Works, Environmental Health Bureau, Water Resources Agency, California Coastal Commission, and RMA-Environmental Services.

The Survey (**FIG 2**) shows existing site conditions- an undeveloped lot with minimal vegetation and four large Cypress trees just beyond the property line and in the right of way (west), and what is called out as a shed on the southeast corner of the lot. The lot fronts Isabella Avenue and the proposed residential structure would be adjacent to existing developed residential lots with two undeveloped adjoining lots located on the southeast.

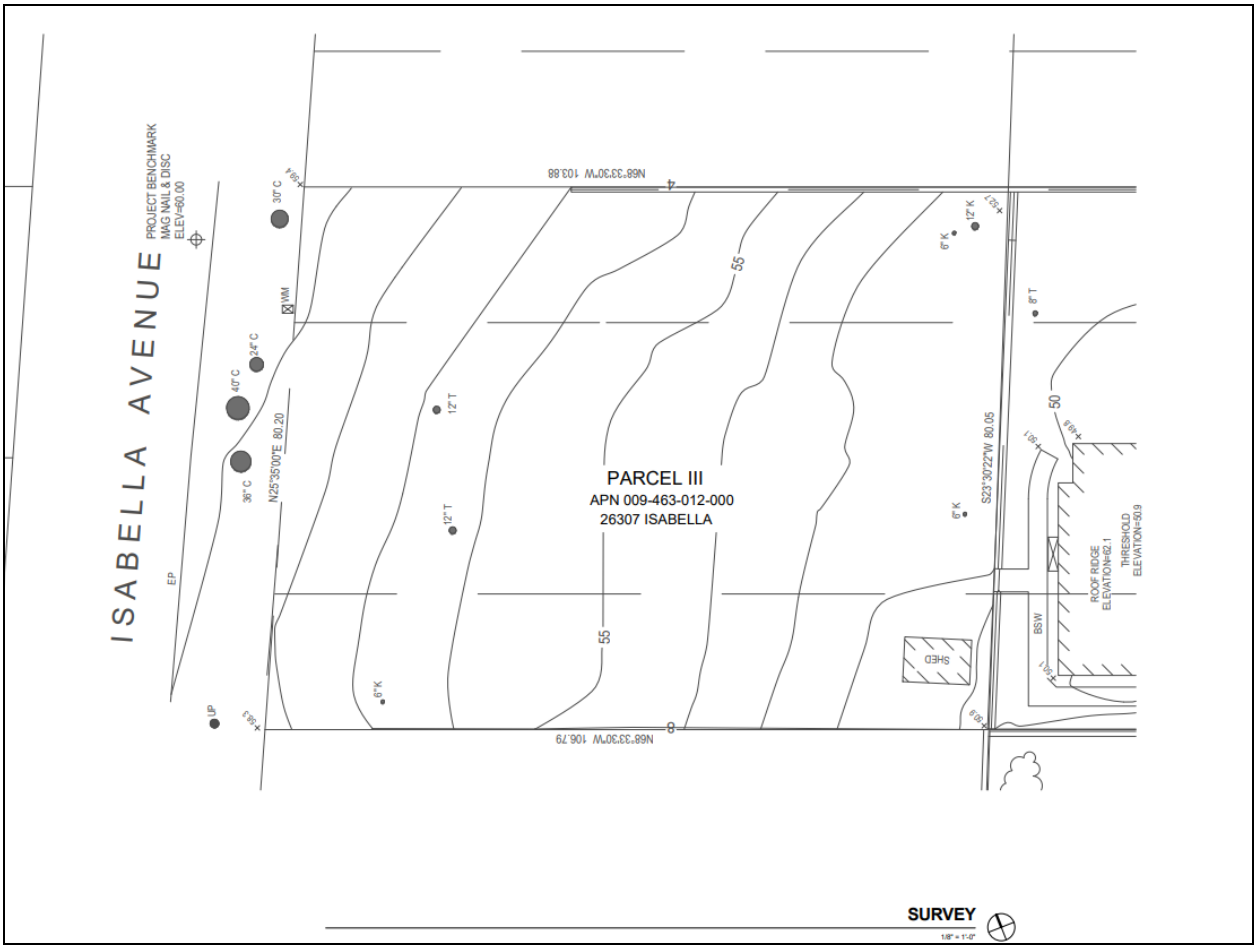


Figure 2 – Site Survey

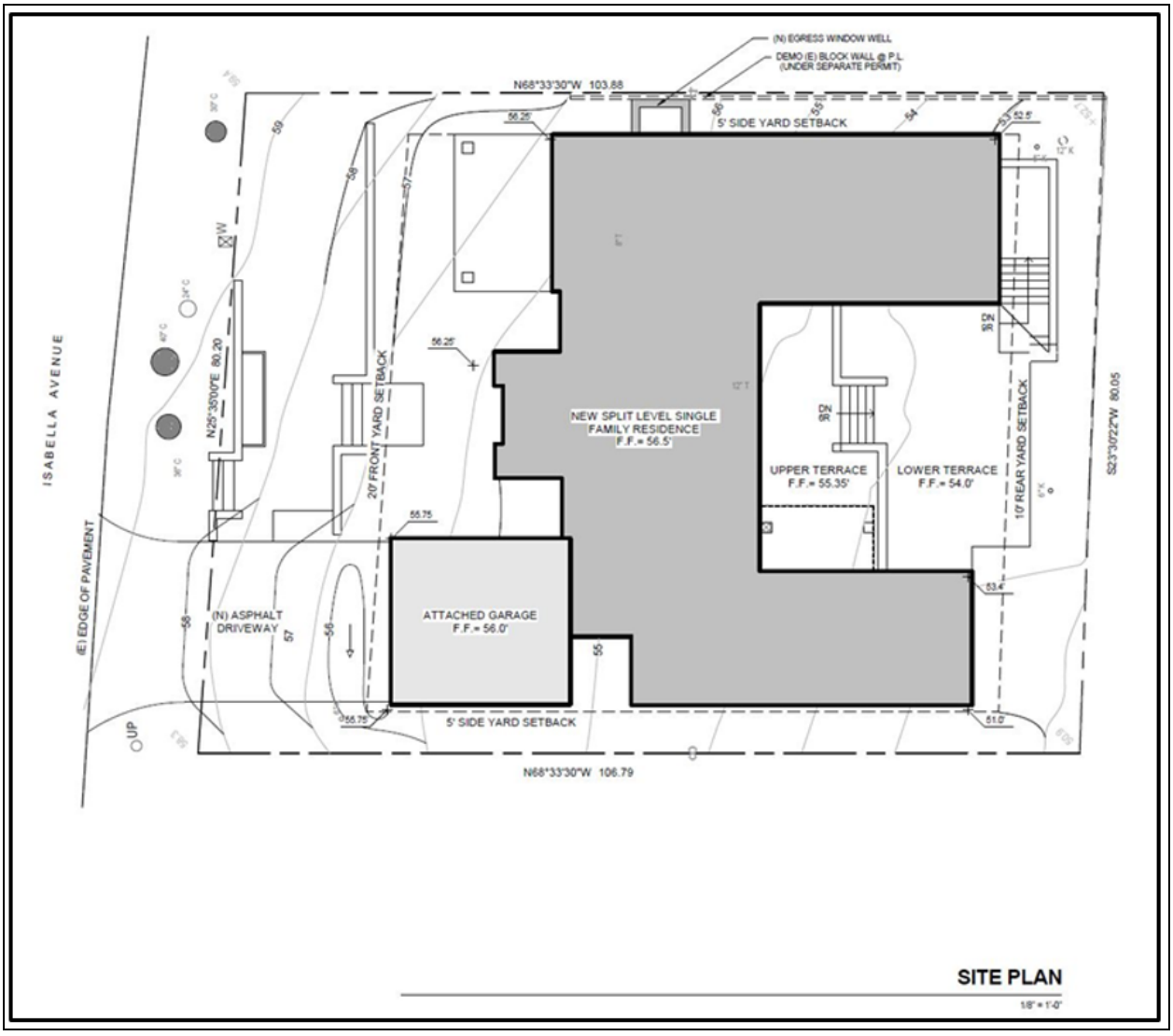


Figure 3 – Site Plan

Figure 3 provides a view of the Site Plan. From Isabella Avenue, the attached non-habitable accessory structure (garage) is set back twenty feet from the property line and the main structure is set back approximately twenty-eight feet from the front property line along Isabella Avenue. The main and accessory structures maintain five-foot side yard setbacks and a ten-foot rear yard setback. The U-shaped design of the single family turns inward (west) so that the mid area of the main floor is offset by thirty-five feet. An opening on the southwest corner of the lot will be created to accommodate a driveway (avoiding the large trees fronting Isabella Avenue).

The floor plans are detailed in Sheets A2.1- A2.2 (**FIGs 4 and 5**). The proposed design is a split-level house with a partial floor encompassing a bedroom and a den; the uppermost section of the front half of the basement (approximately four feet) is level with this floor (more clearly shown

in the Building Sections, **FIG 6**). An egress window well, meeting the requirements of the California Building Code, is shown on the north end of the basement wall.

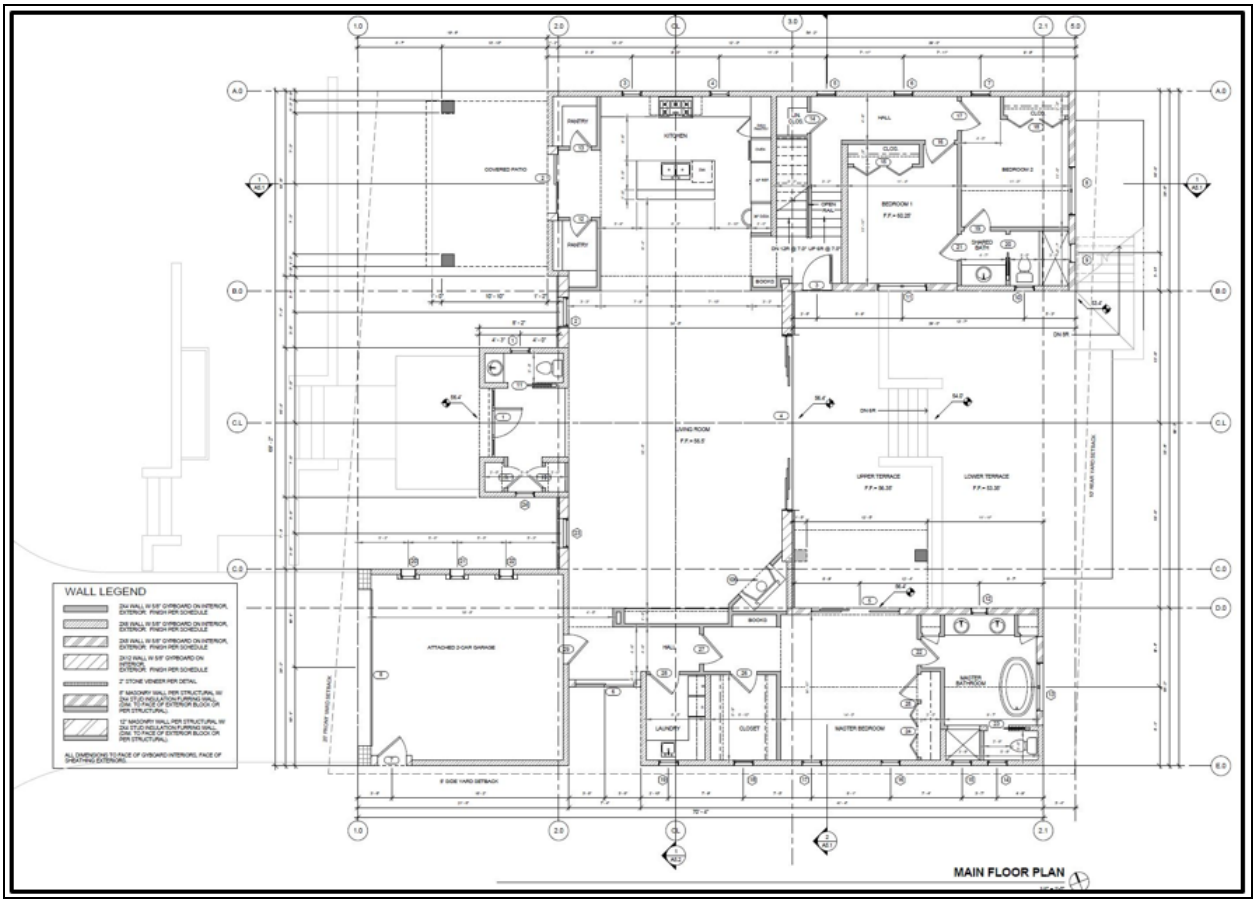


Figure 4 – Main Floor Plan

Allowable site coverage in the Medium Density Residential zoning designation is 35% or 2,954-square feet for the subject parcel; project plans show the proposed two-level structure to be 2,954-square feet, or 35%. The proposed FAR is shown to be 38.6% which meets the allowable 45% FAR in MDR/2; neither the subterranean basement (1,366-square feet) nor the den (575-square feet) are counted towards the floor area ratio (FAR). Therefore, the proposed project meets coverage and FAR allowances for its zoning designation.

The applicant has furnished a Malpaso Water Company Water Entitlement which conveys/assigns/grants 0.20-acre feet per year dedicated to the real property described (subject property, 26307 Isabella Avenue) to account for the proposed fixture unit count (19.26 fixtures).

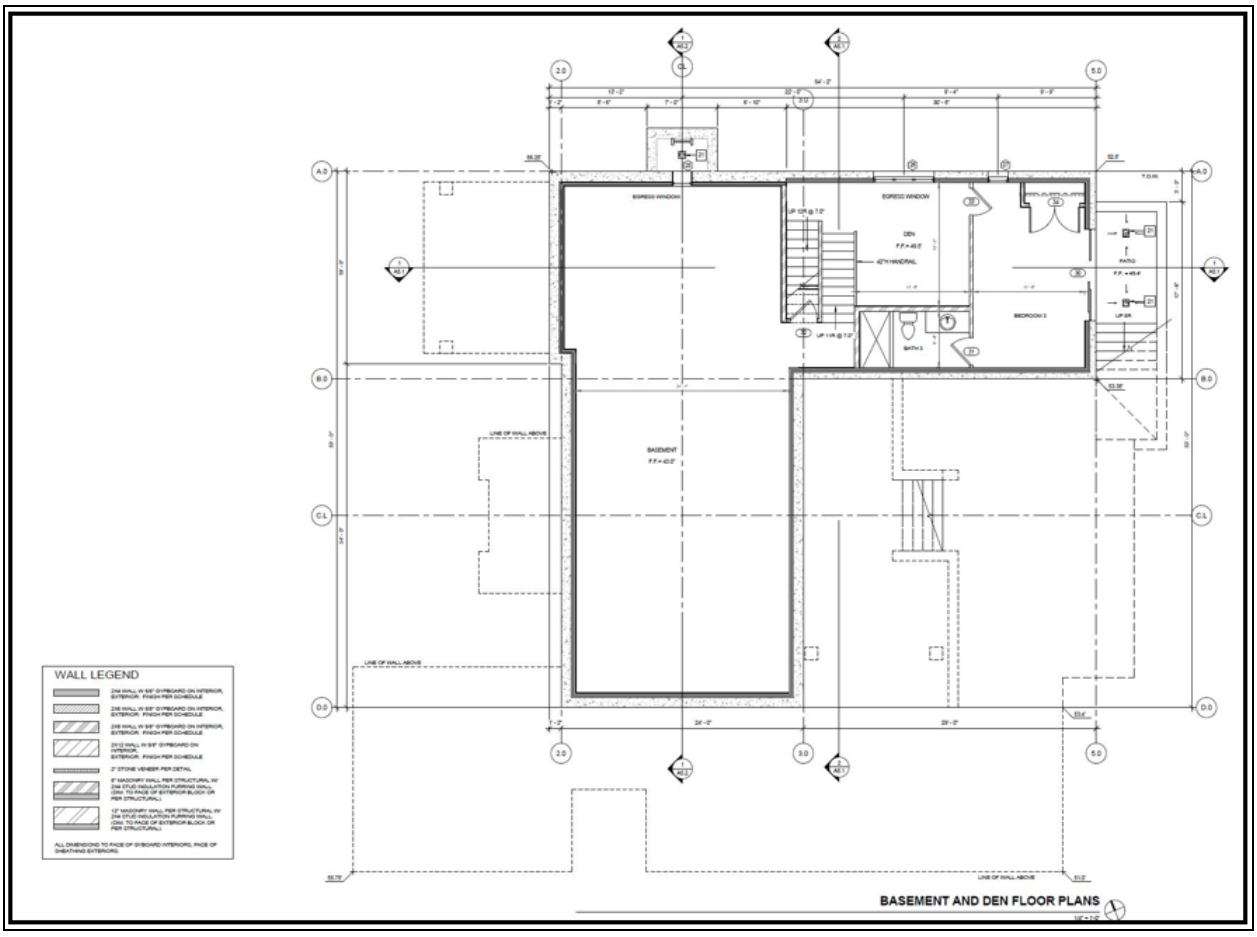


Figure 5 – Basement and Den Floor Plans

The proposed elevations **(FIGs 7 and 8)** meet the restricted height allowance of eighteen (18) feet. The Elevations section puts the main structure at eighteen feet from average natural grade (72.30-54.30), the maximum height allowed.

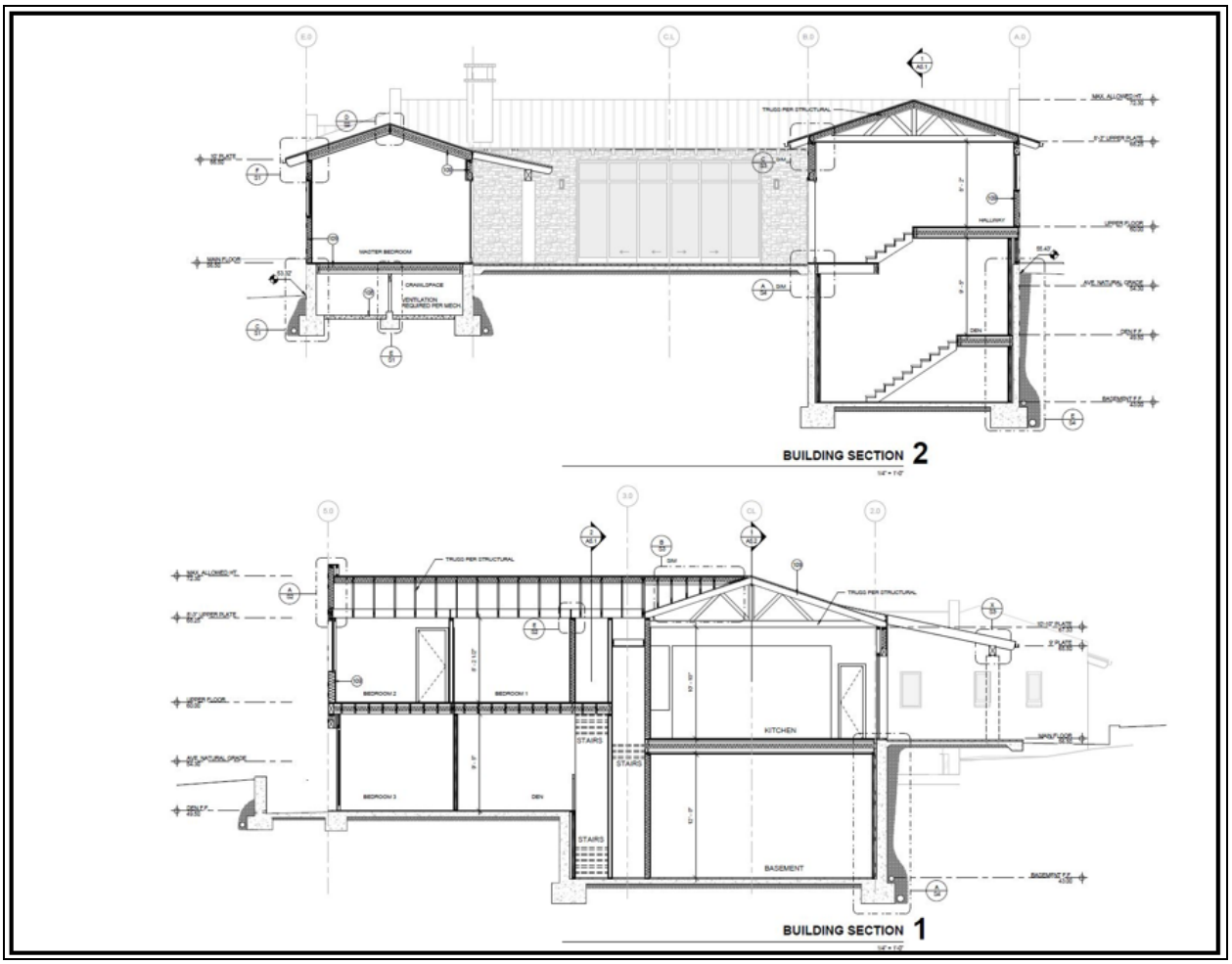


Figure 6 – Building Section

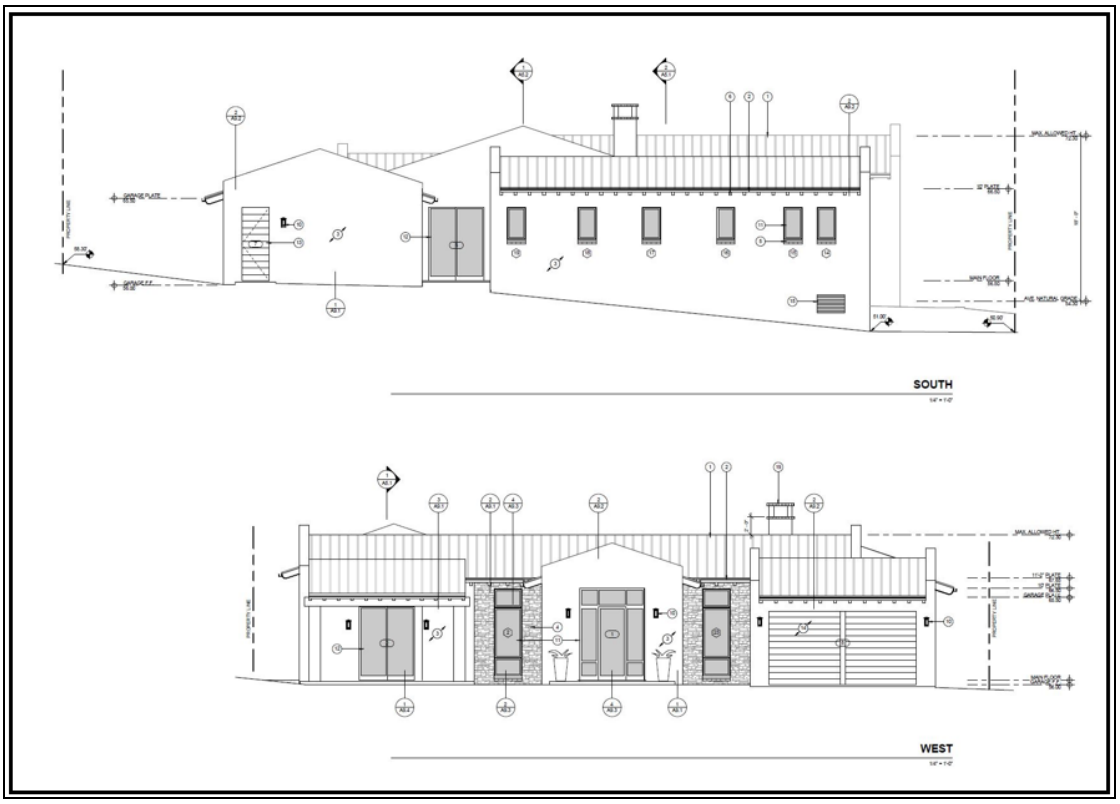


Figure 7 –Elevations: Proposed Elevations

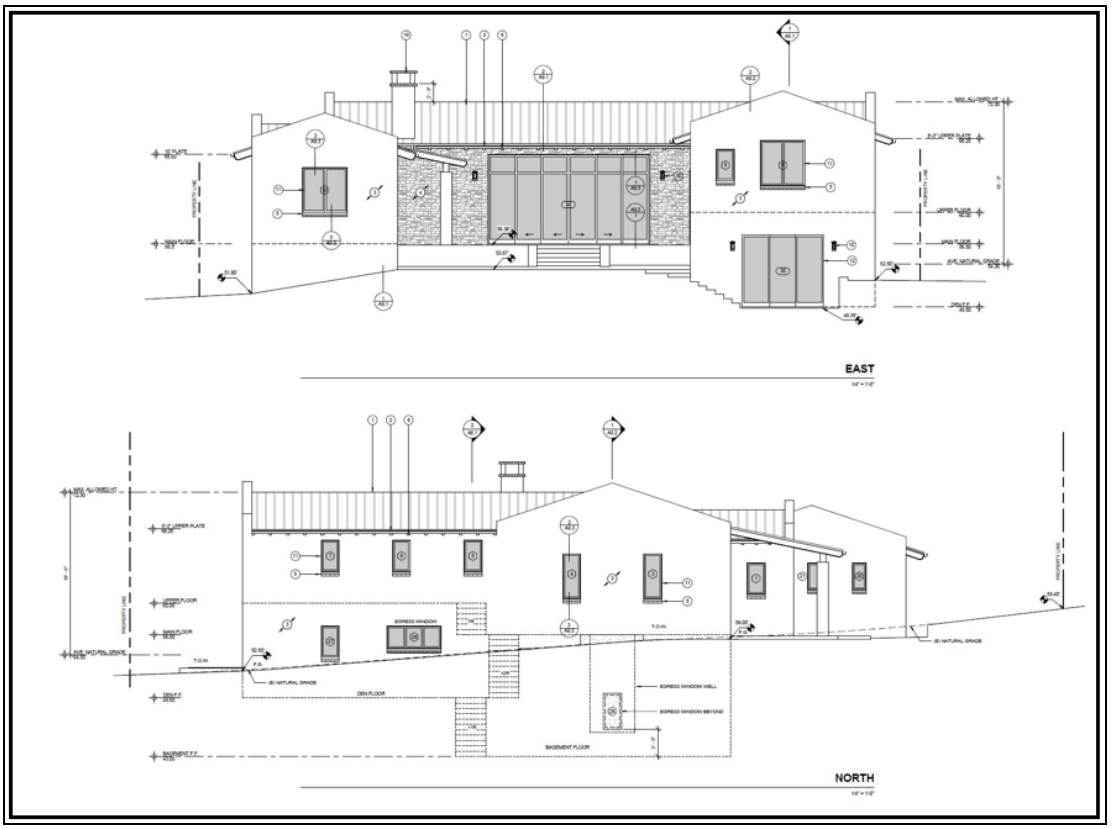


Figure 8 –Elevations: Proposed Elevations

The applicant provided a written Construction Management Plan (no illustration). According to the information provided in the Construction Management Plan, hours of construction would occur Monday thru Friday, 8 a.m. to 6 p.m., with occasional work on Saturdays. No work will occur on Sundays or national holidays. The plan gives October 1, 2019 as an estimated projection completion date. Total grading involves 649 cubic yards of cut to be hauled offsite to a County-approved landfill; stockpiled materials are proposed to be kept entirely onsite and parking for the construction crew would be provided onsite or in designated areas. The Grading and Drainage Plan (**FIGs 9 and 10**), demonstrates that storm water would be managed by a trench drain on the southwest side of the project, fed by two area drains. The Erosion Control Plan (**FIG 11**) also includes details on best management practices, including: stockpile management, concrete washout, staging area storage, as well as portable toilets to be stationed on the front half of the lot facing Isabella Avenue; placement of fiber rolls are proposed around perimeter of lot.
In the Medium Density Residential zoning designation, a detached single family dwelling requires 2 off-street parking spaces, 1 of which shall be covered. The project proposes an attached two-car garage for the main structure. Therefore, the project meets the minimum required parking standard.

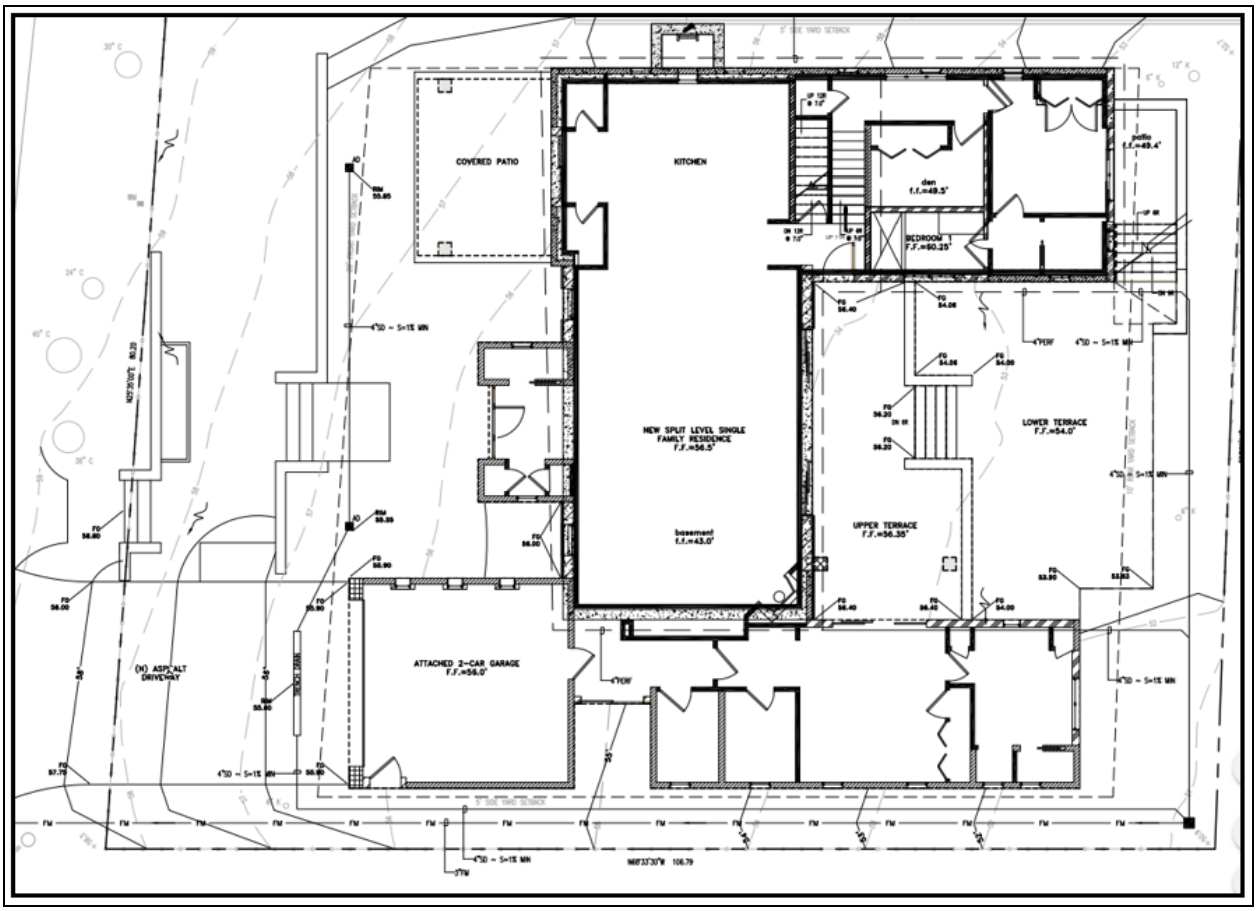


Figure 9 –Grading and Drainage [649 cubic yards of grading are estimated for the implementation of the project as proposed. Excavation for the basement is expected to be to a depth of 14 feet].

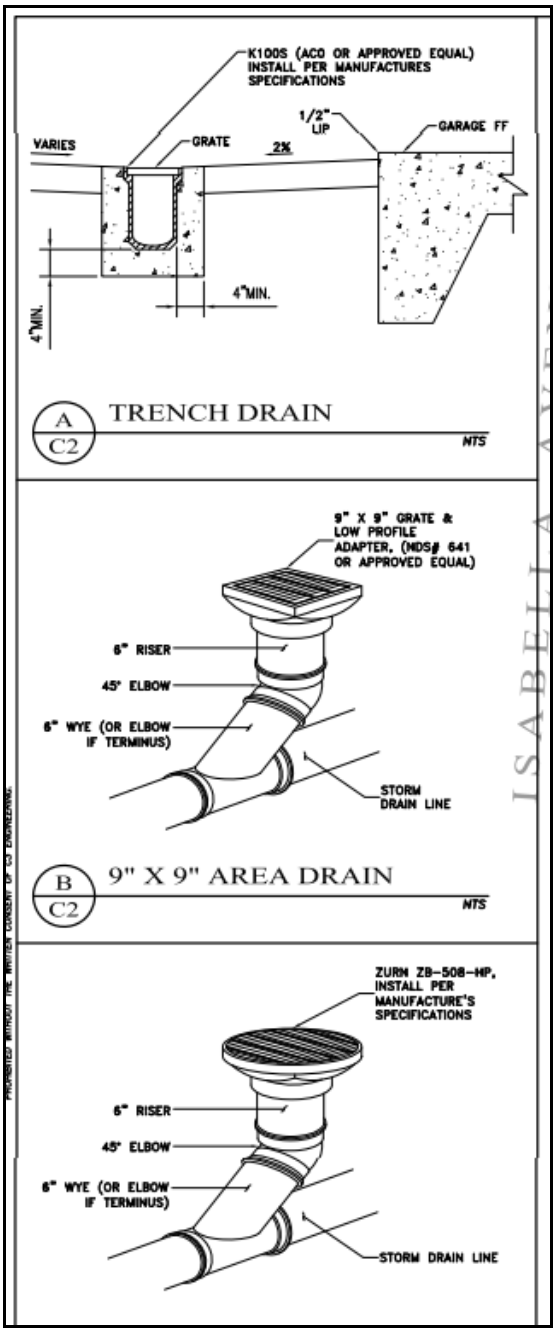


Figure 10 –Grading and Drainage Detail

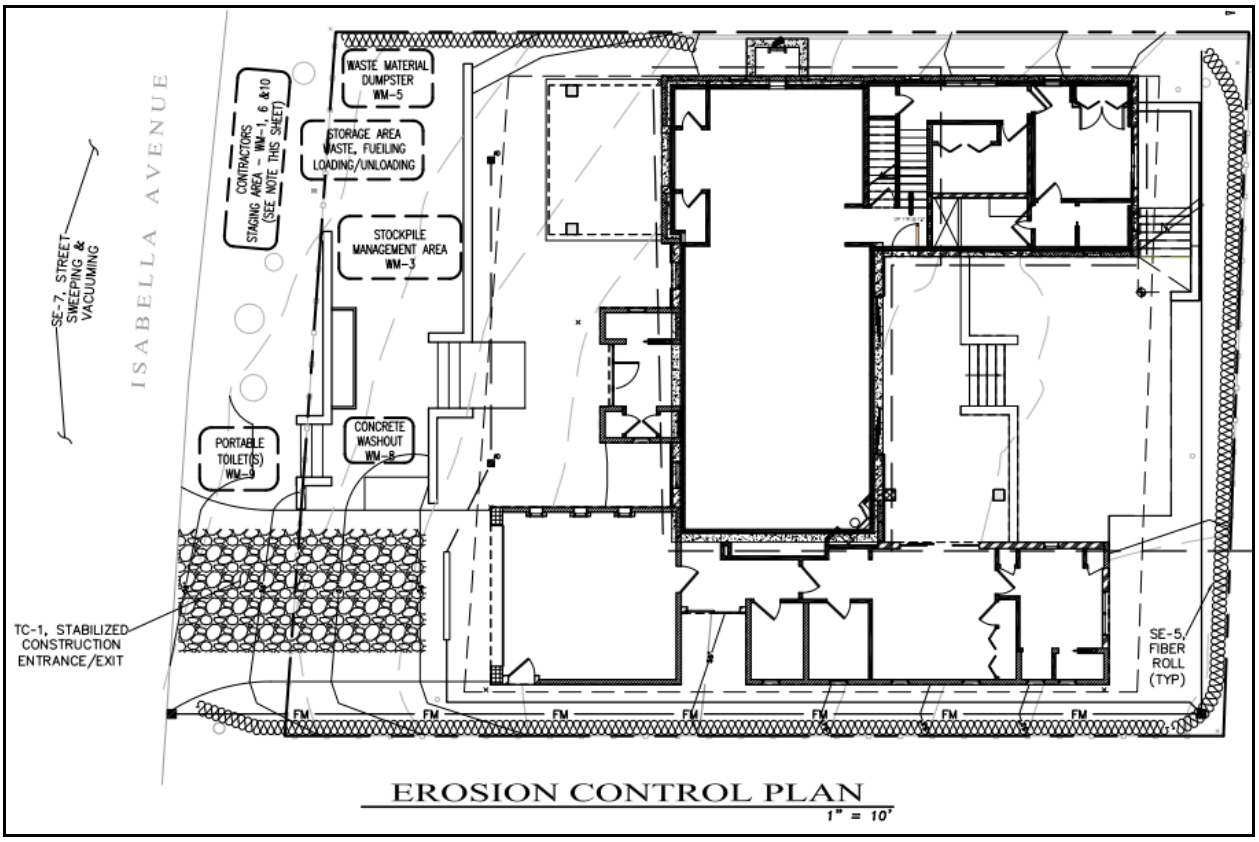


Figure 11 –Erosion Control Plan

Figures 12 and 13 include the proposed landscaping and exterior lighting plan (L1-L3). General development standards in the Carmel CIP and LUP include retaining existing trees and other native vegetation to the maximum extent possible, both during the construction process and after the development is completed. Moreover, all new landscaping must be compatible with the scenic character of the area and should retain existing shoreline and ocean views. No tree removal is proposed for the development of this project. L-1 (Landscape Irrigation Plan) proposes three zones: zone 1 represents the front lawn which will be irrigated with an overhead spray or drip; zone 2 contains low water use plantings; and zone 3 contains medium water use planting and is located in the east (back) part of the lot. L-2 (Planting Plan) illustrates the placement and layout of the proposed planting plan. Some of the plants proposed include: Foxtail Agave, Big Red Kangaroo Paw, Pacific Mist Manzanita, Sunset Manzanita, Pride of Madeira, Yucca, English Lavender, Catmint, Russian Sage, Mother-of-Thyme, Sand Dune Sedge, Cape Rush, and Barbara Karst Bougainvillea.

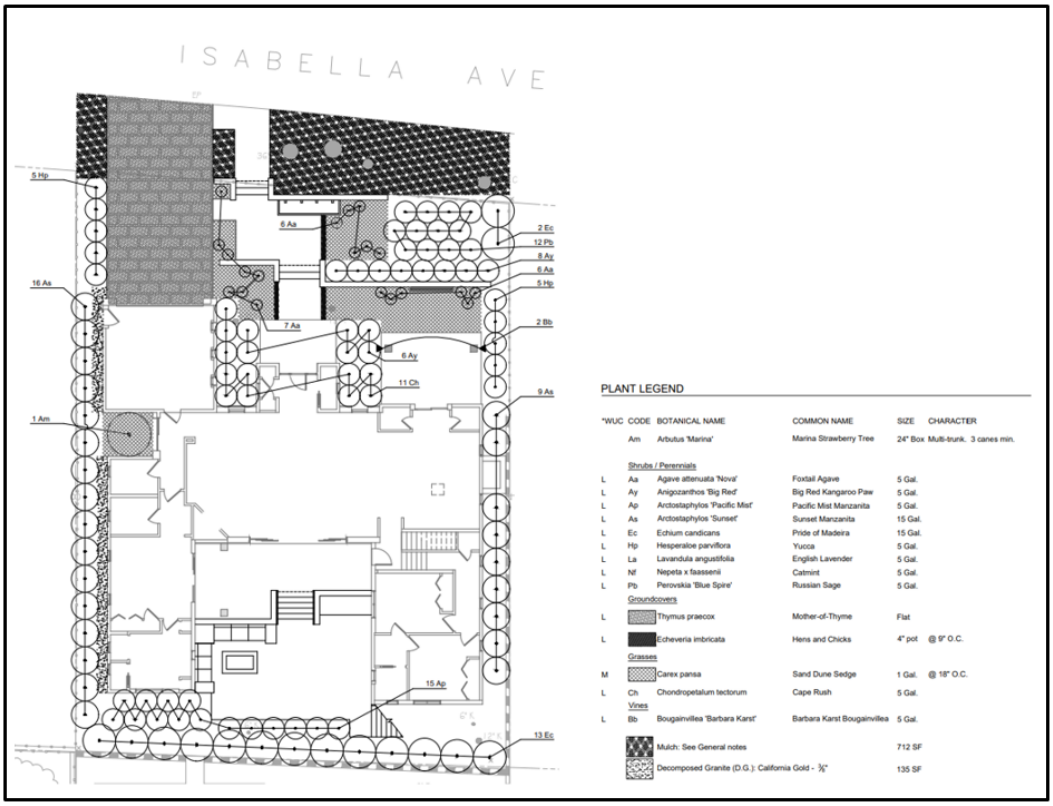


Figure 12 –Landscape Planting Plan

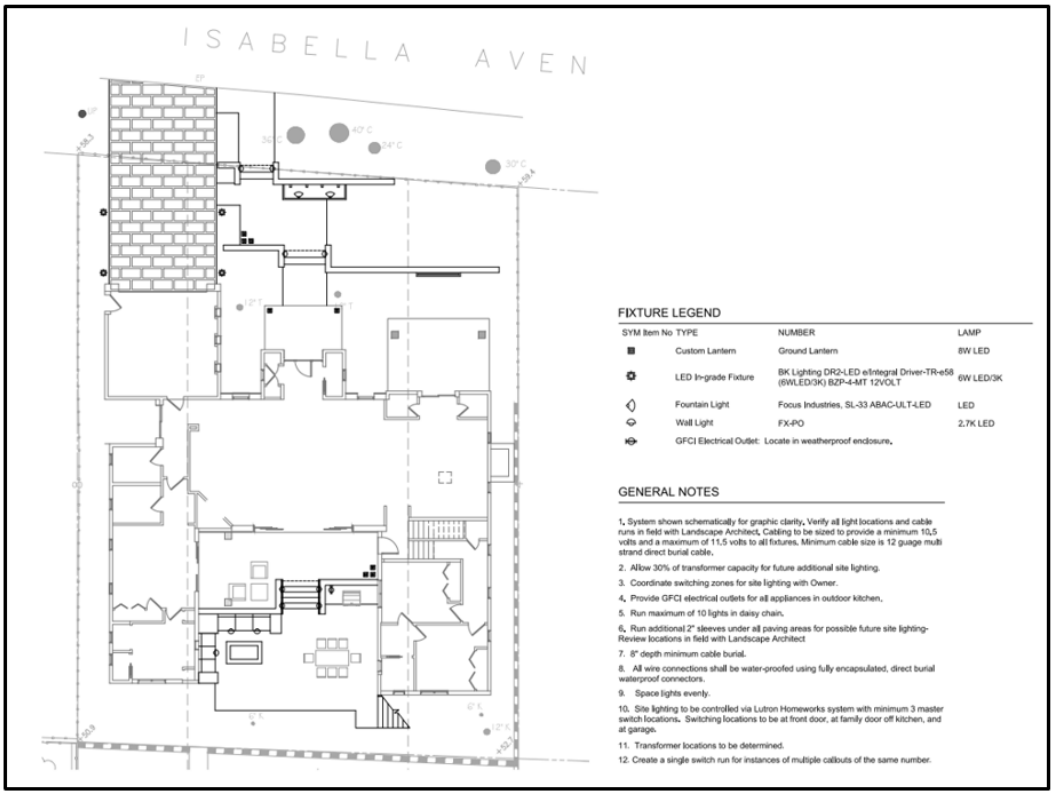


Figure 13 –Landscape Lighting Plan

The Carmel CIP also speaks to exterior lighting, specifically that exterior lighting shall be unobtrusive and harmonious with the local area. Lighting fixtures shown on Sheet L-3 clearly meet this standard because they are down-lit and off-site glare is fully controlled (**FIG 13**).

The Combined Development Permit will also include a Design Approval because the subject project is in a Design Control District. A "D" (Design Control) overlay requires design review of structures to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The Design Approval application contains information on colors and materials proposed for the residence: stucco and stone walls, metal windows, metal standing seam roof; colors to be used include natural stucco and stone and a dark metal roof. The subject project was reviewed by the Unincorporated Carmel Highlands Land Use Advisory Committee (LUAC) on January 16, 2018 and was not given a recommendation of approval based on a number of factors, including the proposed aesthetic. Monterey County Land Use Advisory Committee Procedures, adopted November 18, 2008 and amended December 16, 2014, established that the purposed of a LUAC is to 1) Advise the Appropriate Authority by providing comments and recommendations on referred land use planning matters; 2) Reflect the perspective of the local community with focus on neighborhood character, unique community site and conditions and potential local effects or contributions that would likely result from the implementation of a proposed project; 3) Perform such other review of land use issues as may be requested from time to time by the Planning Commission or the Board of Supervisors; 4) Provide a venue for project neighbors to provide input on proposed projects; and 5) Identify concerns in response to staff-provided scope of review on neighborhood, community and site issues excluding regional impacts which are the purview of the Appropriate Authority.

The proposed development does not constitute ridgeline development and is not proposed in the public viewshed as defined in the CIP (visible from major public viewing areas such as 17 Mile Drive, Scenic Road, Highway 1 Corridor and turn-outs, roads/viewpoints, Carmel River State Beach, Carmel City Beach). The subject property is over 300 feet north of Scenic Road and is not included in the Public Access Map (**FIG 14**, Figure 3 in the LUP) or the General Viewshed Map (**FIG 15**).

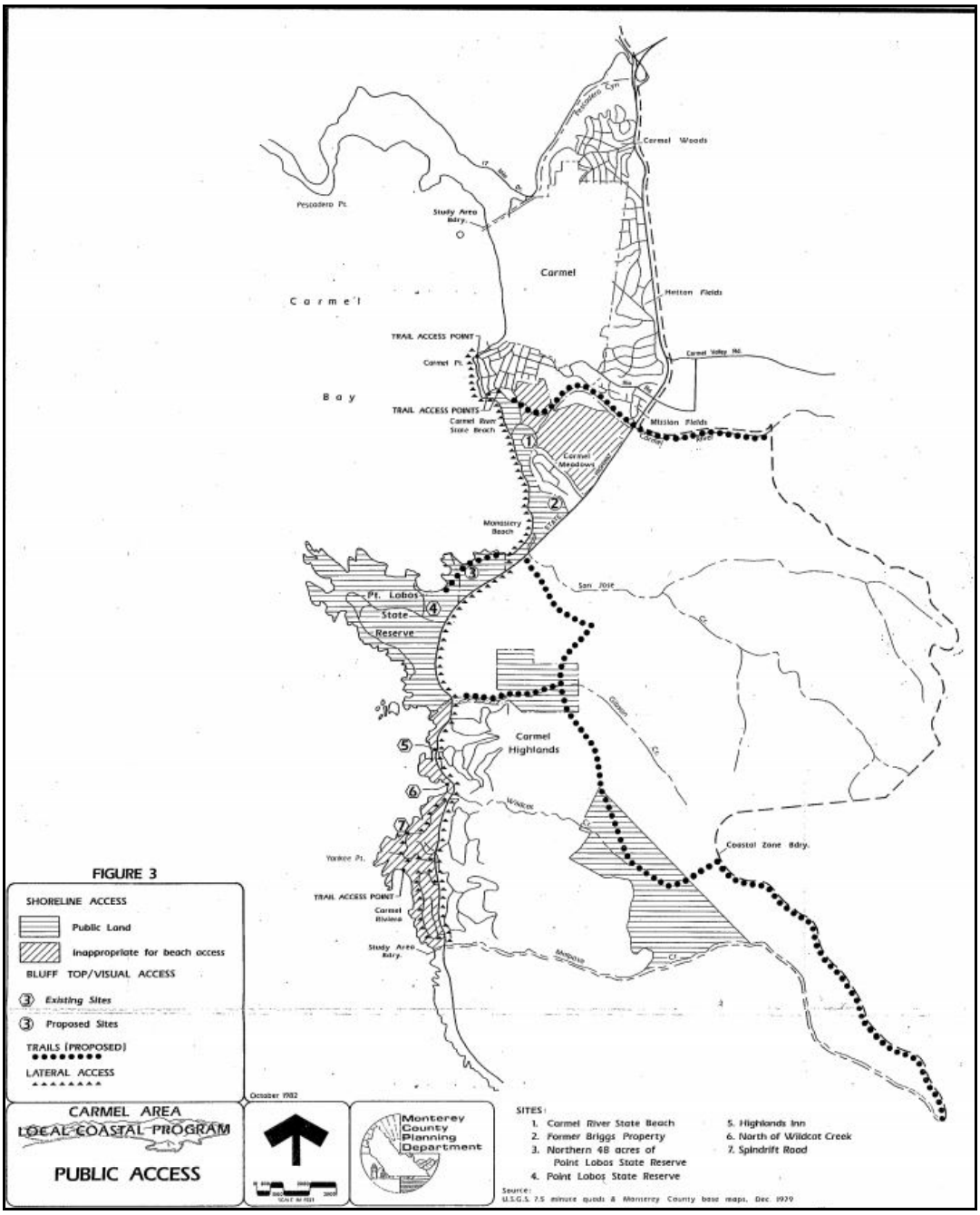


Figure 14 – Figure 3: Carmel Area Local Coastal Program, Public Access

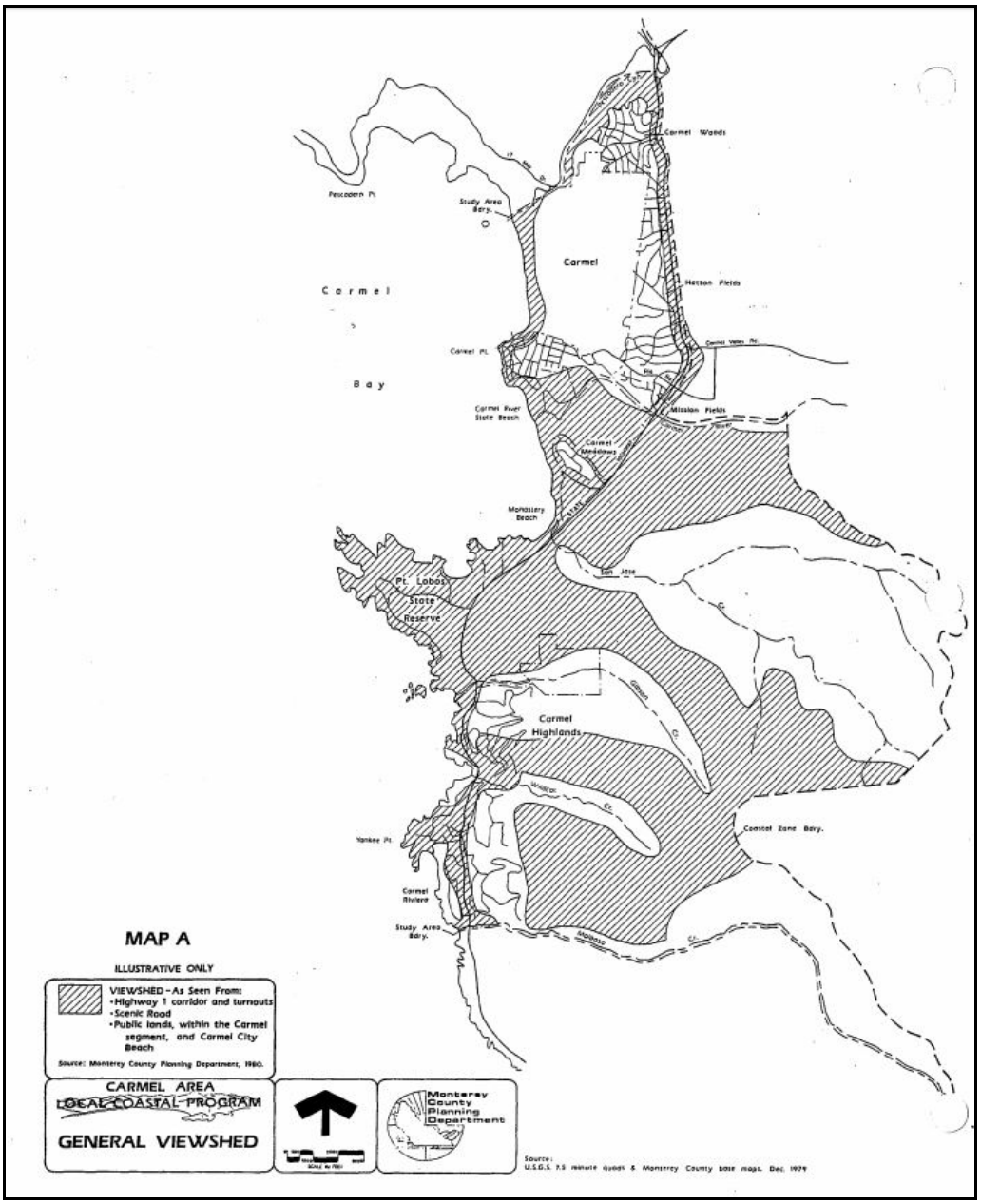


Figure 15 – Map A: Carmel Area Local Coastal Program, General Viewshed

Other Project Impacts

The primary CEQA issues involve cultural resources, tribal cultural resources, and geology. Based on the archaeological reports, this resource could potentially be affected by the proposed project. However, evidence supports the conclusion that impacts could be less-than-significant with mitigation incorporated. ~~Specifically, the deletion of the proposed basement would allow for less-than-significant impacts to cultural and tribal cultural resources.~~ Detailed analysis for this issue can be found in Section VI. – Environmental Checklist.

The subject site is not located within Prime or Unique Farmlands, forest land, an area that poses a threat caused by flooding, or on a mineral resource recovery site. The project is not located within a public viewshed or has any identified environmentally sensitive habitat areas located on the property. The result of the project would not require large amounts of water, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project would have no impact on Agriculture/Forest Resources, Biological Resources, Hydrology/Water Quality, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems.

B. Surrounding Land Uses and Environmental Setting: The project site is within an established residential neighborhood located on the southeastern portion of the Carmel Point area, north of the intersection of Scenic Road and Isabella Avenue. The parcel is approximately 1.2 miles west of Highway 1 and 1,500 feet south of the city of Carmel-by-the-Sea (**FIG 16**).



Figure 16 – Contextual Map: Carmel Point, subject parcel outlined in orange



Figure 17 – Carmel Point: MDR/2-D (18), subject parcel outlined in orange

The .19-acre parcel is included in a few GIS layers with respect to Archaeology, Potential Hazards (e.g. Active/Potentially Active Fault), and Biology (e.g. California Natural Diversity Database).

The parcel is located within 750-feet of a known archaeological resource and is part of a recorded archaeological site: CA-MNT-17 (**FIG 19**). The Carmel Area Land Use Plan recognizes the intensive prehistoric use of the Carmel area. According to the Carmel LUP, the Carmel area shoreline from Carmel Point to Point Lobos Reserve contains one of the densest remaining concentrations of shellfish gathering activities in central California. These archaeological deposits have been identified as a highly significant and sensitive resource. Of importance, the Point Lobos Reserve is zoned Resource Conservation, Design Control [RC-D (CZ)], which grants certain protections. The Carmel LUP's Key Policy 2.8.2 states that Carmel's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. Furthermore, new land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources. The site has minimal topographic relief and there are no slopes located near the site. The nearest coastal bluffs are

located at least 425-feet to the south-southwest (Source 20). The lot slopes gently down from the street with approximately 7 feet of topographical relief across the site and about 3 feet of relief across the residence building pad area (Source 21).
Because the subject parcel is located within a known archaeological site, the parcel is in a "high" archaeological sensitivity zone site (**FIG 18**).

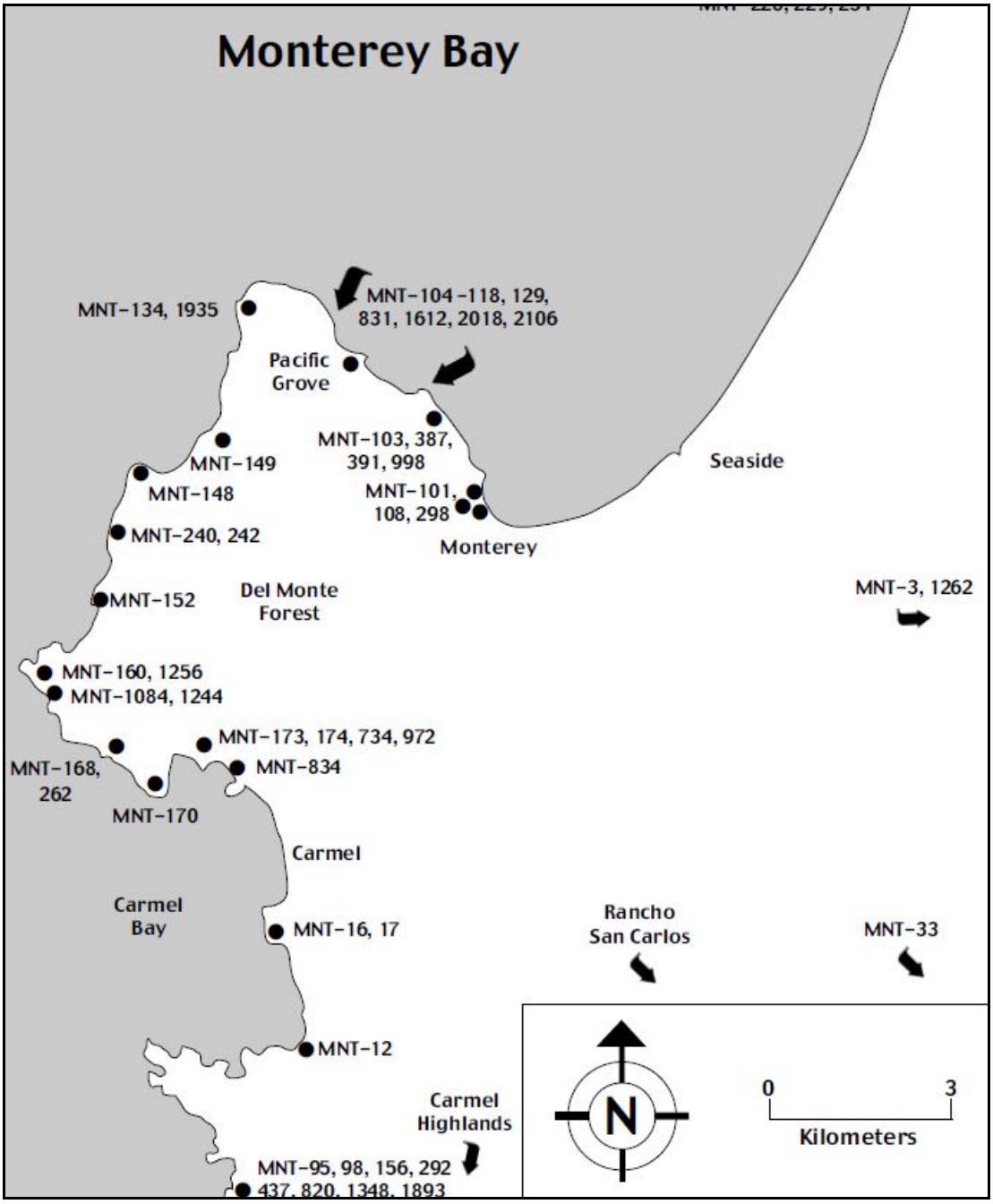


Figure 18 – Monterey Bay Archaeological Sites (Source 11)

Chapter 20.146 of the Carmel Coastal Implementation Plan defines 'archaeological sensitivity zones' and 'archaeological site,' in the following ways:

B. Archaeological Sensitivity Zones: These categories describe the probability of finding archaeological resources throughout the County, as shown on County Archaeological sensitivity maps. In a "High" sensitivity zone, there are archaeological sites already identified in the area with a strong possibility that Native Americans lived in and occupied that area.

C. Archaeological site: A site of known Native American remains or activity, as evidenced by shells, fire-cracked rocks, other lithic remains, charcoal, bedrock mortars, rock art, quarry sites, etc.

Carmel Point is extremely sensitive to archaeological resources and has been an area of archaeological study for at least thirty years. In 2012, Breschini and Haversat (Source 12) prepared a comprehensive report with an overview of archaeological investigations and a summary of findings for the Point. CA-MNT-17 is the oldest archaeological site in Monterey County, and among the oldest on the central California coast (Source 12). The earliest radio carbon date from the site is in excess of 9,400 years before present (Source 12). **Figure 19** shows the subject parcel in a cluster of archaeological buffers. The buffers represent 750-foot buffer zones from a known/positive archaeological finding (Source 8). The people indigenous to the Monterey Bay Region were known as: Rumsen, Esselen/Excelen, Guacharrones/Wacharon, Ecclemachs, Sakhones, Sureños, and Carmeleños (Source 17). Today, anthropologists continue to refer to these early inhabitants and their living descendants as 'Ohlone,' a name adapted from Latham in 1856 and first consistently applied by Levy in 1978 (Source 17). Early habitation is considered to have been semi-sedentary and occupation sites can be expected most often at the confluence of streams, other areas of similar topography along streams, or in the vicinity of springs. Resource gathering and processing areas and associated temporary campsites are frequently found on the coast (Source 12). See Part VI, Section 5. – Tribal Cultural Resources for specific mitigation measures proposed by the project archaeologists.

A recent addition to the California Environmental Quality Act ("CEQA") is the Native American Historic Resource Protection Act (Assembly Bill 52), which is intended to minimize conflict between Native American and development interests. AB 52 adds "tribal cultural resources" ("TCR") to the specific cultural resources protected under CEQA, and requires lead agencies to notify relevant tribes about development projects. It also mandates lead agencies to consult with tribes if requested, and sets the principles for conducting and concluding the required consultation process. After July 1, 2015, AB 52 applies to all projects for which a lead agency has issued a notice of preparation of an environmental impact report ("NOP") or notice of intent to adopt a negative declaration or mitigated negative declaration ("NOI") (Source 38). There are two tribes in the County's jurisdiction that the County confers with: the Salinan Tribe and the Ohlone/Costanoan-Esselen Nation (OCEN). On October 10, 2017, a consultation took place on between the project planner and the OCEN Chairwoman. OCEN's priority is that their ancestors' remains be protected, undisturbed, and the site be preserved. If excavation is unavoidable, OCEN requests all cultural and sacred items be left with their ancestors on site or where they are discovered. See Part VI, Section 17. - Cultural Resources for specific mitigation measures proposed by OCEN.



Figure 19 – Carmel Point: Archaeological 750-foot buffer, subject parcel outlined in orange

The subject site is also located within the coast range geomorphic province of central California (Source 20). According to Monterey County's GIS information on active/potentially active faults, the subject site, as well as many parcels on the Point, are in close proximity to the Cypress Point Fault line (**FIG 20**). According to the Geotechnical Investigation (Source 21), significant seismic shaking will occur at the site during the lifetime of the project.

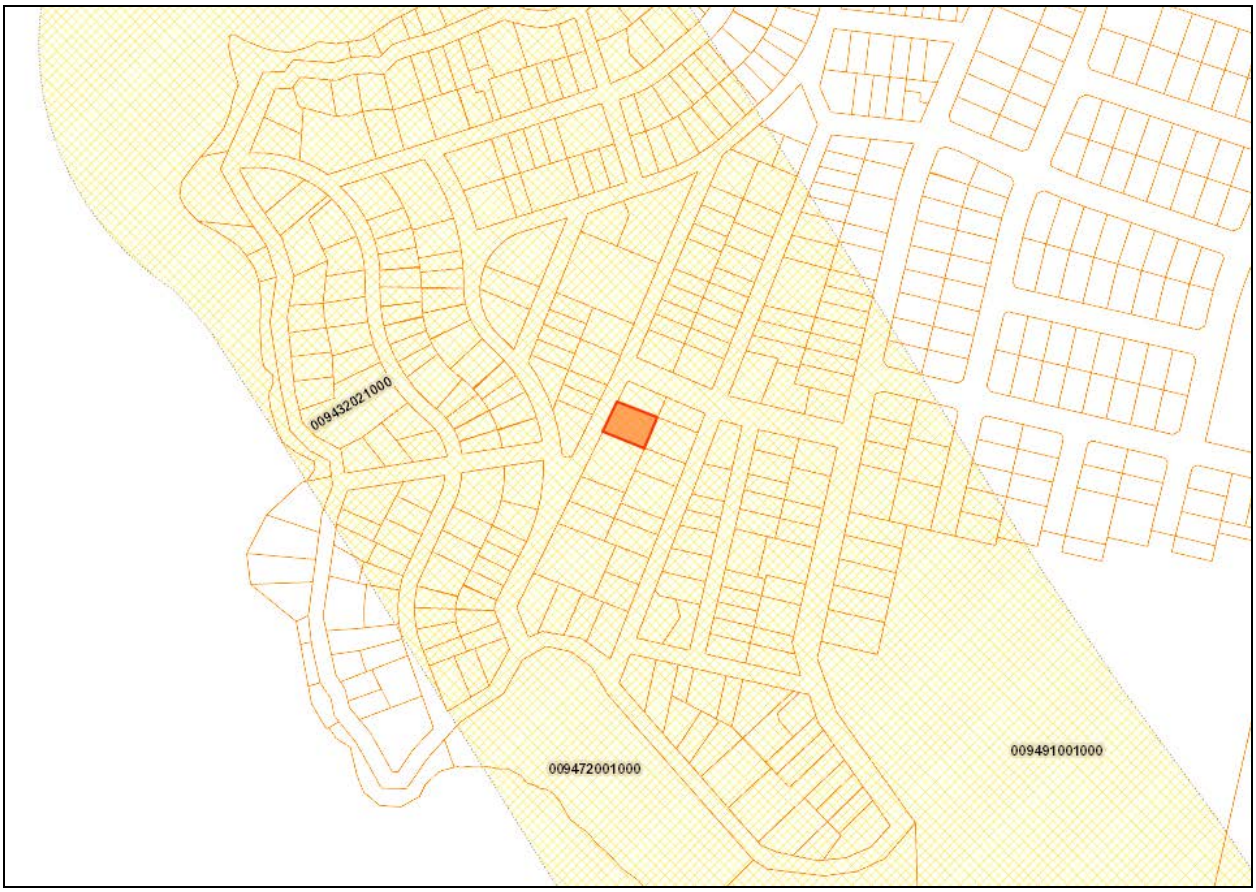


Figure 20 – Carmel Point: Active/Potentially Active Faults (660-feet), subject parcel outlined in orange

The Monterey County GIS indicates the site is located within a zone that is designated as having a low potential for liquefaction. This evaluation takes into account the geneal geologic subsurface conditions, groundwater patterns and the seismic setting of the area (Source 20). The subject site is located within a zone designated as having a low potential for seismically-induced land sliding.

At this time, RMA-Planning does not require an additional entitlement for development within 660-feet of an active/potentially active fault. Pursuant to Section 20.146.080 (f) (Hazardous Area Development Standards) in the Coastal Implementation Plan, where geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury, construction is permissible if certified by a registered geologist/soils engineer that the proposed development will not result in an unacceptable risk or injury or structural damage and the County Building Official and Environmental section concurs. The Certification shall be recorded with a copy of the deed at the County Recorder's Office.

The Carmel Point neighborhood is a coastal community in close proximity to the Carmel River State Beach/Pacific Ocean. As such, it provides unique habitat for the many plant and animal species that thrive near the ocean. The California Natural Diversity Database is an inventory of the status and locations of rare plants and animals in California. **Figure 21** is representative of the most current species of concern available on Monterey County's GIS. These are: Monterey

Pine, marsh microseris, Santa Lucia bush-mallow, Jolon clarkia, Kellogg's horkelia, sandmat manzanita, fragrant fritillary, and Eastwood's goldenbush. Pursuant to Section 20.146.040 (Environmentally Sensitive Habitats Development Standards) in the CIP, sensitive plant communities of the Carmel coastal area include: rare/endangered, threatened and sensitive plants, northern coastal prairie, Chamise-Monterey Manzanita dwarf coastal prairie, Gown Cypress woodland, Redwood forests, and Monterey Cypress and pine forests. The subject parcel is just beyond the buffer for the black legless lizard but does fall within the following layers: fragrant fritillary, jolon clarkia, and Monterey pine. As stated above, the proposed development will not require tree removal. However, because this is an undeveloped parcel located within sensitive habitat area, the applicant was required to submit a preliminary biological assessment. The applicant retained Rob Thompson, a resource ecologist and certified arborist, to conduct a site walk-through and visual assessment. The biologist noted that this lot was undeveloped but "previously impacted…vegetation density, cover and diversity is lacking in most areas of the property due to the site being previously graded and impacted" (Source 37, p. 2) (See **FIG 22**). However, it is the biologist's ultimate opinion that "the subject parcel does not support protected special status species and/or sensitive habitat" and that "there are no known occurrences of special status species, sensitive habitat or other protected resources on the subject property" (Source 37, p. 2). A recommendation to have the applicant retain a professional to conduct a nesting bird assessment if construction activities begin during the nesting season (February-August), is listed in the report. In addition, specific best management practices are included in the report to provide tree and root protection (e.g. protective exclusionary fencing) for trees to be retained on site. These recommendations have been incorporated as conditions of approval.



Figure 21 – Carmel Point: California Natural Diversity Database, Monterey County GIS, subject parcel in orange



Figure 22– Biological Assessment: The consultant found the subject parcel to be previously disturbed

C. Other public agencies whose approval is required: Prior to obtaining the necessary discretionary permit approvals, the project will require ministerial approval from the following agencies: Monterey County Environmental Health Bureau, RMA-Public Works, RMA-Environmental Services, Monterey County Water Resources Agency, and Cypress Fire Protection District. In addition, any conditions of approval required by the reviewing agencies require compliance prior to issuance of permits. The subject parcel is also within the appeal jurisdiction of the California Coastal Commission (CCC). No other public agency permits would be required under this request.

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☒	Local Coastal Program-LUP	☒

1982 Monterey County General Plan

The project site is subject to the *1982 Monterey County General Plan* (General Plan) which provides regulatory framework, through goals and polices, for physical development. The proposed project is consistent with the medium density land use designation of this residential site. The proposed project is a new single family dwelling on an undeveloped parcel. Therefore, the project proposal is consistent with the General Plan. **CONSISTENT**.

Carmel Area Land Use Plan

The project site is subject to the *Carmel Area Land Use Plan* (CAR LUP) of the General Plan that provides development standards and policies for unincorporated coastal areas of Carmel. The proposed project, on the subject parcel (0.19-acres), includes the construction of the first single-family dwelling and attached garage. Pursuant to Table 4.6 of the CAR LUP-Residential Development Density, two units per acre is the allowed density for this parcel. CAR LUP Chapter 2.7 (Hazards), includes Key Policy 2.7.2 which requires that development permitted by the County in areas of high geologic, flood, and fire hazard be carefully regulated through the best available planning practices in order to minimize risks to life and property and damage to the natural environment. CAR LUP Chapter 2.8 (Archaeology), includes Key Policy 2.8.2, whereby those areas considered to be archaeologically sensitive, be maintained and protected for their scientific and cultural heritage values; all site planning and design features necessary to minimize or avoid impacts to archaeological resources are to be incorporated. ~~In light of the whole record, if the project were implemented as proposed, the applicant is not incorporating all site planning and design features necessary to minimize or avoid impacts to potentially significant cultural (archaeological) and tribal cultural resources.~~ Through the review and analysis of multiple reports prepared for the Point, Monterey County has identified that the Carmel Point area, as a site, contains historic archaeological resources; archaeological reports prepared at the applicant's expense for the subject parcel have also been used to arrive at the same conclusion. ~~The subject parcel yielded two inconsistent archaeological reports (Source 13, 14) and the applicant has not proposed a design where impacts to archaeological resources would be minimized (i.e. no basement).~~ Although the Geologic Evaluation prepared for this specific parcel indicates that a reduced setback from the Cypress Point Fault is mitigable, potentially significant archaeological and tribal cultural resources may be impacted with the additional excavation required for a basement, however mitigation measures proposed would keep the impacts to said resources less than significant. ~~While the avenues for previously disturbed lots and those with negative archaeological reports are clear, those with avoidable impacts, are even~~

~~more explicit and clear: avoid impacts.~~ The subject parcel yielded two consecutive negative findings for archaeological resources. Therefore, the project proposal for a split-level single-family dwelling (including a basement) is consistent with the Carmel Area Land Use Plan. ~~Therefore, the project proposal for a split-level, single-family dwelling (including a basement) is inconsistent with the Carmel Area Land Use Plan.~~ **CONSISTENT.~~INCONSISTENT~~**.

Air Quality Management Plan

The 2012-2015 and the 2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region address attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes unincorporated Carmel areas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. The closest air monitoring site in Carmel Valley has given no indication during project review that implementation of the single-family residence would cause significant impacts to air quality or greenhouse gas emissions (GHGs). **CONSISTENT**.

Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (RWQCB) which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. Operation of the implemented project would not generate pollutant runoff in amounts that would cause degradation of water quality. Therefore, the proposed project is consistent with the requirements of the RWQCB regulations. **CONSISTENT**.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology/Soils
☒ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials	☒ Hydrology/Water Quality
☒ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities/Service Systems	☒ Mandatory Findings of Significance

☒ Tribal Cultural Resources

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE: Based upon the planner's project analysis, many of the above topics on the checklist do not apply. Less than significant impacts or potentially significant impacts are identified for **aesthetics, air quality, biological resources, cultural resources, geology/soils, land use/planning, transportation/traffic, greenhouse gas emissions, noise, and tribal cultural resources.** The project would have no quantifiable adverse environmental effect on the categories not checked above as follows:

Section VI.2 – Agricultural and Forest Resources: Data contained within the Monterey County Geographic Information System (GIS) confirms that the subject property does not contain farmland designated as Prime, Unique, of Statewide or Local Importance, or under Williamson Act contract. There were no ongoing agricultural uses on the subject property, or in the near vicinity, observed during staff's onsite visit. Therefore, the Project would not result in conversion of prime agricultural lands to non-agricultural uses or impact agricultural resources. Furthermore, the subject property is not considered a forest or timber resource inventoried as "Demonstration State Forest" and the project would have no impact on forest resources. (Source 1, 2, 3, 4, 5, 8) *No Impact.*

Section VI.11 – Mineral Resources: The Monterey County Geographic Information System (GIS) and a site visit conducted by staff verifies that there are no mineral resources on the site. Therefore, implementation of the Project would have no impact on mineral resources. (Source 1, 2, 3, 4, 8, 34) *No Impact.*

Section VI.13 – Population/Housing: Implementation of the Project would establish the first single family residence on a residentially zoned parcel.

Therefore, the proposed use would not cause an increase demand for additional housing or result in a substantial increase of housing units in the area. The Project would not substantially induce population growth in the area, either directly or indirectly, as no new public infrastructure would need to be extended to the site. Therefore, the proposed project would have no significant impacts related to population and/or housing. (Source 1, 2, 3, 4, 5) *No Impact.*

Section VI.14 – Public Services: Implementation of the Project would result in establishing the first single family dwelling on a residential parcel within an established residential neighborhood. This would have no substantial adverse physical impacts associated with new or physically altered governmental facilities (where construction of which would cause significant environmental impacts) in order to maintain acceptable service ratios, response times or other performance objectives for public services. (Source 1, 2, 3, 4, 5) *No Impact.*

Section VI.15 – Recreation: Implementation of the Project would not result in a significant increase of the use of existing neighborhood and regional parks or other recreational facilities, causing substantial physical deterioration. The Project does not include or require construction or expansion of recreation facilities. The Project would not create significant recreational demands. (Source 1, 2, 3, 4, 5) *No Impact.*

Section VI.17 – Utilities: Implementation of the project would require tying into wastewater services provided by the Carmel Area Wastewater District (CAWD). Domestic water service would be provided by California American Water through Mal Paso water credits. Any excess construction materials would be hauled to a landfill operated by the Monterey Regional Waste Management District. However, the minimal amount of waste produced would not affect the permitted landfill capacity (Source 1). Residential water is to be provided by California American Water (Cal-Am) company, which supplies water from the Carmel Valley Alluvial Groundwater Basin (Carmel River System) and which is ranked as high priority by the California Department of Water Resources. Monterey Peninsula Water Management District (MPWMD) allocates and manages available water supplies to the region, including those of Cal-Am. MPWMD Resolution No. 2017-15 modifies District Rule 160 to reflect projected quantity of production available to Cal-Am for diversion from the Carmel River and Seaside Groundwater Basins for Water year 2018. The modification reflects diversion of no more than 8,310 acre-feet from the Carmel River system sources, specifically (Source 29). The applicant has provided RMA-Planning with proof of purchase of additional water credits from the Malpaso Water Company. Malpaso water comes with historic water rights and is exempt from the state's cease and desist order that requires Cal-Am Water to reduce pumping from the Carmel River. *No Impact.*

B. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Maira Blanco	Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general

standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
The Carmel Area Land Use Plan (Chapter 2, Section 2.2: Visual Resources), identifies the scenic qualities of the Carmel area as unique and maintains that the protection of the area's visual resources is vital to the future growth for the area. Policy 5.3.2.4 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors (e.g., Highway 1, Scenic Road, Spindrift Road, Yankee Point Drive) and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1 be permanently protected as an important component of shoreline access and public recreational use (Source 3).

1(b). Conclusion: No Impact
The subject parcel is more than one mile west of Highway 1 and therefore, would not substantially damage scenic resources from this state scenic highway.

1(a), (c), and (d). Conclusion: Less Than Significant Impact.
The term "viewshed" or "public viewshed" refers to the composite area visible from major public use areas including 17-Mile Drive views of Pescadero Canyon, Scenic Road, Highway 1 and Point Lobos Reserve. A site visit was conducted on August 20, 2018 and it was determined that the construction of the proposed residence will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to build the main structure to the maximum allowed height, the plans show that it would adhere to the 18-foot height restriction; the proposed attached garage would be under 15-feet in height. The subject property, located on the eastern side of Isabella Avenue is not visible from Scenic Road; rather, the subject parcel is over 300 feet north of Scenic Road (see **FIG 16**). Furthermore, no trees are proposed for removal and existing vegetation on the parcel's west (front) side would also remain and be improved upon. The Design Approval application contains information on colors and materials proposed

for the residence: stucco and stone walls, metal windows, metal standing seam roof; colors to be used include natural stucco and stone and a dark metal roof. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on January 16, 2018, and a motion to not support the project was made with members voting: 3 ayes, 1 no, and 1 absent. The following reasons were cited in the minutes for not supporting the project as proposed:

-Removal of large quantities of soil for construction of a large 1,366-square foot basement could disturb possible archaeological resources in an archaeologically sensitive area.
-The structure in design and materials should better reflect the more rural character of the surrounding neighborhood.
-The development's landscaping plan should be a rural design and not an urban design. It should more naturally relate to its surroundings using indigenous plants and upper canopy trees.
-Exterior lighting should be designed to stay onsite per County regulations.

~~Therefore, the project as proposed would conceivably have an impact on aesthetics. Based on the proposed colors and materials and the feedback received from the LUAC, impacts to aesthetics could be lowered to a less than significant level with the modification of the materials to be used, specifically switching out the metal additions for material with a more natural finish.~~ During staff's site visit, staff did not find other examples of metal roofs in the immediate area, however, staff was alerted to similar roof styles by the applicant's agent. The metal finishes in particular were not supported by the LUAC, but there is no uniform architecture present and generally, the colors proposed would not significantly disrupt the neighborhood character. In the Carmel LUP, structures shall be subordinate to and blended into the environment, using appropriate materials to that effect (Source 3). Therefore, the design and colors proposed are acceptable.
As to the proposed landscaping scheme, staff looked to the Carmel LUP for guidance. Under Chapter 2.2.3 of the CAR LUP, General Policy 2.2.3.8 calls for using landscape screening and restoration that consists of plant and tree species consistent with surrounding vegetation. One of the determinations made in the Biological Assessment (Source 37) was that trees located on this lot primarily consist of lower growing non-native and introduced ornamental species that appear to have been planted on the property several years ago in a mixed woodland environment. Because the lot does not contain environmentally sensitive habitat species and is not part of the Gowen and Monterey pine forests, some flexibility is allowed in the landscaping as long as it does not present an egregious aesthetic issue. The plants proposed for this project meet the standard and would not substantially degrade the existing visual character or quality of the site and its surroundings.

The preliminary Landscape Lighting Plan proposes fixtures that meet Monterey County's guidelines for exterior lighting (Policy LU 1.13 of the General Plan). However, submittal, review and approval of a final Exterior Lighting Plan is required as a condition of approval. Compliance with this condition would ensure the project is consistent with Monterey County's objectives to reduce light pollution and is consistent with the CAR LUP Specific Policy 2.2.4.10(d).

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 5, 8)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 6, 7)	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 6, 7)	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 6, 7)	☐	☐	☐	☒
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 6, 7)	☐	☐	☒	☐
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 6, 7)	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 6, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing an Air Quality Management Plan (AQMP) that reports air quality and regulates stationary sources throughout the NCCAB. The 2008 Air Quality Management Plan (AQMP) and 2009-2011 Triennial Plan Revision ("Revision") are referenced for discussion of air quality. Monterey County is within the federal and state attainment standards for carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), led, and fine particulates ($PM_{2.5}$), and within the federal attainment standards for ozone (O_3) and respirable particulates (PM_{10}). The 2012-2015 Air Quality Management Plan (AQMP) addresses only attainment of the State zone standard.

3(a), (b), (c), and (f). Conclusion: No Impact.

The project is consistent with the AQMP, therefore, there would be no impact caused by conflict or obstruction of the AQMP. The project would not result in uses or activities that produce objectionable odors that would affect a substantial number of people.

3(d) and (e). Conclusion: Less Than Significant Impact.
The NCCAB is in nonattainment status of state standards for Ozone (O_3) and respirable particulates (PM_{10}) (Source 6). Therefore, projects resulting in a substantial increase in particulates PM_{10} emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the number of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM_{10}) and NO_x and ROG emittance.

Grading activities associated with the project include approximately 620 cubic yards; the project proposal includes a basement, so most of the cut is expected to be exported off site. Construction-related air quality impacts would be controlled by implementing Monterey County Code Chapter 16.12 (Source 22), standard conditions for erosion control that require plans for control measures of runoff, dust, and erosion. Therefore, implementation of the proposed project would result in less than significant impacts to air quality caused by pollutants currently in nonattainment for NCCAB and construction-related activities. Air pollutants would increase temporarily and return to normal after project completion. Therefore, impacts due to exposure of sensitive receptors to pollutant concentrations would be less than significant.

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 3, 8, 37)	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 3, 8, 37)	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 3, 8, 37)	☐	☐	☐	☒

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 8, 37)	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 8, 37)	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 8, 37)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
Monterey County GIS identified the subject parcel to be within the boundary of species on the California Natural Diversity Database- an inventory of the status and locations of rare plants and animals in California. The Biological Assessment prepared for the subject parcel did not confirm the presence of these rare plants and/or species but did identify native plant species such as Coast Live Oak trees, a Toyon bush, and a few small patches of Bracken Fern.

4 (b), (c), and (f). Conclusion: No Impact.
Research on the subject parcel using Monterey County's GIS (Source 8), did not yield information about the property being in a marine protected area or in critical habitat for sensitive species or in a riparian corridor as described in the CIP (**FIG 23**). The implementation of the project would not conflict with the provisions in the LUP protecting environmentally sensitive habitats.

4 (a) and (d). Conclusion: Less Than Significant Impact.
Standard conditions have been incorporated to protect trees and roots and to have the applicant submit a bird nest survey (prepared by a professional) no more than 30 days prior to construction activities- if they are to take place during the nesting season (generally February-August). Therefore, indirect and/or direct impacts to sensitive species and potential interference with the movement of any native resident are less than significant.

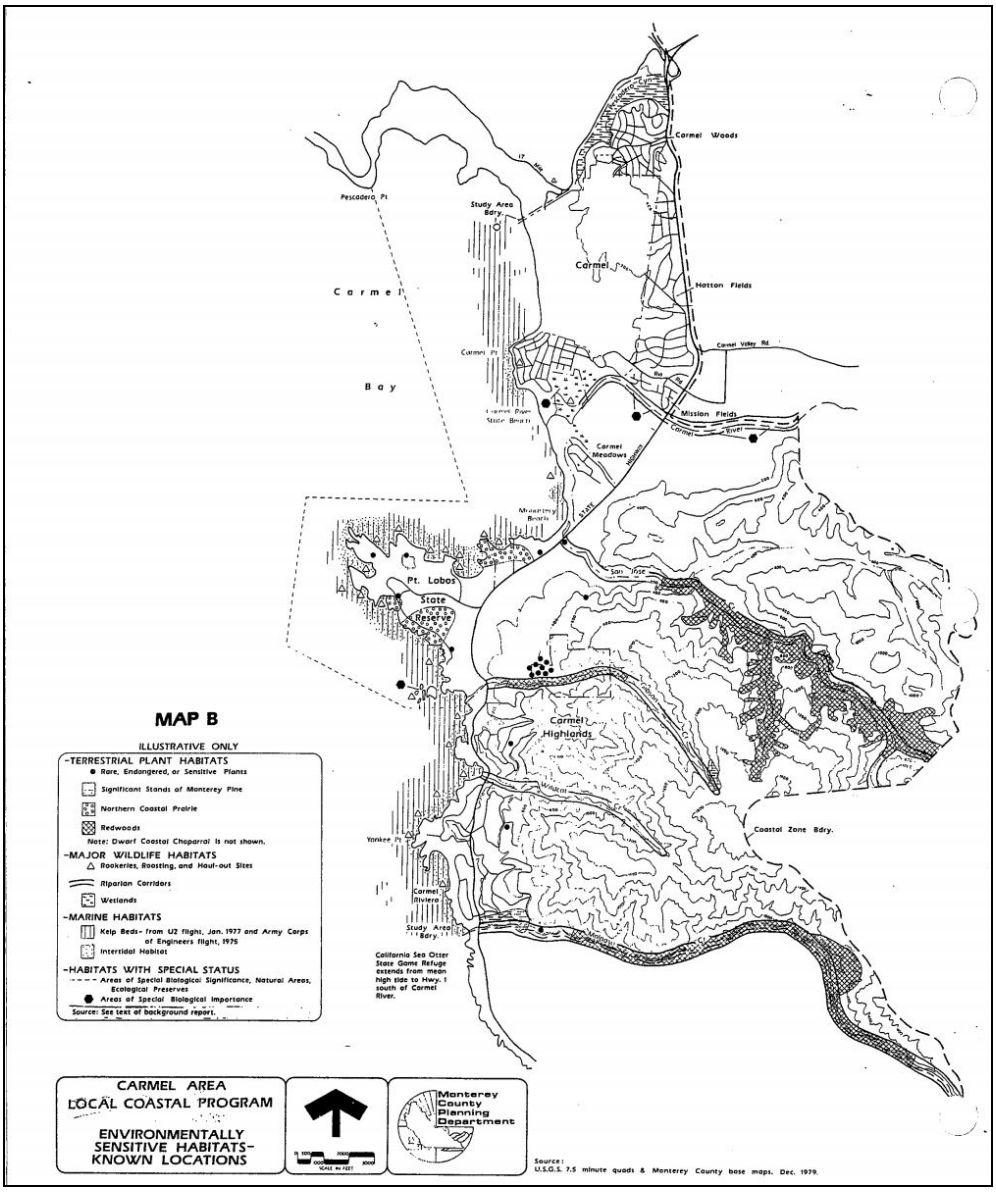


Figure 23– Map B: Environmentally Sensitive Habitats- Known Locations

5. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 3, 4, 9, 12, 13, 14, 38, 39)	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 3, 4, 9, 12, 13, 14, 38, 39)	☐	☒	☐	☐

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 3, 4, 9, 12, 13, 14, 38, 39)	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 3, 4, 9, 12, 13, 14, 38, 39)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

Archaeological site CA-MNT-17, which extends well beyond the current project area, has been characterized as an expansive and moderately dense accumulation of marine shell, mammal bone, flaked and ground stone tools. The site is presumed to be an Ohlone settlement dating to at least 4,000 years ago (Source 17). Significant archaeological resources have been found, including human remains at multiple sites. CA-MNT-17 was first recorded in 1953 (Source 12). Cultural resources which have been formally recorded with the Regional Information Center of the California Historic Resources Information System are referenced by trinomial designations. For example, the trinomials take the form "CA-MNT-17," where the first two letters designate the state and the next three the county. The numbers are sequential and represent the order in which the site was recorded within each county (Source 12). In Central California, archaeologists are alerted to prehistoric sites by the presence of midden soils darkened from accumulation of organic remains; presence of various shell remnants may indicate an archeological site (Source 17). In March 2016, a Phase 1 and Extended Phase I Archaeological Assessment (Source 13) was prepared for the subject parcel and three other parcels owned by the same project proponent. Albion's Phase 1 Assessment consisted of an intensive surface survey of the parcel (e.g. thorough walk through of site in parallel transects spaced at 1-meter apart and visual assessment). According to the report, surface visibility was good with approximately 75 percent of the ground surface unobstructed and visible. During the pedestrian survey, Albion staff noted shell fragments and refuse from stone tool production across the Project Area (Source 13). Because the Phase 1 exercise produced positive results, Albion staff commenced an Extended Phase 1, involving sub-surface investigation with shovel probes (SP). The SP's are hand-excavated units measuring approximately 40 centimeters in diameter by 60-100 centimeters in depth, depending on depth of project impacts. Albion staff excavated eight SP units, or two units per individual parcel, in 20 centimeter arbitrary levels to determine the potential for an archaeological deposit. The collected material was then dry-screened through 6-millimeter mesh and sent to Albion's lab in Santa Cruz for further processing. Albion's report provided a discussion on the decision thresholds of deposit integrity, stating that intact cultural deposits are those that meet the following criteria: 1) lack of any evidence of redeposition or disturbance; and 2) produce prehistoric or historic-age materials in densities greater than 6 items per 0.12 cubic meters. If no archaeological deposits are encountered, or materials are found in disturbed contexts, no further project action is required, according to Albion. On the other hand, if intact deposits are encountered, Phase II test excavations would be required to evaluate the site for California Register of Historic Resources (CRHR) eligibility, assess project impacts, and if needed, develop

mitigation measures. SP's 7 and 8 corresponded to the subject parcel (identified as Lot 4 in the report). SP 7 produced sufficient quantities of artifacts to surpass the density threshold to warrant the additional Phase II testing; however, densities of artifacts lacked integrity according to the criteria above; this unit contained cultural materials down to the 60-80 centimeters below surface level (cmbs level). SP8 also contained cultural materials down to the 60-80 cmbs level and yielded 5 pieces of lithic debitage, 1 faunal bone, and marine shell. Overall, Albion observed no anthropogenic soils and no intact archaeological deposits; however, they could not rule out the possibility that intact archaeological deposits exist within the current study area. Thus, the data were deemed "not conclusive." Albion did include recommendations to manage archaeological resources during construction, reiterating that there is potential for intact archaeological deposits associated with CA-MNT-17 to exist within the four surveyed parcels, including the subject parcel. The current project proposal is for the construction of a new 5,200-square foot single family dwelling on a vacant lot inclusive of a 1,366-square foot basement. Based on Albion's determination that additional testing was needed and its overall inconclusive results, a supplemental archaeological report was required to address the current project proposal. In addition to background research, the supplemental archaeological assessment consisted of the archaeologist hand-excavating a single 4" auger bore close to the center of the parcel. The soil from the auger bore was then screened through 1/8" mesh and no shell or other cultural materials were observed at any time (Source 14). The background research conducted by this archaeologist established that nine previously recorded prehistoric or historic sites are located about 1 kilometer from the parcel and that the subject parcel is included in the boundary of CA-MNT-17. The archaeologist also noted that two large piles of soil found on the subject site produced two small pieces of abalone (*Haliotis*) shell and two burned and broken rocks of the type frequently seen in local archaeological sites- the archaeologist opined that these piles of soil were "clearly imported" and "no information on the origin of the piles" was ever given. While this archaeologist did not find surface evidence of potentially significant historic period resources during his assessment, based on the positive findings on a parcel in the near vicinity of the subject parcel and specifically because artifacts were recovered at a considerable depth at said parcel, the recommended mitigation measures included having a qualified archaeological monitor onsite during ground-disturbing project excavations and a standard recommendation for the inadvertent discovery of human remains.

A third archaeological report was made available by the applicant on November 20, 2018 (Source 41). The retained archaeologist, Susan Morley (M.A.), provided a brief review of the record and conducted auger testing. On the subject parcel, two shovel test pits were excavated and analyzed to depths between 103 cm (3 feet) and 182 cm (6 feet). According to the report, the auger was abandoned at both points because a rock halted its progress. During the second auger test hole (#3), one fragment of a Franciscan chert biface was recovered, however, according to Morley, it is considered an "isolate," and does not provide context or have enough integrity to be considered archaeologically significant. Morley concludes by stating: "As a result of these findings it is recommended that there is no reason to delay the project due to concerns about cultural resources." The report then lists recommendations and mitigation measures.

CEQA (Section 15064.5, Source 9) defines the term "historic resource" as the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

2. A resource included in a local register of historical resources, meeting the requirements of the Public Resources Code, shall be presumed to be historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant if the resource meets the criteria for listing on the CA Register of Historical Resources including the following:
    a. Is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage.
    b. Is associated with the lives of persons important in our past;
    c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    d. Has yielded or may be likely to yield, information important in prehistory or history.
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources of the Public Resources Code, or identified in an historical resources survey of the PRC, does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC sections 5020.1 or 50241.1.

At the time of this proposal, Monterey County had not made a determination on whether Carmel Point (the Point), as a whole, is an historic resource as described by CEQA and had not pursued CRHR status. Instead, the County's practice has been to analyze the potential effects of proposals on archaeological resources on a case-by-case basis. In the CIP, Section 20.146.090, development on parcels with an archaeological site, as identified through an archaeological report prepared for the project, shall be subject to certain conditions of approval (Source 4). The subject property has yielded two (2) reports with differing and/or inconsistent findings (one clearly positive, the other negative with 'see text' for anything of archaeological significance). A third report provided a consecutive negative finding. In the CIP, General Development Standards are listed (Section 20.146.090.D. 1-5) for development on, adjacent, or near archaeological resources:

1. All avoidable measures, including purchase of archaeological easements, dedication to the County; tax relief and purchase of development rights shall be explored to avoid development on sensitive prehistoric or archaeological sites
2. Development on parcels with an archaeological site as identified through an archaeological report prepared for the site, shall be subject to the following conditions of approval to be completed prior to the issuance of building or grading permits:
    a. The recommended mitigation measures contained in the archaeological survey report prepared for the site shall be made a condition of approval.

b. The applicant shall request to add the combining "HR" zoning district to the existing zoning on the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan or this ordinance.
c. The archaeological site shall be placed in an archaeological easement. The easement shall be required pursuant to Section 20.142.130. Prior to being accepted by the County, the proposed easement area shall be reviewed and verified as adequate to protect the resource by an archaeologist who has been selected from the County's list of archaeological consultants or who is a member of the Society of Professional Archaeologists.

3. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required to avoid impacts to such cultural sites.
4. Where construction on or construction impacts to an identified archaeological or paleontological site cannot be avoided, as verified in the archaeological report prepared for the project, a mitigation plan shall be required for the project. This mitigation plan shall be required by, submitted to and approved by the County. The plan shall be prepared at the applicants' expense. Included in the plan shall be recommended preservation measures in accordance with the guidelines of the State of Office of Historic Preservation and the State of California Native American Heritage Commission. The Consulting Archaeologist shall file the report with the State Office of Historic Preservation.
5. Where a mitigation plan has been prepared for a proposed development, a condition of project approval shall be that:
   a. The preservation measures shall be undertaken and completed prior to the issuance of building or grading permits; or,
   b. Where appropriate, according to the recommendations contained in the mitigation plan, the preservation measures shall be undertaken concurrent with grading or other soil-disturbing activities and shall be undertaken in accordance with the mitigation plan, as a condition of the grading and building permit; and,
   c. The results of the preservation activities shall be compiled into a final report prepared by the archaeologist and submitted to the County prior to the issuance of building or grading permits. Two copies of the report shall be submitted.

Carmel Area Land Use Plan Key Policy 2.8.2 (Chapter 2.8 Archaeological Resources) requires the maintenance and protection of archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped for their scientific and cultural heritage values. The proposed development should be considered compatible with the objective of this policy only when all site planning and design features necessary to minimize or avoid impacts to archaeological resources have been incorporated (Source 3). This objective is furthered in General Policies, where Policy 2.8.3. 5 specifically states: "to this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential religious significance" (Source 3). The record shows clear evidence of the archaeological significance CA-MNT-17 holds. Breschini and Haversat, arguably the most knowledgeable, contemporary archaeologists on the Point, have made a case for the site's significance and its inclusion in the National Register (Source 12); they have been prolific writers, presenting and publishing their research on the Point in various formats. At the very least, the site has clearly yielded information important in prehistory or history, not to

mention the oldest find so far obtained in Monterey County has come from CA-MNT-17 (Source 12). The late Gary Breschini is quoted as saying: "Preservation is what we're really trying to do now…the record we've made is probably going to be the primary documentation of this area" (Source 23). It is important to note that an archaeologist's primary objective is an academic one (endorsed by CEQA) – Breschini qualifies this by stating that even when resources are considered of lesser significance, if intact, it can still contain substantial information- "and information potential is the primary criterion for significance under both Federal and State guidelines" (Source 39, p.6). After thirty or more years of archeological investigation, the Point has clearly yielded information that makes it archaeologically significant when the sum of its parts is considered. Whether the subject parcel would produce historically and/or archaeologically significant artifacts remains to be seen; however, there is strong evidence in this case to suggest that the probability of finding artifacts of archaeological significance is high.

Relatedly, and at a local level, there has been a question about what constitutes a "unique archaeological resource," especially when artifacts recovered from a site may seem "insignificant" or otherwise non-substantive. CEQA provides some guidance by definition (Section 21083.2. g, Source 9): "Unique archaeological resource means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Additionally, significance has very little to do with the resource's size. To put this into perspective, a small piece (approximately 1.2 cm) of mussel shell from a parcel within CA-MNT-17 returned a date of 9420 BP, the oldest date so far obtained in Monterey County (Source 12).

The project-specific Supplemental report insists that no surface evidence of potentially significant archaeological resources exists on the project parcel and that the proposed project should not be delayed for archaeological reasons (Source 14). However, the subsequent paragraph identifies that the project would have a potential impact to archaeological resources based on the prehistoric archaeological materials found on nearby parcels at considerable depths during basement and cistern excavation. To reduce the potential impact to cultural resources to a less than significant level, the archaeological report recommended specific mitigations requiring monitoring of the project during site disturbance and actions to be taken in case cultural artifacts are uncovered. In addition to the standard cautionary language required (by State law) in the unlikely event human remains are inadvertently encountered, the archaeologist also recommends recovered cultural materials be curated in the public domain at a suitable research facility. Staff will not be incorporating this latter language in the mitigation measure, however, because OCEN has requested a different course of action (See Section VI, 17 (Tribal Cultural Resources).

The question becomes: Does the project design avoid or substantially minimize impacts to the cultural site? While mitigation measures can be incorporated to minimize potential impacts of necessary development to a less than significant level, the inclusion of the basement goes above this level. CEQA is concerned with the physical impacts to the environment although the recent inclusion of the Tribal Cultural Resources section also brings other elements that might not be necessarily quantifiable. The Carmel Land Use Plan provides mitigation where construction on or construction impacts to an identified archaeological or paleontological site cannot be avoided. While the first single family home on a residentially zoned parcel may be an impact that cannot be avoided, the inclusion of the basement in the scope of the project would presumably be one that can be avoided- at least one of this size. However, basements in archaeologically sensitive, be it high sensitivity or otherwise, have not been prohibited. Historically, parcels with negative *and* positive reports have had impacts of development mitigated to a less than significant level with the incorporation of mitigation measures. A second consecutive negative report on the subject parcel provides enough evidence to continue this track. ~~Making the project consistent with the Carmel Land Use Plan would not create a direct or indirect impact to the physical environment. Instead, arguably, the deletion of the basement would contribute to less disturbance and therefore, less environmental impacts. Hence, the impacts assessed below and in the checklist above for Cultural Resources have not considered the impacts to cultural resources and associated mitigation measures with the incorporation of a basement, but rather, on the development of the first single family dwelling without the basement. At the time of this draft, there was an impasse; however, in order to proceed with the project approval process, the Initial Study was written as things currently stand and given the best available information.~~

5 (c). Conclusion: No Impact.
The project was not identified as containing a unique paleontological resource or site or unique geologic feature. Therefore, impacts to this resource are not anticipated.

5 (a, b, and d): Less Than Significant Impact with Mitigation Incorporated
The subject property is part of a recorded archaeological site (CA-MNT-17) where significant archaeological resources have been found, including human remains at multiple locations in this area. Nine previously recorded archaeological sites are located within one kilometer (approximately 3,280 feet) of the subject property. Based on the interpretation of the policies in the Carmel LUP and provisions in CEQA with respect to development on sites likely to contain unique archaeological resources, mitigation measures and recommendations made in the archeological reports have been incorporated for the development of the residence (~~not~~ including the basement).

Mitigation Measure: Mitigation Measure #1 Cultural Resources (Archaeological Monitor)
In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present **onsite** during soil disturbing activities. These activities include, but are not limited to: grading or foundation excavation. **A qualified archaeological monitor is defined as a licensed professional archaeologist on the list of County-approved archaeological consultants.** If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work

until the find can be evaluated by **both** the ~~**OCEN**~~ **Tribal** Monitor or other appropriate~~**ly**~~ **NAHC** recognized representative, ~~**at the discretion of the Native American Heritage Commission**~~ and **the onsite** ~~**principal Archaeologist**~~**qualified archaeological monitor**. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with ~~**the**~~ concurrence of the **County** ~~**lead agency, and implemented**~~. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the **excavated** soil from the project site shall be screened during monitoring. **The applicant/owner is prohibited from contracting the same observer for 26307 Isabella Ave. during concurrent soil-disturbing activities at either 26338 or 26346 Valley View Ave.**

Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 1. The owner/applicant shall submit **the** plans to ~~**the**~~ RMA-Planning ~~**Department**~~ for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to ~~**the**~~ RMA-Planning ~~**Department**~~ a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include **but not be limited to:** ~~**an Archaeological Monitoring Plan with the following topics to be addressed:**~~ pre-construction meeting agenda with specific construction activities **for which** ~~**that**~~ the monitor shall be present ~~**for**~~, any construction activities **for which** ~~**where**~~ the archaeological monitor will not be present ~~**for**~~, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site ~~**will**~~ **shall** be halted. ~~**In addition, the Monitoring Plan should include: description of cultural resources present, monitoring procedures and response training, the evaluation process, Native American participation, and the treatment of human remains.**~~ The contract shall be submitted to **the** RMA-Planning ~~**Department**~~ for review and approval. Should ~~**the**~~ RMA-Planning ~~**Department**~~ find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1c
Prior to the issuance of grading or building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any construction activity. The training ~~**should**~~ **shall** include a description of the kinds of resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

Mitigation Measure: Mitigation Measure #2 Cultural Resources, ~~**Positive Report**~~
~~Due to the project site's inclusion in a recorded prehistoric site (CA-MNT-17) and because the project includes over-excavation for the basement, there is the possibility of inadvertently discovering human remains. If remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find until it can be evaluated by a qualified professional archaeologist and the most likely descendant as identified by The Native American Heritage Commission. If the find is determined to be historically (as determined by a qualified archaeologist) or culturally~~

~~(as determined by a Tribal Cultural monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe will be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.~~

Due to the project site's location in CA-MNT-17, a recorded prehistoric site and because the project includes excavation for a foundation and basement, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist **(chosen from the County-approved list of consultants),** and the ~~m~~**Most** ~~likely~~ **Likely** ~~descendant~~ **Descendant (MLD)** as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition. In the event that ~~non-human~~ ~~remain~~ archaeological materials **other than human remains** are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a ~~t~~**Tribal** ~~cultural monitor~~**Monitor. A Tribal Monitor is defined as a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative.** If the find is determined ~~by a qualified archaeologist and a tribal cultural monitor~~ to be historically (as determined by a qualified archaeologist) or culturally (as determined by a Tribal **Monitor** ~~Cultural monitor~~) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe will be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.

- **Mitigation Measure Monitoring Action No. 2a.** Notes on Plans

Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2, including the actions to be performed. The owner/applicant shall submit plans to ~~the~~ RMA-Planning ~~Department~~ for review and approval.

- **Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains**
  If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;

- The Owner/Applicant/Contractor shall contact ~~the~~ Monterey County Resource Management Agency-Planning ~~Department~~ within 24 hours of the find to alert them to the discovery;
- If the **County C**~~c~~oroner determines the remains to be Native American:
  - The C~~c~~oroner shall contact the Native American Heritage Commission and ~~the~~ RMA-Planning ~~Department~~ within 24 hours of the determination.
  - The Native American Heritage Commission shall identify the person or persons **it believes to be the MLD (**from **a tribal group** ~~a recognized local tribe of~~ **such as, though not limited to,** the Esselen, Salinan, Costonoans/Ohlone ~~and~~ **or** Chumash ~~tribal groups~~, as appropriate**)** ~~it believes to be the most likely descendant~~.
  - ~~o~~ The **MLD** ~~most likely descendant~~ may make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. ~~This treatment includes, but is not limited to: return of all artifacts to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society, at the discretion of the property owner.~~

- If the remains are determined to be Native American, and the **MLD** ~~most likely descendant~~, in concurrence with a qualified archaeologist, determines that:
  a. The remains are evidence of a larger burial of human remains, which would qualify as a "unique archaeological resource", as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
  b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation

  The Owner/Applicant/Contractor will work with RMA Planning to move/shrink/modify/redesign the basement portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to RMA-Planning. The redesign **shall be in accordance with the process codified in state law Public Resources Code section 5097.98 with penalty for violation pursuant to Public Resources Code section 5097.994.** ~~should be done in a way that allows for maximum use of the property while still preventing additional disturbance to areas likely to contain remains.~~ No work will re-commence on site within 50 meters of the find until the **County** ~~RMA Chief of Planning~~ has approved the revisions to the approved plans.

Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

If significant ~~Tribal Cultural~~ **tribal cultural** artifacts (determined to be significant by the onsite Tribal ~~Cultural~~ Monitor ~~in consultation with the qualified archaeologist~~ – not including human remains which are handled in **accordance with Public Resources Code section**

5097.98 and penalty for violation pursuant to Public Resources Code section 5097.994 ~~**Action No. 2b.**~~) are discovered during construction activities, there shall be no further mechanical excavation (e.g.: backhoe, trencher, etc.) or ground disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be ~~**removed**~~ **surgically uncovered and extracted** by a qualified archaeologist, and stored safely through the duration of excavation;
- Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;
- If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.
- If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.
- If human remains are found at any time during either hand digging or mechanical excavation, ~~**Contractor/Owner/Applicant/Agent will refer to**~~ **Owner shall take the steps required by** Mitigation Measure Monitoring Action No. 2b. ~~**for direction.**~~

After completion of excavation activities, all recovered artifacts will be cataloged by both the Tribal ~~**Cultural**~~ Monitor and the ~~**Qualified Archaeologist**~~**qualified archaeological monitor**. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society, at the discretion of the property owner. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery.

Mitigation Measure: Mitigation Measure #3: CONSERVATION EASEMENT

If Native American remains are discovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over **the entire parcel** ~~**those portions of the property where those remains exist**~~**, excepting those areas of the parcel where the residence and landscaping are authorized.** ~~The easement shall be developed in consultation with the Most Likely Descendent recognized by the Native American Heritage Commission and a qualified archaeologist.~~ An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA - Planning and accepted by the Board of Supervisors prior to final building permits.

Mitigation Measure Action 3a:

Within 24 hours of confirmation by the County Coroner that uncovered remains found onsite have been identified as Native American, the applicant/owner shall notify RMA-Planning that a Conservation and Scenic Easement is to be surveyed and submitted.

Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, ~~**showing the exact location of the easement on the property along**~~ with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Mitigation Measure Action 3b:

Prior to the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to RMA-Planning.

~~The applicant/owner shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan or the ordinance.~~

~~**Mitigation Measure Action 3a:**~~
~~Prior to building permit, the applicant/owner shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel.~~

6. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 8, 20, 21) Refer to Division of Mines and Geology Special Publication 42. (Source: 8, 20, 21, 24, 25)	☐	☐	☒	☐
ii) Strong seismic ground shaking? (Source: 20)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Source: 8, 20, 21)	☐	☐	☐	☒

6. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides? (Source: 8, 20, 21)	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? (Source: 20, 21)	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 8, 20, 21)	☐	☐	☐	☒
d) Be located on expansive soil, creating substantial risks to life or property? (Source: 8, 20, 21)	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 8, 20, 21)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
The subject property is located within 660 feet, or 1/8 mile, of an active/potentially active fault known as the Cypress Point Fault (CPF). The CPF is described as extending from the City of Carmel-by-the-Sea across the State owned agricultural land to the Palo Corona Ranch (Source 3). The CPF fault is characterized as a strike-slip fault and has a slip rate of 0.01 mm/year based on a 1-meter vertical displaced coastal terrace estimated by Clark (1989) (Source 20). Section 2.7.1 Geologic Hazards of the Carmel Area Land Use Plan states that the Carmel coast is located in an area of high seismic activity and Policy 2.7.3.1 requires all development to be sited and designed to minimize risk from geologic hazards. The Carmel Area Land Use Plan Hazards Map (Map D), the Carmel Area Land Use Plan Seismic Hazards Map, and the Monterey County Geographic Information Systems (GIS) indicate that the subject property is located within 1/8 of a mile (660 feet) from the Cypress Point Fault but the Seismic Hazard Zone is undetermined. In order to ascertain the susceptibility of the proposed project to geologic hazards, specifically a reduced setback from an active/potentially active fault, Geologic and Geotechnical Reports were prepared and reviewed (Sources 20, 21).

6(a.iii), (a.iv), (c), (d), and (e). Conclusion: No Impact
The Monterey County GIS was used to determine if the subject parcel has a landslide risk (moderate), an erosion hazard (low), and/or a liquefaction risk (low). Although groundwater was encountered at a depth of 29 feet, according to the geologist, it is more reflective of a localized condition rather than evidence of a regional groundwater table. The site has minimal topographic relief and there are no slopes located anywhere near the site which would generate debris flow hazards for the site (Source 20).

6(a.i), (a.ii), and (b). Conclusion: Less Than Significant
Some active faults in the region include (in order of increasing distance from the site): the Monterey Bay-Tularcitos fault system (6.3 mi.), the San Gregorio-Palo-Colorado fault system (7.9 mi), the Rinconada fault zone (16.2 mi), the San Andreas fault (29 mi.), the Calaveras fault southern extension (35.8 mi.) and the Hayward fault-southeast extension (49 mi.). The Palo Colorado-San Gregorio and the 600-mile long San Andreas, have generated more than 50 significant earthquakes between 1841 and 1975 (Source 3). The San Andreas Fault system and related fault systems in the region generally strike northwest and are characterized by a combination of strike-slip and reverse displacement (Source 20). The Cypress Point Fault was first recognized by Bowen who mapped it from Pescadero Point to Cypress Point and showed the northwest side down relative to the southwest. The Geotechnical Report (Source 21) indicates that the Cypress Point Fault is located about 35 feet away to the southwest of the subject parcel. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless, a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the project is certified by a registered geologist/soils engineer [(see Section 20.146.080(f)]. To establish a reduced building-fault setback, the engineering geologist, Craig S. Harwood, conducted an exercise to determine the potential fault surface displacement. A summary of the findings (Source 20, p.10), as follows:

Given the very low level of hazard posed by the Cypress Point Fault the relatively small estimated fault displacements and the calculated setback values, we judge that the proposed residence which is located approximately 35 feet northeast of the fault zone is not potentially directly impacted in terms of fault surface rupture.

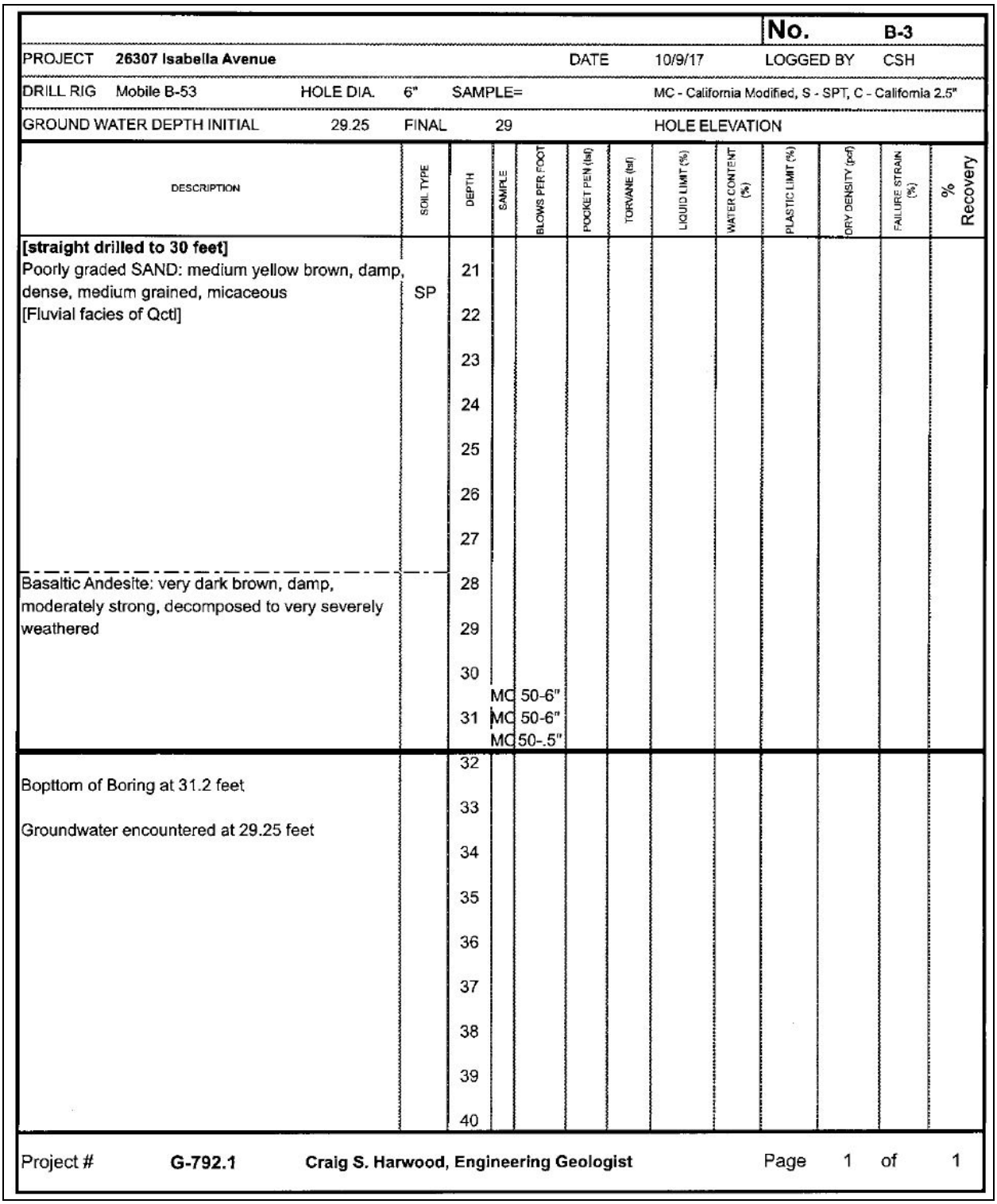
The Geotechnical Report references the Geologic Evaluation and fault study report for the subject parcel and re-states that the proposed construction is sufficiently set back from the fault line. The Geotechnical Report also notes that because the upper 5 to 9 feet of dark brown loose silty sand soil is not adequate for shallow foundation or slab support. It is anticipated the bottom of excavation for the basement of the main part of the house will have to be deep (about 12-14 feet deep). However, site grading[1] for the actual house is minimal according to the report.
It is the engineering geologist's professional opinion that no geologic conditions or geologic hazards would preclude construction of the proposed residence as it is currently proposed and given its current adherence to the fault setback. The engineering geologist concludes that the recommended fault-building setback provides an adequate mitigation from ground displacement in a fault surface rupture event during the design life of the proposed residence; fault surface rupture poses an equal level of hazard for the ground or main floor of the proposed residence as it does for the proposed basement (low) (Source 20). However, developing property in the seismically active coastal region of central California carries with it a somewhat elevated risk from geologic hazards when compared to areas of the state where the geologic hazards are generally lessened by the lack of topographic relief, seismicity, and proximity to active faults (Source 20). Furthermore, changes to the natural conditions at or adjacent to the site can directly affect the risk levels from geologic hazards to the proposed development. For example, grading

[1] Grading for site improvements typically do not include the amount of earth needed to excavate for basements, foundations, trenching, etc.

activities (cutting or filling), altering natural drainage characteristics, removing vegetative ground cover or excessive landscape irrigation activity can upset the natural equilibrium of forces and conditions present in a slope therefore, increasing the risk from geologic hazards at site (Source 20). Haro, Kasunich and Associates, Inc. have developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, utility trenches, subgrade preparation beneath flatwork, and site drainage.
According to the Geologist, the fault does not meet the criteria for zoning within a state-mandated Earthquake Fault Zone (Source 20). The Carmel CIP (Source 4, Section 20.146.080) defines high hazard areas to include zones 1/8 mile on each side of active or potentially active faults. Due to the fault type and relatively low hazard it presents, the recommendation is to have the building foundation line setback at least 15 feet from the nearest fault trace, as shown in the Geologic Evaluation Report. The Geologist asserts that there are no geologic conditions or geologic hazards that would preclude construction of the proposed residence as it is currently proposed, and given its current adherence to the fault setback. Therefore, the potential for seismic-related ground failure is low.

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults; the Cypress Point Fault is not listed under the Alquist-Priolo Earthquake Fault Zoning Act that prohibits human-inhabited structures being built across active faults (Source 24, 25). The Geologic report recommends that the building plans be reviewed by the project geologist and the project engineers to assess any potential impacts relating to the identified geologic and geotechnical hazards and that all structures for human occupancy be designed according to the current edition of the California Building Code; the planned residence should be designed to resist damage associated with very strong to severe ground shaking in accordance with the recommended seismic design criteria in the Geotechnical Report. Recommendations are based on the site-specific conditions, including soil composition (**FIG 24**). Prior to the final of building permits, the owner/applicant will be required to submit certification by the geotechnical consultant to the RMA–Environmental Services Department showing the project's compliance with both the geological and geotechnical reports. Therefore, through compliance with the County's required conditions, the project will have a less than significant impact on exposing people or structures to adverse effects caused by the rupture of faults, strong seismic ground shaking or result in substantial soil erosion. The RMA-Planning Department has conferred with RMA-Environmental Services and the RMA-Building Department regarding the potentially hazardous seismic condition(s) and they have deferred to the Geologic and Geotechnical Reports prepared for the parcel.

The Carmel Area Land Use Plan does make a provision to deed restrict development proposed in locations determined to have significant hazards (Source 3, Section 2.7.3). In accordance with this policy, a condition of approval requiring the applicant to record a deed restriction against the property will be incorporated within the project. Compliance with this condition would ensure any future owners are notified of the potential geological hazards on the site.



| | | |

6. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 6, 7)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 6, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
Per the discussion of VI.3 (Air Quality) of this Initial Study, the 2008 Air Quality Management Plan and 2009-2011 Triennial Plan Revision for the Monterey Bay Region as well as the 2012-2015 Air Quality Management Plan (AQMP) are referenced for discussion of greenhouse gases (GHGs). The 2012-2015 Air Quality Management Plan only addresses attainment of the State ozone standard and builds on information developed in past AQMPs. The Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and regulation of stationary sources throughout the North Central Coast Air Basin (NCCAB) where the proposed project site is located. The MBARD produces the AQMP and all subsequent revisions. Greenhouse gases are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. It has been found that elevation of GHGs has led to a trend of unnatural warming of the earth's climate, otherwise known as the "greenhouse effect". In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change (GCC).

7(b). Conclusion: No Impact.
Implementation of the proposed project would not conflict with any AQMP goals or policies for reducing emissions of greenhouse gases. The project involves the construction of the first single-family dwelling on a vacant lot in a residential area and would not surpass the threshold of significance for construction impacts (82 pounds per day). According to the MBUAPCD CEQA guidelines, assuming 21.75 working weekdays per month and daily site watering, construction activities would result in significant impacts if 8.1 acres per day were disturbed with minimal earthmoving; a significant impact also would result if grading and excavation were to occur over 2.2 acres per day. The project will be conditioned to provide a more comprehensive construction management plan prior to issuance of building permit(s).

7(a). Conclusion: Less Than Significant Impact.
As previously noted, ambient ozone levels depend largely on the number of precursors, such as nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere.

Implementation of the project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles- a primary source of NO_x and ROG emittance. Typical construction equipment would be used for the project and ROG and NO_x emitted from that equipment have been accommodated within the AQMP. Implementation of the proposed project would produce no more than the threshold of significance of 82 pounds per day of GHG precursors. Therefore, these precursor emissions would have a less than significant impact on GHGs.

8. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1)	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 8, 26)	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 8)	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 27)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8, 26)	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8)	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1)	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 8)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
The implementation of the proposed project will not pose significant, long-term hazards to the public; however, it could result in temporary, less-than-significant hazards during the construction phase.

8(c, d, e, f, g, h). Conclusion: No Impact.
The subject parcel is over one-quarter mile (1,320 feet) away from the nearest school **(FIG 26).** The subject property is not listed on the Cortese List for hazardous materials sites (**FIG 25**, Source 27). It is not located within an airport land use plan or within two miles of a public or public use airport, nor is the subject property within the vicinity of a private airstrip. The nearest airport is the Monterey Regional Airport which is over 7 miles away (Source 26). Furthermore, the project will not impair the implementation of the Monterey County's emergency plan nor will it physically interfere with any of the Monterey County's Emergency Evacuation Routes. The subject property is located within an urbanized area and is not classified as a State Responsibility Area (SRA) for fire protection. Therefore, the proposed project will not expose people or structures to a significant loss, injury, or death involving wildland fires.

8(a, b). Conclusion: Less than significant.
Implementation of the project would result in temporary impacts resulting from construction, construction vehicle trips and grading activities.

Figure 25 – Cortese List for hazardous materials sites

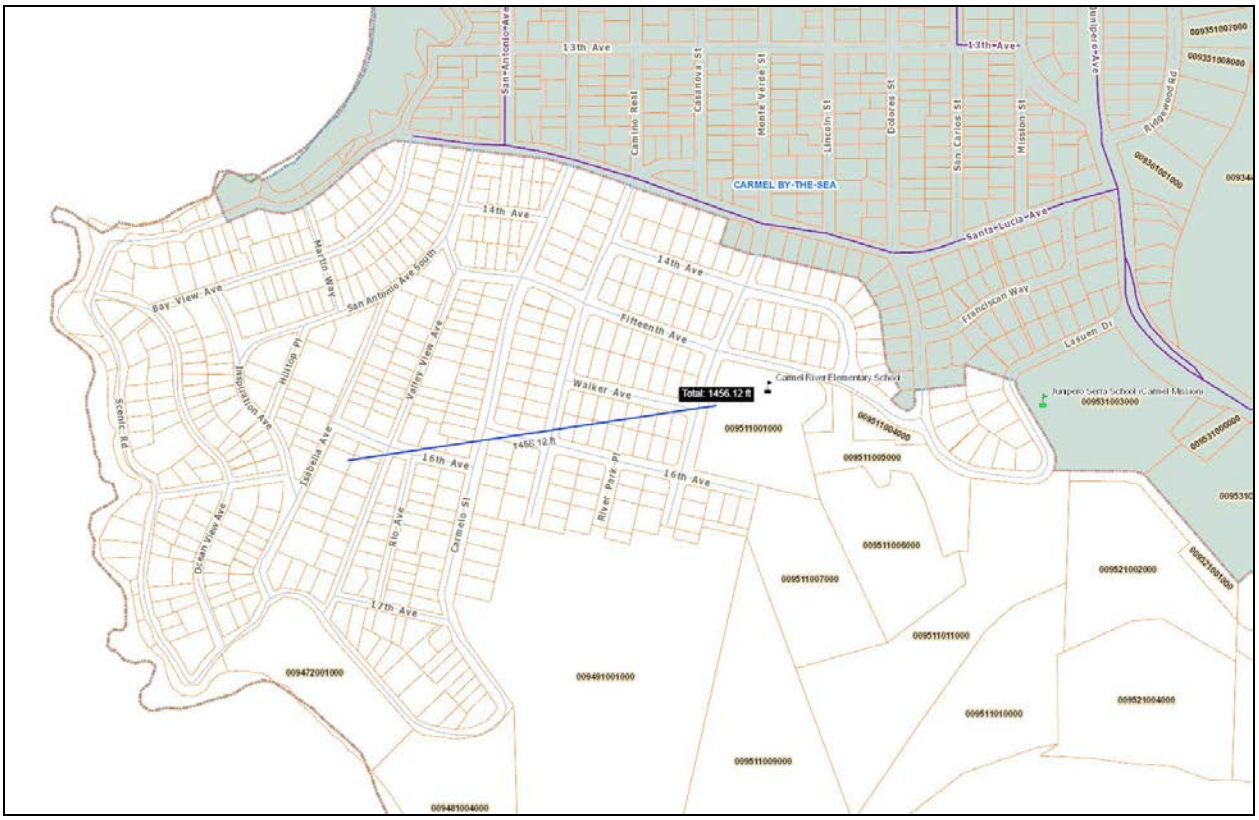


Figure 26 – Carmel River Elementary School is located over 1400 feet east of the subject parcel

9. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 8)	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 8)	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 2, 8)	☐	☐	☐	☒

9. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1, 2, 8)	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 8)	☐	☐	☒	☐
f) Otherwise substantially degrade water quality? (Source: 1, 2, 8)	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 8)	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 8)	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 8)	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 8)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
The subject parcel is not sited within a 100-year flood hazard area. Residential water would be provided through a connection to a water system operated by California American Water Company; water credits have been obtained through the Malpaso Water Company. The property would be connected to the public sewer service (Carmel Area Wastewater District (CAWD)). There are no public storm water facilities that would service the project site, potentially creating issues related to runoff; however, the project will be conditioned to meet the County's erosion control standards.

9(a), (b), (c), (g), (h), (i), and (j). Conclusion: No Impact.

9 (d), (e), and (f). Conclusion: Less Than Significant Impact.

The project involves new impervious surfaces & there are potential impacts related to runoff. The applicant submitted Landscape Plans that would address most, if not all, of the runoff issues. Specifically, the applicant is proposing to implement a landscape plan which would capture runoff and require minimal irrigation. The implementation of standard conditions of approval for Erosion Control, Landscape Plan and Maintenance, Grading Plan, and Construction Management Plan will result in less than significant impacts.

10. LAND USE AND PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 8, 33)	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 8, 33)	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 8, 33)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

As discussed in Part VI, Section 5 (Cultural Resources), Monterey County has not made a determination on whether Carmel Point, as a whole, is an historic resource. RMA-Planning's practice has been to analyze the potential effects of proposals on the Point on a case-by-case basis. Basement proposals, specifically, have not been prohibited although in light of the whole record, there is evidence to suggest that CA-MNT-17, a recorded archaeological site, is significant and that continuing to allow basement excavation may lead to more significant impacts to the existing/remaining resources.

According to CEQA, an historic resource also includes a resource which is eligible for listing in the California Register of historical Resources- the fact that a resource is not listed in, or determined to be eligible for listing in, the CA Register of Historical Resource does not preclude a lead agency from determining whether the resource may be an historical resource (Section 21084.1, Source 9). When determining the significance of impacts to archaeological and historical resources, Section 15064.5 (4.b) explains: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or

eligibility for, inclusion in the California Register of Historical Resources; or B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1k of the Public Resources Code or its identification in an historical resources survey.
A site that has yielded, or may be likely to yield, information important in prehistory or history is just one of the ways CEQA defines historical resources (Source 9, Section 15064.5: Determining the Significance of impacts to Archaeological and Historical Resources). CEQA makes a distinction between non-unique and unique/significant archaeological resources. Section 21083.2 (g), describes a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Archaeological resources are non-renewable and easily damaged. Because of the nature of the projects in Carmel Point, small and scattered, there has not been an overall synthesis of the data from the various projects (Source 12). Archaeologists only have the opportunity to investigate the sites when construction permits are sought resulting in a "piecemeal method." In accordance with the CIP (Section 20.146.090), RMA-Planning requires Archaeological Reports for any development within:

a. A "High Archaeological Sensitivity Zone" as mapped on current County resource maps;
b. In areas of moderate sensitivity, projects of 2.5 acres or larger will require a preliminary report;
c. "Low or Moderate Archaeological Sensitivity Zone" as mapped on current County resource maps, which requires environmental assessment according to Monterey County CEQA guidelines;
d. 750-feet of a known archaeological resource and;
e. An area of suspected archaeological resources, as determined through the planner's on-site investigation or through other available information
f. All new subdivisions

In the case of Carmel Point, most development proposed (e.g. requiring land disturbance) would require an Archaeological Report if one is not already in the County database. The Archeological Survey Report may be waived by the Director [Chief] of Planning under the following circumstances:

a. A previous report was prepared for the site by a qualified archaeologist, as included on the County's list of archaeological consultants or as a member of the Society of Professional Archaeologists; and

b. The report clearly and adequately included the currently-proposed development site within the scope of the survey; or,
c. The proposed development does not involve land clearing or land disturbance.

All development proposed on parcels with known archaeological resources, as identified through the survey report prepared for the project is subject to environmental assessment under the CEQA Guidelines. Although it is possible for a parcel to yield negative archaeological findings, the likelihood of damage and/impact to the whole archaeological site is also likely. In 2012, Breschini and Haversat (Source 12) prepared an overview of the archaeological investigations on Carmel Point, providing the larger story of this area and its archaeological and cultural significance: "This site has been found to contain significant information which can be used to answer important research questions. As such, it meets the criteria for significance under both state and federal laws" (Source 12, p. 1).

Since the implementation of CEQA and especially, since Assembly Bill 52 (Native Americans: CEQA), onsite monitors have been used to mitigate impacts to cultural and tribal cultural resources to a less than significant level; however, there are questions as to how effective these mitigation measures are/have been. Because of the County's track record in approving certain basement developments in the area, there does seem to be an expectation that the practice should continue. At this time, however, the lead agency has a plethora of information to treat Carmel Point, as a site, an historic resource.

10(a) and (c). Conclusion: No Impact.
The proposed project includes establishment of the first single family dwelling on a residentially zone parcel within an existing neighborhood. Therefore, project implementation would not result in dividing an established community. There is no habitat conservation plan adopted for the project area, resulting in the project having no impact, or not conflicting, with such a plan.

10(b). Conclusion: Less Than Significant.
Section 20.146.090 of the CIP (General Development Standards), has been used to mitigate impacts to cultural and tribal cultural resources to a less than significant level in the absence of the County's firm determination on whether Carmel Point constitutes an historic resource. They read:

D.2(b)-The applicant shall request to add the combining "HR" zoning district to the existing zoning on the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan or this ordinance.

D.2(c)-The archaeological site shall be placed in an archaeological easement. The easement shall be required pursuant to Section 20.142.130. Prior to being accepted by the County, the proposed easement area shall be reviewed and verified as adequate to protect the resource by an archaeologist who has been selected from the County's list of archaeological consultants or who is a member of the Society of Professional Archaeologists.

D.4-Where construction on or construction impacts to an identified archaeological or paleontological site cannot be avoided, as verified in the archaeological report prepared for the project, a mitigation plan shall be required by, submitted to an approved by the County. The plan shall be prepared at the applicants' expense. Included in the plan shall be the recommended preservation measures on accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission. The Consulting Archaeologist shall file the report with the State Office of Historic Preservation.

D.5-Where a mitigation plan has been prepared for a proposed development, a condition of project approval shall be that:
a. the preservation measures shall be undertaken and completed prior to the issuance of building or grading permits; or,
b. where appropriate, according to the recommendations contained in the mitigation plan, the preservation measures shall be undertaken concurrent with grading or other soil-disturbing activities and shall be undertaken in accordance with the mitigation plan, as a condition of the grading or building permit; and
c. the results of the preservation activities shall be compiled into a final report prepared by the archaeologist and submitted to the County prior to the issuance of building or grading permits. Two copies of the report shall be submitted.

Perhaps a larger policy issue exists on the treatment of archaeological sites as opposed to individual parcels; however, this initiative has not been undertaken. This is not to say that it has not been done before. In 1987, Planning staff recommended that the Board of Supervisors for Monterey County, adopt Ordinance No. 3275 to address two issues on the Point: 1) Building height limit for the Carmel Point Area; and 2) Establish a floor area ratio for development in the entire area of the Carmel Area Land Use Plan (max 45% FAR). These were explored to address the protection of coastal resources, including visual resources, coastal access and developing residential areas.

There have been opposing views on the disposition of resources. This is to be expected given the inherently different interests and objectives of the project Archaeologist and the Tribal Monitor. Through AB 52, the Legislature finds and declares that the former state law provided a limited measure of protection for sites, features, places, objects, and landscapes with cultural value to California Native American tribes and that CEQA did not readily or directly include California Native American tribes' knowledge and concerns which has resulted in significant environmental impacts to tribal cultural resources and sacred places, including cumulative impacts, to the detriment of California Native American tribes and California's environment (Source 10). Therefore, RMA-Planning has consulted the appropriate tribe and incorporated their requests where appropriate. A discussion on Tribal Cultural impacts can be found in Section VI.17 (Tribal Cultural Resources).

11. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 4, 34)	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3, 4, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

11(a) and (b). Conclusion: No Impact.

12. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3, 4, 5, 8, 35)	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 4, 5, 8, 35)	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 5, 8, 35)	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 5, 8, 35)	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 5, 8, 35)	☐	☐	☐	☒

12. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 5, 8, 35)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
The subject property is within 2,500 feet of a neighboring dwelling unit- the threshold for distance from allowed noise levels listed in Chapter 10.60. 030 of the Monterey County Code (Source 35). An increase in noise levels above those existing without the project would occur temporarily during project construction.

12(a), (c), (e), and (f). Conclusion: No Impact.
The operational component of the project would not expose persons to noise levels in excess of standards established in Chapter 10.60 – Noise Control, of the Monterey County Code (MCC), and would not result in a substantial permanent increase in ambient noise levels in the project vicinity. The subject parcel is not located within an airport land use plan, two miles of an existing airport, or the vicinity of a private airstrip. Therefore, no impacts would result from exposure to noise levels created by nearby aircraft.

12(b) and (d). Conclusion: Less Than Significant Impact.
Temporary noise levels and groundborne vibration would increase during construction activities. However, these levels are not predicted to exceed levels established in the regulations of Chapter 10.60 – Noise Control, of the Monterey County Code (MCC). Therefore, impacts caused by the temporary increase in noise levels and groundborne vibration above those existing without the project would be reduced to less than significant.

13. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒

13. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See previous Sections II.A (Project Description), II.B (Environmental Setting), IV.A (Environmental Factor Potentially Affected), as well as sources listed in Section IX.

14. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
b) Police protection? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
c) Schools? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
d) Parks? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
e) Other public facilities? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See previous Sections II.A (Project Description), II.B (Environmental Setting), IV.A (Environmental Factor Potentially Affected), as well as sources listed in Section IX.

15. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See previous Sections II.A (Project Description), II.B (Environmental Setting), IV.A (Environmental Factor Potentially Affected), as well as sources listed in Section IX.

16. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒

16. TRANSPORTATION/TRAFFIC **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
e) Result in inadequate emergency access? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See previous Sections II.A (Project Description), II.B (Environmental Setting), IV.A (Environmental Factor Potentially Affected), as well as sources listed in Section IX.

16(a), (b), (c), (d), (e), and (f). Conclusion: No Impact.
Development of the proposed project on the subject parcel would not have an impact on air traffic patterns or increase hazards of incompatible uses. The project would not conflict with any Complete Streets policies, plans, or programs-therefore, implementation of this project would have no impact on public transit, bicycle, and pedestrian facilities. Increase in traffic during construction of the project would cause temporary increase in traffic, however, it would not be to a point where it would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

17. TRIBAL CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 38)	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 38)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:
The subject parcel is located in the aboriginal territory of the Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place regarding the proposed project. The outcome of the consultation with OCEN was a recommendation to have a Native American Monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during any ground disturbance for the project. Although there is no listed historical resource, there is evidence that significant cultural resources exist for OCEN.

17(a.i). Conclusion: Less Than Significant.
An expert on the matter, Dr. Breschini, posits that CA-MNT-17 meets the criteria for significance under both state and federal laws. Monterey County, however, has not taken a position on CA-MNT-17's historic significance or specifically prohibited significant ground disturbance, including basements, on the Point.

17(a.ii). Conclusion: Less Than Significant with Mitigation Incorporated.
Albion Environmental defines cultural resources as any tangible evidence of past human activity, regardless of significance, found in association within a geographic location; cultural resources also include tangible properties possessing intangible cultural values. In 1602, Sebastian Vizcaino anchored his ship in Monterey Harbor and eventually encountered the Monterey County

natives (Source 16). It is said that life in the ocean and in the unspoiled bay of Monterey were plentiful beyond modern conception (Source 15). Unlike various European, Oriental, African, and Semitic cultures who revere the names and deeds of their ancestors and who kept detailed genealogies, the Ohlone sense of genealogy was rather vague, going back only a few generations (Source 15). Perhaps this was due to the Ohlone's relationship with death. Breschini writes that it was the custom when one of their members died, that all the deceased belongings were destroyed and his/her name never spoken again (Source 16). He continues "After death, all of the persons belongings and possessions, even his hut and animals, were either destroyed or buried with him. The Indians said they did this so that they could forget their dead" (Source 16, p.36). Generally, it is believed that three methods for disposing of the dead were used in Monterey County: An Indian with no friends or relatives was simply left in the forest. One with a few friends or relatives was buried, and an important Indian, or one with many friends and relatives was cremated (Source 16). This underscores the importance of the disposition of recovered cultural artifacts and enhances OCEN's request for no disturbance (Source 30).

AB-52 presents an interesting balance Monterey County must maintain between OCEN's requests/wishes to respectfully rebury recovered artifacts and the archaeologist's desire/duty to contribute to the body of knowledge. It has been Monterey County's policy to have the project archaeologist conduct testing and analysis on recovered artifacts and report on the findings in a Final Technical Report. In some instances, once artifacts have been fully assessed, the archaeologist retains them with the owner's permission for his/her personal collection. For example, as the President to the Monterey Historical Society, the late Dr. Breschini could curate the artifacts in the public domain- language readily applied in recommended mitigation measures. This has created conflict with OCEN. OCEN's first priority is that their ancestors' remains be protected, undisturbed, and the site be preserved. If excavation is unavoidable, OCEN requests all cultural and sacred items be left with their ancestors onsite or where they are discovered. During RMA-Planning's consultation with OCEN, OCEN again requested that no testing be conducted and that all cultural and sacred items be left onsite. Should human remains be found, OCEN requests reburial of disturbed remains and all artifacts found with the remains. To prevent further disturbance of reburied remains and artifacts, RMA-Planning would require the homeowner to place a conservation easement over this portion of the parcel.

Presently, OCEN represents over 600 enrolled tribal members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent from at least 19 villages from a contiguous region surrounding Monterey Bay (Source 31). As a state-recognized tribe as defined in Section 21073, on or before July 1, 2016, AB-52 recognizes California Native American prehistoric, historic, archaeological, cultural, and sacred places are essential elements in tribal cultural traditions and heritages, and identities and requires the lead agency to consider tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigation (Source 10). Importantly, AB-52 enables California Native American tribes to manage and accept conveyances of, and act as caretakers of, tribal cultural resources. Therefore, RMA-Planning has consulted the appropriate tribe (OCEN) in a timely and meaningful manner and incorporated their requests where appropriate.

Mitigation Measure Monitoring Action No. 4: ~~MM#4~~ ~~MM#3~~ PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (TRIBAL MONITOR) ~~(OCEN MONITOR)~~

In order to ensure that Tribal Cultural Resources incur less than significant impacts, ~~an OCEN-approved Monitor~~ **a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative** shall be onsite during project-related grading and excavation of the described basement to identify findings with tribal cultural significance. ~~The~~ **This ~~t~~Tribal ~~m~~Monitor** shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the ~~property~~ owner**/applicant/contractor** shall refer to **and comply with** Mitigation Measure #2. This mitigation is not intended to alleviate the **responsibility of the** ~~property~~ owner **or its agents** from contacting the **County ~~c~~C**oroner and complying with State law if human remains are discovered.

Mitigation Measure Action 4a:

Prior to issuance of a construction permit for grading and/**or** building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that ~~an OCEN-approved onsite Cultural Resources Monitor~~ **a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements** has been retained to monitor the appropriate construction activities. This **Tribal** Monitor shall be retained for the duration of any project-related grading or excavation.

Mitigation Measure Action 4b:

Any artifacts found that are not associated with a ~~skeletal~~ finding **of human remains** shall be ~~cataloged~~ **catalogued** by both the Tribal ~~Cultural~~ Monitor and the Qualified ~~Archaeologist~~**Archaeological Monitor**. Once ~~cataloged~~ **catalogued**, the ~~qualified archaeologist~~ **Qualified Archaeological Monitor** will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, ~~the qualified archaeologist will return~~ all artifacts, **at the discretion of the property owner, shall be returned** within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society~~, at the discretion of the property owner~~. A Final Technical Report shall be submitted ~~to~~ by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a ~~skeletal~~ **finding of human remains** shall be reburied in accordance with ~~Mitigation Measure 2b, and Public Resources Code Section 5097.98~~ **state law and penalty for violation pursuant to Public Resources Code section 5097.994,** and a conservation easement shall be required to be recorded over the ~~affected portion of the~~ parcel**, as required in MM#3**.

~~Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe or reburied according to OCEN's request. Artifacts associated with a skeletal finding shall be reburied in consultation with the OCEN tribe along with the remains with which~~

~~it was found and a conservation easement shall be required to be recorded over the affected portion of the parcel.~~

Mitigation Measure Action 4c:
Prior to final **building inspection**, the ~~**OCEN**~~ **Tribal** Monitor **or other appropriately** NAHC-recognized **representative** shall submit a letter **to RMA-Planning** confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

18. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Discussion in Part IV.

18(a), (b), (c), (d), (e), (f), and (g). Conclusion: No Impact

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 36)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 36) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 36)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 5)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

There are no identified impacts to Agriculture and Forest Resources, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities and Service Systems as a result of project implementation.

Less than significant impacts have been identified for Aesthetics, Biology, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Land Use/Planning, Hazards/Hazardous Materials, Hydrology/Water Quality, Noise, and Transportation/Traffic. There are no identified environmental impacts to which would cause substantial adverse effects on human beings. Conditions of approval are included to assure compliance with Monterey County requirements to the extent that identified potential impacts are minimized to a less than significant level.

Incorporation and implementation of identified mitigations would reduce identified potential impacts to less than significant level for Cultural Resources and Tribal Cultural Resources.

(c). Conclusion: No Impact

(a) and (b). Conclusion: Less Than Significant with Mitigation Incorporated

This Initial Study has identified mitigation measures to be incorporated to reduce impacts to Cultural Resources and Tribal Cultural Resources to a less than significant level; however, other projects being proposed within the vicinity of this property are being similarly proposed (e.g. within 660 feet of an active/potentially active fault and development including basements within 750-feet of a known archaeological resource) (Source 36). The County's practice has been to review project proposals discretely and has not evaluated the cumulative effects of maximizing the development potential of parcels on Carmel Point. The County has also not determined that CA-MNT-17 is an historical resource or taken action to preserve the remaining resource(s). Although this Initial Study has identified ways to mitigate potential impacts resulting from the subject project, it has not analyzed the cumulative impacts resulting from other development proposals, especially basement proposals, on the Point. "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In light of the whole record, Monterey County RMA-Planning has received sufficient information and evidence over the past 30+ years to definitively determine the merit of the research and findings and more importantly, the steps needed to determine the significance of CA-MNT-17 and the land use/planning associated with it-whether this be through an Environmental Impact Report or other mechanism. Until this is done, however, Monterey County will continue to mitigate potential impacts to these resources by requiring onsite monitors during ground disturbance. ~~In this instance, a basement cannot be supported as proposed and mitigation measures have been incorporated to reduce impacts of the development of the first single family dwelling to a less than significant level.~~

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department's website at www.wildlife.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the RMA-Planning files pertaining to PLN170611 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. 1982 Monterey County General Plan
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4. Carmel Area Coastal Implementation Plan, CIP, Part 4
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8. Monterey County Geographic Information System (GIS)
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10. California AB-52 Native Americans: California Environmental Quality Act 2014. https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52
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14. Supplemental Archaeological Assessment of APN: 009-463-012. (2017, December 6). Breschini (PhD), Gary S. (Archaeological Consulting). LIB170435.
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17. Preliminary Cultural Resources Reconnaissance of APN: 009-463-016. (2015, September). Morley (MA), Susan. LIB150393.
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20. Geologic Evaluation prepared for 26307 Isabella Avenue, Carmel-by-the-Sea, CA. (2017, November 22). Harwood, Craig. S (Consulting Engineering Geologist).

21. Geotechnical Investigation. (2017, December 18). Haro, Kasunich and Associates, Inc.
22. Title 16 (Environment) of the Monterey County Code
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25. CGS Information Warehouse: Regulatory Maps. California Department of Conservation. Accessed from: http://maps.conservation.ca.gov/cgs/informationwarehouse/
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27. Cal EPA. Cortese List: Section 65962.5(a). Accessed from: https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60002209
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Exhibit D

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Monterey County
Board of Supervisors

168 W. Alisal Street, 1st Floor
Salinas, CA 93901
831.755.5066
www.co.monterey.ca.us

Board Order

Adopted Resolution No. 19-121 and Resolution No. 19-122

A motion was made by Supervisor Luis A. Alejo, seconded by Supervisor Chris Lopez, with Supervisor Jane Parker and Supervisor Mary L. Adams voting no, to:

1) Adopt Resolution No. 19-121 (Attachment C-1) to:
a) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170611) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26307 Isabella Avenue;
b) Adopt a Mitigated Negative Declaration (MND) for the Project (PLN170611);
c) Approve a Combined Development Permit (PLN170611) at 26307 Isabella Avenue consisting of:
1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,397 square-foot single family dwelling with a 437 square-foot attached garage, 1,366 square-foot basement, and 620 cubic yards of cut; and
2. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
d) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for the project (PLN170611) at 26307 Isabella Avenue; and

2) Adopt Resolution No. 19-122 (Attachment C-2) to:
a) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170612) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26338 Valley View Avenue;
b) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170613) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26346 Valley View Avenue;
c) Adopt a Mitigated Negative Declaration (MND) for the project (PLN170612 & PLN170613);
d) Approve a Combined Development Permit (PLN170612) to abate Code Violation (17CE00360) at 26338 Valley View Avenue and consisting of the following:
1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 2,285 square-foot single family dwelling with a 450 square-foot attached garage, 1,687 square-foot basement, and 830 cubic yards of cut;

2. After-the-fact Coastal Development Permit to allow relocation of a 15" Coast live oak; and
3. After-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources;
e) Approve a Combined Development Permit (PLN170613) to abate Code Violation (17CE00361) at 26346 Valley View Avenue and consisting of the following:
1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,028 square-foot single family dwelling with a 440 square-foot attached garage, 2,413 square-foot basement, and 1,255 cubic yards of cut; and
2. After-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources;
f) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for the project (PLN170612) at 26338 Valley View Avenue; and
g) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for the project (PLN170613) at 26346 Valley View Avenue; and
3) Grant of the appellant request to not provide postage-paid envelopes as requested by the Clerk of the Board for appeal noticing.

Resolutions, including findings and evidence, are attached for consideration (Attachment C-1 for the Isabella project and Attachment C-2 for the two Valley View projects).
Staff recommends adoption of the Mitigated Negative Declarations and approval of the three Combined Development Permits (PLN170611, PLN170612, and PLN170613) subject to the twenty-seven (27) Conditions of Approval, including four (4) Mitigation Measures, for each of the three (3) projects.
Carried 3 to 2.

PASSED AND ADOPTED on this 23rd day of April 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Salinas and Phillips
NOES: Supervisors Parker and Adams
ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting April 23, 2019.

Dated: April 26, 2019
Legistar File ID: RES 19-037
Agenda Item No. 17

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

Valerie Ralph, Clerk of the Board

Exhibit E

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MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
Monday, January 21, 2025

1. **Meeting called to order by** Donna Kostigen **at** 4:02 pm

2. **Roll Call**

Members Present:

John Borelli, Clyde Freedman, Donna Kostigen, Dan Keig, Norm Leve, Chip Moreland, Doug Paul (7)

Members Absent:

None

3. **Approval of Minutes:**

A. **January 6, 2025** minutes

Motion: Dan Keig (LUAC Member's Name)

Second: Norm Leve (LUAC Member's Name)

Ayes: All

Noes:

Absent:

Abstain:

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

N/A

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

N/A

B) Announcements

N/A

7. **Meeting Adjourned:** 4:55 pm

Minutes taken by: Donna Kostigen

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Unincorporated/Highlands

1.	**Project Name:**	PIETRO FAMILY INVESTMENTS LP
	File Number:	PLN240045
	Project Location:	26307 ISABELLA AVE, CARMEL, CA 93923
Assessor's Parcel Number(s):		009-463-012-000
	Project Planner:	Benjamin Moulton
	Area Plan:	Carmel Land Use Plan, Coastal Zone
	Project Description:	A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a new 2,707 square foot two-story single family dwelling with an attached garage and associated site improvements; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

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

(Please include the names of those present)

Eric Miller (Architect), Hannah Miller, Dennis Segers, Debbie Segers

Was a County Staff/Representative present at meeting? Zoe Zepp **(Name)**

PUBLIC COMMENT:

	Site Neighbor?		**Issues / Concerns (suggested changes)**
	YES	**NO**	
Mr. & Mrs. Segers	**X**		Concerns regarding the location of the storm drainage tank and the proximity to an oak tree and also privacy from the second story patio. The project reprepresentative and site neighbor cooperatively agreed to modify the storm drainage tank location from the NE corner to the SE corner and to modify the upper southern deck to allow for plant screening.

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)**
N/A		

ADDITIONAL LUAC COMMENTS

Benjamin Moulton, the county project planner was not in attendance, Zoe Zepp represented the county and assisted the LUAC and the applicant representative where possible. LUAC members believe that the project planner should be in attendance to represent the projects presented to the LUAC since they are most familiar with the project details.

LUAC was pleased with the cooperation between owner representatives and site neighbors and agreed with their changes. 1) Move the storm drainage away from an oak tree on the NE corner to the SE corner; 2) Modify the upper southern deck to allow for privacy plant screening.

RECOMMENDATION:

Motion by: John Borelli (LUAC Member's Name)

Second by: Norm Leve (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Borelli, Clyde Freedman, Donna Kostigen, Dan Keig, Norm Leve, Chip Moreland, Doug Paul (7)

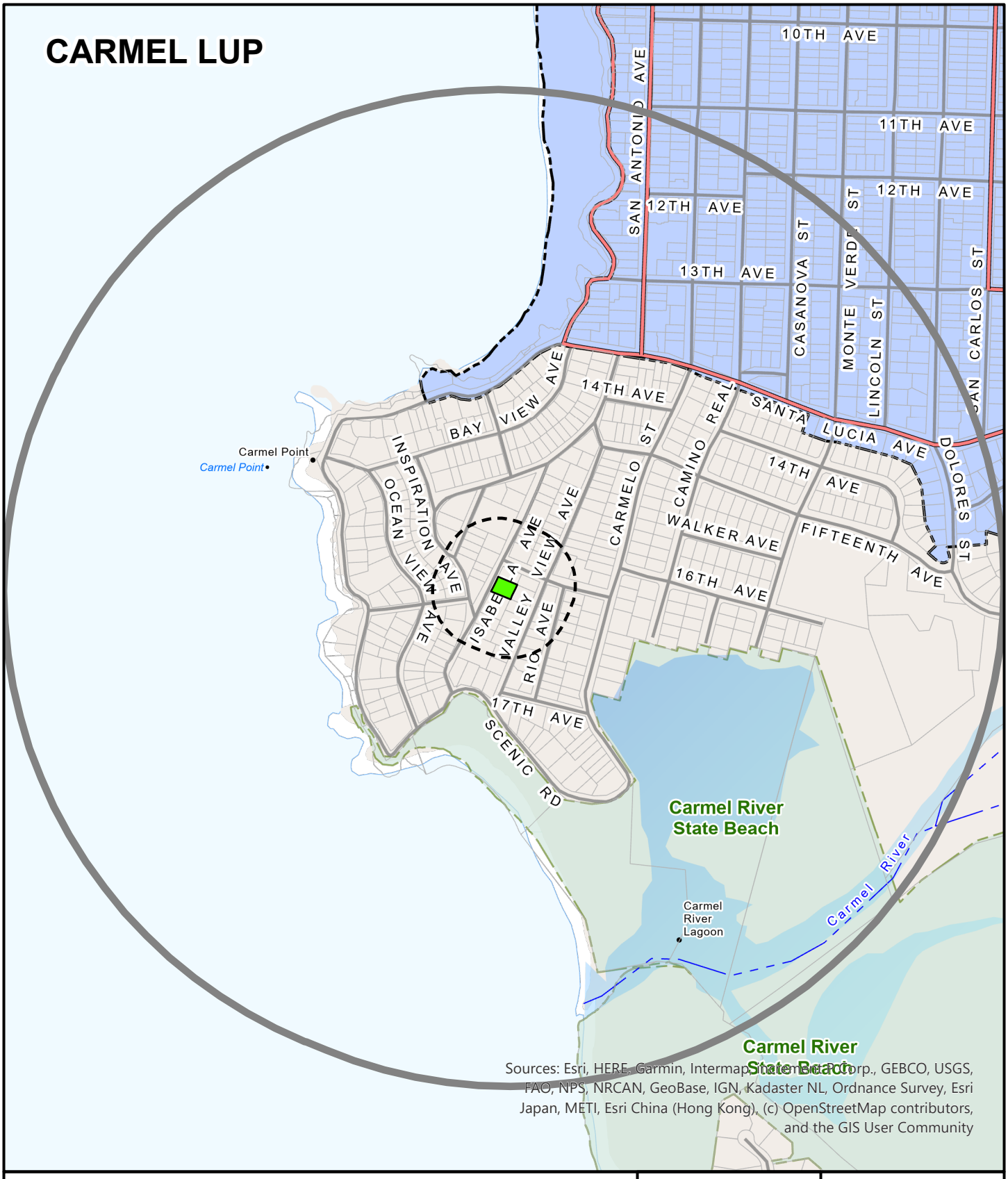
Noes: none

Absent: none

Abstain: none

Exhibit F

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APPLICANT: PIETRO FAMILY INVESTMENTS LP

APN: 009463012000 **FILE #** PLN240045

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: BENJAMIN MOULTOI

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Introduced: 6/15/2026 **Current Status:** Agenda Ready

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

PLN250042 - CURRAN P WILEY TR

Public hearing to consider action the relocation of an existing 143 square foot shed and construction of a 604 square foot accessory dwelling unit with associated site improvements, including the removal of one Coast live oak tree.

Project Location: 3038 Alta Ave, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions under Section 15300.2

RECOMMENDATION:

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

a) Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(a) and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and

b) Approve a Combined Development Permit consisting of a: 1) Design Approval to relocate an existing 143 square foot shed; 2) Coastal Administrative Permit and Design Approval to allow construction of a 604 square foot accessory dwelling unit and associated site improvements; and 2) Coastal Development Permit for the removal of one Coast Live Oak tree.

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

PROJECT INFORMATION:

Agent: Shaffer Doug

Owner: Curran Janet

APN: 009-134-013-000

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

Parcel Size: Approximately 0.23 acres

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:
The property is located at 3038 Alta Ave, Carmel (Assessor's Parcel Number 009-134-013-000), subject to the Carmel Land Use Plan. The proposed project involves the relocation of an existing 143 square foot shed on the property and the construction of a 604 square foot Accessory Dwelling Unit with associated site improvements. Associated site improvements include a 21 square foot brick paver porch and underground utilities. The project also involves the removal of one Coast Live Oak, subject to the granting of a Coastal Development Permit. Implementation of the project would require 5 cubic yards of cut and 5 cubic yards of fill. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use and Development Standards
The subject property is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Pursuant to Title 20 sections 20.12.040.S, the MDR zoning allows for an Accessory Dwelling Unit (ADU) as principally allowed use subject to the granting of a Coastal Administrative Permit. The project is consistent with the applicable development standards. The property is 9,800 square feet (0.23 acres) and the maximum building coverage is 35% and the floor area ratio for Carmel Area is 45%. The proposed site coverage is 31.8% (3,121 square feet) and the proposed floor area ratio is 32% (3,142 square feet). Title 20 section 20.12.060 outline setbacks for properties within a MDR zoning district. ADUs are also subject to side and rear setbacks and height are outlined in Title 20 section 20.64.030.E. The required setbacks for habitable accessory structures is 50 feet from the front property line, and setbacks for ADUs is 4 foot from side and rear. The proposed setbacks include an 80 foot front setback, 4-foot side setbacks and a 4-foot rear setback. The proposed main structure meets the required 16-foot height maximum with a proposed height of 16 feet from the average natural grade. Therefore, as proposed, the project is consistent with the development standards outlined in Title 20 sections 20.12.060 and 20.64.030.

Title 20 section 20.70.120.A exempts accessory structures under that maintenance or alteration of existing single-family dwellings, including establishing or expanding accessory structures under 1,000 square feet such as garages, decks, and storage sheds. and since the shed is under 1,000 sq ft, existing residentially and involves only relocation it falls within this exemption from coastal development permits. Therefore, the relocation of the existing 143 square foot shed is subject to a Design Approval pursuant to Chapter 20.44.

Design Review and Visual Resources
The subject property includes a Design Control Overlay and therefore requires a Design Approval Application. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The submittal included elevation drawings

depicting front, side, and rear views along with existing and proposed grades; color samples identifying the proposed exterior color. Proposed colors and materials include redwood lap brown siding exterior brown siding and a natural wood roofing. Illustration of structure locations, topography, existing vegetation, proposed landscaping, and north orientation. Based on these materials, the project meets the design approval submittal standards and is consistent with the overall neighborhood character.

Tree Removal

The project includes the removal of one coastal live oak tree. Carmel CIP section 20.146.060 requires a Coastal Development Permit to be obtained. An Arborist report was prepared (County of Monterey Library No. LIB260092; **Exhibit C**) to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The proposed tree for removal is a 16" diameter Coast live oak in a state of fair health with poor structure. As proposed, one Coast live oak tree would be removed with implementation of this project. Carmel CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. The subject property is 9,800 square feet (0.23 acres) and is proposed to be built to the minimum setback requirements towards the back of the property.. The existing tree to be removed is within the proposed structure. The proposed tree removal is minimal and limited only to those directly impacted by the structure and associated improvements, thereby avoiding the removal of additional trees that would otherwise be affected. The configuration of the lot also allows the project to fully comply with all required setback standards. Due to the lot's limited buildable area and the presence of the existing dwelling and garage, alternative siting options are limited. Any relocation of the proposed development would place it closer to other mature trees on the site resulting in additional tree impacts and even greater removal. Therefore, staff finds that the proposed tree removal is the minimum required under the circumstances of this case.

Tree protections measures have been applied to the project to ensure nearby adjacent trees are protected during construction (Condition No. 9). The arborist recommends the replanting of one Coast Live Oak, with the minimum planting size to be a 15-gallon container with 5 being acceptable if 15 is not acceptable with the location to be determined by the final approved Landscape Plan (Condition No. 4).

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings or second dwelling units in a residential zone. As proposed, the project involves the construction of a detached ADU and relocation of an existing shed. 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.

OTHER AGENCY INVOLVEMENT:

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

conditions:

Environmental Health Bureau
HCD-Public Works
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District
Carmel/Carmel Highlands Advisory Committee

LAND USE ADVISORY COMMITTEE (LUAC):

The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on June 15, 2026. The LUAC voted 3-0 to support the project as proposed. No member of the public or LUAC raised concerns about the project. Meeting minutes were not available at the time of distribution, but will be provided at or prior to the Zoning Administrator's hearing.

Prepared by: Jose Mendoza, Assistant Planner,
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Arborist Report (LIB260092)

cc: Front Counter Copy; Hearing Authority, California Coastal Commission Jess Barreras, RMA Services Manager; Shaffer Doug, Agent; Curran Janet, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Project File PLN250042

County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-068

June 25, 2026

Introduced: 6/15/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250042 - CURRAN P WILEY TR

Public hearing to consider action the relocation of an existing 143 square foot shed and construction of a 604 square foot accessory dwelling unit with associated site improvements, including the removal of one Coast live oak tree.

Project Location: 3038 Alta Ave, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions under Section 15300.2

RECOMMENDATION:

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

a) Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(a) and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and

b) Approve a Combined Development Permit consisting of a: 1) Design Approval to relocate an existing 143 square foot shed; 2) Coastal Administrative Permit and Design Approval to allow construction of a 604 square foot accessory dwelling unit and associated site improvements; and 2) Coastal Development Permit for the removal of one Coast Live Oak tree.

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

PROJECT INFORMATION:

Agent: Shaffer Doug
Owner: Curran Janet
APN: 009-134-013-000
Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Parcel Size: Approximately 0.23 acres
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:
The property is located at 3038 Alta Ave, Carmel (Assessor's Parcel Number 009-134-013-000), subject to the Carmel Land Use Plan. The proposed project involves the relocation of an existing 143 square foot shed on the property and the construction of a 604 square foot Accessory Dwelling Unit with associated site improvements. Associated site improvements include a 21 square foot brick paver porch and underground utilities. The project also involves the removal of one Coast Live Oak, subject to the granting of a Coastal Development Permit. Implementation of the project would require 5 cubic yards of cut and 5 cubic yards of fill. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use and Development Standards
The subject property is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Pursuant to Title 20 sections 20.12.040.S, the MDR zoning allows for an Accessory Dwelling Unit (ADU) as principally allowed use subject to the granting of a Coastal Administrative Permit. The project is consistent with the applicable development standards. The property is 9,800 square feet (0.23 acres) and the maximum building coverage is 35% and the floor area ratio for Carmel Area is 45%. The proposed site coverage is 31.8% (3,121 square feet) and the proposed floor area ratio is 32% (3,142 square feet). Title 20 section 20.12.060 outline setbacks for properties within a MDR zoning district. ADUs are also subject to side and rear setbacks and height are outlined in Title 20 section 20.64.030.E. The required setbacks for habitable accessory structures is 50 feet from the front property line, and setbacks for ADUs is 4 foot from side and rear. The proposed setbacks include an 80 foot front setback, 4-foot side setbacks and a 4-foot rear setback. The proposed main structure meets the required 16-foot height maximum with a proposed height of 16 feet from the average natural grade. Therefore, as proposed, the project is consistent with the development standards outlined in Title 20 sections 20.12.060 and 20.64.030.

Title 20 section 20.70.120.A exempts accessory structures under that maintenance or alteration of existing single-family dwellings, including establishing or expanding accessory structures under 1,000 square feet such as garages, decks, and storage sheds. and since the shed is under 1,000 sq ft, existing residentially and involves only relocation it falls within this exemption from coastal development permits. Therefore, the relocation of the existing 143 square foot shed is subject to a Design Approval pursuant to Chapter 20.44.

Design Review and Visual Resources
The subject property includes a Design Control Overlay and therefore requires a Design Approval Application. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The submittal included elevation drawings

depicting front, side, and rear views along with existing and proposed grades; color samples identifying the proposed exterior color. Proposed colors and materials include redwood lap brown siding exterior brown siding and a natural wood roofing. Illustration of structure locations, topography, existing vegetation, proposed landscaping, and north orientation. Based on these materials, the project meets the design approval submittal standards and is consistent with the overall neighborhood character.

Tree Removal

The project includes the removal of one coastal live oak tree. Carmel CIP section 20.146.060 requires a Coastal Development Permit to be obtained. An Arborist report was prepared (County of Monterey Library No. LIB260092; **Exhibit C**) to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The proposed tree for removal is a 16" diameter Coast live oak in a state of fair health with poor structure. As proposed, one Coast live oak tree would be removed with implementation of this project. Carmel CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. The subject property is 9,800 square feet (0.23 acres) and is proposed to be built to the minimum setback requirements towards the back of the property.. The existing tree to be removed is within the proposed structure. The proposed tree removal is minimal and limited only to those directly impacted by the structure and associated improvements, thereby avoiding the removal of additional trees that would otherwise be affected. The configuration of the lot also allows the project to fully comply with all required setback standards. Due to the lot's limited buildable area and the presence of the existing dwelling and garage, alternative siting options are limited. Any relocation of the proposed development would place it closer to other mature trees on the site resulting in additional tree impacts and even greater removal. Therefore, staff finds that the proposed tree removal is the minimum required under the circumstances of this case.

Tree protections measures have been applied to the project to ensure nearby adjacent trees are protected during construction (Condition No. 9). The arborist recommends the replanting of one Coast Live Oak, with the minimum planting size to be a 15-gallon container with 5 being acceptable if 15 is not acceptable with the location to be determined by the final approved Landscape Plan (Condition No. 4).

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings or second dwelling units in a residential zone. As proposed, the project involves the construction of a detached ADU and relocation of an existing shed. 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.

OTHER AGENCY INVOLVEMENT:

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

conditions:

Environmental Health Bureau
HCD-Public Works
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District
Carmel/Carmel Highlands Advisory Committee

LAND USE ADVISORY COMMITTEE (LUAC):

The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on June 15, 2026. The LUAC voted 3-0 to support the project as proposed. No member of the public or LUAC raised concerns about the project. Meeting minutes were not available at the time of distribution, but will be provided at or prior to the Zoning Administrator's hearing.

Prepared by: Jose Mendoza, Assistant Planner,
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Arborist Report (LIB260092)

cc: Front Counter Copy; Hearing Authority, California Coastal Commission Jess Barreras, RMA Services Manager; Shaffer Doug, Agent; Curran Janet, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Project File PLN250042

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:
CURRAN P WILEY TR (PLN250042)
RESOLUTION NO. 26-
Resolution by the Monterey County Zoning Administrator to:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(a) and 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: 1) Design Approval to relocate an existing 143 square foot shed; 2) Coastal Administrative Permit and Design Approval to allow construction of a 604 square foot accessory dwelling unit and associated site improvements; and 2) Coastal Development Permit for the removal of one Coast Live Oak tree.

[PLN250042, Curran P Wiley Tr, 3038 Alta Ave, Carmel, CA 93923 Carmel LUP (APN: 009-134-013-000)]

The CURRAN P WILEY TR application (PLN250042) came on for an public hearing before the Monterey County Zoning Administrator on June 25, 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) 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 Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

b) Project Scope. The proposed project involves the relocation of an existing 143 square foot shed and construction of a 604 square foot accessory dwelling unit with associated site improvements. Associated site improvements include a 21 square foot brick paver

porch and underground utilities. The project also involves the removal of one Coast Live Oak, subject to the granting of a Coastal Development Permit.

c) Allowed Use. The property is located at 3038 Alta Ave, Carmel (Assessor's Parcel Number 009-134-013-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Pursuant to Title 20 sections 20.12.040.S, the MDR zoning allows for an Accessory Dwelling Unit (ADU) as principally allowed use subject to the granting of a Coastal Administrative Permit. The proposed project involves the construction of a 604 square foot ADU with associated site improvements. Associated site improvements include a 21 square foot brick paver porch and underground utilities. Implementation of the project would require 5 cubic yards of cut and 5 cubic yards of fill. As proposed, one Coast live oak tree would be removed with implementation of this project (see Finding 8).

d) Lot Legality. The subject parcel (0.23 acres), APN: 009-134-013-000, is identified as Parcel 13, as shown in its current size and configuration and described in the 1972 Assessor's Map Book 9 Page 13. Therefore, the County recognizes the property as a legal lot of record.

e) Review of Development Standards. The subject property is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". The property is subject to the site development standards for the MDR zoning district, which are identified in Title 20 section 20.12.060. Pursuant to Title 20 section 20.12.060 outline setbacks for properties within a MDR zoning district. The required setbacks for habitable accessory structures is 50 feet from the front property line. Additionally, ADUs are also subject to side and rear setbacks and a maximum height outlined in Title 20 section 20.64.030.e, which is a 4 foot side and rear setback. The proposed setbacks include a 80 foot front setback, 4-foot side setbacks and a 4-foot rear setback. The proposed main structure meets the required 16-foot height maximum with a proposed height of 16 feet from the average natural grade. The property is 9,800 square feet (0.23 acres) and the maximum building coverage is 35% and the floor area ratio for Carmel Area is 45%. The proposed site coverage is 31.8% (3,121 square feet) and the proposed floor area 32% (3,142 square feet). Therefore, the proposed project meets the required site development standards for the district.

f) Design. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed accessory dwelling unit would have a Craftsman modern architectural style with the proposed colors and materials

being redwood lap brown siding exterior brown siding and a natural wood roofing. The property is surrounded by coastal live oak trees, as well as other native vegetation. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. Consistent with Carmel Area Land Use Specific Policy 2.2.4.10.D and CIP section 20.146.030.C.1.d, a standard exterior lighting plan (Condition No. 5) has been applied. This will require that the all-exterior lighting on the property 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. Due to intervening vegetation and existing development, the accessory dwelling unit will not create any adverse visual impacts. The subject property is not along a scenic highway corridor or in the critical viewshed. 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.

g) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies of the Carmel LUP.

h) Accessory Dwelling Unit. As demonstrated in Finding 7, the project is consistent with the regulations outlined in Title 20.

i) Tree Removal. The proposed project involves the removal of one costal live oak tree. As detailed in Finding No. 8 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.

j) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of moderate archaeological sensitivity. Therefore, an archaeological report is not required under the Carmel Area CIP section 20.146.090.B.1. 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. The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC since it was a design approval subject to review by the Zoning Administrator. The Carnel highlands recommended approval with a vote of 3-0. No member of the public or LUAC raised concerns about the project.

l) The project planner conducted a site inspection on June 1, 2026 to verify that the project on the subject property conforms to the plans submitted.

m) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250042.

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

EVIDENCE: a) The project was reviewed by HCD- Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following reports have been prepared and submitted with the application:

- "Tree Resource Assessment & Preliminary Construction Impact Analysis" (County of Monterey Library No. LIB260092), prepared by Benjamin R. Eichorn, Monterey, CA, March 25th, 2026

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

d) Staff conducted a site inspection on June 1, 2026 to verify that the site is suitable for this use.

e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250042.

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 the HCD- Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are existing on the subject property. California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District. The applicant provided a can

and will serve letter demonstrating the ability to serve the additional connections.

c) Staff conducted a site inspection on June 1, 2026 to verify that the site is suitable for this use.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250042.

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

EVIDENCE:

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

b) Staff conducted a site inspection on June 1, 2026 to verify that the site has no violations.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250042.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction, inclusive of single-family dwellings or second dwelling units in a residential zone.

b) As proposed, the project involves the construction of a detached ADU and relocation of an existing shed.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 1, 2026

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250042.

6. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the CIP 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 PLN250042.

7. FINDING: **ACCESSORY DWELLING UNIT –** The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

EVIDENCE:

a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes to construction of an 604 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans (See attached plans and Finding 1, Evidence "b", "c", and "e").

b) As proposed, the ADU is below the maximum 1,200 square foot floor area and will be the first and only ADU on the subject property. The proposed ADU is detached from the main dwelling and will be consistent with the design of said existing residence.

c) As defined in Title 20, Section 20.64.030.E.5(b), on lots that are not within the designated areas shown in Monterey County Coastal Implementation Plan, Appendix 15 no replacement parking spaces will be required for the accessory dwelling unit. This subject property is not identified to be within the designated area and therefore, no additional parking is required.

d) The ADU meets the required site development standards and design criteria defined in Title 20 Section 20.12.060 and Chapter 20.44 (see Finding 1, Evidence "b" and "e").

e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities and no further comments or conditions were provided (See Finding 3 and supporting evidence).

f) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250042.

8. FINDING: **TREE REMOVAL** - The site, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and maintenance of the property

EVIDENCE: a) The project includes application for the removal of 1 Coastal Live Oak tree. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the criteria to grant said permit have been met. Pursuant to Carmel CIP section 20.146.060.D.3, an Arborist report (County of Monterey Library No. LIB260092) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development that are within the development footprint. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060, to allow removal of 1 coastal live oak. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.

b) CIP section 20.146.060.D.3 states that the removal of native trees be limited to those necessary for the proposed development, and that development shall be required to be adjusted for siting, location, size, and design as necessary to minimize tree removal. In this case, the removal is the minimum under the circumstances of this case. The subject property is 9,800 square feet (0.23 acres) in size, and is built to the minimum setback requirements as discussed below. The proposed accessory dwelling unit is 604 square feet which is consistent in size with other dwelling units within the surrounding neighborhood. 1 tree is being removed within the development footprint.

c) As delineated on the project plans and arborist report the tree sited for removal is minimal and limited only to those directly impacted by the structure. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Carmel. Trees to be retained will be protected with implementation of Condition No. 9.

d) Carmel CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. The proposed tree for removal is a 16" diameter Coast live oak in a state of fair health with poor structure. As proposed, one Coast live oak tree would be removed with implementation of this project. Carmel CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. The subject property is 9,800 square feet (0.23 acres) and is proposed to be built to the minimum setback requirements towards the back of the property.. The existing tree to be removed is within the proposed structure. The proposed tree removal is minimal and limited only to those directly impacted by the structure and associated improvements, thereby avoiding the removal of additional trees that would otherwise be affected. The configuration of the lot also allows the project to fully comply with all required setback standards. Due to the lot's limited buildable area and the presence of the existing

dwelling and garage, alternative siting options are limited. Any relocation of the proposed development would place it closer to other mature trees on the site resulting in additional tree impacts and even greater removal. Therefore, staff finds that the proposed tree removal is the minimum required under the circumstances of this case.

In alignment with CIP section 20.146.060.D.6 requires replanting on a 1:1 basis of all trees greater than 12 inches in diameter and as recommended by the t Arborist Therefore, Condition No. 6 is incorporated for the replanting of one Coast Live Oak, with the minimum planting size to be a 15-gallon container with 5 being acceptable if 15 is not acceptable with the location to be determined by the final approved Landscape Plan (Condition No. 4 and 6) .

e) 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. No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 7 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.

f) Staff conducted a site inspection on June 1, 2026, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

g) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250042.

9. 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 Monterey County Zoning Administrator does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303(a) and 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: 1) Design Approval to relocate an existing 143 square foot shed; 2) Coastal Administrative Permit and Design Approval to allow construction of a 604 square foot accessory dwelling unit and associated site improvements; and 2) Coastal Development Permit for the removal of one Coast Live Oak tree. (Assessor's Parcel Number 009-134-013-000), Carmel Land Use Plan, Coastal Zone.

PASSED AND ADOPTED this 25th day of June , 2026:

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE COASTAL COMMISION.

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. 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 Department office in Salinas.

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

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County of Monterey HCD Planning

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

PLN250042

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250042) allows relocation of an existing 143 square foot shed, construction of a 604 square foot Accessory Dwelling Unit with associated site improvements, including the removal of one Coast Live Oak tree. The property is located at 3038 Alta Ave, Carmel (Assessor's Parcel Number: 009-134-013-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-134-013-000 on June 25, 2026. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

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

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

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

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

5. 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.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final construction, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 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.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

8. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

9. 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.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

Names and contact information (primary and secondary) of parties responsible for project during construction.

Summary table including:

Types of construction vehicles and number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling

Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

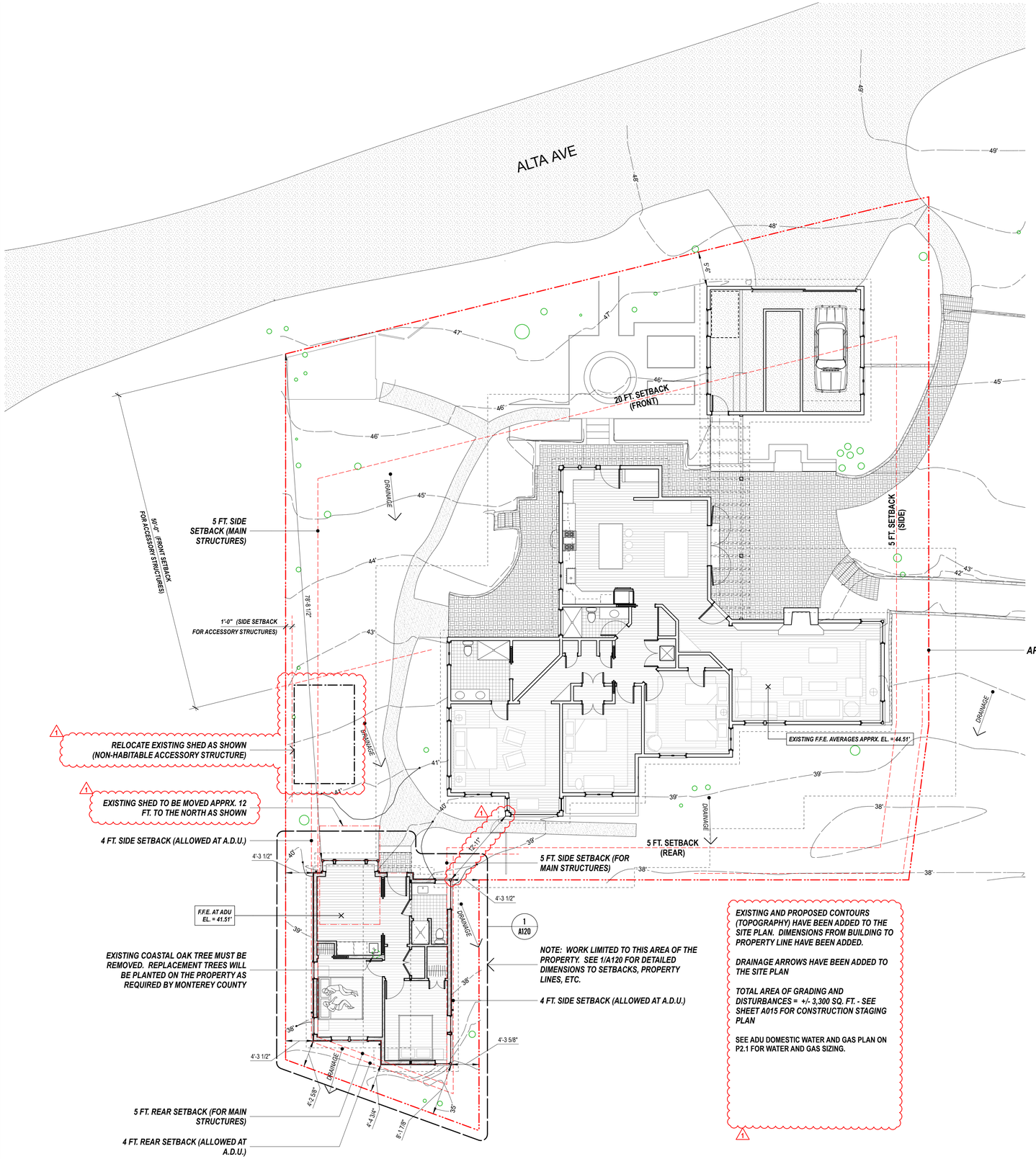
Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact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

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

Compliance or Monitoring Action to be Performed:

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

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



1 SITE PLAN
Scale: 1/8" = 1'-0"

SITE NOTES:

1. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
   (a) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
   (b) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
   (c) RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
   (d) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. [MONTEREY COUNTY GRADING/EROSION ORD. 2806 - 16.12.090]
5. PROVIDE MINIMUM 5% GRADE SLOPE AWAY FROM FOUNDATION PER R401.3

1

EXISTING AND PROPOSED CONTOURS (TOPOGRAPHY) HAVE BEEN ADDED TO THE SITE PLAN. DIMENSIONS FROM BUILDING TO PROPERTY LINE HAVE BEEN ADDED.

DRAINAGE ARROWS HAVE BEEN ADDED TO THE SITE PLAN

TOTAL AREA OF GRADING AND DISTURBANCES = +/- 3,300 SQ. FT. - SEE SHEET A015 FOR CONSTRUCTION STAGING PLAN

SEE ADU DOMESTIC WATER AND GAS PLAN ON P2.1 FOR WATER AND GAS SIZING.

1

AREA CALCULATIONS:

LOT AREA (APN 009-134-013):	10,344 SQ. FT (PER SURVEY)
EXISTING HOUSE:	
TOTAL FINISHED AREA OF HOME:	2,030 SQ. FT.
TOTAL AREA OF GARAGE:	487 SQ. FT.
A.D.U.:	
TOTAL FINISHED FLOOR AREA:	604 SQ. FT.
AREA OF FRONT STOOP:	21 SQ. FT.
CRAWL SPACE AREA:	604 SQ. FT.

1

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INTERIOR DESIGN:
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GENERAL CONTRACTOR:
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831.655.7605

REV:	DATE:	DESCRIPTION:
	05-26-2024	CONCEPT REVIEW AT MSA
	10-03-2024	DRAWINGS FOR R.I. CONSTRUCTION
	12-09-2024	MEETING AT MSA
	01-07-2025	PLANS FOR CARMEL TRIP
	01-30-2025	PLAN UPDATES BASED ON 1/28 MEETING
	02-04-2025	MONTEREY COUNTY REVIEW
	05-28-2026	PROGRESS SET - FOR MEG
1	06-10-2026	PROGRESS SET

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CURRAN RESIDENCE - A.D.U.

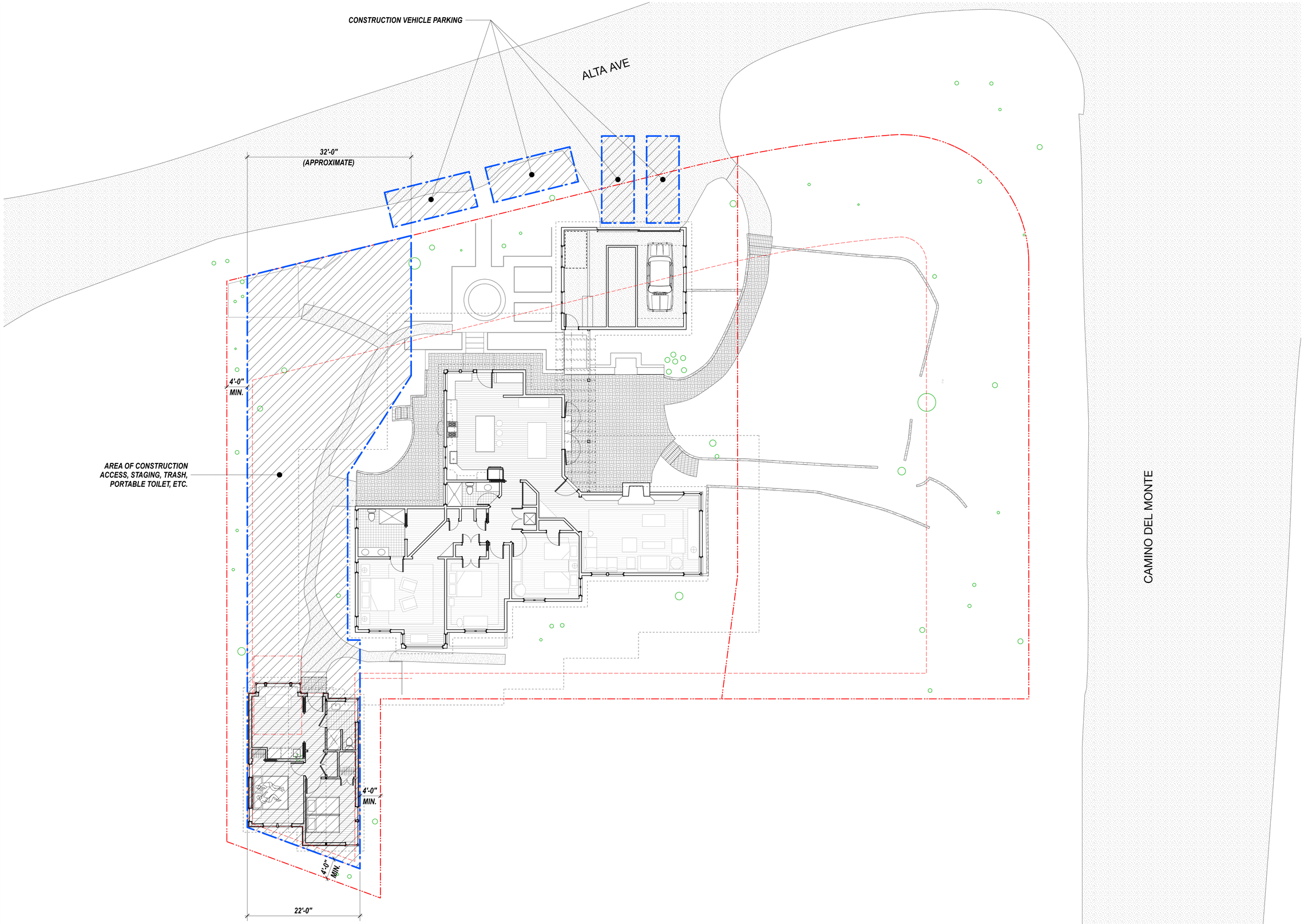
PROJECT ADDRESS: 3038 ALTA AVE., CARMEL, CA 93923

PROJECT # 23020

SITE PLAN

A050

PRINT DATE: 6/11/26



1 **SITE PLAN**
Scale: 1/8" = 1'-0"

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1	11-18-2025	RESPONSES TO COUNTY COMMENTS / PROGRESS SET

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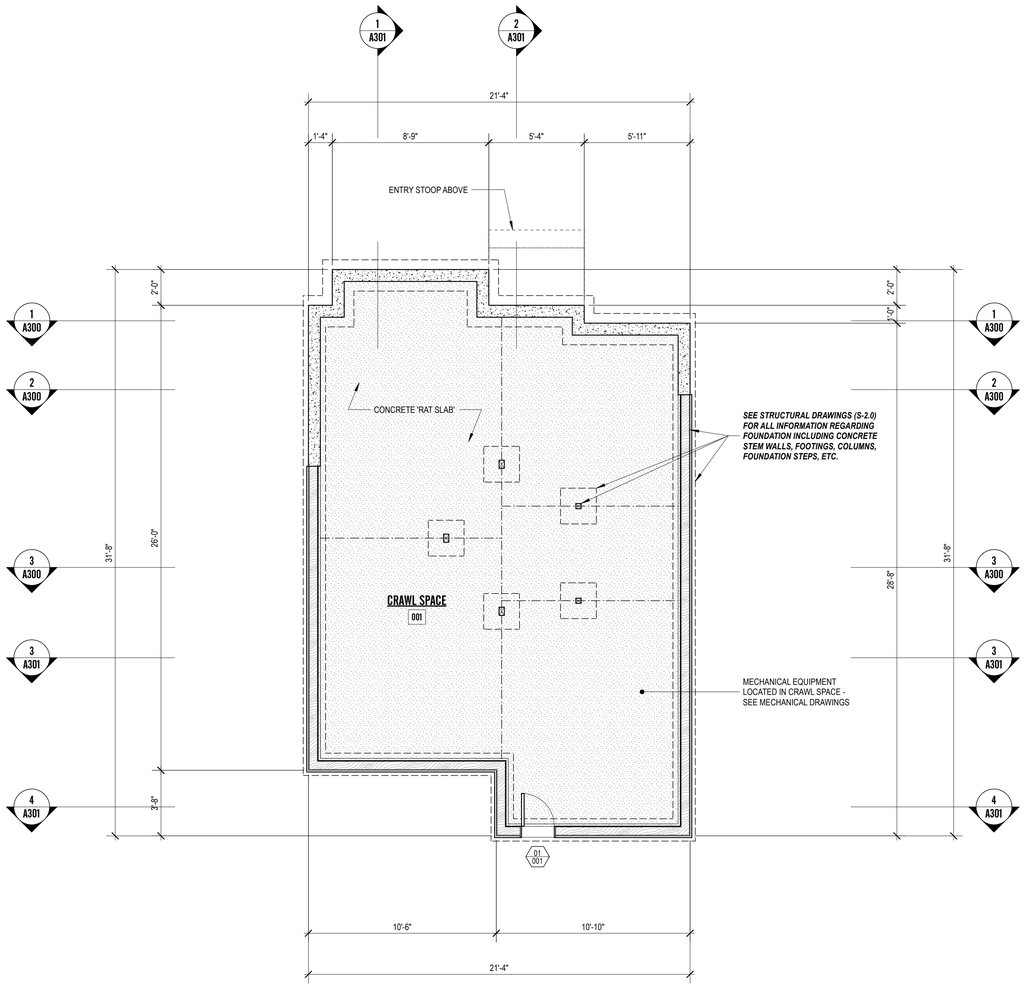
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PROJECT # 23020

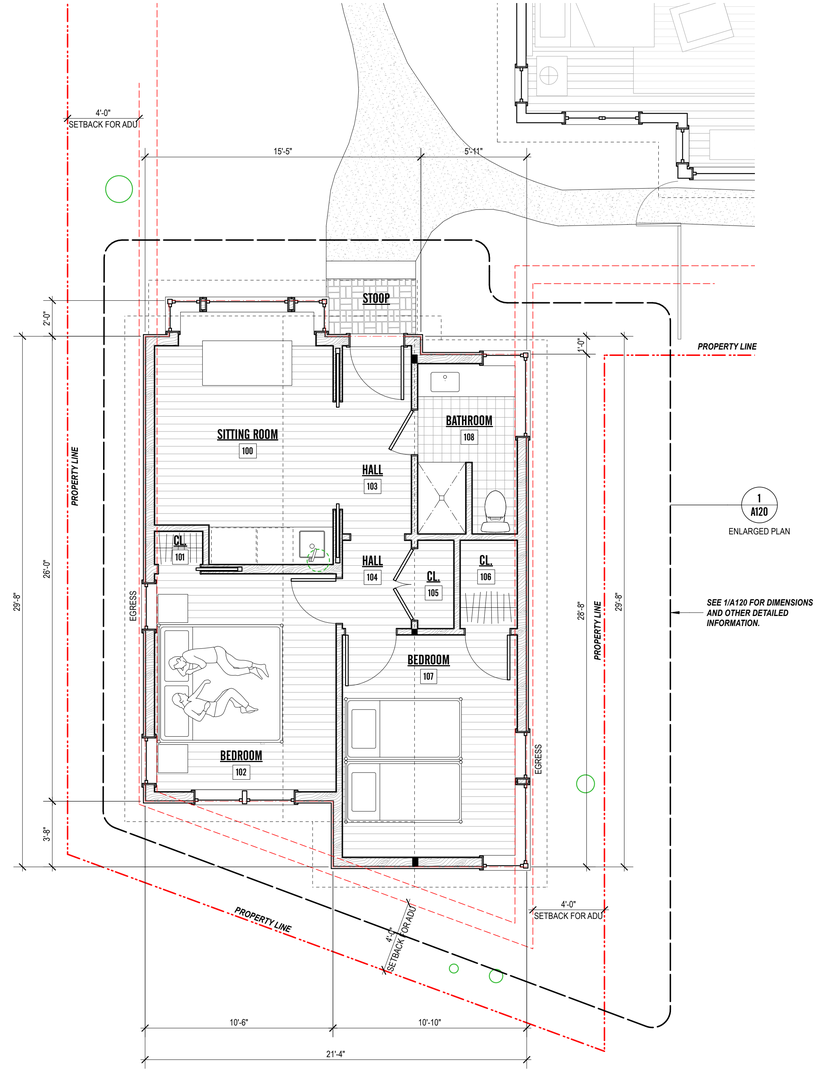
CONSTRUCTION STAGING

A015

PRINT DATE: 4/3/20



2 FOUNDATION PLAN
Scale: 1/4" = 1'-0"



1 FLOOR PLAN
Scale: 1/4" = 1'-0"

CURRAN RESIDENCE - WINDOW SCHEDULE

REV	PLAN LTR.	MANUF.	TYPE / OPERATION	FRAME SIZE (W X H)	SAFETY GLAZING REQUIRED (SEE NOTE 7.)	EGRESS REQUIRED (SEE NOTE 6.)	TOP OF WINDOW FRAME ABV. SUBFLOOR	ADDITIONAL NOTES
	A	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	NO	7'-2"	
	B	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	YES	7'-2"	
	C	MARVIN	CORNER (FIXED SASH)	(1'-9" / 1'-9") X 4'-5 1/8***	YES	NO	6'-10"	SEE SHEET A400 FOR CLARIFICATION REGARDING CORNER WINDOW WIDTHS. VERIFY CORRECT 'FRAME SIZE'
	D	MARVIN	FIXED SASH	4'-7" X 4'-5 1/8"	YES	NO	6'-10"	
	E	MARVIN	CORNER (FIXED SASH)	(1'-9" / 1'-9") X 4'-5 1/8***	YES	NO	6'-10"	SEE SHEET A400 FOR CLARIFICATION REGARDING CORNER WINDOW WIDTHS. VERIFY CORRECT 'FRAME SIZE'
	F	MARVIN	CORNER (FIXED SASH)	(2'-5 1/2" / 4'-7 1/2") X 3'-7 1/8***	YES	NO	6'-10"	SEE SHEET A400 FOR CLARIFICATION REGARDING CORNER WINDOW WIDTHS. VERIFY CORRECT 'FRAME SIZE'
	G	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	YES	6'-10"	
	H	MARVIN	CORNER (FIXED SASH)	(2'-5 1/2" / 4'-7 1/2") X 4'-5 1/8***	YES	NO	6'-10"	SEE SHEET A400 FOR CLARIFICATION REGARDING CORNER WINDOW WIDTHS. VERIFY CORRECT 'FRAME SIZE'
	J1	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	NO	7'-2"	
	J2	MARVIN	CASEMENT	2'-8" X 4'-5 1/8"	YES	NO	7'-2"	

GENERAL NOTES:
1. SIZES INDICATED ARE NOMINAL. USE CLOSEST STANDARD SIZE FROM PRODUCT LINE WHEN POSSIBLE.
2. SUBMIT SHOP DRAWINGS FOR ALL WINDOWS AND DOORS FOR ARCHITECT'S APPROVAL BEFORE ORDERING.
3. HARDWARE COLOR AND EXTERIOR COLOR WILL BE SELECTED FROM STANDARD OPTIONS BY INTERIOR DESIGNER
4. REFER TO PLANS AND ELEVATIONS FOR SWING DIRECTION AT WINDOWS AND DOORS
5. PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS. SCREEN TYPE AND FRAME COLOR T.B.S. BY INTERIOR DESIGNER
6. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS PER CRC R310.1
   (a) MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
   (b) MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH.
   (c) MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
   (d) OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
7. R308.4.3 GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
   1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
   2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

CURRAN RESIDENCE - INTERIOR DOOR SCHEDULE

REV.	NUMBER	TYPE	STYLE	DIMS. (W X H) - SEE PLAN FOR SWING / POCKET DIRECTION	SAFETY GLAZING REQUIRED (SEE NOTE 5.)	NOTES, HARDWARE, TRIMS, ETC.
	01/001		SWINGING	22" x 30" *		* VERIFY SIZE WITH MECH. INSTALLER. (CRAWL SPACE ACCESS DOOR)
	01/100		POCKET (BI-PARTING)	72" x 84"	YES	
	01/101		SWINGING	30" X 84"		
	01/102		SWINGING	30" X 84"		
	01/103		POCKET	28" X 84"		
	01/104		SWINGING (DOUBLE)	48" X 84"		
	01/105		SWINGING	34" X 84"		DOORWAY SHALL HAVE A MINIMUM NET CLEAR OPENING OF 32" PER CRC R327
	01/106		SWINGING	30" X 84"		
	01/107		CASED OPENING	36" X 84"		
	01/108		SWINGING / DUTCH DOOR	36" X 84"	YES	SIDE HINGED EGRESS DOOR - SHALL MEET REQUIREMENTS OF CRC R311.2

GENERAL NOTES:
1. SEE SPEC FOR ADDITIONAL INFORMATION REGARDING INTERIOR DOORS
2. SEE INTERIOR DESIGN DRAWINGS FOR DOOR TYPE AND STYLE
3. PROVIDE INTERIOR DOOR ORDER FOR ARCHITECT'S REVIEW
4. PROVIDE DOOR BUMPERS AT ALL SWINGING DOORS
5. R308.4.3 GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
   1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
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PRELIMINARY NOT FOR CONSTRUCTION

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CURRAN RESIDENCE - A.D.U.

PROJECT ADDRESS: 3038 ALTA AVE., CARMEL, CA 93923

PROJECT # 23020

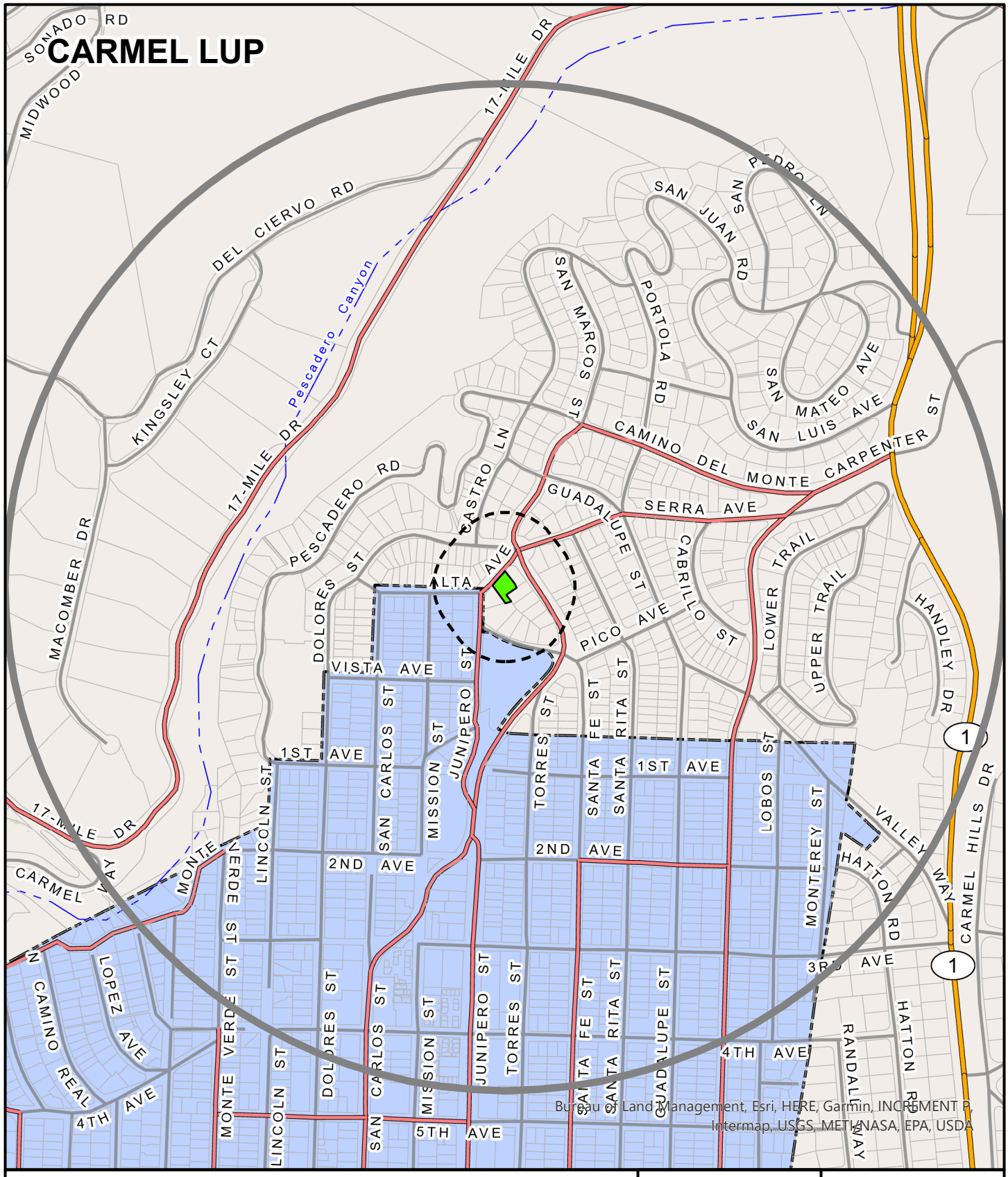
PLANS

A100

PRINT DATE: 11/18/25

Exhibit B

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APPLICANT: CURRAN P WILEY TR

APN: 009134013000 **FILE #** PLN250042

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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TREE RESOURCE ASSESSMENT

&

PRELIMINARY CONSTRUCTION IMPACT ANALYSIS

Prepared by **COAST WILDLAND** for **Groza Construction** on behalf of **P. Wiley Curran, Owner**

3038 Alta Avenue, Carmel, CA 93923

APNs: 009-134-012 & 013

April 2, 2026

TABLE OF CONTENTS

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VIII. PHOTOS - March 25, 2026.....10

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ATTACHMENTS:

3038 ALTA AVENUE TREE INVENTORY TABLE

3038 ALTA AVENUE SITE PLAN with TREE DETAIL

I. SCOPE of WORK

On March 25, 2026 I conducted a resource assessment and preliminary construction impact analysis of all trees equal or greater to 6 inches in diameter located at 3038 Alta Avenue in Carmel at the request of Groza Construction (on behalf of their client, P. Wiley Curran) in preparation for building plan submission to Monterey County.

Ahead of my site visit, Groza Construction shared a current site survey with tree locations marked (completed by Rasmussen Land Surveying, Inc., November 2023) and the design plan set for a proposed ADU by McHenry Shaffer Architecture, dated October 28, 2025.

I surveyed and affixed numbered metal tree tags to 48 trees on the subject property and marked their locations on the site plan. I have provided my recommendations for tree resource protection and preservation here based on the proposed ADU building plans as they relate to individual tree specimen locations, species, sizes and current health conditions.

Please see tree locations and diameters (marked in **green text**) and recommended tree protection fencing locations (**orange** line) on the **3038 ALTA AVENUE SITE PLAN with TREE DETAIL** dated March 25, 2026 and additional notes specific to each tree and its anticipated tolerance to the proposed construction in the **3038 ALTA AVENUE TREE INVENTORY TABLE.** Both of these documents are attached at the bottom of this report along with photographs documenting current tree conditions on the lot.

II. KEY FINDINGS

1.) One tree (tag #055) is located within the proposed ADU footprint and is proposed for removal. This tree is a 16″ diameter Coast live oak in a state of *fair* health with *poor* structure. It shows obvious signs of decay at a historic secondary trunk removal site and has a significant lean toward the fence to the southeast. There were no signs of bird nesting or activity in tree #055 at time of assessment.

2.) Based on my observations of the site, particularly the density of native and non-native landscape trees in other portions of the lot and the relative isolation of tree #055 with respect to other trees, the removal of tree #055 will have very little impact on surrounding oak woodland habitat continuity and will not result in significant changes to prevailing sun and/or wind exposure to the remaining trees.

3.) Removing tree #055 would be the minimum tree removal feasible under the circumstances.

4.) Tree #055 would be replaced with one Coast live oak with the location to be determined by the final approved Landscape Plan.
5.) Tree #035, an 8.5″ diameter Coast live oak, is obviously dead (it has no green foliage and has cracking/peeling bark). This tree should be removed for fire safety reasons. No replacement planting for this tree is recommended.
6.) There are five Landmark trees on the lot - one 55.5″ diameter Coast redwood (tag #036), one 24″ diameter Coast live oak (tag #037/491), one 38.5″ Monterey cypress (tag #048), and two Monterey pines - one 40″ diameter (tag #068) and 24.5″ diameter (tag #069). Tree protections should be established around trees #068 and #069 which are growing adjacent to the access points where traffic (crews, equipment) are expected during construction. The other Landmark trees are located sufficiently distant from the proposed ADU that construction impacts to these trees are not anticipated.
7.) Special care will need to be taken in order to minimize impacts to the oak trees growing along the access pathways leading to the proposed ADU location, and those located south of the ADU, during construction. Specifically, the Coast live oak trees most likely to be impacted by the construction are trees #052, #053, #054, #056, #057, #061, and #062, Please see location of proposed tree protection barrier fencing on the **3038 ALTA AVENUE SITE PLAN with TREE DETAIL** attached below (shown as an orange line).
8.) Of the trees listed above, tree #052, #053, #054, and #056 have the highest potential to be detrimentally impacted by the proposed construction. These trees are located immediately adjacent to the proposed ADU and will need to be carefully protected during, and monitored after, construction. See Section **V. TREE PROTECTION DURING CONSTRUCTION** below for more details.
9.) Many of the Coast live oaks on the property show signs of stress and decay, likely caused (at least in part) by summer irrigation. It is highly recommended to avoid irrigating the ground underneath mature oak canopies during the dry season in order to discourage further deterioration of the condition of these trees.

III. APPLICABLE POLICIES AND REGULATIONS

Native trees with diameters of six inches or more are protected in Monterey County. A tree removal permit is required for the removal of any protected tree specimen and tree removal must be determined to be the "minimum under the circumstances" before a tree removal permit is issued.

3038 Alta Avenue is located within the **Coastal Zone** and is subject to the **Carmel Area Land Use Plan** ("**LUP**").

Applicable sections of **Chapter 20.146.060 Forest Resources Development Standards** of the **Carmel LUP** stipulate that:

1. A Coastal Development Permit is required for the removal of native trees of any size or amount.
2. Removal of Landmark trees of all native species shall not be permitted (Landmark trees are trees that are 24" diameter DBH or greater, visually or historically significant, exemplary of their species, or more than 1,000 years old).
3. Structures shall be sited, located, sized and designed as necessary to minimize tree removal.
4. Tree removal shall be limited to that required to maintain the health and long-term maintenance of the forest.
5. Native trees to be removed which are 12" or more in diameter shall be replaced at a rate of one tree of the same variety for each tree removed, unless this would result in overcrowded, unhealthy conditions.

In compliance with this section of the Carmel Area LUP, a Coastal Development Permit is being applied for, no Landmark trees are proposed for removal, the proposed ADU has been sited to minimize tree removal and protect the long-term health of the forest, and the one 16" Coast live oak tree (tree tag #055) proposed for removal will be replaced with a Coast live oak at a rate of 1:1.

Additionally, the Coast live oak trees found at 3038 Alta Avenue are protected, native and naturally occurring oak woodland trees subject to **PRC 21083.4**. Pursuant to **PRC 21083.4**, oak woodland habitat will not be converted as a result of this project and the proposed tree removal and tree replacement planting will be monitored annually for 7 years by a certified arborist to ensure successful establishment of the replacement tree.

IV. TREE RESOURCE ASSESSMENT PROCESS

On March 25, 2026 I personally examined and affixed numbered metal tree tags to 48 trees located at 3038 Alta Avenue. Tags were placed at approximately 5 feet above grade.

Each tree was identified by its species. One Monterey cypress (planted), two Monterey pines (possibly planted), one Coast redwood (likely planted), ten non–native, planted landscape trees (*Eucalyptus, Pittosporum, and Leptospermum*), and 33 Coast live oaks were found on the property. One large (5″ diameter) Toyon (a CA native normally considered a shrub that has been pruned to grow like a tree) was marked as a tree on the base survey and was included in the tree inventory.

Tree diameters were measured at 24″ above natural grade using a specialized forestry tape measure. Trees with two trunks at 24″ above grade have two measurements listed (separated by a comma). Tree clusters have two measurements listed indicating the range of diameters from smallest to largest (separate by a dash symbol) and notes in the Arborist Comments column indicating the number of trunks in the cluster.

The current health condition and structure of each tree were assessed and listed on a scale of *"poor-fair-good-excellent"* based on a visual (Level 2) inspection of the entire tree, from the base of the root crown, trunk, scaffolds, branches and leaves.

Tree Protection Zones (TPZs) for each tree specimen have been calculated based on the ANSI A300 - 2023 Tree Care Standards (Sections 9.10.1.2 - 9.10.1.4), the species' relative tolerance to development impacts[1], the tree's estimated age, and assessed current health condition and structure (see **Section V. Tree Protection During Construction** for details below).

Potential impacts to trees related to the proposed construction were evaluated and listed on a scale of *"low-moderate-high".* Potential impacts to trees were determined based on the tree's proximity to the proposed construction and the species, size, age and health condition of the tree specimen. If no ground disturbing activity is expected within the canopy dripline of a tree,

[1] Matheney and Clark. 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development.* International Society of Arboriculture. p.167-179.

the potential tree impact is listed as *low.* If a moderate amount of ground disturbing activity is likely to be conducted within the canopy dripline of a tree, the potential tree impact is listed as *moderate*. If ground disturbing activity is planned within 25% or more of the canopy dripline or within 25% or more of the TPZ of an individual tree specimen, potential tree impact is listed as *high.*

Of the 48 trees surveyed, five trees (tag #s #052, #053, #054, #056 and #057) are likely to be *highly* impacted by construction. 10 trees have a *moderate* chance of being impacted due to their proximity to the proposed ADU or the access pathways leading to the ADU. These 15 trees should be carefully monitored during and after construction for any changes in health condition.

V. FOREST MANAGEMENT

Older trees generally have lower tolerances to construction impacts than smaller, younger trees do. Coast live oaks are fairly tolerant of construction impacts when compared to other tree species, however they are sensitive to fill soil being added around the base of their trunks and are especially intolerant of summer irrigation. Monterey pines are moderately tolerant of development impacts but may require irrigation after ground disturbance. Coast redwoods are tolerant of disturbance from construction but may require irrigation if growing out of their native range as well as during construction and after injury.[2]

Mature coast live oak trees should not receive regular irrigation during the dry season, unless they have suffered significant root loss due to construction.

Note: Obvious signs of decay in many of the Coast live oaks growing in irrigated landscaped areas on the property were observed. It is highly recommended that landscape irrigation be adjusted so that it does not encroach into the driplines of mature Coast live oak trees on the lot.

A layer of 2-4 inches of woodchip mulch may be applied to soils under tree canopy driplines disturbed by construction or in wooded areas. Ensure that the mulch is not in direct contact

[2] Matheney and Clark, *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, 1998. p.174-177.

with the trunks or root flares of the trees as this may encourage pathogens and lead to further decay. Ensure that the mulch layer is not deeper than 4 inches as this may pose a wildfire risk.

Prune trees according to specifications indicated in the Fuel Management Plan, PRC 4291 (defensible space clearance), ANSI A300 Tree Care Standards and Best Management Practices ("BMPs") set by the International Society of Arboriculture.

Once the location for the replacement Coast live oak tree is selected, plant one Coast live oak (*Q. agrifolia*) in a 15 gallon container (5 gallon is acceptable if 15 gallon is not available). Keep the tree protected from pests (ex. Deer and gophers) and irrigate it regularly for 2 years or until it is successfully established.

These practices should also apply to any additional native tree plantings on the subject property.

Please note: **Arborist Comments** have been provided in the **TREE INVENTORY TABLE** wherever notable observations or recommendations for plan modification, tree protection, care, maintenance, or methods to reduce impacts to specific trees were made.

Photos of current site conditions (on March 25, 2026) and tree specimens of special concern or significance are also provided below.

VI. TREE PROTECTION DURING CONSTRUCTION

Wherever possible, ground disturbance should be avoided within the root zone (generally considered one-third larger than the total drip line area of an individual tree), and roots two inches or greater in diameter should not be cut. If an area one-third larger than the total drip line of an individual tree cannot be protected, a Tree Protection Zone ("TPZ") radius has been provided for each tree specimen in the **TREE INVENTORY TABLE** provided below.

Any disturbance of the soil within the TPZ's identified here or any disturbance of 25% or more of the canopy dripline of a single tree specimen should be considered significant, potentially leading to impacts detrimental to tree health, including increasing the likelihood of partial or whole tree failure.

No trenching or grade changes should occur within the TPZ without authorization from the Certified Arborist or Registered Professional Forester assigned to the project.

Before construction begins, a sturdy, highly visible tree protection exclusion fence shall be installed in the locations specified by an **orange** line in the attached **SITE PLAN with TREE DETAIL.**

Exclusion fencing will be examined and approved by the Certified Arborist or Registered Professional Forester assigned to the project prior to the commencement of construction activity, grading or heavy equipment operation in proximity to the trees inventoried here.

To the greatest extent possible soils shall be retained at natural grade level and minimum compaction, cutting and filling of undisturbed soils shall occur within the canopy drip lines of all trees on site that have potential to be impacted by the proposed construction.

If paving must be placed within the drip zone of a tree, a permeable pavement should be used. Whenever possible, avoid paving within a radius of six (6) feet around the base of any tree.

VII. CONCLUSION

Once tree #055 is removed and acceptable tree protection and care measures are taken to protect the remaining trees on the property as outlined in this report, the proposed construction of an ADU at 3038 Alta Avenue should have a minimal impact on the trees inventoried here and no significant impacts to oak woodland habitat will be anticipated.

Please reach out to my office directly if you have any questions about this report or if further information is needed.

Sincerely,

Benjamin R. Eichorn

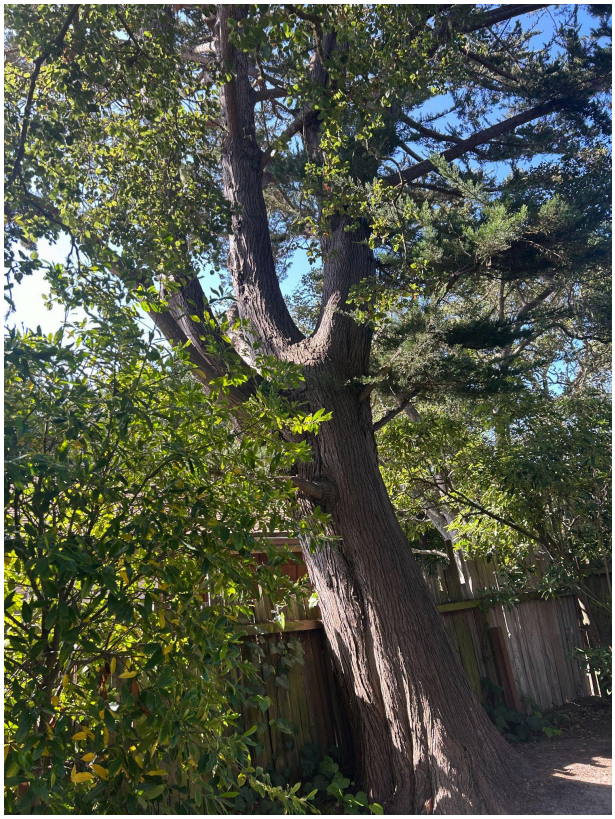
Benjamin R. Eichorn, Owner, COAST WILDLAND
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831.224.4442 | ben@coastwildland.com | WWW.COASTWILDLAND.COM

(TRAQ, WE-15536A)

VIII. PHOTOS - **March 25, 2026** (all photos by Benjamin Eichorn)

Tree #035	**Tree #055**
	
Tree #035 is an 8.5″ Coast live oak that is obviously dead and should be removed for fire safety reasons. Replacement planting is not recommended due to crowded conditions.	*Tree #055 is a 16″ Coast live oak tree planned for removal. Obvious signs of decay are visible at an historic secondary trunk removal site. The tree has a significant lean toward the fence to the southeast and is growing within the proposed ADU footprint. There were no signs of bird nesting or activity at the time of assessment. Replace with one 15 gallon Coast live oak.*

Tree #036	Tree #037/491
	
Tree #036 is a 55″ diameter Landmark Coast redwood in good health with good structure and a large burl visible at base of trunk and root flare. It is growing along the adobe wall perimeter within the irrigated landscape area. This tree, unlike the Coast live oaks growing nearby, is likely benefiting from landscape irrigation. Regularly remove suckering water sprouts for fire safety.	*Tree #037/491 is a 24″ Landmark Coast live oak tree in poor health with fair structure. I found tag #491 on this tree. I left tag #491 and added tag #037 adjacent to it. The tree has bark missing and cankers with sap flow and decay visible at the base of its trunk and at an historic branch removal site. Significant leaf loss, twig dieback and necrotic tissue were visible in the canopy. Growing within the irrigated landscape area. Recommend not irrigating under canopy drip line during dry season in order to prevent further decay.*

Tree #048	Trees #053 and #054
	
Tree #048 is a 38.5″ Landmark Monterey cypress in good health with fair structure, leaning over the fence toward the Neighbor to the south.	*Tree #053 is a two trunk oak (13.5″, 16″) Coast live oak in fair health with fair structure leaning over the fence into the neighbor's yard.* *Tree #054 is an 8″ diameter Coast live oak in fair health with poor structure.* *Both of these trees have high potential to be impacted by the proposed construction and should be protected by highly visible, sturdy tree protection fencing.*

Tree #056	Tree #057
	
Tree #056 is a three stem (11.5″-13.5″) Coast live oak in fair health with fair structure growing adjacent to the existing shed and planned ADU. Protect with sturdy high visibility, fencing during construction and minimize ground disturbance under canopy drip line. Monitor for any changes in condition during and after construction.	*Tree #057 is a 11.5″ Coast live oak in fair health with fair structure growing within 4 feet of the existing main house. It shows signs of decay at historic branch removal sites. Protect with sturdy high visibility, fencing during construction and minimize ground disturbance under canopy drip line. Monitor for any changes in condition.*

Tree #068 and Tree #069



Tree #068 is a 40″ Landmark Monterey pine tree in good health with fair structure. Girdling roots are visible at the root flare. Protect during construction with sturdy high visibility fencing.

Tree #069 is a 24.5″ Landmark Monterey pine in fair health with fair structure. It is leaning toward utility lines and a utility pole. Protect with sturdy, high visibility fencing during construction.

IX. LIMITATIONS

Any opinions, recommendations or advice, either expressed or implied by Coast Wildland are based on information supplied by the Client (ex. surveys, building plans, geotechnical reports, etc.), and field data, measurements and observations collected on site by Coast Wildland.

Please note that all analyses provided by Coast Wildland should be considered ***limited*** *in that they are based on a visual (Level 2) inspection of site conditions, tree health and condition, and/or obvious structural defects and hazards as observed from ground level by an ISA-Certified Arborist and NFPA-Certified Wildfire Mitigation Specialist. Coast Wildland cannot offer a complete assessment of tree health and potential hazards. Many tree health and hazard conditions are not observable through a limited visual assessment. A comprehensive tree health and hazard assessment would include measures not provided in this proposed scope of work (ex. laboratory analysis of leaf tissues, tree core sampling, resistance drilling, root collar excavation, sonic tomography, sounding, soil sampling and analysis, and inspection of the entire tree canopy by climbing and/or drone imagery).*

Client is hereby advised that trees and/or limbs of trees are prone to fail under natural conditions and that the recommendations found in our analyses are based on industry accepted best management practices ("BMP"s) and standards of tree care published by the International Society of Arboriculture ("ISA"). Even trees that appear structurally sound and healthy may fail unexpectedly without any visible signs of being structurally or physiologically compromised. Trees are at increased risk of failure during episodes of rain, wind and wildfire, however they can also fail at any time and under fair weather conditions. This proposal is provided with the explicit understanding that, a.) No trees on or adjacent to the subject property are guaranteed to be safe or sound over any period of time, regardless of weather conditions, and, b.) Coast Wildland cannot be found liable for tree failure impacting the subject property (or adjacent properties) regardless of the findings of our analyses and written recommendations.

By accepting this proposal, Client acknowledges that wildfire is an inherently unpredictable natural phenomenon, that the consultation service and recommendations provided by Coast Wildland do not guarantee that Client's home, life, or property will be protected from wildfire, and that any and all actions Coast Wildland suggests be taken to reduce wildfire risk are solely the responsibility of Client. Additionally, Client acknowledges that the local fire authority having jurisdiction, not Coast Wildland, is the official authority on all matters related to fire preparedness and safety at the property in question.

Furthermore, Client acknowledges that natural forces such as storms, wind, rain and wildfires can impact tree health in unforeseen ways and that natural forces can be highly unpredictable phenomena. Client

acknowledges that the consultation service, risk assessment and recommended risk mitigations being provided by Coast Wildland, if taken, do not guarantee that Client's (or their neighbors') lives or properties will be protected from tree hazards or wildfires and that any and all actions Coast Wildland suggests be taken to reduce tree risks or wildfire risks are solely the responsibility of the Client.

Finally, if permitting is required for any activity recommended by Coast Wildland, applying for and obtaining such permits is solely the responsibility of the Client. Additionally, Coast Wildland cannot guarantee that our analyses, reports or recommendations will result in a Client's permit applications being approved.

3038 ALTA AVENUE TREE INVENTORY TABLE

Client Name: Curran Address: 3038 Alta Avenue Carmel, CA 93923 APNs: 009-134-012 & 013 Assessment Date: March 25, 2026	Species Abbreviations: Coast live oak, *Quercus agrifolia* ("Clo") Coast redwood, *Sequoia sempervirens* ("Crw") Monterey pine, *Pinus radiata* ("Mp") Monterey cypress, *Hesperocyparis macrocarpa* ("Cyp") Non–native tree species ("Nn")

* *Indicates Landmark Status (equal or greater to 24″ in diameter)*

TREE TAG #	**SPECIES**	**DIA. @ 24″ (inches)**	**HEALTH/ STRUCTURE**	**TREE PROTECTION ZONE ("TPZ") RADIUS (feet)**	**POTENTIAL IMPACTS**	**ARBORIST COMMENTS**
025	Clo	13.5″	Good/Good	7′	Low	*Growing under utility lines. One scaffold branch is in direct contact with the utility pole.*
026	Clo	13.5″	Good/Good	7′	Low	*Tree located within 10 feet of stop sign.*
027	Clo	11″	Good/Fair	5.5′	Low	*Codominant stems at approximately 7 feet above grade and leaning toward the intersection of Alta Avenue and Camino del Monte.*
028	Clo	9″	Good/Fair	4.5′	Low	*Leaning toward the intersection of Alta Avenue and Camino Del Monte.*
029	Clo	14″	Good/Fair	7′	Low	*Leaning toward Camino del Monte.*

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3038 ALTA AVENUE TREE INVENTORY TABLE

030	Clo	21.5″	Good/Fair	11′	Low	*Large oak with codominant scaffold branches at 4 feet above Grade. Growing next to the asphalt pathway. Prune branches growing above the garage according to the Fuel Management Plan and ANSI A300 Tree Care Standards.*
031	Clo	9″	Poor/Poor	9′	Low	*Bark missing and decay visible at the base of the trunk. Growing within an irrigated landscape area. Recommend not irrigating under canopy drip line during dry season in order to prevent further decay.*
032	Clo	14″	Fair/Fair	10′	Low	*Codominant branches at approximately 6 feet above Grade. Tree leaning toward and over fence. Decay visible at historic branch removal sites. Growing within an irrigated landscape area. Recommend not irrigating under canopy drip line during dry season.*
033	Clo	7″	Fair/Fair	6′	Low	*Growing immediately inside of the fence line. Growing within an irrigated landscape area. Recommend not irrigating under canopy drip line during dry season.*
034	Clo	15.5″	Poor/Poor	16′	Low	*Asymmetric canopy, bark missing and decay visible at base of trunk and at historic scaffold branch removal site. Twig dieback and necrotic tissue visible in the canopy. Growing within an irrigated landscape area. Recommend not irrigating under canopy drip line during dry season in order to prevent further decay.*

3038 ALTA AVENUE TREE INVENTORY TABLE

035	Clo	8.5′	Dead	N/A	N/A	*Dead tree. Remove for fire safety reasons. See photos. The tree is marked with red and white striped flagging tape.*
036	Crw	55.5″*	Good/Good	28′	Low	*Landmark Coast redwood. Large burl visible at base of trunk and root flare. Growing along the adobe wall perimeter within the irrigated landscape area. Tree likely benefiting from landscape irrigation. Remove suckering water sprouts for fire safety.*
037/491*	Clo	24″*	Poor/Fair	24′	Low	*Landmark Coast live oak tree. Found tag #491 on tree. Left tag #491 and added #037 adjacent to it. Bark missing, canker/sap flow and decay visible at base of trunk and at historic branch removal site. Leaf loss, twig dieback and necrotic tissue visible in the canopy. Growing within the irrigated landscape area. Recommend not irrigating under canopy drip line during dry season in order to prevent further decay.*
038	Clo	7″	Fair/Poor	7′	Low	*Growing within an irrigated landscape area leaning over the fence toward Camino Del Monte.*
039	Nn	9″	Fair/Fair	9′	Low	*Non-native (Pittosporum spp.) landscape tree. Invasive species. Monitor for sprouting and remove sprouts.*
040	Nn	10.5″	Fair/Fair	10.5′	Low	*Non-native (Eucalyptus sp.) landscape tree. Invasive species. Monitor for sprouting and remove sprouts.*
041	Clo	17.5″	Fair/Fair	17.5′	Low	*Codominant scaffold branches at 3 feet above grade. Obvious signs of rodent activity. Growing along the fence line.*

3038 ALTA AVENUE TREE INVENTORY TABLE

042	Clo	12.5″	Fair/Fair	12.5′	Low	*Codominant stems at approximately 4 feet above grade. Galls visible at base of trunk.*
043	Nn	10.5″	Fair/Fair	10.5′	Low	*Non-native (Pittosporum spp.) landscape tree. Invasive species. Monitor for sprouting and remove sprouts. Growing along fence line with canopy reaching into neighbors property.*
044	Clo Cluster	8.5-12″	Good/Fair	18′	Low	*Six trunk oak cluster growing within the irrigated landscape adjacent to the garage and adobe retaining wall.*
045	Clo	10″, 16″	Fair/Fair	14′	Low	*Two stem oak growing within the irrigated landscape area. Recommend not irrigating under canopy drip line during dry season to prevent decay. Prune according to the Fuel Management Plan and ANSI A300 Tree Care Standards.*
046	Clo	12.5″	Fair/Fair	12.5'	Low	*Growing within the irrigated landscape area immediately inside the adobe wall. Recommend not irrigating under canopy drip line during dry season to prevent decay. Prune according to the Fuel Management Plan and ANSI A300 Tree Care Standards.*
047	Clo	22.5″	Fair/Fair	22.5′	Low	*Large oak growing within 3 feet of the main house. Obvious signs of decay visible at historic branch removal sites.*

3038 ALTA AVENUE TREE INVENTORY TABLE

048	Cyp	38.5″*	Good/Fair	38.5′	Low	*Large Landmark cypress leaning on fence with a significant lean toward Neighbor to the south.*
049	Clo	11.5″	Fair/Fair	11.5′	Low	*Growing within 4 feet of the main house. Recommend removing pittosporum shrubs below the canopy for fire safety reasons.*
050	Clo	13″	Fair/Fair	13′	Low	*Growing within 4 feet of the main house.*
051	Clo	7.5″	Fair/Fair	7.5′	Low	*Growing within 8 feet of the main house. Recommend removing pittosporum shrubs below the canopy for fire safety reasons.*
052	Clo	12″	Fair/Poor	12′	High	*Leaning over the fence into the neighbor's yard. Recommend removing landscape shrubs growing below the canopy for fire safety reasons. Prune according to the Fuel Management Plan and ANSI A300 Tree Care Standards. Protect during construction with sturdy high visibility fencing.*
053	Clo	13.5″, 16″	Fair/Fair	16′	High	*Two trunk oak leaning over the fence into the neighbor's yard. Protect during construction with sturdy high visibility fencing.*
054	Clo	8″	Fair/Poor	8′	High	*Protect during construction with sturdy high visibility fencing.*

3038 ALTA AVENUE TREE INVENTORY TABLE

055	Clo	16″	Fair/Poor	N/A	N/A	*Planned for removal. Obvious signs of decay at historic secondary trunk removal site. Significant lean toward the fence to the southeast. Growing within the proposed ADU footprint. No signs of bird nesting or activity at time of assessment. Replace with one Coast live oak as mitigation.*
056	Clo Cluster	11.5″-13.5″	Fair/Fair	20′	High	*Three stem oak growing adjacent to existing shed and planned ADU. Protect with sturdy high visibility, fencing during construction and minimize ground disturbance under canopy drip line. Monitor for any changes in condition.*
057	Clo	11.5″	Fair/Fair	11.5′	High	*Growing within 4 feet of the main house. Signs of decay at historic branch removal sites. Protect with sturdy high visibility, fencing during construction and minimize ground disturbance under canopy drip line. Monitor for any changes in condition.*
058	Nn	5″	Fair/Poor	5′	Mod	*Exotic (Leptospermum spp.) landscape tree species growing adjacent to the fence.*
059	Nn	7″	Fair/Poor	7′	Mod	*Exotic (Leptospermum spp.) landscape tree species growing adjacent to the fence.*
060	Nn	7″, 11″	Fair/Poor	13′	Mod	*Exotic (Leptospermum spp.) landscape tree species growing adjacent to the fence.*

3038 ALTA AVENUE TREE INVENTORY TABLE

061	Clo	15″	Fair/Fair	15′	Mod	*Codominant stems add approximately 3 feet above grade with a lean toward the south. Large bird nest observed in canopy. protect during construction with sturdy high visibility fencing*
062	Clo	12″, 15.5″	Fair/Fair	19′	Mod	*Two stem oak with attached treehouse. Protect during construction with sturdy high visibility fencing.*
063	Nn	6″, 11.5″	Fair/Poor	13′	Low	*Exotic two stem (Leptospermum spp.) landscape tree species growing adjacent to fence.*
064	Nn	4.5″, 5.5″	Fair/Poor	7′	Low	*Exotic (Leptospermum spp.) landscape tree species growing adjacent to the fence. The smaller of two stems is girdled by tie wire.*
065	Nn	7″	Fair/Poor	7′	Low	*Exotic (Leptospermum spp.) landscape tree species growing inside bin enclosure. Leaning significantly toward Alta Avenue*
066	Clo	8″	Fair/Fair	8′	Low	*Growing between two exotic landscape trees within the bin enclosure.*
067	Nn	7″, 8″	Fair/Poor	10.5′	Low	*Two stem exotic (Leptospermum spp.) landscape tree species growing through the fence inside the bin enclosure. Leaning significantly toward Alta Avenue.Exotic*
068	Mp	40″*	Good/Fair	40′	Mod	*Landmark Monterey pine tree. Girdling roots visible at root flare. Protect during construction with sturdy high visibility fencing.*

3038 ALTA AVENUE TREE INVENTORY TABLE

069	Mp	24.5″*	Fair/Fair	30′	Low	*Landmark Monterey pine with a lean toward utility lines and utility pole. Protect with sturdy, high visibility fencing during construction.*
070	Toyon	5″	Poor/Fair	5′	Mod	*CA Native Toyon shrub pruned to tree shape growing adjacent to entrance pathway. Obvious signs of decay at the base of the trunk likely made worse from irrigation. Recommend not irrigating under canopy during dry season. Protect with sturdy high visibility fencing during construction.*
071	Clo	9″, 12.5″	Fair/Fair	15.5′	Mod	*Two trunk oak with a lean toward the garage and main house, growing adjacent to the entrance footpath. Protect with sturdy high visibility fencing during construction.*
072	Clo	9″	Fair/Fair	9′	Low	*Growing directly under and into powerlines.*

3038 ALTA AVENUE SITE PLAN with TREE DETAIL

MARCH 25, 2026

ORANGE LINES INDICATE RECOMMENDED LOCATION OF
TREE PROTECTION FENCING DURING CONSTRUCTION

ALTA AVE

CAMINO DEL MONTE

#027 (11" Clo)
#026 (13.5" Clo)
#028 (9" Clo)
#029 (14" Clo)
#031 (9" Clo)
Tree not found
#032 (14" Clo)
#033 (7" Clo)
#034 (15.5" Clo)
#035 (8.5" dead Clo tree)
#036 (55" Crw)
#038 (7" Clo)
#039 (7" Nn)
#040 (9" Nn)
#041 (17.5" Clo)
#042 (17.5" Clo)
#043 (10.5" Nn)
#044 (Clo cluster)
#045 (10,16" Clo)
#046 (12.5" Clo)
#037/491 (24" Clo)
#047 (22.5" Clo)
#048 (38.5" Cyp - approx. location)
#049 (11.5" Clo)
#050 (13" Clo)
#051 (7.5" Clo)
#025 (13.5" Clo)
#030 (21.5" Clo)
#072 (9" Clo)
#069 (24,5" Mp)
#070 (5" Toy
#071 (9,12.5" Clo)
#068 (40" Mp)
#067 (7,8" Nn)
#066 (8" Clo)
#065 (7" Nn)
#064 (4.5,5.5" Nn)
#063 (6, 11.5" Nn)
#062 (12,15.5" Clo)
#061 (15" Clo)
#060 (7,11" Nn)
#059 (7" Nn)
#058 (5" Nn)
#057 (11.5" Clo)
#056 (Clo cluster)
#055 (16" Clo planned for removal)
#052 (12" Clo)
#054 (8" Clo)
#053 (13.5,16" Clo)

20 FT. SETBACK
5 FT. SETBACK
20 FT. SETBACK
5 FT. SETBACK
DRAINAGE

PROPOSED A.D.U.

APN 009-134-013
(9,800 S.F.)

APN 009-134-012
(6,200 S.F.)

1 SITE PLAN
Scale: 1/8" = 1'-0"

MSA
McHENRY SHAFFER ARCHITECTURE

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DUCKBREW, INC.
831.659.3825 DUCKCFC@YAHOO.COM

INTERIOR DESIGN:
GEORGE TERBOVICH, INC.
816.361.2100 GTINCDESIGN.COM

GENERAL CONTRACTOR:
GROZA CONSTRUCTION
883 ABREGO STREET
MONTEREY, CA 93940
831.655.7605

REV:	DATE:	DESCRIPTION:
	09.26.2024	CONCEPT REVIEW AT MSA
	10.03.2024	DRAWINGS FOR PJ. CONSTRUCTION
	12.09.2024	MEETING AT MSA
	01.07.2025	PLANS FOR CARMEL TRIP
	01.30.2025	PLAN UPDATES BASED ON 1/28 MEETING
	02.04.2025	MONTEREY COUNTY REVIEW
1	10.28.2025	RESPONSES TO COUNTY COMMENTS / PROGRESS SET

PRELIMINARY
NOT FOR
CONSTRUCTION

© 2024 McHENRY SHAFFER ARCHITECTURE

CURRAN RESIDENCE - A.D.U.

PROJECT ADDRESS: 3038 ALTA AVE., CARMEL, CA 93923

PROJECT # 23020

SITE PLAN

A050

PRINT DATE: 10/28/25

Introduced: 6/10/2026 **Current Status:** Agenda Ready

Version: 2 **Matter Type:** Zoning Administrator

PLN240303 - STIVERS DAVID L & JEAN G TRS

Public hearing to consider action on the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage, construction of a detached 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, and associated site improvements, including modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

Project Location: 3152 Spruance Road, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Class 1 and 3 Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

a. Finding the project qualifies for a Class 1 and 3 Categorical Exemption pursuant to CEQA guidelines section 15301 and 15303, and that there are no exceptions pursuant to Section 15300.2; and

b. Approving a Combined Development Permit consisting of a:

   1) Coastal Administrative Permit and Design Approval to allow the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage;

   2) Coastal Administrative Permit and Design Approval to allow construction of a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; and

   3) Coastal Development Permit to allow modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

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

PROJECT INFORMATION:

Agent: Robert Hayes

Property Owner: David and Jean Stivers

APN: 008-501-006-000

Parcel Size: 2.22 acres

Zoning: Low Density Residential with a density of 1 acre per unit with a Design Control overlay in the Coastal Zone, or "LDR/1-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone
Flagged and Staked: Yes
Planner: Taylor Price, Senior Planner
Pricet1@countyofmonterey.gov, (831) 784-2179

SUMMARY/DISCUSSION:
The subject property is located at 3152 Spruance Road, within the Del Monte Forest Land Use Plan and consists of a 730 square foot addition to the existing single family dwelling and detached garage, which will result in a 4,375 square foot single family dwelling with an attached 910 square foot garage, and construction of an 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator. Associated site improvements include replacement of 3,045 square feet of impervious driveway and construction of a 1,180 square foot impervious patio. The property currently, and will continue to, receive water and sewer services from the Pebble Beach Community Services District.

The property is within the Pescadero Watershed and currently has an existing legal non-conforming impervious site coverage. The project includes no expansion of the existing 13,140 square foot impervious site coverage by converting portions of impervious surface areas totaling 3,855 square feet (which includes 3,045 square feet of driveway, 65 square feet of concrete walkway, and 745 square feet of patio) to pervious materials. The proposed project includes impervious surface areas totaling 3,855 square feet (2,675 building site coverage and 1,180 square feet of patio), which results in no change to the site's existing legal non-conforming impervious site coverage.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and Coastal Zone Zoning Ordinance (Title 20).

Lot Legality
The subject property (APN: 008-501-006-000) is approximately 2.22 acre and is identified in its current configuration as two separate legal lots of record Lot 2 and 3 of the Pescadero Heights Subdivision No. 2, Tract No. 463 as shown on the Cities and Towns Map, Volume 8, Page 21, in Block 1, dated June 30, 1969. Therefore, the County recognizes the subject property as two separate legal lots of record. The existing single family dwelling was constructed over both legal lots of record in approximately 1971. The owner proposes to have the existing single family dwelling remain and agrees to add a condition of approval (Condition No. 4) holding these two legal lots under common ownership until such time as the single family dwelling, accessory dwelling unit, and all associated site improvements have been removed. Therefore, the existing single family dwelling would comply with applicable site development standards for setbacks, coverage and floor area ratio as described below provided this agreement and condition remain in place.

Land Use & Development Standards
The property is zoned Low Density Residential, one acre per unit, with a Design Control overlay district in the Coastal Zone (CZ). Title 20 section 20.70.120.A exempts additions to existing single family dwellings except in cases where the subject property is between the sea and the first public road

paralleling the sea resulting in a 10% or more addition of the internal floor area. The proposed addition is 730 square feet to the existing 3,745 square foot single family dwelling with a detached 810 square foot garage; therefore, the proposed project is subject to the granting of a Coastal Administrative Permit. The additions would result in a 4,375 square foot single family dwelling with an attached 910 square foot garage, and would comply with applicable site development standards outlined in Title 20 section 20.14.060 provided compliance with the required condition of approval to hold the lots as one. Required site development standards for main structures are 30 foot minimum front setback, 30 foot minimum rear setback, and 20 foot side setbacks, and 30 foot maximum height. The project proposes setbacks that exceed these requirements and has a maximum height of 15 feet 6 inches. The maximum site coverage is 15% and the project proposes 9.1%. The maximum floor area ratio for the Del Monte Forest Area is 20% and the project proposes 7.4%. Therefore, the proposed project complies with all the applicable site development standards for LDR zoning district.

Additionally, the LDR zoning allows for the construction of an accessory dwelling unit (ADU) subject to the granting of a Coastal Administrative Permit. The proposed project includes the construction of a 1,100 square foot ADU with an attached 600 square foot exercise room and golf simulator. The project would conform to all the applicable development standards outlined in Title 20 sections 20.14.060 and 20.64.030. The proposed detached ADU, exercise room, and golf simulator have a maximum height of 15 feet and a front setback of 50 feet, which conforms to the height maximum and minimum required front (50 feet) pursuant to Title 20 section 20.14.060.C.2. The proposed ADU satisfies the side and rear (four feet) setbacks pursuant to Title 20 section 20.64.030.E.3.

Health and Safety

The property receives water via public utilities:

- The applicant provided correspondence from the Pebble Beach Community Services District detailing their ability and willingness to provide the proposed project with potable water through Monterey Peninsula Water Management District and sewage services.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with fire safety regulations and found the project consistent.

Visual Resources and Design Review

The site is subject to the policies of the Design Control "D" zoning district outlined in Title 20 Chapter 20.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood. The development's design, size, and placement are consistent with the goals and policies of the Monterey County General Plan and the surrounding neighborhood character:

- The proposed colors and materials will match the existing single family dwelling on the property so that both structures will have the same style and aesthetic.
- The proposed colors and materials include black framed windows and doors, wood shingle roofing, off-white cement plaster siding, permeable pavers for the driveway, non-permeable off-white pavers for the patio, and new composite wood-style decking materials, which is similar to the existing development within the neighborhood.
- The property is within the viewshed of Point Lobos as identified by DMF LUP Figure 3. However, the proposed development would not be visible due to existing mature vegetation nor is the property adjacent or in close proximity to 17 Mile Drive. No significant public views will be blocked or impacted by this project.

- Condition No. 9 requires an exterior lighting plan to be provided and approved before the issuance of building permits; this condition shall ensure compliance with the General Plan, DMF LUP and DMF CIP.

Legal Nonconforming Pescadero Watershed

DMF LUP Figure 2b identifies the subject property to be within the Carmel Bay "Area of Special Biological Significance" watershed. The Pescadero watershed site coverage is implemented in the DMF CIP section 20.147.030.A.1.b. This limits impervious coverage in the Pescadero Watershed to 9,000 square feet. The property was constructed in 1971 and, pursuant to the 1969 building plans, had impervious coverage similar to that which exists today. Therefore, in this case, the exceedance of the allowed site coverage is a legal non-conforming land use. The property currently has an existing legal non-conforming impervious coverage of 13,140 square feet. The proposed development will maintain the existing impervious site coverage by replacing 3,855 square feet of existing impervious surface areas with pervious material. The addition and other site development improvements total 3,855 square feet of impervious surface area. This will result in no increase in the legal non-conforming impervious coverage and will result in impervious coverage of 13,140 square feet. Title 20 section 20.68.020.C allows for a legal nonconforming land use, Pescadero Watershed Impervious Coverage, to a similar or more restricted nature, subject to a Coastal Development Permit in each case. The proposed project will not result in an expansion of the existing impervious coverage at the time the legal non-conforming impervious coverage was established; therefore, the applicant qualifies to maintain their legal non-conforming status with the approval of a Coastal Development Permit.

CEQA:

The project is categorically exempt from environmental review pursuant to Sections 15301 (e) and 15303 (a) and (e) of the CEQA Guidelines. These exemptions apply to additions to single family dwelling and the construction of a single family dwelling and accessory structure in residential zones. The addition of 730 square feet to an existing single family dwelling, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot garage and a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, is consistent with these exemptions. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, or proximity to a scenic highway, is not likely to affect cultural resources, and will not have a significant effect on the environment. Therefore, the project is categorically exempt.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

LAND USE ADVISORY COMMITTEE:
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on June 4th, 2026. The LUAC voted unanimously to recommend approval of the project.

Prepared by: Taylor Price, Senior Planner (831) 784-2179
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - LUAC minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Taylor Price, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Jean Stivers and Dave Stivers, Property Owner; Robert Hayes, Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240303

Introduced: 6/10/2026 **Current Status:** Agenda Ready

Version: 2 **Matter Type:** Zoning Administrator

PLN240303 - STIVERS DAVID L & JEAN G TRS

Public hearing to consider action on the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage, construction of a detached 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, and associated site improvements, including modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

Project Location: 3152 Spruance Road, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Class 1 and 3 Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

a. Finding the project qualifies for a Class 1 and 3 Categorical Exemption pursuant to CEQA guidelines section 15301 and 15303, and that there are no exceptions pursuant to Section 15300.2; and

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   3) Coastal Development Permit to allow modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

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

PROJECT INFORMATION:

Agent: Robert Hayes

Property Owner: David and Jean Stivers

APN: 008-501-006-000

Parcel Size: 2.22 acres

Zoning: Low Density Residential with a density of 1 acre per unit with a Design Control overlay in the Coastal Zone, or "LDR/1-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone
Flagged and Staked: Yes
Planner: Taylor Price, Senior Planner
Pricet1@countyofmonterey.gov, (831) 784-2179

SUMMARY/DISCUSSION:
The subject property is located at 3152 Spruance Road, within the Del Monte Forest Land Use Plan and consists of a 730 square foot addition to the existing single family dwelling and detached garage, which will result in a 4,375 square foot single family dwelling with an attached 910 square foot garage, and construction of an 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator. Associated site improvements include replacement of 3,045 square feet of impervious driveway and construction of a 1,180 square foot impervious patio. The property currently, and will continue to, receive water and sewer services from the Pebble Beach Community Services District.

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Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and Coastal Zone Zoning Ordinance (Title 20).

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Land Use & Development Standards
The property is zoned Low Density Residential, one acre per unit, with a Design Control overlay district in the Coastal Zone (CZ). Title 20 section 20.70.120.A exempts additions to existing single family dwellings except in cases where the subject property is between the sea and the first public road

paralleling the sea resulting in a 10% or more addition of the internal floor area. The proposed addition is 730 square feet to the existing 3,745 square foot single family dwelling with a detached 810 square foot garage; therefore, the proposed project is subject to the granting of a Coastal Administrative Permit. The additions would result in a 4,375 square foot single family dwelling with an attached 910 square foot garage, and would comply with applicable site development standards outlined in Title 20 section 20.14.060 provided compliance with the required condition of approval to hold the lots as one. Required site development standards for main structures are 30 foot minimum front setback, 30 foot minimum rear setback, and 20 foot side setbacks, and 30 foot maximum height. The project proposes setbacks that exceed these requirements and has a maximum height of 15 feet 6 inches. The maximum site coverage is 15% and the project proposes 9.1%. The maximum floor area ratio for the Del Monte Forest Area is 20% and the project proposes 7.4%. Therefore, the proposed project complies with all the applicable site development standards for LDR zoning district.

Additionally, the LDR zoning allows for the construction of an accessory dwelling unit (ADU) subject to the granting of a Coastal Administrative Permit. The proposed project includes the construction of a 1,100 square foot ADU with an attached 600 square foot exercise room and golf simulator. The project would conform to all the applicable development standards outlined in Title 20 sections 20.14.060 and 20.64.030. The proposed detached ADU, exercise room, and golf simulator have a maximum height of 15 feet and a front setback of 50 feet, which conforms to the height maximum and minimum required front (50 feet) pursuant to Title 20 section 20.14.060.C.2. The proposed ADU satisfies the side and rear (four feet) setbacks pursuant to Title 20 section 20.64.030.E.3.

Health and Safety

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- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with fire safety regulations and found the project consistent.

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The site is subject to the policies of the Design Control "D" zoning district outlined in Title 20 Chapter 20.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood. The development's design, size, and placement are consistent with the goals and policies of the Monterey County General Plan and the surrounding neighborhood character:

- The proposed colors and materials will match the existing single family dwelling on the property so that both structures will have the same style and aesthetic.
- The proposed colors and materials include black framed windows and doors, wood shingle roofing, off-white cement plaster siding, permeable pavers for the driveway, non-permeable off-white pavers for the patio, and new composite wood-style decking materials, which is similar to the existing development within the neighborhood.
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CEQA:

The project is categorically exempt from environmental review pursuant to Sections 15301 (e) and 15303 (a) and (e) of the CEQA Guidelines. These exemptions apply to additions to single family dwelling and the construction of a single family dwelling and accessory structure in residential zones. The addition of 730 square feet to an existing single family dwelling, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot garage and a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, is consistent with these exemptions. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, or proximity to a scenic highway, is not likely to affect cultural resources, and will not have a significant effect on the environment. Therefore, the project is categorically exempt.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

LAND USE ADVISORY COMMITTEE:
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on June 4th, 2026. The LUAC voted unanimously to recommend approval of the project.

Prepared by: Taylor Price, Senior Planner (831) 784-2179
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - LUAC minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Taylor Price, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Jean Stivers and Dave Stivers, Property Owner; Robert Hayes, Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240303

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:
STIVERS DAVID L & JEAN G TRS (PLN240303)
RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding the project qualifies as a Class 1 and 3 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Combined Development Permit consisting of a:
    a. Coastal Administrative Permit and Design Approval for the construction of a 730 square foot addition to the existing 3,745 square foot single family dwelling with a detached 810 square foot garage, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot 2-car garage;
    b. Coastal Administrative Permit and Design Approval to allow construction of a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; and
    c. Coastal Development Permit to allow modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

[PLN240303, STIVERS DAVID L & JEAN G TRS, 3152 Spruance Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: (008-501-006-000))]

The STIVERS DAVID L & JEAN G TRS application (PLN240303) came on for public hearing before the County of Monterey Zoning Administrator on June 25, 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 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
- Monterey County Coastal Implementation Plan, Part 5, (DMF CIP).

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 the addition of 730 square feet to the existing single family dwelling and garage, which will result in a single family dwelling of 4,375 square feet with an attached 910 square foot garage. The project also includes construction of a 1,100 square foot accessory dwelling unit (ADU) with an attached 600 square foot exercise room and golf simulator. Associated site improvements include the replacement of 3,855 square feet of existing impervious driveway, walkways, and patios with pervious pavers and new impervious building and patio coverage, which will result in no change in existing impervious coverage.

c) Allowed Use. The property is located at 3152 Spruance Road, Pebble Beach (APN: 008-501-006-000), in the Del Monte Forest Land Use Plan area. The parcel is zoned Low Density Residential with a density of 1 acre per unit with Design Control overlay district in the coastal zone or "LDR/1-D(CZ)", which allows additions to existing single family dwellings except in cases where the subject property is between the sea and the first public road paralleling the sea resulting in a 10% or more addition of the internal floor area. The proposed addition is 730 square feet to the existing 3,745 square foot single family dwelling with a detached 810 square foot garage; pursuant to a Coastal Administrative Permit (Title 20 section 20.70.120.A). The additions would result in a 4,375 square foot single family dwelling with an attached 910 square foot garage and would comply with applicable site development standards outlined in Title 20 section 20.14.060. The proposed ADU complies with the applicable site development standards, pursuant to a Coastal Administrative Permit (Title 20 section 20.14.060 and 20.64.030). Therefore, the project is an allowed use for this site.

d) Lot Legality. The subject property (APN: 008-501-006-000) is approximately 2.22 acre and is identified in its current configuration as Lot 2 and 3 of the Pescadero Heights Subdivision No. 2, Tract No. 463 as shown on the Cities and Towns Map, Volume 8, Page 21, in Block 1, dated June 30, 1969. Therefore, the County recognizes the subject property as a legal lot of record. The existing single family dwelling was constructed over both legal lots of record in approximately 1971. The owner proposes to have the existing single family dwelling remain and agrees to add a condition of approval (Condition No. 4) holding these

two legal lots under common ownership until such time as the single family dwelling, accessory dwelling unit, and all associated site improvements have been removed. Therefore, the existing single family dwelling would comply with applicable site development standards for setbacks, coverage, and floor area ratio as described below provided this agreement and condition remain in place.

e) Development Standards. Title 20 section 20.14.060 identifies site development standards for Low Density Residential (LDR/1) zoning district, including setbacks, maximum height, allowable building site coverage, and Floor Area Ratio (FAR), pursuant to Title 20 sections 20.14.060 and 20.64.030. Provided the subject property contains to hold as one lot as described in the evidence above and conditioned, the proposed development meets these standards.

Allowable setback and height requirements for main structure and accessory structure (habitable) are below:

Main Structure - single-family dwelling and attached garage:

	Required:	Proposed:
Minimum Front Setback:	30 feet	>30 feet
Minimum Rear Setback:	20 feet	>20 feet
Minimum Side Setback:	20 feet	>20 feet
Maximum Height:	30 feet	15 feet 6 inches

Accessory Structure (Habitable) – Accessory Dwelling Units:

	Required:	Proposed:
Minimum Front Setback:	50 feet	50 feet
Minimum Rear Setback:	4 feet	>4 feet
Minimum Side Setback:	4 feet	>4 feet
Maximum Height:	16 feet	15 feet

The required setback between the main structure and habitable accessory structure is 10 feet, the proposed setback is greater than 30 feet.

The maximum allowable building site coverage is 15% (14,505 square feet), the proposed building site coverage is 9.1% (8,605 square feet). The maximum allowable FAR is 20% (19,341 square feet), the proposed FAR is 7.4% (6,985 square feet). Therefore, as proposed the project complies with the development standards pursuant to Title 20 section 20.14.060.

As described in Finding 1, Evidence “d”, the development occurs over 2 separate legal lots of record. The lots have historically been held in common ownership and have been transferred jointly as one lot. In order to avoid inconsistences as it relates to site development standards, Condition No. 4 has been added, which will require the Owner to record on title a covenant and agreement to hold these two legal lots under common ownership until such time as the single family dwelling,

accessory dwelling unit, and all associated site improvements have been removed.

f) Parking. Pursuant to Title 20 section 20.58.040 require that "Single-Family Detached" have a minimum of 2 parking spaces per unit. CIP Part 6, Appendix 15 identified properties that are subject to ADU parking requirements. This property is not identified within the Appendix and is therefore not subject to the ADU parking requirements. The project as proposed consists of a 2-car garage with 3 on-site parking spaces. Therefore, the proposed project complies with the County's parking regulations.

g) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control or "D" overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The proposed addition and ADU will mirror the existing single family dwelling, which is designed in a modern, contemporary style. The existing home features clean lines, geometric shapes, and large expanses of windows, which will be mirrored in the addition and accessory structure. As designed, the proposed addition and accessory structure have colors that are consistent with the existing residence and nearby residences, which include smooth off-white cement exterior stucco and black windows. The exterior finishes will not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. Condition No. 9 has been applied to ensure that an exterior lighting plan is provided and approved prior to the issuance of building permits. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the General Plan, DMF LUP, DMF CIP, and Title 20.

h) Accessory Dwelling Unit. As demonstrated in Finding 5, the project is consistent with the regulations outlined in Title 20 section 20.64.030.

i) Cultural Resources. The Monterey County Geographic Information System (GIS) identifies the subject property as having moderate archaeological sensitivity. Pursuant to DMF CIP section 20.147.080.B.1, a Phase I Archaeological Survey (County of Monterey Library No. LIB250110) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

j) Biological Resources. In accordance with the DMF LUP Policy 16, "*prior to the approval of development on existing legal lots of record, a biological report shall be prepared by a qualified biologist for the purpose of determining the presence of rare, endangered, and/or sensitive native plant and animal species and habitats and developing appropriate siting and design standards."* Pursuant to DMF CIP section

20.147.040.B, a Biological Assessment (County of Monterey Library No. LIB250111) was prepared to ascertain if the site contained rare, endangered, and/or sensitive plant or animal species. The biological assessment did not find any indication or evidence of special status species on the site. The Biological Assessment did recommend that if construction activities occur during the nesting period (February 22 – August 1) the applicant shall obtain a nesting bird survey (Condition No. 8). Finally, as the project will occur in close proximity to a 27 inch at breast height Monterey Pine tree and root protection should be implemented prior to construction (Condition No. 7). Therefore, as proposed and conditioned the project will ensure the protection of Biological Resources and complies with the County's regulations.

k) Legal Nonconforming Pescadero Watershed. DMF LUP Figure 2b identifies the subject property to be within the Carmel Bay "Area of Special Biological Significance" watershed. The Pescadero watershed site coverage is implemented in the DMF CIP section 20.147.030.A.1.b. This limits impervious coverage in the Pescadero Watershed to 9,000 square feet. The property was constructed in 1971 and, pursuant to the 1969 building plans, had impervious coverage similar to that which exists today. Therefore, in this case, the exceedance of the allowed site coverage is a legal non-conforming land use. The property currently has an existing legal non-conforming impervious coverage of 13,140 square feet. The proposed development will maintain the existing impervious site coverage by replacing 3,855 square feet of existing impervious surface areas with pervious material. The addition and other site development improvements total 3,855 square feet of impervious surface area. This will result in no increase in the legal non-conforming impervious coverage and will result in impervious coverage of 13,140 square feet. Title 20 section 20.68.020.C allows for a legal nonconforming land use, Pescadero Watershed Impervious Coverage, to a similar or more restricted nature, subject to a Coastal Development Permit in each case. The proposed project will not result in an expansion of the existing impervious coverage at the time the legal non-conforming impervious coverage was established; therefore, the applicant qualifies to maintain their legal non-conforming status with the approval of a Coastal Development Permit.

l) Public Access. As demonstrated in Finding 7, the project is in conformance with the public access and recreation policies in the Coastal Act and applicable Local Coastal Program.

m) Land Use Advisory Committee. The project was reviewed by the Del Monte Forest Land Use Advisory Committee on the June 4, 2026 meeting, where the committee unanimously recommended the project for approval (5 ayes, 0 noes, 1 absent).

n) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240303.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Service District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the California Coastal Commission. 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 following technical reports were prepared for this property and are applicable to the proposed development:

- "Geotechnical Investigation" (LIB250112), prepared by Grice Engineering Inc., Salinas, CA, February 6, 2025
- "Phase I Archaeological Assessment" (LIB250110), prepared by Achasta Archaeological Services, Marina, CA, February 2024
- "Phase I Historic Assessment" (LIB250113), prepared by Anthony Kirk, Ph.D., Palm Springs, February 1, 2025
- "Biological Assessment" (LIB250111), prepared by Thompson Wildland Management, Monterey, CA February 18, 2025

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

c) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240303.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, Pebble Beach Community Service District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau, and the California Coastal Commission. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public utilities will be provided. Domestic water and sewage services are currently, and will continue to be, provided by CalAm through the Monterey Peninsula Water Management District and the Pebble Beach Community Services District (CSD). The applicant

provided correspondence from CalAm confirming the existing service connection to the property.

c) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240303.

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

EVIDENCE:

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

b) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240303.

5. **FINDING:** **ACCESSORY DWELLING UNIT –** The project meets the established regulations and standards as identified in Title 20, section 20.64.030.

EVIDENCE:

a) Title 20 section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of an 1,100 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans (See attached plans and Finding 1). ADU's within the Del Monte Forest require a Coastal Administrative Permit, pursuant to Title 20 section 20.64.030.G.

b) As proposed, the ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the subject property. The proposed ADU is detached from the main dwelling and will be consistent with the design of said existing residence.

c) CIP Part 6, Appendix 15 identified properties that are subject to ADU parking requirements. This property is not identified within the Appendix; therefore, it is not required to provide a parking space for the ADU. Therefore, the project is consistent with the requirements of Title 20, section 20.64.030.E.5.

d) The ADU meets the required site development standards and design criteria defined in Title 20 sections 20.14.060 and 20.64.030.E.3 and Chapter 20.44 (see Finding 1, Evidence "e" and "g").

e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities and no

further comments or conditions were provided (See Finding 3 and supporting evidence).

f) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above. Staff researched County records to assess if any violation exists on the subject property and found no violations. (see Finding 4 and supporting evidence).

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240303.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Sections 15301 (e) and 15303 (a) and (e) categorically exempt additions to a single family dwelling and construction of single family dwelling and accessory structure in residential zones.

b) The proposed project includes a 730 square foot addition to the existing single-family dwelling and the construction of a si attached garage and the construction of a 1,100 square foot ADU with an attached 600 square foot exercise and golf simulation room. The project has public services and facilities are available, and will not have a significant impact on the environment. Therefore, the project qualifies for a Class 1 and Class 3 categorical exemption pursuant to Section 15301 (e) and 15303 (a) and (e) of the CEQA guidelines.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 21, 2025.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project site is not located in an environmentally sensitive area, and will not impact an environmental resource of hazardous or critical concern. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site, nor is it located near or within view of a scenic highway.

e) 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 PLN240303.

7. **FINDING:** **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:
a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130, can be demonstrated.
b) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
c) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
d) Based on the project location and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240303.

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

EVIDENCE:
a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
b) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

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

1) Find the project qualifies as a Class 1and 3 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of a:
    a. Coastal Administrative Permit and Design Approval to allow the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage;
    b. Coastal Administrative Permit and Design Approval to allow construction of a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; and
    c. Coastal Development Permit to allow modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

PASSED AND ADOPTED this 25th day of June, 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. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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

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

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

County of Monterey HCD Planning

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

PLN240303

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240303) allows construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage, construction of a detached 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, and associated site improvements, including modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage). The property is located at 3152 Spruance Road, Pebble Beach (Assessor's Parcel Number 008-501-006-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 26-) was approved by the Zoning Administrator for Assessor's Parcel Number 008-501-006-000 on June 25, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. 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. PDSP001 - COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, the Applicant/Owner shall record on title a "COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL" or an equivalent agreement, approved as to form by the Office of County Counsel, that requires the Applicant/Owner and its successors to hold the two properties under common ownership until such time as the single family dwelling, accessory dwelling unit, and all associated site improvements have been removed.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the Applicant/Owner shall record on title an agreement satisfying the language of this condition.

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.

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.

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.

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

9. 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.

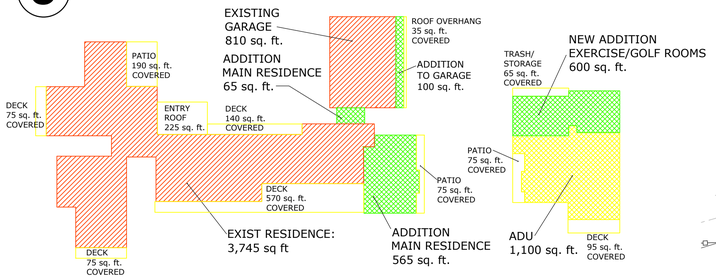
Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

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STIVERS' RESIDENCE ADDITION
3152 SPRUANCE RD. PEBBLE BEACH

6 NEW & EXISTING AREA DIAGRAM:



5 BUILDING DATA:

	LOT 2	LOT 3	TOTAL			
			EXISTING	EXIST TO REMAIN	NEW / ADDITION	PROPOSED TOTAL
RESIDENCE:			3,745 sq. ft.	3,745 sq. ft.	1,230 sq. ft	4,975 sq. ft.
GARAGE:			810 sq. ft.	810 sq. ft.	100 sq. ft.	910 sq. ft
NEW ADU:			--	--	1,100 sq. ft.	1,100 sq. ft.
LOT AREA: (2 LEGAL LOTS OF RECORD)	50,490 s.f. 1.16 ac.	44,245 s.f. 1.01 ac.	94,735 sq. ft. 2.174 acres	--	--	94,735 sq. ft. 2.174 acres
FLOOR AREA RATIO: (20% MAX)			4.8% 4,555 / 94,735	--	2.6% 2,430 / 94,735	7.4% 6,985 / 94,735
SITE BUILDING COVERAGE : (15% MAX) (INCL. COVERED DECK)			6.3% 5,930 / 94,735	--	2.8% 2,675 / 94,735	9.1% 8,605 / 94,735
IMPERVIOUS COVERAGE			13.9% 13,140 / 94,735	(SEE SHEET A1.3)	(SEE SHEET A1.3)	13.9% 13,140 / 94,735

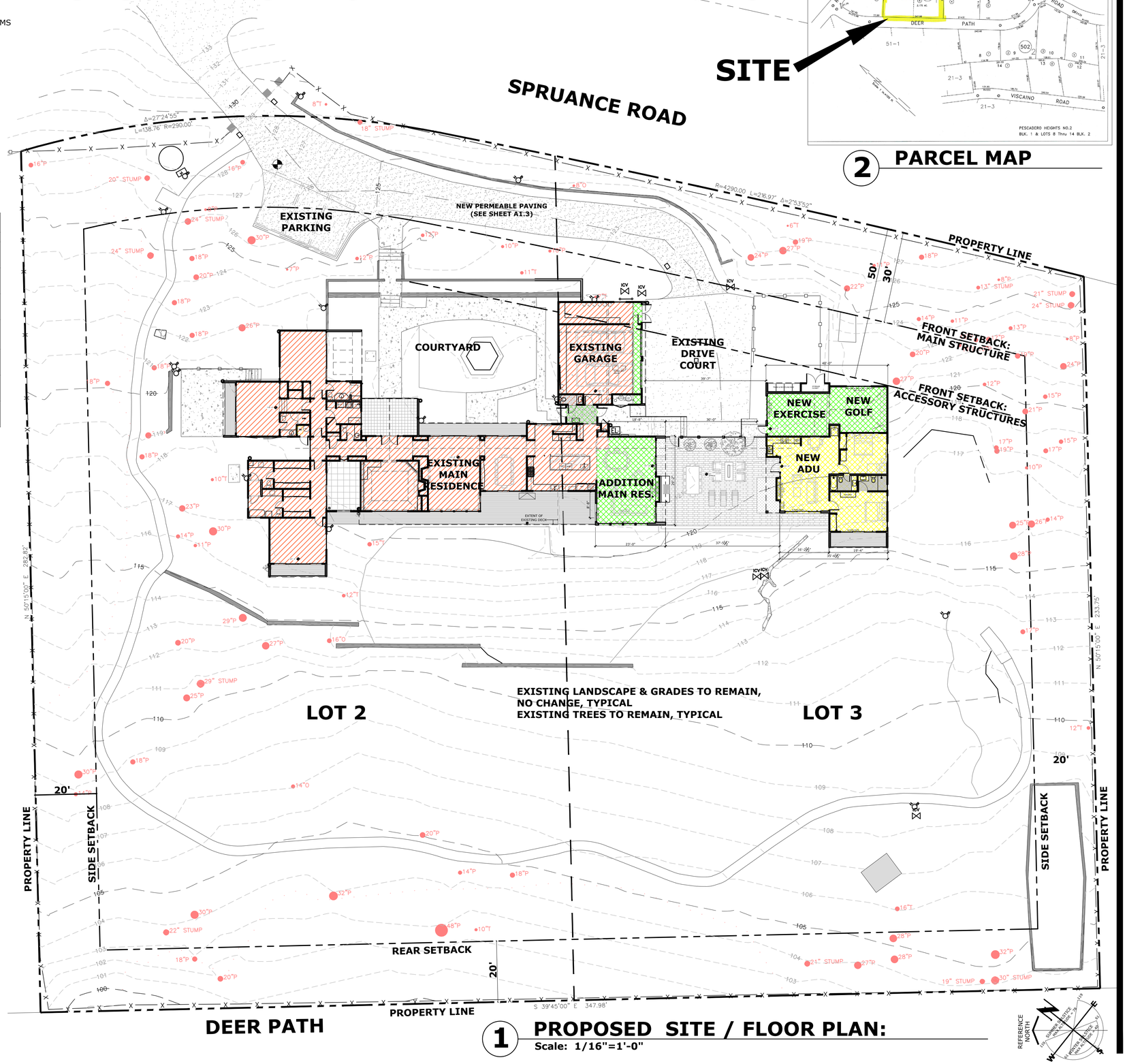
4 ZONING DATA:

ASSESSORS PARCEL ID: 008-501-006-000
(2 LEGAL LOTS OF RECORD; ONE APN AS NOTED ABOVE)
ADDRESS: 3152 SPRUANCE ROAD
PARCEL SIZE: 2.219 Acres
ZONING: LDR/1-D(CZ)
PLANNING AREA: Del Monte Forest LUP
Community: PEBBLE BEACH

Historical Site: None
Archaeological Sensitivity: Moderate
School District: Carmel Unified
Fire District: Pebble Beach CSD
Water Mngmnt. Agency: MPWMD
Sewer Service Provider: Pebble Beach CSD

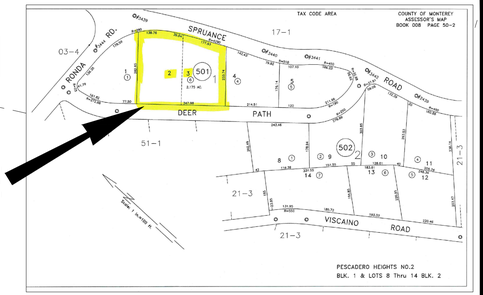
3 LIST OF SHEETS:

A1.0 PROPOSED SITE / FLOOR PLAN and PROJECT DATA
A1.1 PROPOSED PARTIAL SITE / FLOOR PLAN
A1.2 CONSTRUCTION PARKING PLAN
A1.3 IMPERVIOUS COVERAGE PLAN
A2.0 PROPOSED FLOOR PLAN
A2.1 PROPOSED FLOOR PLAN
A3.0 PROPOSED EXTERIOR ELEVATIONS
A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS
A4.0 EXTERIOR LIGHTING PLAN
A5.0 EXTERIOR COLORS & MATERIALS & DETAILS
A6.1 EXISTING FLOOR PLAN
A6.2 EXISTING EXTERIOR ELEVATIONS
A6.3 EXISTING EXTERIOR PHOTOGRAPHS
C1 COVER & GENERAL NOTES
C2 TOPOGRAPHY
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 SECTIONS & DETAILS
C6 EROSION CONTROL PLAN
C7 EROSION CONTROL DETAILS



1 **PROPOSED SITE / FLOOR PLAN:**
Scale: 1/16"=1'-0"

SITE



2 **PARCEL MAP**

ROBERT W. HAYES, ARCHITECT
520 BUTTE STREET
SAUSALITO CA 94965
(415)-332-0999

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OWNER:
Jean & David Stivers
3152 Spruance Road
Pebble Beach, CA 93953

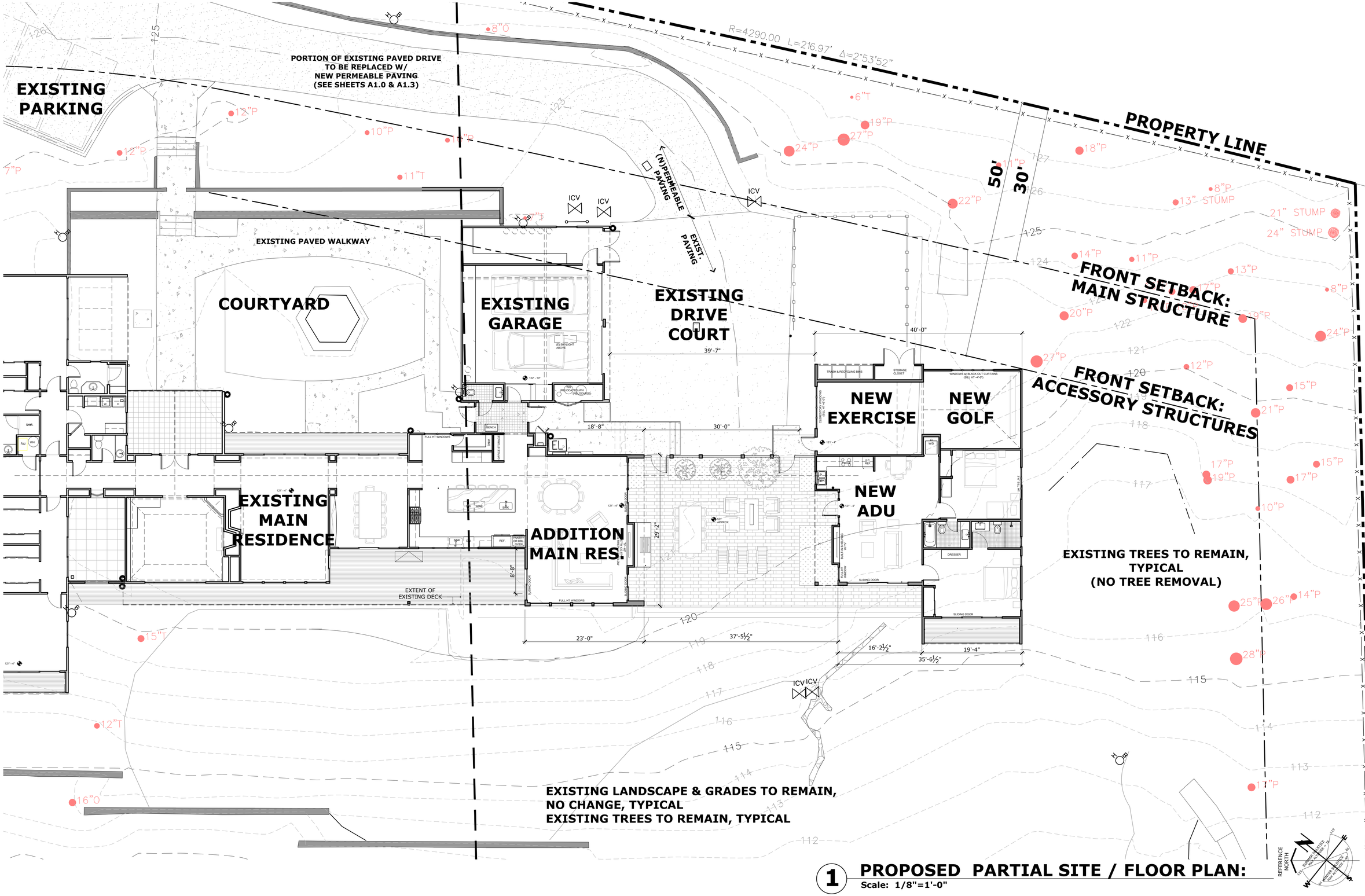
PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED SITE / FLOOR PLAN

JOB NO. 06-24
DATE
February 18, 2025 DR Submittal
April 18, 2025 Del Monte ARB Submittal
June 12, 2025 Del Monte ARB Revision #1
March 2, 2026 DR Submittal #2 (Post Covenant Agreement)

A1.0
SHEET
OF

STIVERS' RESIDENCE ADDITION
3152 SPRUANCE RD. PEBBLE BEACH



1 PROPOSED PARTIAL SITE / FLOOR PLAN:
Scale: 1/8"=1'-0"

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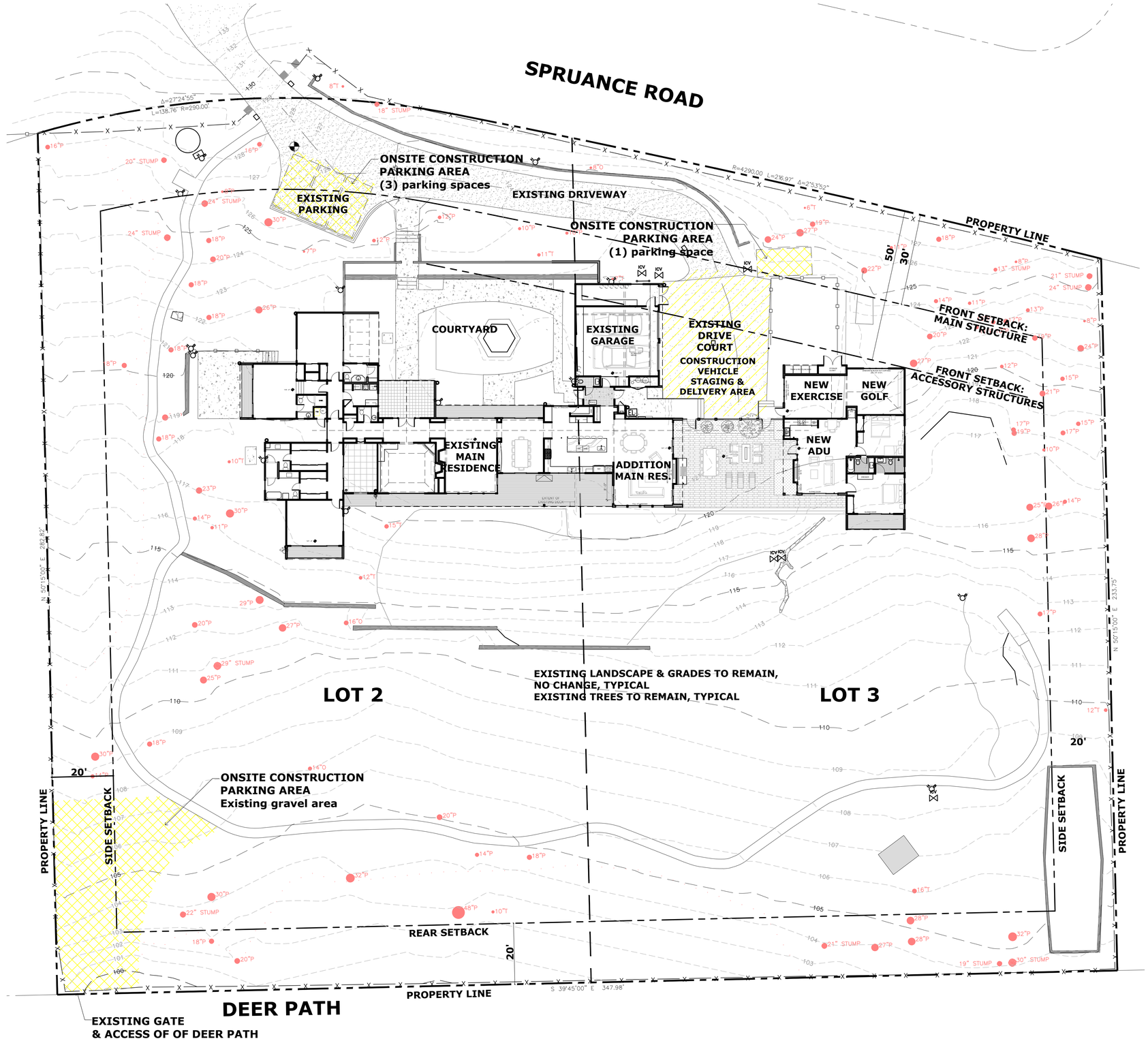
OWNER:
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PROJECT:
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Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED PARTIAL SITE / FLOOR PLAN

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A1.1
SHEET
OF



CONSTRUCTION PARKING NOTES:

PER DEL MONTE FOREST CONSTRUCTION REGULATIONS:
All construction related vehicles shall be parked on the property during construction. When no space is available on the construction site, the contractor shall be responsible for parking off-site. In the event of obstruction to the road-right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles, the contractor shall provide traffic control facilities and measures, including competent flag people at both ends of the obstruction, to assist in the safe flow of traffic. Submission of a parking management plan shall be required as part of the permit approval process.

LEGEND

ONSITE CONSTRUCTION PARKING AREA; CONSTRUCTION RELATED VEHICLES SHALL BE PARKED ON PROPERTY DURING CONSTRUCTION

ONSITE CONSTRUCTION TEMPORARY VEHICLE STAGING & DELIVERY AREA

1 PROPOSED CONSTRUCTION PARKING PLAN

Scale: 1/16"=1'-0"

SEE SITE PLAN ON SHEET A1.0 FOR EXTENTS OF PROPERTY; SEE SITE PLAN ON SHEET A1.1 FOR PARTIAL SITE PLAN IN AREA OF PROPOSED ADDIITON AND ADU

REFERENCE NORTH

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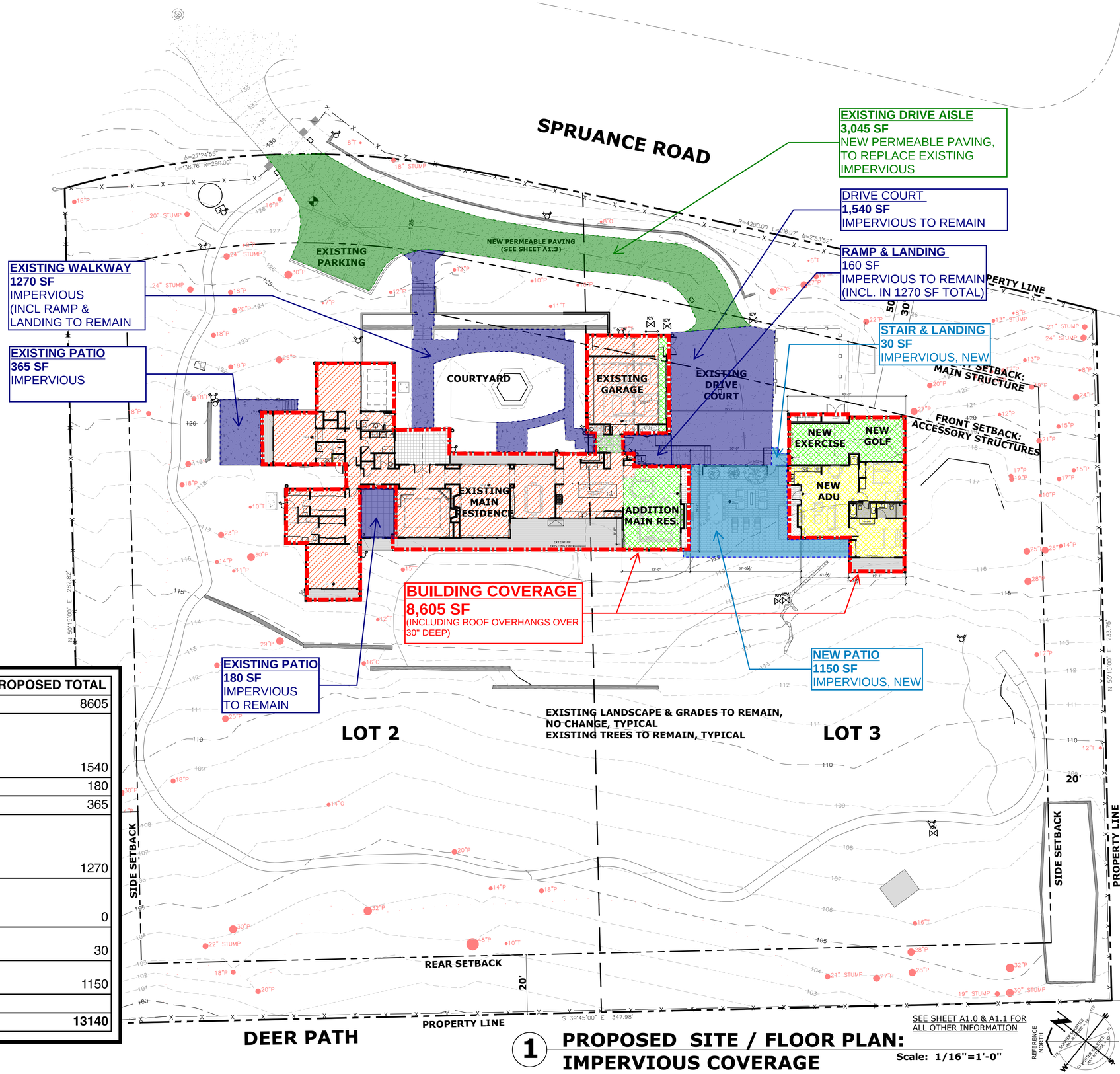
OWNER:
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3152 Spruance Road
Pebble Beach, CA 93953

PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
CONSTRCUCTION PARKING PLAN

JOB NO. 06-24
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A1.2
SHEET
OF



IMPERVIOUS AREA	EXISTING		NEW / ADDITION	PROPOSED TOTAL
BLDG SITE COVERAGE	5930		2675	8605
(E) DRIVEWAY INCL DRIVE COURT *(Replace portion of driveway with new Permeable Paving)*	4585		-3045	1540
(E) PATIO AT LIBRARY	180			180
(E) PATIO AT BEDROOM#2	365		0	365
(E) CONC WALKWAY AT COURTYARD *(65 SF Removed at new Mud Room)*	1335		-65	1270
(E) PAVERS AT KITCHEN *(Removed at new patio & addition)*	745		-745	0
(N) PAVING FROM DRIVE AT ADU ENTRY			30	30
(N) PATIO *(New Impervious Paving)*			1150	1150
IMPERVIOUS AREA TOTAL	**13140**		**0**	**13140**

SEE SHEET A1.0 & A1.1 FOR ALL OTHER INFORMATION

1 PROPOSED SITE / FLOOR PLAN: IMPERVIOUS COVERAGE

Scale: 1/16"=1'-0"

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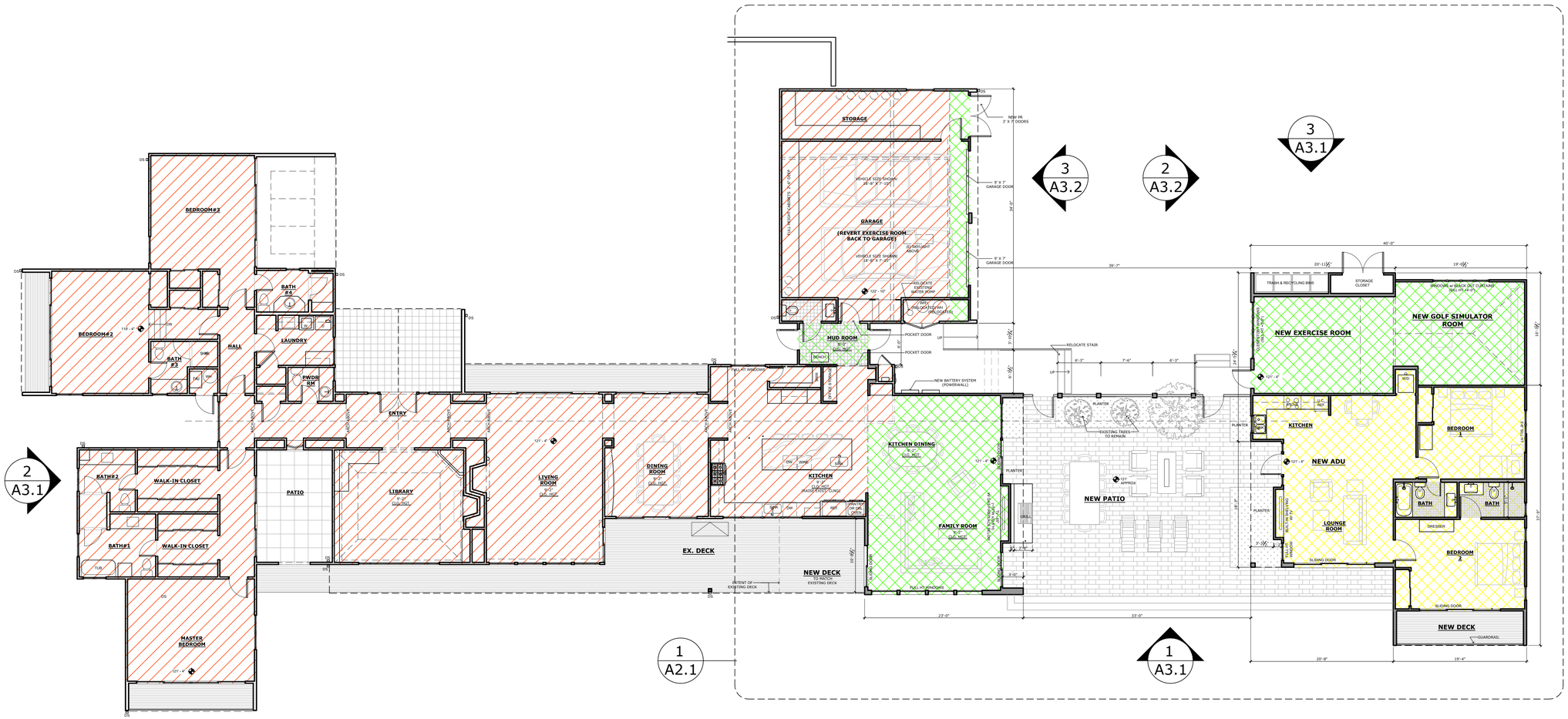
PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED IMPERVIOUS COVERAGE PLAN

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A1.3
SHEET
OF

STIVERS' RESIDENCE ADDITION
3152 SPRUANCE RD. PEBBLE BEACH

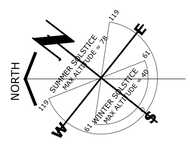


EXISTING FLOOR AREA or GARAGE AREA

NEW FLOOR AREA

NEW ADU FLOOR AREA

1 PROPOSED FLOOR PLAN
Scale: 1/8"=1'-0"



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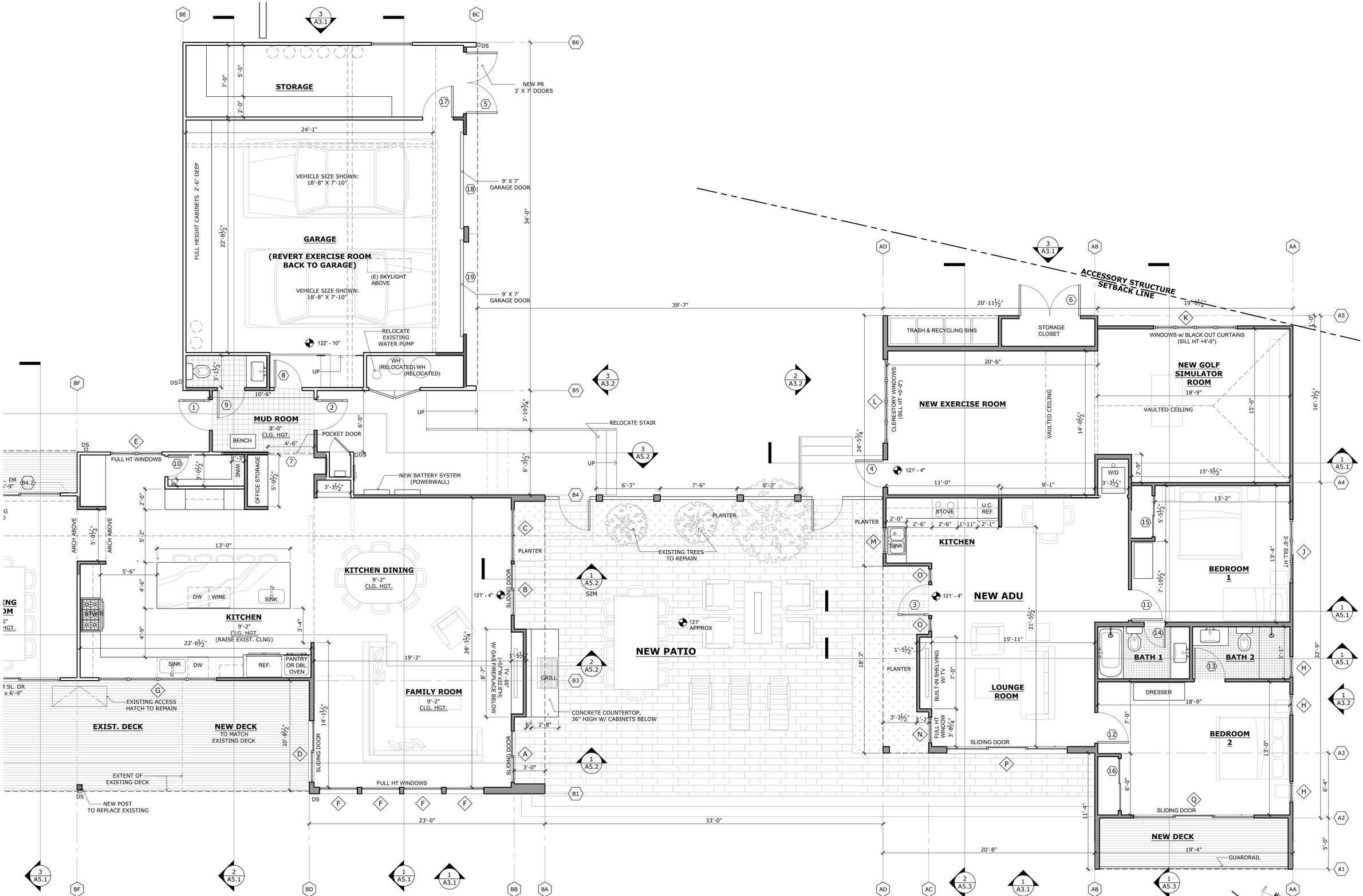
OWNER:
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3152 Spruance Road
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PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED FLOOR PLAN

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A2.0
SHEET
OF



1 PROPOSED PARTIAL FLOOR PLAN

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

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PROJECT:
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3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:

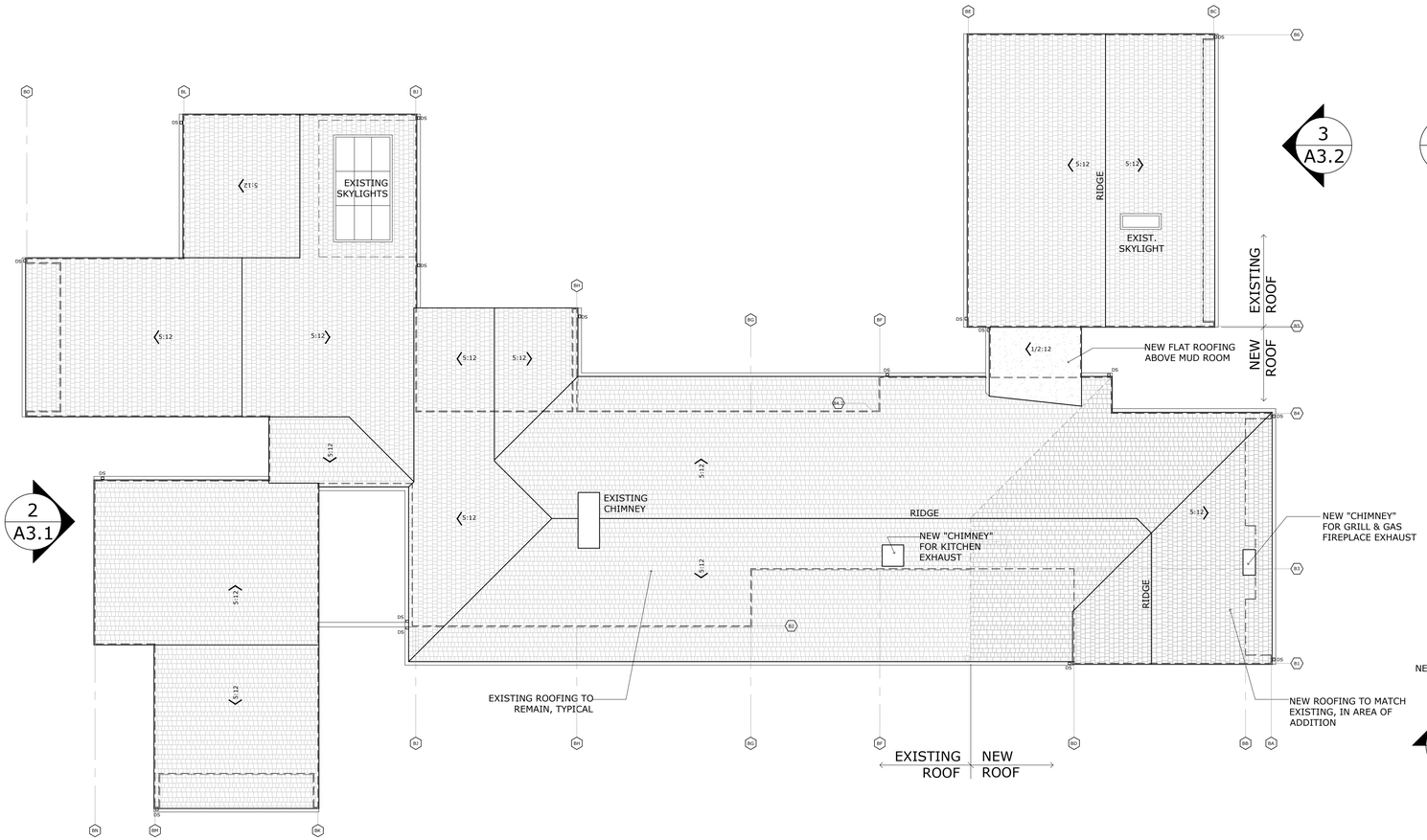
PROPOSED PARTIAL FLOOR PLAN

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A2.1

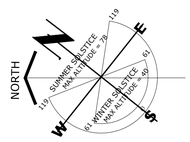
SHEET
OF

STIVERS' RESIDENCE ADDITION
3152 SPRUANCE RD. PEBBLE BEACH



LEGEND

- NEW ROOFING: WOOD SHINGLES TO MATCH EXISTING (CLASS A RATED)
- EXISTING ROOFING: WOOD SHINGLES
- NEW ROOFING: BUILT-UP ROOFING AT LOW SLOPE ROOF (CLASS A RATED)



1 PROPOSED ROOF PLAN
Scale: 1/8"=1'-0"

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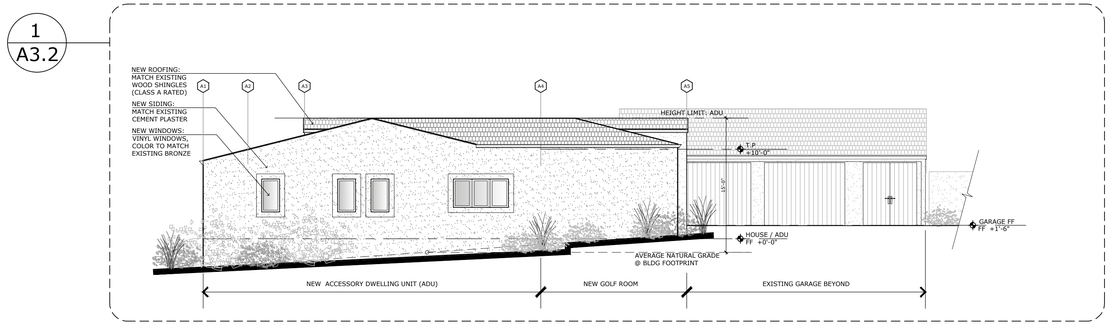
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SHEET TITLE:
PROPOSED ROOF PLAN

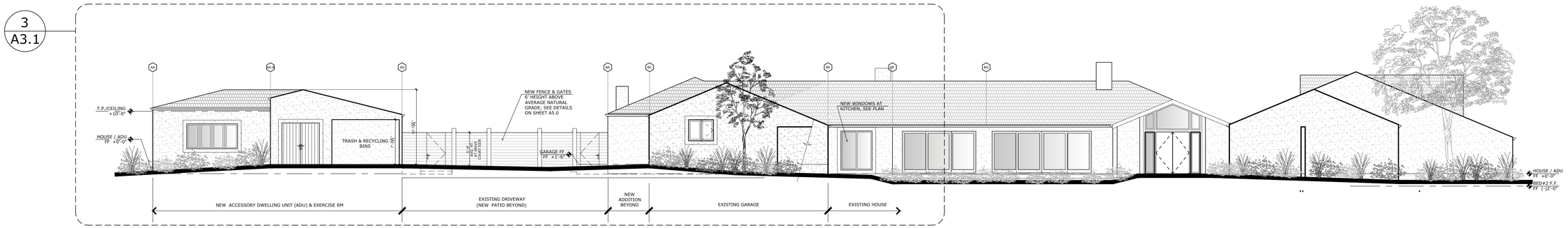
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A2.2
SHEET
OF



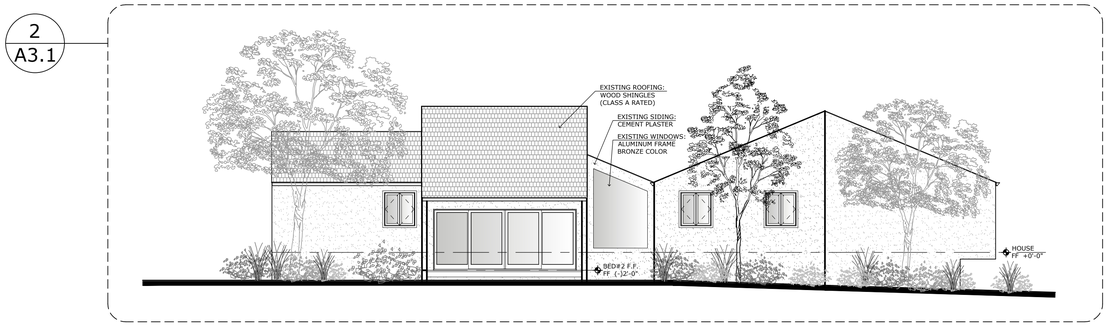
4 PROPOSED SOUTH ELEVATION

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



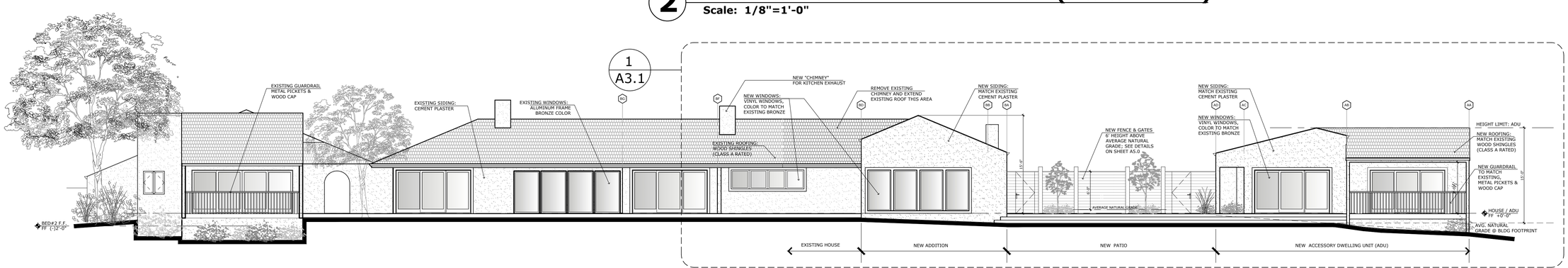
3 PROPOSED EAST ELEVATION

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



2 PROPOSED NORTH ELEVATION (NO CHANGE)

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



1 PROPOSED WEST ELEVATION

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

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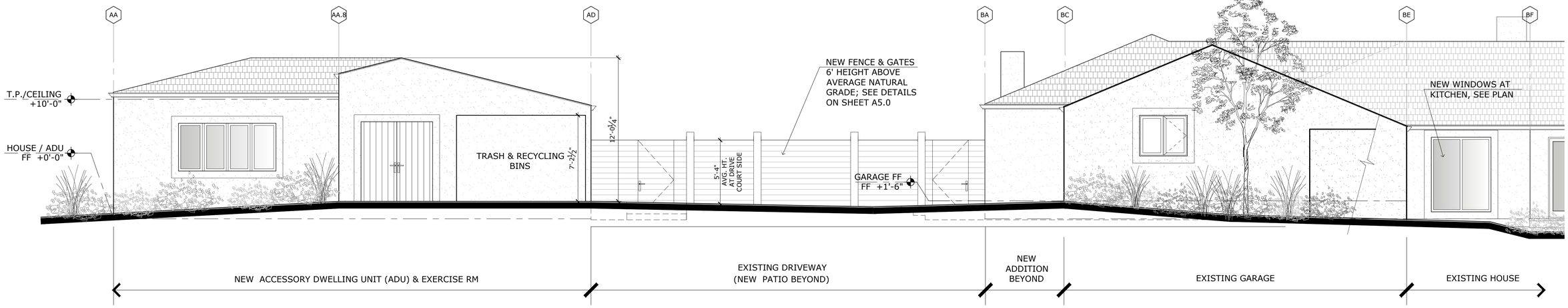
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PROJECT:
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Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED ELEVATIONS

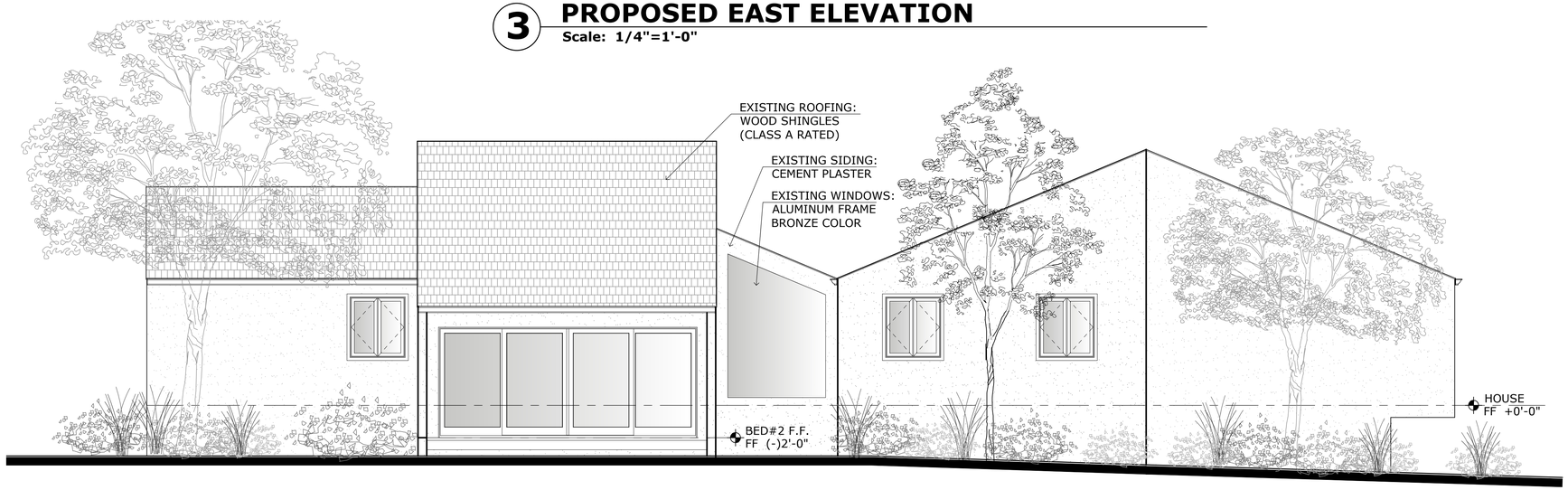
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A3.0
SHEET
OF



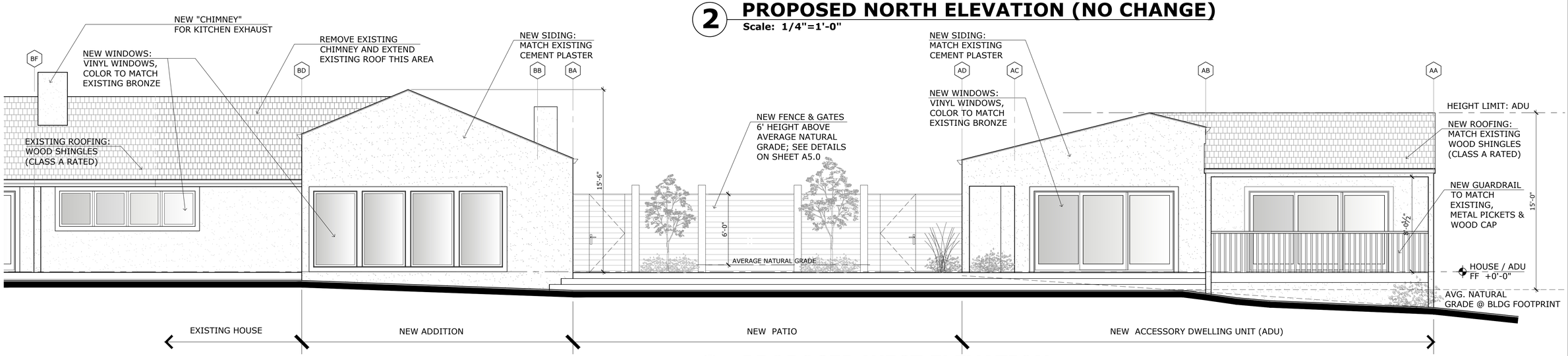
3 PROPOSED EAST ELEVATION

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



2 PROPOSED NORTH ELEVATION (NO CHANGE)

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



1 PROPOSED WEST ELEVATION

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

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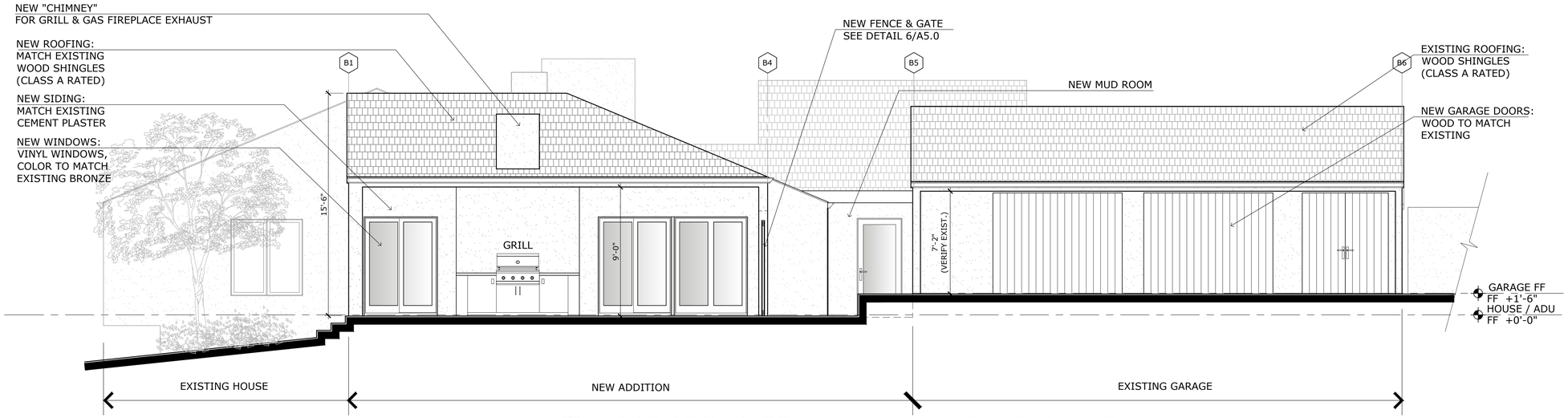
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SHEET TITLE:
PROPOSED ELEVATIONS

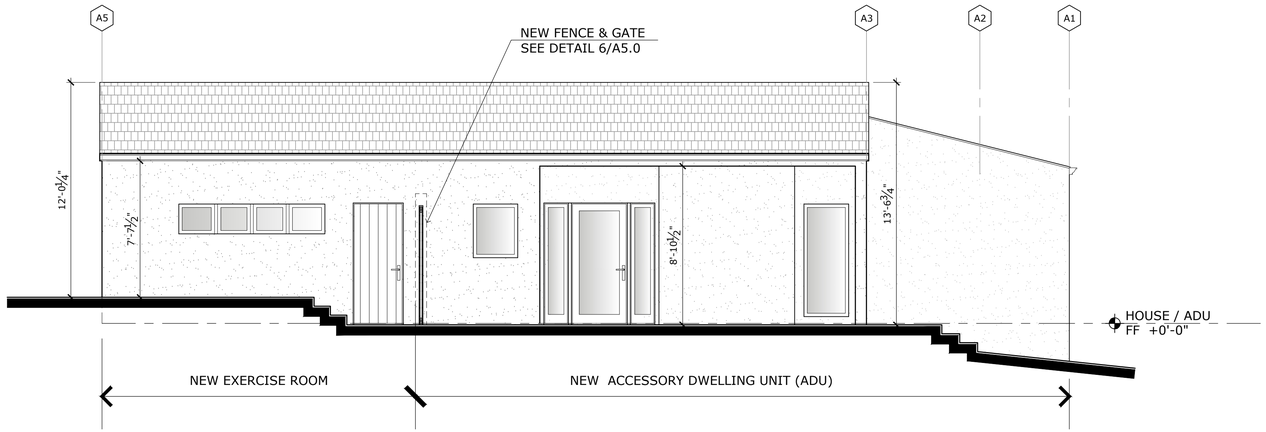
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A3.1
SHEET
OF



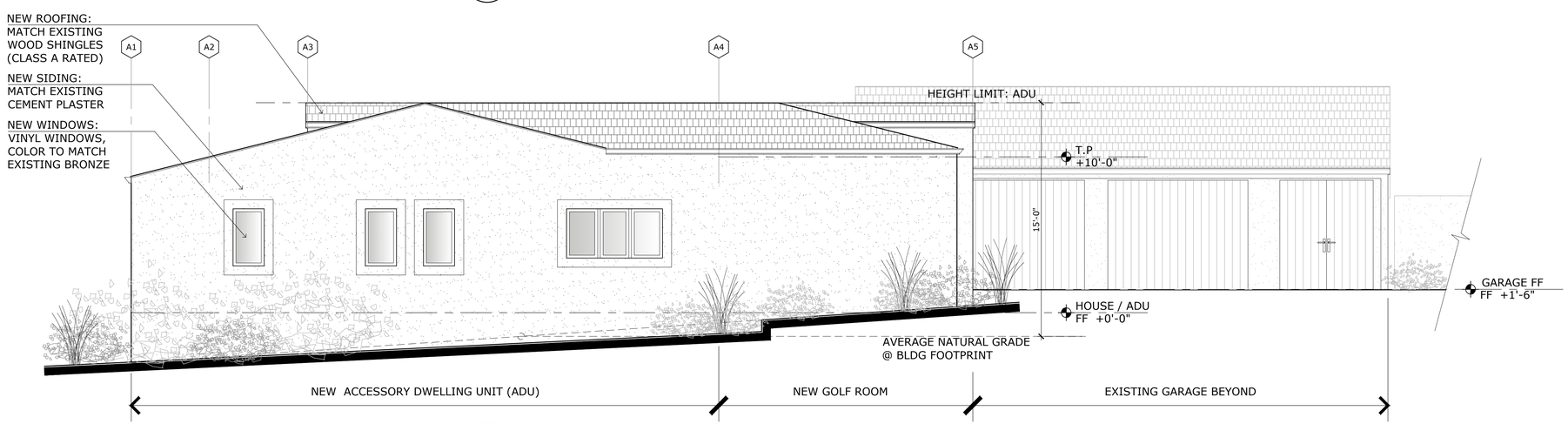
3 PROPOSED SOUTH ELEVATION @ PATIO

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



2 PROPOSED NORTH ELEVATION @ PATIO (ADU)

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



1 PROPOSED SOUTH ELEVATION (ADU)

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

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SHEET TITLE:
PROPOSED ELEVATIONS

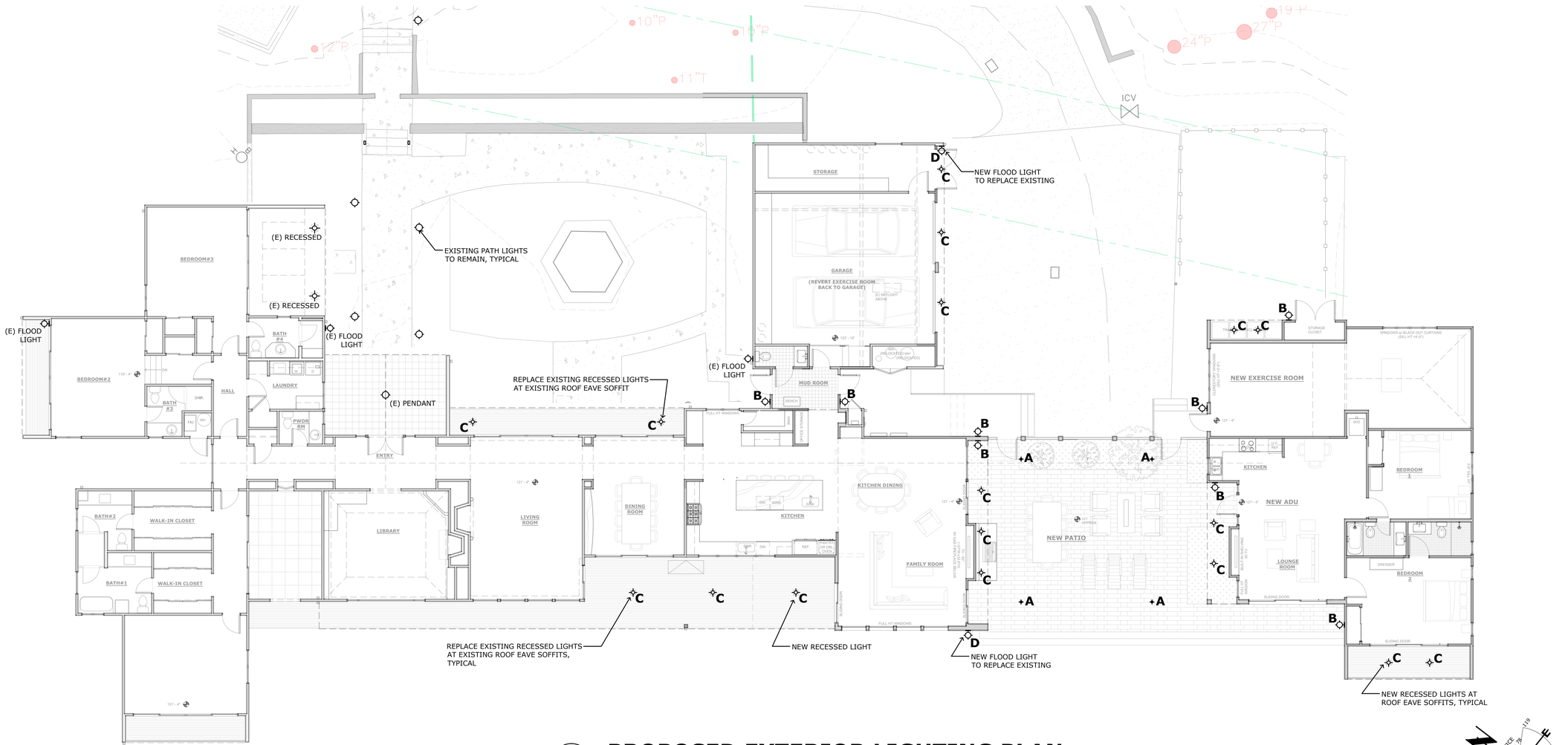
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A3.2

SHEET
OF

			
A **BOLLARD SITE LIGHTING** HINKLEY ATLANTIS 55602BZ OR EQUAL, 8W LED, 3" SQUARE BY 30" TALL, BRONZE FINISH	**B** **WALL-MOUNTED SCONCE** HINKLEY ATLANTIS 1645SK-LED OR EQUAL, 15W LED, DARK SKY COMPLIANT, 6" BY 9", BRONZE FINISH	**C** **RECESSED FIXTURE** ELCO KOTO ARCHITECTURAL DOWNLIGHT, 6" SQUARE TRIM, WHITE FINISH (TO MATCH ADJACENT PLASTER SOFFIT)	**D** **FLOOD LIGHT** WAC LIGHTING ENDURANCE WP-LED335 OR EQUAL, 35W LED, SHIELDED DIRECTIONAL FLOOD LIGHT, WHITE FINISH

2 PROPOSED EXTERIOR LIGHTING SCHEDULE



1 PROPOSED EXTERIOR LIGHTING PLAN

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

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Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED EXTERIOR LIGHTING PLAN

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A4.0
SHEET
OF



F **WOOD POST & HORIZONTAL SLATS AT NEW PATIO FENCE**



E **PAVERS AT NEW PATIO**



D **NEW WINDOWS AND DOORS**
COLOR TO MATCH EXISTING



C **NEW COMPOSITE DECKING**
(AT NEW ADU DECK)



B **NEW WOOD SHINGLE ROOFING**
COLOR TO MATCH EXISTING

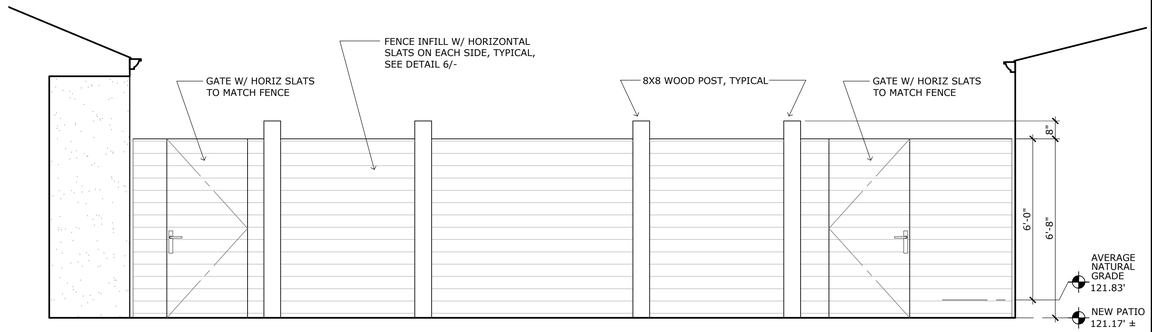


A **NEW CEMENT PLASTER SIDING**
COLOR TO MATCH EXISTING

3 COLOR & MATERIALS PHOTOS

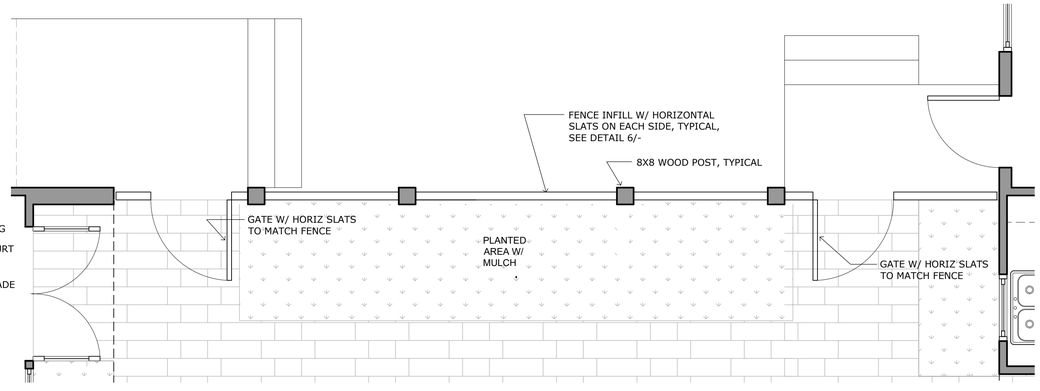
Scale: NOT TO SCALE

SEE EXTERIOR ELEVATIONS ON SHEETS A3.1 & A3.2
SEE EXISTING PHOTOGRAPHS ON SHEET A6.3



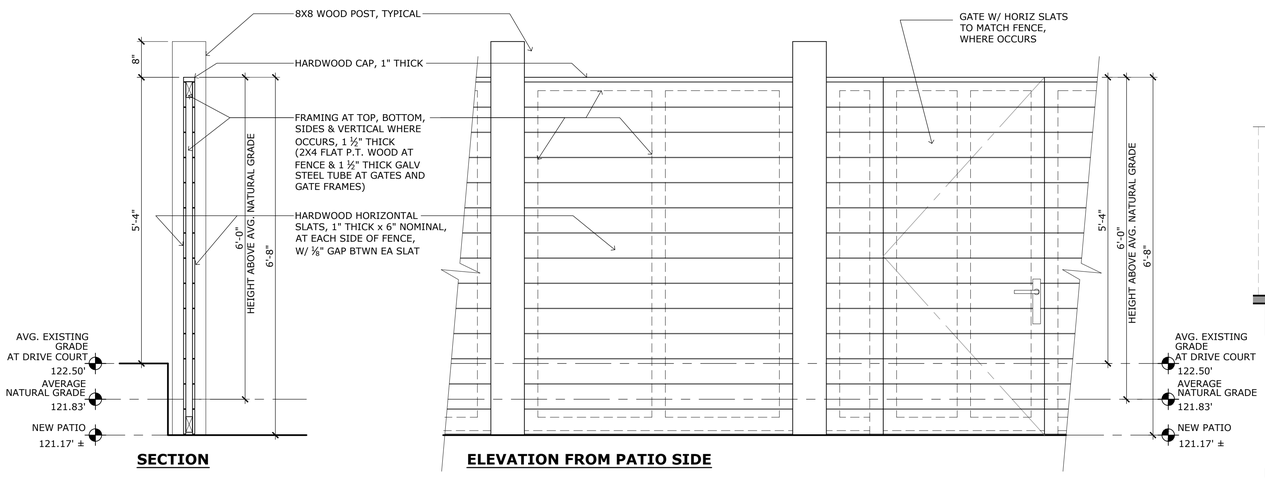
2 PARTIAL WEST ELEVATION AT PATIO FENCE

Scale: 3/8"=1'-0"



1 PARTIAL FLOOR PLAN AT PATIO FENCE

Scale: 3/8"=1'-0"



6 PATIO FENCE DETAILS

Scale: 3/4"=1'-0"

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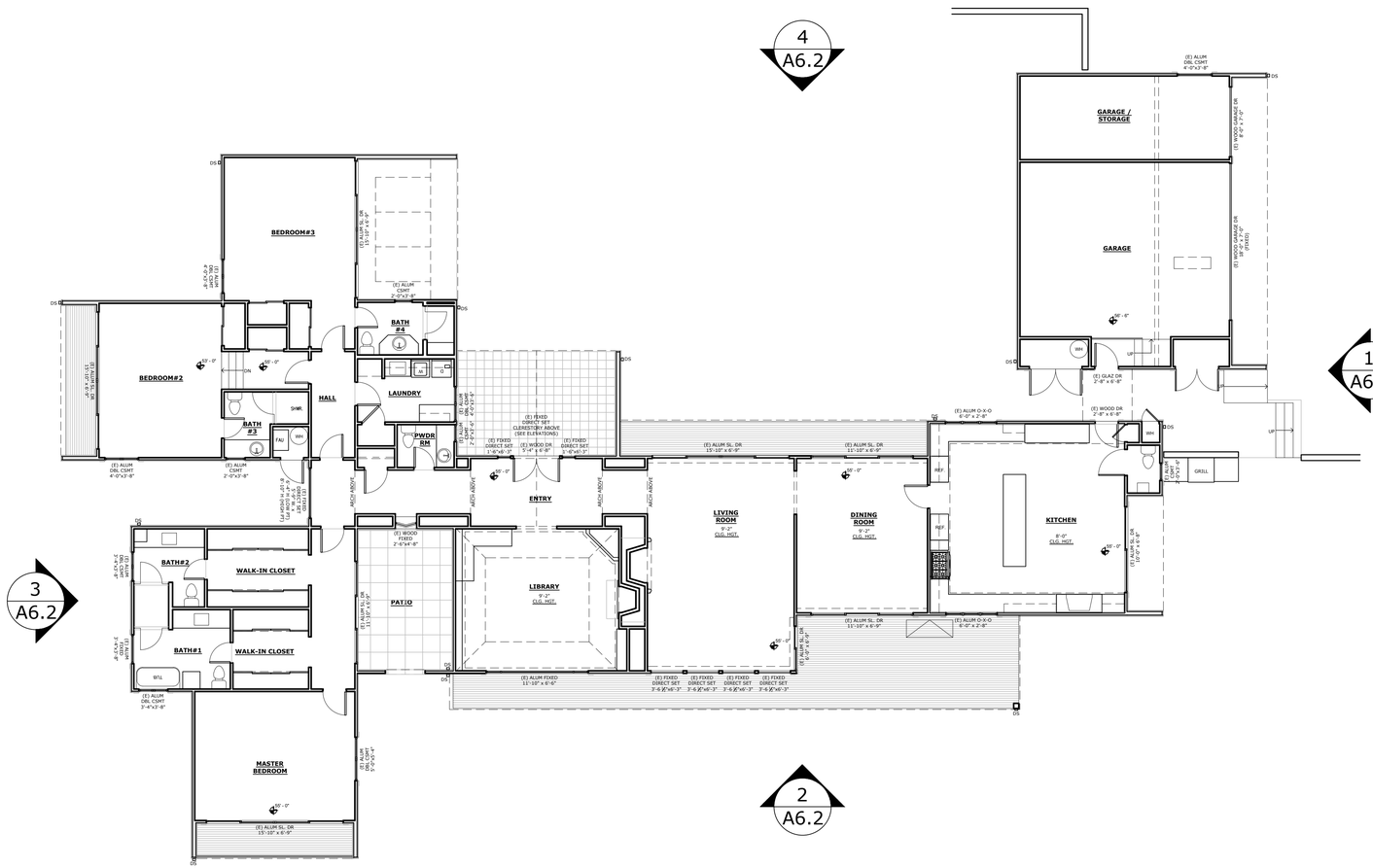
PROPOSED COLORS & MATERIALS AND EXTERIOR DETAILS

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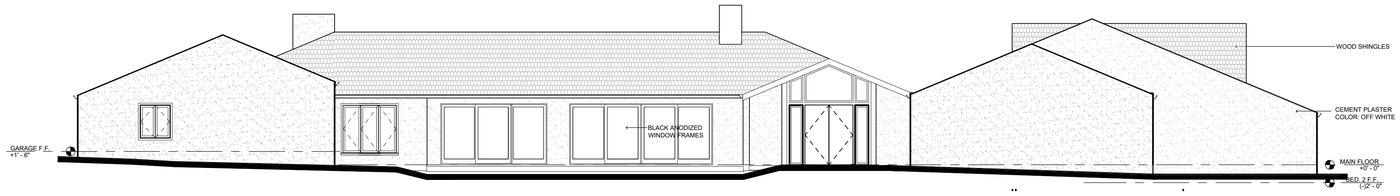
A5.0

SHEET
OF

STIVERS' RESIDENCE ADDITION
3152 SPRUANCE RD. PEBBLE BEACH


BEDROOM#3
BEDROOM#2
BATH #4
LAUNDRY
HALL
BATH #3
PWDR RM
ENTRY
LIVING ROOM
9'-2" CLG. HGT.
DINING ROOM
9'-2" CLG. HGT.
KITCHEN
8'-0" CLG. HGT.
LIBRARY
9'-2" CLG. HGT.
PATIO
BATH#2
WALK-IN CLOSET
BATH#1
WALK-IN CLOSET
MASTER BEDROOM
GARAGE / STORAGE
GARAGE
(E) ALUM DBL CSMT 4'-0"x7'-0"
(E) WOOD DR 2'-8" x 6'-8"
(E) GLAZ DR 2'-8" x 6'-8"
(E) ALUM O-X-O 6'-0" x 2'-6"
(E) ALUM SL. DR 15'-10" x 6'-9"
(E) ALUM SL. DR 11'-10" x 6'-9"
(E) ALUM SL. DR 11'-10" x 8'-9"
(E) ALUM SL. DR 15'-10" x 8'-9"
(E) ALUM O-X-O 6'-0" x 2'-6"
(E) ALUM SL. DR 11'-10" x 8'-6"
(E) FIXED DIRECT SET 3'-6"x6'-3"
(E) FIXED DIRECT SET 1'-9"x6'-3"
(E) WOOD FIXED 2'-6"x4'-8"
(E) ALUM DBL CSMT 4'-0"x3'-8"
(E) ALUM CSMT 2'-0"x3'-8"
(E) ALUM DBL CSMT 4'-0"x3'-8"
(E) ALUM CSMT 2'-0"x5'-8"
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(E) FIXED DIRECT SET 3'-6"x6'-3"
(E) FIXED DIRECT SET 3'-6

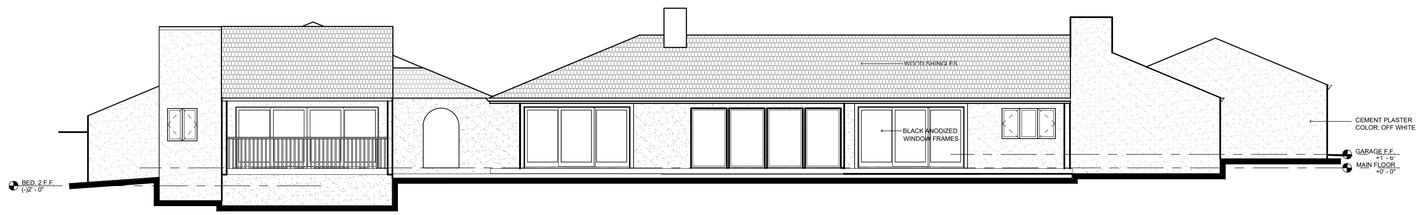
STIVERS' RESIDENCE ADDITION
3152 SPRUANCE RD. PEBBLE BEACH



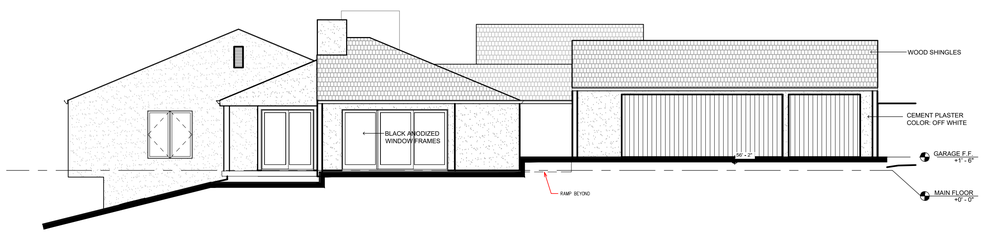
4 EXISTING EAST EXTERIOR ELEVATION
Scale: 1/8"=1'-0"



3 EXISTING NORTH EXTERIOR ELEVATION
Scale: 1/8"=1'-0"



2 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/8"=1'-0"



1 EXISTING SOUTH EXTERIOR ELEVATION
Scale: 1/8"=1'-0"

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OWNER:
Jean & David Stivers
3152 Spruance Road
Pebble Beach, CA 93953

PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
EXISTING EXTERIOR ELEVATIONS

JOB NO. 06-24
DATE
February 18, 2025
DR Submittal
April 18, 2025
Del Monte ARB Submittal
June 12, 2025
Del Monte ARB Revision #1
March 2, 2026
DR Submittal #2
(Post Covenant Agreement)

A6.2
SHEET
OF

STIVERS' RESIDENCE ADDITION
3152 SPRUANCE RD. PEBBLE BEACH



6 EXISTING PHOTOGRAPH
LOOKING EAST AT EXISTING RESIDENCE; AREA OF TO BE RENOVATED AT NEW ADDITION TO THE RIGHT



5 EXISTING PHOTOGRAPH
LOOKING NORTHWEST AT EXISTING DECK; AREA SHOWN TO REMAIN, NO CHANGE



4 EXISTING PHOTOGRAPH
LOOKING SOUTHWEST AT EXISTING RESIDENCE; AREA OF ROOF TO BE RENOVATED AT NEW ADDITION ON THE UPPER LEFT



3 EXISTING PHOTOGRAPH
LOOKING NORTHWEST AT EXISTING EXTERIOR SIDE OF KITCHEN TO BE RENOVATED WITH NEW ADDITION



2 EXISTING PHOTOGRAPH
LOOKING WEST AT EXISTING GARAGE & EXTERIOR SIDE OF KITCHEN TO BE RENOVATED WITH NEW ADDITION



1 EXISTING PHOTOGRAPH
LOOKING WEST AT EXISTING GARAGE TO BE RENOVATED

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DR Submittal #2
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A6.3
SHEET
OF

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF THE JURISDICTIONAL AGENCY'S DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO, ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT–BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

12. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

13. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

15. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

16. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

17. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

18. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

SANITARY SEWER

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM D3033 AND ASTM D3034, SDR 35 MINIMUM.

3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI–RIGID PVC SEWER PIPE AND AS DIRECTED BY THE COUNTY..

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

BENCHMARK

A LOCAL BENCHMARK FOR THIS PROJECT IS A MAGNAIL & SHINER SET IN DRIVEWAY, HAVING AN ELEVATION OF 126.93 BASED UPON AN ASSUMED DATUM. SEE SHEET C2.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB–GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT–BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. EARTHWORK QUANTITIES:
CUT = 0 CY
FILL = 0 CY
NET = 0 CY FILL
MAXIMUM HEIGHT OF EXCAVATION 0
MAXIMUM HEIGHT OF EMBANKMENT 0

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

12. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

C. RUN–OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806–16.12.090)

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

20. PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

22. THE ULTIMATE PURPOSE OF GRADING IS FOR THE ADDITION AND CONSTRUCTION OF A NEW ADU.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C6.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING. VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

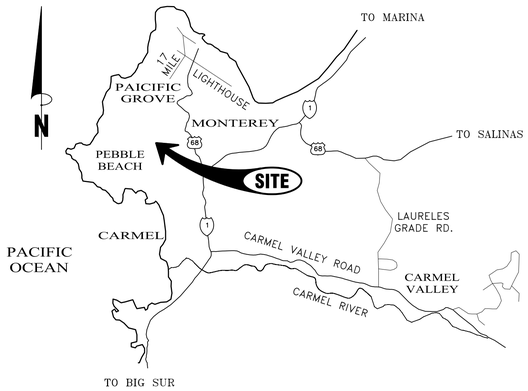
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
GB	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
169	MINOR CONTOUR	169
X	FENCE	X
OH	OVERHEAD LINES	
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	AD
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
	FIRE DEPARTMENT CONNECTION (FDC)	FDC
FH	FIRE HYDRANT (FH)	FH
	POST INDICATOR VALVE (PIV)	PIV
WM	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

SHEET INDEX

C1 COVER & GENERAL NOTES
C2 TOPOGRAPHY
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 SECTIONS & DETAILS
C6 EROSION CONTROL PLAN
C7 EROSION CONTROL DETAILS

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

GEOTECHNICAL INSPECTION SCHEDULE

WHEN THE INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTION ITEM:	INSPECTION COMPLETED BY:	DATE COMPLETED:
1) PRIOR TO BACKFILLING 2) DURING BACKFILL PLACEMENT – OPENING	GEOTECHNICAL INSPECTOR	INSPECT & TEST KEYWAY /SUBEXCAVATION /OVEREXCAVATON:		
1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB–ON–GRADE MATERIALS	GEOTECHNICAL INSPECTOR	INSPECT & TEST PAD SUBGRADE:		
1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT SLAB–ON–GRADE INSTALLATION:		
1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:		
1) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST RETAINING WALL BACKFILL:		
1) DURING FILL PLACEMENT 2) SUBGRADE, PRIOR TO BASE ROCK PLACEMENT 3) BASEROCK PRIOR TO AC, CONCRETE OR PAVEMENT	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRIVEWAY FILL, SUBGRADE AND BASE ROCK PLACEMENT:		
1) AFTER PIPE PLACEMENT, PRIOR TO TO BACKFILL PLACEMENT 2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRAINAGE INSTALLATION:		
1) AFTER TANK PLACEMENT 2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT SEPTIC INSTALLATION:		

TABLE PROVIDED FOR REFERENCE ONLY. C3 ENGINEERING, INC. IS NOT RESPONSIBLE FOR INSPECTIONS, THE SCHEDULING OF INSPECTIONS OR VERIFYING INPECTIONS HAVE BEEN COMPLETED.

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Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER — FRANK J. CAMPO — No. 61390 — EXP. 06/30/25 — CIVIL — STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

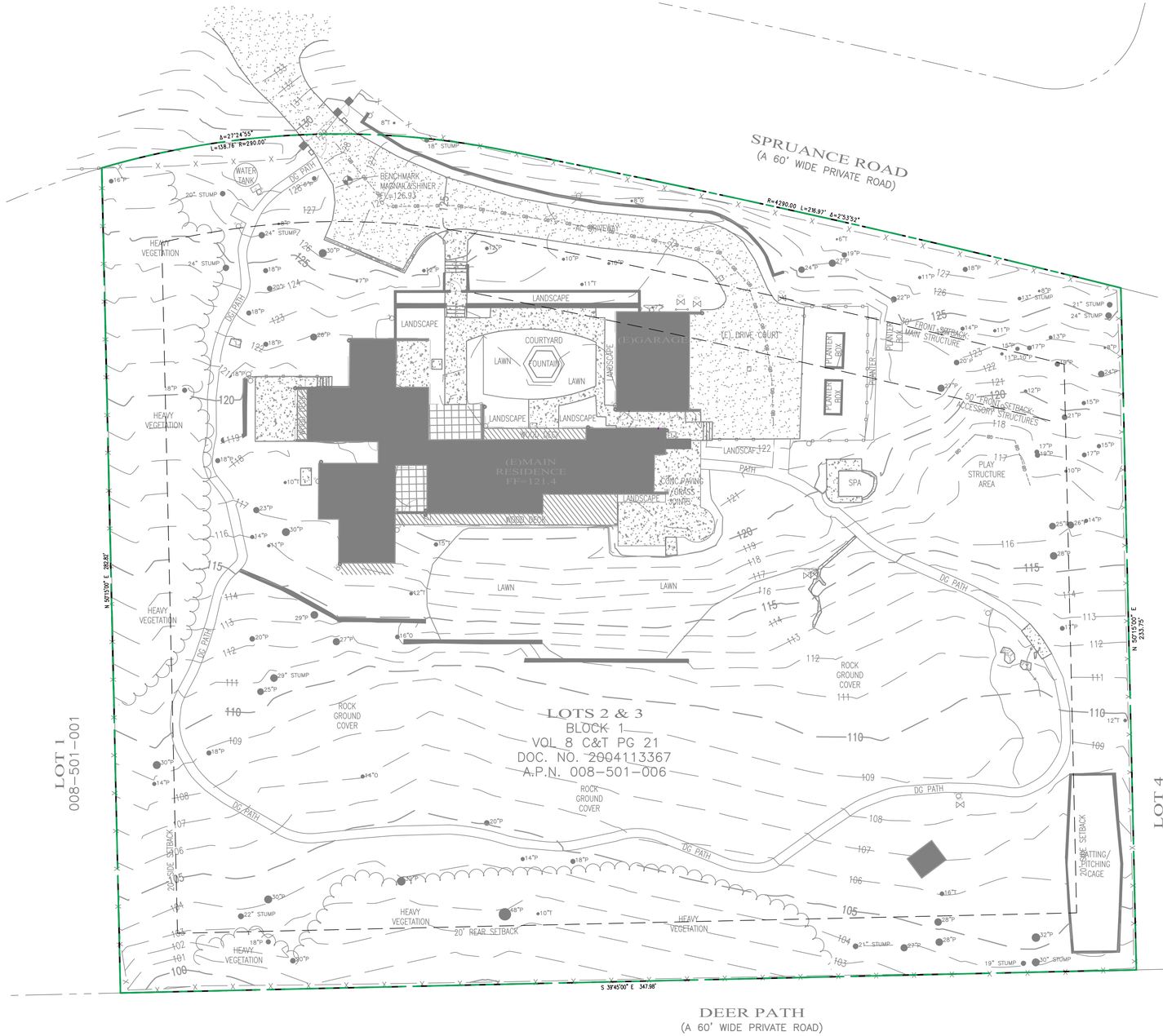
STIVERS RESIDENCE
APN# 008-501-006-000
Project Location: 3152 SPRUANCE RD. PEBBLE BEACH, CA 93953
PREPARED FOR: STIVERS

SCALE:	AS NOTED
DATE:	12/14/2024
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C1
OF	7 SHEETS
PROJECT#	124–182

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EXISING SITE PLAN

1" = 20'

HATCH LEGEND

- EXISTING RESIDENCE
- EXISTING CONCRETE
- EXISTING PAVERS

20 0 20 40 60

Scale 1" = 20'

REV.	DATE	DESCRIPTION	BY
			C

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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61396 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

EXISTING SITE PLAN

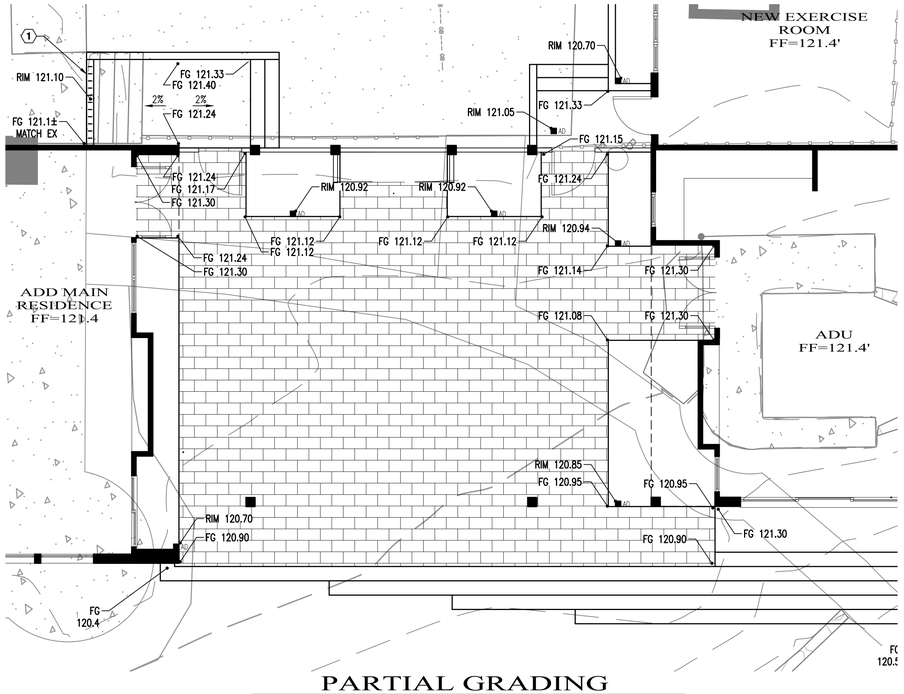
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APN# 008-501-006-000

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PREPARED FOR: STIVERS

SCALE:	AS NOTED
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OF 7 SHEETS	
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PARTIAL GRADING

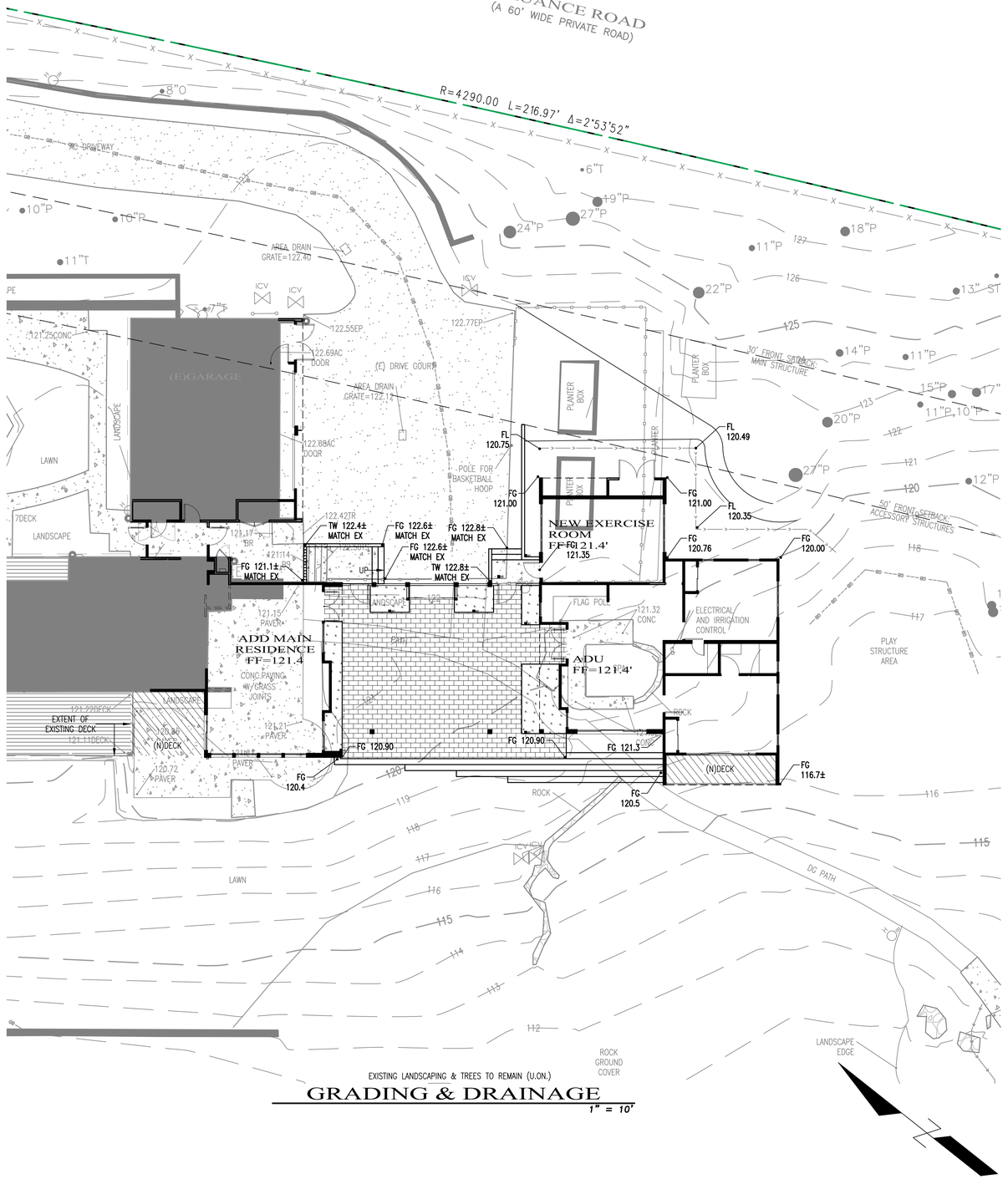
1" = 5'

KEY NOTES

1. TRENCH DRAIN

HATCH LEGEND

- CONCRETE, (SEE B/C5)
- PAVERS, (SEE ARCHITECTS PLANS FOR DETAILS)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)



EXISTING LANDSCAPING & TREES TO REMAIN (U.O.N.)

GRADING & DRAINAGE

1" = 10'

10 0 10 20 30

Scale 1" = 10'

REV.	DATE	DESCRIPTION	BY
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GRADING & DRAINAGE

STIVERS RESIDENCE
APN# 008-501-006-000

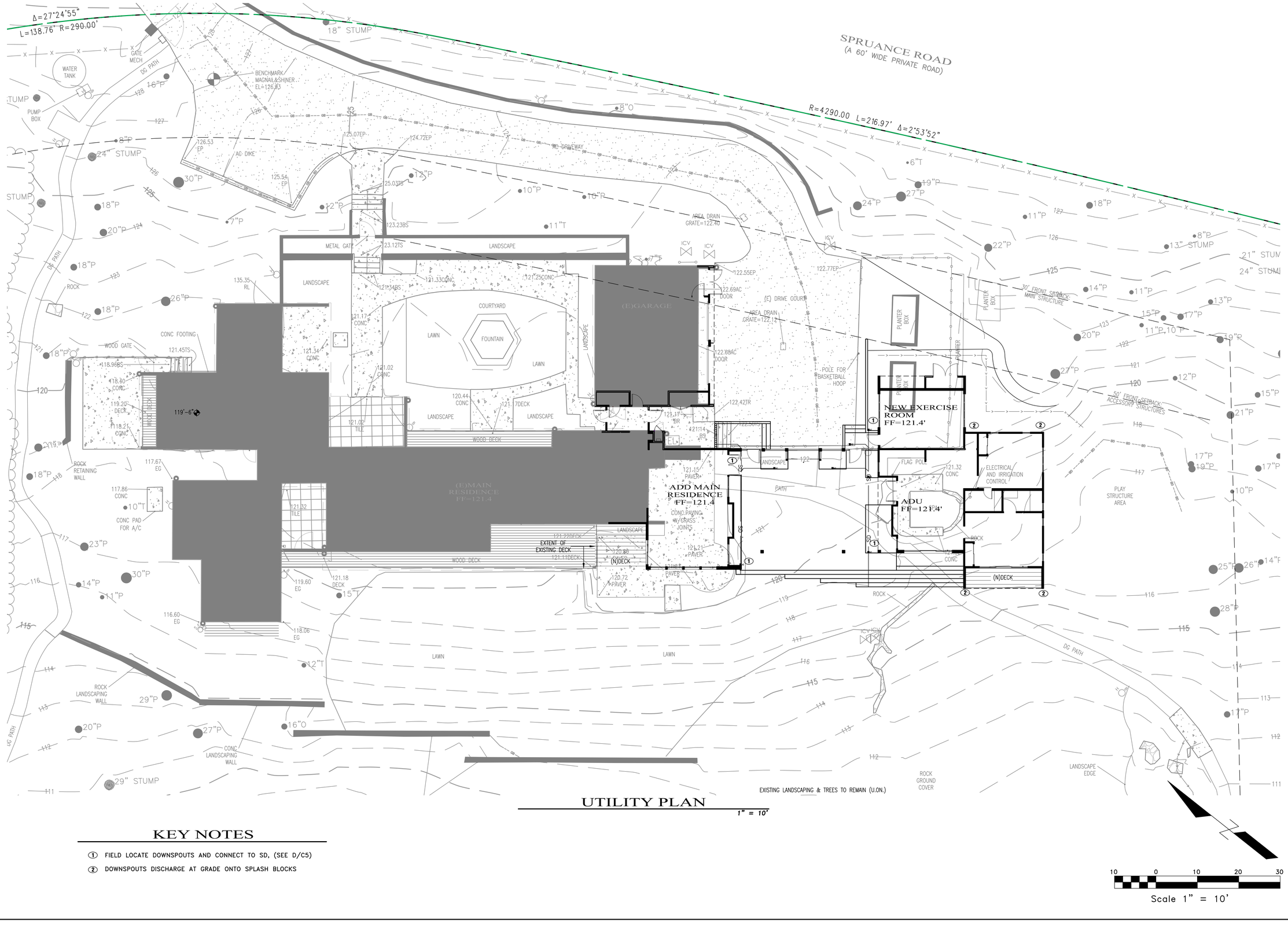
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PREPARED FOR: STIVERS

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OF	7 SHEETS
PROJECT#	124-182

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UTILITY PLAN

1" = 10'

Scale 1" = 10'

KEY NOTES

① FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C5)

② DOWNSPOUTS DISCHARGE AT GRADE ONTO SPLASH BLOCKS

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FRANK J. CAMPO
No. 61399
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN

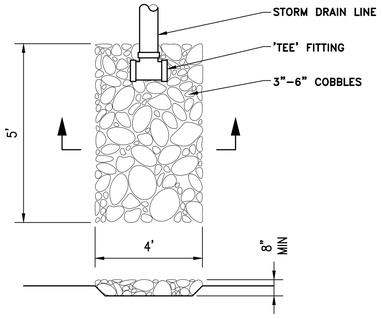
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DRAWN BY:	ECH
CHECKED BY:	FJC
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OF	7 SHEETS
PROJECT#	124-182

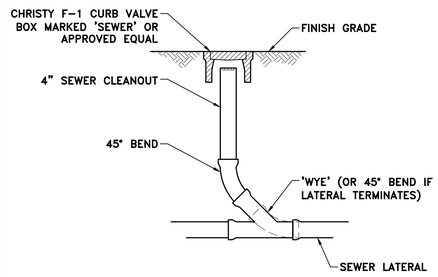
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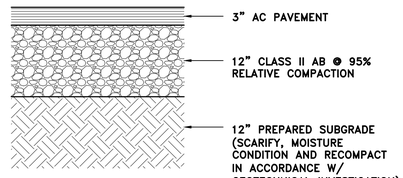
H / C5 ENERGY DISSIPATER

NTS



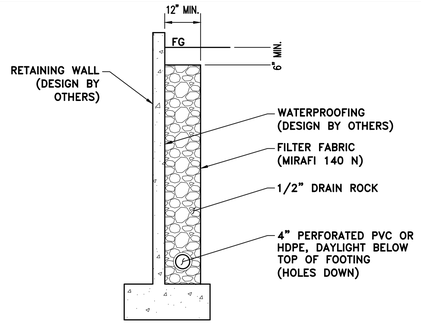
E / C5 CLEAN-OUT @ GRADE

NTS



A / C5 A.C. PAVEMENT SECT.

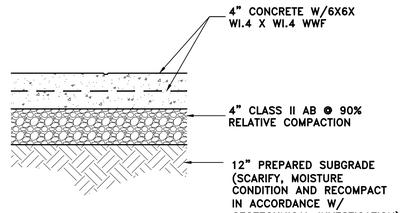
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F / C5 RET. WALL SUBDRAIN

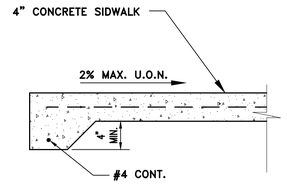
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SEE DETAIL C/C5 FOR THICKENED EDGE



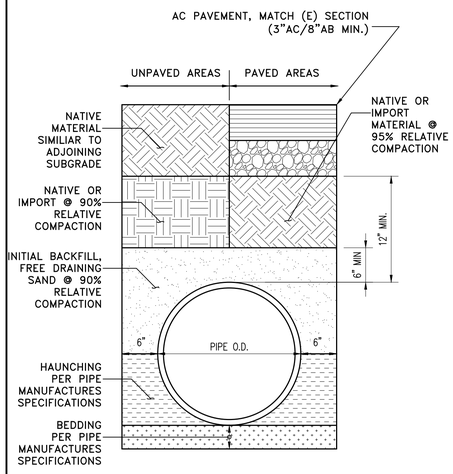
B / C5 CONCRETE PAVEMENT

NTS



C / C5 THICKENED EDGE

NTS

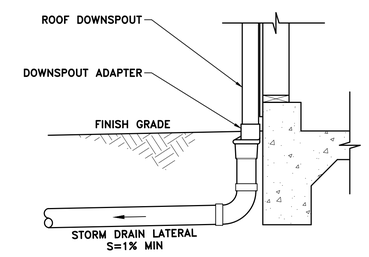


NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

G / C5 TRENCH BACKFILL

NTS



D / C5 ROOF DRAIN CONNECTION

NTS

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SECTIONS & DETAILS

STIVERS RESIDENCE
APN# 008-501-006-000

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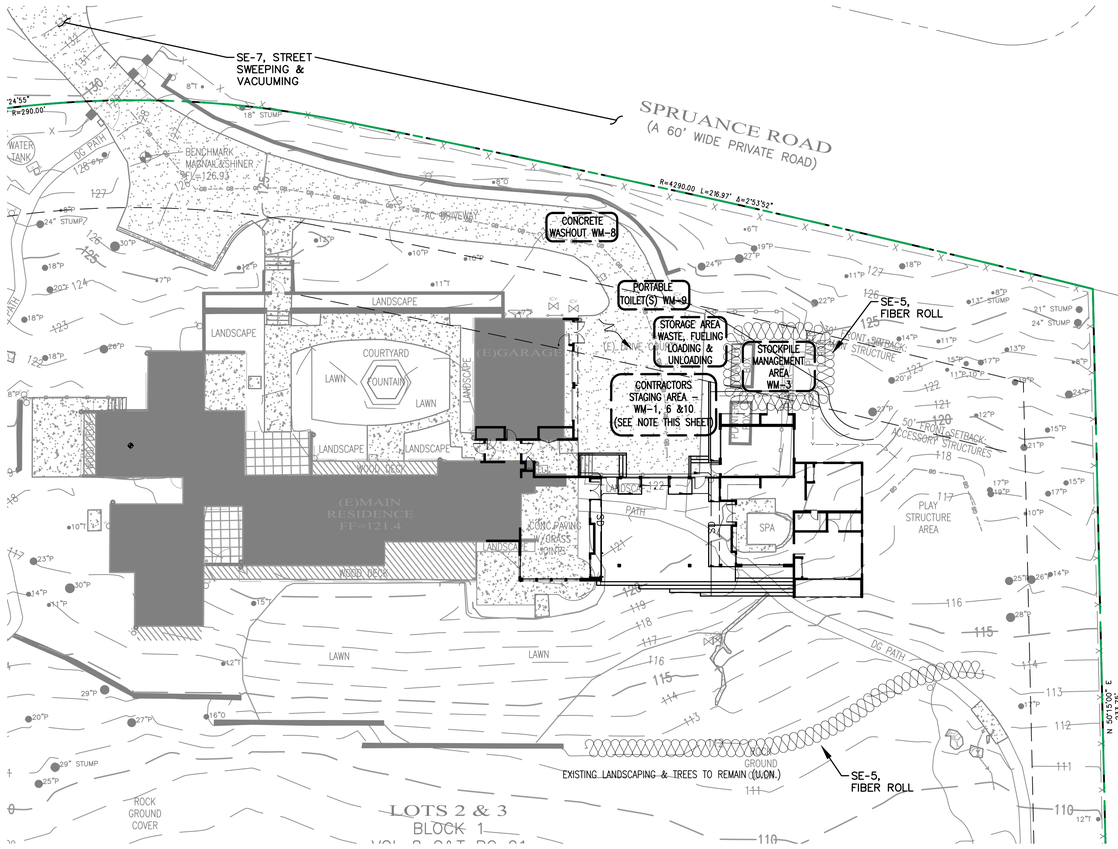
C5

OF 7 SHEETS

PROJECT# 124-182

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EROSION CONTROL PLAN

1" =20'

Scale 1" = 20'

LEGEND

PROPOSED DRAINAGE FLOW

FIBER ROLL, SEE A/C7

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-3 HYDRAULIC MULCH
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 GRAVEL BAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP WDID# 3 27C388695

INSPECTIONS

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

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS 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.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO 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.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE RMA-ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER.

BEST MANAGEMENT PRACTICE (BMP'S)

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

NON HAZARDOUS MATERIALS
1. BERM AND COVER STOCKPILES OF SAND, DIRT OR OTHER CONSTRUCTION MATERIAL WITH TARP WHEN RAIN IS FORECAST OR IF NOT ACTIVELY BEING USED WITH 14 DAYS.

HAZARDOUS MATERIALS
1. 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.
2. STORE HAZARDOUS MATERIAL 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.
3. FOLLOW MANUFACTURE'S APPLICATION INSTRUCTIONS FOR HAZARDOUS MATERIALS AND BE CAREFUL NOT USE MORE THAN NECESSARY. DO NOT APPLY CHEMICALS OUTDOORS WHEN RAIN IS FORECAST WITHIN 24 HOURS.
4. ARRANGE FOR APPROPRIATE DISPOSAL OF ALL HAZARDOUS WASTES.

WASTE MANAGEMENT
1. COVER WASTE DISPOSAL CONTAINER SECURELY WITH TARPS AT THE END OF EACH WORK DAY AND DURING WET WEATHER.
2. CHECK WASTE DISPOSAL CONTAINERS FREQUENTLY FOR LEAKS AND TO MAKE SURE THEY ARE NOT OVERFILLED. NEVER HOSE DOWN A DUMPSTER ON THE CONSTRUCTION SITE.
3. CLEAN OR REPLACE PORTABLE TOILETS AND INSPECT THEM FREQUENTLY FOR LEAKS AND SPILLS.
4. DISPOSE OF ALL WASTE AND DEBRIS PROPERLY. RECYCLE MATERIALS AND WASTES THAT CAN BE RECYCLED (SUCH AS ASPHALT, CONCRETE, AGGREGATE BASE MATERIALS, WOOD, PIPE, ETC.)
5. DISPOSE OF LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES AND CLEANING FLUIDS AS HAZARDOUS WASTE.

CONSTRUCTION ENTRANCE
1. 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.
2. SWEEP OR VACUUM ANY STREET TRACKING IMMEDIATELY AND SECURE SEDIMENT SOURCE TO PREVENT FURTHER TRACKING. NEVER HOSE DOWN STREETS TO CLEAN UP TRACKING.

MAINTENANCE AND PARKING
1. DESIGNATE AN AREA FITTED WITH APPROPRIATE BMP'S FOR VEHICLE AND EQUIPMENT PARKING AND STORAGE.
2. PERFORM MAJOR MAINTENANCE, REPAIR JOBS AND VEHICLE AND EQUIPMENT WASHING OFF SITE.
3. 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.
4. IF VEHICLE OR EQUIPMENT CLEANING MUST BE DONE ONSITE. CLEAN WITH WATER ONLY IN A BEMRED AREA THAT WILL NOT ALLOW RINSE WATER TO RUN INTO GUTTERS, STREETS, STORM DRAINS OR SURFACE WATERS.
5. DO NOT CLEAN VEHICLE OR EQUIPMENT ONSITE. USING SOAPS, SOLVENTS, DEGREASERS, STEAM CLEANING EQUIPMENT, ETC.

SPILL PREVENTION AND CONTROL
1. KEEP SPILL CLEANUP MATERIALS (RAGS, ABSORBENTS, ETC.) AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
2. INSPECT VEHICLES AND EQUIPMENT FREQUENTLY FOR AND REPAIR LEAKS PROMPTLY. USE DRIP PANS TO CATCH LEAKS UNTIL REPAIRS ARE MADE.
3. CLEAN UP SPILLS OR LEAKS IMMEDIATELY AND DISPOSE OF CLEANUP MATERIALS PROPERLY.
4. DO NOT HOSE DOWN SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEANUP METHODS (ABSORBENTS MATERIAL, CAT LITTER AND/OR RAGS.)
5. SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. DO NOT TRY TO WASH THEM AWAY WITH WATER OR BURY THEM.
6. CLEAN UP SPILL ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
7. 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 GOVERNORS OFFICE OF EMERGENCY SERVICES WARNING CENTER. (800) 852-7550 (24 HOURS)

EROSION CONTROL
1. SCHEDULE GRADING AND EXCAVATION WORK FOR DRY WEATHER ONLY. STABILIZE ALL AREAS, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS (SUCH AS EROSION CONTROL FABRIC OR BONDED FIBER MATRIX) UNTIL VEGETATION IS ESTABLISHED.
3. SEED OR PLANT VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.

SEDIMENT CONTROL
1. PROTECT STORM DRAIN INLETS, GUTTERS, DITCHES AND DRAINAGE COARSE WITH APPROPRIATE BMP'S SUCH AS GRAVEL BAGS, FIBER ROLLS, BERMS ETC.
2. PREVENT SEDIMENT FROM MIGRATING OFFSITE BY INSTALLING AND MAINTAINING SEDIMENT CONTROLS SUCH AS FIBER ROLLS, SILT FENCES OR SEDIMENT BASINS.
3. KEEP EXCAVATED SOIL ON THE SITE WHERE IT WILL NOT COLLECT INTO THE STREET.
4. TRANSFER EXCAVATED MATERIALS TO DUMP TRUCKS ON THE SITE NOT IN THE STREET.
5. CONTAINMENT SOILS

IF ANY OF THE FOLLOWING CONDITIONS ARE OBSERVED, TEST FOR CONTAMINATION AND CONTACT THE REGIONAL WATER QUALITY CONTROL BOARD: 1) UNUSUAL SOIL CONDITIONS, DISCOLORATION OR ODOR 2) ABANDONED UNDERGROUND TANKS 3) ABANDONED WELLS 4) BURIED BARRELS DEBRIS OR TRASH
6. AVOID PAVING AND SEAL COATING IN WET WEATHER OR WHEN RAIN IS FORECAST BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE.
7. COVER STORM DRAIN INLETS AND MANHOLES WHEN APPLYING SEAL COAT, TRACK COAT SLURRY SEAL, FOG SEAL, ETC.
8. COLLECT AND RECYCLE OR APPROPRIATELY DISPOSE OF EXCESS ABRASIVE GRAVEL OR SAND.
9. DO NOT USE WATER OR WASH DOWN FRESH ASPHALT CONCRETE PAVEMENT.

SAW CUTTING & ASPHALT / CONCRETE REMOVAL
1. COMPLETELY COVER OR BARRICADE STORM DRAIN INLETS WHEN SAW CUTTING. USE FILTER FABRIC, CATCH BASIN INLET FILTERS OR GRAVE BAGS TO KEEP SLURRY OUT OF THE STORM DRAIN SYSTEM.
2. SHOVEL, ABSORB OR VACUUM SAW CUT SLURRY AND DISPOSE OF ALL WASTES AS SOON AS YOU AR FINISHED IN ONE LOCATION OR AT THE END OF EACH WORK DAY (WHICHEVER IS SOONER)
3. IF SAW CUT SLURRY ENTERS A CATCH BASIN, CLEAN IT UP IMMEDIATELY.

CONCRETE, GROUT & MORTAR APPLICATION
1. STORE CONCRETE, GROUT AND MORTAR UNDER COVER ON PALLETS AND AWAY FOR DRAINAGE AREAS. THESE MATERIALS MUST NEVER REACH A STORM DRAIN.
2. 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
3. COLLECT THE WASH WATER FROM WASHING EXPOSED AGGREGATE CONCRETE AND REMOVE IT FOR APPROPRIATE DISPOSAL OFFSITE.

DEWATERING
1. EFFECTIVELY MANAGE ALL RUN-ON. ALL RUN-OFF WITH THE SITE AND ALL RUN-OFF THAT DISCHARGES FROM THE SITE. DIVERT RUN-ON WATER FROM OFFSITE AWAY FROM ALL DISTURBED AREAS OR OTHERWISE ENSURE COMPLIANCE
2. WHEN DEWATERING NOTIFY AND OBTAIN APPROVAL FROM THE LOCAL MUNICIPALITY BEFORE DISCHARGE WATER TO A STREET GUTTER OR STORM DRAIN. FILTRATION OR DIVERSION THROUGH A BASIN, TANK OR SEDIMENT TRAP MAY BE REQUIRED.
3. IN AREA OF KNOW CONTAMINATION, TESTING IS REQUIRED PRIOR TO RELEASE OR DISCHARGE OF GROUNDWATER. CONSULT WITH THE ENGINEER TO DETERMINE WHETHER TESTING IS REQUIRED AND KNOW TO INTERPRET RESULTS. CONTAMINATED GROUNDWATER MUST BE TREATED OR HAULED OFF-SITE FOR PROPER DISPOSAL.

PAINTING CLEANUP
1. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR SURFACE WATERS.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES 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.
3. FOR OIL-BASED PAINS, 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 AS HAZARDOUS WASTES.

PAINTING REMOVAL
1. CHEMICAL PAINT STRIPPING RESIDUAL AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBULYTIN MUST BE DISPOSED OF AS HAZARDOUS WASTES.
2. PAINT CHIPS AND DUST FORM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSE OF AS TRASH

LANDSCAPING
1. CONTAIN STOCK PILED LANDSCAPING MATERIALS BY STORING THEM UNDER TARPS WHEN THEY ARE NOT ACTIVELY BEING USED.
2. STOCK ERODIBLE LANDSCAPE MATERIAL ON PALLETS. COVER OR STORE THESE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED OR APPLIED.
3. DISCONTINUE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING WET WEATHER.

BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK:

NOTE:
CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

GENERAL NOTES

1. AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. ALL BMPs SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, DAILY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BMP.

2. NO GRADING OPERATIONS SHALL BE CONDUCTED DURING THE RAINY SEASON (OCTOBER 1ST – APRIL 30TH) EXCEPT UPON A CLEAR DEMONSTRATION, TO THE SATISFACTION OF THE CITY ENGINEER, THAT ADEQUATE SITE EROSION CONTROL MEASURES ARE TO BE TAKEN TO MINIMIZE RISK OF INCREASED EROSION AND SEDIMENT DISCHARGE FROM THE SITE.

3. SHOULD GRADING BE PERMITTED DURING THE RAINY SEASON, THE SMALLEST PRACTICABLE AREA OF ERODIBLE LAND SHALL BE EXPOSED AT ANY ONE TIME DURING GRADING OPERATIONS AND THE TIME OF EXPOSURE SHALL BE MINIMIZED.

4. NATURAL FEATURES, INCLUDING VEGETATION TERRAIN, WATERCOURSES AND SIMILAR RESOURCES SHALL BE PRESERVED WHEREVER POSSIBLE.

5. PERMANENT VEGETATION AND STRUCTURES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO OCTOBER 1ST.

6. PERMITEE SHALL IMPLEMENT BMP'S TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS INTO PUBLIC STREETS AND SHALL IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS. SEDIMENT SHALL BE PREVENTED OR CONTROLLED FROM BEING TRACKED OFF-SITE BY VEHICLES LEAVING THE CONSTRUCTION AREA USING APPROPRIATE BEST MANAGEMENT PRACTICES SUCH AS STABILIZE CONSTRUCTION ENTRANCES/EXITS, STABILIZED CONSTRUCTION ROADWAYS, AND ENTRANCE/EXIT TIRE WASHES.

7. TEMPORARY AND PERMANENT SEDIMENT AND DEBRIS CONTROL FACILITIES SHALL BE INSTALLED WHENEVER AND WHEREVER NECESSARY TO PROTECT AND DOWNSTREAM PROPERTIES FROM EROSION AND SEDIMENT/DEBRIS DISCHARGE.

8. TEMPORARY VEGETATION SUFFICIENT TO STABILIZE THE SOIL AS PERMANENT VEGETATION COVER IS MATURING SHALL BE ESTABLISHED ON A DISTURBED AREAS AS NEEDED AND AS EACH STAGE OF GRADING IS COMPLETED.

9. GRADING PROJECTS THAT ARE STARTED BUT NOT COMPLETED BY OCTOBER 1ST OF EACH YEAR ARE TO BE "WINTERIZED" BY INSTALLATION OF PLANNED EROSION AND SEDIMENT CONTROL MEASURES, WHICH SHALL BE MAINTAINED IN GOOD REPAIR THROUGH THE FOLLOWING APRIL 30TH, AND UNTIL THE PROJECT IS COMPLETED.

10. WHEN WORK IS ALLOWED, EXISTING GROUND COVER SHALL NOT BE CLEARED, DESTROYED, OR DISTURBED MORE THAN FIFTEEN (15) DAYS PRIOR TO GRADING OR CONSTRUCTION WORK UNLESS APPROVED IN ADVANCE BY THE ENGINEER.

11. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING AS EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

12. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

13. ALL ON-SITE EROSION CONTROL FACILITIES SHALL BE PROPERLY MAINTAINED BY THE OWNERS FOR THE LIFE OF THE PROJECT SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, HEAVY ALGAE GROWTH, INSECT BREEDING, ODORS, DISCARDED DEBRIS, AND/OR SAFETY HAZARDS. VEGETATIVE MAINTENANCE REQUIRED MAY INCLUDE MOWING, FERTILIZATION, IRRIGATION AND/OR RESIDING.

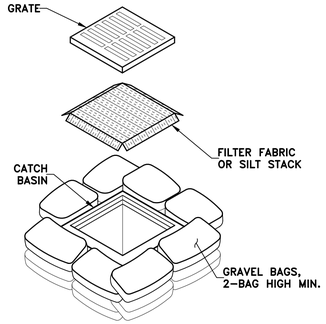
14. INSPECTIONS:
A THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES DURING ACTIVE CONSTRUCTION, TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED INTO RECEIVING WATER BODIES.
B THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
C THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
D THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GENERAL NOTES

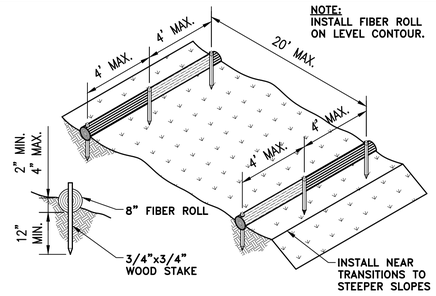
WASTE MANAGEMENT POLLUTION CONTROL
1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)
1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

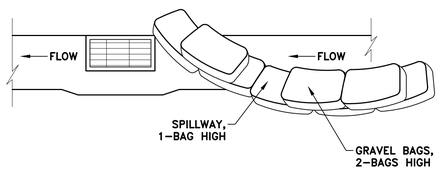
SEDIMENT CONTROL
1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGER



D / C7 DROP INLET PROTECTION
NTS

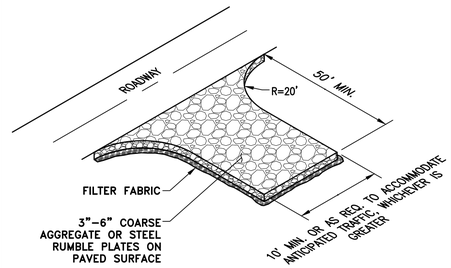


A / C7 FIBER ROLL
NTS

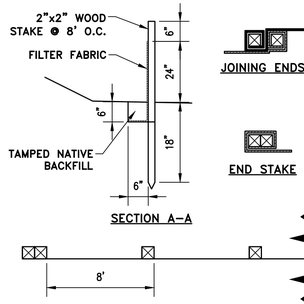


NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

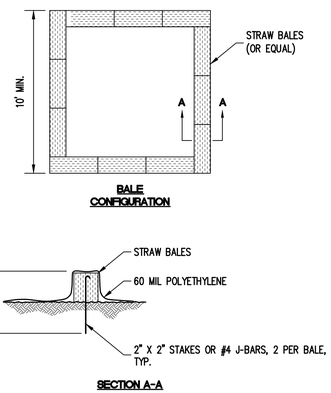
E / C7 CURB INLET PROTECTION
NTS

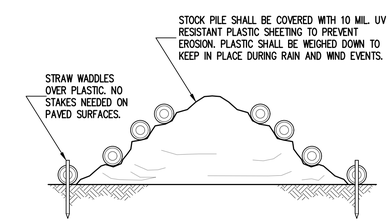


B / C7 STABILIZE ENTRANCE
NTS

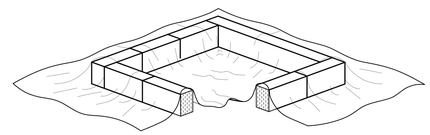


F / C7 SILT FENCE
NTS





G / C7 STOCK PILE COVERING
NTS



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

C / C7 CONCRETE WASHOUT
NTS

REV.	DATE	DESCRIPTION	BY
			C

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
CONSTRUCTION
NOT FOR

EROSION AND SEDIMENT CONTROL PLAN DETAILS

STIVERS RESIDENCE
APN# 008-501-006-000

Project Location: 3152 SPRUANCE RD. PEBBLE BEACH, CA 93953
PREPARED FOR: STIVERS

SCALE:	AS NOTED
DATE:	12/14/2024
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C7
OF 7 SHEETS

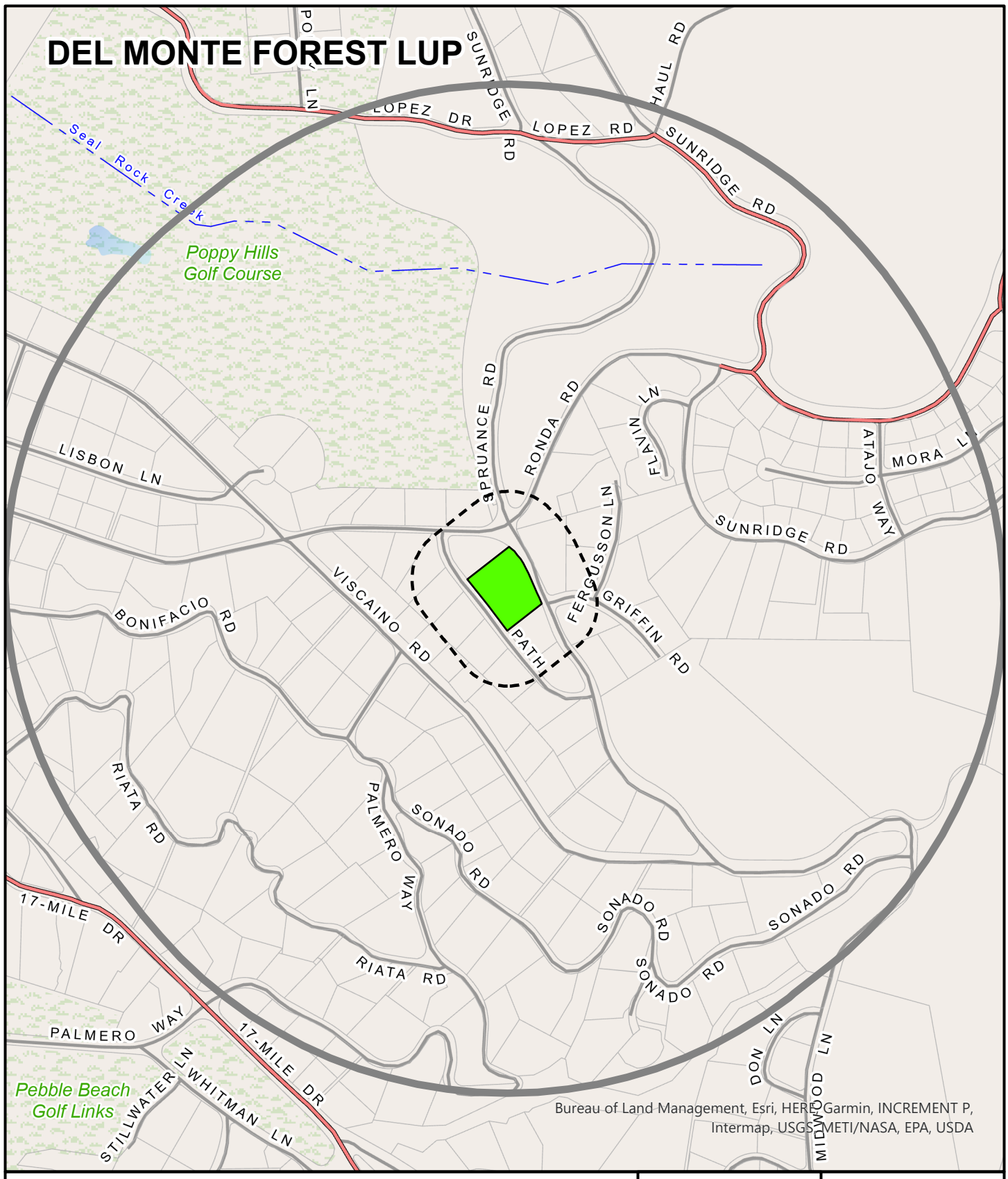
PROJECT# 124-182

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Drawing file: Z:\Projects\124182 Hayes - Stivers 3152 Spruance Road\Dwg\124182 XBase.dwg
Plotted: Mar 04, 2025 - 4:52pm

Exhibit B

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APPLICANT: TAYLOR PRICE

APN: 008501006000 **FILE #** PLN240303

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: TAYLOR PRICI

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Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
June 4, 2026

1. **Meeting called to order by** Leitzke **at** 3:00 pm

2. **Roll Call**

Members Present:
Leitzke, Verbanec. Church. Bruno, Parikh

Members Absent:
Lyon

3. **Approval of Minutes:**

A. **5/21/26** minutes

Motion: Verbanec (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: All present (5)

Noes: none

Absent: Lyon (1)

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 Items**
PLN250099 – DUCKETT
PLN260017 - SHEN YUAN
PLN240303 - STIVERS DAVID L & JEAN G TRS
PLN250206 - ALLARD

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

Thanks to Ned VanRoekel for his years of service to the DMF LUAC.

Best wishes to Ned and Elanor in their new home in Indiana.

7. Meeting Adjourned: 3:30 pm

Minutes taken by: Verbanec

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Del Monte Forest

1.

Project Name: DUCKETT KRISTIN TEASDALE & MICHELS MANFRED
File Number: PLN250099
Project Location: 1553 RIATA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-341-022-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 968 square foot detached garage; 2) Coastal Development Permit to allow development on slopes in excess of 30%; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources. Materials & colors to consist of white stucco (body) and terra cotta roof; to match existing single family residence.

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

(Please include the names of the those present)

_____

_____

_____

Was a County Staff/Representative present at meeting? Taylor Price, Jordan Evans-Polockow **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Lietzxe (LUAC Member's Name)

___ Support Project as proposed

___ Support Project with changes

X Continue the Item

Reason for Continuance: No-show

Continue to what date: Next available

Ayes: All present (5)

Noes: none

Absent: Lyon

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: Del Monte Forest

2.

Project Name: SHEN YUAN
File Number: PLN260017
Project Location: 1651 CRESPI LN, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-371-018-000
Project Planner: Taylor Price
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: ombined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow for the demolition of an existing 4,525 square foot single family dwelling and construction of a 6,651 square foot two-story single family dwelling with a 789 square foot attached garage; 2) Coastal Administrative Permit and Design Approval to allow for the construction of a 1,115 square foot accessory dwelling unit; and 3) Coastal Development Permit to allow the removal of one (1) protected tree.

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

(Please include the names of the those present)

Jun Suliano, Christine Pappan

Was a County Staff/Representative present at meeting? Taylor Price, Jordan Evans-Polockow **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Christine Pappan	X		Loss of view, no contact from current owner

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)
Lack of neighbor contact		Meet & discuss

ADDITIONAL LUAC COMMENTS

Project previously approved, permts expired after owner death

Reinitialization of project by heirs

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Bruno (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All present (5)

Noes: None

Absent: Lyon (1)

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: Del Monte Forest

3.

Project Name: STIVERS DAVID L & JEAN G TRS
File Number: PLN240303
Project Location: 3152 SPRUANCE RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-501-006-000
Project Planner: Taylor Price
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the remodel and 730 square foot addition to the existing single family dwelling and garage, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot garage; 2) Coastal Administrative Permit and Design Approval to allow construction of an 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; 3) Coastal Development Permit to allow a legal non-conforming land use, Pescadero Watershed impervious coverage, to remain at 13,140.

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

(Please include the names of the those present)

Robert Hayes, David Stivers

Was a County Staff/Representative present at meeting? Taylor Price, Jordan Evans-Polockow **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
none		

ADDITIONAL LUAC COMMENTS

Neighboring lot also has construction project – need attention to parking impact on Spruance and Deer Path

Impervious coverage held constant with existing.

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Church (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All present (5)

Noes: None

Absent: Lyon (1)

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: Del Monte Forest

4.

Project Name: ALLARD MICHAEL DAVID & WENDY LOUISE TRS
File Number: PLN250206
Project Location: 1060 RODEO RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-323-020-000
Project Planner: Imani Harrigan
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow the construction of a new 3,149 square foot single family dwelling with a 681 square foot basement and 1,743 square foot basement garage, and a 792 square foot accessory dwelling unit. Grading consists of 1,070 cubic yards of excavation and 90 cubic yards of fill.

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

(Please include the names of the those present)

_____

_____

_____

Was a County Staff/Representative present at meeting? Taylor Price, Jordan Evans-Polockow **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Leitzke (LUAC Member's Name)

___ Support Project as proposed

___ Support Project with changes

X Continue the Item

Reason for Continuance: No-show

Continue to what date: Next available

Ayes: All present (5)

Noes: none

Absent: Lyon (1)

Abstain: none

Introduced: 6/10/2026 **Current Status:** Agenda Ready

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

PLN260045 - MAMMEL MARK C & NANCY 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: 26392 Isabella Ave, 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 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: Chris Gourlay
Property Owner: Mark & Nancy Mammel
APN: 009-441-013-000
Parcel Size: 0.09 Ac
Zoning: Medium Density Residential, 2 units per acre with a Design Control Overlay, 18-foot height limit (Coastal Zone) or "MDR/2-D(18')(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov, 831-784-5765

SUMMARY/DISCUSSION

The project site is located at 26392 Isabella Ave, within the Carmel Area Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residential neighborhood as a Commercial Vacation Rental. The site is developed with an existing 1,332 square foot single-family dwelling consisting of 2 bedrooms, 2 bathrooms, a kitchen, dining room and living room. Within the immediate neighborhood, there are two other commercial vacation rental applications that are in an applied status; although they are applied, these applications have

approved discretionary permits for commercial vacation rentals. (**Exhibit C**)
The Applicant/Owner is proposing that the residence be occupied by a maximum of five people overnight and seven people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Carmel Area Water will also be sufficient in its continuance in providing sewer 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 29th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 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 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of 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, and an 18' height limit in the Coastal Zone, or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, 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, is subject to the 5-8-minute response time. Cypress Fire Protection District 25 is 7 minutes away which provides 24-hour emergency medical and fire response services for structural coverage, and the Community Hospital of the Monterey Peninsula is 12 minutes away, which provides 24-hour emergency medical 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 and in a visible location outside of the structure. (Condition No. 5).

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 meets 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, Esmeralda Oliva, who will reside at 4531 Seascape Court Seaside, CA 93955, which is a 20-28-minute drive away. Ms. Oliva's contact information will be provided to the guests of the property, and Ms. Oliva will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Ms. Oliva'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 five overnight guests and seven 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. 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.

Public Access

The property is accessed through Isabella Ave., a county-maintained road. 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 of Supervisors 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 29th 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

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 M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jaquelyn M. Nickerson, Principal Planner; Mark & Nancy Mammel, Property Owners; Chris Gourlay, 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 PLN260045

Introduced: 6/10/2026 **Current Status:** Agenda Ready

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

PLN260045 - MAMMEL MARK C & NANCY 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: 26392 Isabella Ave, 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 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: Chris Gourlay
Property Owner: Mark & Nancy Mammel
APN: 009-441-013-000
Parcel Size: 0.09 Ac
Zoning: Medium Density Residential, 2 units per acre with a Design Control Overlay, 18-foot height limit (Coastal Zone) or "MDR/2-D(18')(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov, 831-784-5765

SUMMARY/DISCUSSION

The project site is located at 26392 Isabella Ave, within the Carmel Area Land Use Plan. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residential neighborhood as a Commercial Vacation Rental. The site is developed with an existing 1,332 square foot single-family dwelling consisting of 2 bedrooms, 2 bathrooms, a kitchen, dining room and living room. Within the immediate neighborhood, there

are two other commercial vacation rental applications that are in an applied status; although they are applied, these applications have approved discretionary permits for commercial vacation rentals. (**Exhibit C**)

The Applicant/Owner is proposing that the residence be occupied by a maximum of five people overnight and seven people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Carmel Area Water will also be sufficient in its continuance in providing sewer 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 29th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 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 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of 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, and an 18' height limit in the Coastal Zone, or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, 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, is subject to the 5-8-minute response time. Cypress Fire Protection District 25 is 7 minutes away which provides 24-hour emergency medical and fire response services for structural coverage, and the Community Hospital of the Monterey Peninsula is 12 minutes away, which provides 24-hour emergency medical 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 and in a visible location outside of the structure. (Condition No. 5)**.**

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 meets 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, Esmeralda Oliva, who will reside at 4531 Seascape Court Seaside, CA 93955, which is a 20-28-minute drive away. Ms. Oliva's contact information will be provided to the guests of the property, and Ms. Oliva will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Ms. Oliva'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 five overnight guests and seven 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. 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.

Public Access
The property is accessed through Isabella Ave., a county-maintained road. 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 of Supervisors 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 29th 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
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 M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Operations Plan
- Site Plan
Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Public Comment

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jaquelyn M. Nickerson, Principal Planner; Mark & Nancy Mammel, Property Owners; Chris Gourlay,

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 PLN260045

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:
MAMMEL MARK & NANCY (PLN260045)
RESOLUTION NO. ----
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 there are no exceptions pursuant to Section 15300.2; 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.

[PLN260045, MAMMEL MARK & NANCY, 26392 ISABELLA AVE, CARMEL, (APN:009-441-013-000)]

The MAMMEL MARK & NANCY application (PLN260045) came on for a public hearing before the County of Monterey Zoning Administrator on June 25, 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 Monterey County 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 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 26392 Isabella Ave, a county-maintained road, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with an existing 1,332 square foot single-family dwelling that has two bedrooms, two bathrooms, a kitchen and dining room. The applicant submitted an application seeking to use

their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The property has a maximum occupancy of five overnight guests and seven daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

c) Allowed Use. The property is located at 26392 Isabaella Avenue in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-441-013-000). The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control, and an 18' height limit in the Coastal Zone or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.09 acres in size), APN: 009-441-013-000, is identified as Lot 13 in Block B-13, as shown on the "Map of Addition No. 7, Carmel-By-The-Sea, Monterey County, California", filed May 4, 1910 in the Office of the County Recorder of the County of Monterey, State of California, and now on file in said office in Map Book 2, "Cities and Towns", at Page 24. 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 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 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 (Condition No. 5), 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, is subject to the 5–8-minute response time. Cypress Fire Protection District 25 is 7 minutes away which provides 24-hour emergency medical and fire response services for coverage, and the Community Hospital of the Monterey Peninsula is 12 minutes away, which provides 24-hour emergency medical 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, Esmeralda Oliva, who will reside at 4531 Seascape Court, Seaside Ca, which is a 20–28-minute drive away. Esmeralda Oliva will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 20-28 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. 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 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 application includes adequate parking spaces (2 guest parking spaces), which meets the minimum 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: 009-441-013-000).

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.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 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 accessed through a county-maintained road known as Isabella Avenue. Therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objections have been received and no further documentation or condition is required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260045.

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 PLN260045.

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 to Isabella Avenue, a County-maintained road, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management

District (MPWMD). Sewer service will continue to be provided by American 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 County of Monterey HCD-Planning found in Project File PLN260045.

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 PLN260045.

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 Carmel Area Land Use Plan is 118. This application is the 28th 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 Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the

Board of Supervisors 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 28th 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 to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1. The property is not visible from Highway 1. 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 PLN260045.

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 PLN260045.

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, and there are no exceptions pursuant to Section 15300.2;
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 25th day of June 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

PLN260045

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260045) allows the use, by any person, of 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 26392 Isabella Ave (Assessor's Parcel Number 009-441-013-000), 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 009-441-013-000 on June 25, 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 June 25, 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.

Application Summary Sheet

Record Number: VR250190
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 11/12/2025
Parcel Number: 009-441-013-000
Project Name: MAMMEL MARK C & NANCY A 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. The property is located at 26392 Isabella Avenue, Carmel (Assessor's Parcel Number 009-441-013-000), 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		26392		ISABELLA	AVE					CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		MAMMEL MARK C & NANCY A TRS	26392 ISABELLA AVE	CARMEL CA 93923				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

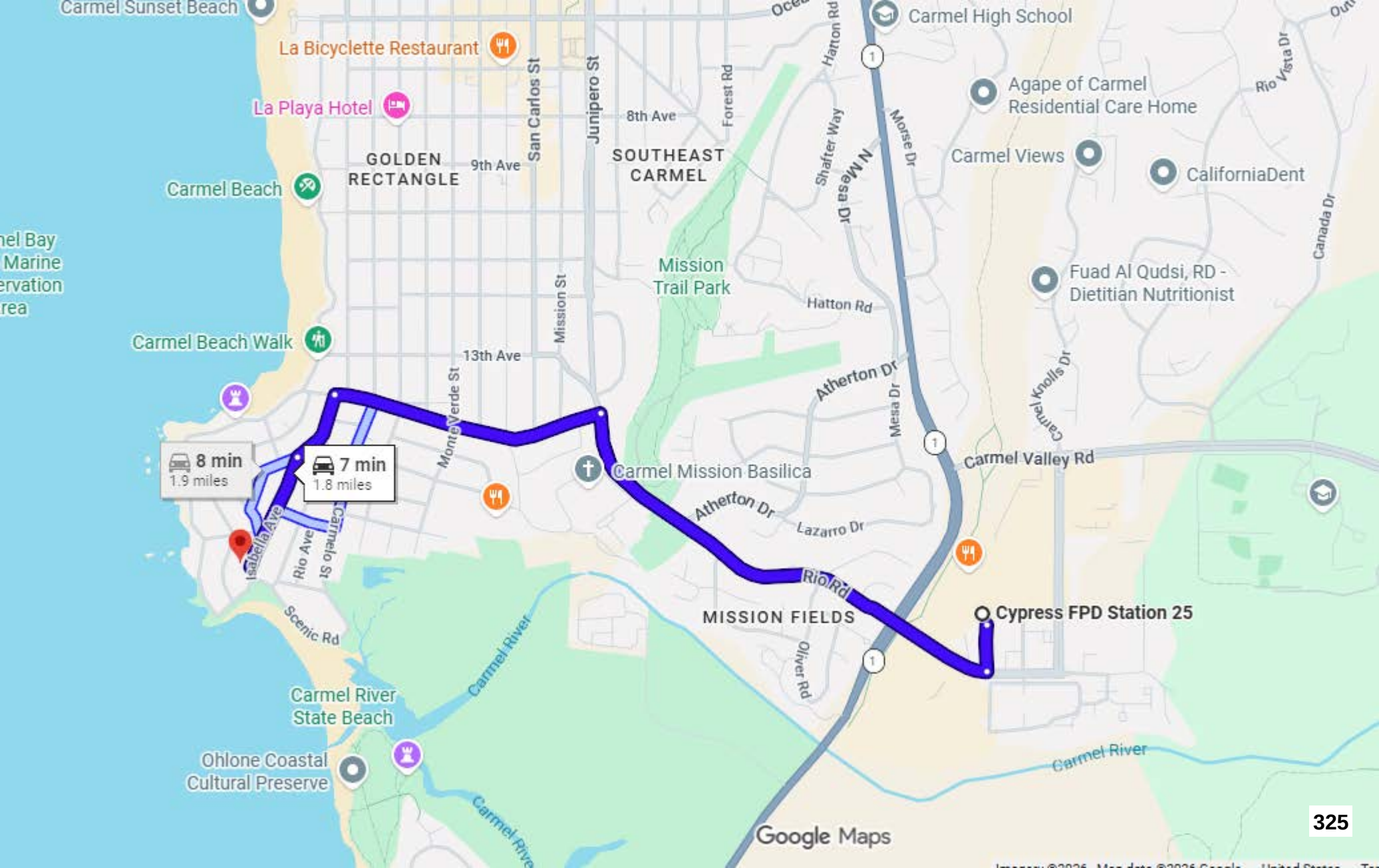
Contact

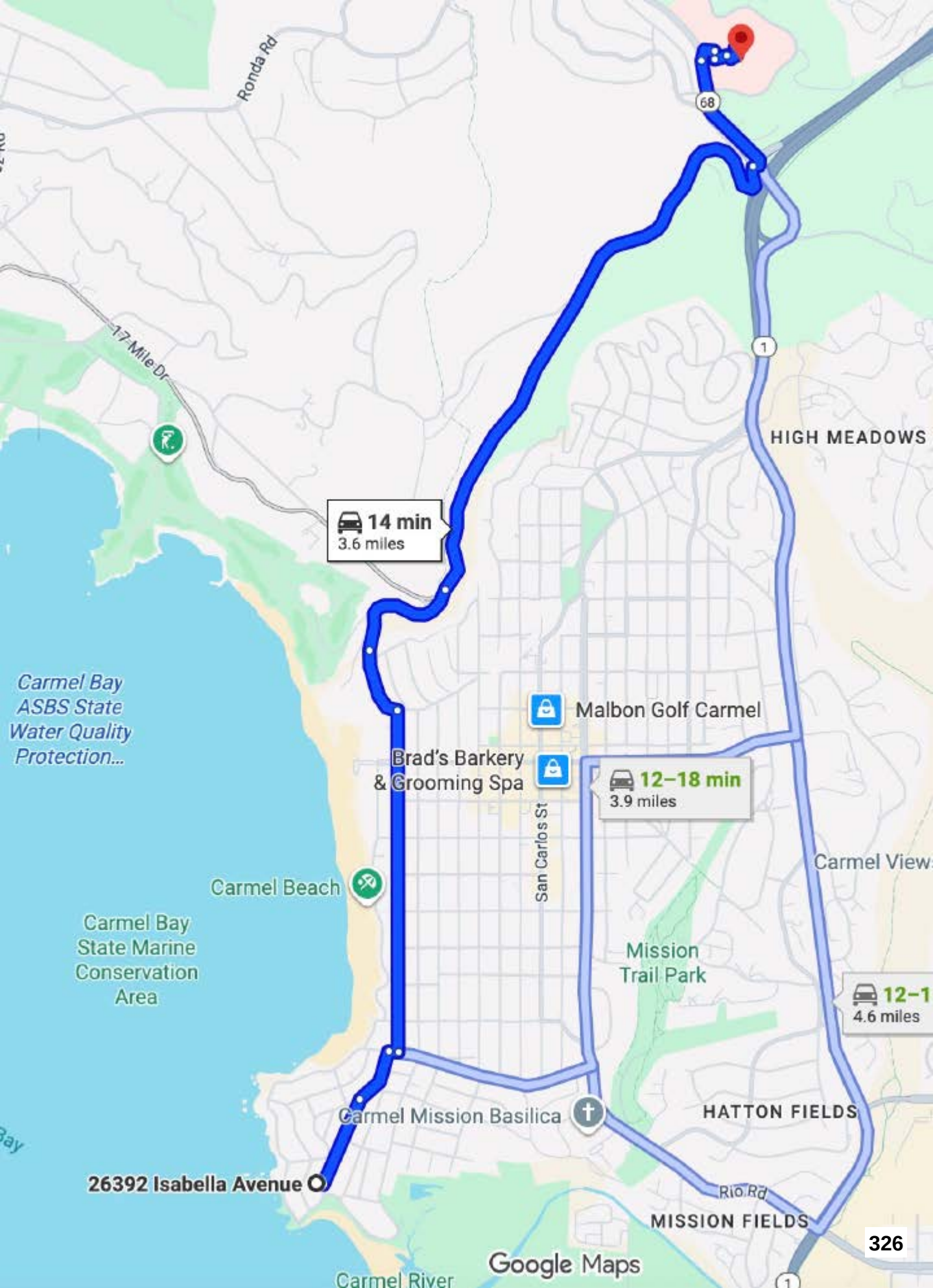
Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	GOURLAY, CHRIS	BIG SUR STRATEGIC CONSULTING		chris@bigsurstrategic.com		PO BOX 695	BIG SUR CA 93920			
Operator	MAMMEL, MARK	CASTILLO CARACOL		mamme001@umn.edu		26392 ISABELLA AVE	CARMEL CA 93923			
Property Manager	OLIVA, ESMERALDA			esmeraldahousekeeping@hotmail.com		PO BOX 905	SEASIDE CA 93955			

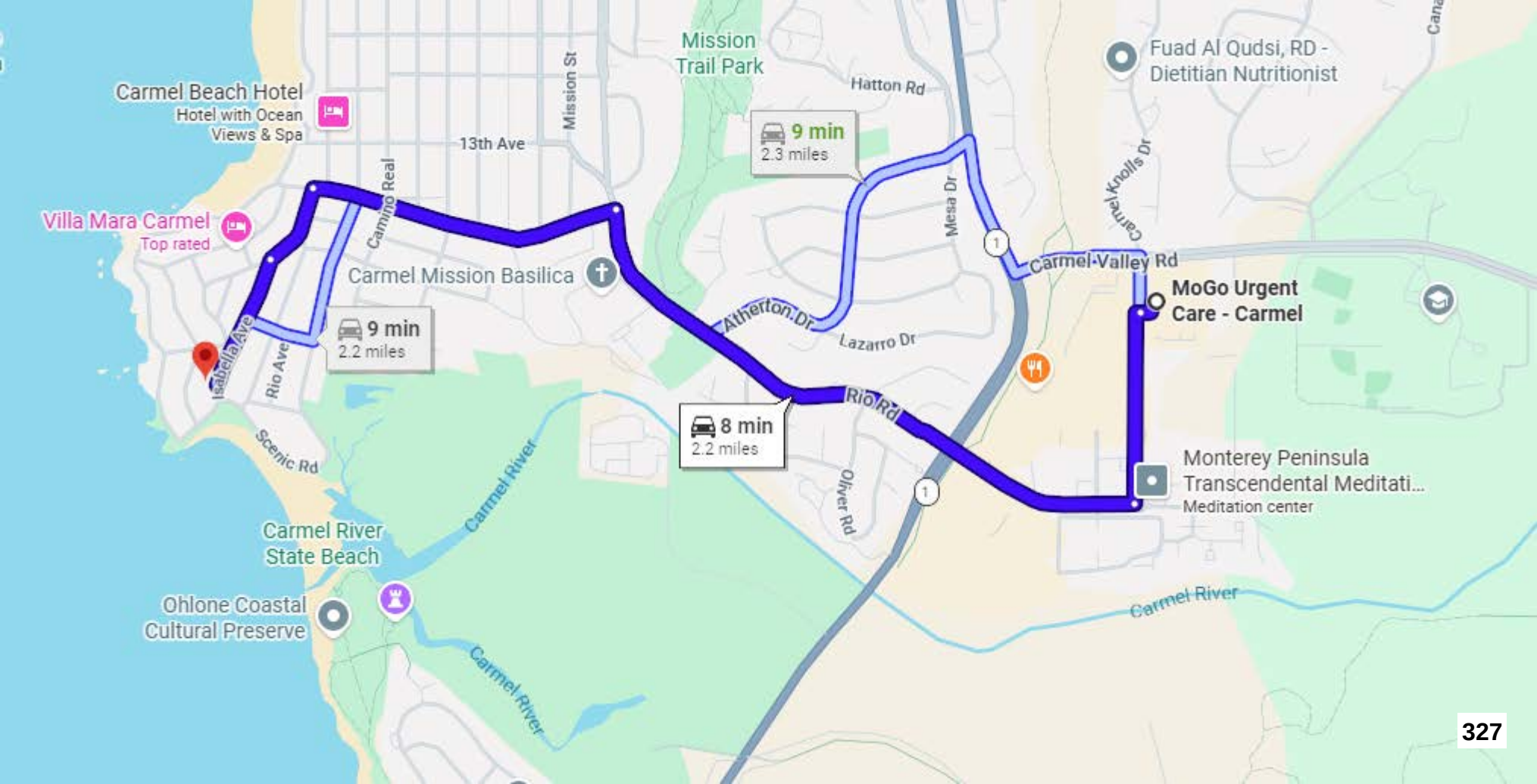
Custom Fields

Field Name	Field Value
# of bathrooms	2
# of bedrooms	2
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	7
Maximum Overnight Occupancy	5
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, CA 93923
Nearest Fire Station Name	Rio Road Fire Station
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 Ave & 4th Ave Carmel, CA 93923

Nearest Police Station Name	Carmel Police Department
Nearest Police Station Phone	8316246403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	1
Number of Non-hosted Rentals Per Year	24
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	000445
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
To sign this application, please type your name	Chris Gourlay


8 min
1.9 miles
7 min
1.8 miles
Cypress FPD Station 25
Carmel Sunset Beach
La Bicyclette Restaurant
La Playa Hotel
GOLDEN RECTANGLE
SOUTHEAST CARMEL
Carmel Beach
Carmel High School
Agape of Carmel Residential Care Home
Carmel Views
CaliforniaDent
Fuad Al Qudsi, RD - Dietitian Nutritionist
Mission Trail Park
Carmel Beach Walk
Carmel Mission Basilica
MISSION FIELDS
Carmel River State Beach
Ohlone Coastal Cultural Preserve
Carmel River
Scenic Rd
Isabella Ave
Rio Ave
Carpenter St
Monte Verde St
San Carlos St
Junipero St
Mission St
Forest Rd
8th Ave
9th Ave
13th Ave
Hatton Rd
Shafter Way
N Mesa Dr
Morse Dr
Mesa Dr
Atherton Dr
Lazaro Dr
Rio Rd
Carmel Valley Rd
Oliver Rd
Canada Dr
Rio Vista Dr
Carmel Knolls Dr
Google Maps

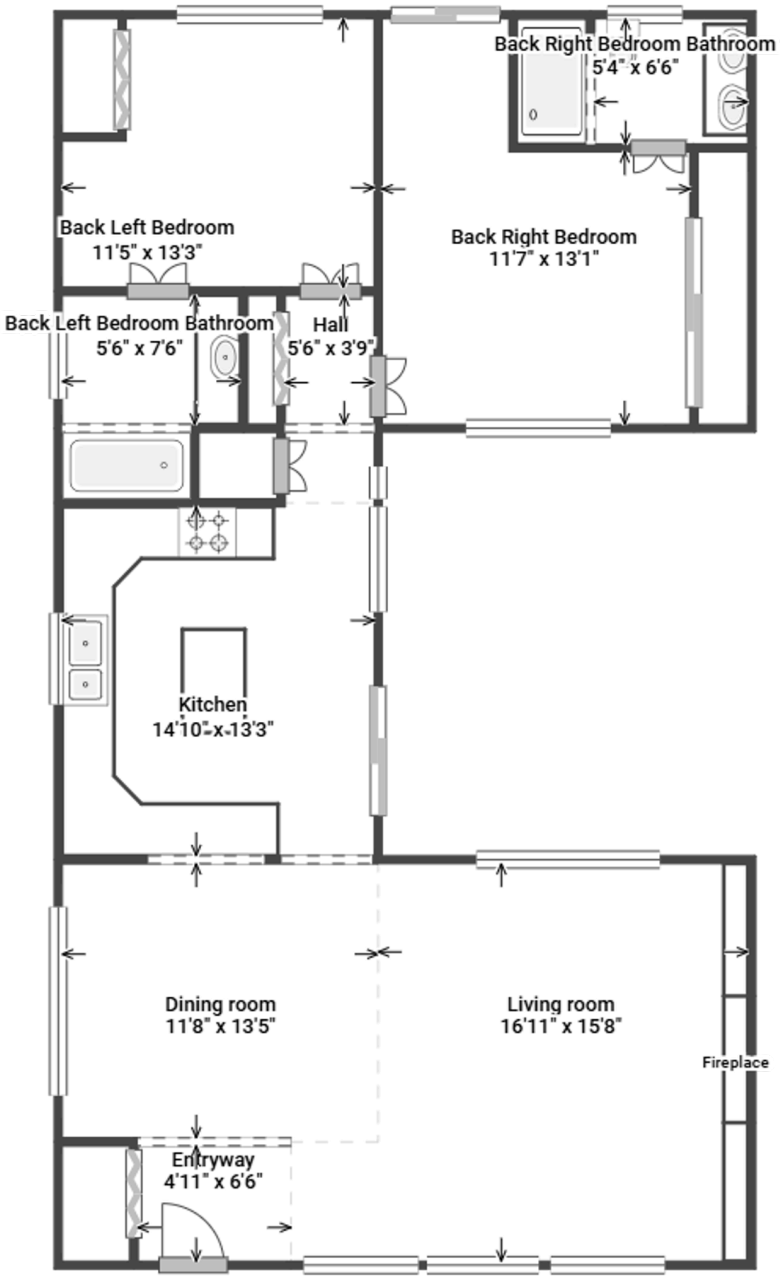

Ronda Rd
68
17 Mile Dr
1
HIGH MEADOWS
14 min
3.6 miles
Carmel Bay
ASBS State
Water Quality
Protection...
Malbon Golf Carmel
Brad's Barkery
& Grooming Spa
12–18 min
3.9 miles
San Carlos St
Carmel View
Carmel Beach
Carmel Bay
State Marine
Conservation
Area
Mission
Trail Park
12–1
4.6 miles
Carmel Mission Basilica
HATTON FIELDS
26392 Isabella Avenue
Rio Rd
MISSION FIELDS
Google Maps
Carmel River


Carmel Beach Hotel
Hotel with Ocean Views & Spa
13th Ave
Mission St
Mission Trail Park
Hatton Rd
Fuad Al Qudsi, RD - Dietitian Nutritionist
9 min
2.3 miles
Villa Mara Carmel
Top rated
Camino Real
Carmel Mission Basilica
Mesa Dr
Carmel Knolls Dr
Carmel Valley Rd
MoGo Urgent Care - Carmel
9 min
2.2 miles
Isabella Ave
Rio Ave
Atherton Dr
Lazarro Dr
Rio Rd
8 min
2.2 miles
Scenic Rd
Carmel River
Oliver Rd
Monterey Peninsula Transcendental Meditati...
Meditation center
Carmel River State Beach
Ohlone Coastal Cultural Preserve
Carmel River
Carmel River

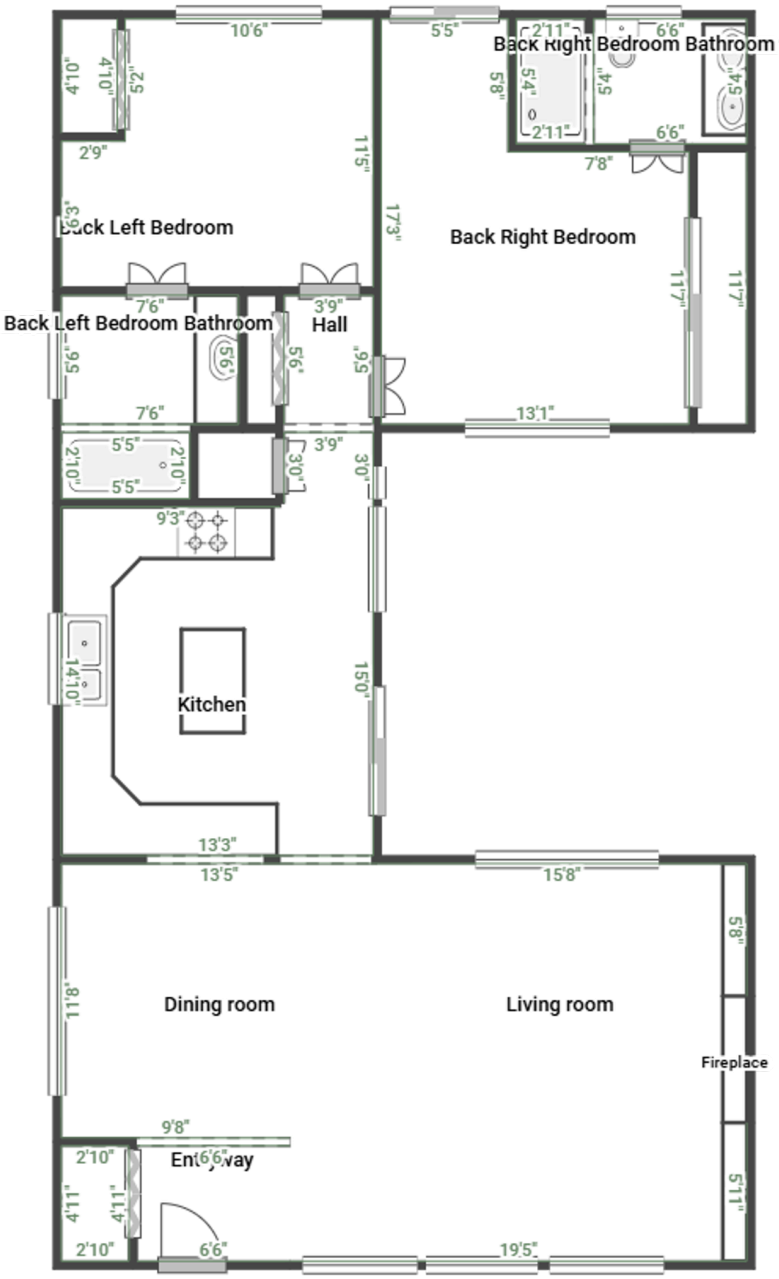
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26392 Isabella Ave. Site Map
26349
26378
26386
Main House
26392
26392 Isabella Ave
26398
Front Entrance
Driveway
Gate to Street

26392 Isabella Avenue Carmel CA 93923: Floor Plan



26392 Isabella Avenue Carmel CA 93923: Windows/Doors Dimensions



Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.
You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirement

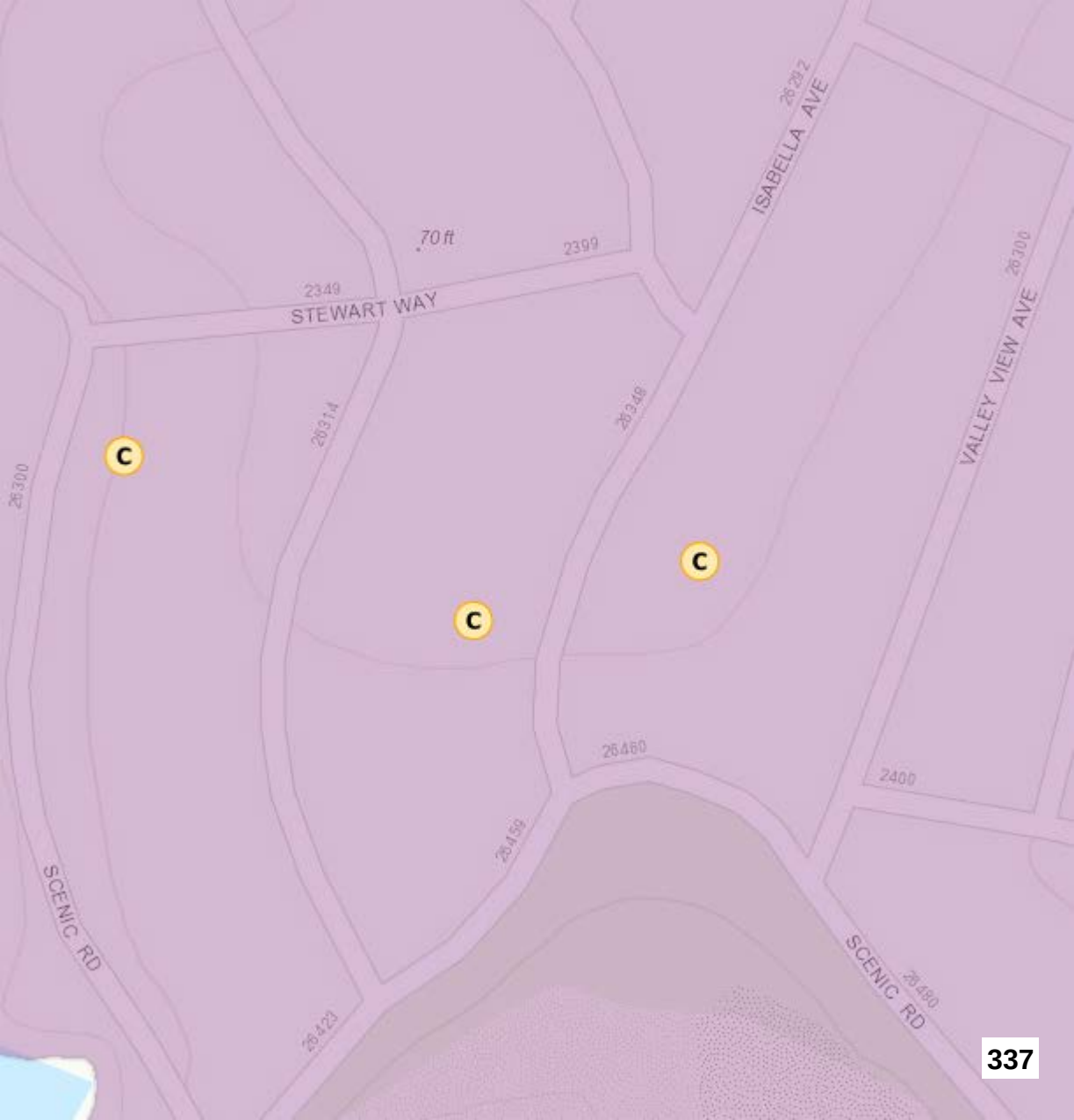
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Exhibit B

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Carmel River
Elementary School
26392 Isabella Ave
Jean Arthur "Driftwood
Cottage" Former Home
Carmel River
State Beach
335

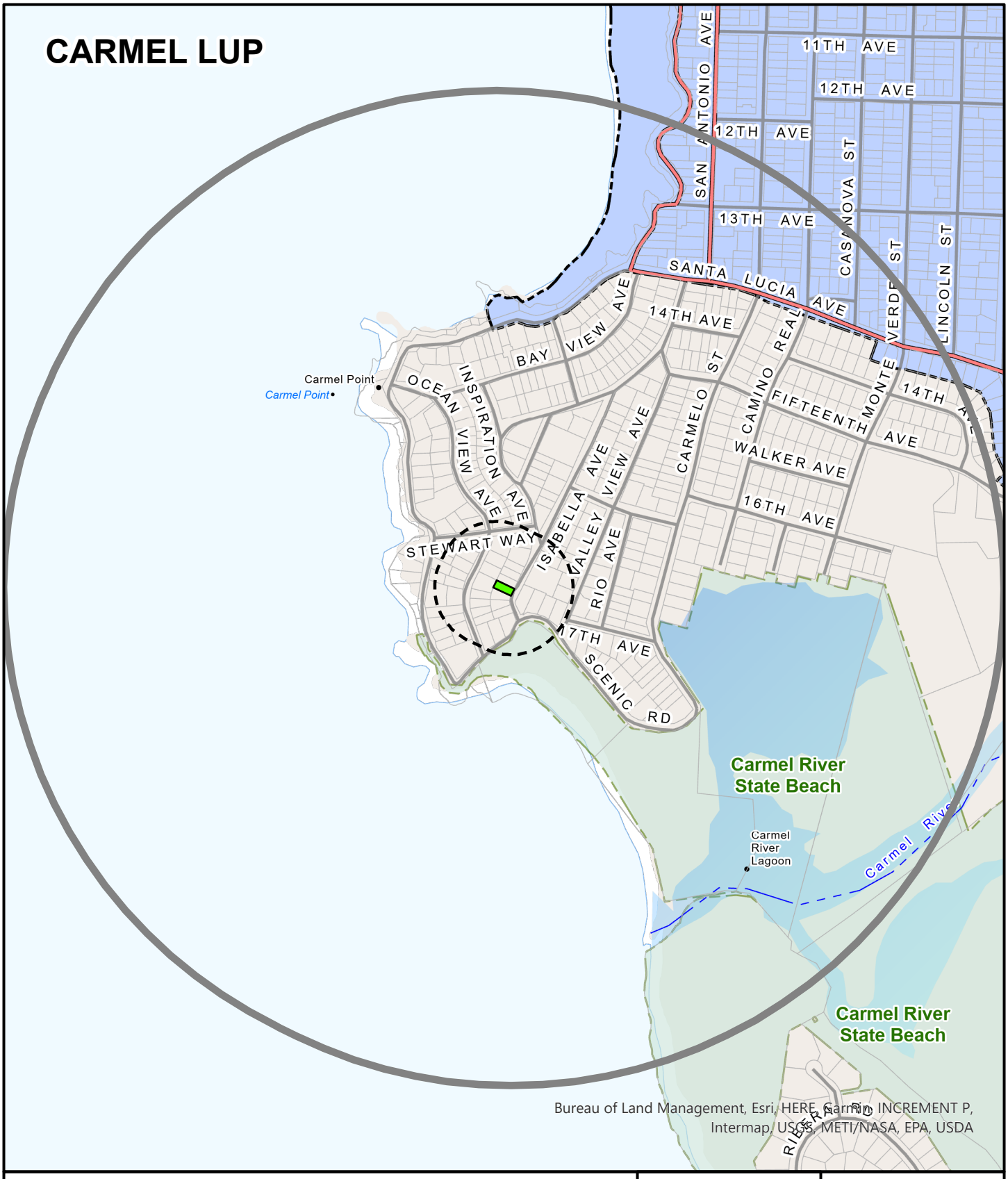

26349
26337
26355
26392 Isabella Ave
26398
26387


70 ft
2399
2349
STEWART WAY
ISABELLA AVE
26282
26300
VALLEY VIEW AVE
26314
26348
C
C
C
26460
2400
26459
SCENIC RD
SCENIC RD
26423
26490

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Exhibit C

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APPLICANT: MAMMEL

APN: 009441013000 **FILE #** PLN260045

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: SORENSEN

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Exhibit D

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HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [ ] Have your Vacation Rental Operation Application number ready.
- [ ] Vacation Rental Address and Unit/Suite/Apt # 26392 Isabella Ave. Carmel
- [ ] Total number of bedrooms 2 bedrooms
- [ ] Total number of onsite parking spaces (e.g. garage, driveway) 2 Parking spaces

Interior Inspection

- [x] Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- [x] Every sleeping room has a functional smoke alarm.
- [x] Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- [x] All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- [x] Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- [x] Other heating equipment is in safe operating condition and placed in an approved location..
- [x] There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- [x] The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- [x] There is no evidence of infestation, garbage, and debris at the site.
- [x] The property has active garbage pick-up service.
- [x] If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- [x] Property is in an overall safe and sanitary condition.
- [x] Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- [x] Passed
- [ ] Failed

Remarks/Observations:

Home Inspector Certification Pillar to Post Home Inspectors

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
- [x] American Society of Home Inspectors Andrew Cumpston #267558
- [ ] International Code Council
- [ ] International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: 11/7/25

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

Exhibit E

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To: Monterey County Housing & Community Development / Permit Center

Re: Letter of Support for Coastal Development Permit
Owner: Mark & Nancy Mammel
Application No. PLN260045
Address: 262392 Isabella Ave, Carmel

To Whom It May Concern:

We are Jim Zack & Lise de Vito and we own a home at 24760 Lower Trail, Carmel.

We are writing to formally express support for the owners in their application for a Coastal Development Permit for a Commercial Short-Term Vacation Rental.

We manage a short-term vacation rental ourselves, and we have other neighbors doing the same. We believe there is a need for this type of housing, contributing to the diversity of housing type that supports the local economy, and for the benefit to the owners, allowing many people, us included to own a home in the Monterey/Carmel area, for part time use now, and ultimately for our retirement home. Every family has a unique story of how they use their home, and vacation rentals should be supported.

Sincerely,



Jim Zack & Lise de Vito

STR Approval Mark & Nancy Mammel PLN260045

FF
Fred Faltersack <fred@faltersack.com>
To 293-zahearingcomments
Cc Sorensen, Jack

Reply | Reply All | Forward | ...

Sat 5/23/2026 2:42 PM

This Message Is From an External Sender
[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Zoning Administrator,
I would like to express my support for the approval of Mark & Nancy Mammel permit PLN260045.

I am a big fan of Short Term Rentals both as a traveler and as the current owner of a home in the Monterey County which is used as a STR when not in use by my family or friends. There are so many benefits for the traveler, the owners, and the County when these types of opportunities are available to all.
Regards and Thank you to all,
Fred Faltersack
408-666-1234 cell
fred@faltersack.com

NOTES:
Applicants: Mark & Nancy Mammel
Address: 262392 Isabella Ave, Carmel, CA 93923
File: PLN260045
Zoning Administrator Hearing Date: May 28, 2026

Jack Sorensen, Asst planner
Housing & Community Development
1441 Schilling Place, 2nd Floor, Salinas, CA 93901
Direct Line: (831)755-5845
sorensenj@countyofmonterey.gov

Introduced: 6/15/2026 **Current Status:** Agenda Ready

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

PLN250231 - CASEY RICHARD F & SHARON J CASEY TRS

Public hearing to consider action on 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: 53060 Pine Cyn Rd, King City, CA 93930

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 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

Property Owner: Casey Richard F & Sharon J Casey Trs
APN: 420-071-066-000
Parcel Size: approximately 47.50 acres
Zoning: Rural Grazing with a maximum gross density of 10 units per acre and Low-Density Residential with a maximum gross density of 5 units per acre and Permanent Grazing with 1 unit per 40 acres or "RG/10|LDR/5|PG/40"
Plan Area: Central Salinas Valley
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 53060 Pine Cyn Rd, a County-maintained Road, in King City subject to the Central Salinas Valley Area Plan. The applicant submitted an application seeking to use their existing single-family dwelling located in a rural neighborhood as a Commercial Vacation Rental.

The subject property is currently developed with an existing 2,100 square foot single family dwelling with a garage, 2 sheds and a barn. The single-family dwelling has 5 bedrooms, 2 bathroom, and a kitchen. The applicant is proposing that the residence be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time. The property is currently served by a public water system, and an Onsite Wastewater Treatment 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 Development Permit would allow the establishment of the 2nd commercial vacation rental in the Central Salinas Valley Area Plan out of 66 Development Permits permitted pursuant to Title 21 Section 21.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 2010 County of Monterey General Plan (General Plan), Central Salinas Valley Area Plan (CSV), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Zoning Ordinance (Title 21).

Land Use

The subject property is split zoned Rural Grazing with a maximum gross density of 10 units per acre and Low-Density Residential with a maximum gross density of 5 units per acre and Permanent Grazing with 1 unit per 40 acres or "RG/10|LDR/5|PG/40". The existing single family dwelling is located on the LDR portion of the property and the proposed CVR use will be within this structure. Title 21 Section 21.14.050.EE allows for the Commercial Vacation Rental use in Low-Density Residential, 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. Adequate is defined as 5-8 minutes within Community Areas, 12 minutes within Rural centers or Urban Standards, and 45 minutes for Public Lands, Agriculture Lands, and Rural Lands or Rural Standards. The subject property falls within the rural center/Urban Standard as the subject property has a limited array of public services; therefore, it is subject to the 12 minute response time. The South County Fire Protection District is located 5 minutes away from the property and offers EMT services. Mee Memorial Hospital which provides 24-hour emergency medical response is 10 minutes away. 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 and in a visible location outside of the structure (**Exhibit A**).
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 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, Richard Casey, approximately 5 minutes from the subject property. Richard Casey'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 10 overnight guests and 15 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 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 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 of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Va-cation 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 Central Salinas Valley Area Plan. It would be the 2nd Commercial Vacation Rental out of a maximum of 66 in the Central Salinas Valley 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.

OTHER AGENCY INVOLVEMENT
Environmental Health Breau

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
- Operations Plan
- Site Plan
Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner; Casey Richard F & Sharon J Casey , Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250231.

Introduced: 6/15/2026 **Current Status:** Agenda Ready

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

PLN250231 - CASEY RICHARD F & SHARON J CASEY TRS

Public hearing to consider action on 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: 53060 Pine Cyn Rd, King City, CA 93930

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 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

Property Owner: Casey Richard F & Sharon J Casey Trs
APN: 420-071-066-000
Parcel Size: approximately 47.50 acres
Zoning: Rural Grazing with a maximum gross density of 10 units per acre and Low-Density Residential with a maximum gross density of 5 units per acre and Permanent Grazing with 1 unit per 40 acres or "RG/10|LDR/5|PG/40"
Plan Area: Central Salinas Valley
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 53060 Pine Cyn Rd, a County-maintained Road, in King City subject to the Central Salinas Valley Area Plan. The applicant submitted an application seeking to use their existing single-family dwelling located in a rural neighborhood as a Commercial Vacation Rental.

The subject property is currently developed with an existing 2,100 square foot single family dwelling with a garage, 2 sheds and a barn. The single-family dwelling has 5 bedrooms, 2 bathroom, and a kitchen. The applicant is proposing that the residence be occupied by a maximum of 10 people overnight and 15 people during daytime hours at the property at a time. The property is currently served by a public water system, and an Onsite Wastewater Treatment 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 Development Permit would allow the establishment of the 2nd commercial vacation rental in the Central Salinas Valley Area Plan out of 66 Development Permits permitted pursuant to Title 21 Section 21.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 2010 County of Monterey General Plan (General Plan), Central Salinas Valley Area Plan (CSV), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Zoning Ordinance (Title 21).

Land Use
The subject property is split zoned Rural Grazing with a maximum gross density of 10 units per acre and Low-Density Residential with a maximum gross density of 5 units per acre and Permanent Grazing with 1 unit per 40 acres or "RG/10|LDR/5|PG/40". The existing single family dwelling is located on the LDR portion of the property and the proposed CVR use will be within this structure. Title 21 Section 21.14.050.EE allows for the Commercial Vacation Rental use in Low-Density Residential, 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.

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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, Richard Casey, approximately 5 minutes from the subject property. Richard Casey'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.

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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 of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Va-cation 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 Central Salinas Valley Area Plan. It would be the 2nd Commercial Vacation Rental out of a maximum of 66 in the Central Salinas Valley 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.

OTHER AGENCY INVOLVEMENT
Environmental Health Breau

Prepared by: Jose A. Mendoza, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
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- Recommended Conditions of Approval
- Operations Plan
- Site Plan
Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner; Casey Richard F & Sharon J Casey , Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250231.

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:
CASEY RICHARD F & SHARON J CASEY TRS (PLN250231)

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 Use Permit for a Commercial Vacation Rental to allow the use of single family dwelling for transient lodging for a period of 30 calendar days or fewer.

[PLN250231, CASEY RICHARD F & SHARON J CASEY TRS, 53060 PINE CYN RD, KING CITY, (APN: 420-071-066-000) Central Salinas Valley Area Plan]

The CASEY RICHARD F & SHARON J CASEY TRS application (PLN250231) came on for a public hearing before the County of Monterey Zoning Administrator on June 25, 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);
- Central Salinas Valley Area Plan (CSV);
- 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 53060 PINE CYN RD , in Unincorporated King City subject to the Central Salinas Valley Area Plan. The subject property is currently developed with an existing 2,100 square foot single family dwelling with a garage, 2 sheds and a barn. The single-family dwelling has 5 bedrooms, 2 bathrooms, and a kitchen. The applicant is proposes to use their existing single-family dwelling

located in a rural neighborhood as a Commercial Vacation Rental.. On April 08, 2026, the applicant submitted an application seeking to use their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

c) Allowed Use. The property is located at 53060 PINE CYN RD in Unincorporated King City, Central Salinas Valley Area Plan, (Assessor's Parcel Number: 420-071-066-000). The subject parcel is split-zoned Rural Grazing with a maximum gross density of 10 units per acre and Low-Density Residential with a maximum gross density of 5 units per acre and Permanent Grazing with 1 unit per 40 acres or "RG/10|LDR/5|PG/40". The existing single-family dwelling is located on the LDR portion of the property and the proposed CVR use will be within this structure. Title 21 Section 21.14.050.EE allows for the Commercial Vacation Rental use in Low-Density Residential 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 (47.50 acres in size), APN: 420-071-066-000 is identified as Parcel 66, as shown in its current size and configuration and de-scribed in the 1964 Assessor's Map Book 420, Page 7. 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 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 as conditioned to ensure that they always have an active Business 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 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. Title 21 Section 21.64.290.F.5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone

number of those services. The subject property complies with Title 21 Section 21.64.290.F.5 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. Adequate is defined as 5-8 minutes within Community Areas, 12 minutes within Rural centers or Urban Standards, and 45 minutes for Public Lands, Agriculture Lands, and Rural Lands or Rural Standards. The subject property falls within the rural center/Urban Standard as the subject property has a limited array of public services; therefore, it is subject to the 12 minute response time. The South County Fire Protection District is located 5 minutes away from the property and offers EMT services. Mee Memorial Hospital which provides 24-hour emergency medical response is 10 minutes away. 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 Richard Casey, who will reside at 52293 Pine Cyn Rd, which is a 5-minute drive away. Richard Casey's contact information will be provided to the guests of the property, and Richard Casey will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 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.

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: 009-171-014-000).

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 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 21.70.120, 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

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: 53060 Pine Cyn Rd, a County maintained public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80. No comments or objections have been received and no further documentation or condition is required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250231.

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 the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. 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 PLN250231.

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

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has no road access to Monterey Highway 1, a scenic highway, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will be provided to the parcel by Little Bear Water Company and sewer services will be provided through an Onsite Wastewater Treatment system. Environmental Health Bureau determined that the onsite wastewater treatment system meets all applicable requirements and is considered adequate based on their review.

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 PLN250231.

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 PLN250231.

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 a 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 5439 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 maximum allowed for the Central Salinas Valley Area Plan is 66. This application is the 2nd 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 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 Central Salinas

Valley Area Plan. It would be the second Commercial Vacation Rental in the Central Salinas Valley 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.

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 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 PLN250231.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.B, the project is subject to appeal by/to the Planning 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 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 25th day of June 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250231

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN250231) 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 53060 PINE CYN RD, KING CITY (Assessor's Parcel Number 420-071-066-000), PLANNING AREA. 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 420-071-066-000 on June 11, 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 21.20.290.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 MONTH DAY, YEAR, 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 for 7 years and renewed annually for the term of this Use Permit.

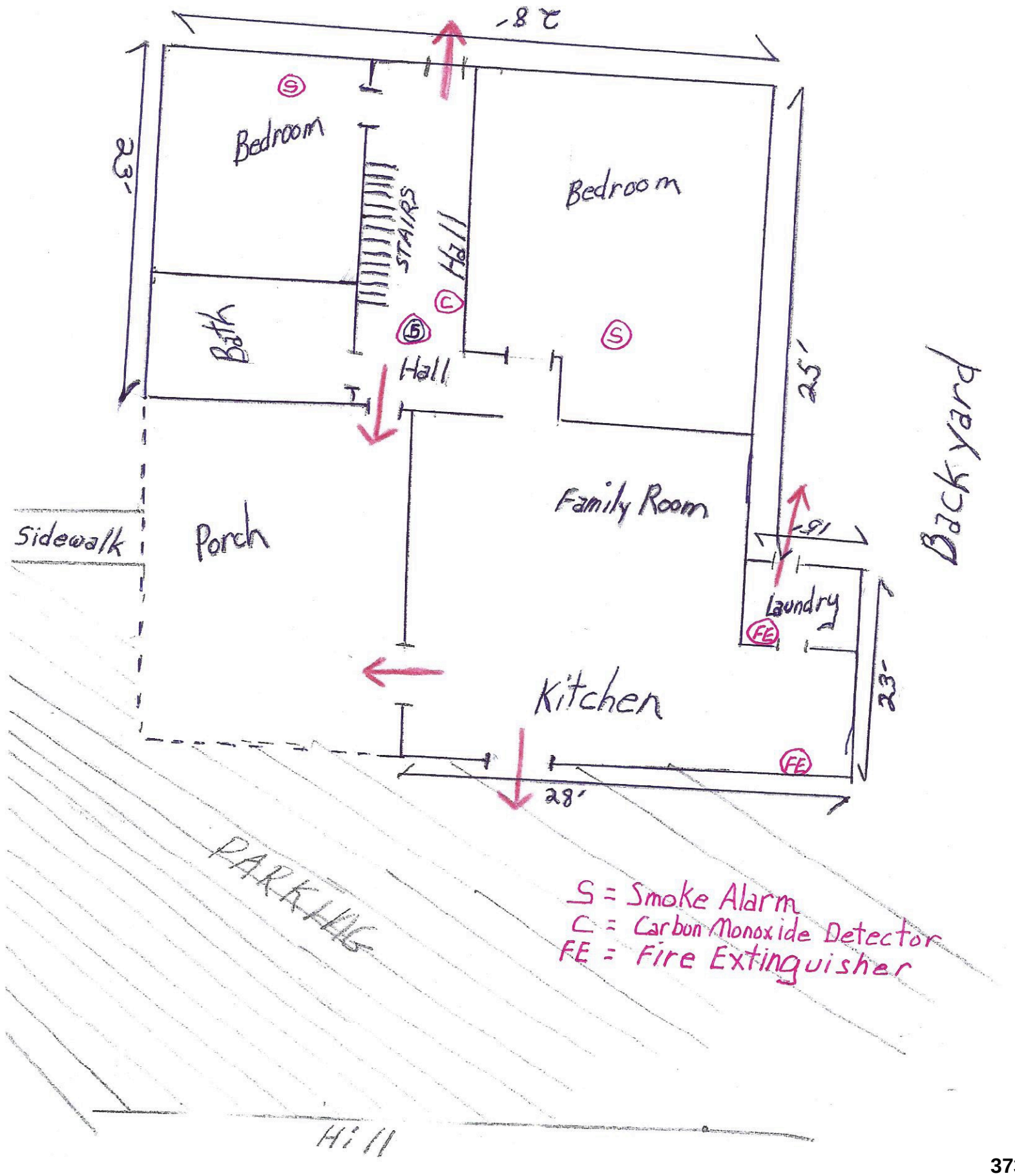
Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

Nearest Police Station Phone	(831)385-4848
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	0
Number of Non-hosted Rentals Per Year	0
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Transient Occupancy Tax (TOT) Number	001949
VR is on a private road or a shared driveway	No
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 outset to ensure that the use of the property as a vacation rental does not violate any deed restrictions on title that govern uses on the property. Specifically, numerous properties within the Del Monte Forest have an agreement on title that restricts a property owner from conducting "any trade or business of any description, nor shall said premises be used or occupied for any other purposes whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent of the Seller.	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will, at a minimum, contain the following: the Vacation Rental Operation License number, the Maximum daytime and nighttime occupancy, the time period for quiet hours, and the Advertised Rental Rate.	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 before commencing the Vacation Rental use and will keep the business license valid throughout the Vacation Rental use.	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of septic systems, and I will post advisory signs at all kitchen sink(s) and toilet(s).	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires that solid waste and recycling be contained within appropriate receptacles with lids and stored out of sight unless in conformance with neighborhood standards.	CHECKED

I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits at all times of day and night the making, assisting in making, allowing, creating, or causing to be made outside amplified sound.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits housing any animal that creates a habitual nuisance.	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable fireplace containers, will not be operated while the property is rented.	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements as set forth in Monterey County Code Sub-Section 7.120.020.C.	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shall be in writing and identify the name, address, telephone number, and email address of the Operator, Property Manager, and at least one responsible Occupant who is 18 years or older.	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter using the County provided template to neighboring properties within a 300-foot radius of the property; and if applicable, to all properties with ownership or access rights to any shared private road utilized to access the Vacation Rental.	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code Section 4291, also known as defensible space regulations. Resources for Defensible Space can be found here: https://www.fire.ca.gov/dspace.	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addresses of at least one guest per stay, the number of guests, guest's license plate numbers if traveling by car , and dates of stay. These records must be maintained for the Vacation Rental Operation License terms plus two years and can be examined by the County upon request.	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License expiration if I wish to renew my Vacation Rental Operation License.	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to complaints, and can arrive on site within 30 minutes.	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacation rental. If the vacation rental violates applicable deed restrictions, the applicant may face civil liability regardless of receiving a valid permit and/or license from the County.	CHECKED

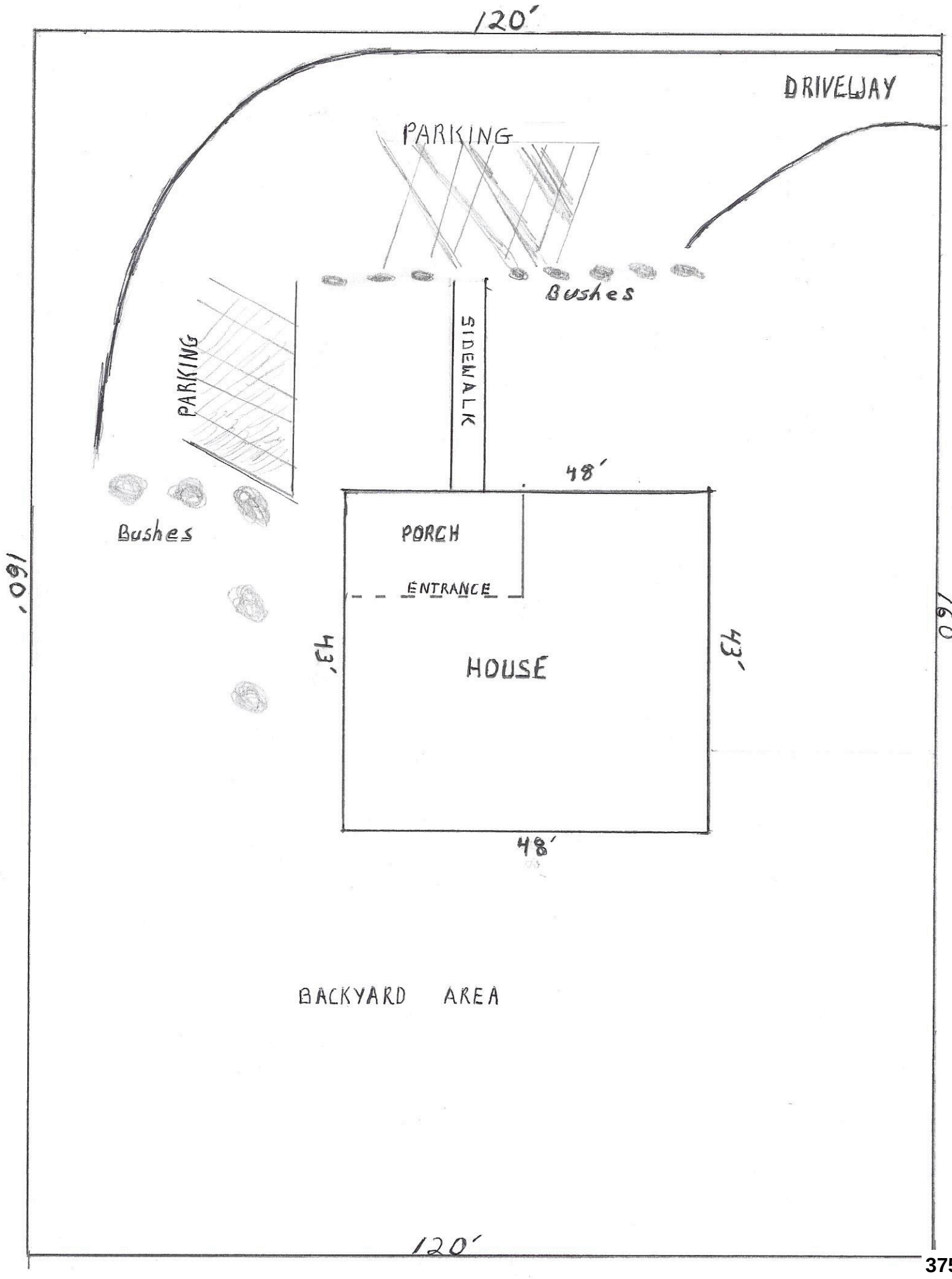
53060 Pine Canyon Rd, King City

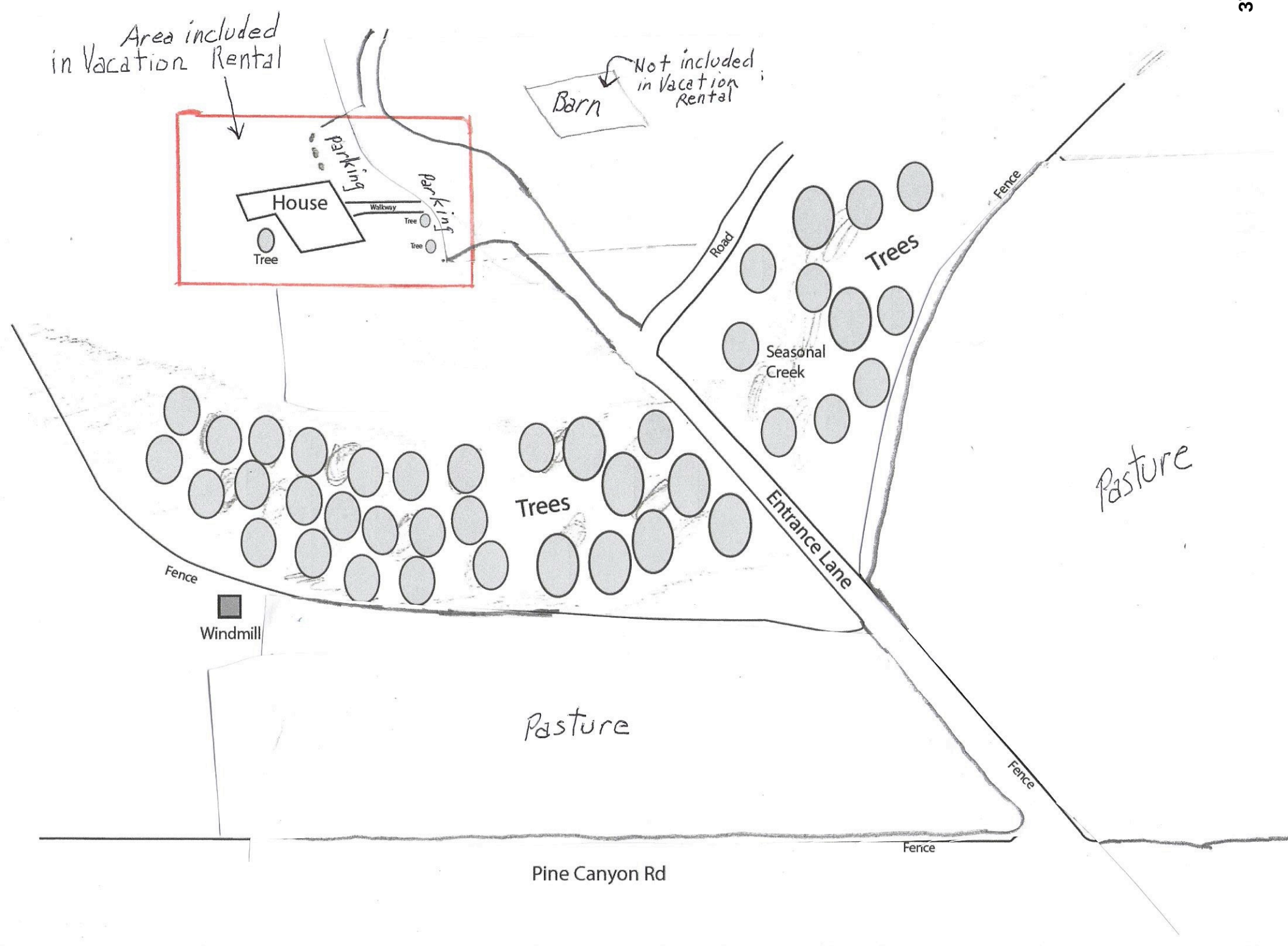
Floor Plan, First Floor

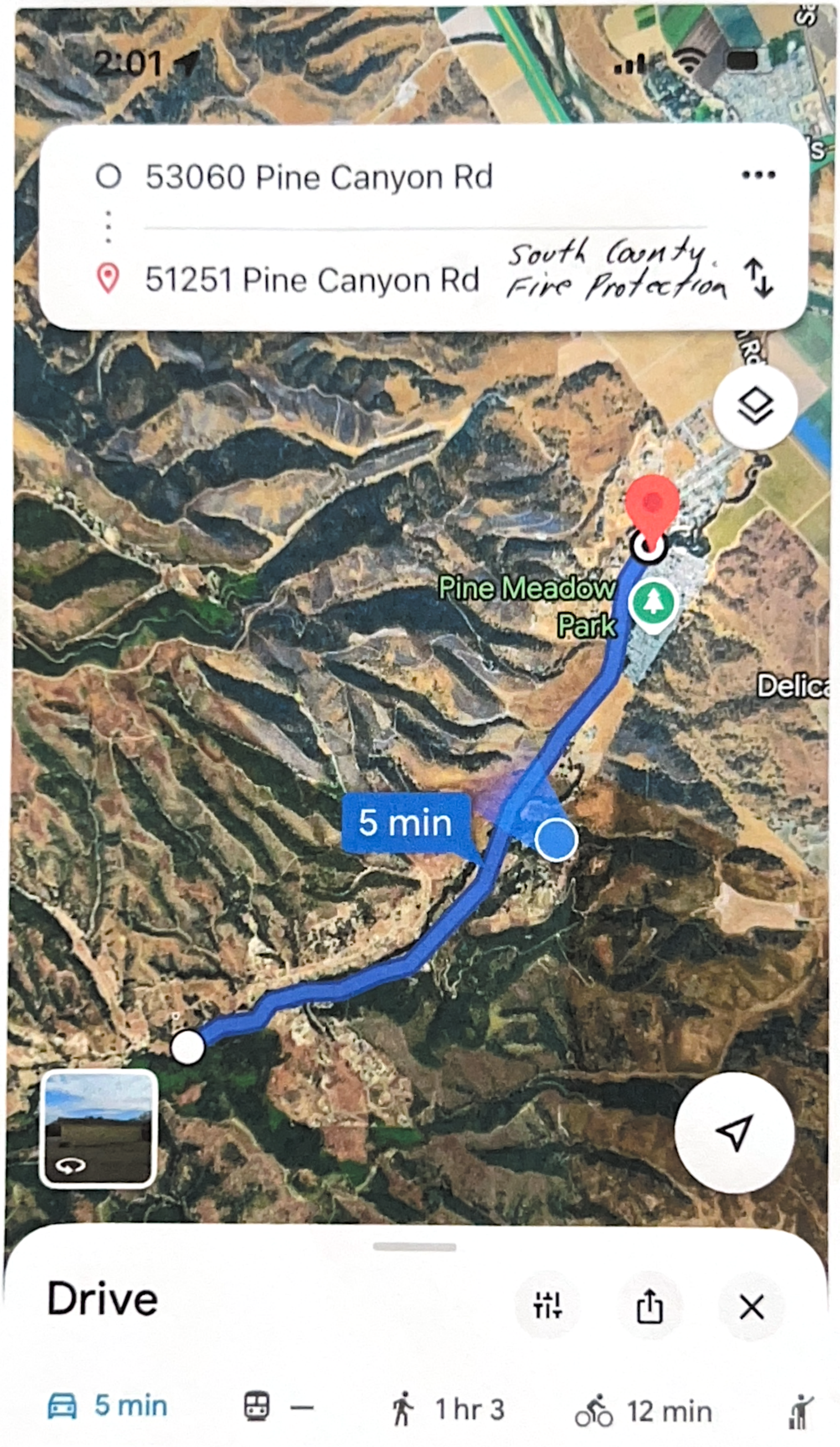


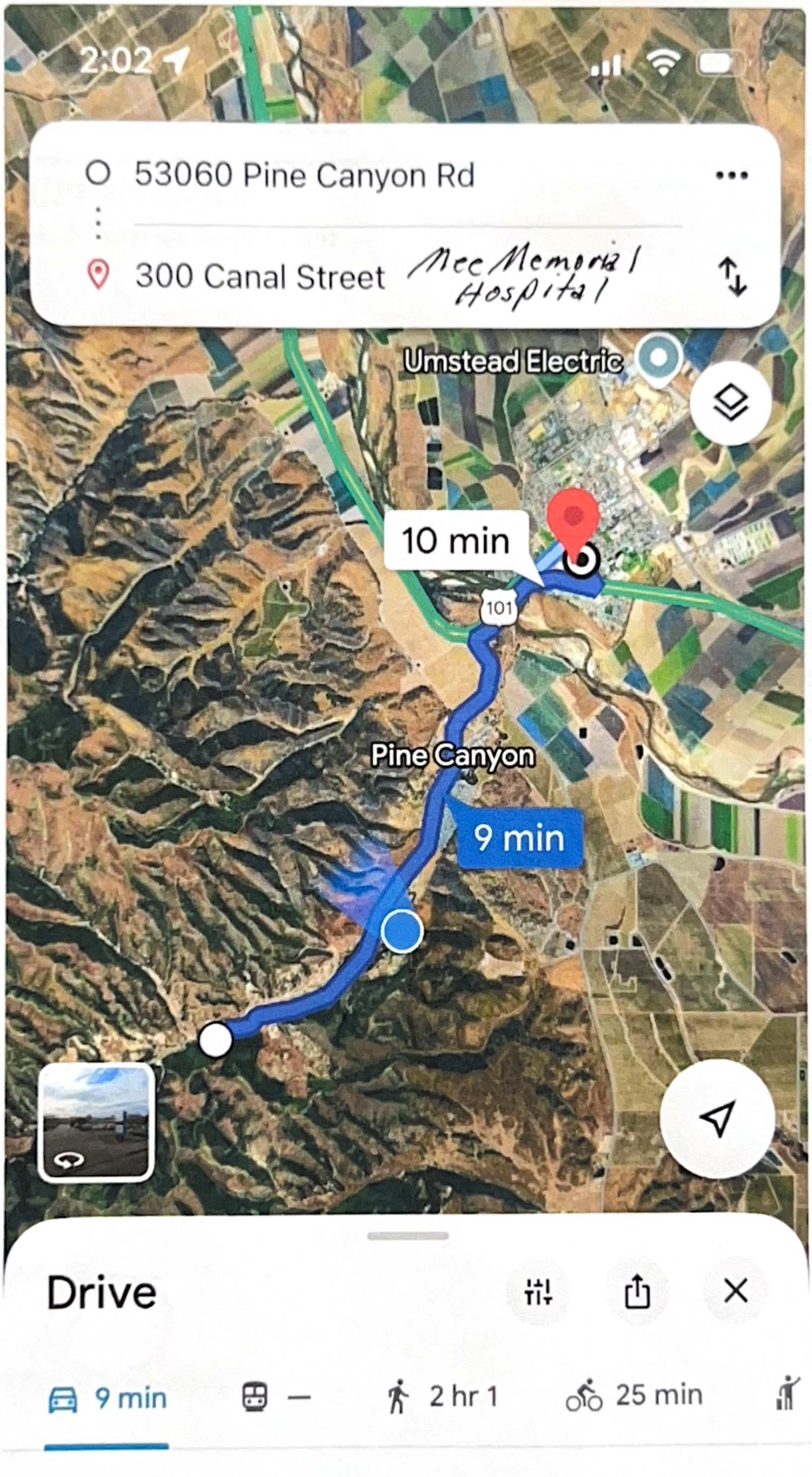
Upstairs

5306 Pine Canyon Rd
Floor Plan
Second Floor


120'
DRIVEWAY
PARKING
Bushes
SIDEWALK
PARKING
48'
Bushes
PORCH
ENTRANCE
160'
43'
HOUSE
43'
160'
48'
BACKYARD AREA
120'


Area included in Vacation Rental
Not included in Vacation Rental
Barn
House
Parking
Parking
Walkway
Tree
Tree
Tree
Road
Trees
Fence
Seasonal Creek
Trees
Entrance Lane
Pasture
Fence
Windmill
Pasture
Fence
Fence
Pine Canyon Rd


2:01
53060 Pine Canyon Rd
51251 Pine Canyon Rd
South County Fire Protection
Pine Meadow Park
5 min
Drive
5 min
—
1 hr 3
12 min
5 min
Arrive 2:05 PM · Fastest route, the usual traffic
3 mi
Start
Add stops
Save

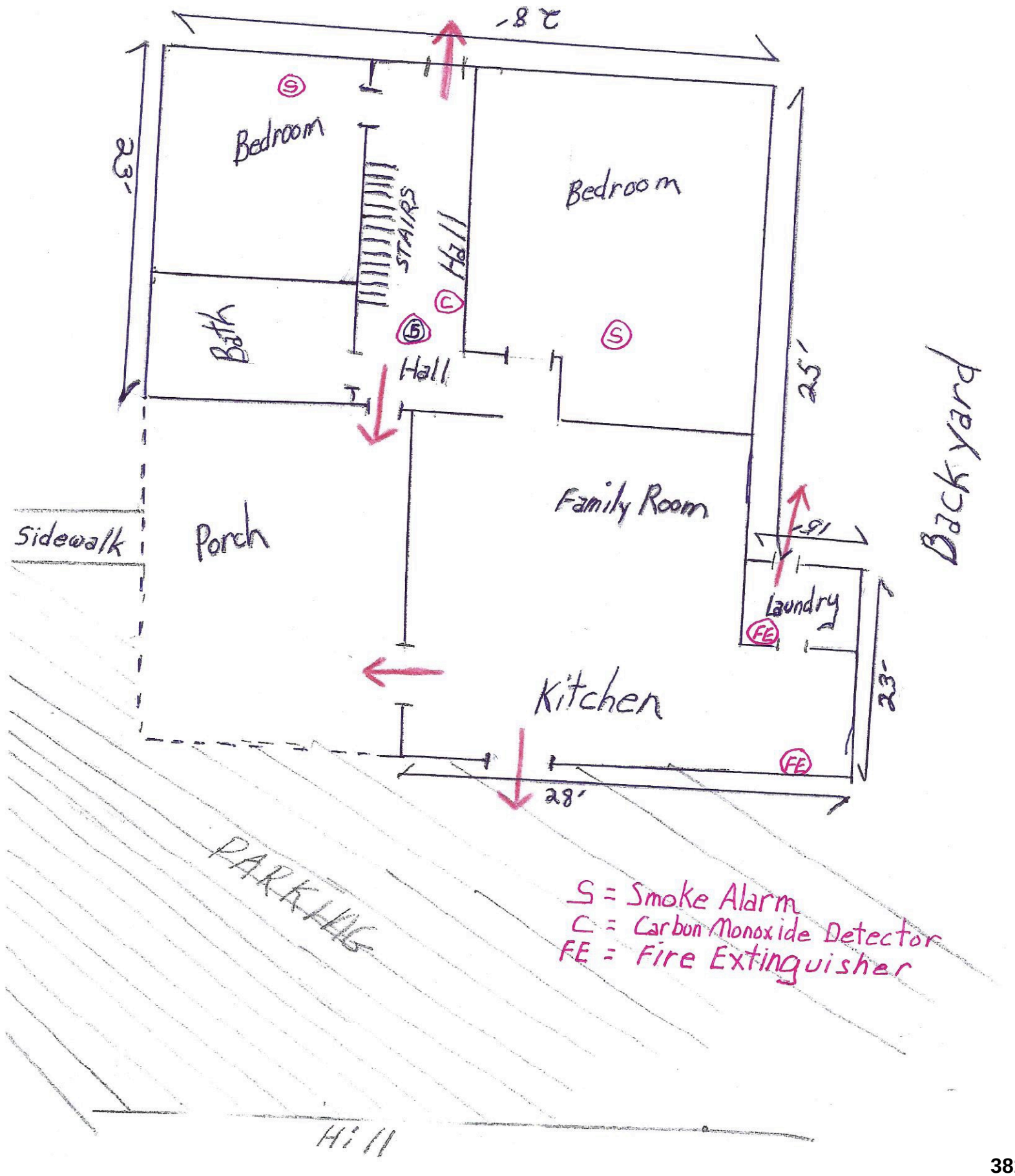

2:02
53060 Pine Canyon Rd
300 Canal Street
Mec Memorial Hospital
Umstead Electric
10 min
101
Pine Canyon
9 min
Drive
9 min
—
2 hr 1
25 min
9
min
Arrive 2:11 PM · Fastest route, the usual traffic
5.8 mi
Start
Add stops
Save


The Dating Game Tom Sell
Vacation Rentals | County c
Google Maps
google.com/maps/@36.1726034,-121.1675011,13.83z?entry=ttu&g_ep=EgoyMDI1MDcyMy4wIKXMDSoASAFQAw%3D%3D
2/2 and 1/4 available
Yesterday, 8:00 PM
Options
Search Google Maps
Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
Sign in
Saved
Recents
Pine Canyon
Get the app
Evacuation Route
Pine Canyon Rd, to Jolon Rd, to US 101
2.5 Miles to Fire Station
4.5 Miles to Mee Memorial Hospital
24 hour Emergency
US 101
Jolon Rd
Pine Cyn Rd
Pine Canyon
Pine Meadow Park
Merritt St
Fire Station
Jolon Rd
Oasis Rd
53060 Pine Cyn Rd
Pine Cyn Rd
Google
Map data ©2025 Google
United States
Terms
Privacy
Send Product Feedback

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53060 Pine Canyon Rd, King City

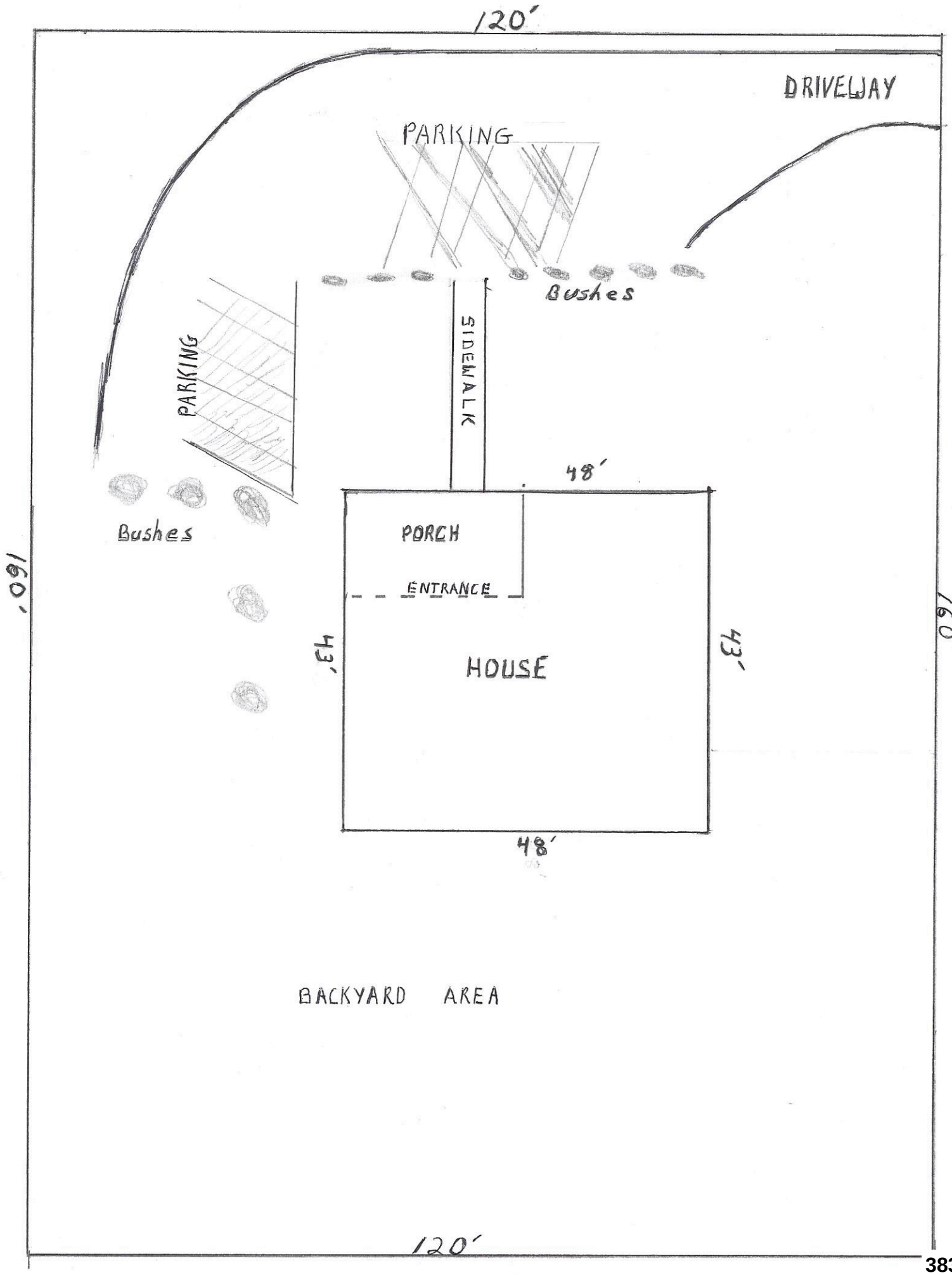
Floor Plan, First Floor



S = Smoke Alarm
C = Carbon Monoxide Detector
FE = Fire Extinguisher

Upstairs

5306 Pine Canyon Rd
Floor Plan
Second Floor


120'
DRIVEWAY
PARKING
Bushes
SIDEWALK
PARKING
48'
Bushes
PORCH
ENTRANCE
160'
43'
HOUSE
43'
160'
48'
BACKYARD AREA
120'

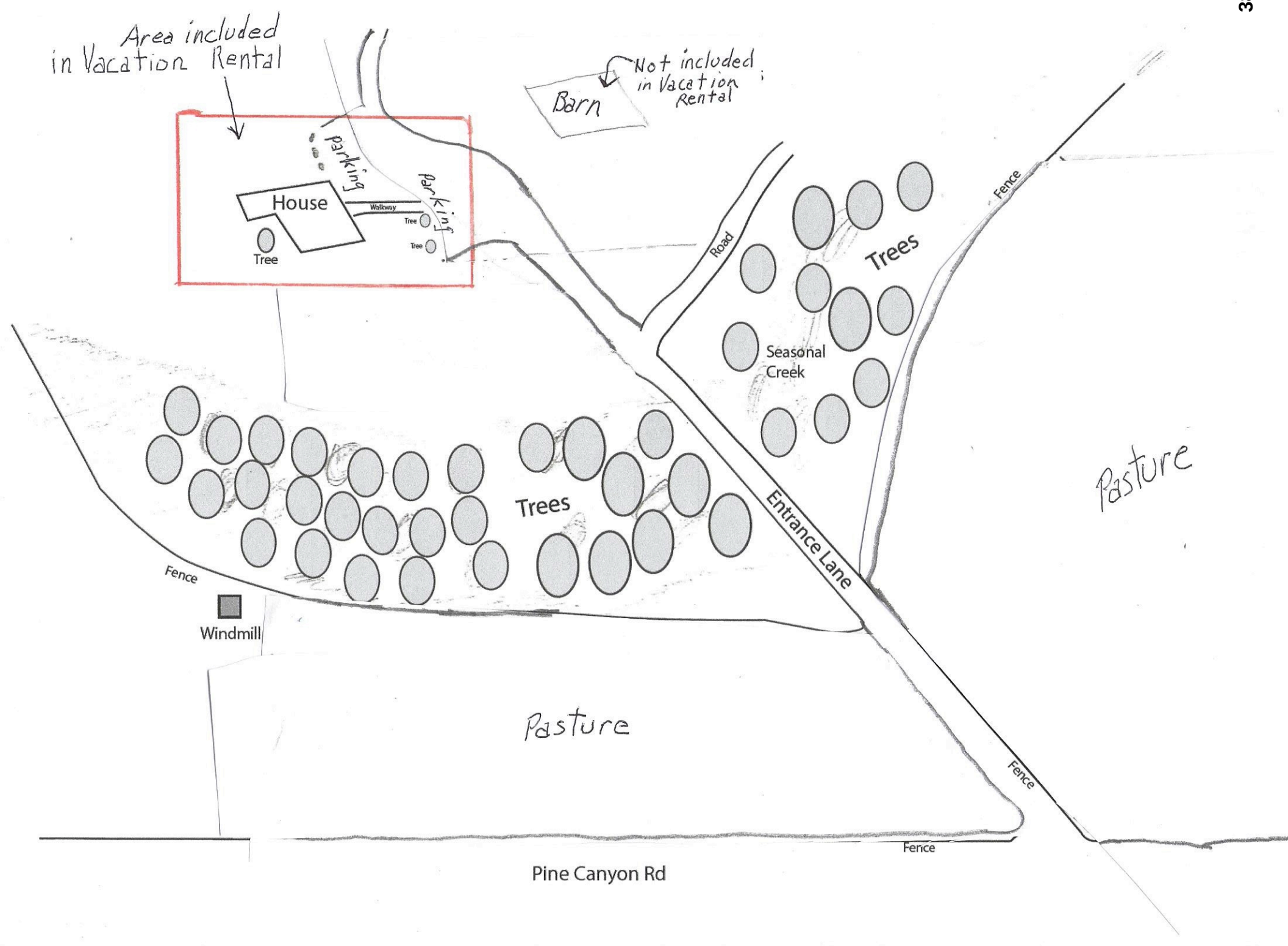

Area included in Vacation Rental
Not included in Vacation Rental
Barn
House
Parking
Parking
Walkway
Tree
Tree
Tree
Road
Trees
Fence
Seasonal Creek
Trees
Entrance Lane
Pasture
Fence
Windmill
Pasture
Fence
Fence
Pine Canyon Rd

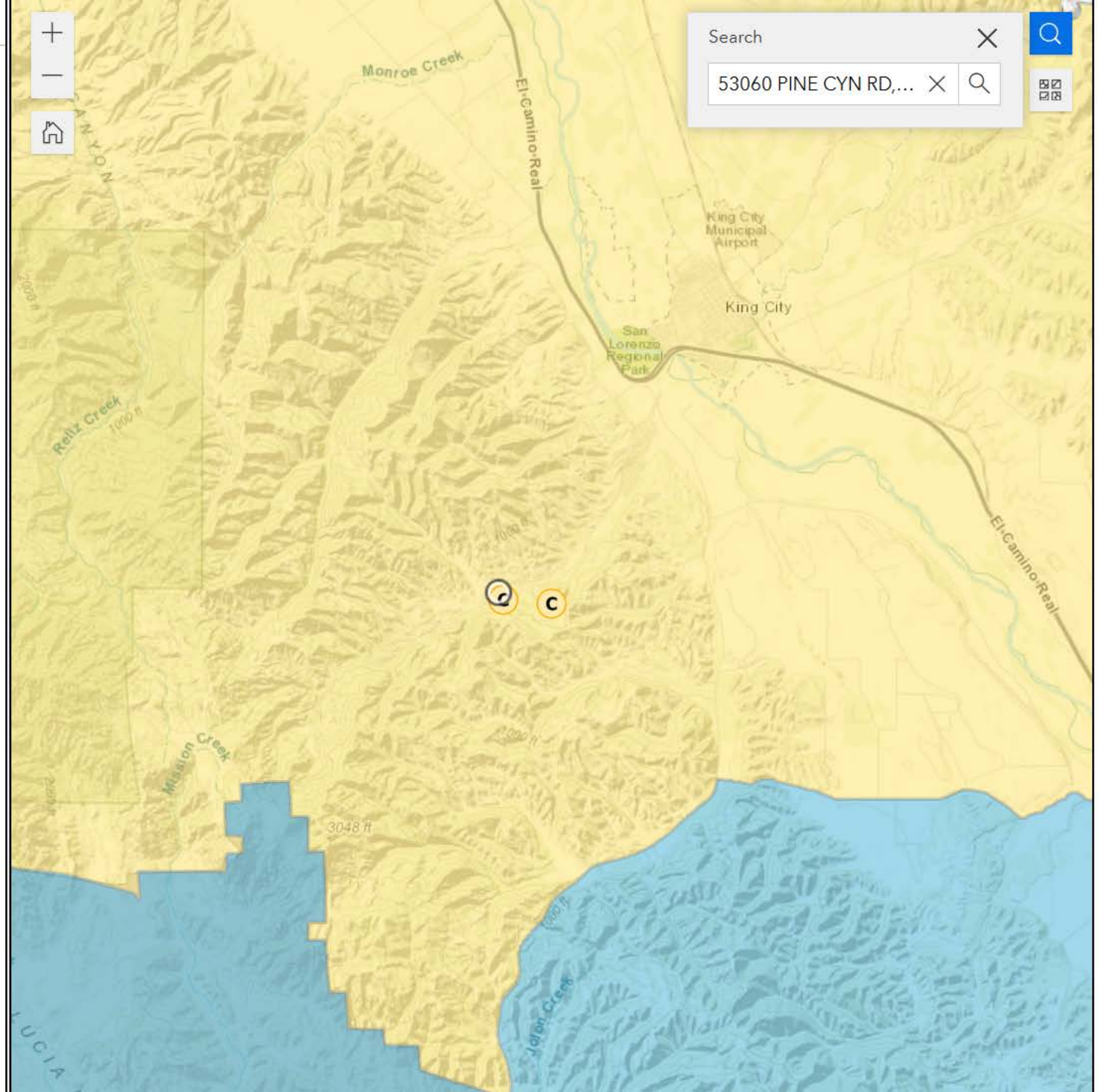
Exhibit B

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53060 Pine Canyon Rd
Pine Canyon Creek

3188 PALMERO WAY, PEBBLE BEACH, CA 93953

APNFormat	008351027000
ADDRESS	3188 PALMERO WAY, PEBBLE BEACH, CA 93953
Assessors Parcel Number	008351027000
Owner/Operator Email	JS@COASTESTATE.NET
Owner/Operator Name	GROSSMAN STEPHEN M & IRENE S TRS
Planning Area	Del Monte Forest LUP
RECORD STATUS	INCOMPLETE
VR TYPE	Commercial
VR Type/Status	Commercial/Pending
VROL #	VR250170



Pending	
Homestay	53
Limited	25
Commercial	153

Approved	
Homestay	35
Limited	0
Commercial	5

Vacation Rental STR

VR Type/Status

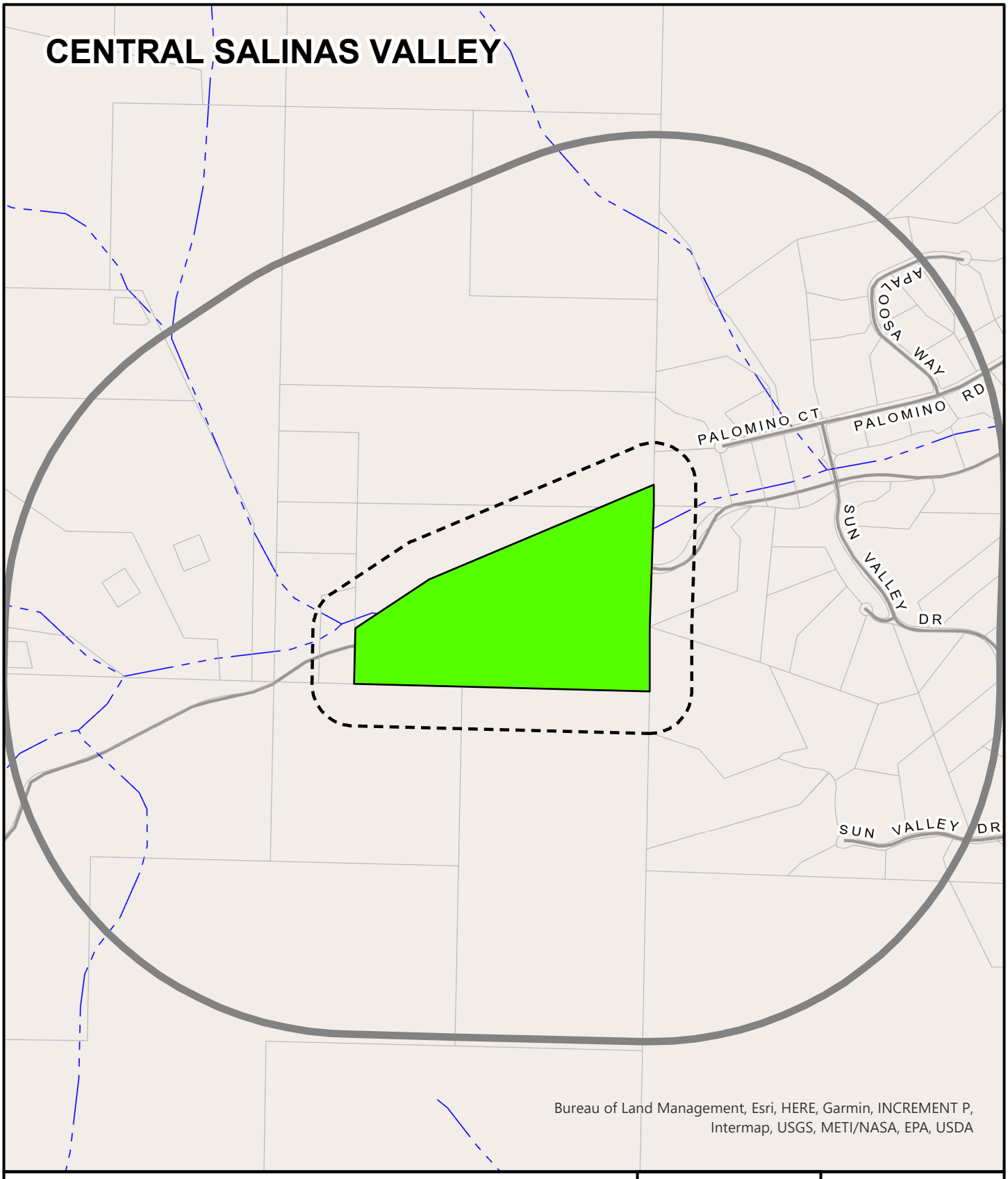
- C Commercial/Approved
- C Commercial/Pending
- H Homestay/Approved
- H Homestay/Pending
- L Limted/Approved
- L Limited/Pending

Page Selection

Table Counts 388

Exhibit C

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APPLICANT: CASEY RICHARD F & SHARON J CASEY TRS

APN: 420071066000 **FILE #** PLN250231

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSE MENDOZ

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Exhibit D

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HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

Vacation Rental Address and Unit/Suite/Apt # 53060 Pine Canyon Rd King City, CA 93930

Total number of bedrooms 5

Total number of onsite parking spaces (e.g. garage, driveway) 10

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.**

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.**

Let's Chat

Property is in an overall safe and sanitary condition.

✓ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.
Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

✓ Passed

Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

✓ California Contractors State License Board License Classification Type B

Harbin Construction
Jack Harbin
License #567787
Jack D Harbin

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: 7/15/25

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

Introduced: 6/11/2026 **Current Status:** Agenda Ready

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

PLN260078 - MANE SHAILESH PANDURANG TR ET AL

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

Project Location: 1273 Lisbon Lane, Pebble Beach, CA 93953

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 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

Property Owner: Shailesh Pandurang Mane Tr Et Al
APN: 008-231-017-000
Parcel Size: 1.05 acres
Zoning: Low Density Residential with a maximum Density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 1273 Lisbon Lane, 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 a one-story residence with an attached garage and a deck. The single family dwelling is near Steveson School (0.4 miles), Spyglass Hill Golf Course (0.8 miles), Poppy Hills Golf Course (1.6 miles), Pebble Beach Golf Links (1.1 miles), S.F.B. Morse Gate to 17 Mile Drive (2.7 miles), and Highway 1 Gate to 17 Mile Drive (2.6 miles).

The existing 2,744 square foot single dwelling has four bedrooms, three bathrooms, a kitchen, living room, and an attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Pebble Beach Community Services District will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to GreenWaste, a waste management company. Within the immediate neighborhood, there are no applications for a vacation rental license. If approved, the granting of this Coastal Development Permit would allow the establishment of the 3rd 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.d.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Low Density Residential with a maximum Density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)". Title 20 Section 20.14.050.FF 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. The subject property is within a Community Area and therefore, is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 2-4 minutes away and provides fire response services, advanced life support, and a paramedic staff to provide emergency medical services. The Vacation Rental Operation License requires that guests be provided with 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 and in a visible location outside of the structure (Condition No. 5)**.**

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 (4 guest parking spaces, excluding the garage), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Ryan Bradford of Vacasa Inc who will reside at 440 Ramona Avenue #7, Monterey, CA, 93940, which is a 12-20 minute drive away. Mr. Bradford's contact information will be provided to the guests of the property, and Mr. Bradford will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Mr. Bradford 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 9 overnight guests and 13 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. 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.

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 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 3241.
The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Covenant and Conditions" (CC). The first deed restriction under CC 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 "Use of Roads and Bridle Paths" states that the Grantor, Pebble Beach Company, "*Grantee, subject to the provisions hereof, is hereby granted a license for the use, by himself, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by the Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of One Hundred ($100.00) Dollars on each January 1st hereafter, the payment of which sum is and shall be secured by the lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $100 each January 1st. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement.

On October 9, 2024, the Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential properties 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*." (Exhibit E)
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 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 of Supervisors 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 of 57 on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 3rd 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: Jade Mason, 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
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Objection Letter

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Shailesh Pandurang Mane Tr Et Al, Property Owners; NAME, 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 PLN260078.

Introduced: 6/11/2026 **Current Status:** Agenda Ready

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

PLN260078 - MANE SHAILESH PANDURANG TR ET AL

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

Project Location: 1273 Lisbon Lane, Pebble Beach, CA 93953

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 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

Property Owner: Shailesh Pandurang Mane Tr Et Al
APN: 008-231-017-000
Parcel Size: 1.05 acres
Zoning: Low Density Residential with a maximum Density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
masonj@countyofmonterey.gov; 831-755-3759

SUMMARY/DISCUSSION

The project site is located at 1273 Lisbon Lane, 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 a one-story residence with an attached garage and a deck. The single family dwelling is near Steveson School (0.4 miles), Spyglass Hill Golf Course (0.8 miles), Poppy Hills Golf Course (1.6 miles), Pebble Beach Golf Links (1.1 miles), S.F.B. Morse Gate to 17 Mile Drive (2.7 miles), and Highway 1 Gate to 17 Mile Drive (2.6 miles).

The existing 2,744 square foot single dwelling has four bedrooms, three bathrooms, a kitchen, living room, and an attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Pebble Beach Community Services District will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to GreenWaste, a waste management company. Within the immediate neighborhood, there are no applications for a vacation rental license. If approved, the granting of this Coastal Development Permit would allow the establishment of the 3rd 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.d.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Low Density Residential with a maximum Density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)". Title 20 Section 20.14.050.FF 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. The subject property is within a Community Area and therefore, is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 2-4 minutes away and provides fire response services, advanced life support, and a paramedic staff to provide emergency medical services. The Vacation Rental Operation License requires that guests be provided with 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 and in a visible location outside of the structure (Condition No. 5)**.**

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 (4 guest parking spaces, excluding the garage), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Ryan Bradford of Vacasa Inc who will reside at 440 Ramona Avenue #7, Monterey, CA, 93940, which is a 12-20 minute drive away. Mr. Bradford's contact information will be provided to the guests of the property, and Mr. Bradford will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Mr. Bradford 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 9 overnight guests and 13 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. 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.

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 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 3241.
The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Covenant and Conditions" (CC). The first deed restriction under CC 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 "Use of Roads and Bridle Paths" states that the Grantor, Pebble Beach Company, "*Grantee, subject to the provisions hereof, is hereby granted a license for the use, by himself, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by the Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of One Hundred ($100.00) Dollars on each January 1st hereafter, the payment of which sum is and shall be secured by the lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $100 each January 1st. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement.

On October 9, 2024, the Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential properties 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*." (Exhibit E)
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 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 of Supervisors 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 of 57 on Commercial Vacation Rentals in the Del Monte Forest Land Use Plan. It would be the 3rd 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: Jade Mason, 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
- Operations Plan
- Site Plan

Exhibit B - Aerial Image and Surrounding Neighborhood
Exhibit C - Vicinity Map
Exhibit D - Home Inspection Checklist
Exhibit E - Objection Letter

cc: Front Counter Copy; HCD-Planning; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Shailesh Pandurang Mane Tr Et Al, Property Owners; NAME, 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 PLN260078.

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:
MANE SHAILESH PANDURANG TR ET AL (PLN260078)

RESOLUTION NO. ----
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 there are no exceptions pursuant to Section 15300.2; 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.

[PLN260078, MANE SHAILESH PANDURANG TR ET AL, 1273 Lisbon Lane, Del Monte Forest Land Use Plan, (APN: 008-231-017-000)]

The MANE SHAILESH PANDURANG TR ET AL application (PLN260078) came on for a public hearing before the County of Monterey Zoning Administrator on June 25, 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 Monterey County 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 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 1273 Lisbon Lane in Pebble Beach subject to the Del Monte Forest Land Use Plan, in the Coastal Zone. The site is developed with an existing 2,744 square foot single-family dwelling and an attached garage. The single family dwelling is near Steveson School (0.4 miles), Spyglass Hill Golf Course (0.8 miles),

Poppy Hills Golf Course (1.6 miles), Pebble Beach Golf Links (1.1 miles), S.F.B. Morse Gate to 17 Mile Drive (2.7 miles), and Highway 1 Gate to 17 Mile Drive (2.6 miles). The applicant submitted an application seeking to use their single family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time.

c) Allowed Use. The property is located at 1273 Lisbon Lane in Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-231-017-000). The subject parcel is zoned Low Density Residential with a maximum Density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)". Title 20 Section 20.14.050.FF 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 (1.05 acres in size), APN: 008-231-017-000, is identified as Corner 37 on 'Record of Survey of a Portion of Rancho El Pescadero' filed February 5, 1952, in Map Book 4, Page 95. 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 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 (Condition No. 5), 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 is within a Community Area and therefore, is subject to the 5-8 minute response time. Pebble Beach Fire Station 22 is 2-4 minutes away and provides fire response services, advanced life support, and a paramedic staff to provide emergency medical 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 Ryan Bradford of Vacasa Inc who will reside at 440 Ramona Avenue #7, Monterey, CA, 93940, which is a 12-20 minute drive away. Ryan Bradford will be available 24/7 to respond to guests or neighborhood questions or concerns and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. 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 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 application includes adequate parking spaces (4 guest parking spaces), which exceeds the minimum 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: 008-231-017-000).

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.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 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 accessed through Lisbon Lane, private road maintained by the Pebble Beach Company. Therefore, the subject property is subject to the regulations in Title 16 Chapter 16.80.

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 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 3241.

The deed contains two restrictions: one related to the "Use of Roads and Bridle Paths" and the second related to "Covenant and Conditions" (CC). The first deed restriction under CC 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 "Use of Roads and Bridle Paths" states that the Grantor, Pebble Beach Company, "*Grantee, subject to the provisions hereof, is hereby granted a license for the use, by himself, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by the Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of One Hundred ($100.00) Dollars on each January 1st hereafter, the payment of which sum is and shall be secured by the lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway."* The plain language of this deed restriction gives the property owner access to their property as long as they pay $100 each January 1st. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes the private road agreement.

On October 9, 2024, the Pebble Beach Company submitted a letter to the

County stating that they have a blanket objection to the use of residential properties 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*."

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 Condition of Approval (Condition 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 PLN260078.

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 PLN260078.

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 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 through Lisbon 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 will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Pebble Beach Community Services District.
e) Solid waste (garbage) collection service is and will continue to be provided by GreenWaste.
f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260078.

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 PLN260078.

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 3rd 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 Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors 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 third 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 in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 4 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 PLN260078.

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 20.147.130 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 (Del Monte Forest, Figure 8, Major Public Access & Recreational Facilities).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260078.

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, and there are no exceptions pursuant to Section 15300.2;
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 25th day of June 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.

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County of Monterey HCD Planning

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

PLN260078

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260078) 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 1273 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-231-017-000), 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 - 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 _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-231-017-000 on June 25, 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 Monterey County HCD - Planning."

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

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

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 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 June 25, 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. PDSP001 – 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 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. 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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Application Summary Sheet

Record Number: VR260017
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 1/22/2026
Parcel Number: 008-231-017-000
Project Name: MANE SHAILESH PANDURANG TR ET AL
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 PLN260017. The property is located at 1273 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-231-017-000), 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		1273		LISBON	LN					PEBBLE BEACH	CA	93953	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		MANE SHAILESH PANDURANG TR ET AL	10786 BROOKWELL DR	CUPERTINO CA 95014				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
Property Manager	BRADFORD, RYAN	VACASA		ryan.bradford@vacasa.com		PO BOX 98788	LAS VEGAS NV 89193			
Applicant	MANE, SHAILESH			shailesh_mane@hotmail.com		10786 BROOKWELL DR	CUPERTINO CA 95014			
Operator	MANE, SHAILESH			shailesh_mane@hotmail.com		10786 BROOKWELL DR	CUPERTINO CA 95014			

Custom Fields

Field Name	Field Value
# of bathrooms	3
# of bedrooms	4
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	13
Maximum Overnight Occupancy	9
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 Rd, Pebble Beach, CA 93953
Nearest Fire Station Name	Pebble Beach Fire Station 22
Nearest Fire Station Phone	8313754204
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	3101 Forest Lake Rd, Pebble Beach, CA 93953
Nearest Police Station Name	Pebble Beach Community Services Districy
Nearest Police Station Phone	8313731274
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	3
Number of Non-hosted Rentals Per Year	50
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Transient Occupancy Tax (TOT) Number	CAMT15-1273
VR is on a private road or a shared driveway	No
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 outset to ensure that the use of the property as a vacation rental does not violate any deed restrictions on title that govern uses on the property. Specifically, numerous properties within the Del Monte Forest have an agreement on title that restricts a property owner from conducting "any trade or business of any description, nor shall said premises be used or occupied for any other purposes whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent of the Seller.	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will, at a minimum, contain the following: the Vacation Rental Operation License number, the Maximum daytime and nighttime occupancy, the time period for quiet hours, and the Advertised Rental Rate.	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 before commencing the Vacation Rental use and will keep the business license valid throughout the Vacation Rental use.	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of septic systems, and I will post advisory signs at all kitchen sink(s) and toilet(s).	CHECKED

I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires that solid waste and recycling be contained within appropriate receptacles with lids and stored out of sight unless in conformance with neighborhood standards.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits at all times of day and night the making, assisting in making, allowing, creating, or causing to be made outside amplified sound.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits housing any animal that creates a habitual nuisance.	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable fireplace containers, will not be operated while the property is rented.	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements as set forth in Monterey County Code Sub-Section 7.120.020.C.	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shall be in writing and identify the name, address, telephone number, and email address of the Operator, Property Manager, and at least one responsible Occupant who is 18 years or older.	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter using the County provided template to neighboring properties within a 300-foot radius of the property; and if applicable, to all properties with ownership or access rights to any shared private road utilized to access the Vacation Rental.	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code Section 4291, also known as defensible space regulations. Resources for Defensible Space can be found here: https://www.fire.ca.gov/dspace.	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addresses of at least one guest per stay, the number of guests, guest's license plate numbers if traveling by car , and dates of stay. These records must be maintained for the Vacation Rental Operation License terms plus two years and can be examined by the County upon request.	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License expiration if I wish to renew my Vacation Rental Operation License.	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to complaints, and can arrive on site within 30 minutes.	CHECKED

The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacation rental. If the vacation rental violates applicable deed restrictions, the applicant may face civil liability regardless of receiving a valid permit and/or license from the County.	CHECKED
To sign this application, please type your name	Shailesh Mane

Custom Tables

Documents

Category	Name	Entity Type	Source	Group
Invoice	CustomAA_Invoice_060821_20260317_110725.pdf	CAP	ADS	FINANCE
Invoice	CustomAA_Invoice_060821_20260317_110731.pdf	CAP	ADS	FINANCE
License Documents	VROL_APP_VR260017	CAP	ADS	VACATION RENTAL

Fees

Fee Item	Assessed Amount	Assessed Date	Invoiced Amount	Invoice Number	Balance	Account Code	Allocation	Allo. Type
Document Storage/Scanning	18.62	01/22/2026	18.62	221922	0.00	001-3100-8543-4230-DOC		NONE
General Plan Implementation	96.50	01/22/2026	96.50	221922	0.00	001-3100-8543-4260-GPU		NONE
Technology Fee	72.28	01/22/2026	72.28	221922	0.00	001-3100-8543-4230-TEC		NONE
Vacation Rental Operator's License	965.00	01/22/2026	965.00	221922	0.00	001-3100-8543-4260		NONE
Totals:	**1,152.40**		**1,152.40**		**0.00**			

Payments

Payment Date	Payment Amount	Payment Status	Fee Item	Fee Amount	Tran Amount	Tran Date	Invoice Number	Account Code	Allocation	Allo. Type
01/22/2026	1,152.40	Paid	VROL1	965.00	965.00	01/22/2026	221922	001-3100-8543-4260		NONE
01/22/2026	1,152.40	Paid	TECH	72.28	72.28	01/22/2026	221922	001-3100-8543-4230-TEC		NONE
01/22/2026	1,152.40	Paid	DOC	18.62	18.62	01/22/2026	221922	001-3100-8543-4230-DOC		NONE
01/22/2026	1,152.40	Paid	GPUI	96.50	96.50	01/22/2026	221922	001-3100-8543-4260-GPU		NONE
Totals:				**1,152.40**	**1,152.40**					

Workflow

Workflow Task	Status Date	Task Status	Action By	Assigned To
Application Review and Routing	3/17/2026	Accepted	Stacy Giles	Stacy Giles
Planning Review		Comment	Stacy Giles	Stacy Giles
Health Review		Plan Review Start		Connor Cappi
Fire Review				
Code Enforcement Review				
Completeness Review				
Treasurer/Tax Collector Review				Jaqueline Morales
Compliance				

Inspections

Inspection Type	Scheduled Date	Completed Date	Status	Inspector

Inspection Guidesheets

Inspection Date	Inspection Type	Guidesheet Type

Order	Text	Comment	Status	Visible

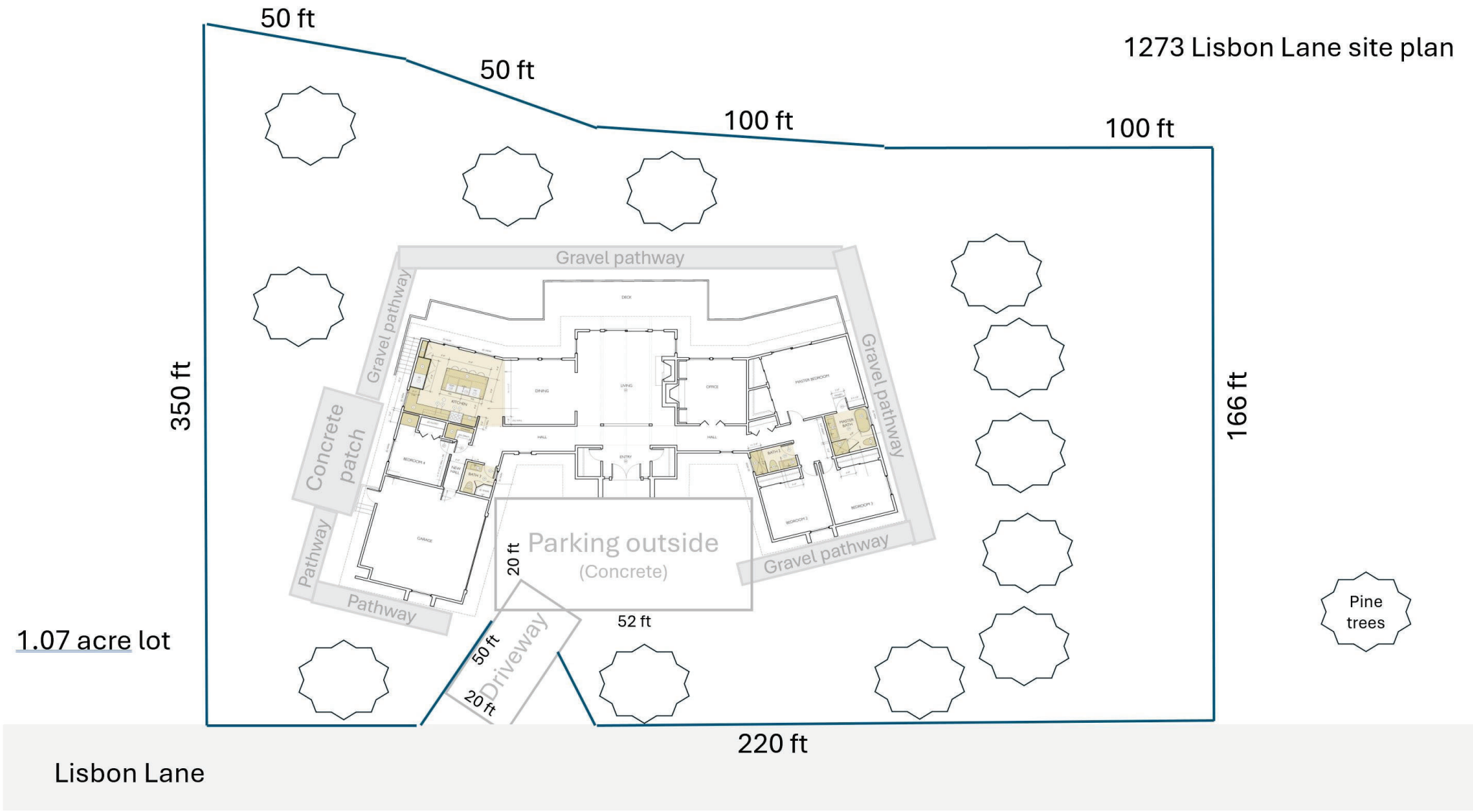
Comments

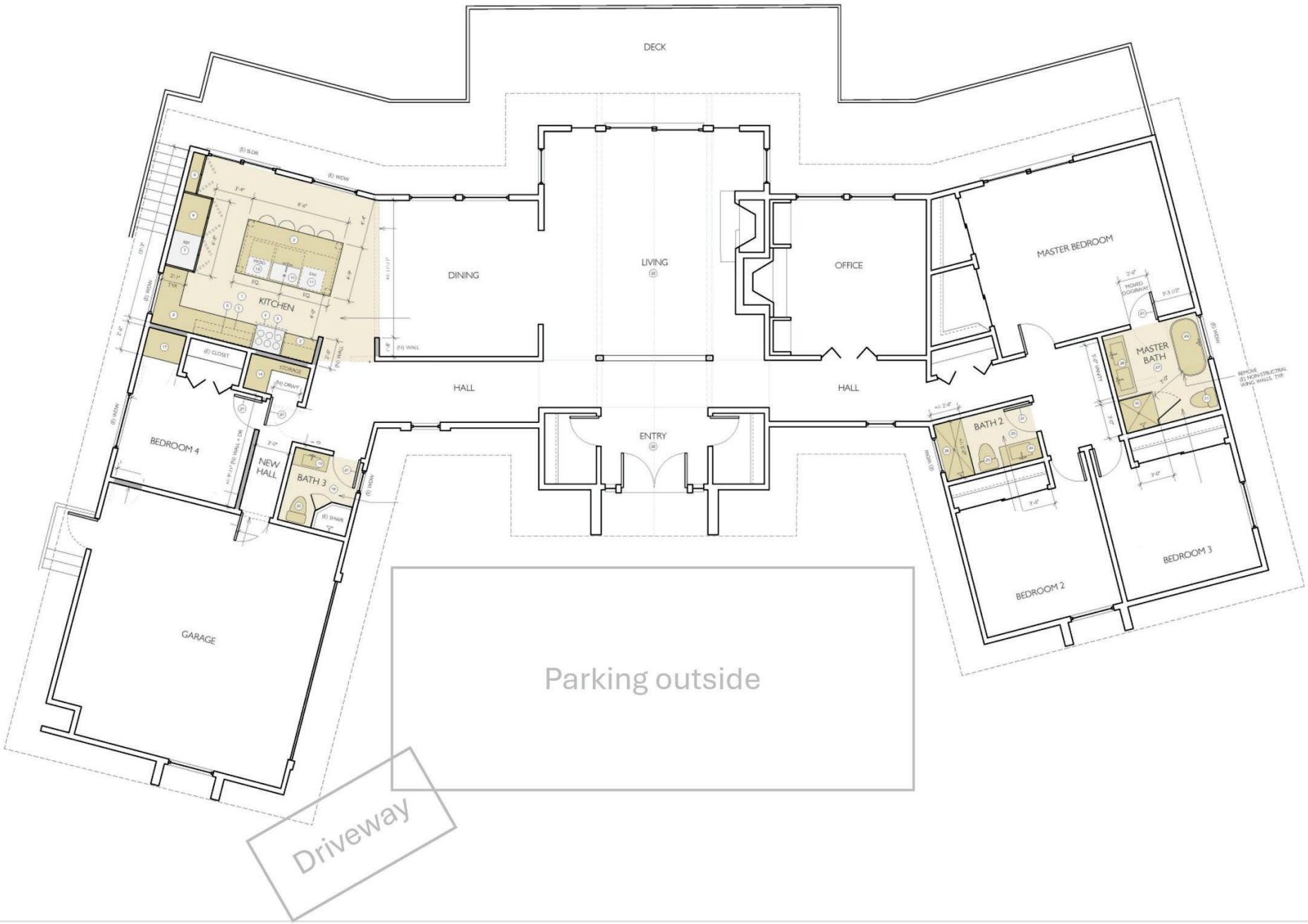
Comment Date	Comment Type	Comment Text

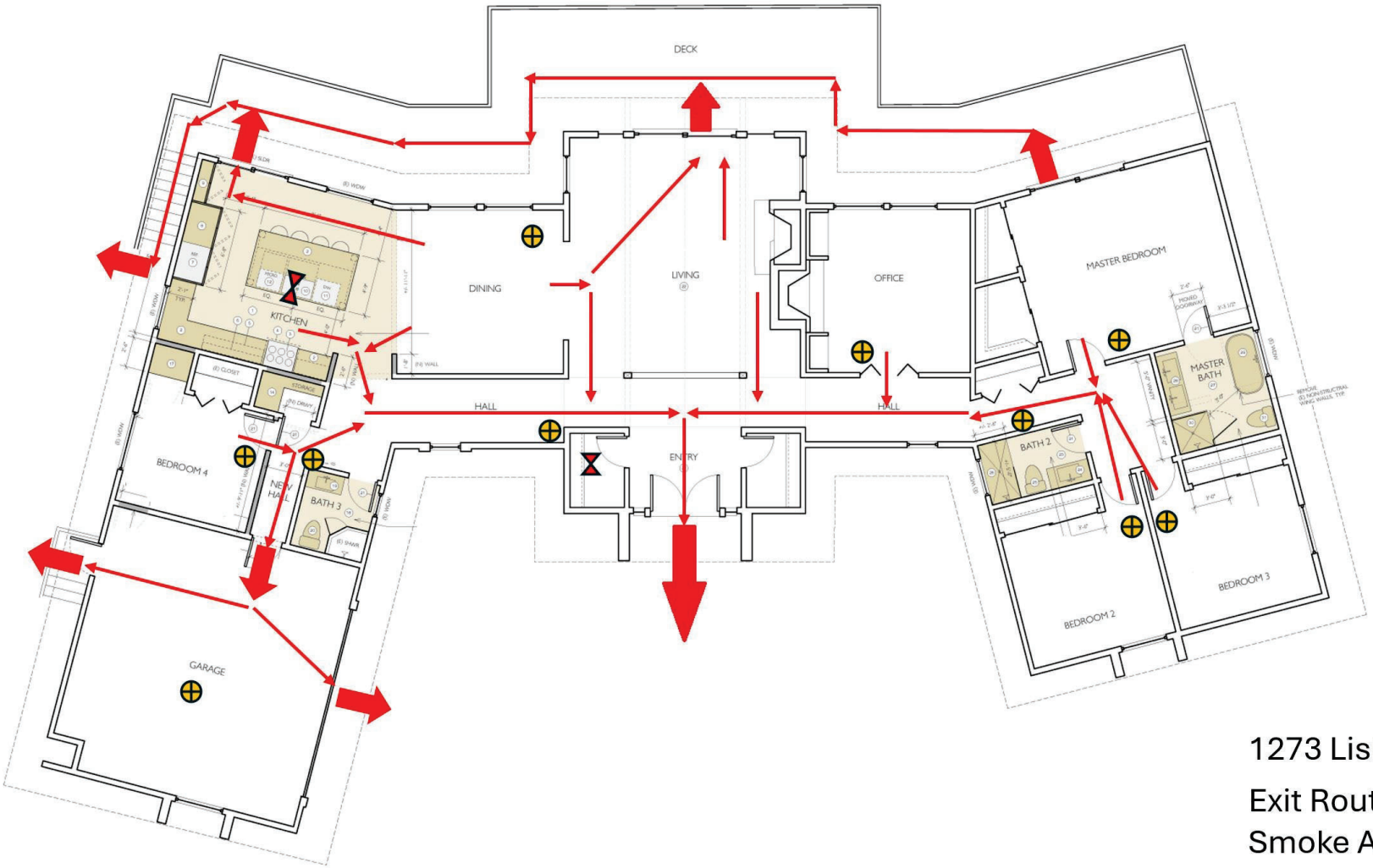
Conditions

Description	Type	Condition Comment	Effective Date	Issued By	Status	Status Date
Approved Land Use Permit	Planning	Approved Land Use Permit	1/22/2026	System Admin	Not Met	1/22/2026

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1273 Lisbon Lane site plan
50 ft
50 ft
100 ft
100 ft
350 ft
166 ft
Gravel pathway
Gravel pathway
Gravel pathway
Concrete patch
Pathway
Pathway
Gravel pathway
Parking outside
(Concrete)
20 ft
52 ft
Driveway
50 ft
20 ft
Pine trees
1.07 acre lot
220 ft
Lisbon Lane


DECK
DINING
LIVING
OFFICE
MASTER BEDROOM
KITCHEN
HALL
HALL
ENTRY
BEDROOM 4
NEW HALL
BATH 3
GARAGE
BATH 2
MASTER BATH
BEDROOM 2
BEDROOM 3
Parking outside
Driveway



1273 Lisbon Lane, Pebble Beach

Exit Route

Smoke Alarms

Fire Extinguisher

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Exhibit B

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Benbow Pl
Benbow Pl
Stevenson Stadium
Stevenson School
Church In the Forest
Faculty Dr
Forest Lake Rd
Viscaino Rd
Lisbon Ln
Stevenson School
Silver Ct
Faculty Dr
Stevenson School Softball Diamond
1273 Lisbon Ln
Lisbon Ln
Bristol Curve
Drake Rd
Forest Lake Rd
Oceda Rd
Cantera Ct
Douglas Way
Lisbon Ln
Viscaino Rd
Cortez Rd
Lisbon Ln
Viscaino Rd
Drake Rd
Forest Lake Rd
Ronda
Google Earth
1985
Imagery Date: 9/6/2022 36°34'51.74" N 121°56'52.77" W elev 0 ft eye alt 3281 ft
437

Vacation Rentals Dashboard

< 287 of 341 >

1273 LISBON LN, PEBBLE BEACH, CA 93953

APNFormat	008231017000
ADDRESS	1273 LISBON LN, PEBBLE BEACH, CA 93953
Assessors Parcel Number	008231017000
Owner/Operator Email	RYAN.BRADFORD@VACASA.COM
Owner/Operator Name	MANE SHAILESH PANDURANG TR ET AL
Planning Area	Del Monte Forest LUP
RECORD STATUS	APPLIED
VR TYPE	Commercial
VR Type/Status	Commercial/Pending
VROL #	VR260017

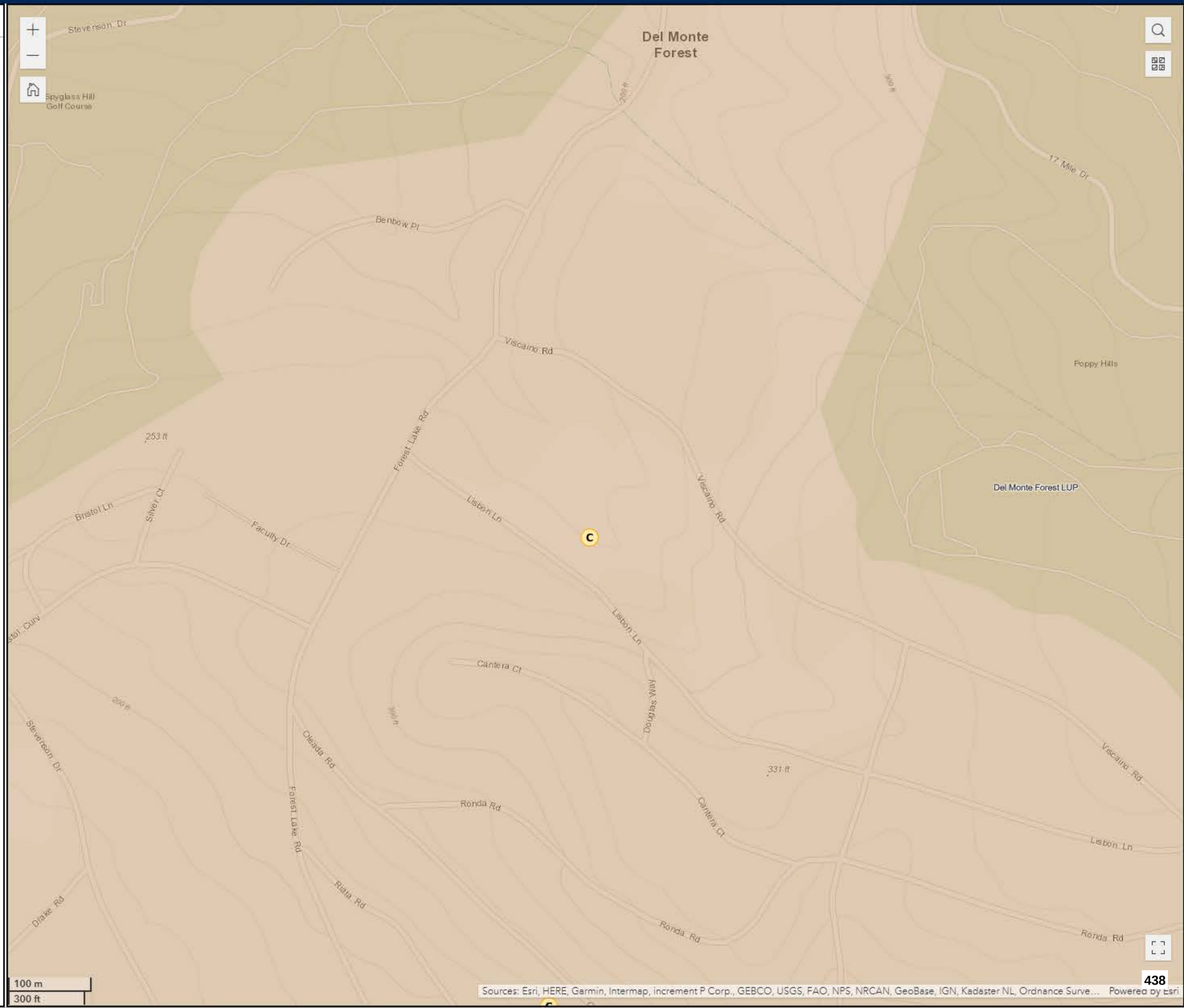
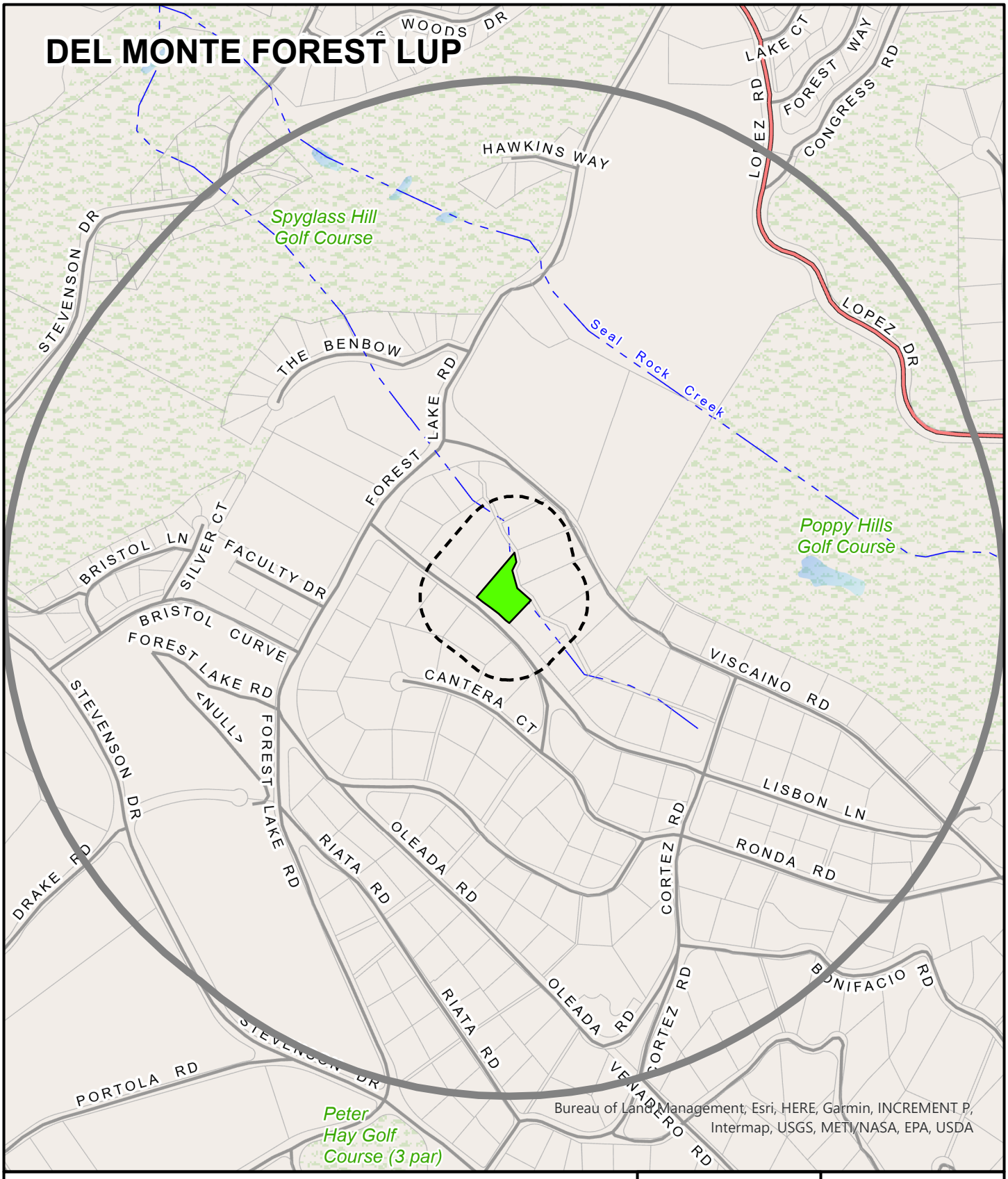


Exhibit C

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APPLICANT: MANE SHAILESH PANDURANG TR ET AL

APN: 008231017000 **FILE #** PLN260078

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit D

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Vacation Rental Home Inspection Checklist

Property Information

- [x] **Vacation Rental Address and Unit/Suite/Apt #** 1273 Lisbon Ln, Pebble Beach CA 93953
- [x] **Total number of bedrooms** 4
- [x] **Total number of onsite parking spaces (e.g. garage, driveway)** 4 + 2 Car Garage

Interior Inspection

- [x] **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**
- [x] **Every sleeping room has a functional smoke alarm.**
- [x] **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**
- [x] **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**
- [x] **Other heating equipment is in safe operating condition and placed in an approved location.**
- [x] **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**
- [x] **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

- [x] **There is no evidence of infestation, garbage, and debris at the site.**
- [x] **The property has active garbage pick-up service.**
- [x] **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**
- [x] **Property is in an overall safe and sanitary condition.**
- [x] **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.**

Home Inspection Results

- [x] **Passed**
- [ ] **Failed**

Remarks/Observations: Excellent Condition

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: Dave Bigham, CCI - Pro View Property Inspection

☐ **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** # 155461

☒ **American Society of Home Inspectors** # 259301

☐ **International Code Council**

☐ **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:

Date: January 22, 2016

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

Exhibit E

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PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

Dear Melanie:

Thank you for meeting with us on September 12, 2024, which as you know was the latest in a years-long series of meetings between County staff and Pebble Beach Company relating to short-term vacation rentals. We again discussed Pebble Beach Company's position that vacation rentals, and in particular, Commercial Vacation Rentals and Homestays (which the vacation rental ordinances recently passed by the Board of Supervisors will allow within Del Monte Forest) constitute commercial use of property in violation of the CC&Rs contained in the deeds on residential properties in Del Monte Forest. You invited us to submit this letter, which constitutes the Company's "blanket objection" to the issuance of such permits.

While not all deeds underlying properties in Del Monte Forest are uniform, to the best of my knowledge, every deed has language that prohibits commercial use of the premises, and California courts have concluded that restrictions on vacation rentals contained in CC&Rs are reasonable and enforceable. The language reproduced below constitutes CC&R language which is representative of the language contained in other Del Monte Forest deeds:

> *No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and if approved in writing by Grantor, a stable for saddle horses.*

The plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest. Arguments to the contrary are entirely unpersuasive. For example, arguing that a use titled "commercial vacation rental" is somehow actually not a commercial use of the property defies logic and would be a problematic position for the County to take. In addition, the fact that commercial vacation rentals operated pursuant to Chapters 7.120 and 7.121 are required to obtain an annual business or operation license and pay transient occupancy taxes makes any such rentals, by definition, a business. Like hotels, vacation rentals are a business conducted for the

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Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

purpose of making a profit, and are treated as such by federal laws and the County's own code provisions regulating business operations and the income derived therefrom.

Homestays are virtually indistinguishable from commercial vacation rentals. There are no restrictions on the number of rentals allowed by either classification. The permitting process for Homestays will simply be easier and less expensive, and since there is no cap, these will undoubtedly have the most significant impact on the Del Monte Forest residential community, particularly given the County's admitted challenges with regard to enforcement. Accordingly, Pebble Beach Company also objects to Homestays as a prohibited commercial use of property in Del Monte Forest.

There are three commercial land use designations allowed in Del Monte Forest pursuant to the Del Monte Forest Land Use Plan. Visitor-Serving Commercial allows "Major hotel or inn accommodations," defined as The Lodge, The Inn, Poppy Hills, and the Area M hotel site owned by Pebble Beach Company. The other two commercial designations are solely support functions for the uses permitted in those areas zoned as Visitor-Serving Commercial. The remainder of the Forest is zoned residential, which, consistent with the deeds, does not allow for commercial use.

Separately, for the portion of Del Monte Forest located within the Greater Monterey Peninsula Area Plan (GMP LUP), commercial uses are outright prohibited; the entire area is zoned for residential uses or open space/resource conservation.

Accordingly, Pebble Beach Company believes that operation of vacation rentals in Del Monte Forest would violate both the CC&Rs and both the Del Monte Forest LUP and the GMP LUP, and asks the County on this basis to deny applications for commercial and homestay short-term vacation rentals.

Finally, during our meeting, Pebble Beach Company affirmed its intent to require proof of access from applicants pursuant to Chapter 16.80 of the Monterey County Code, and restates that intent here. Del Monte Forest residents are granted right of access to their single family residence on roads privately owned by Pebble Beach Company subject to the payment of an annual road fee (which in many cases is only $25 per year). Since commercial use of the property is specifically prohibited, the access agreement does not cover access for that purpose.

County staff stated that it will not enforce that portion of Chapter 16.80 that explicitly refers to right of access for a specific "Project." We understand the County's position to be effectively "reading out" the law's requirement that "[a]n applicant shall provide . . . [w]ritten permission to use a private road *for the project* from a private road governing structure[.]" Ch. 16.80.040(A)(3) (emphasis added); *see also* Ch. 16.80.040(C)(1)(g); Ch. 16.80.040(D)(6). If the applicant has right of access to the property via the private roads for any purpose (i.e., the right to access a home for residential purposes), the County has told us its position is that it will assume right of access via the private roads for the purposes of running a vacation rental. This position runs contrary to the plain text of the law, and in effect deletes the "for the project" requirement from the text of the law. A change of use from residential to commercial constitutes a specific project under the law; indeed, there would be no need for an "application" if the use did not constitute a "project" under the law. The plain text of both the private roads code chapter and the recently enacted short-term vacation rental ordinances support this common sense reading of both laws. As the owner of the

private roads that will be used to access such commercial projects, the law grants Pebble Beach Company the right to grant or deny access for the purposes of such projects under Chapter 16.80. Pebble Beach Company intends to withhold consent for the use of its privately owned and operated roads for such commercial purposes, and respectfully requests the County to reconsider its position and ensure enforcement of Chapter 16.80 as written.

In summary and in accordance with our longstanding public-private partnership on this short-term rental issue, Pebble Beach Company respectfully submits that the County must deny applications for vacation rentals in Del Monte Forest because, among other reasons, such rentals constitute a prohibited commercial use of a residential property. In addition, as the sole owner and operator of private roads in Del Monte Forest, Pebble Beach Company intends to enforce its statutory rights pursuant to Chapter 16.80 to grant or deny access to its private roads in the Forest, and respectfully requests the County's cooperation in this effort.

Sincerely,

PEBBLE BEACH COMPANY

Diane Goldman
General Counsel

c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer

PEBBLE BEACH
COMPANY

December 4, 2024

Supervisor Glenn Church, Chair
Monterey County Board of Supervisors
168 W. Alisal Street
Salinas, CA 93901

RE: 12/4/24 Item #35, Vacation Rental Study Session

Dear Chair Church,

Pebble Beach Company has repeatedly opposed commercial vacation rentals and unlimited vacation rentals of any kind in Del Monte Forest. We write to emphasize the Company's opposition to Commercial Vacation Rentals and Homestays in Del Monte Forest and request the County prohibit Commercial Vacation Rentals and Homestays throughout the Del Monte Forest by incorporating the prohibition in both the Del Monte Forest Land Use Plan and the Greater Monterey Peninsula Land Use Plan.

At the invitation of Housing and Community Development staff, Pebble Beach Company has submitted to the County a letter objecting to Commercial Vacation Rentals and Homestays within Del Monte Forest. The attached letter sets forth the various legal arguments that support our position.

The Del Monte Forest Land Use plans are written to protect a delicate balance between residential, visitor serving and habitat of the 5,3000 acres of the Del Monte Forest. 1,335 acres of the Forest are conserved as open space, and the remaining acreage is divided between visitor serving and residential. The Company is charged with maintaining this balance between conservation, visitor-serving and protecting the residential character of the Forest. Allowing commercial uses in our residentially zoned areas disrupts this balance and negatively impacts community character as well as our available housing and rental stock.

If the County decides to not prohibit vacation rentals in the Del Monte Forest, Pebble Beach Company reiterates our request that the cap of 4% of vacation rental units apply to the entire Del Monte Forest. As written, the Del Monte Forest is bisected into two different land use plans each with a 4% cap. This creates the potential for a higher density of up to 8% vacation rentals, more than any other planning area in Monterey County, and in a geographic area that already has a high number of visitor serving units. The staff report notes that it may be appropriate to place a 4% cap within the entirety of the Del Monte Forest to minimize clustering of allowable vacation rentals. If the Board decides not to prohibit vacation rentals in the Forest, please direct staff to amend the cap to 4% for the entire Del Monte Forest, both inland and coastal zoning.

Pebble Beach Company is opposed to allowing long-term renters to apply for a Homestay license. As written, Homestays are virtually indistinguishable from commercial vacation rentals

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and enforcement will be a significant challenge. The Company is deeply concerned that Pebble Beach Company security will be the de facto enforcement agency and will be put in harm's way when a renter violates the ordinances and/or refuses to be a good neighbor.

Pebble Beach Company respectfully requests that the Board of Supervisors direct staff to ban Commercial Vacation Rentals and Homestays in the Del Monte Forest, that long-term renters not be allowed to apply for a Homestay license and that if Commercial Vacation Rentals and/or Homestays remain in Del Monte Forest, that the 4% cap be applied to the entire Del Monte Forest covering both the inland and coastal areas of the Forest.

Thank you again for your time and consideration,

Sincerely,

Kathleen Lee
Director of Governmental and Community Affairs
Pebble Beach Company

Attachment, October 9, 2024, letter from Pebble Beach Company

Cc:
Sup. Adams
Sup. Lopez
Sup. Alejo
Sup. Root Askew

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