

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Agenda - Final

Wednesday, November 12, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

County of Monterey Planning Commission

The Planning Commission is pleased to announce a six-month Pilot Program for Interpretation Services, commencing in December 2024. This initiative aims to enhance accessibility and participation in our meetings.

To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on ‘Attend’ to join.

Thank you for your cooperation and we look forward to your participation.

La Comisión de Planificación se complace en anunciar un Programa Piloto de Servicios de Interpretación de seis meses de duración, que comenzará en diciembre de 2024. Esta iniciativa tiene como objetivo mejorar la accesibilidad y la participación en nuestras reuniones.

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

<https://attend.wordly.ai/join/THCT-8529>

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

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

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

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

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/95316276581>

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

- + 1 669 900 6833 US (San Jose)
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Enter this Meeting ID number 953 1627 6581 when prompted.

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

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at phearingcomments@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. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community

Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. 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 Monterey County Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department 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 de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

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

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/95316276581>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
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Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES

REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: phearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Para ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

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: Los miembros de la Comisión de Planificación 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 no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

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

9:00 A.M. - CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL**

Ben Work
Paul C. Getzelman
Jessica Hartzell
Ernesto G. Gonzalez
Ramon Gomez
Francisco Javier Mendoza
Martha Diehl
Amy Roberts
Etna Monsalve
Christine Shaw

PUBLIC COMMENTS

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

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL/ACCEPTANCE OF MINUTES

1. Approval of the September 24, 2025 and October 29, 2025 Planning Commission Meeting Minutes.

Attachments: [Cover Page](#)
 [Draft PC Minutes_092425](#)
 [Draft PC Minutes_102925](#)

9:00 A.M. – SCHEDULED MATTERS

2. **PLN220308 - LINCOLN GREEN INN LLC**

Public hearing to consider a Local Coastal Program Amendment to change the zoning district of a 0.3

acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)], and an amendment to the Monterey County Code Chapter 20.12 to remove reference to the “Lincoln Green Cottages”.

Project Location: 26208 & 26200 Carmelo Street, Carmel

Area Land Use Plan

Proposed CEQA Action: Find the project Statutorily Exempt pursuant to CEQA Guidelines Section 15265.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Draft Ordinance \(redline\)](#)

3. PLN250114 - LIVE BY THE SEA LLC

Public hearing to consider the construction of a 3,819 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, as well as the removal of 24 protected trees.

Project Location: 3387 Ocean Avenue, Carmel, Carmel Area Land Use Plan.

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

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

4. PLN240352 - FLORES PAUL H & LINDA S TRS

Public hearing to consider the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios, and the removal of 19 protected trees.

Project Location: 577 Monhollan Road, Carmel.

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

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

5. REF250037 - WATER ALLOCATION POLICY

- a. Conduct a public workshop to review and receive public input regarding policy options for a Water Allocation Policy and Ordinance for areas in unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD); and
- b. Provide direction to staff.

Project Location: Unincorporated Monterey County MPWMD Water Service Area

Proposed CEQA action: A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

Attachments:

[Staff Report](#)

[Attachment 1 - MPWMD Service Area Map](#)

[Attachment 2 - City of Carmel Water Allocation Ordinance and Policies](#)

[Attachment 3 - City of Seaside Water Allocation Ordinance and Policies](#)

[Attachment 4 - MPWMD Water Allocation Worksheets for Residential and Commercial Uses](#)

DEPARTMENT REPORT

ADJOURNMENT



County of Monterey

Item No.1

Board Report

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

Legistar File Number: PC 25-091

November 12, 2025

Introduced: 11/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

Approval of the September 24, 2025 and October 29, 2025 Planning Commission Meeting Minutes.



County of Monterey Planning Commission

Agenda Item No.1

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Approval of the September 24, 2025 and October 29, 2025 Planning Commission Meeting Minutes.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, September 24, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

County of Monterey Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order at 9:00AM

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Gomez

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts

Ramon Gomez

Absent:

Etna Monsalve

Martha Diehl

Christine Shaw

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission additional correspondence was received and distributed for Agenda Item No.4 – PLN240069 - BECHTEL CORPORATION.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENDAR

1. APPOINT CHRISTINA ZIEMANN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.

Public Comment:

None

It was moved by Commissioner Getzelman, seconded by Commissioner Mendoza by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

2. APPOINT BARBARA VARIAN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.

Public Comment:

None

It was moved by Commissioner Getzelman, seconded by Commissioner Mendoza, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

APPROVAL/ACCEPTANCE OF MINUTES

3. Approval of the June 25, 2025, July 9, 2025, July 30, 2025, August 13, 2025, August 27, 2025 and September 10, 2025 Planning Commission Meeting Minutes.

Public Comment:

None

It was moved by Commissioner Gomez, seconded by Commissioner Work with the correction of the August 13, 2025, minutes to include the name of the commissioner who made the second motion, and by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

4. PLN240069 - BECHTEL CORPORATION

Public hearing to consider exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape. The project also includes the conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications, and the construction of a 643 square foot pavilion structure. The development will occur within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.

Project Location: 3270 17 Mile Drive, Pebble Beach.

Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically

Exempt pursuant to Sections 15301(a) and 15303 (e), and there are no exceptions pursuant to Section 15300.2.

Steve Mason, Project Planner presented the item.

Applicant Representative: William Westover, Erik Lundquist

Public Comment:

None

It was moved by Commissioner Hartzell, seconded by Commissioner Mendoza by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

5. PLN230310 - TIMBER RIDGE PRESERVE LLC (FISCHELL)

Public hearing to consider the construction of a 3,870 square foot single family dwelling with an attached 977 square foot three-car garage, 1,171 square feet of exterior patios and decks, and a 3,467 square foot auto court. The project also includes the removal of 28 protected oak trees and development on slopes in excess of 30%.

Project Location: 40 Arroyo Sequoia, Carmel, Santa Lucia Preserve (Phase B)

Proposed CEQA action: An Addendum and a previously approved EIR for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

Steve Mason, Project Planner presented the item.

Applicant Representative: Eric Miller

Public Comment:

None

It was moved by Commissioner Gomez, seconded by Commissioner Hartzell with staff recommendations for revision to Finding 1, Evidence H to clarify that the project did not go to LUAC because it is not withing a LUAC boundary and by the following vote:

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work

NOES: None

ABSENT: Monsalve, Diehl, Shaw

ABSTAIN: None

REFERRALS**6. PLANNING COMMISSION REFERRALS**

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

Public Comment:

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the Board of Supervisors approved the final adoption of the Coastal Zone Vacation Rental Regulations effective October 24, 2025, and a compliance date of December 24, 2025. Staff will update online material on County website

Secretary Beretti informed the Commission that on August 25, 2025, HCD received a second submittal letter from state HCD with comments regarding the Housing Element, HCD will tentatively update the Board of Supervisors on October 28, 25, with 7-day window public draft review. A third submittal will be submitted to State HCD in early to mid-November.

Secretary Beretti reminded the commissioners that the Planning Commission meeting of October 8, 2025, is cancelled due to limited items, the next meeting will be October 29, 2025.

Code Enforcement positions to support vacation rental enforcement are filled, and an Assistant Planner Positions is also in process of filling.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 9:56am

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, October 29, 2025

9:00 AM

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County of Monterey Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Vice-Chair Getzelman at 9:03am.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Work

ROLL CALL**Present:**

Paul C. Getzelman

Francisco Javier Mendoza

Ben Work

Amy Roberts

Christine Shaw

Ramon Gomez

Etna Monsalve

Martha Diehl

Absent:

Ernesto Gonzalez

Jessica Hartzell

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

Douglas Fay

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that additional correspondence was received and distributed for Agenda Item No.1 - PLN220088 – THE RANCH CLUB INC, Agenda Item No.2 – PLN200047-AMD1 – KNOOP MICHAEL & MICHELLE, and Agenda Item No.3 – PLN220348 – OMNI RESOURCES LLC.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw requested an update regarding Pajaro levee construction before the rainy season begins, the unhoused digging into the levee and the removal of the unhoused in the levee

Commissioner Gomez noted on battery storage that the City of Santa Cruz is considering a local ordinance to help with the state/local process for battery storage.

Melanie informed the Commission and informed them that Supervisor Church made a referral regarding the battery storage and that will go back before the Board in 30

days.

9:00 A.M. – SCHEDULED MATTERS

1. PLN220088 - THE RANCH CLUB, INC.

Public hearing to consider a Final Map Amendment to Tract No. 1333 (San Lucia Preserve Phase B) to change the designation of Lot 98's "Homeland Boundary" to "Rancholand" and reconfigure the "Openlands Boundary" to allow construction of a driveway at an existing redwood grove.

Project Location: 14 Arroyo Sequoia, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15304 and 15305, and there are no exceptions pursuant to Section 15300.2.

Fionna Jensen, Project Planner presented the item.

Applicant Representative:

Joel Panzer

Public Comment:

None

It was moved by Commissioner Diehl, seconded by Commissioner Gomez, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Roberts, Work, Shaw, Monsalve, Diehl

NOES: None

ABSENT: Hartzell, Gonzalez

ABSTAIN: None

2. PLN200047-AMD1 - KNOOP MICHAEL & MICHELLE

Public hearing to consider an Amendment to a previously approved Combined Development Permit (PLN200047) that allowed a lot line adjustment between two legal lots of record, construction of a single-family dwelling, a detached accessory structure, guesthouse, and associated site improvements including ridgeline development and development on slopes in excess of 25 percent. This Amendment proposes the removal of six Coast live oak trees.

Project Location: The properties are located at 120 Country Club Heights Road, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA Action: Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2.

Kayla Nelson, Project Planner presented the item.

Applicant Representative: Tai Tang, Richard Webber

Public Comment: Douglas Fay

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Roberts, Work, Shaw, Monsalve, Diehl

NOES: None

ABSENT: Hartzell, Gonzalez

ABSTAIN: None

The commission recessed at 10:07am and reconvened at 10:17am

3. PLN220348 - OMNI RESOURCES LLC

Public hearing to consider construction of a 12-pump fueling station, a 3,077 square foot convenience store, and associated on-site and off-site improvements, including a trash enclosure, fuel price sign, parking, three underground diesel and gasoline storage tanks, and restriping of turn lanes on Highway 68 and Corral de Tierra Road. The project involves a Variance to reduce the side and rear setbacks to 1 foot 4 inches (east) and 1 foot 11 inches (south), and 2,170 cubic yards of cut and 1,005 cubic yards of fill.

Project Location: 3 Corral de Tierra Road, Salinas.

Proposed CEQA Action: Find that the project qualifies for a Statutory Exemption pursuant to CEQA Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site.

Fionna Jensen, Project Planner presented the item.

Applicant Representative: Eric Phelps, Matt Francois

The commission recess at 11:21am, and reconvened at 11:32am

Public Comment: Micheal Weaver, John Church, Douglas Fay, Tamara Schwartz, Dwight Stump

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza by the following vote to find that the project qualifies for a Statutory Exemption pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site; and 2) Approve a Combined Development Permit consisting of: a. Use Permit, Administrative Permit, and Design Approval to allow construction of a 12-pump gas service station, a 3,077 square-foot convenience store, and associated on- and off-site improvements; and b. Variance to reduce the side and rear setbacks to 1 foot 4

inches (south) and 1 foot 11 inches (east) and clarification on conditions of approval, to language in Findings 6, Evidence b and Finding 7, Evidence b, and clarify signage is subject to a future use permit.

AYES: Getzelman, Mendoza, Gomez, Roberts, Work, Diehl

NOES: Shaw, Monsalve

ABSENT: Hartzell, Gonzalez

ABSTAIN: None

REFERRALS

4. PLANNING COMMISSION REFERRALS

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

DEPARTMENT REPORT

Secretary Beretti informed the Commission that at the October 28, 2025, Board of Supervisors meeting, Staff presented an update on the Housing Element and reaffirmed support to the proposed approach, a third updated will be submittal to state HCD.

Secretary Beretti informed that the Board of Supervisors proposed a new referral regarding monitorial process for new battery storage.

Commissioner Diehl asked for the number of builder's remedy applications the county has on record, Secretary Beretti stated there are currently 7 properties on recorded, and some have multiple applications

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:07pm.



County of Monterey

Item No.2

Board Report

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

Legistar File Number: PC 25-088

November 12, 2025

Introduced: 11/4/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN220308 - LINCOLN GREEN INN LLC

Public hearing to consider a Local Coastal Program Amendment to change the zoning district of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)], and an amendment to the Monterey County Code Chapter 20.12 to remove reference to the "Lincoln Green Cottages".

Project Location: 26208 & 26200 Carmelo Street, Carmel

Area Land Use Plan

Proposed CEQA Action: Find the project Statutorily Exempt pursuant to CEQA Guidelines Section 15265.

RECOMMENDATIONS:

Staff recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors:

- 1) Find that the project qualifies as a Statutory Exemption under Section 15265 of the CEQA Guidelines;
- 2) Amend the Monterey County Local Coastal Program by:
 - a. Adopting an Ordinance to amend Sectional District Map 16 of Title 20 section 20.08.060 to rezone 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]; and
 - b. Adopting an Ordinance to amend the Monterey County Code Chapter 20.12 to remove the reference to the "Lincoln Green Cottages"; and
- 3) Direct HCD staff to submit the Local Coastal Program Amendment to the California Coastal Commission for certification.

PROJECT INFORMATION:

Property Owner: Lincoln Green Inn, LLC

Applicant: Maureen Wruck Planning Consultant, LLC

Project Location: 26208 & 26200 Carmelo Street

APN: 009-403-003-000

Parcel Size: 0.30 acres

Zoning: Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay or "MDR/2-D(18)(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

Project Planner: Joseph Alameda, Associate Planner

alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The subject property is governed by the goals, text, and policies of the 1982 General Plan, Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), and the Zoning Ordinance (Title 20). On September 17, 2024, the project applicant, Lincoln Green Inn, LLC, filed a request to construct an additional (fifth) visitor serving unit on the subject property. This development proposal is being processed separately from the proposed rezoned and text amendment. During the staff's review of the development proposed, the staff identified an inconsistency between the property's zoning district and land use designation.

The Lincoln Green Inn was built on the subject property in 1926 and has been in operation ever since. The property received its first zoning district in 1963. Although the property was commercially developed and operated, the property was zoned Residential ("R-1") in 1963 and through 1980. In 1982, the Carmel Area Land Use Plan was adopted in October 1982. At this time, the property received its first land use designation (Visitor Serving Commercial). Although the property's land use designation reflected its historical and ongoing visitor-serving commercial operation, the property was rezoned to Medium Density Residential. However, this was done in error as the Medium Density Residential zoning district is not compatible with the underlying Land Use Designation of Visitor Serving Commercial. This erroneous zoning continues to apply to the property today. California Government Code § 65860(a) states, "County or city zoning ordinances shall be consistent with the general plan of the county or city." Accordingly, the County is required to correct this inconsistency between the property's land use designation, which is enforced by the Carmel Area Land Use Plan and the 1982 General Plan, and the zoning district, which is in the County's Zoning Ordinance (Title 20). As proposed, the project involves changing the subject property's zoning district from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. In addition, should this rezone be implemented, the Medium Density Residential zoning district's reference to the "Lincoln Green Inn Cottages" (Title 20 section 20.12.070.E(3)) is no longer applicable. Accordingly, the staff recommends that this language from Chapter 20.12 be removed.

County staff, having reviewed the history of the property, available documentary evidence, and the physical characteristics of the property, are recommending approval of the proposed zoning map change and Title 20 text amendment. Rezoning the property VSC would bring the zoning into compliance with the underlying land use designation and better align with the historical and current use of the property.

As noted above, the proposed addition of one unit is being processed under a separate discretionary permit and is in no way influenced by the proposed rezoned and text amendment. Accordingly, the only action before the Planning Commission is consideration of the proposed rezone and text amendment. Pursuant to Title 20 section 20.94.030, the Planning Commission shall act as a recommending body to the Board of Supervisors for Local Coastal Program Amendments, including

text amendments and rezones. Therefore, following the Planning Commission's recommendation, the Board of Supervisors will consider the project. Although the County is required to correct this error, the proposed rezone and text amendment do amend the County's Local Coastal Program and thus consideration by the California Coastal Commission is still required and will occur following the Planning Commission and Board of Supervisors hearings.

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (CEQA) Guidelines Section 15265 statutorily exempts project activities and approvals made by any local government necessary for the preparation and adoption of a local coastal program. Amendments of the local coastal program, including Land Use Plan land use designation amendments and zoning amendments, are subject to the same processing and analysis regulations as the original adoption of the local coastal program. This land use and zoning change will not take effect until after the change is certified by the California Coastal Commission. Therefore, the subject Local Coastal Program amendment is exempt from CEQA, and no environmental review is required.

OTHER AGENCY/DEPARTMENT INVOLVEMENT:

The following County departments have reviewed the project, with HCD-Engineering Services and HCD-Planning recommending conditions:

- HCD-Planning Services
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Berretti, AICP, HCD Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Local Coastal Program Draft Resolution

- Draft Ordinance (clean)
- Proposed Zoning Map

Exhibit B - Draft Ordinance (redline)

cc: Front Counter Copy; Joseph Alameda, Assistant Planner; Fionna Jensen, Principal Planner; Maureen Wruck Planning Consultant, LLC, Applicant; California Coastal Commission, Santa Cruz Office; The Open Monterey Project (Molly Erickson); LandWatch; Lozeau Drury, LLP; Project File PLN220308.



County of Monterey Planning Commission

Agenda Item No.2

Legistar File Number: PC 25-088

Item No.2

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

November 12, 2025

Introduced: 11/4/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN220308 - LINCOLN GREEN INN LLC

Public hearing to consider a Local Coastal Program Amendment to change the zoning district of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)], and an amendment to the Monterey County Code Chapter 20.12 to remove reference to the "Lincoln Green Cottages".

Project Location: 26208 & 26200 Carmelo Street, Carmel

Area Land Use Plan

Proposed CEQA Action: Find the project Statutorily Exempt pursuant to CEQA Guidelines Section 15265.

RECOMMENDATIONS:

Staff recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors:

- 1) Find that the project qualifies as a Statutory Exemption under Section 15265 of the CEQA Guidelines;
- 2) Amend the Monterey County Local Coastal Program by:
 - a. Adopting an Ordinance to amend Sectional District Map 16 of Title 20 section 20.08.060 to rezone 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]; and
 - b. Adopting an Ordinance to amend the Monterey County Code Chapter 20.12 to remove the reference to the "Lincoln Green Cottages"; and
- 3) Direct HCD staff to submit the Local Coastal Program Amendment to the California Coastal Commission for certification.

PROJECT INFORMATION:

Property Owner: Lincoln Green Inn, LLC

Applicant: Maureen Wruck Planning Consultant, LLC

Project Location: 26208 & 26200 Carmelo Street

APN: 009-403-003-000

Parcel Size: 0.30 acres

Zoning: Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay or "MDR/2-D(18)(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

Project Planner: Joseph Alameda, Associate Planner

alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The subject property is governed by the goals, text, and policies of the 1982 General Plan, Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), and the Zoning Ordinance (Title 20). On September 17, 2024, the project applicant, Lincoln Green Inn, LLC, filed a request to construct an additional (fifth) visitor serving unit on the subject property. This development proposal is being processed separately from the proposed rezoned and text amendment. During the staff's review of the development proposed, the staff identified an inconsistency between the property's zoning district and land use designation.

The Lincoln Green Inn was built on the subject property in 1926 and has been in operation ever since. The property received its first zoning district in 1963. Although the property was commercially developed and operated, the property was zoned Residential ("R-1") in 1963 and through 1980. In 1982, the Carmel Area Land Use Plan was adopted in October 1982. At this time, the property received its first land use designation (Visitor Serving Commercial). Although the property's land use designation reflected its historical and ongoing visitor-serving commercial operation, the property was rezoned to Medium Density Residential. However, this was done in error as the Medium Density Residential zoning district is not compatible with the underlying Land Use Designation of Visitor Serving Commercial. This erroneous zoning continues to apply to the property today. California Government Code § 65860(a) states, "County or city zoning ordinances shall be consistent with the general plan of the county or city." Accordingly, the County is required to correct this inconsistency between the property's land use designation, which is enforced by the Carmel Area Land Use Plan and the 1982 General Plan, and the zoning district, which is in the County's Zoning Ordinance (Title 20). As proposed, the project involves changing the subject property's zoning district from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. In addition, should this rezone be implemented, the Medium Density Residential zoning district's reference to the "Lincoln Green Inn Cottages" (Title 20 section 20.12.070.E(3)) is no longer applicable. Accordingly, the staff recommends that this language from Chapter 20.12 be removed.

County staff, having reviewed the history of the property, available documentary evidence, and the physical characteristics of the property, are recommending approval of the proposed zoning map change and Title 20 text amendment. Rezoning the property VSC would bring the zoning into compliance with the underlying land use designation and better align with the historical and current use of the property.

As noted above, the proposed addition of one unit is being processed under a separate discretionary permit and is in no way influenced by the proposed rezoned and text amendment. Accordingly, the only action before the Planning Commission is consideration of the proposed rezone and text amendment. Pursuant to Title 20 section 20.94.030, the Planning Commission shall act as a recommending body to the Board of Supervisors for Local Coastal Program Amendments, including

text amendments and rezones. Therefore, following the Planning Commission's recommendation, the Board of Supervisors will consider the project. Although the County is required to correct this error, the proposed rezone and text amendment do amend the County's Local Coastal Program and thus consideration by the California Coastal Commission is still required and will occur following the Planning Commission and Board of Supervisors hearings.

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (CEQA) Guidelines Section 15265 statutorily exempts project activities and approvals made by any local government necessary for the preparation and adoption of a local coastal program. Amendments of the local coastal program, including Land Use Plan land use designation amendments and zoning amendments, are subject to the same processing and analysis regulations as the original adoption of the local coastal program. This land use and zoning change will not take effect until after the change is certified by the California Coastal Commission. Therefore, the subject Local Coastal Program amendment is exempt from CEQA, and no environmental review is required.

OTHER AGENCY/DEPARTMENT INVOLVEMENT:

The following County departments have reviewed the project, with HCD-Engineering Services and HCD-Planning recommending conditions:

- HCD-Planning Services
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Berretti, AICP, HCD Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Local Coastal Program Draft Resolution

- Draft Ordinance (clean)
- Proposed Zoning Map

Exhibit B - Draft Ordinance (redline)

cc: Front Counter Copy; Joseph Alameda, Assistant Planner; Fionna Jensen, Principal Planner; Maureen Wruck Planning Consultant, LLC, Applicant; California Coastal Commission, Santa Cruz Office; The Open Monterey Project (Molly Erickson); LandWatch; Lozeau Drury, LLP; Project File PLN220308.

Exhibit A

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**DRAFT RESOLUTION TO RECOMMEND AMENDMENT OF
LOCAL COASTAL PROGRAM
PLN220308 - LINCOLN GREEN INN, LLC**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

**LINCOLN GREEN INN LLC (PLN220308)
RESOLUTION NO.**

Resolution of the County of Monterey Planning
Commission recommending that the Board of
Supervisors:

- 1) Find that the project qualifies as Statutory
Exemption under Section 15265 of the CEQA
Guidelines, and that none of the exceptions from
Section 15300.2 apply
- 2) Adopt an Ordinance amending Sectional District
Map 16 of Title 20 section 20.08.060 (Monterey
County Coastal Implementation Plan) to rezone
a 0.3 acre parcel from Medium Density
Residential with a density of 2 units an acre, a
height limit of 18 feet, and a Design Control
Overlay [MDR/2-D(18)(CZ)] to Visitor Serving
Commercial with a height limit of 18 feet and a
Design Control Overlay [VSC-D(18)(CZ)];
- 3) Adopt an Ordinance amending the Monterey
County Code Chapter 20.12 to remove the
reference to the "Lincoln Green Cottages"; and
- 4) Find that the proposed Amendment to the Local
Coastal Plan is intended to be carried out in a
manner fully in conformity with the Coastal Act;
and submit the Local Coastal Program
amendment to the California Coastal
Commission for Certification.

PLN220308 Lincoln Green Inn, LLC, 26208 &
26200 Carmelo Street (Assessor's Parcel Number
009-403-003-000), Carmel Area Land Use Plan]

The LINCOLN GREEN INN LLC (PLN220308) application came before the County of Monterey Planning Commission on November 12, 2025, at a public hearing. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission hereby makes a recommendation to the Monterey County Board of Supervisors with reference to the following facts and findings:

RECITALS

1. Section 30500 of the Public Resources Code requires each County and City to prepare a Local Coastal Program (LCP) for that portion of the coastal zone within its jurisdiction.
2. On October 19, 1982, the Board of Supervisors adopted the Carmel Area Land Use Plan (“Land Use Plan”) as part of the LCP in the Coastal Zone pursuant to the California Coastal Act. This Land Use Plan replaces policy guidance for most policy topics found in the General Plan and is applied in the Coastal Zone. Adoption of this Land Use Plan involved the application of the Visitor Serving Commercial (“VSC”) land use designation to the subject property (APN: 009-403-003-000) (“Property”). VSC zoning districts allow visitor-serving commercial uses.
3. On April 13, 1983, the California Coastal Commission (Coastal Commission) acknowledged certification of the Carmel Area Land Use Plan as part of Monterey County’s Local Coastal Program.
4. On October 23, 1984, the Monterey County Board of Supervisors adopted a comprehensive amendment to the Carmel Area Land Use Plan and on January 22, 1985, the California Coastal Commission certified the amendments.
5. Figure 1 (Proposed Land Use) of the Carmel Area Land Use Plan provides a graphic representation of the general distribution, location, extent, and intensity of land uses and transportation routes in this planning area.
6. The property has a land use designation of Recreation and Visitor-Serving in Figure 1 of the Land Use Plan. This land use designation encompasses moderate to high-intensity uses, providing basic support services and accommodations to meet visitor needs associated with coastal recreation and travel are appropriate. Major hotel or inn accommodations are principally allowed uses.
7. On January 5, 1988, Monterey County adopted the Coastal Implementation Plan (CIP) of the LCP consistent with Section 30512.1 of the Public Resources Code. Part 1 of the CIP is Title 20, the zoning ordinance for the coastal zone.
8. The Sectional District Map (“The Zoning Map”) provides a graphic representation of the zoning classifications of the properties within the planning area. Pursuant to Planning & Zoning law, zoning must be consistent with the General Plan land use designation.
9. The Zoning Map shows the property with a zoning classification of Medium Density Residential with a density of 2 units per acre, a height limit of 18 feet, and a Design Control Overlay (Coastal Zone) “MDR/2-D(18)(CZ).”
10. The Medium Density Residential zoning district is not compatible with the Recreation and Visitor serving land use designation. California Government Code § 65860 states that zoning ordinances must be consistent with the General Plan of the county or city. On November 14, 2022 the property owner submitted an application to amend the Zoning Map to rezone property from Medium Density Residential to Visitor-Serving Commercial, and amend Sectional District Map 16 of Title 20 section 20.08.060 (Monterey County Coastal

Implementation Plan) of the Monterey County Code to change the zoning classification of the 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. The proposed zoning ordinance details this change in zoning.

11. The site contains four permitted visitor-serving lodging units and two accessory structures of 394 square feet and 408 square feet in size, operating as the Lincoln Green Inn. Separately, the applicant has applied for a Combined Development Permit to seek after-the-fact conversion of one accessory structure to a visitor-serving lodging unit at the Lincoln Green Inn.
12. The proposed zoning ordinance would also amend Chapter 20.12 of Title 20 of Monterey County Code to remove reference to the Lincoln Green Inn, as the Medium Density Residential zoning district will no longer apply.
13. Section 30514 of the Public Resources Code provides for amendments to adopted Local Coastal Programs (LCPs), including the Land Use Plan (LUP) and the Coastal Implementation Plan (CIP), which the zoning ordinance (Title 20) is a part of. Additionally, on September 24, 1985, the Monterey County Board of Supervisors adopted procedures for amending the LCP-CIP. The procedures include: the County's Planning Commission hold a noticed public hearing and make a recommendation to the Board of Supervisors; the Board of Supervisors hold a noticed public hearing, adopt an ordinance, and submit the proposed amendment to the California Coastal Commission for certification together with materials sufficient for a thorough and complete review and the Coastal Commission confirm the County's action. Accordingly, the proposed amendments will not go into effect until after certification by the Coastal Commission, and they will not become operative until the Coastal Commission's certification is final and effective.
14. State law requires the Planning Commission to hold a noticed public hearing on proposed amendments to zoning ordinances and to make a written recommendation to the Board of Supervisors.
15. On November 12, 2025, the Planning Commission held a duly noticed public hearing to consider making a recommendation to the Board of Supervisors on the proposed ordinance to amend the zoning classification (Attachment 1). At least 10 days before the hearing on November 2, 2025, notices of the hearing before the Planning Commission were published in The Monterey County Weekly.
16. State law provides a statutory exemption from the California Environmental Quality Act (CEQA) for consideration and adoption of local coastal programs. CEQA Guidelines Section 15265(a)(1), applies to activities and approvals undertaken by a local government necessary for the adoption of a local coastal program. The proposed amendment to the Local Coastal Program requires certification by the California Coastal Commission prior to taking effect.
17. These amendments are intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519).

18. The proposed Zoning Ordinance is attached to this Resolution as Attachment 1 and is incorporated herein by reference. The Ordinance would amend Sectional District Map 16 of Title 20 section 20.08.060 (Monterey County Coastal Implementation Plan) of Monterey County Code to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)].

DECISION

The Planning Commission of the County of Monterey, State of California, hereby recommends that the Board of Supervisors:

- 1) Find that the project qualifies as a Statutory Exemption under Section 15265 of the CEQA Guidelines;
- 2) Adopt an Ordinance amending Sectional District Map 16 of Title 20 section 20.08.060 (Monterey County Coastal Implementation Plan) to change the zoning classification on a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)];
- 3) Adopt an Ordinance to amend the Monterey County Code Chapter 20.12 to remove the reference to the “Lincoln Green Cottages”;
- 4) Find that the proposed Amendment to the Local Coastal Plan is intended to be carried out in a manner fully in conformity with the Coastal Act; and submit the Local Coastal Program amendment to the California Coastal Commission for Certification.

PASSED AND ADOPTED on this 12th day of November 2025, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

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.

ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,
AMENDING SECTION 20.12.070 AND SECTIONAL DISTRICT MAP 16 OF SECTION
20.08.060 OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING
CLASSIFICATION OF A CERTAIN PROPERTY IN THE COUNTY OF MONTEREY**

County Counsel Summary

This ordinance amends Section 16 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to amend the zoning classification of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. This ordinance also amends Section 20.12.070(E) to remove reference to the Lincoln Green Cottages. These changes are to ensure that the zoning is consistent with the land use designation in the Carmel Area Land Use Plan. This Property is located at 26208 & 26200 Carmelo Street (Assessor's Parcel Number 009-403-003-000).

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Findings and declarations.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. The purpose of this ordinance is to correct the zoning of the subject property to be consistent with the approved land use designation in the Carmel Area Land Use Plan. To effectuate this change, Section 16 of the Sectional District Maps of Section 20.08.60 need to be amended to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Service Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. Also, Section 20.12.070(E) of the Monterey County Code needs to be amended to remove reference to the Lincoln Green Cottages.

C. This ordinance amends the Monterey County Coastal Implementation Plan, which is part of the County's Local Coastal Program. Pursuant to the Coastal Act, the County may amend the certified Local Coastal Program provided the County follows certain procedures. The procedures include the following: the County's Planning Commission holds a noticed public hearing and makes a recommendation to the Board of Supervisors on the proposed amendment; the Board of Supervisors holds a noticed public hearing to adopt the ordinance subject to California Coastal Commission certification, and submits the proposed amendment to the Coastal

Commission for certification together with materials sufficient for a thorough and complete review; and the Coastal Commission certifies the amendment and confirms the County's action. Accordingly, this ordinance will not go into effect until after the Coastal Commission certifies the amendment and confirms the Board's action.

D. The amendments in this ordinance are intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519).

E. State law provides a statutory exemption from the California Environmental Quality Act ("CEQA") for consideration and adoption of local coastal programs. CEQA Guidelines Section 15265(a)(1) applies to activities and approvals undertaken by a local government necessary for the adoption of a local coastal program. This exemption also applies to amendments to local coastal program. This ordinance is part of a local coastal program amendment, and requires certification by the California Coastal Commission prior to taking effect.

SECTION 2. Subsection (E) of Section 20.12.070 of the Monterey County Code is amended to read as follows:

E. Visitor-Serving Uses.

1. On that portion of the Odello property known as "Odello East", visitor-serving uses and employee housing in addition to the permitted residential uses are permitted pursuant to Section 20.146.120.C.2.

2. Up to sixteen (16) visitor-serving units and one manager apartments are permitted to remain on the property commonly known as "Grosvenor Inn".

SECTION 3. ZONING DISTRICT MAP. Section 16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Service Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. The map attached hereto as **Exhibit 1** is incorporated herein by reference.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective on the thirty-first day following its adoption or upon California Coastal Commission confirmation that County's ordinance satisfies the Coastal Commission's certification order, whichever occurs later.

PASSED AND ADOPTED on this _____ day of _____ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair, Christopher M. Lopez
Monterey County Board of Supervisors

A T T E S T:

VALERIE RALPH
Clerk of the Board

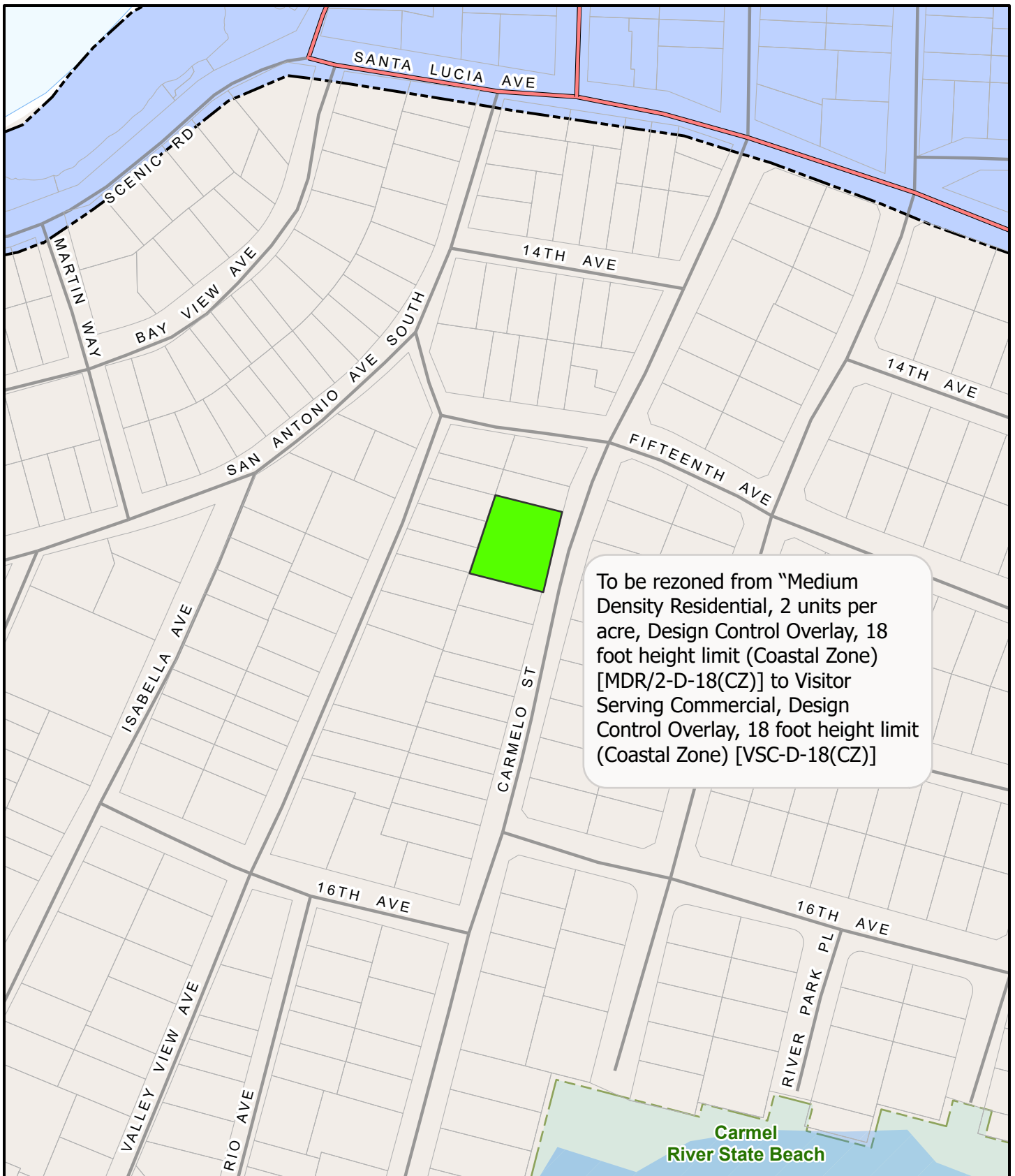
By: _____
Deputy

APPROVED AS TO FORM BY:

Kelly L. Donlon

Kelly L. Donlon
Chief Assistant County Counsel

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Amending Sectional District Map 20-16

APN 009-403-003-000

 **Project Site**



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Exhibit B

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ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,
AMENDING SECTION 20.12.070 AND SECTIONAL DISTRICT MAP 16 OF SECTION
20.08.060 OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING
CLASSIFICATION OF A CERTAIN PROPERTY IN THE COUNTY OF MONTEREY**

County Counsel Summary

This ordinance amends Section 16 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to amend the zoning classification of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. This ordinance also amends Section 20.12.070(E) to remove reference to the Lincoln Green Cottages. These changes are to ensure that the zoning is consistent with the land use designation in the Carmel Area Land Use Plan. This Property is located at 26208 & 26200 Carmelo Street (Assessor's Parcel Number 009-403-003-000).

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Findings and declarations.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. The purpose of this ordinance is to correct the zoning of the subject property to be consistent with the approved land use designation in the Carmel Area Land Use Plan. To effectuate this change, Section 16 of the Sectional District Maps of Section 20.08.60 need to be amended to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Service Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. Also, Section 20.12.070(E) of the Monterey County Code needs to be amended to remove reference to the Lincoln Green Cottages.

C. This ordinance amends the Monterey County Coastal Implementation Plan, which is part of the County's Local Coastal Program. Pursuant to the Coastal Act, the County may amend the certified Local Coastal Program provided the County follows certain procedures. The procedures include the following: the County's Planning Commission holds a noticed public hearing and makes a recommendation to the Board of Supervisors on the proposed amendment; the Board of Supervisors holds a noticed public hearing to adopt the ordinance subject to California Coastal Commission certification, and submits the proposed amendment to the Coastal

Commission for certification together with materials sufficient for a thorough and complete review; and the Coastal Commission certifies the amendment and confirms the County's action. Accordingly, this ordinance will not go into effect until after the Coastal Commission certifies the amendment and confirms the Board's action.

D. The amendments in this ordinance are intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519).

E. State law provides a statutory exemption from the California Environmental Quality Act ("CEQA") for consideration and adoption of local coastal programs. CEQA Guidelines Section 15265(a)(1) applies to activities and approvals undertaken by a local government necessary for the adoption of a local coastal program. This exemption also applies to amendments to local coastal program. This ordinance is part of a local coastal program amendment, and requires certification by the California Coastal Commission prior to taking effect.

SECTION 2. Subsection (E) of Section 20.12.070 of the Monterey County Code is amended to read as follows:

E. Visitor-Serving Uses.

1. On that portion of the Odello property known as "Odello East", visitor-serving uses and employee housing in addition to the permitted residential uses are permitted pursuant to Section 20.146.120.C.2.

2. Up to sixteen (16) visitor-serving units and one manager apartments are permitted to remain on the property commonly known as "Grosvenor Inn".

~~3. Up to four visitor-serving units are permitted to remain on the property commonly known as "Lincoln Green Cottages".~~

SECTION 3. ZONING DISTRICT MAP. Section 16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Service Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. The map attached hereto as **Exhibit 1** is incorporated herein by reference.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective on the thirty-first day following its adoption or upon California Coastal Commission confirmation that County's ordinance satisfies the Coastal Commission's certification order, whichever occurs later.

PASSED AND ADOPTED on this _____ day of _____ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair, Christopher M. Lopez
Monterey County Board of Supervisors

A T T E S T:

VALERIE RALPH
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM BY:

Kelly L. Donlon
Chief Assistant County Counsel

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County of Monterey

Item No.3

Board Report

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

Legistar File Number: PC 25-087

November 12, 2025

Introduced: 11/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN250114 - LIVE BY THE SEA LLC

Public hearing to consider the construction of a 3,819 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, as well as the removal of 24 protected trees.

Project Location: 3387 Ocean Avenue, Carmel, Carmel Area Land Use Plan.

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to construct a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, and associated site improvements; and
 - b. A Coastal Development Permit to allow the removal of 24 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Inder Sandhu

Property Owner: Manjit Sandhu

APN: 009-162-008-000

Parcel Size: 12,132 square feet

Zoning: Medium Density Residential, with a density of 2 acres per unit and a Design Control overlay, or "MDR/2-D"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, 831-755-7065

SUMMARY/DISCUSSION:

The property is located at 3387 Ocean Avenue, Carmel (Assessor's Parcel Number 009-162-008-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential

with a density of 2 acres per unit and a Design Control, or “MDR/2-D”. The proposed project involves the construction of a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage and 307 square foot covered patio, and associated site improvements. The project also involves the removal of four Monterey Pine trees and 20 Oak trees, which is an allowed use subject to the granting of a Coastal Development Permit. Implementation of the project would require 734 cubic yards of cut and 46 cubic yards of fill. Potable water will be provided to the parcel by Cal 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 review, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Carmel Area Land Use Plan, and Title 20 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site vary in architectural style, ranging from modern-style homes to contemporary rural-style homes. The single-family dwelling would have a contemporary modern architectural style with rural Tuscan finishes, and exterior colors and materials consisting of smooth alabaster white painted stucco, copper stone exterior, and Tricon black aluminum reveal trim and roofing. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. CARLUP Policy 1.4 and Key Policy 2.2.2 state that the common goal of the Carmel area must be that future development should harmonize and blend with the natural scenic character, as demonstrated by the proposed project’s design. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby large custom residences. Although 24 trees will be removed, all other trees and vegetation will remain, resulting in the proposed development blending in with the surrounding residential neighborhood. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood and its character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Area Land Use Plan (Local Coastal Program General Viewshed) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site’s visibility from common public viewing areas. Accordingly, the proposed residence would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 24 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250240; **Exhibit C**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 33 trees within the subject property and determined that the condition of these trees range to be in fair to poor condition. As proposed, 24 trees would be removed with the implementation of this project, including

20 Coast live oaks and four Monterey pines. All four Monterey pine trees proposed for removal are of landmarks (24 inch or greater trunk diameter)

The single-family dwelling is consistent (slightly smaller) in size with other single-family dwellings within the surrounding neighborhood, which range in size between 4,000 to 6,000 square feet. Nineteen of the trees to be removed are within the development footprint (structure and driveway). The remaining trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 24 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of five oak or pine trees due to the limits within the lot structure and subterranean infrastructure. Replanting only five trees also ensures the property's fuel loads can be adequately managed. If replanted on a 1:1 ratio, the replanted 5-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 11 requires the applicant to replant five of either 5-gallon Monterey pine trees and/or 5-gallon coast live oak trees.

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
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was to be reviewed by the Carmel Highlands LUAC, but due to an ongoing lack of quorum issue with the Carmel Highlands LUAC, the project could not be reviewed by the committee prior to the Planning Commission's consideration of the project.

Prepared by: Jordan Evans-Pollockow, Assistant Planner, (831)-755-7065

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

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

cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Project Planner; Fionna Jensen, Principal Planner; Manjit Sandhu, Property Owner; Inder Sandhu, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250114.



County of Monterey Planning Commission

Item No.3

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

Agenda Item No.3

Legistar File Number: PC 25-087

November 12, 2025

Introduced: 11/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN250114 - LIVE BY THE SEA LLC

Public hearing to consider the construction of a 3,819 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, as well as the removal of 24 protected trees.

Project Location: 3387 Ocean Avenue, Carmel, Carmel Area Land Use Plan.

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to construct a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, and associated site improvements; and
 - b. A Coastal Development Permit to allow the removal of 24 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Inder Sandhu

Property Owner: Manjit Sandhu

APN: 009-162-008-000

Parcel Size: 12,132 square feet

Zoning: Medium Density Residential, with a density of 2 acres per unit and a Design Control overlay, or "MDR/2-D"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, 831-755-7065

SUMMARY/DISCUSSION:

The property is located at 3387 Ocean Avenue, Carmel (Assessor's Parcel Number 009-162-008-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential with a density of 2 acres per unit and a Design Control, or "MDR/2-D". The

proposed project involves the construction of a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage and 307 square foot covered patio, and associated site improvements. The project also involves the removal of four Monterey Pine trees and 20 Oak trees, which is an allowed use subject to the granting of a Coastal Development Permit. Implementation of the project would require 734 cubic yards of cut and 46 cubic yards of fill. Potable water will be provided to the parcel by Cal 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 review, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Carmel Area Land Use Plan, and Title 20 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site vary in architectural style, ranging from modern-style homes to contemporary rural-style homes. The single-family dwelling would have a contemporary modern architectural style with rural Tuscan finishes, and exterior colors and materials consisting of smooth alabaster white painted stucco, copper stone exterior, and Tricon black aluminum reveal trim and roofing. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. CARLUP Policy 1.4 and Key Policy 2.2.2 state that the common goal of the Carmel area must be that future development should harmonize and blend with the natural scenic character, as demonstrated by the proposed project's design. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby large custom residences. Although 24 trees will be removed, all other trees and vegetation will remain, resulting in the proposed development blending in with the surrounding residential neighborhood. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood and its character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Area Land Use Plan (Local Coastal Program General Viewshed) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 24 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250240; **Exhibit C**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 33 trees within the subject property and determined that the condition of these trees range to be in fair to poor condition. As proposed, 24 trees would be removed with the implementation of this project, including 20 Coast live oaks and four

Monterey pines. All four Monterey pine trees proposed for removal are of landmarks (24 inch or greater trunk diameter)

The single-family dwelling is consistent (slightly smaller) in size with other single-family dwellings within the surrounding neighborhood, which range in size between 4,000 to 6,000 square feet. Nineteen of the trees to be removed are within the development footprint (structure and driveway). The remaining trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 24 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of five oak or pine trees due to the limits within the lot structure and subterranean infrastructure. Replanting only five trees also ensures the property's fuel loads can be adequately managed. If replanted on a 1:1 ratio, the replanted 5-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 11 requires the applicant to replant five of either 5-gallon Monterey pine trees and/or 5-gallon coast live oak trees.

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
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was to be reviewed by the Carmel Highlands LUAC, but due to an ongoing lack of quorum issue with the Carmel Highlands LUAC, the project could not be reviewed by the committee prior to the Planning Commission's consideration of the project.

Prepared by: Jordan Evans-Pollockow, Assistant Planner, (831)-755-7065

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

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

cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Project Planner; Fionna Jensen, Principal Planner; Manjit Sandhu, Property Owner; Inder Sandhu, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250114.

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

LIVE-BY-THE-SEA LLC (PLN250114)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies as a Class 3
Categorical Exemption pursuant to CEQA
Guidelines section 15303, and there are no
exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit
consisting of:
 - a. Coastal Administrative Permit and
Design Approval to allow construction a
2,812 square foot single-family dwelling,
inclusive of a 592 square foot garage
two-car garage and 307 square foot
covered patio, and associated site
improvements; and
 - b. A Coastal Development Permit to allow
the removal of 24 protected trees.

[PLN250114, LIVE-BY-THE-SEA LLC, 3387
Ocean Avenue, Carmel-by-the-Sea, Carmel Land
Use Plan, Coastal Zone (APN: (009-162-008-000)]

The LIVE BY THE SEA LLC application (PLN250114) came on for public hearing before the County of Monterey Planning Commission on November 12, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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;
 - Carmel Area Land Use Plan;
 - County of Monterey Coastal Implementation Plan (CIP) Part 4, Regulations for Development in the Carmel Area Land Use Plan Area; and
 - Monterey County Zoning Ordinance (Title 20);

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

- b) Allowed Use. The property is located at 3387 Ocean Avenue, Carmel-by-the-Sea, Carmel Land Use Plan, Coastal Zone (Assessor's Parcel Number 009-162-008-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential with a density of 2 acres per unit and a Design Control, or "MDR/2-D". MDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 2,812 square foot single-family dwelling, inclusive of a 592 square foot garage two-car garage and 307 square foot covered patio, and associated site improvements. The project also involves the removal of 4 Monterey Pine trees and 20 Oak trees, which is an allowed use subject to the granting of a Coastal Development Permit. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property is shown in its current configuration (12,132 square feet) as Lot 9 in Block 27 of Tract No.2 on a Final Map entitled "Map of Hatton Fields No. 2", recorded in April of 1926 (Volume 3, Cities & Towns, Page 32). Therefore, the County recognizes the subject properties as legal lots of record.
- d) Review of Development Standards. The project meets all required development standards for Medium Density Residential zoning district, which is identified in Title 20 section 20.12.060 respectively. The required setbacks in the MDR zoning overlay are 20 feet (front), 5 feet (side), and 10 feet (rear). The proposed single-family dwelling will have setbacks of 30 feet (front), 8 feet 6 inches (north side), 9 feet 10 inches (side), and 30 feet 6 inches (rear). The MDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 20 feet 3 inches. The MDR zoning district allows a maximum building site coverage of 35%, which in this case is 4,246 square feet. The proposed project will have a building site coverage of 3,819 square feet or 31%. Therefore, the project meets all required development standards.
- e) Design and Visual Resources. 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 single-family dwelling will have a contemporary modern architectural style with rural Tuscan finishes, and exterior colors and materials consisting of smooth alabaster white painted stucco, copper stone exterior, and Tricon black aluminum reveal trim and roofing. The residences within the vicinity vary in architectural style, ranging from modern-style homes to contemporary rural-style homes. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. CARLUP Policy 1.4 and Key Policy 2.2.2 state that the common goal of

the Carmel area must be that future development should harmonize and blend with the natural scenic character, as demonstrated by the proposed project's design. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby residences. Although 24 trees will be removed, all other trees and vegetation will remain, resulting in the proposed development blending in with the surrounding residential neighborhood. To ensure consistency with Carmel Area LUP Policy 2.2.4.10.D and CIP section 20.146.030.C.1.d, exterior lighting plan Condition No. 4 has been applied. This will require that the 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 proposed residence and accessory structures will not create any adverse visual impacts. Map A of the Carmel Land Use Plan entitled "Local Coastal Program General Viewshed", indicates the subject property as not being in an area designated as sensitive or highly sensitive. 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.

- f) Tree Removal. The proposed project involves the removal of 24 protected trees. However, as detailed in Finding No. 6 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.
- g) 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.
- h) Land Use Advisory Committee. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. Due to an ongoing lack of quorum issue with the Carmel Highlands LUAC, the project could not be reviewed by the committee prior to the Planning Commission's consideration of the project.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250114.

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, Cypress Fire Protection District (fire), HCD-Engineering Services, HCD-Environmental Services, and 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) Staff identified potential impacts to Geological Resources (soils), Forest Resources, Biological Resources, and Archaeological Resources. The following reports have been prepared:
 - “Geotechnical Investigation Design Phase” (County of Monterey Library No. LIB250245), prepared by Butano Geotechnical Engineering, Inc., Watsonville, CA, April 2025
 - “Tree Resource Assessment” (County of Monterey Library No. LIB250240), prepared by Frank Ono, Pacific Grove, CA, July 21st, 2025
- The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
- c) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250114.

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, Cypress Fire Protection District (fire), 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by Cal American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.
 - c) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250114.
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) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250114.
5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.
 - b) The proposed project involves construction of a 2,812 square foot single-family dwelling, inclusive of a 592 square foot garage two-car garage and 307 square foot covered patio, and associated site improvements, as well as the removal of 24 protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 7th, 2025.
 - 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, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - e) 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 PLN250114.

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.
- EVIDENCE:**
- a) The project includes an application for the removal of 24 protected trees. The tree removal is consistent with Carmel Area Land Use Plan (LUP) policies protecting Forest Resources, and their implementing regulations in the County of Monterey Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area Land Use Plan (CIP). In accordance with the applicable policies, a Coastal Development Permit is required, and the criteria to grant said permit have been met.
 - b) Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250240) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 33 trees within the subject property and determined that most of these are in fair condition, while two are in poor condition. As proposed, 24 trees will be removed with the implementation of this project, including 20 Coast live oaks and four landmark Monterey pines. Nineteen of these trees are within the development footprint, and the other five trees are either within grading boundaries or are in declining health, with proposed impacts to their critical root zones. No landmark Oaks are proposed for removal.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent (slightly smaller) in size with other single-family dwellings within the surrounding neighborhood, which range from approximately 4,000 to 6,000 square feet (see Finding No. 1, Evidence “e”). Nineteen of the trees to be removed are within the development footprint. The remaining trees to be removed are either within grading limits, or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State’s fuel management requirements and guidelines.
 - d) CIP section 20.146.060.D.1 prohibits the removal of landmark trees, unless the decision-making body finds that the trees are not visually or historically significant and there no alternatives whereby the tree removal can be avoided. All four of the Monterey pine proposed for removal are greater than 24 inches in diameter, thus classifying them as landmark trees. Two of the landmark Monterey Pine trees that were cataloged as #963 and #977 were identified as being in poor condition, with visible evidence of heart rot. The other two landmark Monterey pine trees, tagged as #976 and #981, are proposed for removal due to the

impacts of grading associated with a retaining wall and garage that will cause the trees to suffer root loss and be unstable. The findings can also be met to allow the removal of the landmark trees, as none of them are known to be visually or historically significant, exemplary of their species, or more than 1000 years old. See subsequent Evidence “e” demonstrating no alternatives.

- e) CIP section 20.146.060.D.3 states that removal of native trees is 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, and alternatives such as re-siting, re-design, and reduction in development would not be successful in saving these trees or a greater number than proposed. There is no alternative that would retain the trees proposed for removal, including the landmark trees, with development of the subject lot with a reasonable sized single-family development. As delineated on the project plans, the trees sited for removal are within the proposed footprint of development or are within poor health on the proposed residence. The project will retain the property’s remaining trees, which are contiguous with the surrounding forested area of Carmel-by-the -Sea and the unincorporated area of Monterey County. Trees to be retained will be protected with implementation of Condition No. 5.
- f) Title 20 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 24 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of five 5-gallon Monterey pines or Coast live oaks. Replanting only five trees also ensures the property’s fuel loads can be adequately managed. If replanted on a 1:1 ratio, the replanted 5-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 6 requires the applicant to replant five 5-gallon Monterey pine or Coast live oak trees.
- g) 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.
- h) 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 to be performed by a qualified biologist if tree removal is to be conducted between February 22 and August 1.
- i) Staff conducted a site inspection on October 7th, 2025, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

- j) 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 PLN250114.

7. **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. Section 20.80.040.D of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.
 - b) California 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. Highway 1), and a conditionally allowed use (native tree removal).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage and 307 square foot covered patio, and associated site improvements; and 2) a Coastal Development Permit to allow removal of 24 protected trees.

All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of November, 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

County of Monterey HCD Planning

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

PLN250114

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN250114) allows for an: 1) Coastal Administrative Permit and Design Approval to construct a 2,812 square foot single-family dwelling, inclusive of a 592 square foot garage two-car garage and 307 square foot covered patio, and associated site improvements; and 2) Coastal Development Permit to remove four (4) Monterey Pine trees and twenty (20) Oak trees. The property is located at 3387 Ocean Avenue, Carmel (Assessor's Parcel Number 009-162-008-000), Carmel 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 009-162-008-000 on November 12th, 2025. The permit was granted subject to 12 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

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

Responsible Department: Planning

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

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

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

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

5. 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.

6. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio recommended by arborist: five 5-gallon Pine or Cypress trees

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.

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

9. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct a Hot Mix Asphalt driveway connection to Ocean 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-Engineering Services, obtain an encroachment permit from the HCD -Engineering Services 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.

10. 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.

11. 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 a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to 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.

12. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

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3387 Ocean Avenue

Carmel-By-The-Sea, California, 93923

Permit Set

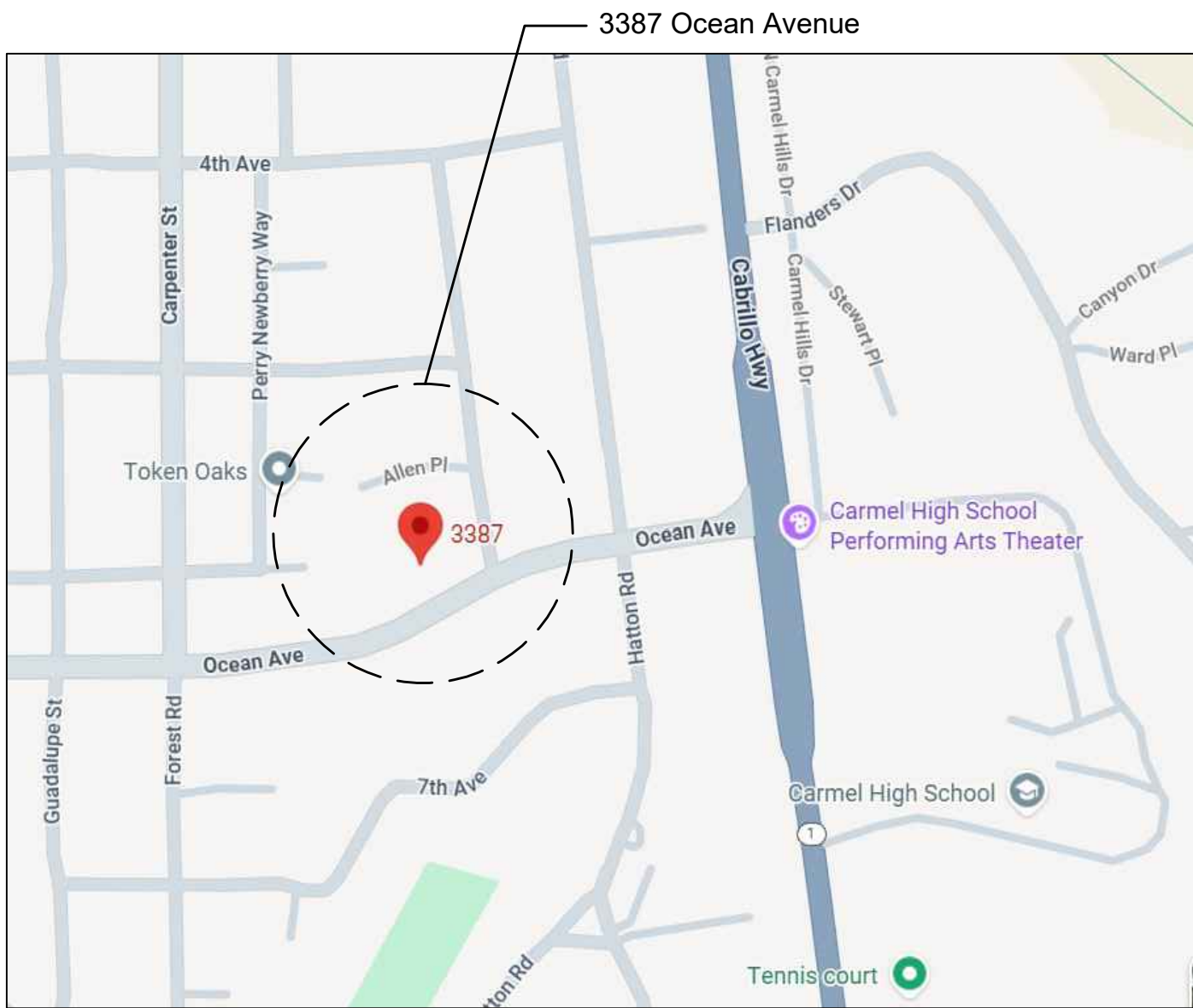


architect
CHRISTOPHER D. HALLI
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Location Map



Project Directory

Owner:	Manjit Sandhu Living By The Sea LLC 3223 Golf Links Road Ceres, CA 95307	(209) 535-0098 msdinc23@gmail.com
Architect:	Christopher Halli 2409 Marshall Court Naperville, IL 60565	(847) 533-8358 architectcdh@gmail.com
General Contractor:	Manjit Sandhu Living By The Sea LLC 3223 Golf Links Road Ceres, CA 95307	(209) 535-0098 msdinc23@gmail.com
Civil Engineer:	Clark Civil Engineering 5500 Nicasio Valley Road Nicasio, CA 94946	(415) 295-4450 wclark@clarkcivil.com
Structural Engineer:	Pelton Wylie+Fahrney Engineering, Inc Structural Engineers 2813 Coffee Road, Suite D1 Modesto, CA 95355	(209) 575-9619 jamey@pwf-eng.com
Landscape Architect:	Brad Cole 371 W. San Ramon Ave. Fresno, CA 93704	(559) 284-4934 bradc559@gmail.com
Land Surveying:	Rasmussen Land Surveying, Inc. 2150 Garden Road, Suite A-3 Monterey, CA 93942	(831) 375-7240
Geotechnical:	Butano Geotechnical Engineering, Inc. 404 Westridge Drive Watsonville, CA 95076	(831) 724-2612 www.butanogeotech.com
Forester and Arborist:	Frank Ono 1213 Miles Avenue Pacific Grove, CA 93950	jonoconsulting@gmail.com
Manufactured Trusses:	Advantage Truss Co. LLC 2025 San Juan Road Hollister, CA 95023	(831) 635-0377 sales@advantagetruss.com

Building Codes

The project shall comply with Title 24 and the following:

- 2022 California Residential Code (CRC)
- 2022 California Building Code (CBC)
- 2022 California Mechanical Code (CMC)
- 2022 California Electrical Code (CEC)
- 2022 California Plumbing Code (CPC)
- 2022 California Energy Code (CEC)

Project Information

Project:	New SFR for Living By The Sea, LLC
Location:	3387 Ocean Avenue
APN:	009-162-008
Zoning:	MDR/2-D(CZ)
Construction Type:	V-B Sprinklered

Project Data

	Required/Permitted	Proposed
Zone:	MDR/2-D(CZ)	MDR/2-D(CZ)
Lot Area:	N/A	12,132 S.F.
Type of Construction:	N/A	V-B
Fire Sprinkler:	Yes	Yes
Occupancy Group:		
Residence	R-3	R-3
Garage	U	U
Site Coverage @ 35% of Lot Area:	4,246 S.F.	3,773 S.F.
Floor Area Ratio @ 45% of Lot Area:	5,459 S.F.	2,812 S.F.
No. of Stories	3	1
Building Height	30'-0"	20'-3"
Setbacks		
Front:	20'-0"	30'-0"
Left:	5'-0"	8'-6"
Right:	5'-0"	9'-10"
Rear:	10'-0"	30'-6"
Parking:	2 Spaces 1 Covered	2 Spaces 2 Covered

Deferred Submittal(s)

- Contractor will be responsible for coordinating the following:
- Fire sprinkler permit
 - Solar Panel Install Permit

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	Architectural
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A0.1	2022 California Green Bldg Standards Code
A0.2	2022 California Green Bldg Standards Code
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SU1	Topographic Survey
	Civil
C0.1	Title Sheet
C0.2	Grading Specifications
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A2.0	Proposed Elevations
A3.0	Proposed Elevations & Cross-Sections
A4.0	Proposed Roof Plan
A5.0	Doors & Windows Schedules / Wall Section
	Structural
S1.1	Structural Notes
S1.2	Structural Details
S2.1	Foundation Plan
S2.2	Roof Framing Plan
S3.1	Structural Details
S4.1	Roof Framing Details
S4.2	Roof Framing Details
	Electrical
E1.0	Proposed Electrical Plan

Supplemental Documents

- Geotechnical Report
- Structural Calculations
- Truss Calculations
- Arborist Report

Proposed Single Family Residence:

3387 Ocean Avenue
Carmel-By-The-Sea, California, 93923



Exp: December 31, 2025	
Date	Description

Project Data Location Plan Notes Legend

Project No.	
Date	07.22.25
Drawn	CDH

SHEET NUMBER

A0.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y N/A RESPON. PARTY CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based on one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".	Y N/A RESPON. PARTY 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. 4.106.4.2.1 Reserved. 4.106.4.2.2 Multifamily dwellings, hotels and motels 1. EV ready parking spaces with receptacles. a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging. c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging. d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R 2. EV ready parking spaces with EV chargers. a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests. Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location. EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 18 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1. 4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. 4.106.4.2.3 Reserved. 4.106.4.2.4 Reserved. 4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings. Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE." Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	Y N/A RESPON. PARTY DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where pre-rinse faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A). TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019 <table><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table> Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounce-force (ozf)[113 grams-force(gf)] 4.303.2 Submitters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE <table><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table>	PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28	FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH	Y N/A RESPON. PARTY 4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in soleboard plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.406.2 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.406.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.406.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.406.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.406.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.406.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.406.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Most construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section. DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 4.502.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRI-FIBER PRODUCTS. Agri-fiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.
PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)																										
Product Class 1 (≤ 5.0 ozf)	1.00																										
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Proposed Single Family Residence:
3387 Ocean Avenue
Carmel-By-The-Sea, California, 93923



Exp: December 31, 2025	
Date	Description

2022
Calgreen Bldg
Standards
Code

Project No.	—
Date	07.22.25
Drawn	CDH

SHEET NUMBER

A0.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

[illegible]

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Proposed Single Family Residence: 3387 Ocean Avenue Carmel-By-The-Sea, California, 93923	
LICENSED ARCHITECT STATE OF CALIFORNIA CHRISTOPHER D. HALILI <i>Signature</i> C 34628 RENEWAL DATE	
Exp: December 31, 2025	
Date	Description
2022 Calgreen Bldg Standards Code	
Project No.	—
Date	07.22.25
Drawn	CDH
SHEET NUMBER	
A0.2	

 2022 Single-Family Residential Mandatory Requirements Summary <i>NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.</i> (04/2022) Building Envelope: § 110.6(a)1: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 1011.S.2/A440-2011. * § 110.6(a)5: Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a). § 110.6(b): Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. § 110.7: Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. § 110.8(a): Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS). § 110.8(g): Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g). § 110.8(h): Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CFIR. § 110.8(j): Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs. § 150.0(a): Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed U-0.43. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. § 150.0(b): Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value. § 150.0(c): Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. * § 150.0(d): Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. * § 150.0(f): Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g). § 150.0(g)1: Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d). § 150.0(g)2: Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation. § 150.0(q): Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. Fireplaces, Decorative Gas Appliances, and Gas Log: § 110.5(e) Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. § 150.0(e)1: Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. § 150.0(e)2: Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. § 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. * Space Conditioning, Water Heating, and Plumbing System: § 110.0-§ 110.3: Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. § 110.2(a): HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. * § 110.2(b): Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. § 110.2(c): Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. * § 110.3(c)3: Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating. § 110.3(c)6: Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed. 5/6/22 <td>  2022 Single-Family Residential Mandatory Requirements Summary § 110.5: Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. * § 150.0(h)1: Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(j)2. § 150.0(h)3A: Clearance. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer. § 150.0(h)3B: Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions. § 150.0(j)1: Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.1 of the California Plumbing Code. * § 150.0(j)2: Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §20.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve. § 150.0(n)1: Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater. § 150.0(n)3: Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director. Ducts and Fans: § 110.0(d)3: Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement. § 150.0(m)1: CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-5.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. * § 150.0(m)2: Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. § 150.0(m)3: Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other required controls specified for duct construction. § 150.0(m)7: Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers. § 150.0(m)8: Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. § 150.0(m)9: Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. § 150.0(m)10: Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier. § 150.0(m)11: Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1. § 150.0(m)12: Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. * 5/6/22 <td>  2022 Single-Family Residential Mandatory Requirements Summary § 150.0(m)13: Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. * Ventilation and Indoor Air Quality: § 150.0(o)1: Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. * § 150.0(o)1B: Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and/or controlled per §150.0(o)1B&iiv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C. § 150.0(o)1C: Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-iii. § 150.0(o)1G: Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Gii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. § 150.0(o)1H&i: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C. § 150.0(o)2: Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G. Pool and Spa Systems and Equipment: § 110.4(a): Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDb5; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. § 110.4(b)1: Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. § 110.4(b)2: Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. § 110.4(b)3: Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods. § 110.5: Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light. § 150.0(p): Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. Lighting: § 110.9: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. § 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt. § 150.0(k)1B: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. * § 150.0(k)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met. § 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. § 150.0(k)1E: Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control. § 150.0(k)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). 5/6/22 </td> </td>	 2022 Single-Family Residential Mandatory Requirements Summary § 110.5: Pilot Lights. 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All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt. § 150.0(k)1B: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. * § 150.0(k)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met. § 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. § 150.0(k)1E: Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control. § 150.0(k)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). 5/6/22 </td>	 2022 Single-Family Residential Mandatory Requirements Summary § 150.0(m)13: Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. * Ventilation and Indoor Air Quality: § 150.0(o)1: Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. * § 150.0(o)1B: Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and/or controlled per §150.0(o)1B&iiv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C. § 150.0(o)1C: Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-iii. § 150.0(o)1G: Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Gii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. § 150.0(o)1H&i: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C. § 150.0(o)2: Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G. Pool and Spa Systems and Equipment: § 110.4(a): Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDb5; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. § 110.4(b)1: Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. § 110.4(b)2: Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. § 110.4(b)3: Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods. § 110.5: Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light. § 150.0(p): Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. Lighting: § 110.9: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. § 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt. § 150.0(k)1B: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. * § 150.0(k)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met. § 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. § 150.0(k)1E: Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control. § 150.0(k)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). 5/6/22
 2022 Single-Family Residential Mandatory Requirements Summary § 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. * § 150.0(k)1H: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. § 150.0(k)1I: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A; they are controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed. § 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. § 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. * § 150.0(k)2A: Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. * § 150.0(k)2B: Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k). § 150.0(k)2C: Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9. § 150.0(k)2D: Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A. § 150.0(k)2E: Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed. § 150.0(k)2F: Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. § 150.0(k)2K: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting. § 150.0(k)3A: Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements. § 150.0(k)4: Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power. § 150.0(k)5: Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Solar Readiness: § 110.10(a)1: Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed must comply with the requirements of § 110.10(b)-(j). § 110.10(b)1A: Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhanging of the building and have a total area no less than 250 square feet. § 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. § 110.10(b)3A: Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. § 110.10(b)3B: Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. * § 110.10(b)4: Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. § 110.10(c): Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. § 110.10(d): Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant. § 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps. § 110.10(e)2: Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric." Electric and Energy Storage Ready: 5/6/22 <td>  2022 Single-Family Residential Mandatory Requirements Summary § 150.0(s): Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum branch rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment; transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. § 150.0(t): Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." § 150.0(u): Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." § 150.0(v): Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." *Exceptions may apply. 5/6/22 </td>	 2022 Single-Family Residential Mandatory Requirements Summary § 150.0(s): Energy Storage System (ESS) Ready. 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Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." § 150.0(u): Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." § 150.0(v): Electric Clothes Dryer Ready. 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CHRISTOPHER D. HALLI

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Proposed Single Family Residence:

3387 Ocean Avenue

Camel-By-The-Sea, California, 93923

LICENSED ARCHITECT

CHRISTOPHER D. HALLI

34628

RENEWAL DATE

STATE OF CALIFORNIA

Exp: December 31, 2025

Date	Description

Project No.

Date

07.22.25

Drawn

CDH

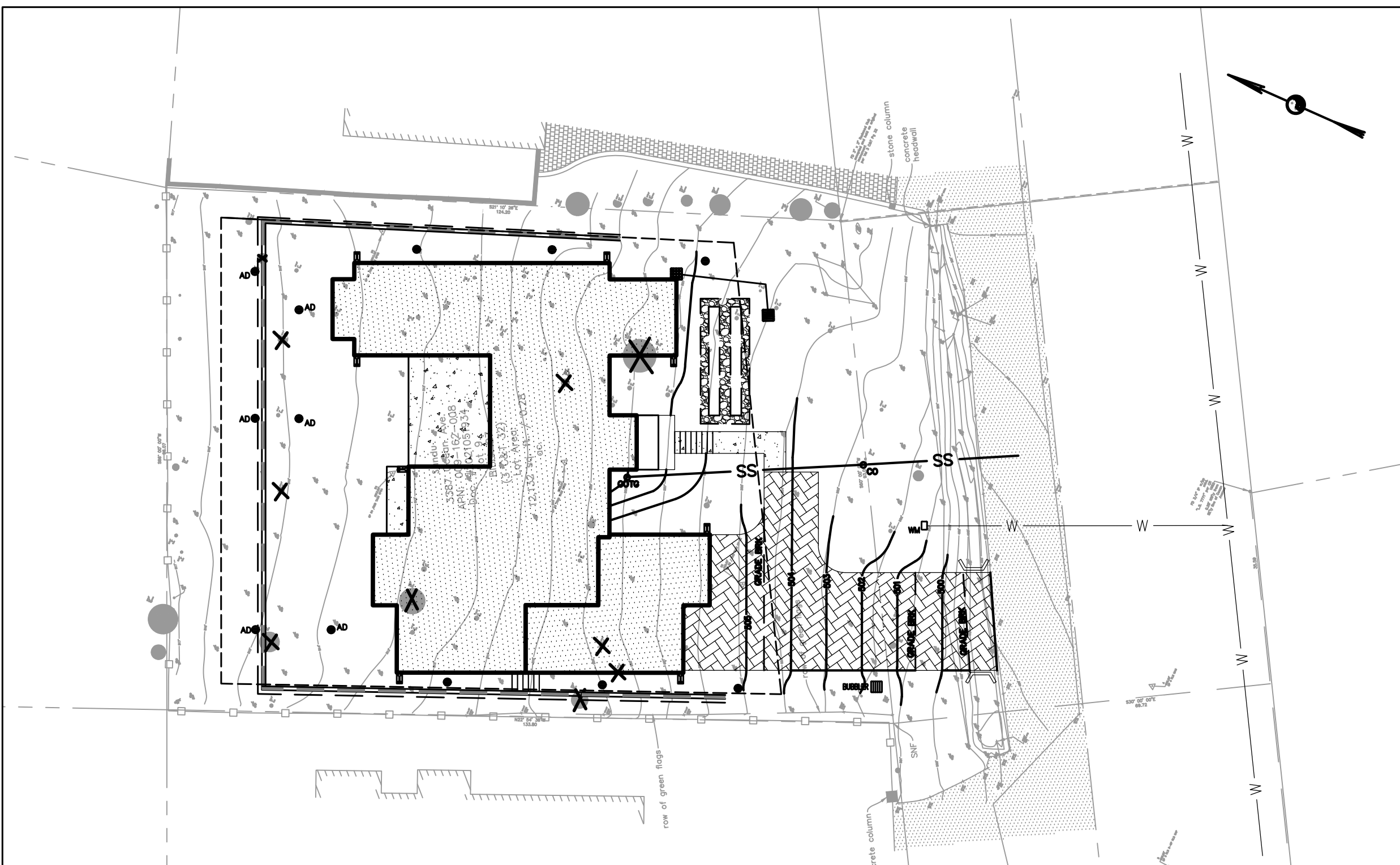
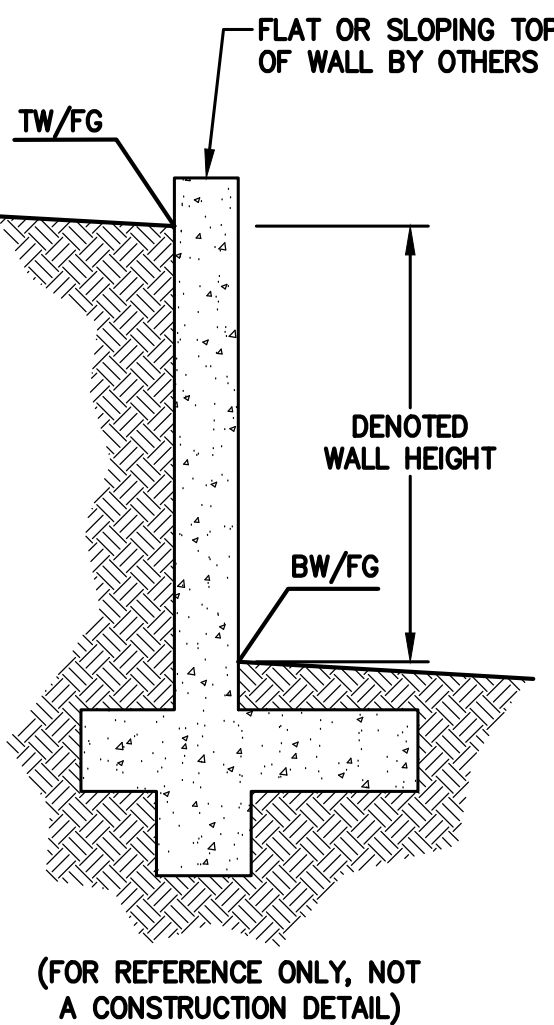
SHEET NUMBER

A0.3

NEW RESIDENCE 3387 OCEAN AVENUE CARMEL, CALIFORNIA

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- GRADES SHOWN ON PLAN AS TW X.XX & BW X.XX REPRESENT DENOTED WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



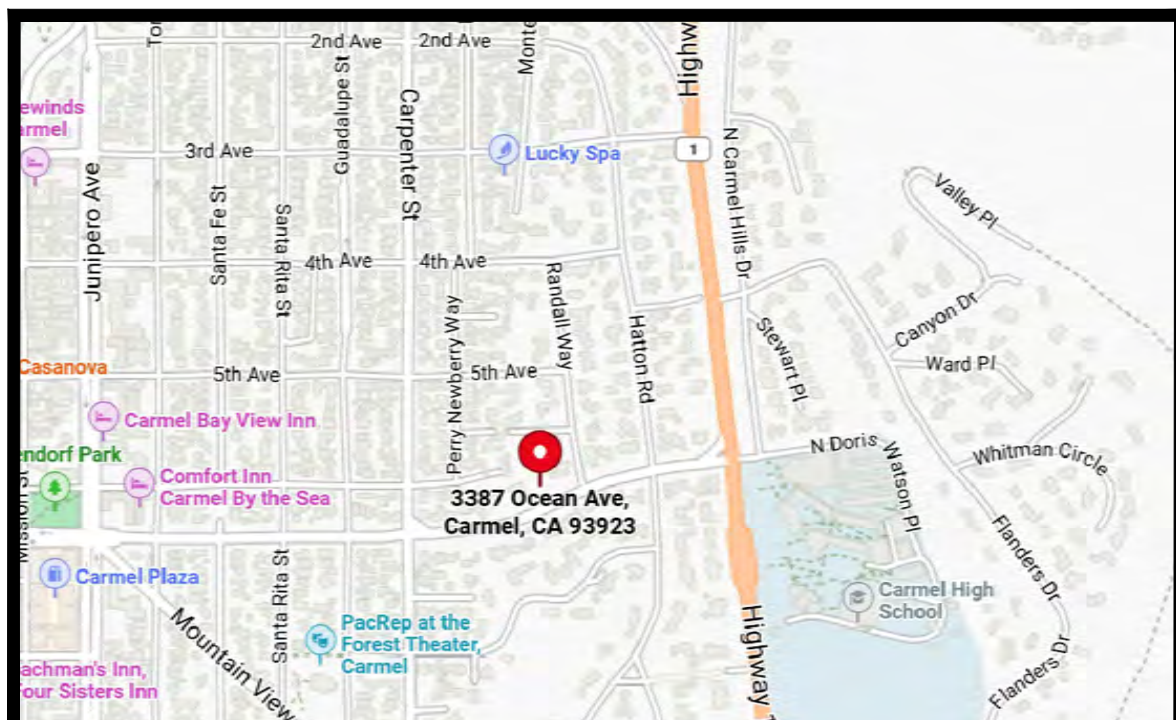
KEY MAP
1" = 20'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	SWALE FLOW DIRECTION
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	SQUARE AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PSS	PUBLIC SERVICES EASEMENT
CONST	CONSTRUCT or -TION	P	PROPERTY LINE
CONC COR	CONCRETE CORNER	PP	POWER POLE
CY	CUBIC YARD	PUC	PUBLIC UTILITY EASEMENT
D	DIAMETER	PVC	POLYVINYL CHLORIDE
DI	DUCTILE IRON PIPE	R	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EC	END OF CURVE	RIM	RIM ELEVATION
EG	EXISTING GRADE	RW	RAINWATER
EL	ELEVATIONS	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT	S	SLOPE
EQ	EQUIPMENT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EW	EACH WAY	SAN	SANITARY
(E)	EXISTING	SD	STORM DRAIN
FG	FACE OF CURB	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	SHT	SHEET
FG	FINISHED GRADE	SEE LANDSCAPE DRAWINGS	SPECIFICATION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST	STREET
G	GAS	STA	STATION
GA	GAGE OR GAUGE	STD	STANDARD
GB	GRADE BREAK	STRUCT	STRUCTURAL
HDPE	HIGH DENSITY CORRUGATED	T	TEMPORARY
POLYETHYLENE PIPE		TC	TEMP
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WVF	WELED WIRE FABRIC



VICINITY MAP
NTS

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

- TOPOGRAPHIC SURVEY BY:
RASMUSSEN LAND SURVEYING, INC.
2150 GARDEN ROAD STE A-3
MONTEREY, CA, 93942
- ARCHITECTURAL PLAN BY
CHRISTOPHER D. HALLI

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ON-SITE IMPERVIOUS AREA

	EXISTING	PROPOSED
HOUSE A AND B	0 S.F.	3,438 S.F.
WALKWAY AND PATIO	0 S.F.	522 S.F.
NET INCREASE IN IMPERVIOUS SURFACE		3,960 S.F.

ESTIMATED EARTHWORK QUANTITIES

CUT	734 C.Y.	FILL	46 C.Y.
EXPORT	688 C.Y.		

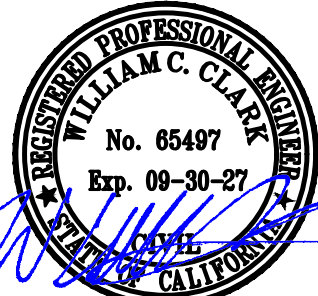
NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES

DISTURBED AREA

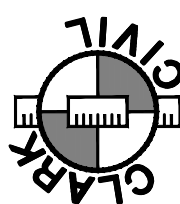
DISTURBED AREA	9,623 SF
TOTAL LOT AREA	12,132 SF

SHEET INDEX

CO.1	TITLE SHEET
CO.2	GRADING SPECIFICATIONS
C2.1	GRADING & DRAINAGE PLAN
C3.1	DETAILS
C3.2	DETAILS
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	CONSTRUCTION BMP



CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicastro Valley Rd., Nicasio, CA 94946
PH: 415-295-4450



3387 OCEAN AVENUE
CARMEL, CA.

TITLE SHEET

8-4-25	MD
9-19-25	MD
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	225042
DATE:	7-14-25
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	OD, MD
SHEET NO:	

CO.1

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS WITHIN NEW CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE CONSTRUCTION AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
7. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
8. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
9. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OR TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
9. TREE PROTECTION ZONES NEED TO BE SET UP WITH FENCING AROUND TREES TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUTTRESS FLAIR. NO EQUIPMENT, MATERIALS STORAGE, OR DIGGING IS ALLOWED WITHIN THE TREE PROTECTION ZONE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE. ANY AUTHORIZED DIGGING WITHIN THE TREE PROTECTION ZONE MUST BE DONE BY HAND; I.E. PICK AND SHOVEL. CARE MUST BE TAKEN TO AVOID SEVERING ANY STRUCTURAL ROOTS. ANY ROOTS GREATER THAN 2" IN DIAMETER INCIDENTALLY SEVERED, WHETHER INSIDE OR OUTSIDE OF THE TREE PROTECTION ZONE, WILL NEED TO BE BROUGHT TO THE ATTENTION OF AND INSPECTED BY THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE; WHO WILL EVALUATE THE TREE IN QUESTION FOR IMPACTS TO BOTH LONG TERM HEALTH AND STABILITY. ANY ROOT SEVERANCE CONCLUDED TO COMPROMISE TREE STABILITY/SAFETY MAY RESULT IN TREE REMOVAL. ANY COSTS RESULTING FROM TREE REMOVALS WILL BE CHARGED TO THE PROJECT IN QUESTION. ANY COSTS FROM TREE REMOVALS RESULTING FROM VIOLATIONS OF THE COUNTY CODES WILL BE ABSORBED BY THE CONTRACTOR UP TO AND INCLUDING ANY FINES LEVIED BY THE COUNTY.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
8. THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
10. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

STORMWATER POLLUTION PREVENTION NOTES:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPIILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.
- G. LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

WATER SYSTEM NOTES:

1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/ OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED.
6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY WATER COMPANY. THE DISTRICT SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. ALL WET TAPS SHALL BE APPROVED BY THE CITY OR APPLICABLE WATER DISTRICT. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. POLYETHYLENE PIPE MAY BE SUBSTITUTED, CONTRACTOR SHOULD SEEK APPROVAL FROM DISTRICT BEFORE MAKING SUBSTITUTION. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
9. ALL WATER VALVES SHALL BE PER CITY STANDARD.
10. ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSINGS, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

STORM DRAIN NOTES:

1. ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND. A " NO DUMPING"
4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCH OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

SANITARY SEWER NOTES:

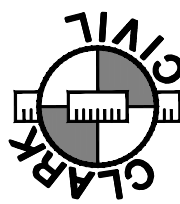
1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-08 WITH GLUED JOINTS.

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED CONTRACTOR SHALL PAY DISPOSAL FEES.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, FIRE PROTECTION AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.



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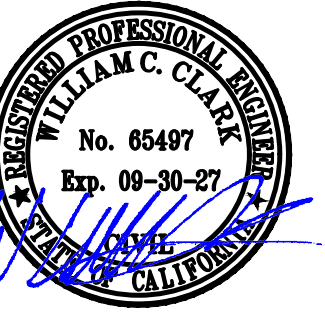
GRADING
SPECIFICATIONS

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9-19-25	MD
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REVISIONS	BY
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DATE:	7-14-25
SCALE:	AS NOTED
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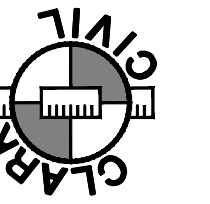
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MONTREY COUNTY



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GRADING &
DRAINAGE PLAN

8-4-25	MD
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GRADING NOTES:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. UNDERGROUND FACILITIES DAMAGED DURING GRADING SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT NO ADDITIONAL COST TO CONTRACT. REFER TO TOPOGRAPHIC SURVEY AND UTILITY SURVEY FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.

STANDARD TRUST ARCHAEOLOGICAL PROTOCOLS ISSUED THROUGH EXCAVATION CLEARANCE APPLICATION AND MONITORING WILL BE REQUIRED

CONTRACTOR VERIFY EXISTING UTILITY STUB LOCATIONS AND DEPTHS PRIOR TO COMMENCING CONSTRUCTION.

FINISHED GRADES SHALL BE SLOPED TOWARD INLETS OR POSITIVE RELEASE AT 0.5% MIN. FOR CONCRETE AND 1% MIN FOR ASPHALT AREAS.

REFER TO ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON FLAT WORK, PAVING TYPE AND SCORING.

REFER TO ARCHITECTURAL PLANS FOR ACCESSIBLE PATH OF TRAVEL. GRADES SHALL BE DONE PER FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS. IF CONTRACTOR BECOMES AWARE OF GRADES THAT ARE NOT CONFORMING TO ACCESSIBILITY REQUIREMENTS, HE SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER.

CUT AND FILL SLOPES AND GRADING TRANSITIONS AT THE OUTER EDGES OF THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED AT THREE HORIZONTAL TO ONE VERTICAL (3:1) UNLESS OTHERWISE NOTED.

UTILITY NOTES:

STORM DRAIN PIPING SHALL BE PVC SDR-35 OR BETTER OR DOUBLE WALLED HDPE PIPING ADS N-12 OR APPROVED EQUAL. 6" MIN U.O.N.

CONTRACTOR SHALL VERIFY BUILDING CONNECTIONS AND ELEVATION. THIS INCLUDES RAIN WATER LEADER, SEWER CONNECTION AND WATER CONNECTION. NOTIFY ENGINEER OF ANY CONFLICTS.

DIMENSIONED & PIPE LENGTHS SHOWN ARE NOT MEANT TO PROVIDE BID QUANTITIES FOR CONTRACTOR, SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PROPOSED GRADES SHALL MEET EXISTING GRADES WITH A SMOOTH AND CONTINUOUS TRANSITION SO AS TO AVOID TRAPPING WATER. CONTRACTOR SHALL NOTIFY PROJECT REPRESENTATIVE IF PUDDLING IS SUSPECTED AND REDIRECT WORK SO AS TO AVOID DELAY WHILE AWAITING RESPONSE.

ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT, UNLESS NOTED OTHERWISE.

COORDINATE ALL EXISTING AND PROPOSED DRAINAGE SLEEVES, AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.

THE CONTRACTOR IS TO ENSURE THAT ALL REMAINING ACTIVE AND NEW DRAINAGE AND UTILITY LINES ARE PROTECTED AND UNDAMAGED FROM TRENCHING AND FOOTING EXCAVATIONS FOR NEW FOOTINGS, PARTICULARLY FOR NEW FENCING AND WALLS.

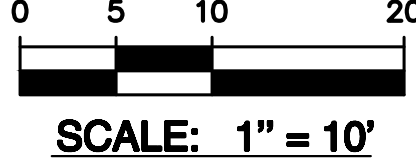
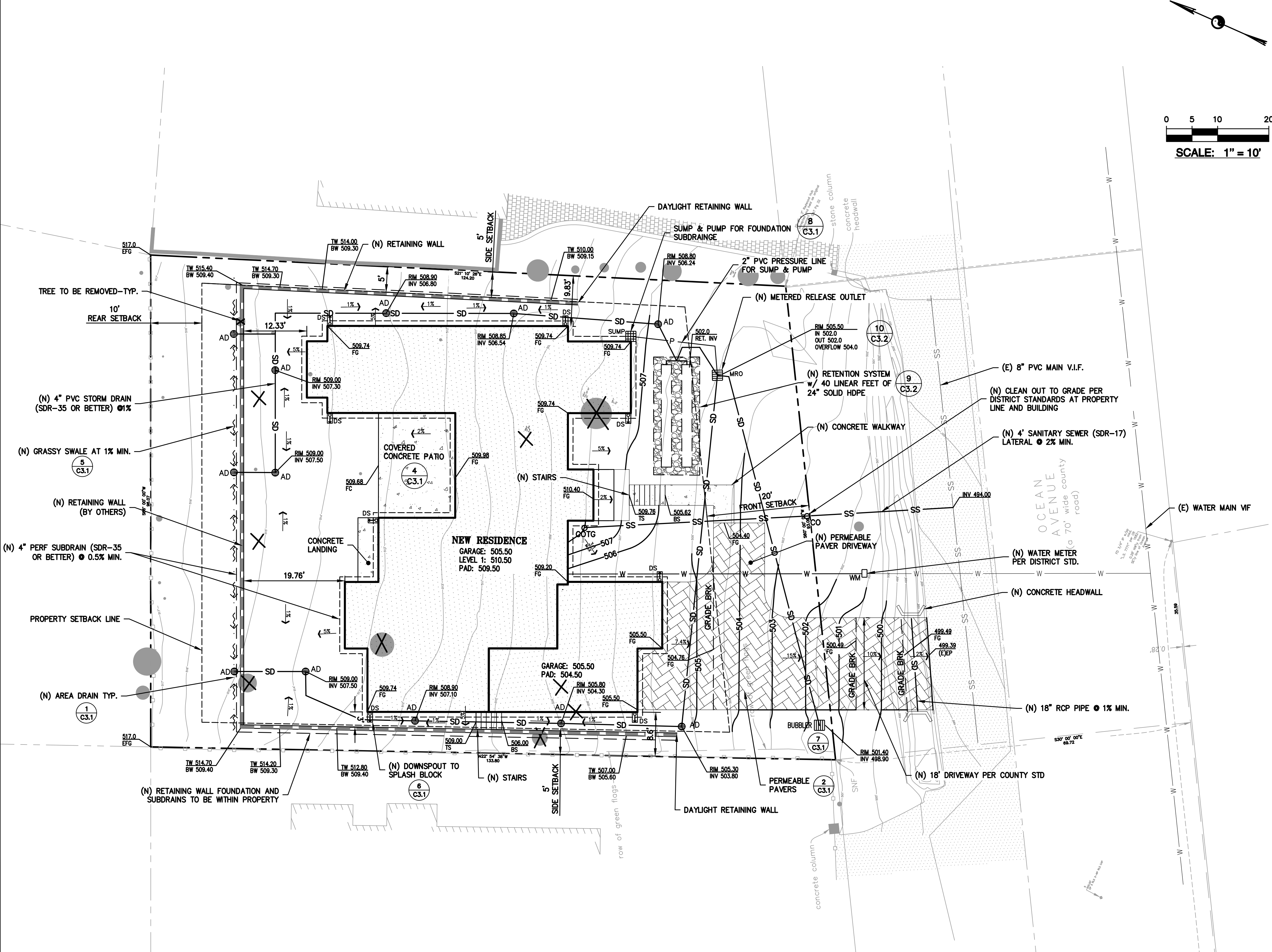
CONTRACTOR IS TO ENSURE THAT ALL AREAS ARE GRADED TO PROVIDE POSITIVE DRAINAGE TO IDENTIFIED EXISTING AND PROPOSED DRAIN INLETS.

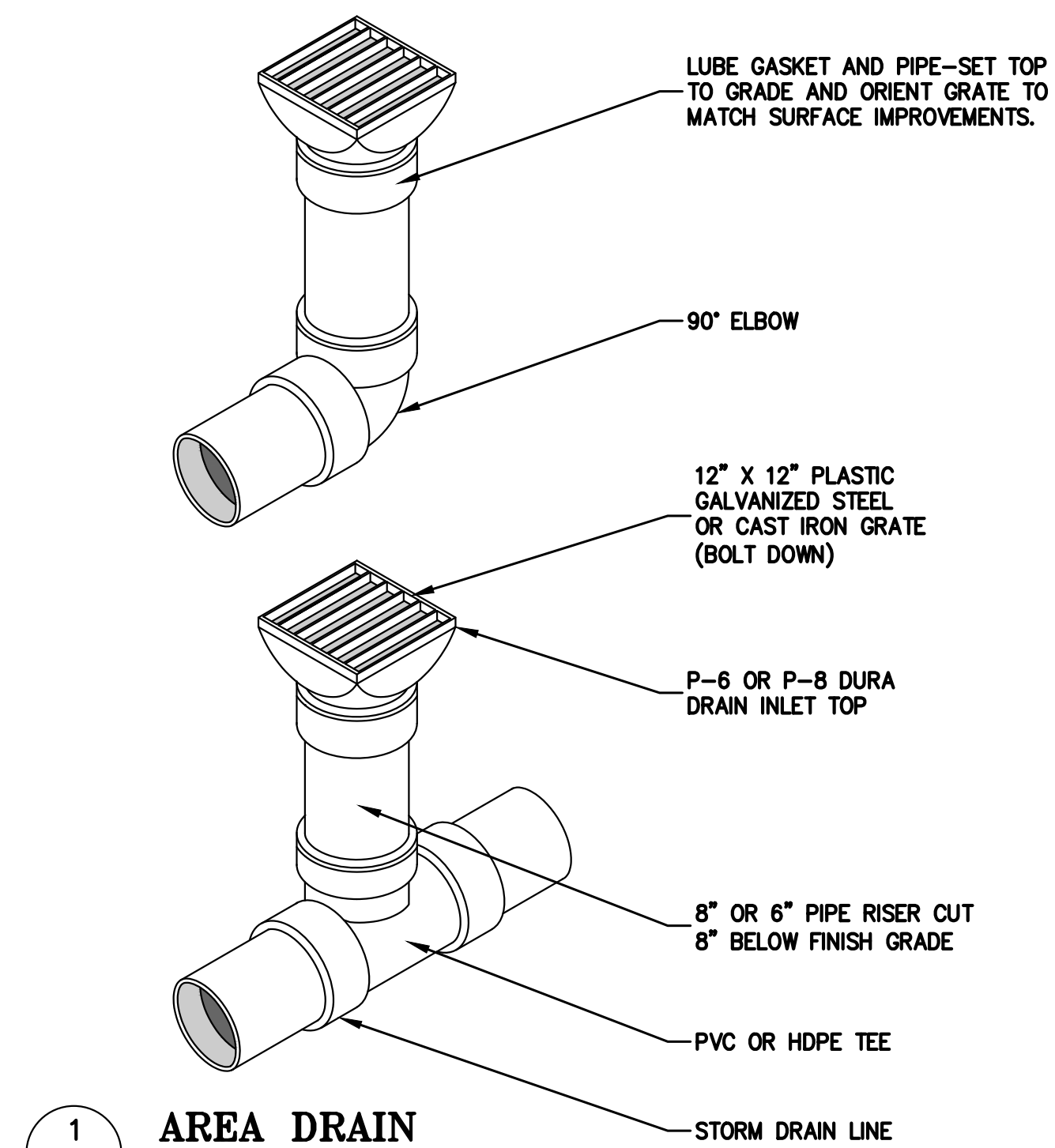
AREAS OF TRENCHING SHALL BE PATCHED TO MATCH EXISTING CONDITIONS TO LIKE NEW CONDITIONS, INCLUDING BUT NOT LIMITED TO SOD, CONCRETE AND ASPHALT

NOTE: CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

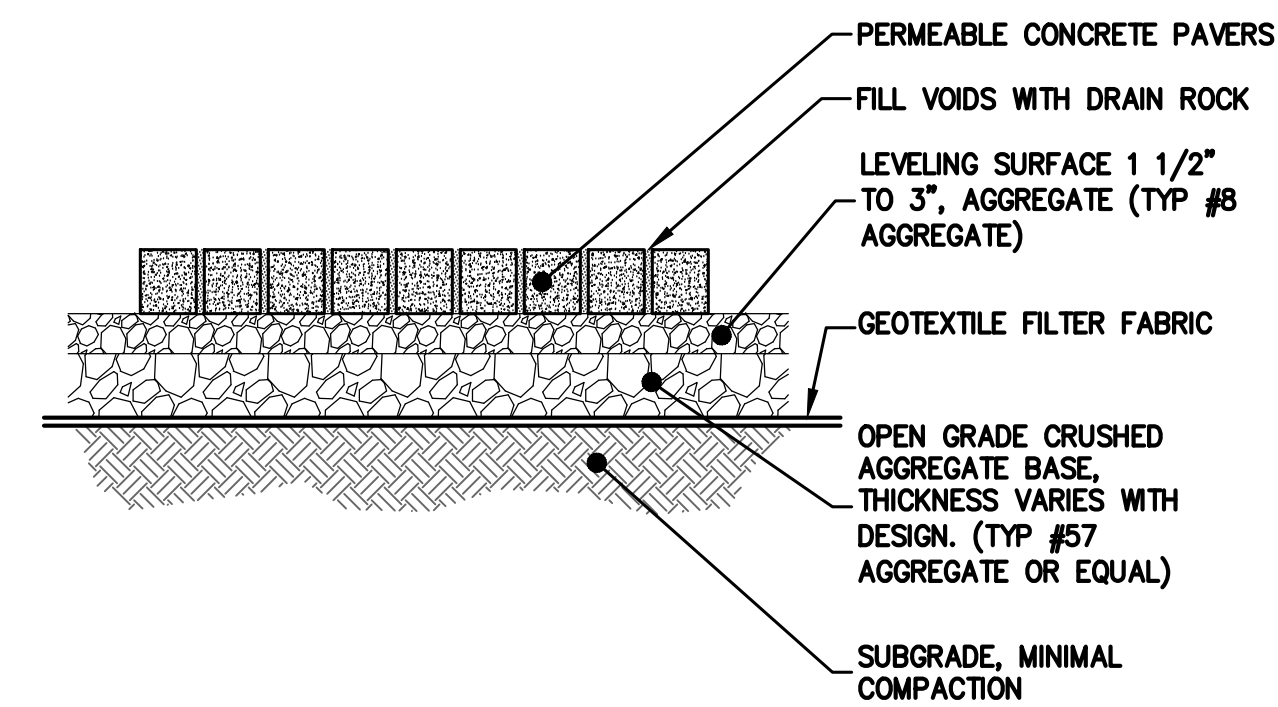
NOTE: ANY UTILITIES, CURBS, GUTTERS, UTILITY BOXES & SIDEWALKS TO REMAIN THAT ARE DAMAGED DURING ANY PHASE OF DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT THE CONTRACTORS EXPENSE.

NOTE: ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL REQUIRE ENCROACHMENT PERMIT FROM LOCAL JURISTCTION.

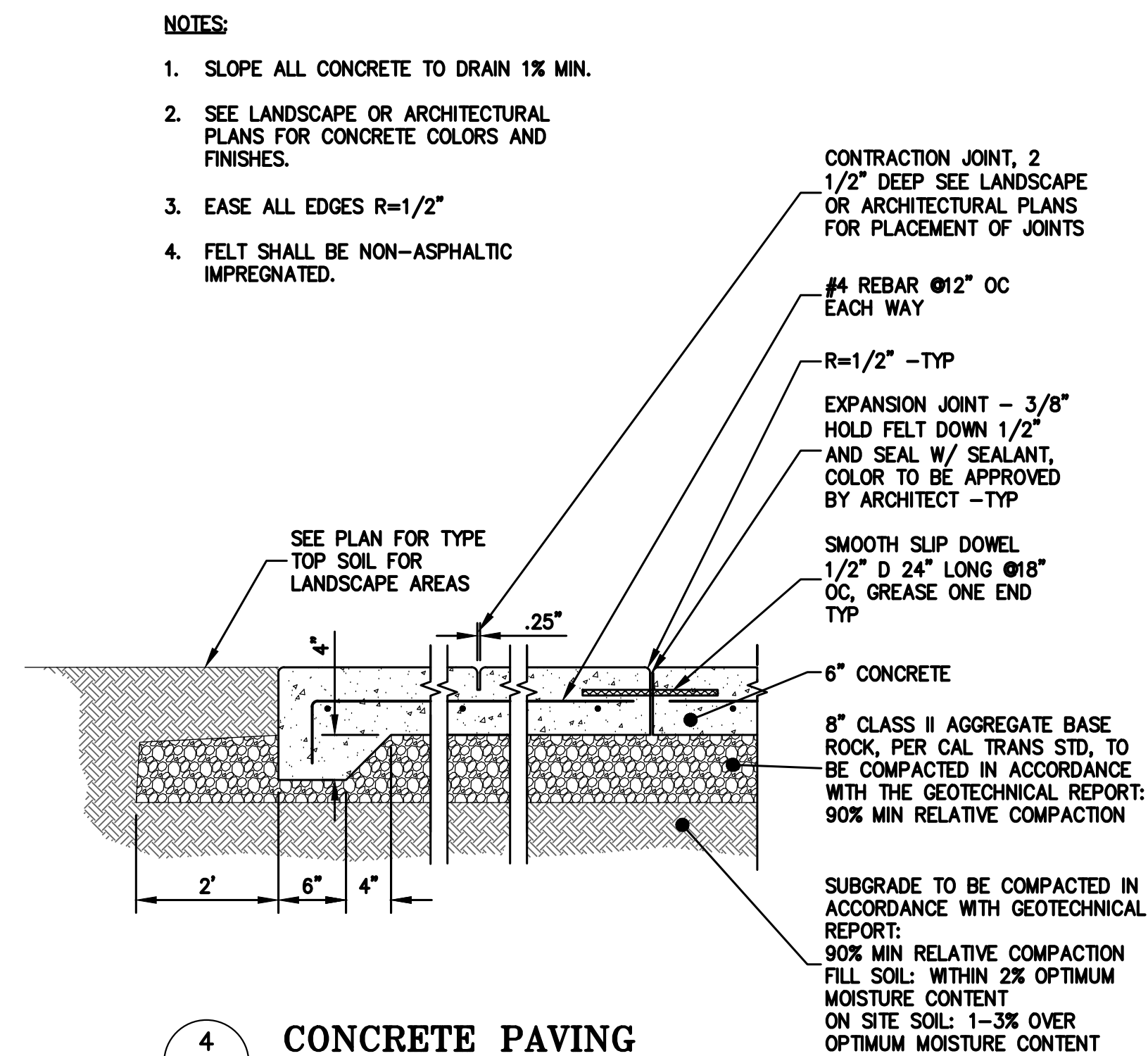




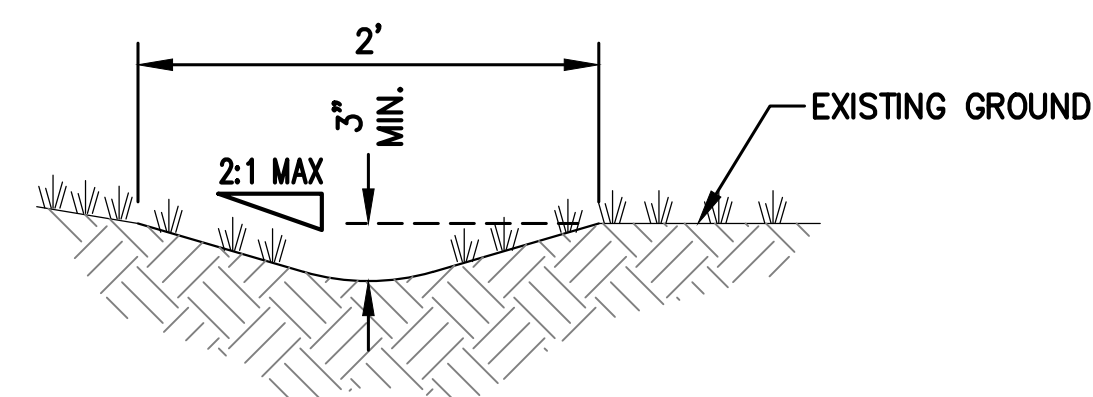
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C3.1 AREA DRAIN
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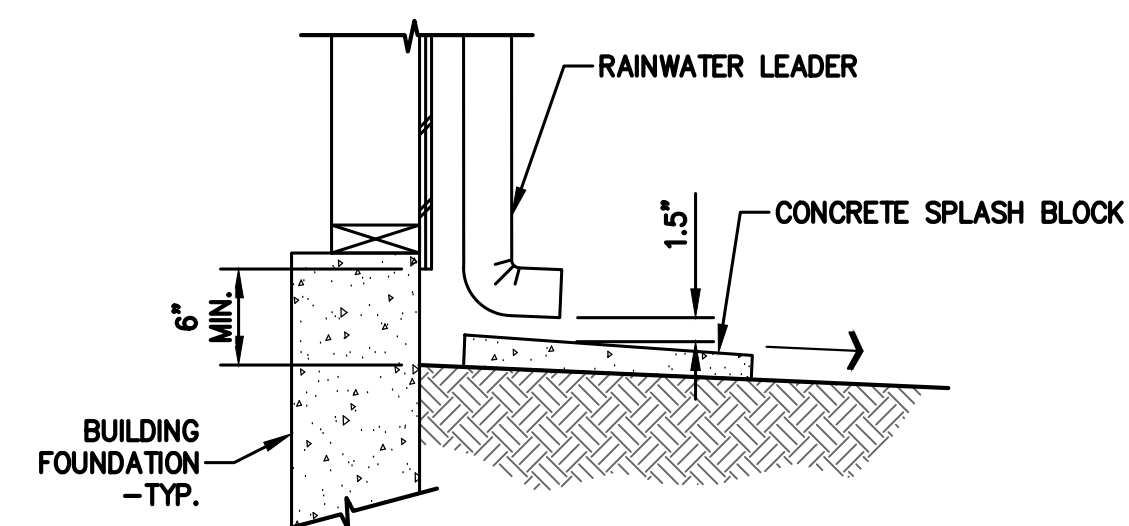
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C3.1 PERMEABLE PAVERS
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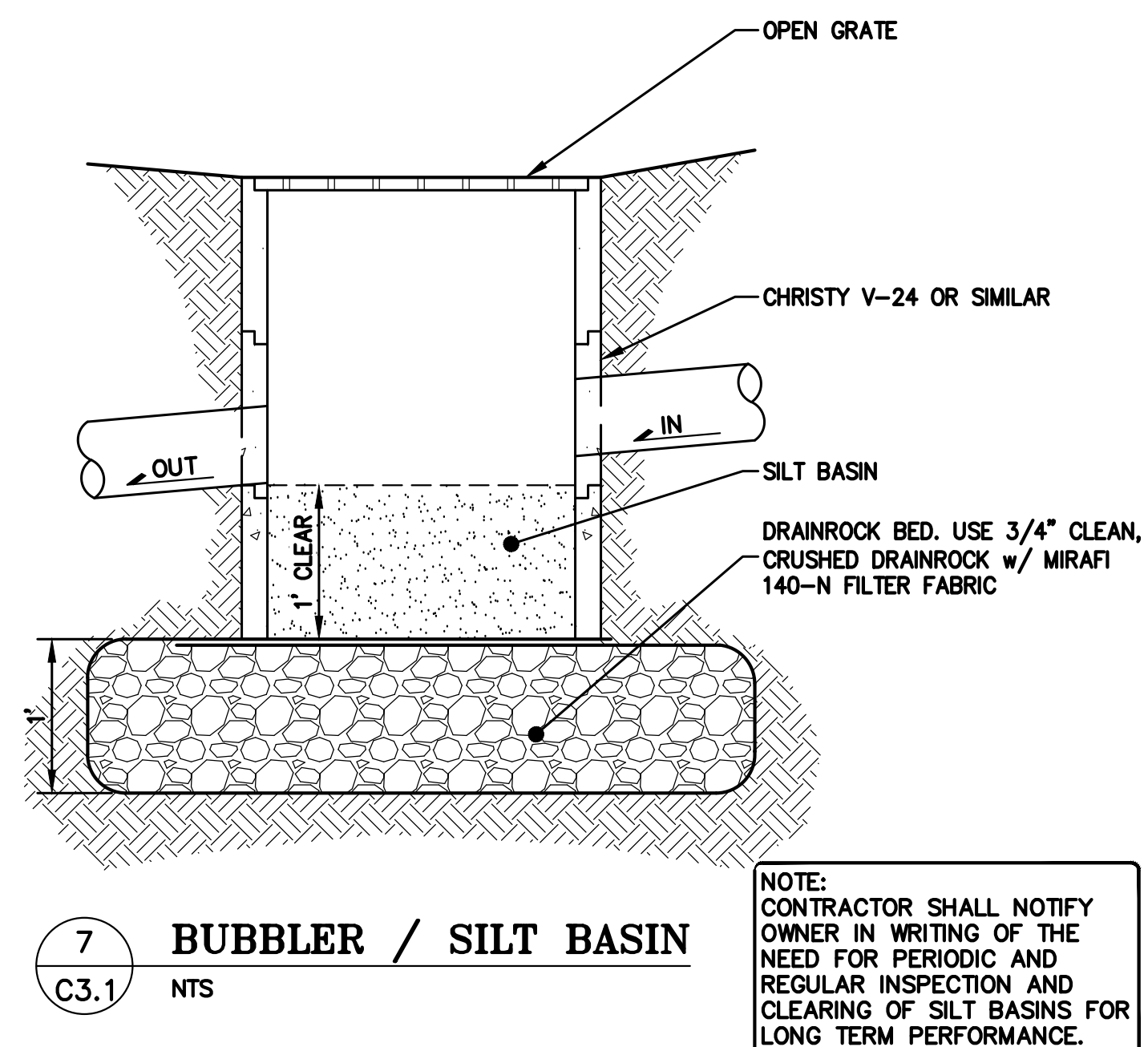
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NTS



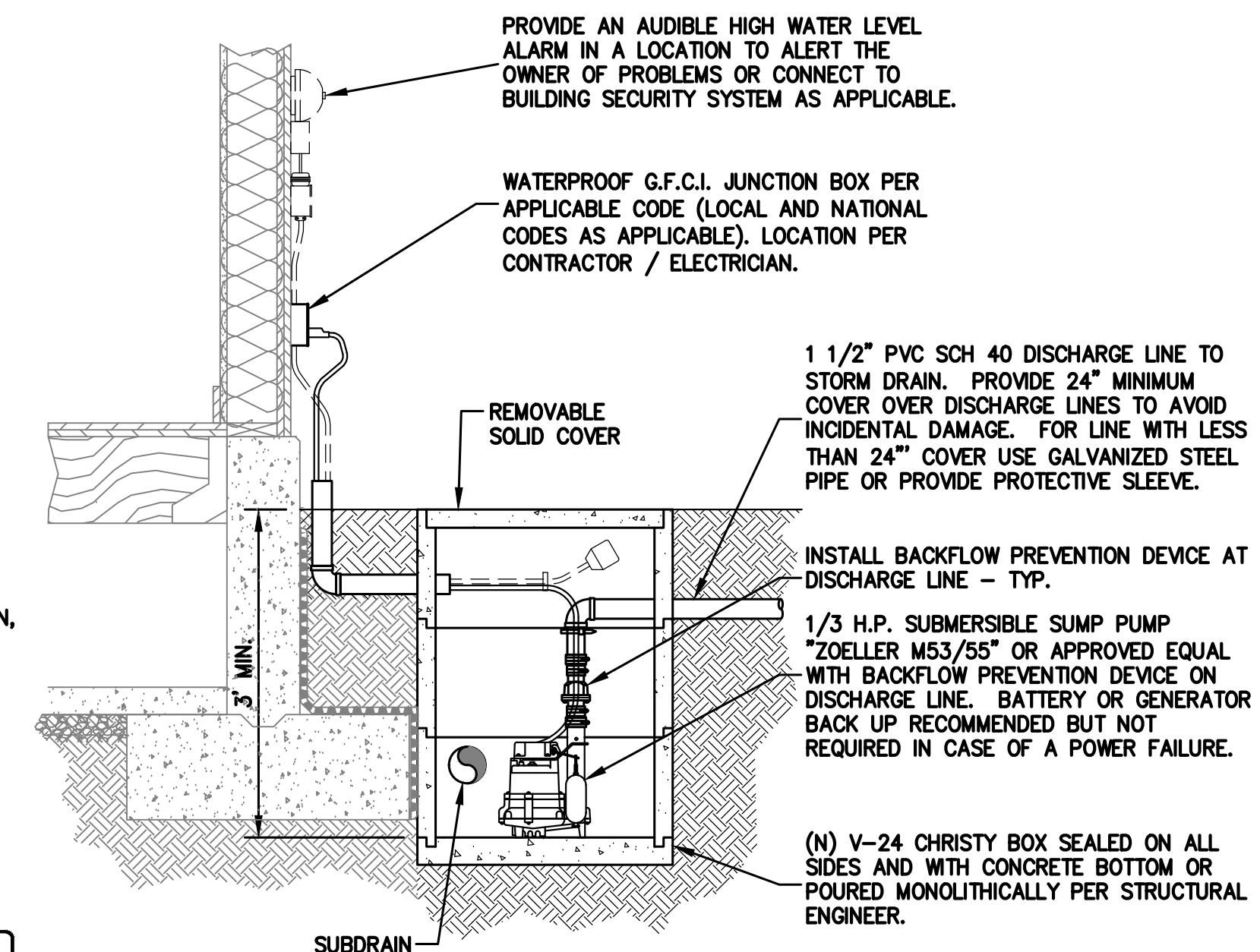
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NTS



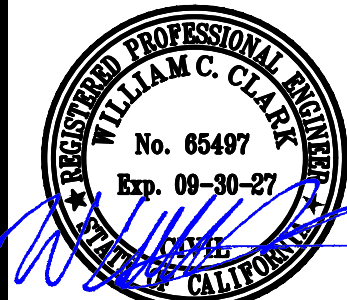
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C3.1 RAIN WATER LEADER TO
CONCRETE SPLASH BLOCK
NTS



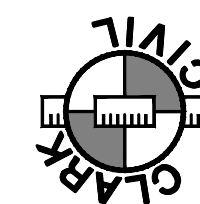
7
C3.1 BUBBLER / SILT BASIN
NTS



8
C3.1 SUBDRAIN SUMP PUMP
NTS



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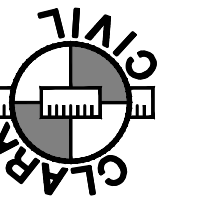
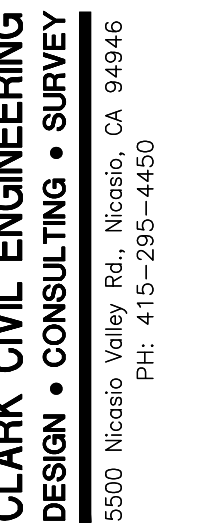
APN: 009-162-008

MONTEREY COUNTY

DETAILS

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9-19-25	MD
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REVISIONS	BY
JOB NO: 225042	
DATE: 7-14-25	
SCALE: AS NOTED	
DESIGN BY: WCC	
DRAWN BY: OD, MD	
SHEET NO:	

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CARMEL, CA.

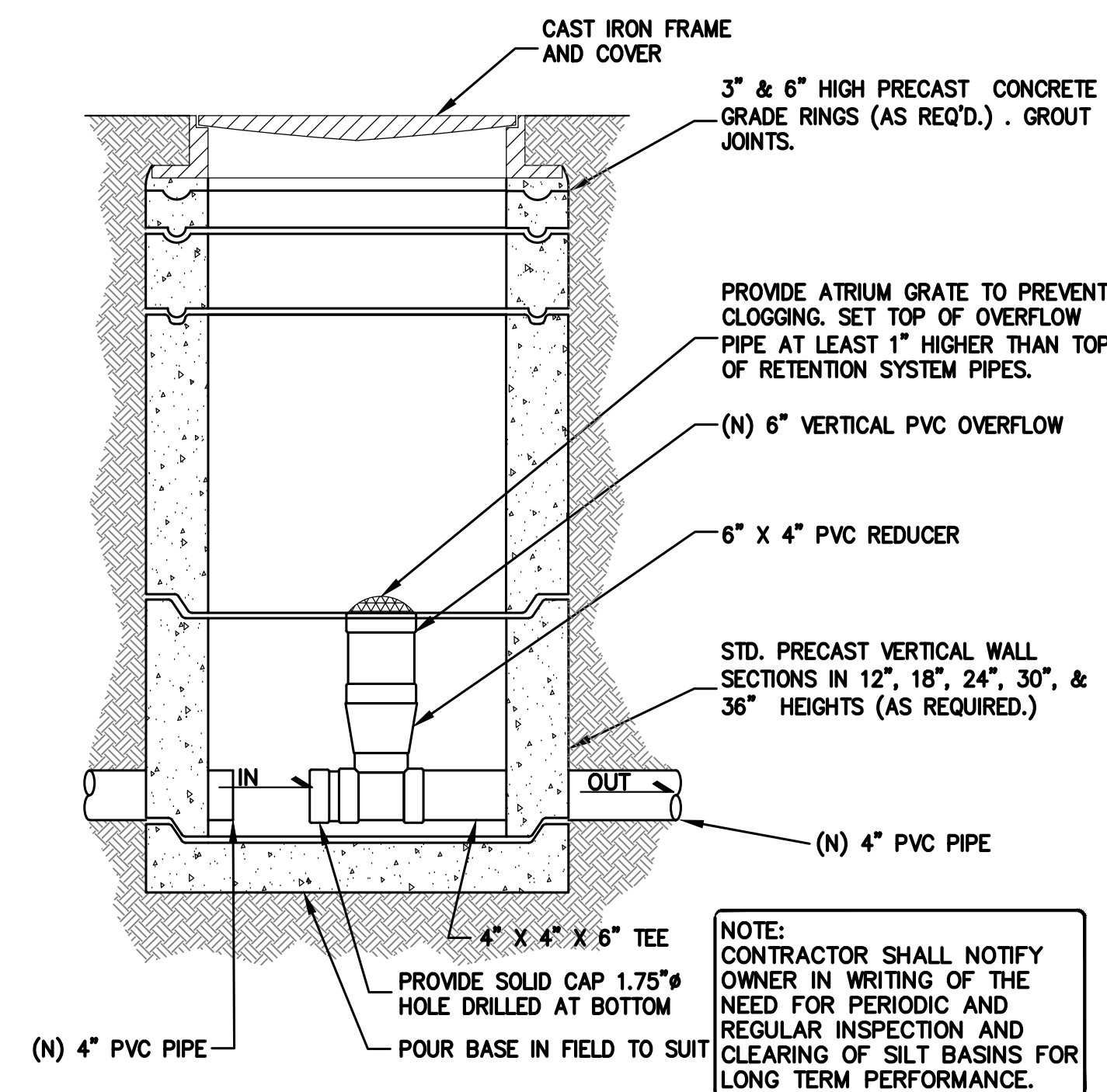
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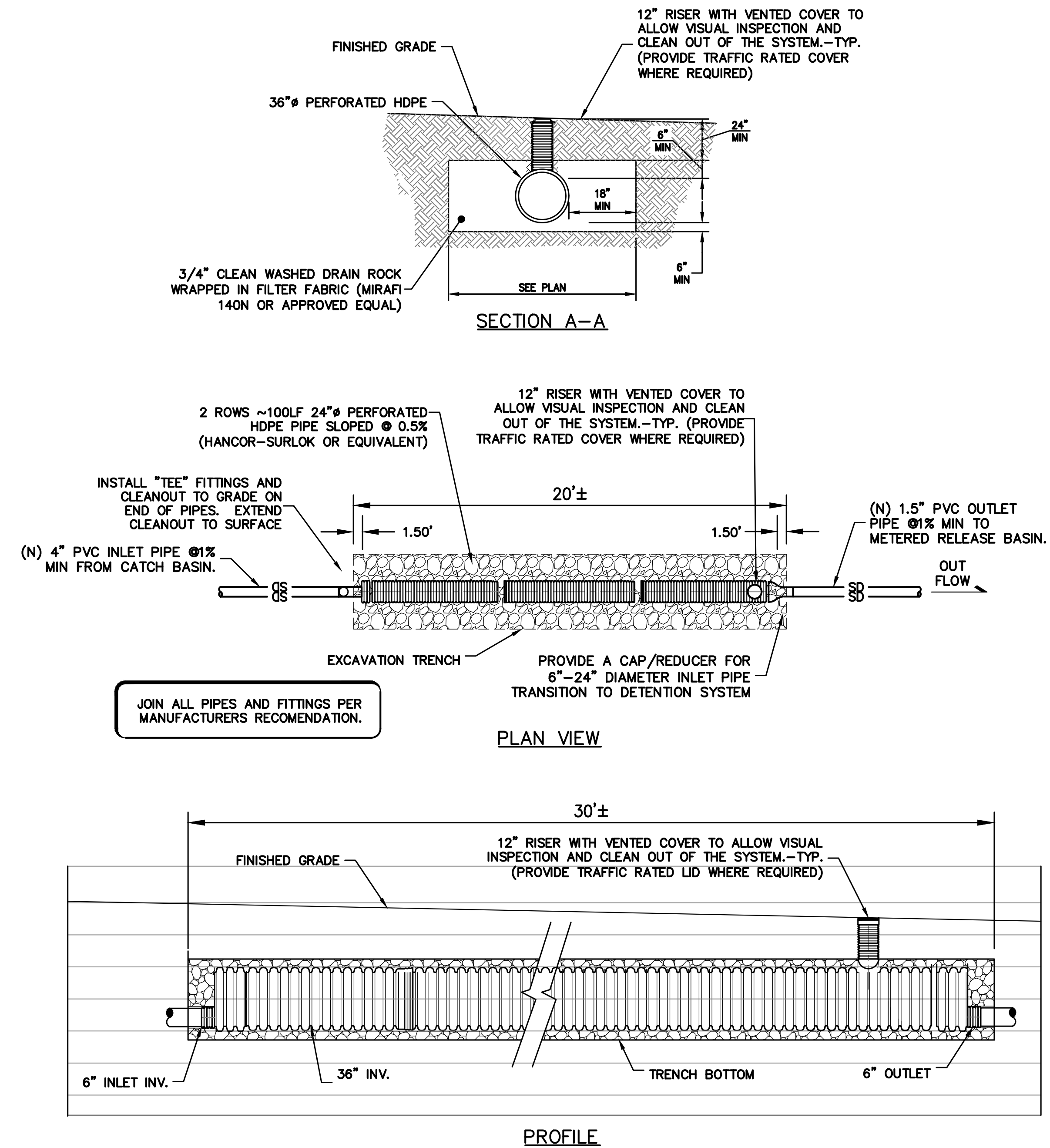
DETAILS

7-4-25	MD
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REVISIONS	BY
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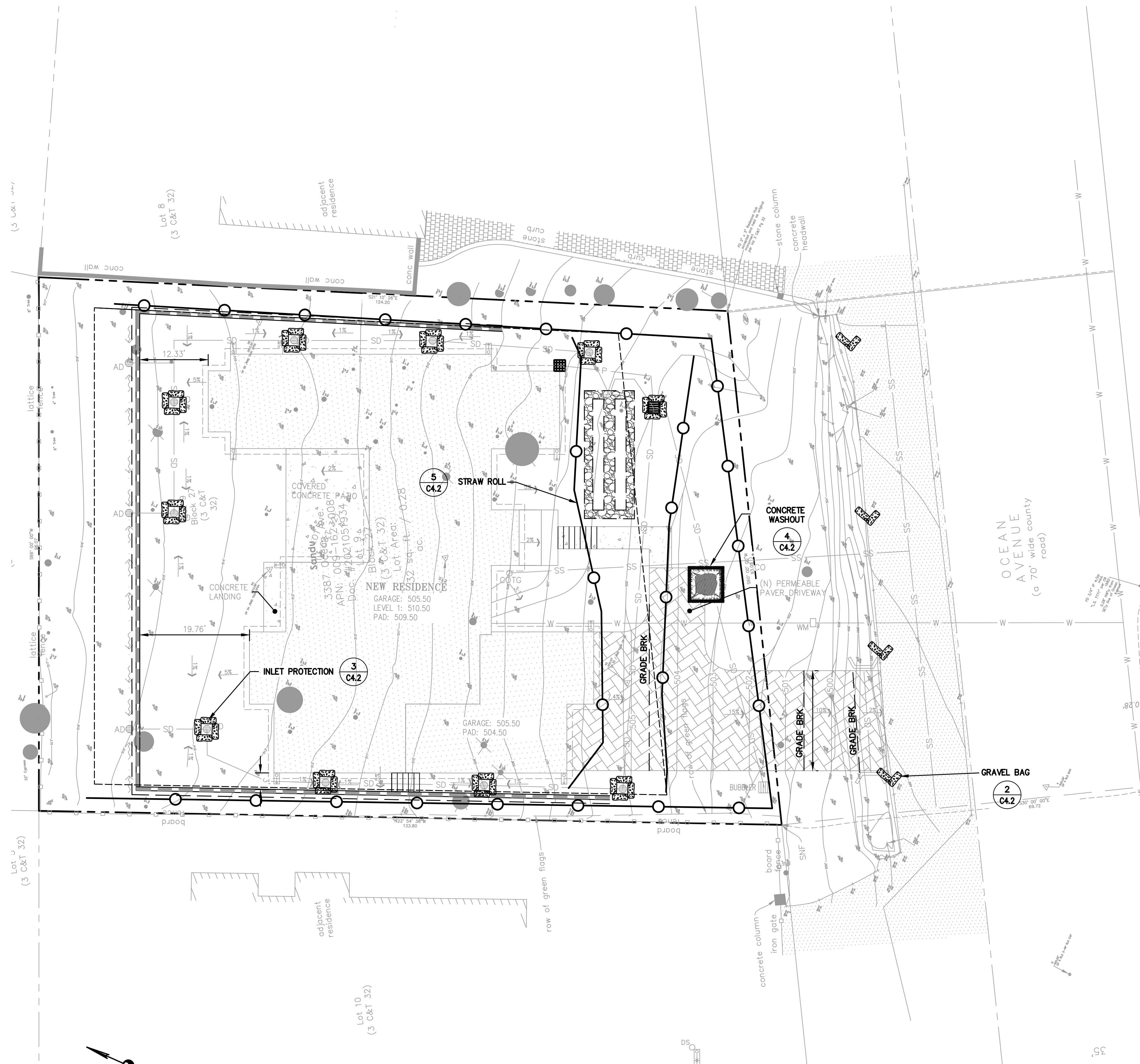
C3.2



10 **METERED RELEASE OUTLET**
C3.2 NTS



9 RETENTION SYSTEM
C3.2 NTS



EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEED. HYDROSEEDING IS NOT SEED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF CLARK CIVIL ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY CLARK CIVIL ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY STANDARDS AND THE APPROVAL OF THE COUNTY'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWNSLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY ENDBUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY EROSION OR SEDIMENTATION. ANY ACTION, ADDRESS OR LOCATION SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA CONSTRUCTION BEST MANAGEMENT PRACTICES ASSOCIATION'S CONSTRUCTION HANDBOOK FOR CONSTRUCTION. CLARK CIVIL ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL LEGEND

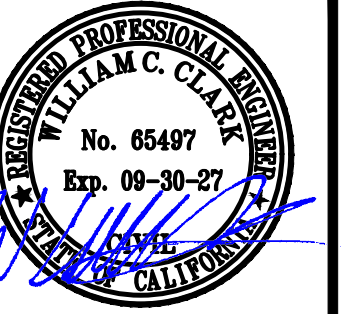
GRAVEL BAG

INLET PROTECTION

CONCRETE WASHOUT

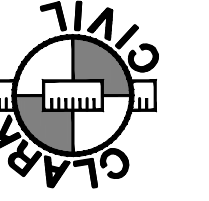
STRAW ROLL

SILT FENCE



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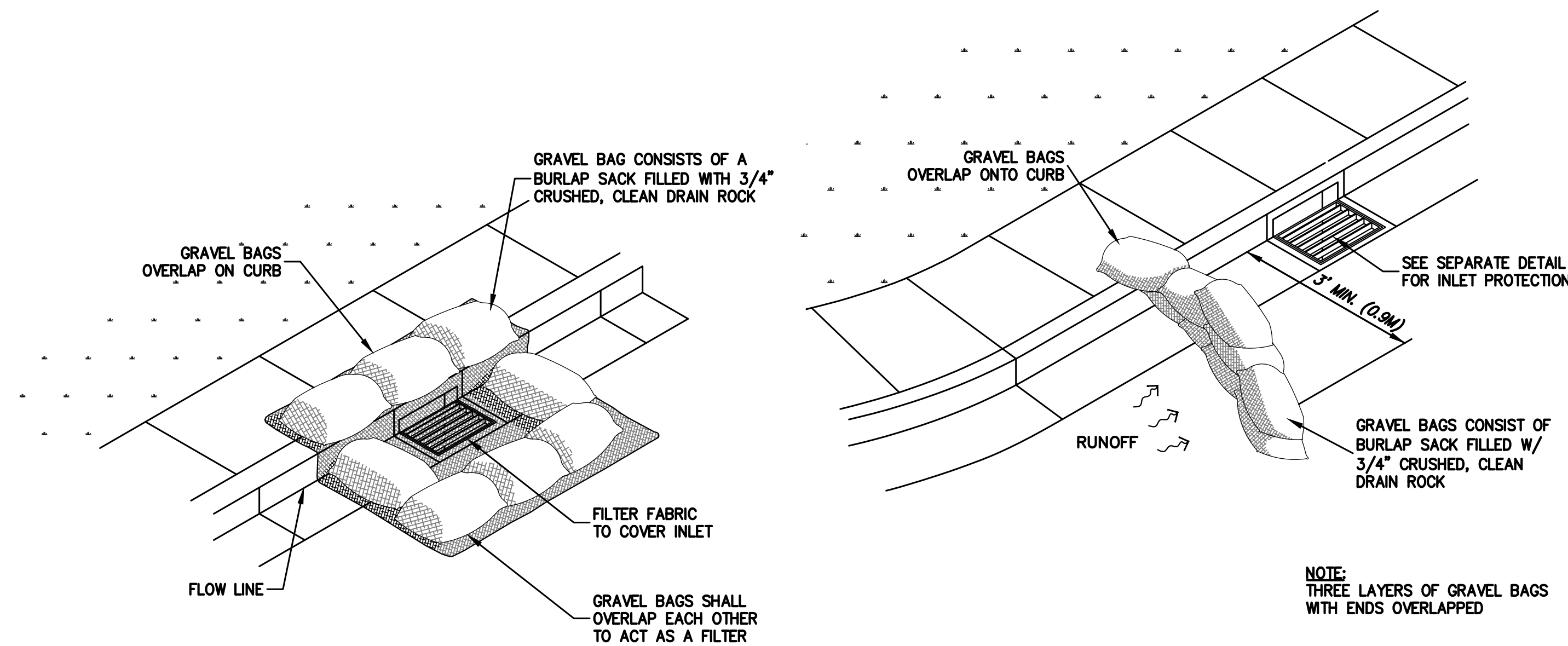


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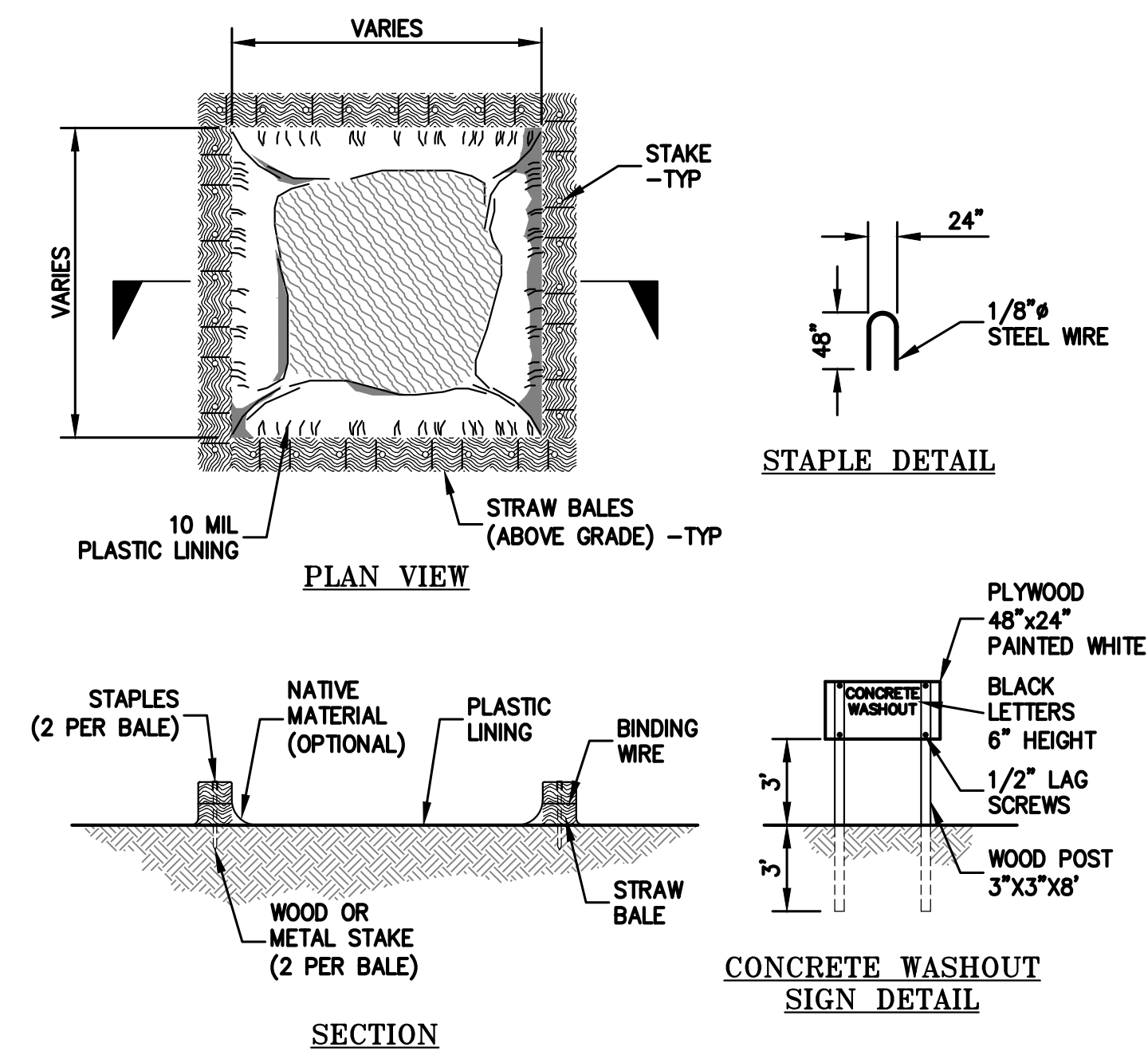
EROSION CONTROL PLAN

8-4-25	MD
9-19-25	MD
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-	-
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REVISIONS	BY
JOB NO:	225042
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DESIGN BY:	WCC
DRAWN BY:	OD, MD
SHEET NO:	

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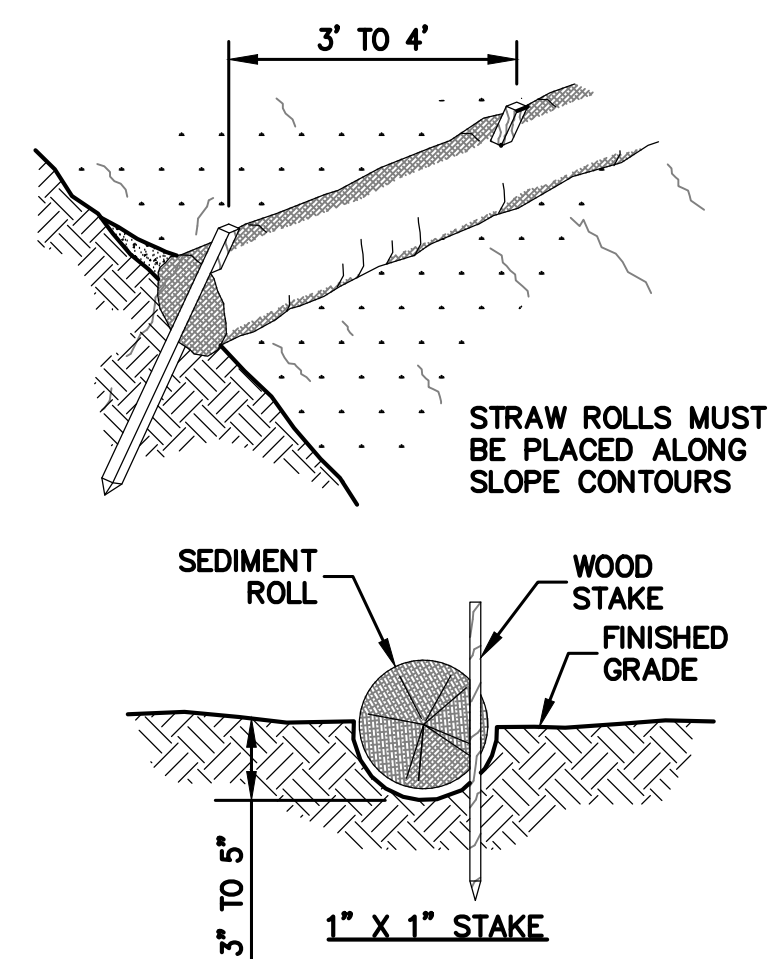
1 **GRAVEL BAG INLET PROTECTION**
C4.2 NTS



4 **CONCRETE WASHOUT**
C4.2 NTS

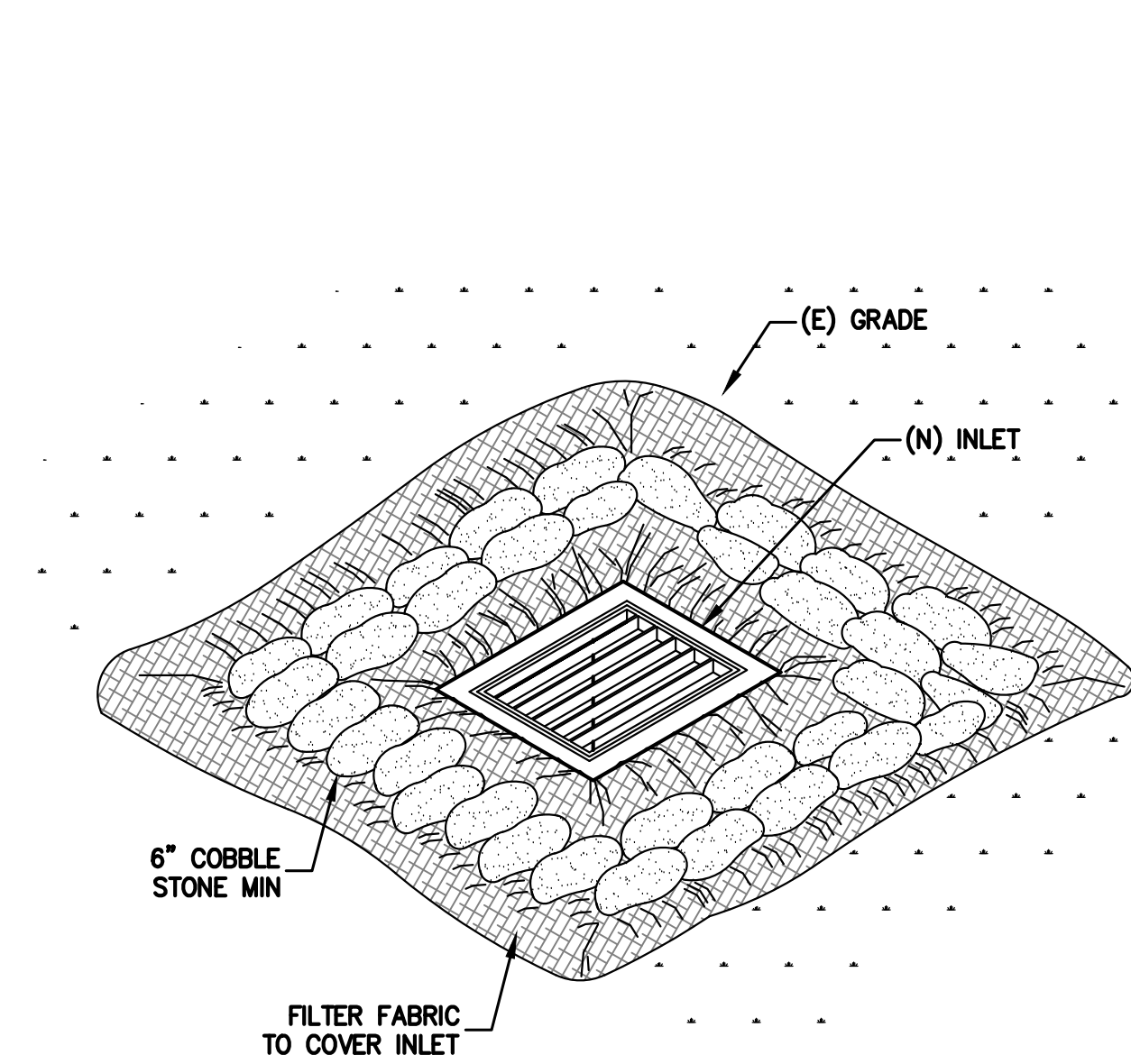
NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 **GRAVEL BAG DIKE**
C4.2 NTS

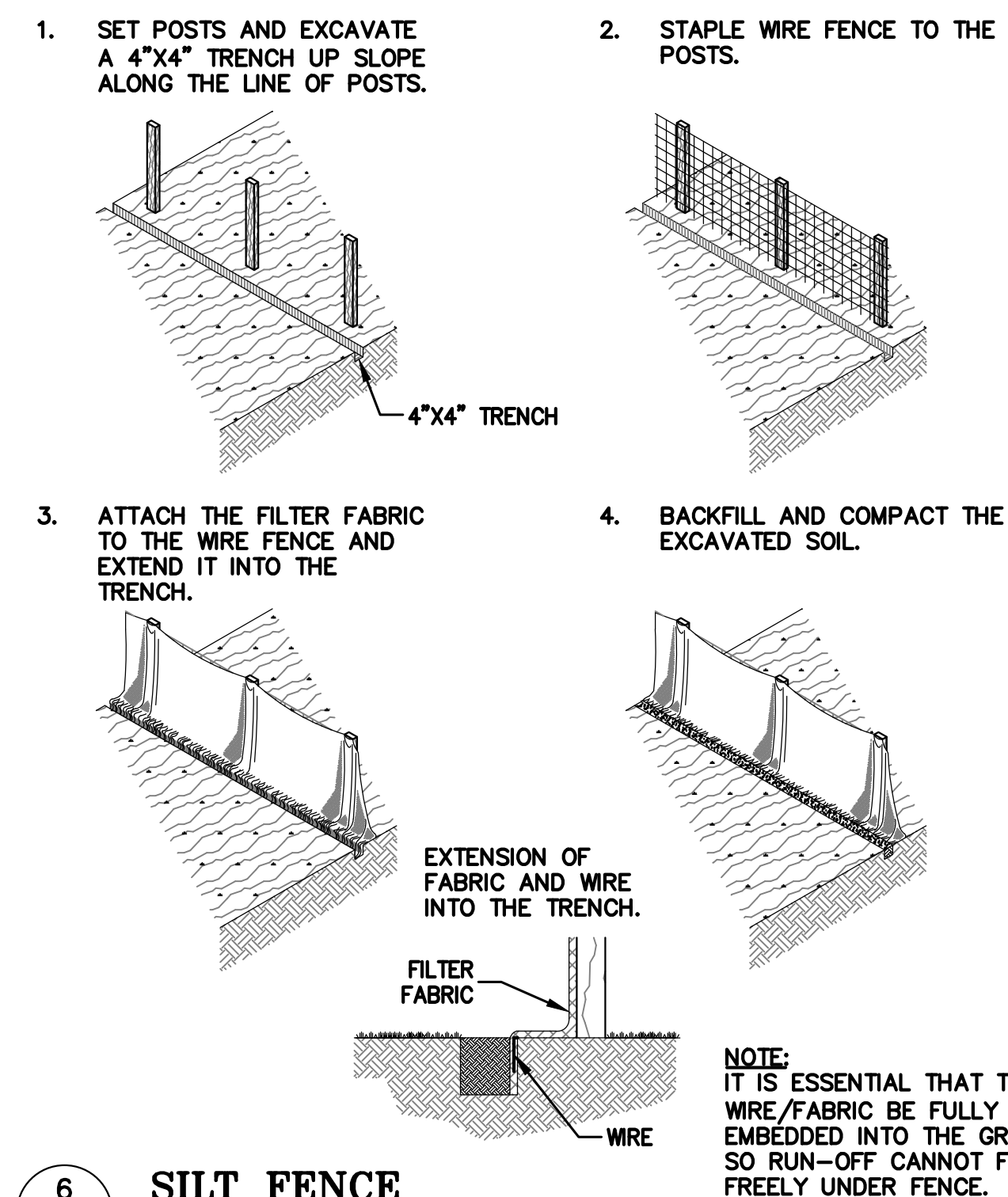


NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3\"/>

5 **STRAW ROLLS**
C4.2 NTS



3 **INLET PROTECTION**
C4.2 NTS



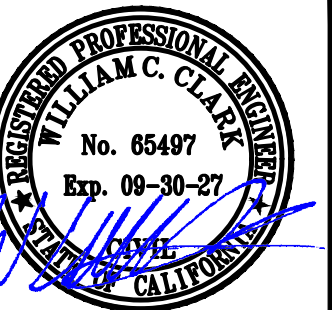
6 **SILT FENCE**
C4.2 NTS

EROSION CONTROL NOTES:

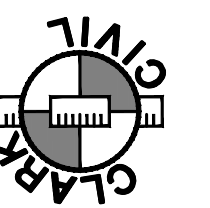
- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 30.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 30, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.



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EROSION CONTROL DETAILS

8-4-25	MD
9-19-25	MD
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REVISIONS	BY
JOB NO:	225042
DATE:	7-14-25
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	OD, MD
SHEET NO:	

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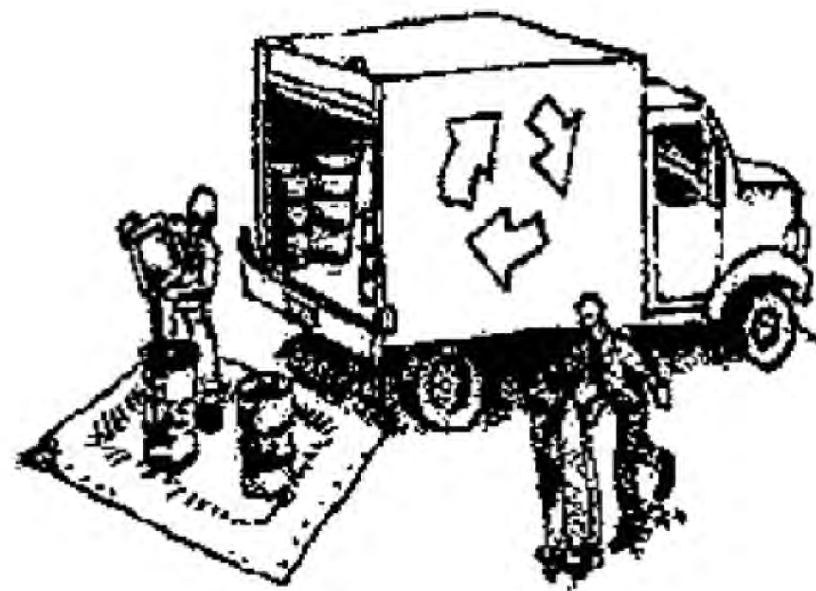
APN: 009-162-008

MONTEREY COUNTY

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

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

Sediment Control

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

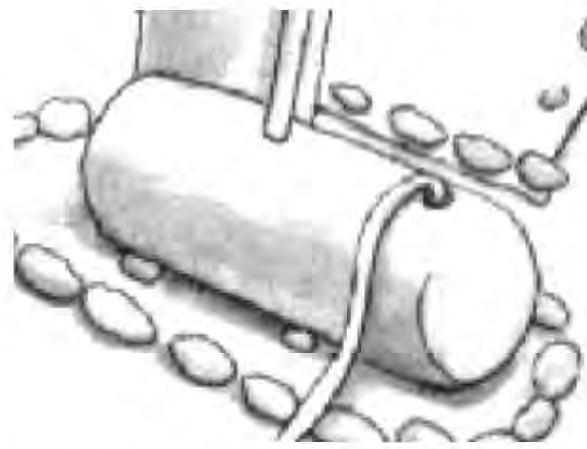
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



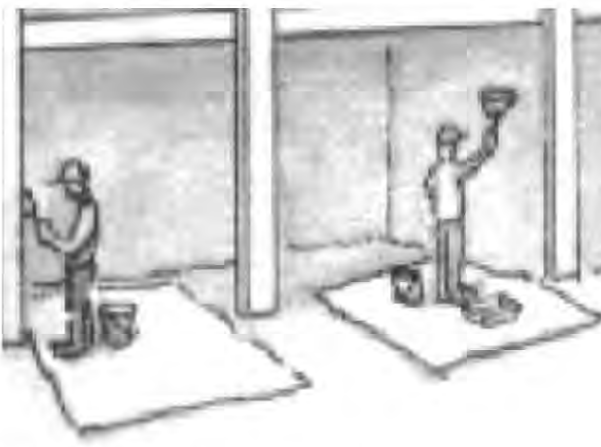
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

Dewatering



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

Painting & Paint Removal



Painting cleanup

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

Paint removal

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

Landscape Materials

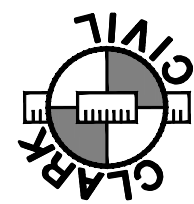


- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material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

Storm drain polluters may be liable for fines of up to \$10,000 per day!



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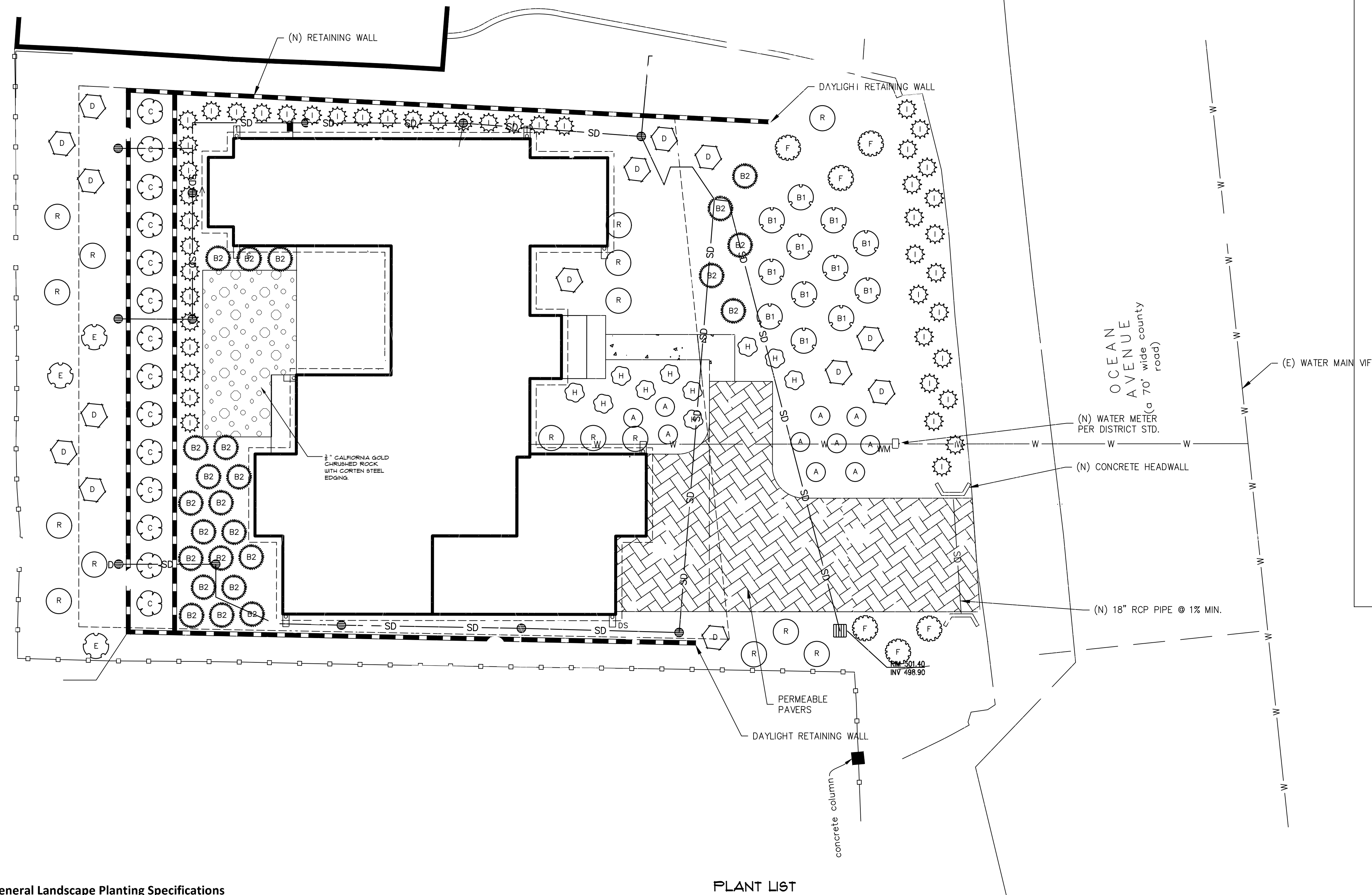


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CONSTRUCTION BEST
MANAGEMENT PRACTICES
(SWPPP)

8-4-25	MD
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DRAWN BY:	OD, MD
SHEET NO:	

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General Landscape Planting Specifications

A. General Requirements

All plants shall be quality nursery stock, labeled true to name and variety, well rooted and properly "hardened off". Soil in pots should be moist before removing plants for installation.

B. Installation

Soil Preparation - soil areas that are compacted during site preparation should be ripped to a minimum of twelve inches prior to beginning soil preparation. Planting areas shall be amended with well-rotted compost. Apply at a rate of six cubic yards per 1000 sq. ft. The soil preparation material should be broadcast uniformly over all areas to be planted and worked to a depth of six inches to obtain a uniform blend with the soil. Soil should be watered before adding plants.

Planting Pits - Plant at spacings and in areas indicated on the plan. Depth shall be the same depths as the root ball, less 1", to allow the crown to sit 1" above finished grade. Soil shall be firmly pressed around each plant and the excess soil removed from the crown. Each plant shall be immediately watered upon completion of planting.

Finish and Mulch - Soil areas adjacent to buildings shall slope away from the buildings at 1 % minimum. After planting, organic, seed-free mulch shall be applied to all planting areas to a minimum depth of 3" to assist with water conservation and weed suppression.

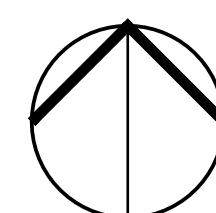
Gopher baskets recommended

PLANT LIST

CODE	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY	UNIT
SHRUBS					
C	CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER	1 GAL	LOW	14	EA
E	DODONAEA VISCOSA [PURPUREA] / PURPLE LEAFED HOPSEED BUSH	5 GAL	LOW	3	EA
I	FESTUCA OVINA GLAUCA [ELIJAH BLUE] / BLUE FESCUE	1 GAL	LOW	47	EA
H	HEUCHERA x [PLUM ROYALE] / PLUM ROYALE CORAL BELLS	1 GAL	LOW	10	EA
A	LOMANDRA LONGIFOLIA [BREEZE] / DWARF MAT RUSH	1 GAL	LOW	10	EA
D	RHAMNUS CALIFORNICA [SEAVIEW IMPROVED] / CALIFORNIA COFFEE BERRY	1 GAL	LOW	14	EA
R	RIBES SANGUINEUM GLUTINOSUM / RED FLOWERING CURRANT	5 GAL	LOW	16	EA
B2	SATUREJA DOUGLASII / YERBA BUENA	1 GAL	LOW	24	EA
BI	THYMUS PRAECOX [PURPLE CARPET] / MOTHER OF THYME	1 GAL	LOW	12	EA
F	VITIS CALIFORNICA [ROGER'S RED] / CALIFORNIA WILD GRAPE	1 GAL	LOW	6	EA



Know what's **below**.
Call before you dig.



PLANTING PLAN

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY LANDSCAPE REQUIREMENTS ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

[illegible]

BRAD COLE

Landscape Architect
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371 W San Ramon Ave.
Fresno, CA 93704

Ph. (559) 284-4934
bradc559@gmail.com

NEW RESIDENCE

3387 Ocean Ave.

Carmel-by-the-Sea, CA 93921

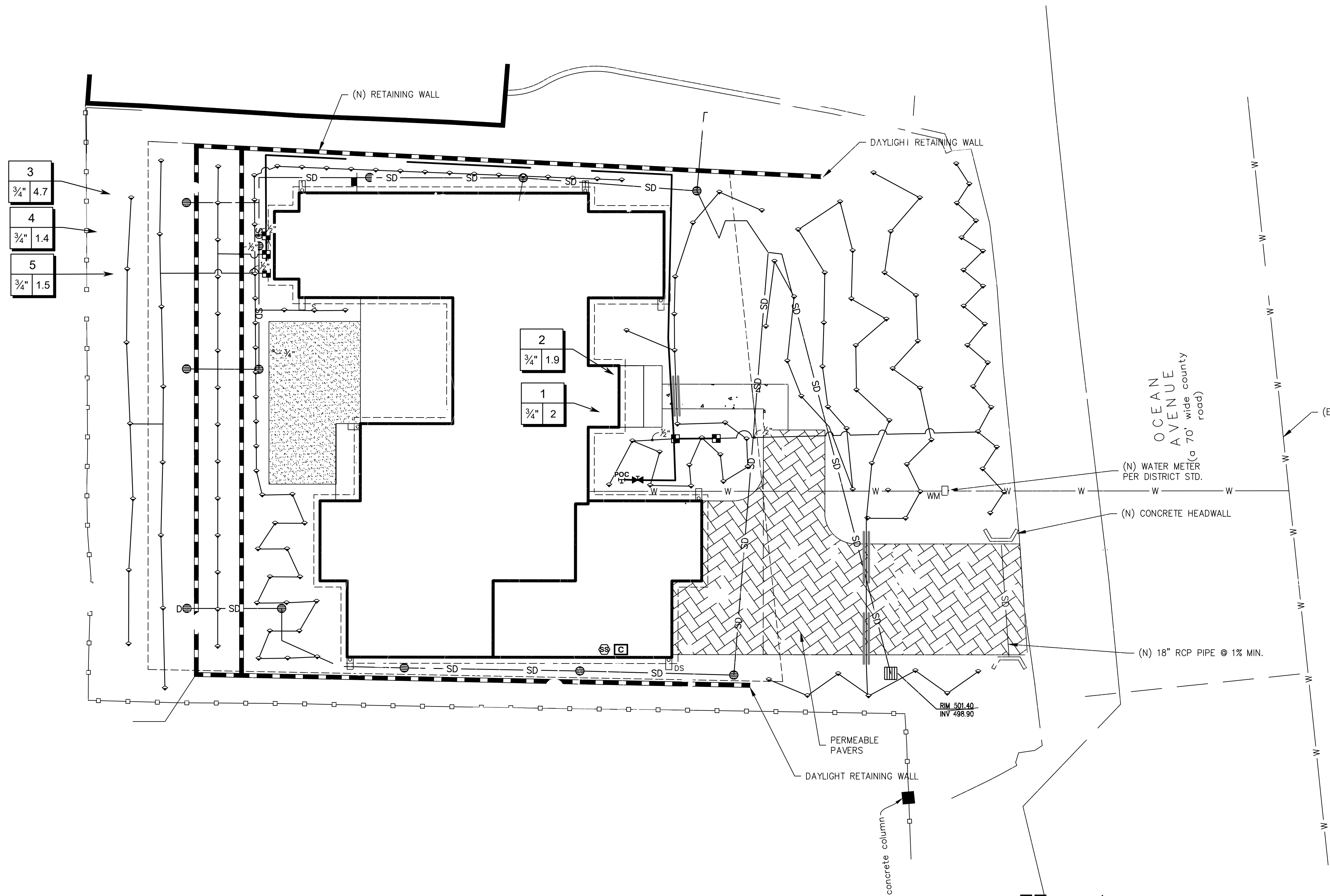
M. SANDHU DEVELOPMENT INC.

[illegible]

Date:	7/20/2025
Scale:	as noted
Drawn By:	B. Cole
Job Number:	25-7-7

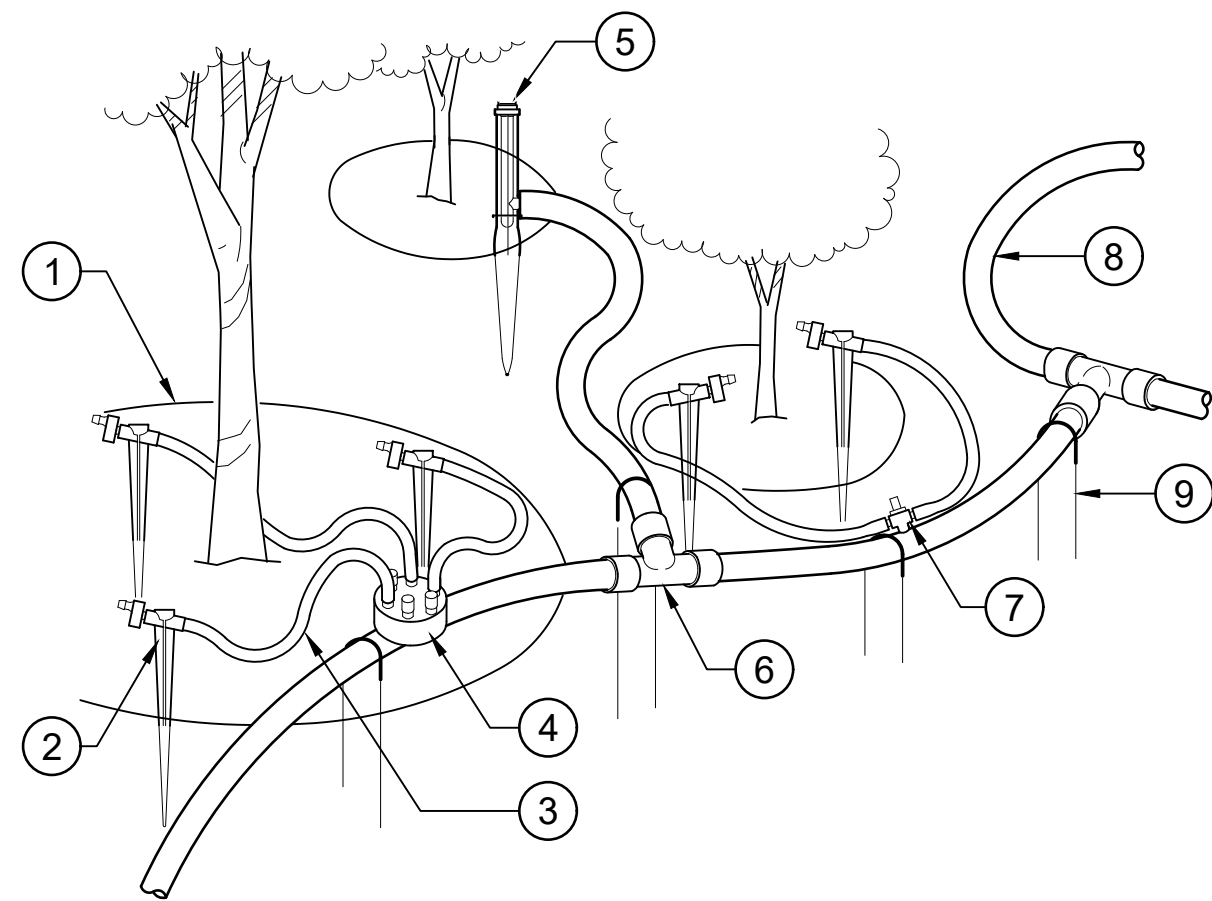
SheetA

L1



IRRIGATION SCHEDULE OCEAN AVE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804-PRS 10 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	3	30
	RAIN BIRD 1804-PRS 12 SERIES MPR TURF SPRAY 4.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	5	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ACZ-075-25 DRIFT CONTROL KIT FEATURING A 3/4\"/>	6	
	HUNTER HE-B 10HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2\"/>	156	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	LANDSCAPE PRODUCTS INC. BBV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.	1	
	HUNTER PHC-600 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 6-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL.	1	
	HUNTER WSS-2 WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	15.3 LF	
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-1	1,026 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	154.0 LF	
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	21.1 LF	
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		



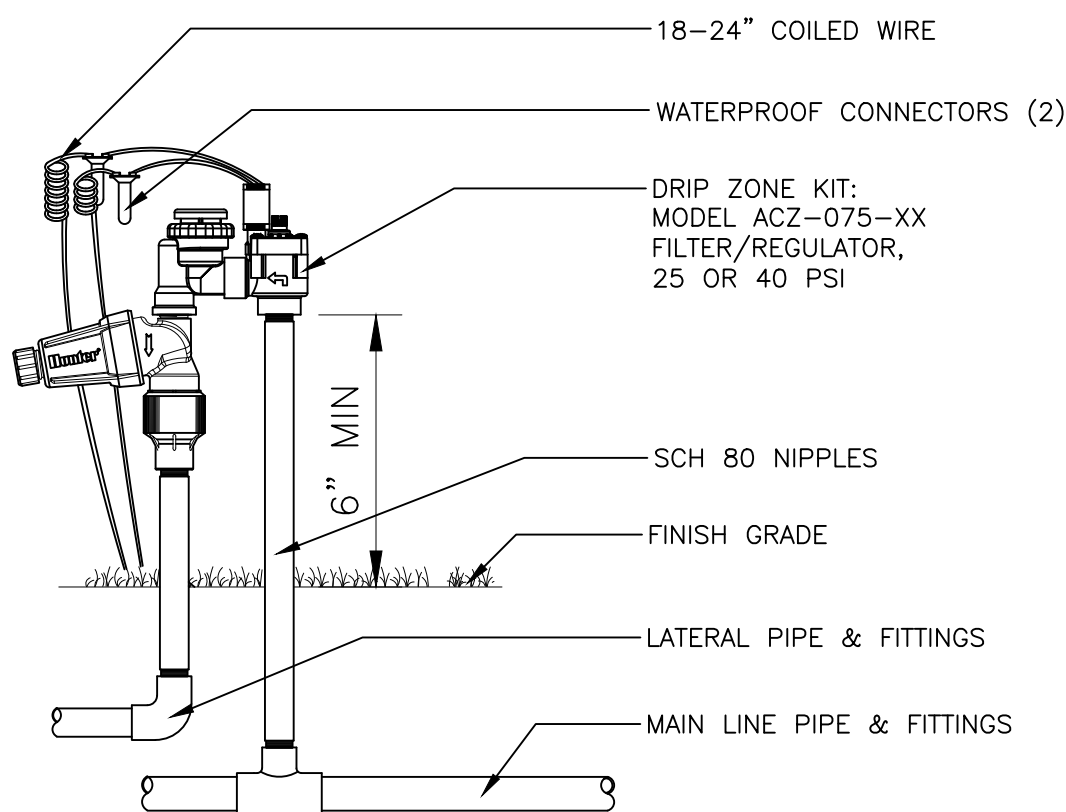
- 1 PLANT GRAPHIC DRIPLINE EDGE
- 2 TYPICAL 1/4\"/>
- 3 TYPICAL 1/4\"/>
- 4 MULTI-OUTLET EMITTER OR TRANSFER
- 5 EMITTER OR BUBBLER ON 1/2\"/>
- 6 TYPICAL COMPRESSION FITTING
- 7 TRANSFER BARB TEE FOR DOUBLE EMITTER
- 8 TYPICAL 1/2\"/>
- 9 TYPICAL 1/2\"/>

- NOTES:
1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
 2. EVENLY SPACE EMITTERS AROUND PLANT.
 3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0\"/>

1 TYPICAL DRIP TUBING

1 1/2\"/>

FX-IR-FX-DRIP-01



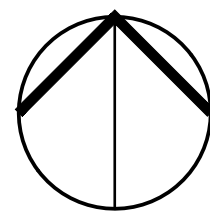
2 ACZ-075 VALVE WITH SCH 80 NIPPLES

1 1/2\"/>

FX-IR-HUNT-VALV-55



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IRRIGATION PLAN

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

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bradc559@gmail.com

NEW RESIDENCE

3387 Ocean Ave.
Carmel-by-the-Sea, CA 93921
M. SANDHU DEVELOPMENT INC.



Revision	Notes	Date	CKBY

Date:	7/20/2025
Scale:	as noted
Drawn By:	B. Cole
Job Number:	25-7-7
Sheets	L2

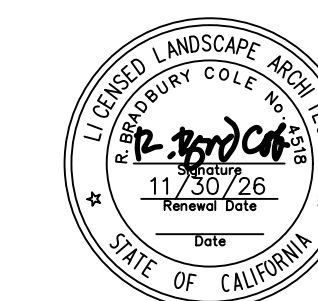
30 FT GREEN ZONE

1. REMOVE SURFACE LITTER SO IT DOES NOT EXCEED A DEPT OF 3". SURFACE LITTER CONSISTS OF FALLEN LEAVES, NEEDLES, BARK, CONES, TWIGGS, PODS, ECT.
2. CLEAN DEBRIS FROM ROOFS, EAVES, AND RAIN GUTTERS.
3. TRIM DEAD TREE LIMBS THAT HANG OVER BUILDINGS
4. TRIM TREE LIMBS WITHIN AT LEAST 10 FEET OF ANY CHIMNEY AND OR STOVE PIPES.
5. PROTECT ALL CHIMNEY OUTLETS OR FUELS WITHIN A $\frac{1}{2}$ INCH METAL SCREEN.
6. PROVIDE A VERTICAL CLEARANCE OF 15 FEET AND A MINIMUM OF 12 FEET OF CLEARANCE ON THE DRIVEWAY.

100 FT FUEL MANAGEMENT ZONE

1. REMOVE ALL FLAMMABLE VEGETATION AND ANY DEAD OR DYING PLANTS WITHIN 100 FEET OF ANY STRUCTURE.
2. KEEP ALL SELECT LANDSCAPE TREES OR VEGETATION TRIMMED OF ALL DEAD OR DYING FOLIAGE. KEEP ALL SUCH WELL MAINTAINED AND PRUNED.
3. TRIM TREE LIMBS AT LEAST 6 FEET ABOVE THE GROUND
4. CUT ANNUAL GRASSES AND WEEDS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
5. CUT BUILDINGS AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET CLEARANCE TO HAVE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.
6. LOGS OR STUMPS EMBEDDED IN SOIL MUST BE REMOVED OR ISOLATED FROM OTHER VEGETATION.
7. POST HOUSE NUMBERS IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AND VISIBLE FROM BOTH DIRECTIONS.

M. SANDHU DEVELOPMENT INC.

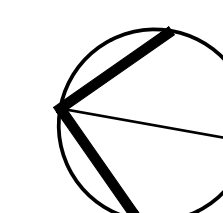
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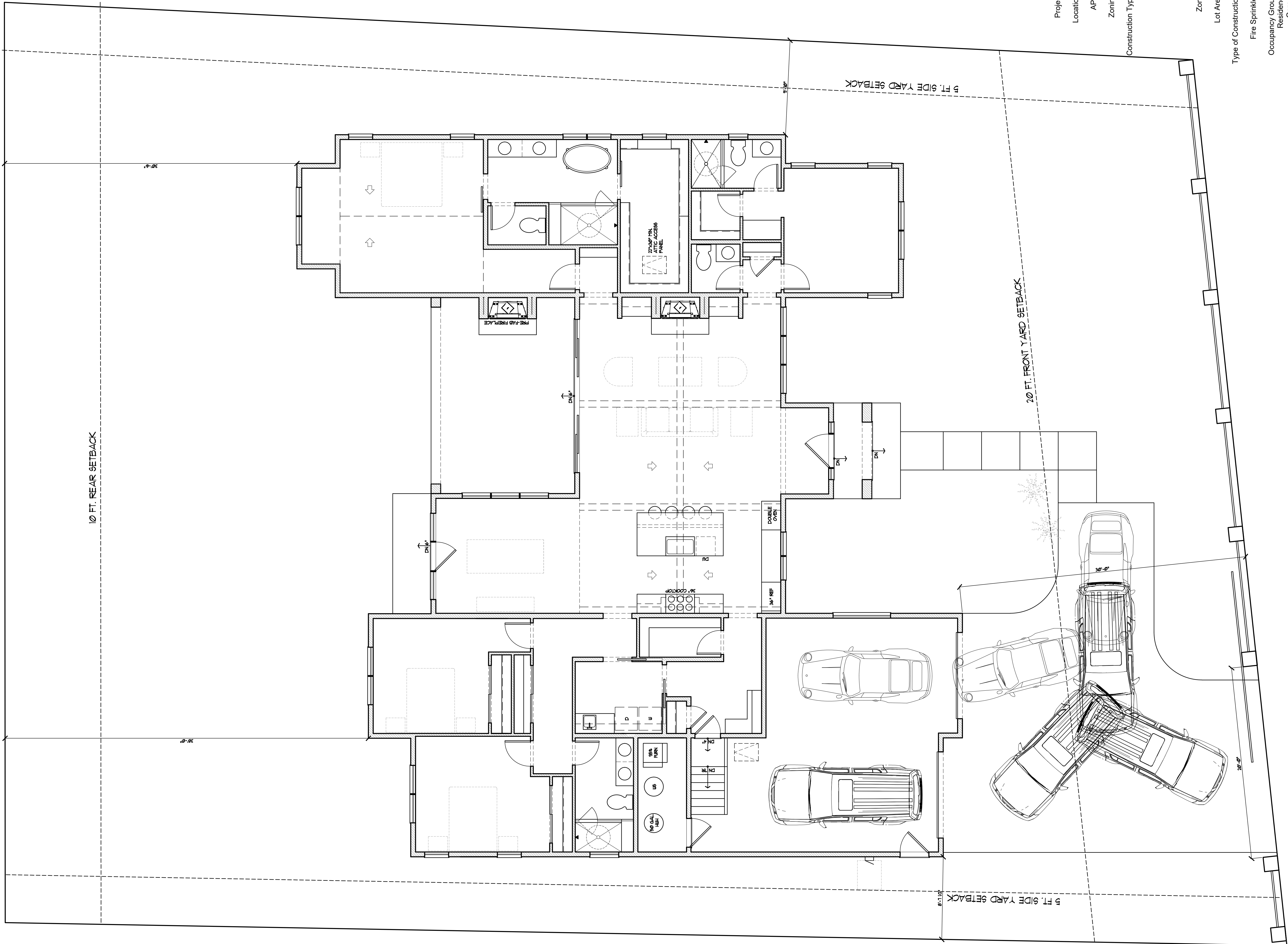
Date	7/30/2025
Scale	as noted
Drawn By:	B. Cole
Job Number:	25-7-7
Sheets	

L4



0 10 20 30 40 feet

$$1'' = 10^6$$




MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

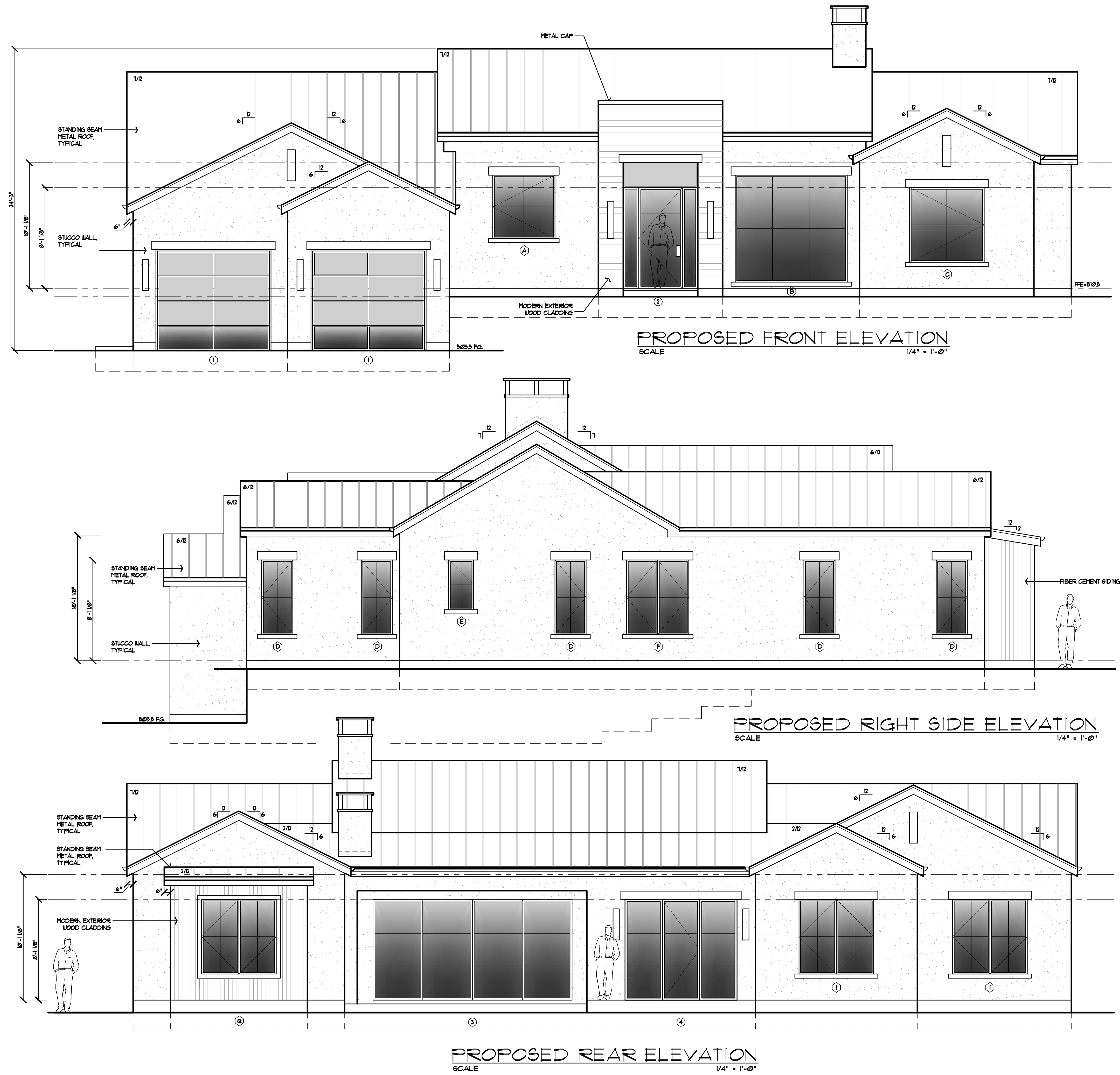
CONDITIONED SPACE = 2,952 SF
COVERED PATIO = 307 SF
CAR GARAGE = 568 SF
TOTAL = 3,827 SF

Project Information

Project:	New SFR for Living By The Sea, LLC
Location:	3387 Ocean Avenue
APN:	009-162-008
Zoning:	MDR12-D(CZ)
Construction Type:	V-B Sprinklered

Project Data

Required/Permitted	Proposed
MDR12-D(CZ)	MDR12-D(CZ)
Lot Area:	N/A
Lot Area:	12,132 S.F.
Type of Construction:	N/A
Fire Sprinkler:	Yes
Occupancy Group:	Yes
Residence	R-3
Garage	U
Site Coverage	4,246 S.F.
@ 35% of Lot Area:	3,819 S.F.
Floor Area Ratio	5,459 S.F.
@ 45% of Lot Area:	2,824 S.F.
No. of Stories	3
Building Height	30'-0"
Setbacks	20'-3"
Front:	30'-0"
Left:	8'-6"
Right:	9'-10"
Rear:	10'-0"
Parking:	2 Spaces 1 Covered



ADDRESS NOTES:
A. MIN 1/2" STROKE BY 6" HIGH.
B. WHEN STRUCTURE IS 36'-50' FROM THE STREET OR FIRE DEPARTMENT ACCESS A MIN. 1/2" STROKE BY 9" HIGH.
C. WHEN STRUCTURE IS MORE THAN 50' FROM THE STREET OR FIRE DEPARTMENT ACCESS, A MIN. 1" STROKE BY 12" HIGH.

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Proposed Single Family Residence:

3387 Ocean Avenue
Carmel-By-The-Sea, California, 93923

Exp: December 31, 2025	
Date	Description

Proposed Elevations

Project No.	
Date	09.12.25
Drawn	CDH

SHEET NUMBER
A2.0



architect

CHRISTOPHER D. HALILI

T: 847.533.8358 E: architectcdh@gmail.com

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Proposed Single Family Residence:

3387 Ocean Avenue

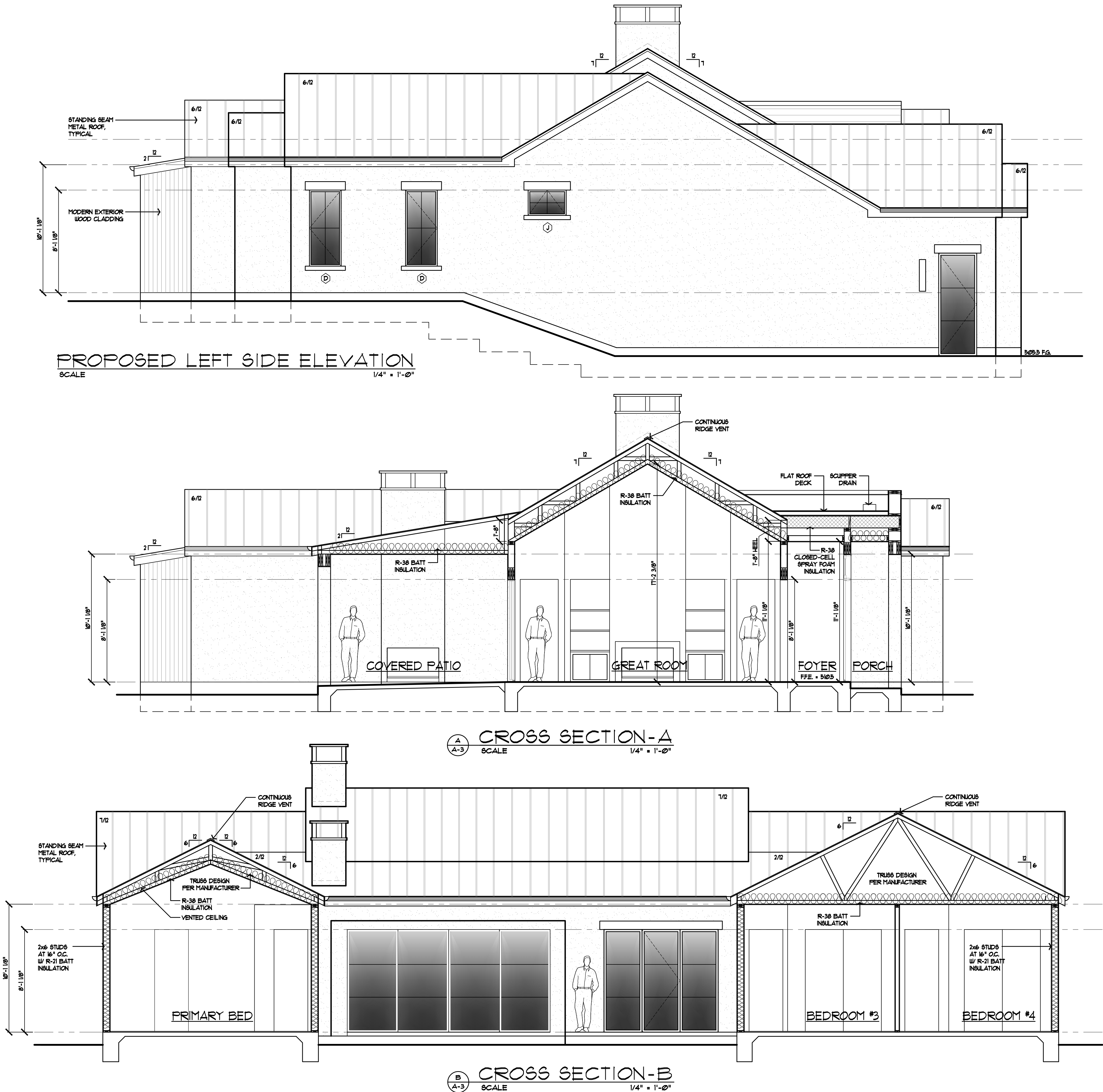
Carmel-By-The-Sea, California, 93923

Proposed Elevations
Cross Sections

Project No.	-
Date	09.12.25
Drawn	CDH

SHEET NUMBER

A3.0





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Proposed Single Family Residence:

3387 Ocean Avenue

Carmel-By-The-Sea, California, 93923

Exp: December 31, 2025

Date	Description

Proposed
Roof Plan

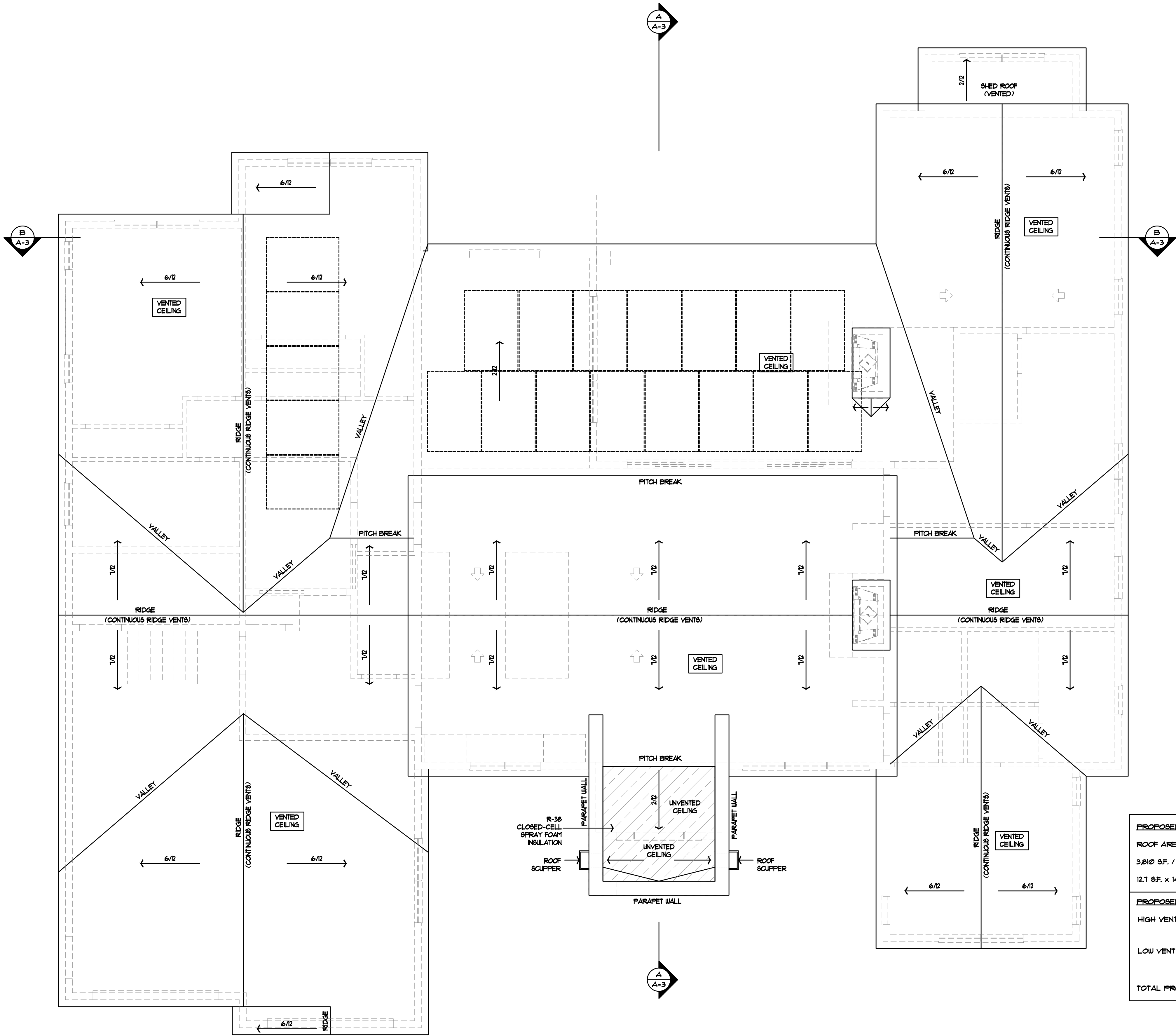
Project No. -

Date 09.12.25

Drawn CDH

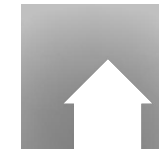
SHEET NUMBER

A4.0



PROPOSED ROOF VENT CALCULATIONS:	
ROOF AREA = 3,810 SF.	
3,810 SF. / 300 = 12.70 SF (CODE REQ'D. VENTILATION)	
12.7 SF. x 144 = 1,828 S.I. (CODE REQ'D. VENTILATION)	
PROPOSED ROOF VENTILATION:	
HIGH VENT •	CONTINUOUS RIDGE VENT (10 SQ. IN. OF NFVA PER LINEAR FOOT) 10 SQ. IN. x 92 RIDGE VENTS = 920 SQ. IN.
LOW VENT •	CONTINUOUS STRIP VENT (10 SQ. IN. OF NFVA PER LINEAR FOOT) 10 SQ. IN. x 100 STRIP VENTS = 1,000 SQ. IN.
TOTAL PROPOSED VENTING = 1,920 S.I. IS MORE THAN 1,828 S.I.	

PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"



architect

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Proposed Single Family Residence:

3387 Ocean Avenue

Carmel-By-The-Sea, California, 93923



Exp: December 31, 2025

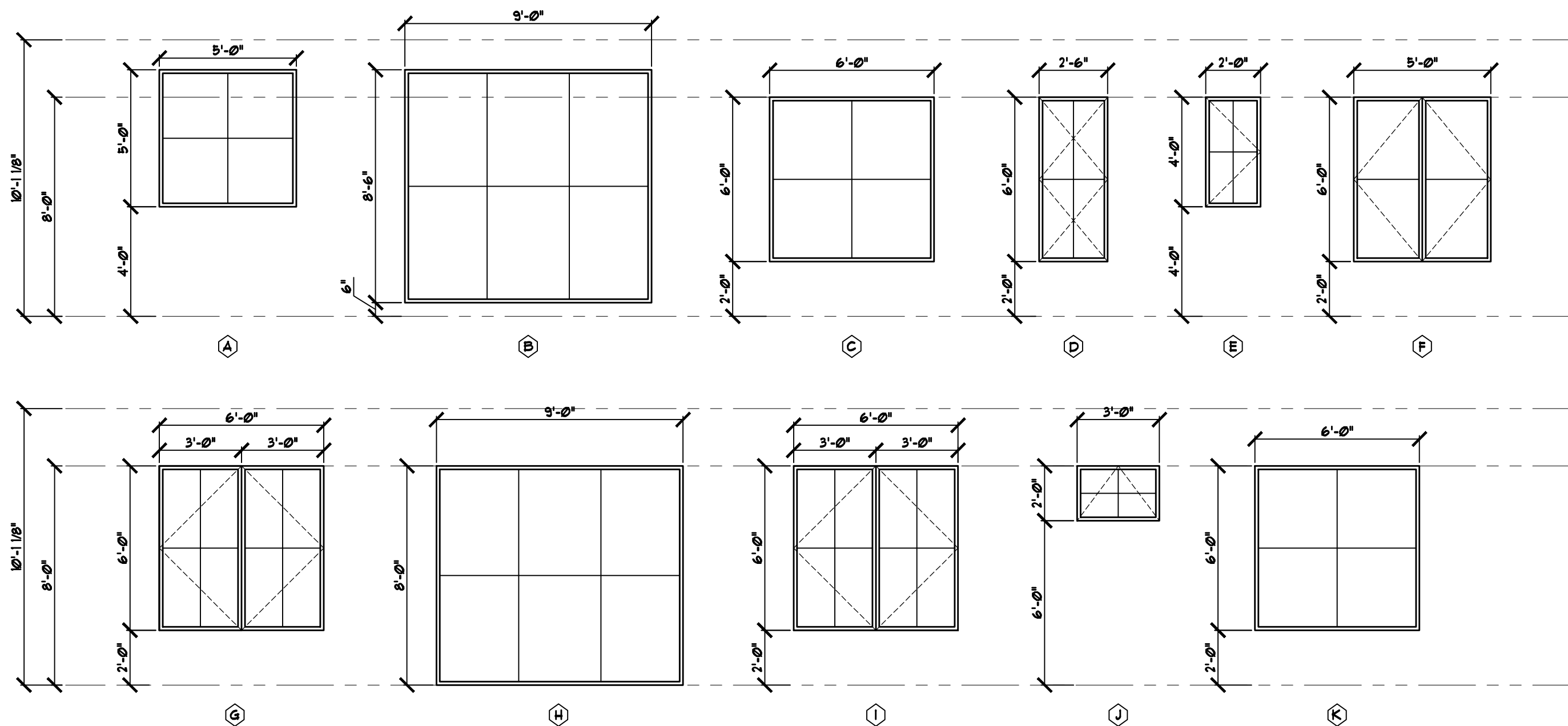
Date	Description

Schedules Sections

Project No.	—
Date	07.22.25
Drawn	CDH

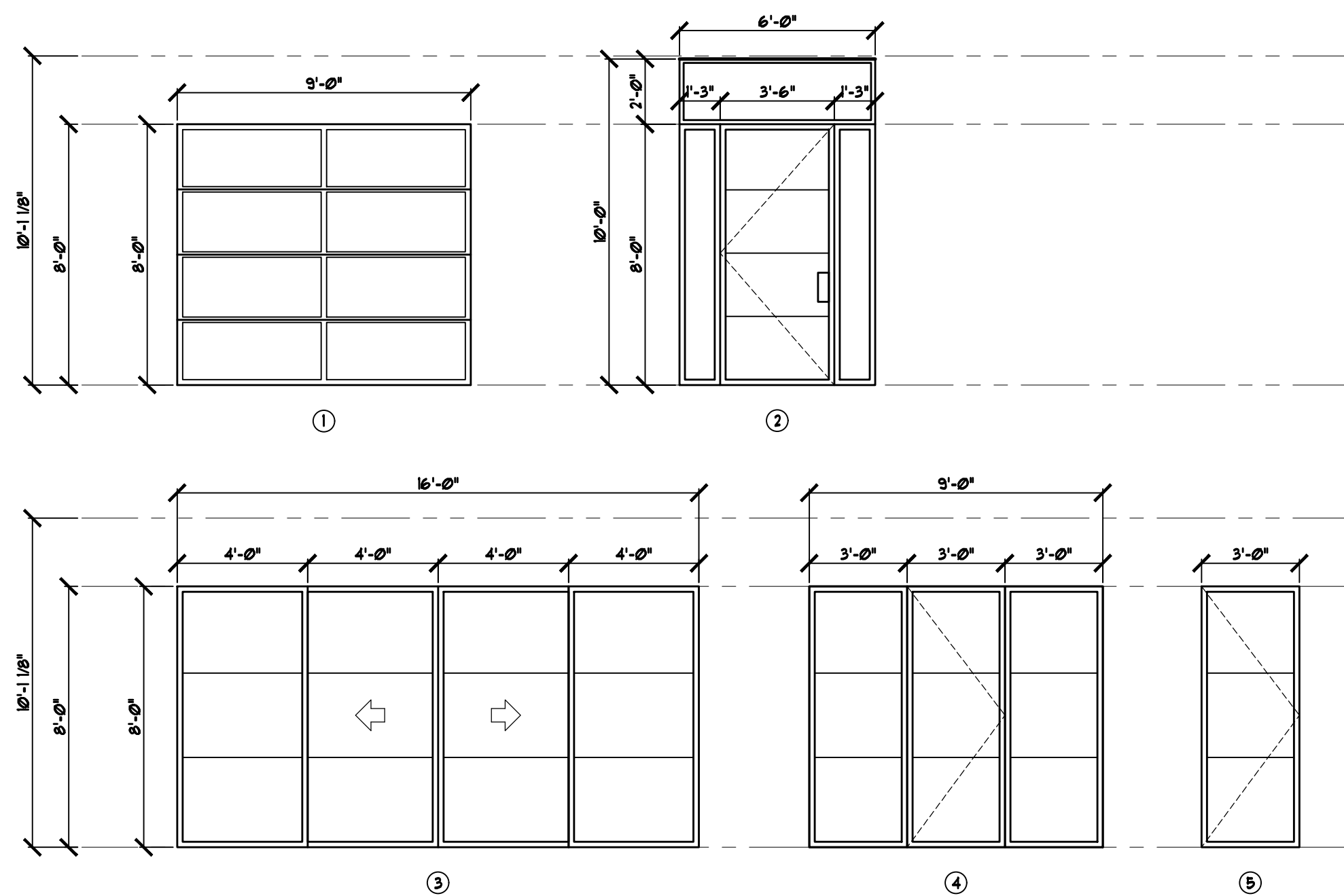
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A5.0



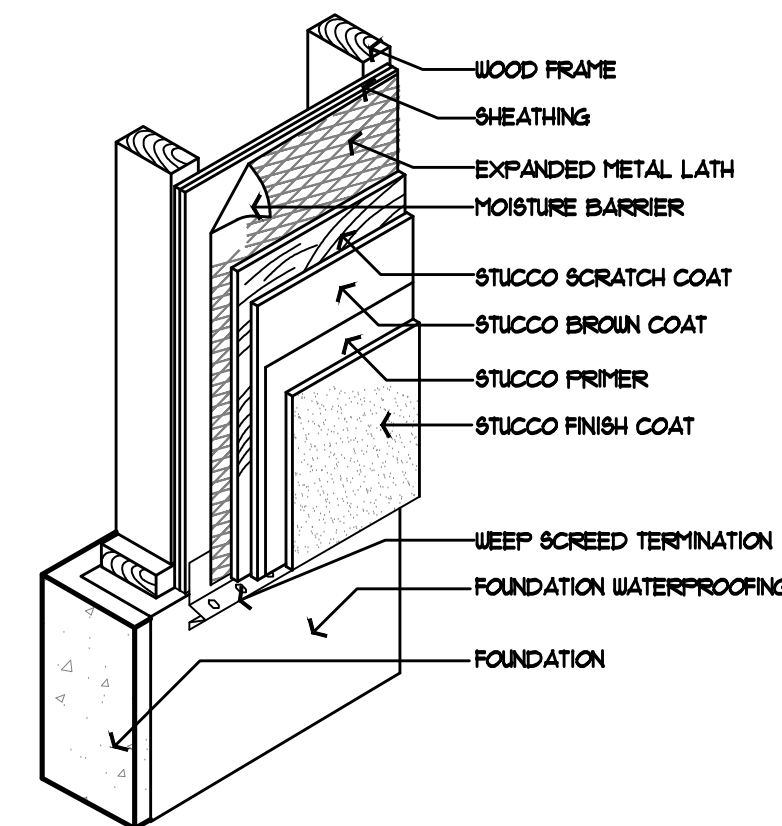
WINDOW ELEVATIONS

WINDOW SCHEDULE						
	SIZE	ROUGH OPENING	MATERIAL	COLOR	TYPE	GLASS
(A)	6'0"x6'0"	PER MANUF.	TBD	TBD	FIXED	LOW E INSULATED GLASS
(B)	10'0"x10'0"	PER MANUF.	TBD	TBD	FIXED	LOW E INSULATED GLASS SAFETY GLASS
(C)	12'x12'	PER MANUF.	TBD	TBD	FIXED	LOW E INSULATED GLASS SAFETY GLASS
(D)	30'x12'	PER MANUF.	TBD	TBD	CASEMENT	LOW E INSULATED GLASS EGRESS
(E)	24'x48'	PER MANUF.	TBD	TBD	CASEMENT	LOW E INSULATED GLASS SAFETY GLASS
(F)	6'0'x12'	PER MANUF.	TBD	TBD	CASEMENT	LOW E INSULATED GLASS SAFETY GLASS
(G)	12'x12'	PER MANUF.	TBD	TBD	CASEMENT	LOW E INSULATED GLASS SAFETY GLASS
(H)	10'0'x36'	PER MANUF.	TBD	TBD	FIXED	LOW E INSULATED GLASS SAFETY GLASS
(I)	12'x12'	PER MANUF.	TBD	TBD	CASEMENT	LOW E INSULATED GLASS EGRESS
(J)	36'x24'	PER MANUF.	TBD	TBD	AWNING	LOW E INSULATED GLASS SAFETY GLASS
(K)	12'x12'	PER MANUF.	TBD	TBD	FIXED	LOW E INSULATED GLASS SAFETY GLASS



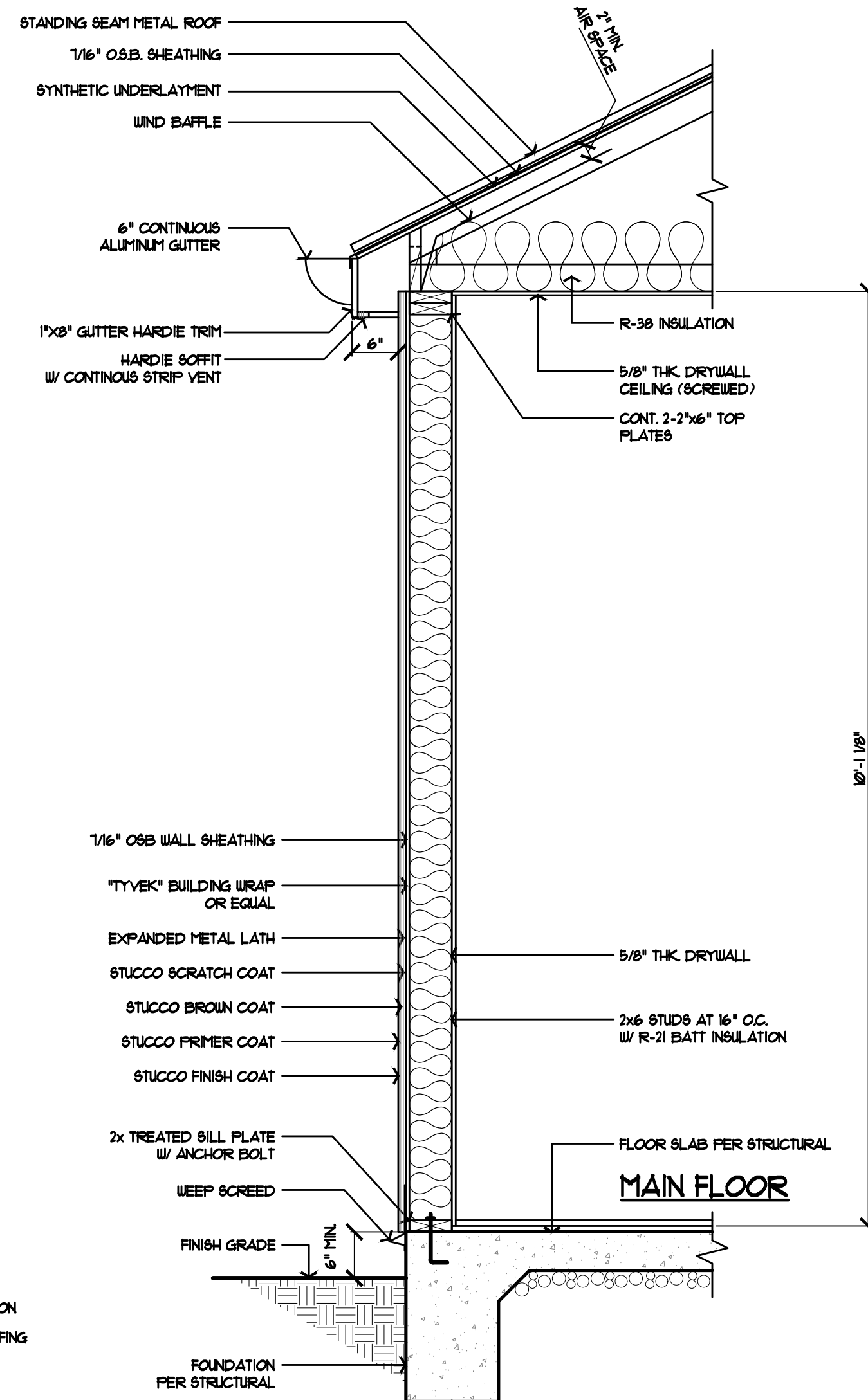
DOOR ELEVATIONS

DOOR SCHEDULE						
	SIZE	ROUGH OPENING	MATERIAL	COLOR	TYPE	GLASS
(1)	9'-0"x8'-0"	PER MANUF.	ALUMINUM	TBD	OVERHEAD	LOW E INSULATED GLASS
(2)	6'-0"x10'-0"	PER MANUF.	STEEL	TBD	FIXED/SLIDING/FIXED	LOW E INSULATED GLASS SAFETY GLAZING W/ SIDE LITES
(3)	16'-0"x8'-0"	PER MANUF.	STEEL	TBD	SLIDING	LOW E INSULATED GLASS SAFETY GLAZING
(4)	9'-0"x8'-0"	PER MANUF.	STEEL	TBD	FIXED/SLIDING/FIXED	LOW E INSULATED GLASS SAFETY GLAZING W/ SIDE LITES
(5)	3'-0"x8'-0"	PER MANUF.	STEEL	TBD	SLIDING	LOW E INSULATED GLASS GARAGE MAIN DOOR



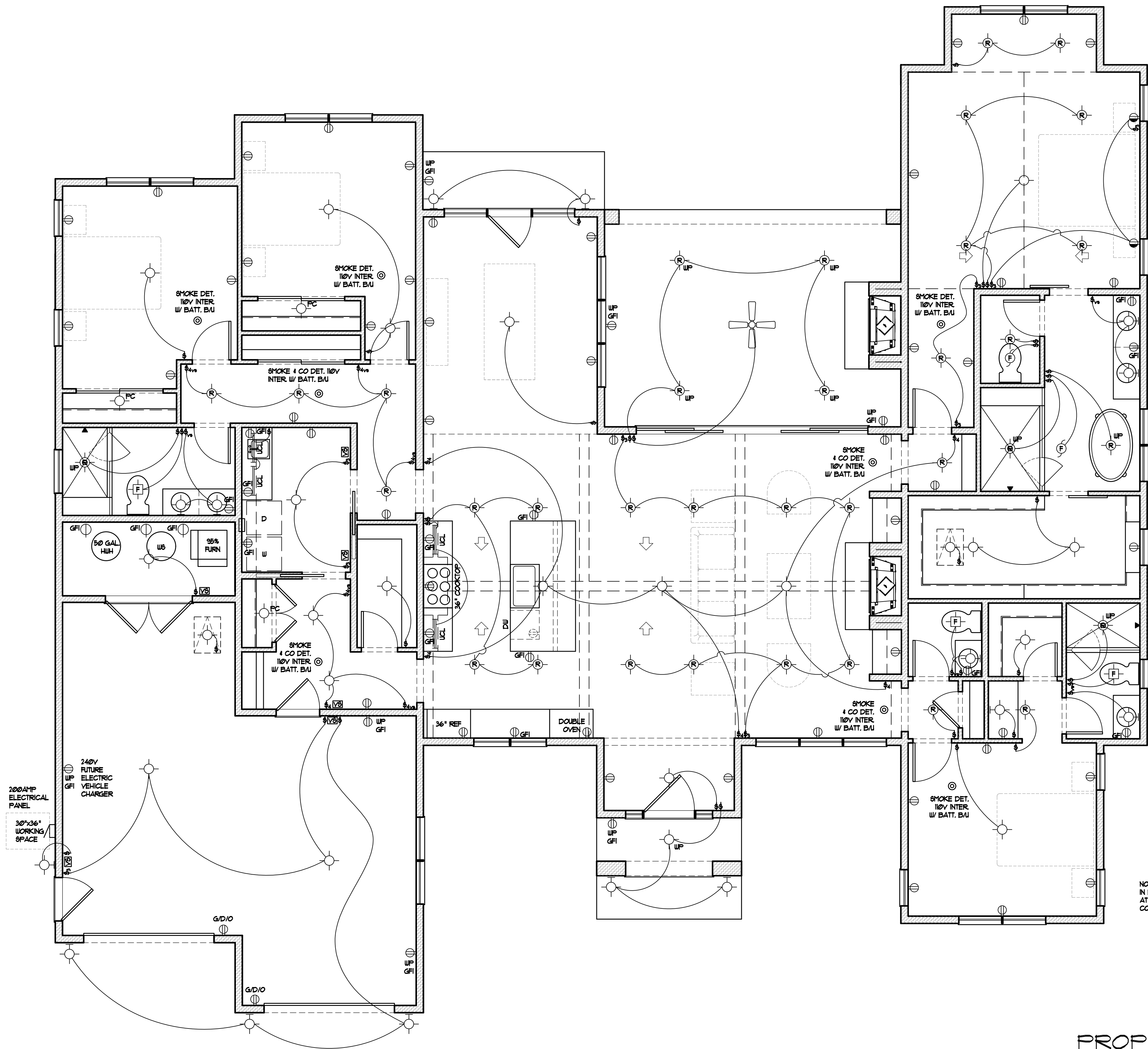
STUCCO ON WOOD DETAIL

N.T.S.



TYPICAL WALL SECTION

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



ELECTRICAL LEGEND			
	CEILING FAN		DUPLEX OUTLET
	WALL MOUNTED LIGHT		SWITCHED DUPLEX OUTLET
	FULL CHAIN LIGHT FIXTURE		GROUND FAULT PROTECTED OUTLET
	CEILING MOUNTED LIGHT		DUPLEX OUTLET HIDDEN IN CONSTRUCTION
	FLUORESCENT LIGHT		SINGLE POLE SWITCH
	RECESSED CAN LIGHT		3-WAY SWITCH
	MINI RECESSED CAN LIGHT		4-WAY SWITCH
	UNDER CABINET LIGHTING		EXHAUST FAN
			COMBINATION FAN/LIGHT

ELECTRICAL NOTES	
1.	ALL SWITCHES SHALL BE LOCATED AT A HEIGHT NOT TO EXCEED 48" AFF. MEASURED FROM FINISHED FLOOR TO CENTER OF SWITCH.
2.	ALL RECEPTACLES SHALL BE LOCATED AT A HEIGHT OF NOT LESS THAN 15" AFF. MEASURED FROM FINISHED FLOOR TO CENTER OF RECEPTACLE.
3.	ALL 125 VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE TAMPER-RESISTANT RECEPTACLES.
4.	ALL 125 VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLES IN BEDROOMS, FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION, CLOSETS, HALLWAYS, OR SIMILAR ROOMS TO BE ARC-FAULT CIRCUIT INTERRUPTED AS REQUIRED.
5.	A 125 VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR SERVICING OF THE FURNACE ON THE SECOND FLOOR.
6.	LUMINAIRES IN CLOTHES CLOSETS SHALL BE INSTALLED.
7.	FOYERS MORE THAN 60 SF, NOT PART OF A HALLWAY, ANY WALL SPACE OF 36" OR MORE REQUIRE AN OUTLET.
8.	ALL 125 VOLT, 15- AND 20- AMPERE OUTLETS IN GARAGE MUST BE GFI PROTECTED.
9.	ALL 125 VOLT, 15- AND 20- AMPERE OUTLETS WITHIN 6 FT. OF SINKS (EXCEPT KITCHENS) MUST BE GFI PROTECTED.
10.	ALL 125 VOLT, 15- AND 20- AMPERE OUTLETS IN UNFINISHED BASEMENT MUST BE GFI PROTECTED.

NOTE:
IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS,
AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE
CONTROLLED BY A VACANCY SENSOR.

PROPOSED ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

architect
CHRISTOPHER D. HALLI
T: 847.533.8358 E: architectcdh@gmail.com

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Proposed Single Family Residence:

3387 Ocean Avenue

Carmel-By-The-Sea, California, 93923



Exp: December 31, 2025

Date	Description

Electrical
Plan

Project No.	-
Date	07.22.25
Drawn	CDH

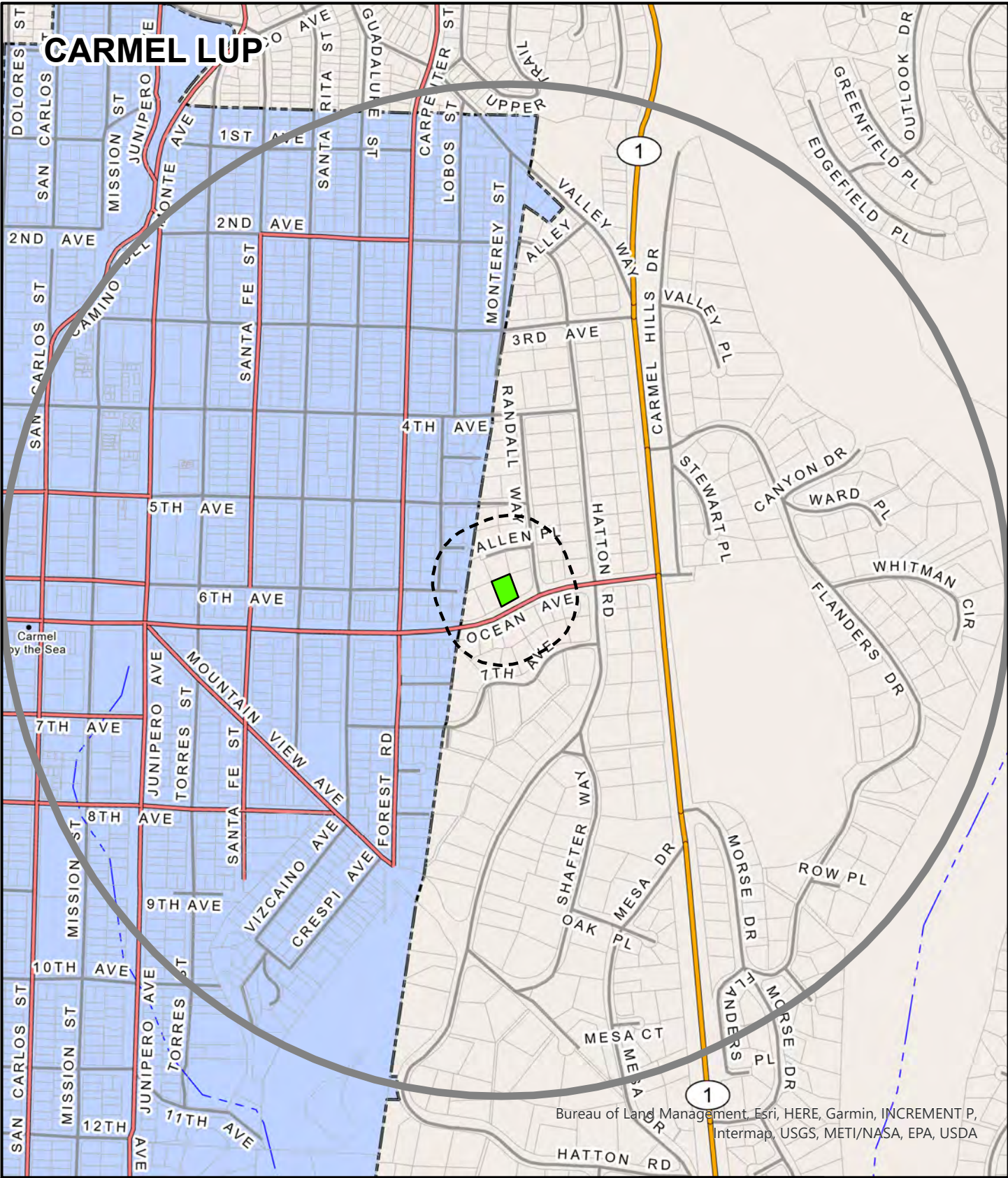
SHEET NUMBER

E1.0

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Exhibit B

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APPLICANT: LIVE BY THE SEA

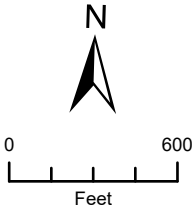
APN: 009162008000

FILE # PLN250114

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit C

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Live By The Sea LLC
Tree Resource Assessment
3387 Ocean Avenue
Carmel, CA

Prepared for:

Live By The Sea LLC

Prepared by:

Frank Ono
Urban Forester
Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

July 21, 2025

Owner:

Live By The Sea LLC
3223 Golf Links Rd
Ceres, CA 95307

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for 3387 Ocean Avenue, Carmel, CA, requiring vegetation removal and grading for a single-family residence. The project will also need access to the structure from Ocean Avenue. Vegetation removal involves the removal of 24 trees (20 coast live oaks six “ in diameter or greater) and 4 Monterey pines (measuring 24” in diameter or greater). On-site vegetation consists of Monterey pine, Coast live Oak, and Black acacia. The health and structural condition of trees range from poor to moderate, with two of the large pines exhibiting visible indicators of heart rot. A tree assessment/arborist report has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on site, as well as a list of recommendations regarding trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Live by the Sea LLC, the owners of the property located at 3387 Ocean Avenue, Carmel CA, by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The Carmel Area Land Use Plan and Monterey County Zoning Ordinance Title 20 identify native Coast live oak and Monterey pine trees as species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owner, Live by the Sea LLC, has requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed.

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six inches at 24 inches above grade.
- Review proposed building site plans as provided by Live by the Sea LLC.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications as they relate to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 20 Monterey County Zoning Ordinance, as well as mitigation requirements for those to be affected.
- Document findings are in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of initial plans submitted to me dated April 7, 2025 and the most recent civil drawings dated July 14, 2025 by Live by the Sea LLC to assess the effects of potential construction on trees within or adjacent to construction activities. An assessment has been made of these plans specifically. Only minor grading and erosion details are discussed in this report as they relate to tree health or public safety. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence, or procedures, or for contractor safety or any other related programs; or for another's failure to complete the work per the plans and specifications.

PURPOSE AND GOAL

This tree assessment/arborist report is prepared for this parcel due to proposed construction activities located at 3387 Ocean Avenue, Carmel, CA. The purpose of the assessment is to determine what trees will be affected by the proposed project. Oak trees and Monterey pine trees are considered protected trees as defined by the County of Monterey, Title 20, Monterey County Zoning Ordinance, unless otherwise proven to be an introduced or planted species.

The goal of this report is to protect and maintain the Carmel Area forested resources through the adherence to development standards, which allow the protection and maintenance of its forested resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 009-162-008-000.
- 2) Location: 3387 Ocean Avenue, Carmel, CA.
- 3) Parcel size: 0.29825157 acres.
- 4) Existing Land Use: The parcel is zoned MDR/2D(CZ) for residential use.
- 5) Slope: The parcel is mildly sloped with no slopes over 25%.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as CaD, Chamise shaley loam soil. This is a strongly sloping soil on terraces. Slopes are mostly 12 percent. Permeability is moderately slow, and the available water capacity is 6 to 8 inches. The possible rooting depth is more than 60 inches, but few roots penetrate the subsoil.
- 7) Vegetation: The vegetation on site is composed primarily of a few native Monterey pines and an Oak understory. The site is vacant and undeveloped.
- 8) Forest Condition and Health: The stand of trees and health are evaluated with the use of the residual trees combined with the surrounding adjacent trees as a complete stand. The site is undeveloped, and the surrounding closed-cone forest canopy is fragmented with a mixture of dominant Monterey cypresses on adjacent properties. The pines on this property are mature to overmature, and the oak understory is composed of smaller trees and young saplings in moderate health.

BACKGROUND

An assessment focusing on the preliminary location of the site improvement was desired by the landowner. A study of individual trees based on the proposed plans presented to me determined the treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, flagged, and recorded. The assessment of the trees and necessary grading concluded with an opinion of whether the tree should be removed or preserved, based on the extent and effect of construction activity on the short and long-term health of the tree studied. All meetings and field reviews were focused on the areas within and the immediate areas surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site and summarizes details discussed during this stage of the planning process.

- The site is undeveloped with no existing structure or hardscaped parking areas. On the west, north, and east sides of the property there are existing developed properties.
- There are four Monterey pines on the property with one outside the property line near the street. All are appearing to be native to the area and of landmark size.
 - Four pine trees are proposed for removal.
 - #963-a multiple-stemmed, 23", 22", and 19" diameter stemmed tree in poor condition with visible heart rot, #976 a 43" diameter pine tree with visible heart rot,
 - 976 – 43" diameter pine that will suffer root loss due to grading for a retaining wall.
 - 977 – 56" diameter pine with signs of heart rot, it is within the building footprint
 - #981- 36" diameter pine tree that will be affected by root loss for the garage. It will become unstable and need to be removed.
- Oaks are scattered throughout the property; many are of small diameter.
 - 20 oaks that measure 6" in diameter or greater are to be removed (one is outside the property line). (note* #962 and #969 are less than 6" in diameter and should not be counted).
 - #954-13"(this one tree is outside the property line but in the area where the driveway will enter the property), #958 -7", #959-6", #960-6", #962-4"(*less than 6" diameter), #964-8", #965-8", #966-6", #967-17", #968-7", #969-5" (*less than 6" diameter), #970-6", #971-9", #972-10", #973-8", #978-8", #979-10", #980-9", #982-11", #983-13", #984-6", and #985-15".
- The remainder of the trees do not appear they interfere with development. Upon close inspection, these trees appear to be at a distance that construction encroachment, would be minimal, and due to the soil type, and that not many roots will be encountered. Those trees are expected to satisfactorily survive construction, provided work near the trees is monitored and the trees are protected.

Tree Chart

The following trees were identified and tagged in the field

ID	Diameter			Species	Condition	Impacted	Comments	Outside PL
954	13			Oak	Fair	x	Driveway	x
955	7			Oak	Fair			x
956	34			Pine	fair			x
957	8			Oak	Fair			
958	7			Oak	Fair	x	Grading	
959	7			Oak	Fair	x	Grading	
960	6			Oak	Fair	x	Grading	
961	8			Oak	Fair			
*962	4			Oak	Fair	x	Structure	
963	23	22	19	Pine	Poor	x	Structure	
964	8			Oak	Fair	x	Grading	
965	8			Oak	Fair	x	Structure	
966	6			Oak	Fair	x	Structure	
967	17			Oak	Fair	x	Structure	
968	7			Oak	Fair	x	Structure	
*969	5			Oak	Fair	x	Structure	
970	6			Oak	Fair	x	Structure	
971	9			Oak	Fair	x	Structure	
972	10			Oak	Fair	x	Structure	
973	8			Oak	Fair	x	Structure	
974	21			Oak	Fair			
975	13			Oak	Fair			
976	43			Pine	Fair	x	Grading	
977	56			Pine	Poor	x	Structure	
978	8			Oak	Fair	x	Structure	
979	10			Oak	Fair	x	Structure	
980	9			Oak	Fair	x	Structure	
981	36			Pine	Fair	x	Grading	
982	11			Oak	Fair	x	Structure	
983	13			Oak	Fair	x	Structure	
984	6			Oak	Fair	x	Structure	
985	15			Oak	Fair	x	Structure	
986	11			Oak	Fair			
ID	Diameter			Species	Condition	Impacted	Comments	Outside PL

CONCLUSION/PROJECT ASSESSMENT

This proposal to build a single-family residence and garage requires a large amount of tree removal, mostly due to a combination of design placement and civil engineering for this proposed project. All the oaks are mainly understory trees and many of the oaks to be removed are less than significant (12" in diameter or less) in size. Two of the trees identified are less than 6" in diameter (#962 and #969), making the total 24 trees (4 landmark-sized Pines and 20 oaks). The remaining trees are expected to survive if properly protected and monitored.

Short-term Effects

Site disturbance must occur during building construction. Short-term site effects are confined to the construction envelope and immediate surroundings, where trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term effect on those trees treated, including a reduction of growth and potential limb dieback.

Long-term Affects

No significant long-term effects on the forest ecosystem are anticipated, as this is a small site surrounded by already developed residential sites. The project, as proposed, is not likely to significantly reduce the availability of wildlife habitat over the long term. The tree removal will have no significant effect on wind or air movement and will not increase ambient noise.

RECOMMENDATIONS

The following trees will need removal for the design to be successful as proposed

ID	Diameter			Species	Condition	Impacted	Comments	Outside PL
954	13			Oak	Fair	x	Driveway	x
962	4			Oak	Fair	x	Structure	
963	23	22	19	Pine	Poor	x	Structure	
964	8			Oak	Fair	x	Grading	
965	8			Oak	Fair	x	Structure	
966	6			Oak	Fair	x	Structure	
967	17			Oak	Fair	x	Structure	
968	7			Oak	Fair	x	Structure	
969	5			Oak	Fair	x	Structure	
970	6			Oak	Fair	x	Structure	
971	9			Oak	Fair	x	Structure	
972	10			Oak	Fair	x	Structure	
973	8			Oak	Fair	x	Structure	
977	56			Pine	Poor	x	Structure	
978	8			Oak	Fair	x	Structure	
979	10			Oak	Fair	x	Structure	
980	9			Oak	Fair	x	Structure	
981	36			Pine	Fair	x	Grading	
982	11			Oak	Fair	x	Structure	
983	13			Oak	Fair	x	Structure	
984	6			Oak	Fair	x	Structure	
985	15			Oak	Fair	x	Structure	
958	7			Oak	Fair	x	Grading	
959	7			Oak	Fair	x	Grading	
960	6			Oak	Fair	x	Grading	
976	43			Pine	Fair	x	Grading	

Tree Replanting

The site is becoming overcrowded with vegetation, and tree replacement is not recommended on a 1:1 basis as there will be a lack of available space for planting. Some replanting may occur, but it needs to be in areas where there is light and water available. No more than five oaks or pines should be replaced due to the lot size and the installed subterranean infrastructure. Replant material should be a minimum container-grown five-gallon size with a tree stem caliper greater than 1/2" in diameter measured just above the root collar. Replanting should not occur near the street and driveway entrance due to line-of-sight blockage.

Tree Pruning

It is to be understood that the pruning of retained trees is expected for this site, especially near building construction areas. Pruning will include trees with deadwood, minor structural defects, or disease that must be compensated for, and possibly vehicle or pedestrian clearance. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline, it will be treated as appropriately recommended by a certified arborist or qualified forester. Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified arborist should monitor trees adjacent to the improvement area, and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Tree Protection

Before the commencement of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment using temporary fencing and through wrapping of trunks with protective materials. Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing must not be attached to the tree. It shall be free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property, especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical, and any roots greater than 2 inches in diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time, significant roots over 2” in diameter are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

- A) Tree service Contractors will verify animal or bird nesting before tree work. If the nesting activity of migratory birds is found, work must stop, and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
- B) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
- C) Pruning shall be conducted so as not to unnecessarily injure the tree. The principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- D) Native live trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.
- E) Root cutting should occur outside of springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
- F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

Fuel Management for Fire Defensible Space (Amended PRC 4291 Effective January 1, 2019)

In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that has been occurring in California. The law (Public Resource Code 4291) is as follows.

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall always do all of the following:

(1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials or conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, “person” means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

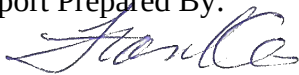
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

July 21, 2025

Date

PHOTOGRAPHS (not all trees are photographed)

Entrance area where driveway will be located.



View looking to the east from the driveway area



View looking to the north from the driveway area.



View looking to the northeast from the driveway.

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County of Monterey

Item No.4

Board Report

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

Legistar File Number: PC 25-089

November 12, 2025

Introduced: 11/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN240352 - FLORES PAUL H & LINDA S TRS

Public hearing to consider the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios, and the removal of 19 protected trees.

Project Location: 577 Monhollan Road, Carmel.

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a. A Design Approval to allow the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios; and
 - b. A Use Permit to allow the removal of 19 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 15 conditions of approval.

PROJECT INFORMATION:

Agent: Darren Davis

Property Owner: Paul H & Linda S Flores

APN: 103-071-026-000

Parcel Size: 4.26 acres

Zoning: Rural Density Residential with a maximum 10 units per acre, an Urban Reserve overlay, and Design overlay or "RDR/10-UR-D"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

Project Planner: Jade Mason, Assistant Planner

MasonJ@countyofmonterey.gov, 831-755-3759

SUMMARY/DISCUSSION:

The property is located at 577 Monhollan Road, Carmel (Assessor's Parcel Number 103-071-026-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density

Residential with a maximum 10 units per acre, an Urban Reserve overlay, and Design overlay or “RDR/10-UR-D”. The proposed project involves the construction of a 5,382 square foot single family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios. The project also involves the removal of 19 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 400 cubic yards of cut and 600 cubic yards of fill. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Cypress Fire Protection District.

Based on staff’s review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have a modern architectural style with rural finishes consisting of brown concrete mission tile roofing, cream stucco, brown trim, and dark brown anodized windows. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation. Although 19 trees are proposed for removal, more than 30 trees in proximity to the residence would remain on site and continue to add to the forested environment of the project site. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development partially block the project site’s visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 19 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250070; **Exhibit B**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 51 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but may have some degree of health conditions or structural integrity limiting their development. As proposed, 19 trees would be removed with implementation of this project, including 12 Coast live oaks and seven Monterey pines, four of which are landmark trees.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding

neighborhood, which range in size between 4,000 to 6,000 square feet. Seventeen of the trees to be removed are within the development footprint (structure). Of the two additional trees proposed for removal, both of which are designated landmark Pines, one (Tree #442) is located approximately 15 feet from the residence, is in poor condition, and would be impacted by grading activities. The other (Tree #411) is not within the construction or grading area but is dead and therefore also proposed for removal. Two more landmark pines, though in fair condition, are situated within the development footprint of the proposed single-family dwelling and may present health or structural concerns that could limit their long-term viability. Although four landmark Pines are proposed for removal, there are no landmark Oaks proposed for removal. Landmark Pines are not afforded the same level of protection as Landmark Oaks per Title 21 section 21.64.260. Given the heavily forested condition of the project site, there is no alternative building site that would minimize tree removal. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 25 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of eleven 5-gallon Monterey pines and thirteen 5-gallon coast live oaks. Replanting 25 trees will allow for optimum canopy and root development. Accordingly, Condition No. 6 requires the applicant to replant thirteen 5-gallon Monterey pine trees and twelve 5-gallon coast live oak trees.

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
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

Although the proposed project meets the referral criteria of the Board of Supervisors Adopted LUAC guidelines, the Greater Monterey Peninsula LUAC does not currently have a quorum and thus cannot review projects.

Prepared by: Jade Mason, Assistant Planner, Assistant Planner

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Arborist Report

Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Fionna Jensen, Principal Planner; Paul H & Linda S Flores, Property Owner; Darren Davis, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240352.



County of Monterey Planning Commission

Item No.4

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

Agenda Item No.4

Legistar File Number: PC 25-089

November 12, 2025

Introduced: 11/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN240352 - FLORES PAUL H & LINDA S TRS

Public hearing to consider the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios, and the removal of 19 protected trees.

Project Location: 577 Monhollan Road, Carmel.

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

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a. A Design Approval to allow the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios; and
 - b. A Use Permit to allow the removal of 19 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 15 conditions of approval.

PROJECT INFORMATION:

Agent: Darren Davis

Property Owner: Paul H & Linda S Flores

APN: 103-071-026-000

Parcel Size: 4.26 acres

Zoning: Rural Density Residential with a maximum 10 units per acre, an Urban Reserve overlay, and Design overlay or "RDR/10-UR-D"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

Project Planner: Jade Mason, Assistant Planner

MasonJ@countyofmonterey.gov, 831-755-3759

SUMMARY/DISCUSSION:

The property is located at 577 Monhollan Road, Carmel (Assessor's Parcel Number 103-071-026-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential with a maximum 10 units per acre, an Urban Reserve overlay, and Design overlay

or “RDR/10-UR-D”. The proposed project involves the construction of a 5,382 square foot single family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios. The project also involves the removal of 19 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 400 cubic yards of cut and 600 cubic yards of fill. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Cypress Fire Protection District.

Based on staff’s review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have a modern architectural style with rural finishes consisting of brown concrete mission tile roofing, cream stucco, brown trim, and dark brown anodized windows. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation. Although 19 trees are proposed for removal, more than 30 trees in proximity to the residence would remain on site and continue to add to the forested environment of the project site. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development partially block the project site’s visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 19 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250070; **Exhibit B**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 51 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but may have some degree of health conditions or structural integrity limiting their development. As proposed, 19 trees would be removed with implementation of this project, including 12 Coast live oaks and seven Monterey pines, four of which are landmark trees.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood, which range in size between 4,000 to 6,000 square feet. Seventeen of the trees to be removed are within the development footprint (structure). Of the two additional trees proposed for removal, both of which are designated landmark Pines, one (Tree #442) is located approximately 15 feet from the residence, is in poor condition, and would be impacted by grading activities. The other (Tree #411) is not within the construction or grading area but is dead and therefore also proposed for removal. Two more landmark pines, though in fair condition, are situated within the development footprint of the proposed single-family dwelling and may present health or structural concerns that could limit their long-term viability. Although four landmark Pines are proposed for removal, there are no landmark Oaks proposed for removal. Landmark Pines are not afforded the same level of protection as Landmark Oaks per Title 21 section 21.64.260. Given the heavily forested condition of the project site, there is no alternative building site that would minimize tree removal. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 25 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of eleven 5-gallon Monterey pines and thirteen 5-gallon coast live oaks. Replanting 25 trees will allow for optimum canopy and root development. Accordingly, Condition No. 6 requires the applicant to replant thirteen 5-gallon Monterey pine trees and twelve 5-gallon coast live oak trees.

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
- Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

Although the proposed project meets the referral criteria of the Board of Supervisors Adopted LUAC guidelines, the Greater Monterey Peninsula LUAC does not currently have a quorum and thus cannot review projects.

Prepared by: Jade Mason, Assistant Planner, Assistant Planner
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Arborist Report

Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Fionna Jensen, Principal Planner; Paul H & Linda S Flores, Property Owner; Darren Davis, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240352.

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

FLORES PAUL H & LINDA S TRS (PLN240352)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies as a Class 3
Categorical Exemption pursuant to CEQA
Guidelines section 15303, and there are no
exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit
consisting of:
 - a. A Design Approval to allow the
construction of a 6,796 square foot
single-family dwelling with an attached
2,580 square foot garage, and associated
site improvements, including 1,762
square feet of porches and patios; and
 - b. A Use Permit to allow the removal of 19
protected trees.

[PLN240352, Flores Paul H & Linda S TRS, 577
Monhollan Rd, Carmel, Greater Monterey Peninsula
Area Plan (Assessor's Parcel Number 103-071-026-
000)]

The FLORES PAUL H & LINDA S TRS application (PLN240352) came on for public hearing before the County of Monterey Planning Commission on November 12, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan (GMPAP);
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 577 Monhollan Road (Assessor's Parcel Number 103-071-026-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential with a maximum 10 units per acre, an Urban Reserve overlay, and Design overlay or "RDR/10-UR-D". RDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 5,382 square foot single-family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios. The project also involves the removal of 19 protected trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.
- c) Pursuant to Title 21 section 21.50.030 of the Monterey County Zoning Ordinance [Urban Reserve (UR)], uses on lands within a UR zoning district are permitted, provided those uses are permitted within the district combined with the UR district. The proposed single-family dwelling is an allowed use in the RDR district (see preceding Evidence b) and therefore is an allowed use in the UR district. The project was referred to the City of Monterey for review and recommendation pursuant to Title 21 section 21.050.030.
- d) Lot Legality. The parcel (Assessor's Parcel Number 103-071-026-000) is shown in its current configuration as 4.26 acres and is identified as Parcel "2" in Volume 31, Page 97 of a Record of Survey map. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Development Standards. The project meets all required development standards for Rural Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.16.060. Pursuant to Title 21 section 21.16.060.C, the required setbacks are 30 feet (front), 20 feet (side), and 20 feet (rear). The proposed single-family dwelling will have setbacks of 60 feet (front), 172 feet (west [side]), and 145 feet (north [rear]). The RDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 28 feet. The RDR zoning district allows a maximum building site coverage of 25%. The proposed project will have a building site coverage of 9,735 square feet or 5%. Therefore, the project meets the required development standards.
- f) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, 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 single-family dwelling will have a modern architectural style with rural finishes, and exterior colors and materials consisting of brown concrete, mission tile roofing, cream stucco, brown trim, and dark brown anodized windows. The residences within the vicinity are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed exterior finishes do not detract from the

surrounding environment and are consistent with the surrounding residential neighborhood character. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby residences. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU-1.13. Due to intervening vegetation and existing development, the proposed residence will not create any adverse visual impacts. Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as not being in an area designated as sensitive or highly sensitive. 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) Tree Removal. The proposed project involves the removal of 19 protected trees. However, as detailed in Finding No. 6 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 Use Permit have been met in this case.
- h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of moderate archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250071), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. 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.
- i) Land Use Advisory Committee. The project fits the criteria to be referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review; however, items cannot be scheduled before the LUAC due to an on-going lack of quorum.
- j) 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 PLN240352.

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, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and 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) Staff identified potential impacts to Geological Resources (soils), Forest Resources, Biological Resources, and Archaeological Resources. The following reports have been prepared:
 - “Tree Assessment” (County of Monterey Library No. LIB250070), prepared by Albert Weisfuss, Monterey, CA, October 22nd, 2024
 - “Phase 1 Inventory of Archaeological Resources” (County of Monterey Library No. LIB250071), prepared by Ruben Mendoza, Salinas, CA, February 10th, 2025
 - “Geotechnical Report” (County of Monterey Library No. LIB250072), prepared by Grice Engineering, Salinas, CA, December 31st, 2024

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

- c) 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 PLN240352.

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, 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by an existing shared well on the property that was reviewed and approved by the Environmental Health Bureau dated October 14, 2010. Wastewater services will be provided by Monterey One.
 - c) Staff conducted a site inspection on October 15, 2025, to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240352.
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) 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 PLN240352.
5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence in a residential zone.
 - b) The proposed project involves the construction of a 5,382 square foot single family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios, and the removal of 19 protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application.
 - 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, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - e) 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 PLN240352.
6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The project includes application for the removal of 19 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.
 - b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250070) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 51 trees near the proposed development and determined that most of these are in fair or poor condition. As proposed, 19 trees will be removed with implementation of this project, including 12 Coast live oaks and seven Monterey pines. Per the project Arborist, seventeen of these trees are within the development footprint. The other two trees are in poor or dead condition. No landmark Oaks are proposed for removal; however, four landmark Pines are proposed for removal. Landmark Pines are not afforded the same level of protection as Landmark Oaks per Title 21 section 21.64.260.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. Seventeen of the trees to be removed are within the development footprint. Of the other two trees proposed for removal, one (Tree #442) is approximately 15 feet from the residence but in poor condition and would be impacted by grading activities, and the other tree (411) would not be impacted by construction or grading but is dead and thus proposed for removal. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.
 - d) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as the most suitable habitat for maintaining abundant and diverse wildlife. As delineated on the project plans, the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The property's remaining trees will be retained, which are contiguous with the surrounding forested area. Thirty-two documented trees near the development of the single-family dwelling are to be retained and protected per the Arborist report. Trees to be retained will be protected with implementation of Condition No. 4.
 - e) Title 21 section 21.64.260 requires a 1:1 replanting of removed protected trees. The Project Arborist concluded that the subject property has adequate space for the replanting of 25 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of thirteen 5-gallon Monterey pines and twelve 5-gallon coast live oaks. Replanting 25 trees will allow for optimum canopy and root development. Accordingly, Condition No. 6 requires the applicant to replant thirteen 5-gallon Monterey pine trees and twelve 5-gallon coast live oak trees.

- f) 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.
- g) 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. 10 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.
- h) Staff conducted a site inspection on October 15, 2025 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) 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 PLN240352.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) a Design Approval to allow the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios; and 2) a Use Permit to allow removal of 19 protected trees.

All of which are in general conformance with the attached sketch and subject to the attached 15 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of November, 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Chief of Planning
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

This 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 County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN240352

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (PLN240352) allows the construction of a 5,382 square foot single-family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios, and the removal of 19 protected trees. The property is located at 577 Monhollan Road, Carmel (Assessor's Parcel Number 103-071-026-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval and Use Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 103-071-026-000 on November 12, 2025. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. 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.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1 for protected trees less than 24" diameter and 2:1 ratio for protected trees greater than 24" diameter.
- Replacement ratio recommended by arborist: 25 trees will be replanted at a 1:1 for protected trees less than 24" diameter and 2:1 ratio for protected trees greater than 24" diameter. Tree planting stock should be at least 3 feet tall with at least ½ inch caliper.
- Other:

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. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

8. 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.

9. 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.

10. 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.

11. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

12. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

**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 trucks 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 the 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.
- (HCD - Planning)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to 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 yes, they of the project.

13. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

14. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

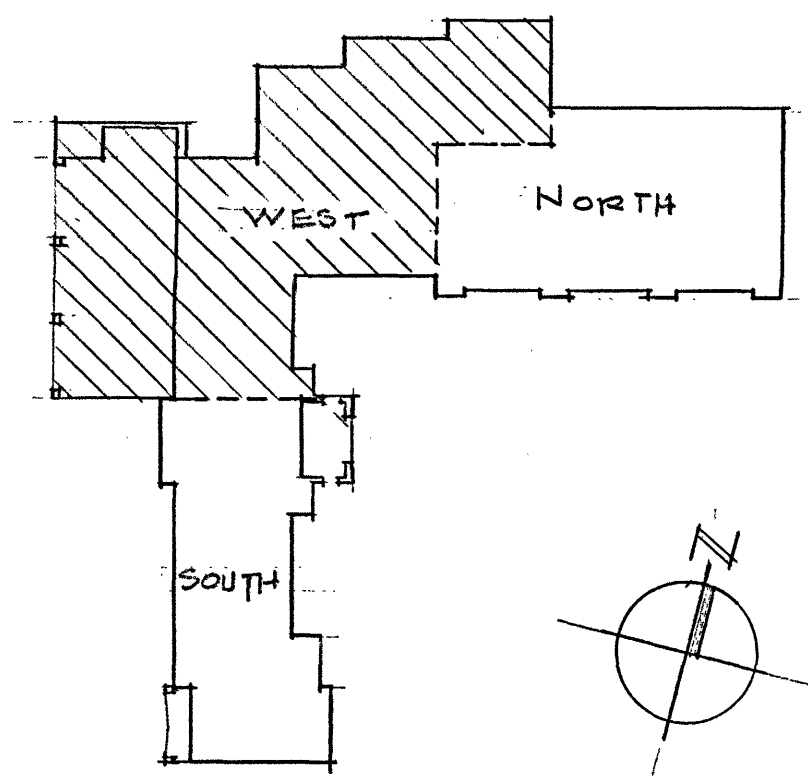
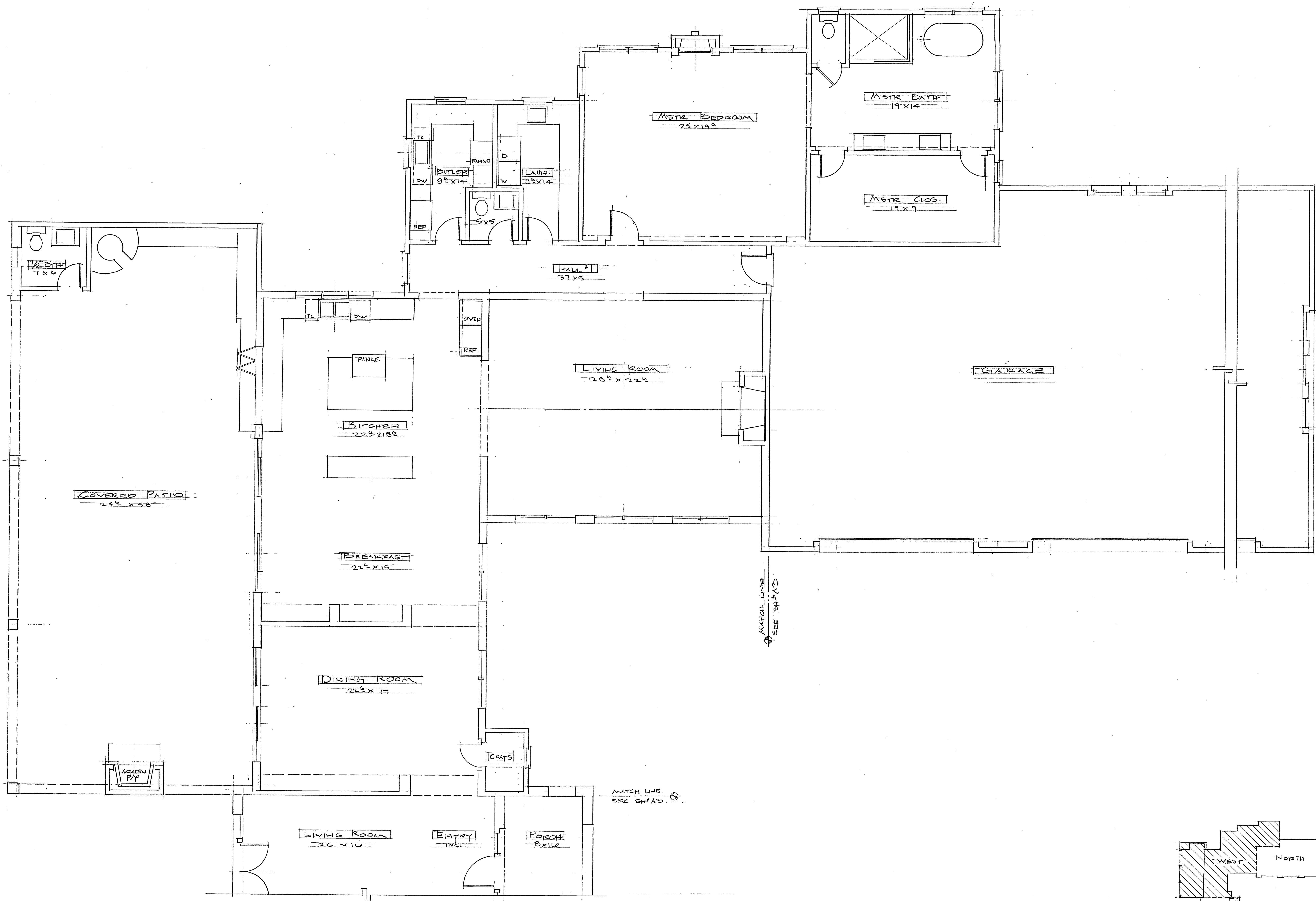
15. PWSP01 - NON-STANDARD

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the City of Monterey for the development of the driveway connection to Monhollan Road
The design and construction is subject to the approval of City of Monterey. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit issuance Owner/Applicant shall obtain an encroachment permit from City of Monterey and submit a copy to HCD -Engineering Services.

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WEST WING MAIN FLOOR

1/4"=1'-0"

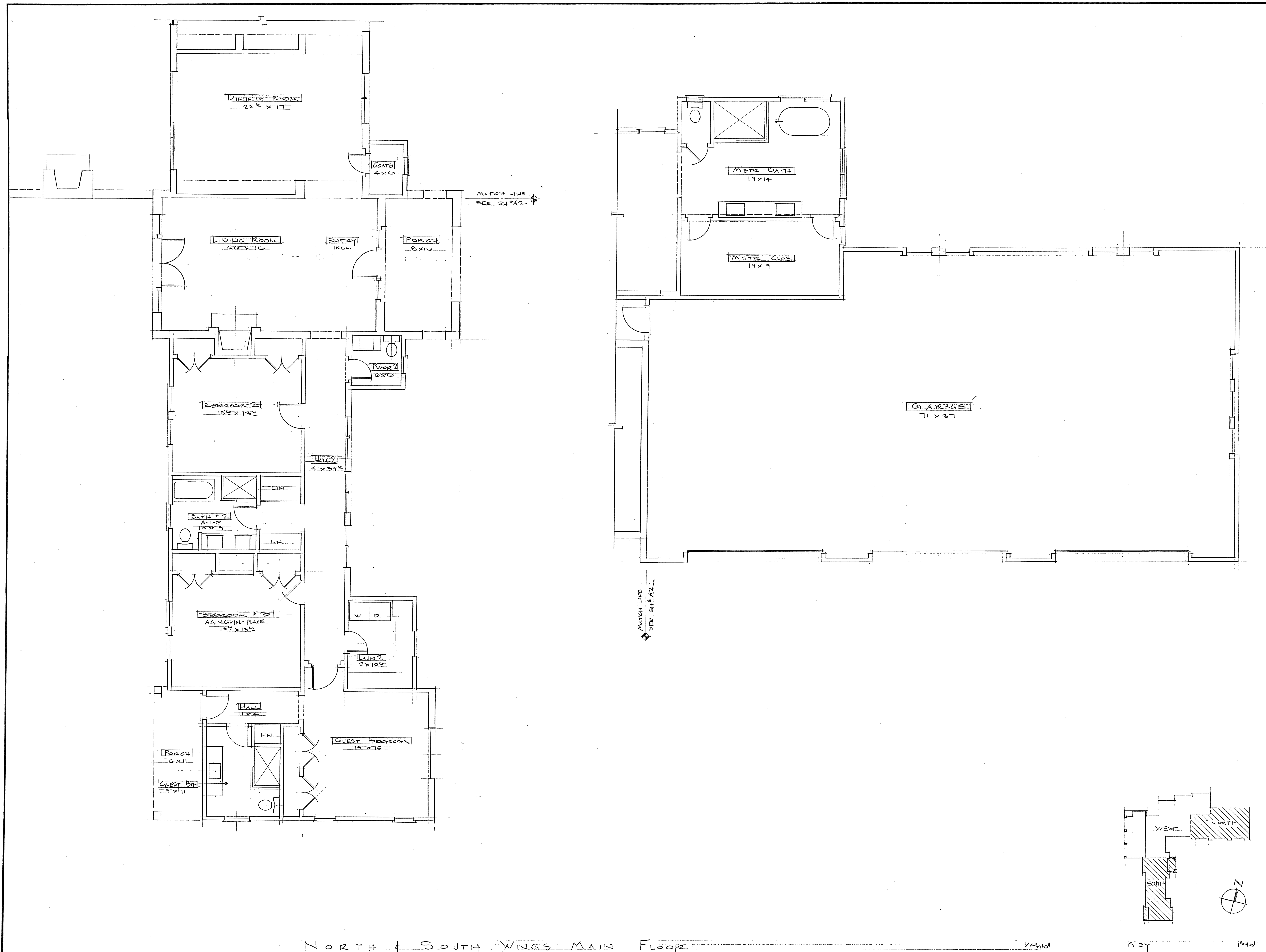
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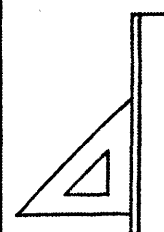
draft
BUILDING DESIGN
& CONSULTING
2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 466-5986 / FAX 466-5988

FLORES RESIDENCE
577 MONHOLLAN ROAD
CARMEL, CALIFORNIA 93923
APN: 103-071-026-000 831 236-2367

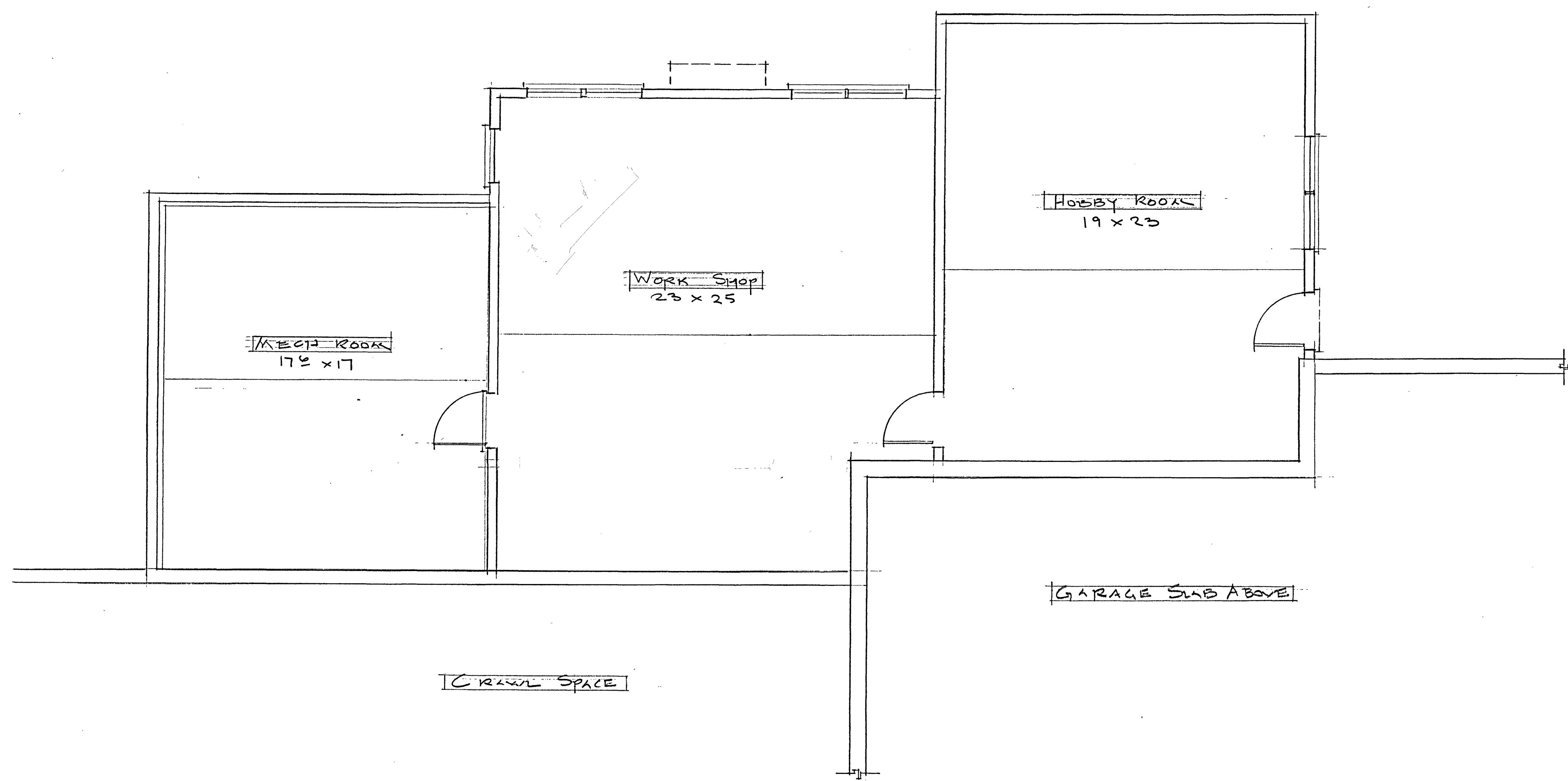
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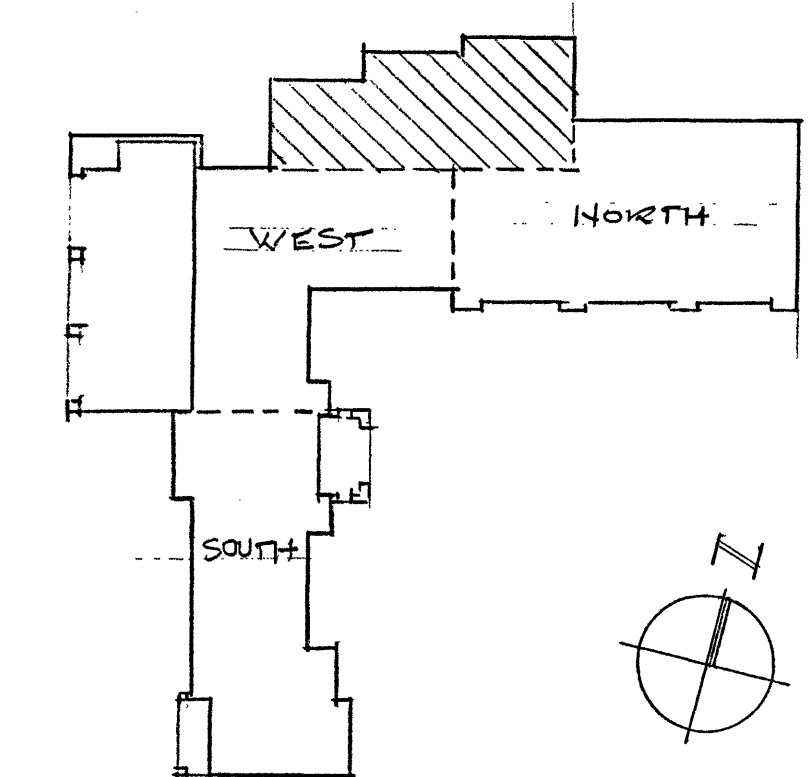
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BUSINESS DESIGN
 & CONSULTING
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 95040 / (831) 466-5996 / FAX 466-5988

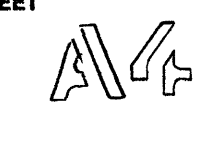


WEST WING LOWER FLOOR 44' 11 1/2"



FLORES RESIDENCE
 577 MONHOLLAN ROAD
 CARMEL, CALIFORNIA 93923
 APN: 103-071-026-000 831 236-2367

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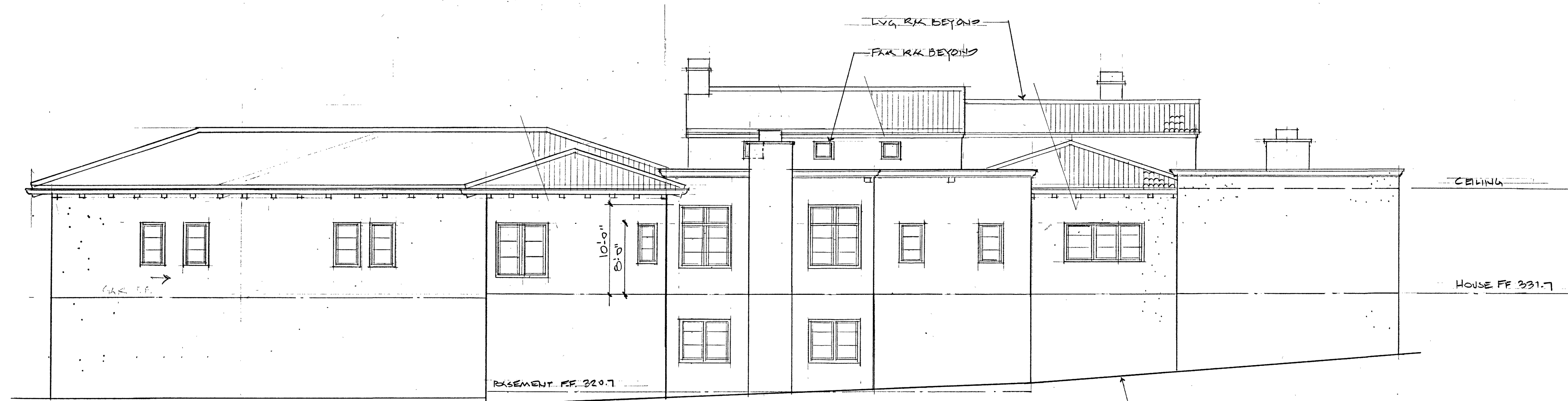


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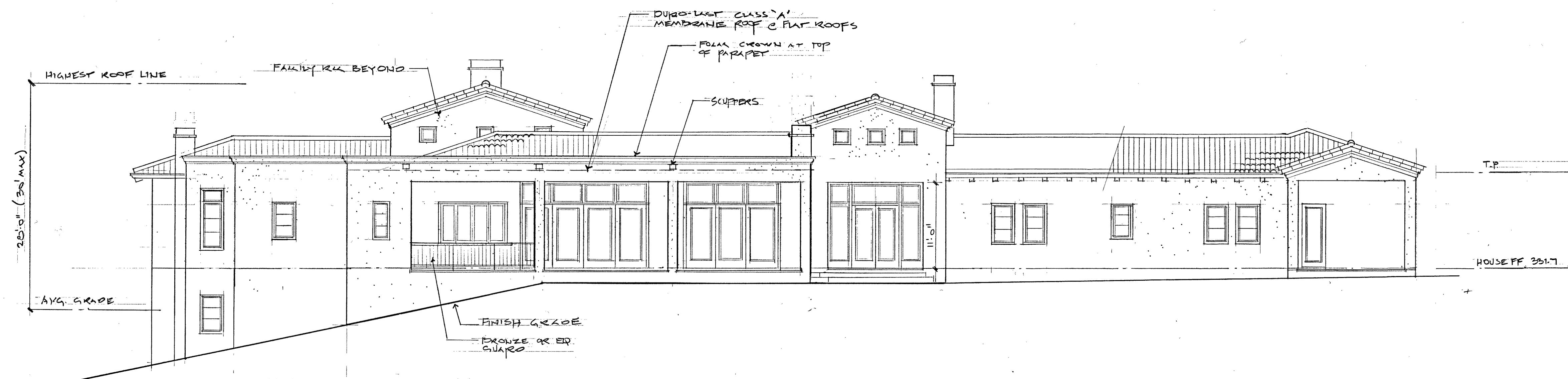
MATERIALS AND CONSTRUCTION METHODS FOR
EXTERIOR WILDFIRE EXPOSURE - CRC R337 WUI
BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR
CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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APN: 103-071-026-000 831 236-2367

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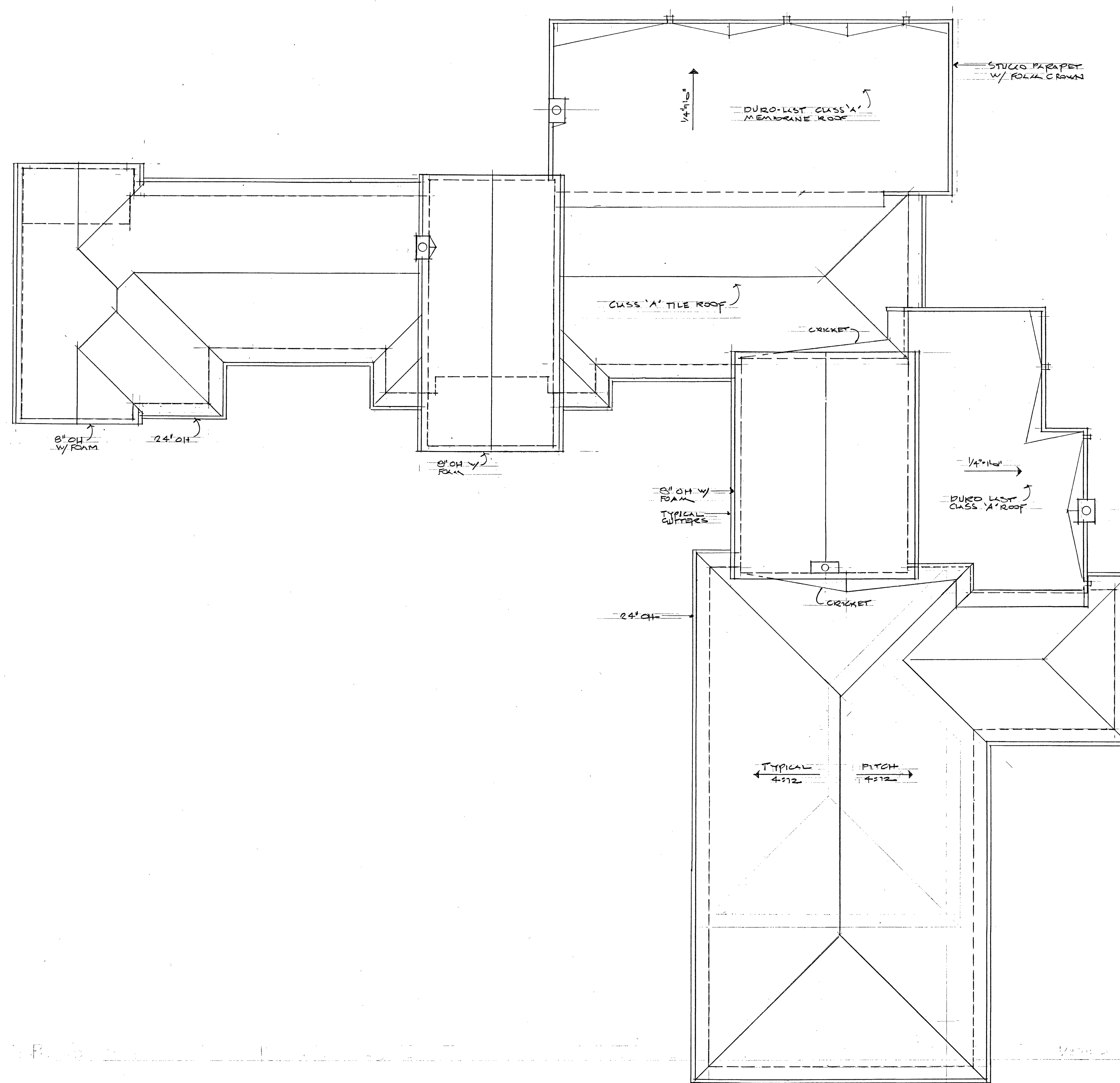
**BUILDING DESIGN
& CONSULTING**

draftact

2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 646-5986 / FAX 646-5988

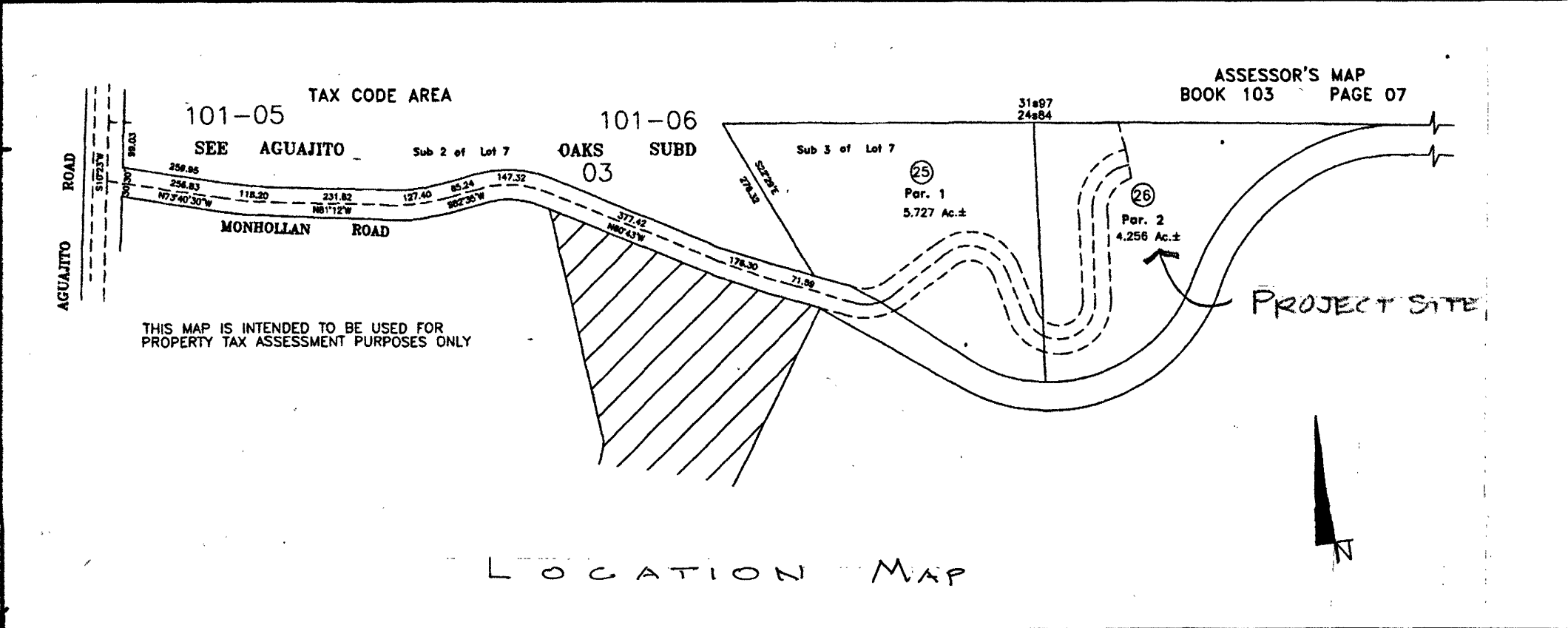
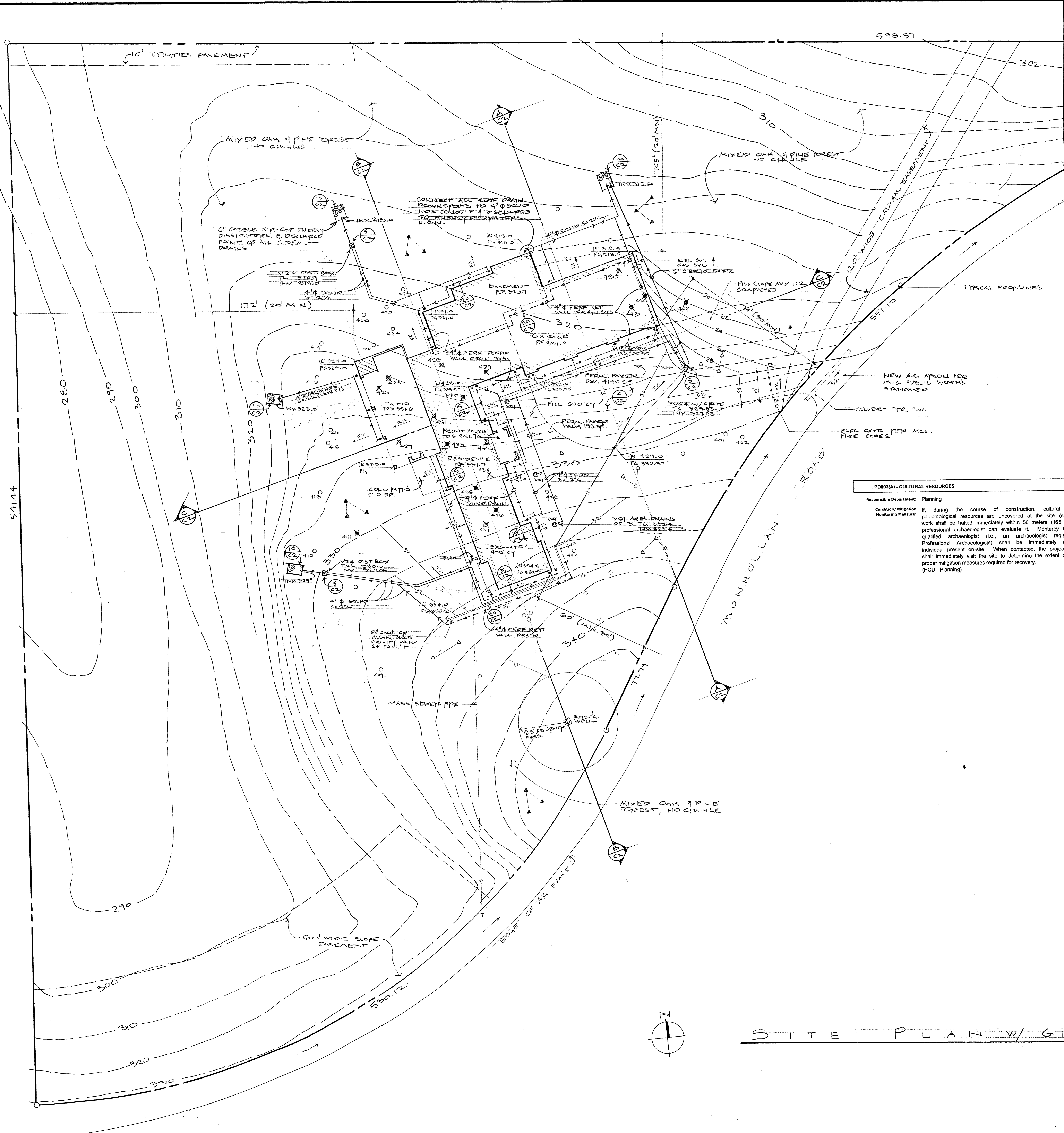
FLORES RESIDENCE
577 MONHOLLAN ROAD
CARMEL, CALIFORNIA 93923
APN: 103-071-026-000 831 236-2367

DATE	10-7-24
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ROOF PLAN

1/8" x 10



DRAINAGE & GRADING NOTES

- Roof drain downspouts shall be installed on all roof overhangs & flat roofs, and shall discharge onto concrete splash blocks or pavement, or connect to a 4 inch dia solid NDS underground conduit. The conduit shall slope at a 1% gradient minimum and discharge at stone cobble riprap energy dissipaters shown on site plan.
 - Area drains shall be installed to collect surface water, and shall connect to a 4 inch dia solid NDS underground conduit. The conduit shall slope at a 1% gradient minimum and at stone cobble riprap energy dissipaters shown on site plan.
 - All finish grades including patios, and driveways shall be contoured to slope away from proposed structures.
- Site Grading (CRC 401.3):** Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building. All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
- Cut and fill slopes shall have a maximum slope of 2' horizontal to 1' vertical.
 - Toe of all cut and fill slopes to be 3'-0" minimum from property line or per HOA whichever is greater.
 - All grading shall conform with the county of Monterey Grading Ordinance No. 2535, and erosion control ordinance No. 2806.
 - Ultimate purpose of grading: Construct new S.F.D.
 - Estimated Start Date: May 1, 2025
 - Estimated Complete date: May 1, 2026
 - Actual grading shall begin within 30 days of vegetation removal or the area shall be planted to control erosion.
 - All fill material shall comply with geotechnical report.
 - Excavate 400 cubic yards
 - Fill 600 cubic yards
 - Import 200 cubic yards
 - Pad elevation shall be certified to 0.1 feet by a licensed surveyor or civil engineer, prior to digging any footings or scheduling any inspections.
 - Soils report requires foundation excavations to be reviewed by soils engineer. Prior to requesting a building division foundation inspection, the soils engineer shall inspect and approve in writing the foundation excavations.
 - When a grading permit is required, prior to calling for building division foundation inspection, preliminary grading and compaction reports shall be submitted to and approved by the building division grading inspector. Any revisions from the original soils report shall be incorporated into the plans and specifications.
 - A soils geotechnical report has been prepared by:
Grice Engineering, Inc.
File # 15664-24-05
561A Brunken Avenue
Salinas, CA 93901
831 422-9619

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2022 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BUL FOOTING/ACHEVE BEARING CAPACITY TO BE DETERMINED / PERIODIC
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.

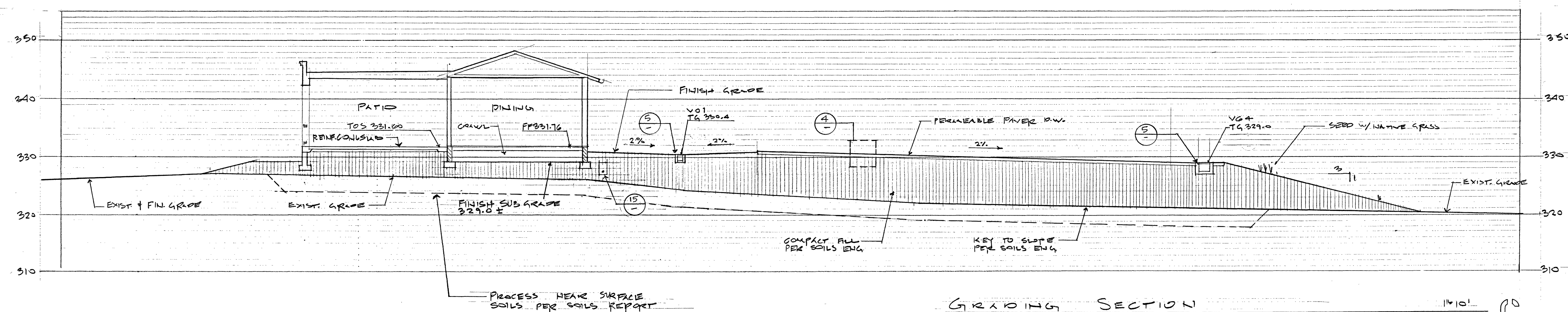
NOTES

- TREE LEGEND
 - MONTEREY PINES TO REMOVE (7)
 - COASTAL LIVE OAKS TO REMOVE (12)
 - 5 GAL MONTEREY PINE REPLACEMENTS (13)
 - 5 GAL COASTAL LIVE OAK REPLACEMENTS (12)
- SEE ATTACHED ARBORIST REPORT BY ALBERT WEISFUSS ISA#1388
- EXISTING COUTOURS
- PROPOSED COUTOURS
- EXTERIOR DARK SKY LISTED LIGHTS

SITE PLAN W/ GRADING & DRAINAGE

1"=20'
0 10 20

FLORES RESIDENCE
577 MONHOLLAN ROAD
CARMEL, CALIFORNIA 93923
APN: 103-071-026-000 831 236-2367



- AREA DRAIN C.B.

OF SHEETS

Flores Exterior Colors

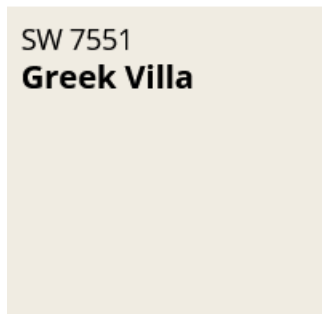
Monhollan Road

APN: 103-071-026-000

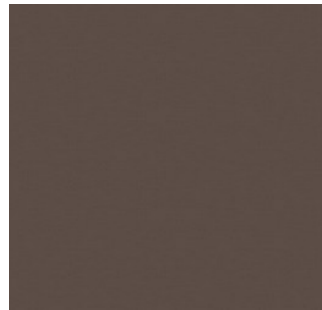
Roofing: Make/Style: Newport Concrete Mission Tile
Color: California Mission Blend



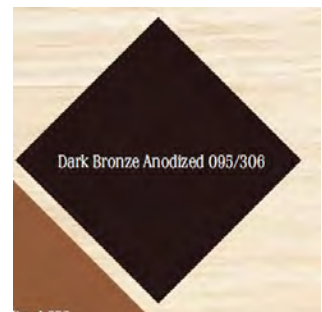
Body: Sherwin Williams
Greek Villa #SW 7551



Corbels, Fascia, & Eaves: Sherwin Williams
Spicewood #SW 3021



Sierra Pacific: Dark Bronze Anodized
#096/307



Flores Exterior Lighting
Monhollan Road
APN: 103-071-026-000

Wall Sconce: Minca Livary Sage Ridge Dark Sky



Image File Name: 8282-A61.jpg

Sage Ridge™ - 1 Light Outdoor Wall Mount

Item #:	8282-A61
UPC Code:	747396079936
Product Family Name:	Sage Ridge™
Finish:	Vintage Rust™
Category:	WALL MOUNT
Category Type:	
Certification:	6057374
Patents:	
Notes:	



Dark Sky



Wet Location



Intertek
ETL Intertek

Chandeliers: Minca Livary Sage Ridge Dark Sky

Item #	UPC Code:
8284-A61	747396079950
Product Family Name:	Finish:
Sage Ridge™	Vintage Rust™
Category:	Category Type:
CHAIN HUNG LANTERN	
Certification	
3057374	
Patents:	
Notes:	



Exhibit B

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ALBERT WEISFUSS
ISA CERTIFIED ARBORIST #1388
ISA TREE RISK ASSESSOR QUALIFIED
(831) 869-2767
albertweisfuss@gmail.com
montereybaytreeworks.com

MONTEREY BAY
TREWORKS

10/22/24

ASSESSOR'S PARCEL #: 103-071-026-000
TYPE OF CONSTRUCTION: TYPE V-B NEW RESIDENCE
PROJECT LOCATION: Monhollan Rd

SUMMARY

Monterey Bay Treeworks was requested to complete a walkthrough and review site plans provided by Paul Flores that proposes development of the site. Three site visits were completed that consisted of determining location of the proposed project and documenting trees within and near the building footprint. The provided site plans are old. Trees were estimated for locations based on a walkthrough with Mr. Flores. Tree locations are estimated to the best of my capabilities.

Because the site is forested with protected trees that may or may not require removal, my services were requested to review the provided site plans and make available an objective assessment to monitor development of the property and minimize impacts during construction while securing the necessity of the flora and fauna habitat.

19 protected trees are impacted by development or at a level of risk that require removal based on the current site plans
12 Coast live oak
7 Monterey pine

Landmark trees are those trees which are twenty-four (24) inches or more in diameter.
Four Monterey pine trees are categorized within this group.

Replacement shall consist of the following 25 trees:
13 - Monterey pine, 5 gallon
12 - Coast live oak, 5 gallon

The following was completed as requested.

- Site visits and field survey of all trees located within the boundary of the project.
- Inventory trees located within the boundary of the project that are protected or considered significant and 6” greater in diameter.
- Photo documentation, spreadsheets and preparation of site maps showing existing trees on proposed site map.
- Indication of trees for removal, if any, and mitigation purposes to allow for construction activities.
- Prepare a formal protected tree report as required for county submittal purposes.
- Prepare a formal Fuel Management Plan as required for county submittal purposes.

Arborists Disclosure:

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

Introduction and Overview

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

Methods / Limitations

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade.

In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. Where multiple trunks arise the trunks are measured and divided by the number of trunks to determine the trunk diameter.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection.

- **Inventory Methods**

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

Limitations

The building footprint did not align with the surveyed trees. Inventory is based on the provided site plans and trees were mapped to the best of my knowledge.

This report may only be used for the purpose of making decisions regarding development involving the subject tree(s).

The information provided in this report is based on the conditions identified at the time of inspection. Tree conditions do change over time so reassessment is recommended annually and after development if tree retention is recommended.

Bird nesting is not visible on site within 300 feet.

• Assessment Methods

Subject tree(s) were assessed on 9/13, 9/14 and 9/26/24. The data collection consisted of the following steps:

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

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

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

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

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

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

0 Dead with no living foliage.

Suitability for Preservation

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

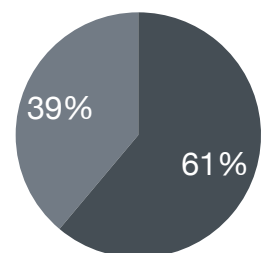
Field reconnaissance and inventory efforts recorded 19 regulated trees within the building envelope measured at Designated Breast Height (DBH). Composition of the 19 inventoried trees includes the following species and accompanying aggregate diameter inches:

At this time, 12 *Quercus agrifolia* (Coast live oak) and 5 *Pinus radiata* (Monterey pine) trees have been identified for removal within the building footprint. 2 Monterey pine near the project are dead or high risk and removal is recommended.

19 trees are recommended for removal due to the condition of the tree or nature of the proposed project noted at the time of field inventory efforts.

A site map provided by Paul Flores documented trees in and near the proposed project. The majority of the requested 19 trees to be removed are Coast live oak.

● Coast live oak
● Monterey pine



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

Table 1:1

Tree Species	ID #	Diameter In Inches	Comments	Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent	Suitable for Preservation
Monterey pine	411	24	Dead, near proposed project	0 - Dead	No
Quercus agrifolia	425	15	Within footprint	3 - Fair	No
Quercus agrifolia	426	12	Within footprint, suppressed	2 - Poor	No
Quercus agrifolia	427	14	Within footprint	3 - Fair	No
Quercus agrifolia	428	10	Within footprint, suppressed	2 - Poor	No
Quercus agrifolia	429	10	Within footprint	3 - Fair	No
Quercus agrifolia	430	10	Within footprint	3 - Fair	No
Quercus agrifolia	431	10	Within footprint	3 - Fair	No
Quercus agrifolia	432	20	Within footprint, suppressed	2 - Poor	No
Pinus radiata	433	39	Within footprint	3 - Fair	No
Quercus agrifolia	434	15	Within footprint	3 - Fair	No
Pinus radiata	435	25	Within footprint	3 - Fair	No
Pinus radiata	436	45	Within footprint	1 - Poor	No
Quercus agrifolia	437	21	Within footprint	3 - Fair	No
Pinus radiata	442	28	P00r condition	2 - Poor	No
Pinus radiata	443	19	Within footprint, suppressed	3 - Fair	No
Pinus radiata	444	36	Within footprint	3 - Fair	No

Tree Species	ID #	Diameter In Inches	Comments	Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent	Suitable for Preservation
Quercus agrifolia	979	9	Within footprint, suppressed	2 - Poor	No
Quercus agrifolia	980	13	Within footprint, suppressed	2 - Poor	No

Multi stem trees are calculated by the combined DBH and divided by the number of trunks.

TREE REMOVAL & TREE RETENTION PLANS

Removal is based on condition or impacts from development of trees at the time of this assessment.

0 trees assessed in the excellent category.

11 trees assessed in the fair category

7 trees assessed in there poor category

1 trees assessed in the dead category

19 trees are requested for removal. Quercus agrifolia

32 Documented trees near the proposed project are to be retained with tree protection.

Retention is based on condition/location of trees at the time of the assessment.

Future maintenance of trees is recommended.

Trees retained within the scope of work will require tree protection prior to any work.

Retained trees could require some trimming for safety and/or building clearance using Best Management Practice (BMP) developed by the International Society of Arboriculture (ISA)

Subject trees requested for removal will not involve a risk of adverse environmental impacts such as:

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

Conditions of Approval:

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

Summary and Conclusion

The area is a mixed oak and pine forest.

As with many transition zones, they support a richer diversity of life than either ecosystem could alone, a phenomena known as the edge effect. In ecology, edge effects are changes in population or community structures that occur at the boundary of two or more habitats. Areas with small habitat fragments exhibit especially pronounced edge effects that may extend throughout the forest. As the edge effects increase, the boundary habitat allows for greater biodiversity.

Urbanization is continuously causing the fragment of these landscapes and thus increase the edge effect. This change in landscape ecology is proving to have consequences. Species, especially invasive ones, such as *Genista* have been seen to benefit from this landscape change. Pine-oak forest have the potential to provide good habitat for humans. These ecosystems have largely been turned into urban/suburban developments and with proper restoration projects and additional planning, will ensure they can survive into the future.

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

Nineteen (19) trees are requested for removal to complete development. Five trees involved are considered landmark trees measuring greater than 24" in DBH. Twenty-five trees will be replaced with local stock. Tree planting stock should be at least 3 feet tall with at least 1/2 inch caliper.

Replant list			
<i>Species</i>	<i>Common name</i>	<i>Size</i>	<i># of trees replanted</i>
Quercus agrifolia	Coast live oak	5 gallon	13
Pinus radiata	Monterey pine	5 gallon	11

It is possible as the project develops, some crown cleaning, raising or reduction of canopies will be required to obtain proper distance between established trees and the proposed project. Visible decay was present on some trees that will require care for safety and health. This pruning cycle is recommended at the end of construction along with post construction care of the retained trees.

All pruning will be completed by a qualified professional following ISA **B**est **M**anagement **P**runing guidelines.

Tree Protection - Before/During/After

Planning Phase

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

Design Phase

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

Pre-construction Phase

4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
 - ⇒ Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
 - ⇒ Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.
 - ⇒ Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.

⇒ Construction Phase

5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:

- ⇒ Stockpiling of any type, including construction material, debris, soil, and mulch
 - ⇒ Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic
 - ⇒ Trenching for utility installation or repair and irrigation system installation
 - ⇒ Attaching anything to trunks or use of equipment that causes injury to the tree
7. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.
 8. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

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

Grading Limitations within the Tree Protection Zone

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

Trenching, Excavation and Equipment Use

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

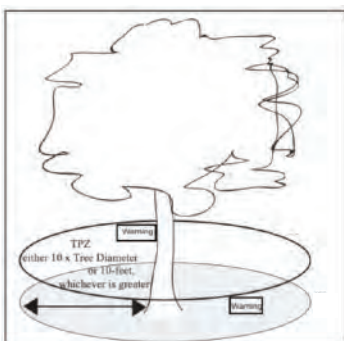
1. **Root Severance.** Roots that are encountered shall be cut to sound wood and repaired. Roots 2-inches and greater must remain injury free.
2. **Excavation.** Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted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

Tree Removal

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

INSPECTION SCHEDULE

Tree Protection Zone (TPZ) shown in grey
(radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



Tree protection has three primary functions,

- Keep the foliage canopy and branching structure clear from contact by equipment, materials and activities.
- Preserve roots and soil conditions in an intact and non-compacted state.
- Identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as Lot 49 - #62 Marguerite Carmel, CA. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291

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

Non-Combustible Zone:

(0-5 feet)

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

Landscape Zone:

(5-30 feet)

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

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

Management Zone

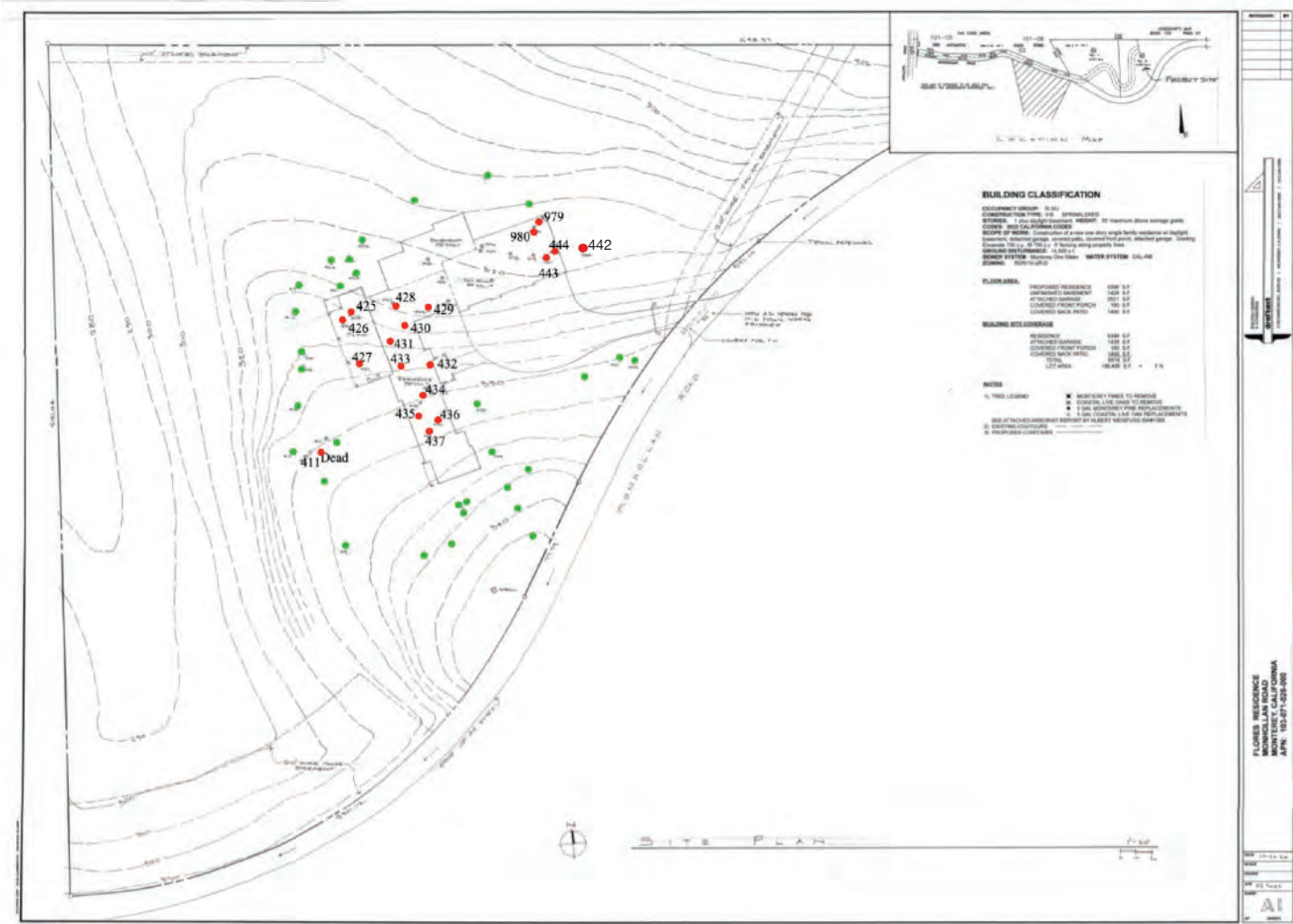
(30-100 feet)

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

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



Site map provided by Mr. Flores. Estimated tree locations



BMP's (Pruning) definitions to be followed throughout the course or duration of the project.

Crown Cleaning is the removal of dead, dying, diseased, crowded, weakly attached, low-vigor branches, and from a tree's crown. *Dead-wooding* is a *crown-cleaning* practice and commonly includes the removal of dead, dying and low-vigor branches.

Crown-thinning includes crown cleaning and the selective thinning of branches to increase light penetration and air movement through the crown.

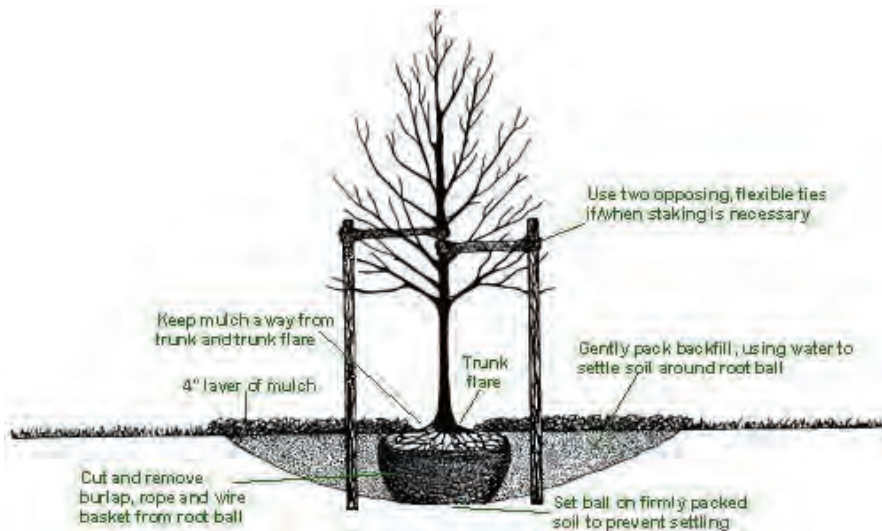
Crown Raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, vistas, etc.

Crown Reduction (Crown Shaping) reduces the height and/or spread of a tree, because all too often, it was a poor selection for the site or its landscape use has changed.

Crown Restoration is more than a maintenance operation. It is the improvement of the structure, form and appearance of trees whose branches have been severely headed, vandalized, or storm damaged.

Planting Detail

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



Watering Guidelines

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

Certifying Statement

I, Albert Weisfuss, certify that:

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



Albert Weisfuss

October 22, 2024

Date

Not all trees have been photographed.





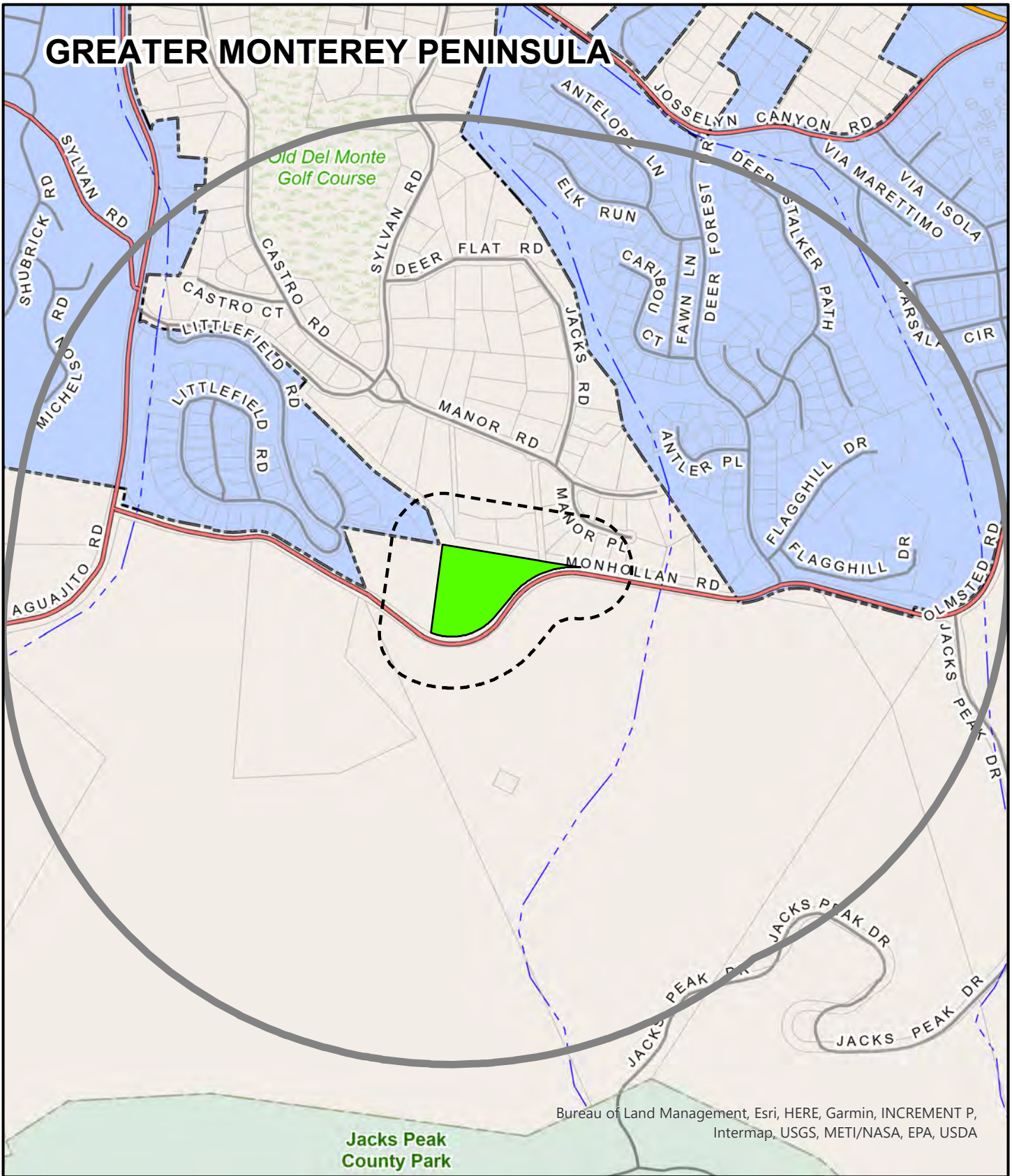


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Exhibit C

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GREATER MONTEREY PENINSULA



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

APPLICANT: FLORES PAUL H & LINDA S TRS

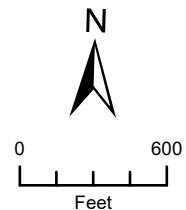
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 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.5

Board Report

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

Legistar File Number: PC 25-090

November 12, 2025

Introduced: 11/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

REF250037 - WATER ALLOCATION POLICY

- a. Conduct a public workshop to review and receive public input regarding policy options for a Water Allocation Policy and Ordinance for areas in unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD); and
- b. Provide direction to staff.

Project Location: Unincorporated Monterey County MPWMD Water Service Area

Proposed CEQA action: A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Conduct public workshop to review and receive public input regarding policy options for a Water Allocation Policy and Ordinance for areas in unincorporated Monterey County served by the MPWMD; and
- b. Provide direction to staff.

PROJECT INFORMATION:

Planning File Number: REF250037

Project Location: MPWMD Water Service Area

Plan Area: Carmel Valley Master Plan, Greater Monterey Peninsula, Del Monte Forest, and Carmel Area

SUMMARY:

Monterey Peninsula Water Management District (“MPWMD” or “the District”) has adopted rules that govern water resources within its jurisdictional boundaries. MPWMD rules include, among other things, the ability to allocate water credits to local governments within its territory. This includes the County of Monterey (“County”).

Water allocations, or water credits, are used by MPWMD to manage water supplies within the District boundaries. The County, as a recipient of MPWMD water allocations, may approve new development projects, subject to issuance of a water permit from MPWMD, and may suballocate all or a portion of the County’s water allocation to a property or development. If the County approves the suballocation of water credits, MPWMD debits the County’s allocation when they issue a water permit.

On January 27, 2025, the District adopted Ordinance No. 197 allocating 72-Acre Feet (AFY) of water to the County. Together with the County's existing water allocation of 10.950 AFY of water, the County's total water allocation is 82.950 AFY of water. MPWMD is responsible for providing groundwater management, water supply, water control and water distribution within its territory which includes Carmel-by-the-Sea, Del Rey Oaks, Monterey, Pacific Grove, Seaside, Sand City and unincorporated areas of Monterey County including Pebble Beach, Carmel, and Carmel Valley.

This new water allocated by MPWMD to the County comes from the Pure Water Monterey expansion project. The Pure Water Monterey project, and the recently completed expansion of the system, treats water and injects it into the Seaside Groundwater Basin. This treated water assists in addressing historic overdraft conditions and providing additional water storage for future use. At this time, the MPWMD allocation of 72 AFY to the County is finite and the demand by property owners and developers for a water allocation within the unincorporated area exceeds the finite supply. MPWMD staff have verbally indicated that additional allocations to local jurisdictions will be made available should the need arise. Conversely, some uncertainty about the source water has been expressed by other agencies given that a portion of the wastewater treated at the Pure Water Monterey facility comes from agricultural runoff. The agricultural runoff source water is interruptible, and it could potentially be reduced due to agricultural irrigation techniques or used for other purposes in the future; although no plans exist for an alternative use of the water at this time. Commitment of water to new housing development and other uses that further growth and development goals of the County are not interruptible, so the Monterey County Water Resources Agency has cautioned jurisdictions carefully consider commitment of the new water allocation before 2027 when the Salinas Valley Groundwater Sustainability Plans (GSPs) are updated by the Salinas Valley Groundwater Basin Groundwater Sustainability Agency. Updates to the GSPs may include some consideration of alternative uses for the agricultural runoff source water.

Another constraint to development continues to exist. California-American Water (Cal-Am) remains subject to a cease-and-desist order (CDO) from the State Water Board. The CDO states "Cal-Am shall not divert water from the Carmel River for new service connections or for any increased use of water at existing service addresses resulting from a change in zoning or use." This means that Cal-Am is restricted from setting new water meters and from increasing the size of the existing water meter services while the CDO is in place. Certain exceptions to this restriction apply. While the CDO is in place, use of water credits would be limited to projects with new water fixtures on existing meters and to certain projects meeting the specific exemptions. MPWMD is in the process of applying to the State to modify portions of the CDO to remove the water meter restriction.

The County does not have a written policy or procedure for allocating water credits to end years. Since the 1990s, the County's practice has been to provide water credits to property owners on a first come first served basis, when a building permit is ready to issue.

Given recent changes in state housing law requiring municipalities to prioritize utility services for affordable housing development, the finite allocation of water provided to the County by MPWMD, and the lack of formal process and procedures to prioritize the allocation of water to uses and development that furthers County goals and interest as it relates to growth, staff has begun development of a Water Allocation Policy for areas within the MPWMD service area.

Staff has prepared policy recommendations and options for the Commission's consideration, feedback, and direction. Staff has grouped the policy areas into the following broad categories: 1) Water Allocation - Process and Procedures; 2) Purpose and Goals; and 3) Clarifications and Key Definitions in Water Allocation Policy; and 4) Clarifications in Water Allocation Ordinance.

The purpose of a public workshop is to get initial feedback from the Planning Commission on further development and refinement of policy options prior to bringing a Water Allocation Policy to the Planning Commission for a recommendation to the Board of Supervisors. Staff is requesting that the Planning Commission conduct a public workshop to review and receive public input regarding policy options for a Water Allocation Policy for areas in unincorporated Monterey County served by MPWMD and provide direction to Staff.

Staff requests that the Commission provide preliminary input to staff on the following policy options and recommendations. Staff will conduct further community outreach and refine the policy options and return to the Commission with recommendations in the form of a draft Water Allocation Policy.

DISCUSSION:

Policy Topic 1 - Water Allocation - Process and Procedures

Staff have reviewed local ordinances and water allocation policies developed by MPWMD, the City of Carmel-by-the-Sea and City of Seaside (**Attachments 2 and 3**). Both jurisdictions have developed ordinances related to water management in areas requiring water from MPWMD. The ordinances outline a process for the allocation of water resources. Both jurisdictions require input from the respective City Council prior to allocation of water to ensure that the allocation aligns with the needs and goals of each community. Each jurisdictions adopts allocations via a resolution.

Option A - Creation of a Water Allocation Ordinance and Water Allocation Board Policy: Staff recommends development of an ordinance that outlines the process for Water Allocation in the MPWMD area, like the cities of Seaside and Carmel-by-the-Sea that memorializes the process and purpose of water allocation. The ordinance would memorialize the County's objectives when considering the allocation of water resources and outline the process by which the Board would establish water resources available for increased use. A Water Allocation Policy would then implement the Ordinance which is adopted by Resolution by the Board of Supervisors. The Allocation Policy can be amended from time to time to reflect if there are changes in priorities from water allocation and to reflect when additional water resources are allocated to the County from MPWMD.

Option B - Creation of a Water Allocation Board Policy only: An alternative option to adopt a Water Allocation Board Policy without drafting of an allocation ordinance. A Board Policy can be amended from time to time by the Board of Supervisors without the required two readings of an ordinance. The Water Allocation Policy is adopted via resolution and can be amended to reflect if there are changes in priorities for water allocation and to reflect when additional water resources are allocated to the County from MPWMD.

Option C - Continue to Allocate Water on a "First Come, First Serve" Basis: A third option is to continue to allocate water on a "first come, first serve" basis which has been HCD's historic

practice. Staff has concerns with this continue approach given the recent changes in various state laws requiring jurisdictions to prioritize allocation of water to housing projects and the finite nature of the County's water allocation from MPWMD.

Policy Topic 2 - Purpose and Goals - Water Allocation

Staff requests the Planning Commission's feedback on the purpose and goals of a Water Allocation Ordinance and Water Allocation Board Policy should the Planning Commission provide Staff direction on further development of a Water Allocation Ordinance and/or Water Allocation Board Policy.

- *Option A - Purpose Statement for a Water Allocation Ordinance and/or Water Allocation Board Policy (same Purpose Statement):* The County recognizes a need to conserve and manage its water resources to achieve adopted land use planning objectives. In the Monterey Peninsula Water Management District area in unincorporated Monterey County, the water resources are derived from a water allocation system managed by the District. It is the purpose and intent of this regulation to establish a water management program that:
 - Provides a process for dedication of the County's limited water resources in new development in the areas of the County served by MPWMD;
 - Establishes a process for determining goals, objectives, and land use categories to be served through allocations of existing and future water resources available to the County; and
 - Implements the General Plan and Local Coastal Program.
- *Option B - Purpose for a Water Allocation Ordinance and/or Water Allocation Board Policy (Same Purpose Statement):* Establish a uniform policy for the allocation of limited water resources within the Monterey Peninsula Water Management District area.

Staff recommends Option A as it provides additional clarity on the intent and purpose of how the County of Monterey allocates water resources and that allocation of resources should ultimately further and implement the County's goals for growth and development and implement the County's General Plan and Local Coastal Program. Option B provides a different approach should the Planning Commission desire an alternative purpose statement that is broader in nature.

Policy Topic 3 - Water Allocation by Use Category: Staff requests the Planning Commission's feedback on the specific allocation use categories and amounts that would be outlined in the Water Allocation Ordinance and/or Water Allocation Board Policy:

- *Option A - Water Allocation Ratios:* It is the policy of the County to prioritize the allocation of limited water resources in the MPWMD area with the following percentages dedicated to each category:
 - 80% of allocations shall be reserved for planned housing growth;
 - 8% of allocations shall be reserved for economic development;
 - 5% of allocations shall be reserved for development of vacant land;
 - 5% of allocations shall be reserved for accessory dwelling units; and
 - 2% of allocations shall be retained as a strategic reserve.

- Option B - Other Allocation Categories or Different Formula for Allocation Ratios: The Planning Commission could consider different allocation categories or a different formula for allocation ratios as an alternative option.

Definition of Planned Housing Growth: Staff requests the Planning Commission provide input and feedback on how Planned Housing Growth (use category recommended to have the greatest share of the County's water allocation) is defined.

- Option A - Planned Housing Growth Definition: Based on the County's affordable housing mandate as outlined in the Housing Element, staff recommends that Planned Housing Growth be defined as a project that is:
 - Is located in a Community Area, Rural Center, an Affordable Housing Overlay, or Are Housing Element Opportunity Sites; and
 - Provide no fewer than the minimum percentage of total units deed restricted to low-income households as required by the County's Inclusionary Ordinance or percentage of units required to be deed-restricted to low-income households as required by State Housing Law (i.e. State Density Bonus Law and/or Builders Remedy Law);
 - Meet a minimum density of 8 dwelling units/per 1 acre
- Option B - Alternatives to Planned Housing Growth Definition: The Planning Commission could add or modify the definition to include a minimum total number of units to qualify under the definition of planned housing growth (i.e. require a minimum of 8 dwelling units be built to be eligible for a water allocation) or modify other criteria as deemed appropriate.
- Option C - No Planned Housing Growth Definition: The Planning Commission could consider not defining of Planned Housing Growth.

Economic Development Criteria in Water Allocation Policy and/or Ordinance: Staff requests that the Planning Commission provide input and feedback on criteria in the Water Allocation Policy and/or Ordinance. Staff meet with the Office of Economic Development as part of initial outreach for development of this policy. Given the goals of the Office of Economic Development and the County's desire to encourage additional job generation in unincorporated Monterey County,

- Option A - Categories for Classifying Economic Development Use Category: Staff is considering the following categories as indicators of a use further the County's Economic Development priorities and goals:
 - Revenue Generation;
 - Job Creation;
 - Removal of Blight (i.e. redevelopment of a vacant property or vacant building); and
 - Business Retention;

These criteria were inspired by how the City of Seaside provides allocation for commercial development project. The Water Allocation Policy could be structured to provide a scoring system for projects that create more jobs and generate more revenue. (**Attachment 3**).

- Option B - Alternative Categories for Classifying Economic Development Use Category: The Planning Commission could consider different categories for classifying the Economic Development use category.
- Option C - No Categories for Classifying Economic Development Use Category: The Planning Commission could consider no categories for classifying

Policy Topic 4 - Clarifications and Key Definitions in Water Allocation Policy and/or Ordinance

Approval Process for Water Allocation: Staff requests the Planning Commission provide input on the approval process.

- Option A - Director of Housing and Community Development (HCD) delegated decision making authority: Staff recommends the policy and/or ordinance delegates decision-making authority of water allocations to the Director of Housing and Community Development (HCD). First, the Board would adopt the policy and/or ordinance that outlines the County's allocation priorities, with the Director of HCD implementing that direction. The Policy and/or Ordinance would provide an appeal process as the decisions of the Director of HCD are appealable as outlined in the Monterey County Code (MCC).
- Option B - Approval Process is Delegated to HCD Director, but allows for larger projects to be elevated to the Planning Commission and/or Board of Supervisors for Approval: The Planning Commission could consider that the HCD Director is delegate authority for certain for Housing projects up to a certain unit count (i.e. projects larger than 20 housing units require Planning Commission approval).

Water Fixtures Limitations for Residential Projects - The City of Seaside currently utilizes Water Fixture Limitations for residential projects (**Attachment 3**). Seaside currently limits accessory dwelling units to 6.8 fixture units (0.068 acre-feet), single family homes to 10.1 fixture units (0.101 acre-feet) and multi-family dwelling units to 8.1 fixtures units (0.081 acre-feet). Given the limited water available in the MPWMD management area, a fixture limit would maximize the number of dwelling units that could be built. Staff recommends the Planning Commission consider water fixture limitations for new development in the proposed Water Allocation Policy and/or Ordinance.

- Option A - Utilize Water Fixture Limitation from the City of Seaside: The Planning Commission could consider utilizing the City of Seaside's ratios for ADUs, single-family, and multi-family dwelling units.
- Option B - Utilize a Different Water Fixture Limitation: The Planning Commission could

consider a different water fixture limitation ratio for ADUs, single-family, and multi-family dwelling units. Staff utilized the water allocation worksheets from MPWMD (Attachment 4) to calculate the types of fixtures allowed under various scenarios. A 15-unit fixture limitation would allow for 2 full bathrooms, a kitchen sink, a dish washer or clothes washer and have some additional water available for meeting landscaping requirements.

- Option C - Proceed with No Water Fixture Limitation: The Planning Commission could consider no water fixture limitation for residential projects.

Time Limit for Water Credits: Staff recommends that the Planning Commission consider a time limit for water credits. The City of Carmel-by-the-Sea (**Attachment 2**) notes that water credits expire when approval of the project expires. For example, if an Administrative Permit is granted a water credit as part of the approval process, that water credit is held by that project and deducted from the County's overall water allocation for the life of the Administrative Permit. Upon expiration of the Administrative Permit (2 years from the date of granting the permit unless otherwise stated) and no action was taken to extend the life of the permit, then the project would no longer have a water credit, and that water credit would be made available to other projects requesting/needing water.

Timing and Next Steps

Staff requests input from the Planning Commission on the above topic areas that should be covered in a Water Allocation Policy and Water Allocation Ordinance. With this feedback, Staff will continue to refine a draft policy and ordinance for Planning Commission consideration in Spring 2026.

OTHER AGENCY INVOLVEMENT

Housing and Community Development Department staff are working in collaboration with the Office of County Counsel to review the proposed policy and ordinance.

Prepared by: Sarah Wikle, Principal Planner, 831-784-5700

Approved by: Melanie Beretti, AICP, Chief of Planning, 831-755-5285

The following attachments are on file with HCD:

Attachment 1 - MPWMD Service Area Map

Attachment 2 - City of Carmel Water Allocation Ordinance and Policies

Attachment 3 - City of Seaside Water Allocation Ordinance and Policies

Attachment 4 - MPWMD Water Allocation Worksheets for Residential and Commercial Uses

Cc: Elizabeth Gonzales, Permit Center Manager; Joshua Bowling, Chief Building Official; Craig Spencer, Housing and Community Development Director; Edgar Sanchez, Associate Planner; Water Allocation Policy Distribution List.



County of Monterey Planning Commission

Agenda Item No.5

Legistar File Number: PC 25-090

Item No.5

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

November 12, 2025

Introduced: 11/5/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

REF250037 - WATER ALLOCATION POLICY

- a. Conduct a public workshop to review and receive public input regarding policy options for a Water Allocation Policy and Ordinance for areas in unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD); and
- b. Provide direction to staff.

Project Location: Unincorporated Monterey County MPWMD Water Service Area

Proposed CEQA action: A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Conduct public workshop to review and receive public input regarding policy options for a Water Allocation Policy and Ordinance for areas in unincorporated Monterey County served by the MPWMD; and
- b. Provide direction to staff.

PROJECT INFORMATION:

Planning File Number: REF250037

Project Location: MPWMD Water Service Area

Plan Area: Carmel Valley Master Plan, Greater Monterey Peninsula, Del Monte Forest, and Carmel Area

SUMMARY:

Monterey Peninsula Water Management District ("MPWMD" or "the District") has adopted rules that govern water resources within its jurisdictional boundaries. MPWMD rules include, among other things, the ability to allocate water credits to local governments within its territory. This includes the County of Monterey ("County").

Water allocations, or water credits, are used by MPWMD to manage water supplies within the District boundaries. The County, as a recipient of MPWMD water allocations, may approve new development projects, subject to issuance of a water permit from MPWMD, and may suballocate all or a portion of the County's water allocation to a property or development. If the County approves the suballocation of water credits, MPWMD debits the County's allocation when they issue a water permit.

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This new water allocated by MPWMD to the County comes from the Pure Water Monterey expansion project. The Pure Water Monterey project, and the recently completed expansion of the system, treats water and injects it into the Seaside Groundwater Basin. This treated water assists in addressing historic overdraft conditions and providing additional water storage for future use. At this time, the MPWMD allocation of 72 AFY to the County is finite and the demand by property owners and developers for a water allocation within the unincorporated area exceeds the finite supply. MPWMD staff have verbally indicated that additional allocations to local jurisdictions will be made available should the need arise. Conversely, some uncertainty about the source water has been expressed by other agencies given that a portion of the wastewater treated at the Pure Water Monterey facility comes from agricultural runoff. The agricultural runoff source water is interruptible, and it could potentially be reduced due to agricultural irrigation techniques or used for other purposes in the future; although no plans exist for an alternative use of the water at this time. Commitment of water to new housing development and other uses that further growth and development goals of the County are not interruptible, so the Monterey County Water Resources Agency has cautioned jurisdictions carefully consider commitment of the new water allocation before 2027 when the Salinas Valley Groundwater Sustainability Plans (GSPs) are updated by the Salinas Valley Groundwater Basin Groundwater Sustainability Agency. Updates to the GSPs may include some consideration of alternative uses for the agricultural runoff source water.

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The County does not have a written policy or procedure for allocating water credits to end years. Since the 1990s, the County's practice has been to provide water credits to property owners on a first come first served basis, when a building permit is ready to issue.

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DISCUSSION:

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Option B - Creation of a Water Allocation Board Policy only: An alternative option to adopt a Water Allocation Board Policy without drafting of an allocation ordinance. A Board Policy can be amended from time to time by the Board of Supervisors without the required two readings of an ordinance. The Water Allocation Policy is adopted via resolution and can be amended to reflect if there are changes in priorities for water allocation and to reflect when additional water resources are allocated to the County from MPWMD.

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practice. Staff has concerns with this continue approach given the recent changes in various state laws requiring jurisdictions to prioritize allocation of water to housing projects and the finite nature of the County's water allocation from MPWMD.

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Staff recommends Option A as it provides additional clarity on the intent and purpose of how the County of Monterey allocates water resources and that allocation of resources should ultimately further and implement the County's goals for growth and development and implement the County's General Plan and Local Coastal Program. Option B provides a different approach should the Planning Commission desire an alternative purpose statement that is broader in nature.

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 - 2% of allocations shall be retained as a strategic reserve.

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- Option A - Planned Housing Growth Definition: Based on the County's affordable housing mandate as outlined in the Housing Element, staff recommends that Planned Housing Growth be defined as a project that is:
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- Option A - Categories for Classifying Economic Development Use Category: Staff is considering the following categories as indicators of a use further the County's Economic Development priorities and goals:
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and
 - Business Retention;

These criteria were inspired by how the City of Seaside provides allocation for commercial development project. The Water Allocation Policy could be structured to provide a scoring system for projects that create more jobs and generate more revenue. (**Attachment 3**).

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- Option C - No Categories for Classifying Economic Development Use Category: The Planning Commission could consider no categories for classifying

Policy Topic 4 - Clarifications and Key Definitions in Water Allocation Policy and/or Ordinance

Approval Process for Water Allocation: Staff requests the Planning Commission provide input on the approval process.

- Option A - Director of Housing and Community Development (HCD) delegated decision making authority: Staff recommends the policy and/or ordinance delegates decision-making authority of water allocations to the Director of Housing and Community Development (HCD). First, the Board would adopt the policy and/or ordinance that outlines the County's allocation priorities, with the Director of HCD implementing that direction. The Policy and/or Ordinance would provide an appeal process as the decisions of the Director of HCD are appealable as outlined in the Monterey County Code (MCC).
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Timing and Next Steps

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OTHER AGENCY INVOLVEMENT

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Prepared by: Sarah Wikle, Principal Planner, 831-784-5700

Approved by: Melanie Beretti, AICP, Chief of Planning, 831-755-5285

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Attachment 2 - City of Carmel Water Allocation Ordinance and Policies

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Cc: Elizabeth Gonzales, Permit Center Manager; Joshua Bowling, Chief Building Official; Craig Spencer, Housing and Community Development Director; Edgar Sanchez, Associate Planner; Water Allocation Policy Distribution List.

Attachment 1

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MPWMD Service District Service Area

Monterey County



Monterey Peninsula Water Management District



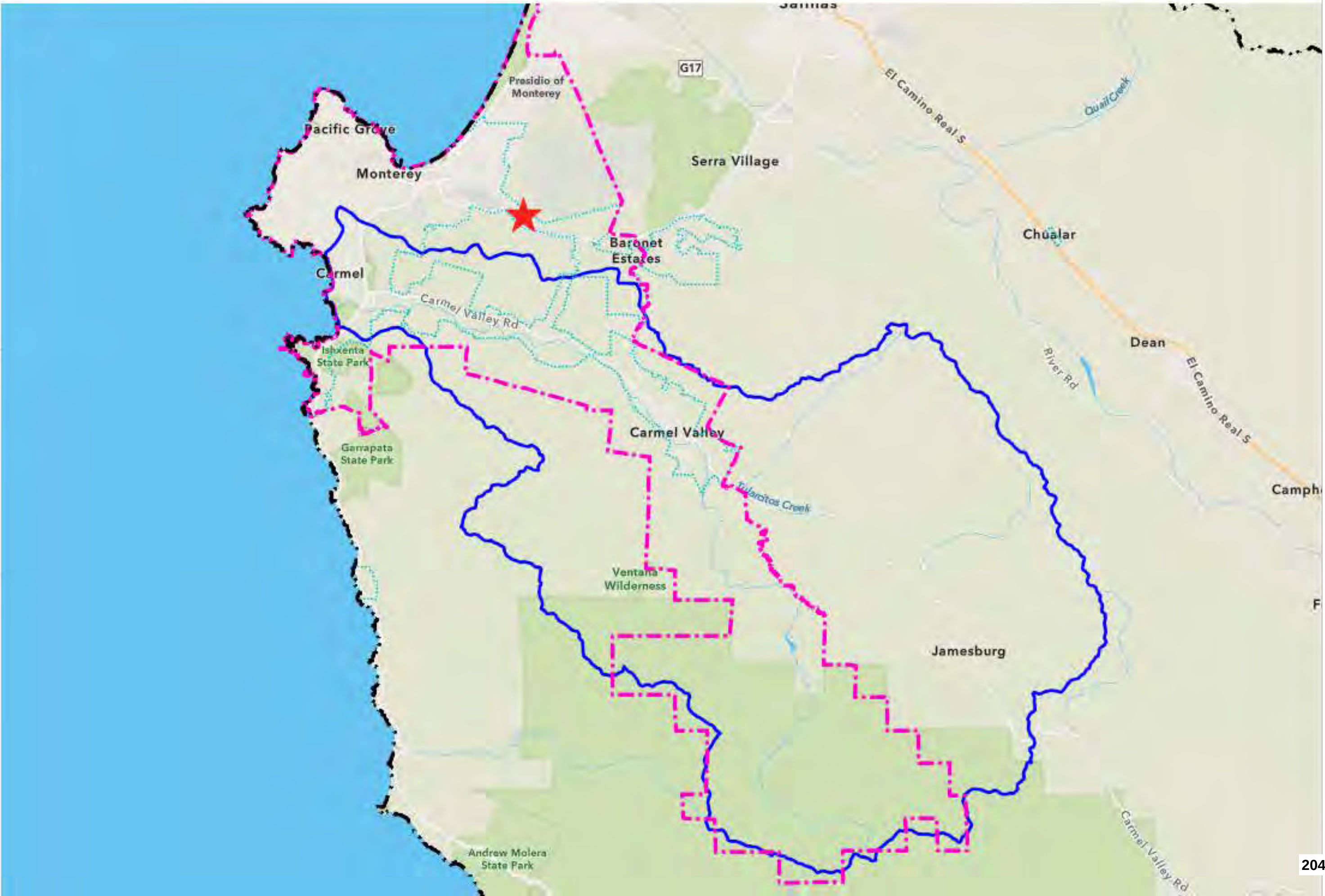
Cal Am Water Service Area

Cal Am Water Service Area



Carmel River Watershed

Carmel River Watershed



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Attachment 2

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Chapter 17.50 WATER MANAGEMENT PROGRAM¹

Sections:

17.50.010 Purpose.

17.50.020 Water Conservation.

17.50.030 Allocation of Water Resources.

17.50.040 Effects of Allocation.

17.50.010 Purpose.

The City recognizes a need to conserve and manage its water resources to achieve adopted land use planning objectives. The water resources of the City are presently derived from a water allocation system implemented by the Monterey Peninsula Water Management District. It is the purpose and intent of this chapter to establish a water management program that:

- A. Reduces unnecessary water consumption in existing and new development;
- B. Provides a process for dedication of the City's limited water resources in new development;
- C. Establishes a process for determining the broad land use categories to be served through allocations of existing and future water resources available to the City; and
- D. Implements the General Plan and Coastal Land Use Plan. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.50.020 Water Conservation.

Water conservation is an integral part of the City's water management program. Water resources available to the City are limited. In some cases, water conservation can increase the effective supply and allow development that otherwise would not be possible. Water conservation in new development can reduce the demand from each project and thereby increase the number of projects that can be served with available resources. It is the intent of this chapter to establish uniform standards for water conservation and to provide guidance on the manner in which conserved water is to be used within the City's total water management program.

- A. Uniform Standards for Plumbing Fixtures. The use of water-conserving plumbing fixtures shall be required for all new construction. All existing plumbing fixtures within any building that do not comply with the adopted standards for water conservation shall be replaced with complying fixtures upon issuance of any building permit authorizing substantial construction. Standards for water-conserving plumbing fixtures and the criteria for when such fixtures are required are established in Chapter 15.28 CMC.

B. Landscaping Standards. It is recognized that the irrigation of plants used in landscaping can consume large quantities of water. Proper design of irrigation systems and proper selection of plant species can significantly reduce water consumption while achieving a more natural appearance in community design through the use of native plants and other species habituated to the central coast. See landscaping standards contained in Chapter 17.34 CMC, Landscaping. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.50.030 Allocation of Water Resources.

A. Allocation. Following a public hearing, the City Council shall establish an allocation of water resources available for increased use by adopting an allocation resolution. The resolution shall define:

1. The remaining quantity of water available to the City including any new supplies made available since adoption of the last allocation resolution;
2. A list of defined land use or project categories for which water will be made available;
3. A discrete quantity of water, expressed in acre-feet per year, to be allotted for each defined land use category; and
4. A discrete quantity of water to be held as unallocated reserves.

B. Planning Commission Review and Monitoring. Before adoption of an allocation resolution, the City Council shall consider recommendations on the appropriate distribution of water to implement the General Plan and the Local Coastal Program as determined by the Planning Commission. Each allocation resolution shall reserve at least 10 percent of available water resources for projects that will create new affordable housing units for moderately low-, low- or very low-income households. Each allocation resolution also shall ensure that water is reserved for anticipated projects serving coastal recreation, access and essential public services. The allocation resolution shall remain in effect until replaced by a subsequent resolution containing the same information, and following the same process as outlined above. The Planning Commission should review water allocations for consistency with the General Plan and the Local Coastal Program on an annual basis and forward any recommendations for change to the City Council during the last month of each calendar year.

C. Unallocated Reserves. Water held in unallocated reserves shall not be used for any project or land use change until transferred to a defined allocation category. Such transfers shall be made by adopting a new allocation resolution as described in subsection (A) of this section. Reserves are intended to provide a means of adjusting water allocations to respond to changing conditions and General Plan policy. If new water resources become available to the City by action of the Monterey Peninsula Water Management District, they shall be placed in unallocated reserves administratively until distributed to other categories through adoption of a new allocation resolution. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.50.040 Effects of Allocation.

The purpose and effect of establishing categories for the allocation of water supplies are to limit access to water to those categories that are consistent with the General Plan and the Local Coastal Program. No change in land use shall be allowed through any permit or license that could result in a net increase in water use unless such change has been approved in accordance with all applicable provisions of the water management program. In determining whether a project may result in a net increase in water use the rules and regulations of the Monterey Peninsula Water Management District shall be followed.

A. Acceptance of Applications. The Department of Community Planning and Building shall monitor the water allocations established by resolution of the City Council (CMC [17.50.030](#), Allocation of Water Resources). Each proposed change in land use or project for which an application is submitted shall be evaluated to determine whether its approval could result in a net increase in water use as defined by the Water Management District. Projects involving no net increase in water use or that will create new housing affordable to moderate, low- or very low-income households may be accepted and processed without regard to water allocations. For projects that may result in a net increase in water use, the following procedure shall be used by the Department:

1. The project shall first be classified into one or more land use categories based on the type of project. (For example, a mixed-use project would be classified into both the commercial and multifamily residential categories.)
2. An estimate shall then be made of the net increase in water use that would result from the project within each land use category.
3. If the project would require water from a land use category for which no allocation has been made, the application shall be returned to the applicant and shall not be processed.
4. If the project would require more water from a land use category than currently remains, after considering the original allocation minus all existing pre-commitments and dedications, the application shall be returned to the applicant and shall not be processed or shall be denied. An exception shall be allowed if the project would create housing affordable to moderate, low- or very low-income households. In such cases, the project shall be processed and then put on a waiting list until water resources become available.
5. If the project requires water and there is a sufficient supply remaining in the allocation for each category affected by the project to fully meet the anticipated demand, the application may be accepted for processing after meeting all requirements for a complete application established by the City.
6. Upon acceptance of an application as complete by the department, a pre-commitment of water resources shall be temporarily assigned to the project during processing of the application. The department shall keep a record of the remaining balance of water within each allocation category and a running total of all temporary pre-commitments and dedications to ensure that applications are not accepted for processing for which water would be unavailable upon approval. For projects that are denied or abandoned, the pre-

commitment shall be terminated and the water shall be administratively restored to its original allocation category.

B. Approval of Applications. Once an application for a project requiring water resources has been approved, the Department shall permanently reduce the remaining balance within each allocation category affected by the project and shall issue a water release to the Monterey Peninsula Water Management District authorizing a debit to the City's water allocation. This action shall terminate the temporary pre-commitment of water resources and create a permanent dedication of water resources to the project, subject to all applicable time limits established in the permit or by the municipal code.

C. Abandonment of Dedicated Water Resources. Upon making a determination that a water release has expired without use, or that time limits applicable to a project have expired without implementation, all water previously dedicated to a project, but not used, shall be considered abandoned. All water abandoned or not used by such unimplemented projects shall be returned to the allocation category from which it originated and shall become available for use by subsequent projects. For projects that are implemented and water demand was overestimated, any remaining, unused water shall be credited back to the City's unallocated reserve. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

¹ Prior legislation: Ords. 87-14 and 93-11.

Attachment 3

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Chapter 13.24 WATER ALLOCATION PROGRAM

Sections:

13.24.010 Findings and declaration of intent.

13.24.020 Water allocation program.

13.24.021 Objectives.

13.24.022 Administration.

13.24.023 Water allocation committee.

13.24.024 Applications and scoring.

13.24.025 Water allocation categories.

13.24.030 Appeals.

13.24.010 Findings and declaration of intent.

Monterey Peninsula Water Management District (MPWMD) regulations allow for an intensification of water use. As a result, certain commercial and institutional projects which will result in an increase of water use continue to be eligible for permits from the MPWMD. The water used will be deducted from the city of Seaside's current water allocation. All applications for permits must have written approval of the affected jurisdiction.

The potential for new water sources on the Monterey Peninsula is extremely limited and that demand for water in the city of Seaside may well exceed capacity within a very short period of time. As a result of the limited availability of water, the need for planned development, and the continuing number of applications for commercial and institutional projects, the city finds it necessary to develop criteria for evaluation of water allocation release requests for commercial and institutional properties. (Ord. 1064 § 2, 2019; Ord. 892 § 1, 2001)

13.24.020 Water allocation program.

Notwithstanding any other ordinance, rule, or policy of the city of Seaside, no application for a project which would result in an increase in water use shall be accepted, processed, acted upon, granted, or approved by any officer or employee of the city of Seaside except in conformance with this water allocation program. Approval of the water allocation does not imply recommendations for or approval of any other applications which may be required for the project by the city of Seaside or any other governmental agency having jurisdiction over the project. Projects are required to obtain all other necessary approvals required by the city of Seaside and/or other governmental agencies. (Ord. 1064 § 2, 2019; Ord. 892 § 2, 2001)

13.24.021 Objectives.

Due to the limited availability of water on the Monterey Peninsula, it is necessary to establish procedures for the allocation of water credits for residential, commercial and institutional projects. In order to allocate Seaside's remaining water allocation, this chapter establishes the process by which water is allocated for use. The intent of this program is to allocate water by category and by priorities set by the city council. (Ord. 1064 § 2, 2019)

13.24.022 Administration.

The city council shall have the discretion to reallocate water as deemed necessary for the public health, safety and welfare of the community and to enhance the fiscal stability of the city. The city recognizes the importance of all categories of projects to the overall development of Seaside. The city also recognizes that as the city develops, and as water availability changes, allocation categories and priorities may change. The city council shall allocate and reallocate water to each category. The city council may create, identify or modify sub-categories, such as specific commercial districts or areas, for water allocations dependent upon city priorities and needs deemed necessary to protect the public health, safety and welfare of the community. Specific commercial districts for water allocation will be established by resolution. (Ord. 1097 § 4(1), 2020; Ord. 1064 § 2, 2019)

13.24.023 Water allocation committee.

The city's water allocation program will be administered by a three-member committee. The committee will be comprised of one representative from the community development department, the public works department and the city manager or his designee.

This committee will be charged with prioritizing applications for water allocations. Each project will be evaluated by using the criteria that apply to the specific project category. Projects that are prioritized and ranked highly will also be evaluated in terms of their total request for a specific amount of water. The committee will determine whether the project should be given all the water that has been required or whether the amount should be decreased due to the availability of water.

The committee will also have the responsibility of making policy recommendations and proposing changes to the water allocation program to the city council. This committee will meet as needed and provide an annual update to the city council.

Once the committee grants a water release permit for a commercial, industrial or residential use, the applicant must submit a complete application for the appropriate development permit associated with their project within sixty days of the issuance of the water release permit. The applicant must complete all work within twelve months of the date of issuance of a building permit, or for those projects which do not require a building permit, within twelve months of the date of issuance of a permit from the city or other governmental agency with permits the project to commence construction. A request for a time extension, due to a delay in the completion of the project, shall be submitted to the committee in writing for consideration. Failure of an applicant to adhere within the prescribed time limits listed above may result in the water release permit being declared void. Water allocations for voided permits will be returned to the city's overall allocation for redistribution to other applicants. (Ord. 1064 § 2, 2019)

13.24.024 Applications and scoring.

The city will accept applications for water on all types of projects. These applications will be kept on file if the city does not have water available for these projects at the time of application, or if the policies of the water purveyors for the city prevent the city from providing water for a certain type of project. An applicant will be allowed to undertake a project that does not intensify water usage.

At the discretion of the committee, applications may be retained on file indefinitely if there is the possibility of water being granted for the project in the future. If the committee decides to remove an application from the file, a letter will be sent to the applicant indicating this and giving the reason for this action. (Ord. 1064 § 2, 2019)

13.24.025 Water allocation categories.

A. Commercial Projects. Water will be allocated for commercial projects until the water allocation established by resolution has been fully allocated, based upon the point system outlined below. The applicant is responsible for providing enough information and documentation for the committee members to determine the scoring as listed below.

1. Projects scoring twenty or more points will be allocated water, if water is available.
2. The committee will have the authority to determine whether a project should be given all water requested or should receive a lesser amount due to the projected availability of water.

Commercial Project Criteria	Determination	Points Received
Revenue Generation Up to \$5,000 = 1 point \$5,001 – \$10,000 = 3 points \$10,001 – \$15,000 = 5 points \$15,001 or more = 7 points	Total: \$XX City's Share Property Tax Revenue 0.18% of \$XX = \$XX City's Share of Sales Tax Revenue 1% of \$XX = \$XX	
Jobs Creation 1 – 9 part time = 1 point 10 or more part time = 3 points 1 – 9 full time = 5 points 10 or more full time = 7 points		
Projects on Major Thoroughfares All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points		
Removal of Blight Occupied building, remodel existing structure = 1 point Vacant building, remodel of existing structure = 3 points Occupied building, full demo and redevelopment = 5 points Vacant property, complete redevelopment = 7 points		
Business Retention Seven points will be awarded for projects which, if not approved, would result in the loss of an existing business which generates revenue for the city and/or significant employment.		
Total		

B. Institutional. Institutional projects shall be projects submitted by nonprofit organizations, churches or religious institutions, educational institutions, public and quasi-public facilities. Allocation under this category shall be on a first-come, first-served basis until the total amount of water allocation established by resolution has been allocated. Water allocation approval does not imply recommendations for or

approval of the project or its merits. Projects are required to obtain all other necessary approvals as required by the city and any other governmental agency having jurisdiction over the project.

C. Residential Accessory Dwelling Units. Accessory dwelling units are a valuable form of additional housing. Accessory dwelling units are smaller habitable dwellings (up to one thousand two hundred square feet) that may be attached or detached and accessory to a primary dwelling on residentially zoned properties. The city wishes to encourage the development of ADUs as they provide valuable opportunities for property owners and a source of affordable housing.

Water shall be allocated to the residential ADU category for (1) deed-restricted ADUs to low and very low and (2) unrestricted ADUs. Both categories shall be allocated on a first-come, first-served basis until the total amount of water allocation established by resolution has been allocated.

The residential accessory dwelling units (ADUs) shall retrofit the existing dwellings' water fixtures to high efficiency water fixtures and appliances. The maximum amount of water allocation to be made available in any application for an ADU water release permit shall be established by resolution. The residential accessory dwelling unit (ADU) category shall be required to purchase water release permits at an amount established by resolution, unless the residential unit is deed restricted to provide for rental or use only to persons of low income or very low income as published by the Department of Housing and Urban Development (HUD), inclusive of renters utilizing the Housing Choice Voucher Program (formerly known as "Section 8") for a period of forty-five years.

Water allocation approval alone does not imply project approval. Projects are required to obtain all other necessary approvals as required by the city and any other governmental agency having jurisdiction over the project.

If changes made to the existing structure do not intensify the existing use pertaining to water, then no additional water determinations are necessary.

The total number of ADU units created, including the number of deed-restricted affordable units, will be reported to California Department of Housing and Community Development as part of the required housing element annual progress report. (Ord. 1097 § 4(2), 2020; Ord. 1064 § 2, 2019)

13.24.030 Appeals.

An applicant may appeal a determination of water usage or the denial of a water release permit by filing a written appeal within ten days after notice of the determination or denial by the committee on a form prescribed for that purpose by the city of Seaside. All required plans, drawings, photos, reductions and other information shall be submitted to the planning division before the appeal form is accepted as complete. A list of required information shall be available in the planning division. The filing fee for an appeal is listed in the city's annual adopted fee schedule.

A complete appeal application shall be filed at least three weeks prior to the proposed date of public hearing. Upon filing a complete written appeal application and payment of fees, the community development director or his/her designee shall place said appeal on the agenda of the city of Seaside city council for hearing. Notice of said hearing shall be given to the applicant by mail at least ten days prior to the hearing date. No other notice need be given.

At the scheduled public hearing, the city council shall affirm, reverse or modify the decision being appealed. The city council may also remand the matter for reconsideration and further hearings because of a desire for additional information, or due to the submission of new material or evidence not previously considered. (Ord. 1064 § 2, 2019; Ord. 892 § 4, 2001. Formerly 13.24.040)

The Seaside Municipal Code is current through Ordinance 2031, passed December 19, 2024.

Disclaimer: The City Clerk's Office has the official version of the Seaside Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.seaside.ca.us/>

City Telephone: (831) 899-6707

Codification services provided by [General Code](#)

City of Seaside Water Allocation Program for Residential In-Fill Development

April 3, 2025

This Water Allocation Program for Residential Infill Development (the “Program”) applies to requests for a water allocation from the City of Seaside to support the development of existing residential sites within the California American Water Company (Cal Am) service area. Water for Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) is covered under a separate program and the provisions of this Program are inapplicable to those units. This Program shall not apply to properties located within the service areas of the Seaside Municipal Water Company or the Marina Coast Water District.

Processing and Allocation

If the proposed project requires an Architectural Review as described in Section 17.62.030 of the Municipal Code, water credits shall be tentatively reserved at the time of application for an Architectural Review. If no Architectural Review is required, water credits for a project shall be tentatively reserved at the time of Building Permit submittal. These credits shall be held in reserve while the application(s) remain active. Applications that are withdrawn or have expired shall lose any water reservation, although a new application may be submitted if water supplies remain available. Water reservations shall be made on a first-come, first served basis, except that during the first six months following the date of establishment of this Program eligibility shall be limited to those on the existing wait list maintained by the community development department as of the date of establishment of this Program.

Requests for water credits shall be reviewed by the community development department, and water credits shall be issued by the community development department at the time of Building Permit issuance. The City shall have the right to recover any issued credits if the project is not pursued to completion. A Certificate of Occupancy shall be required in order to finalize the allocation of water.

Water credits may not be transferred from one property to another. If the project is transferred from one owner to another owner, the water credits will persist with the project until the project is allocated water or the application becomes inactive as described herein

The community development department shall be responsible for tracking the total amount of water allocated under this Program and is authorized to pause the allocation of additional water if it appears that insufficient water remains to support additional projects.

The Zoning Administrator shall have the authority to enact such practices as deemed necessary and appropriate for the implementation of this Program, and to make

interpretations regarding the provisions of this Program and how they may apply to individual circumstances.

All references to water allocations, water fixtures, and fixture units shall be interpreted in a manner consistent with current water allocation programs established by MPWMD.

Eligibility for new Single-Family Dwellings (SFDs)

- a) Water for new Single-Family Dwellings (SFDs) on vacant lots of record may be provided as follows:
 - 1. Each SFD may receive up to a maximum of 10.1 fixture units (0.101 acre-feet per year [AFY]) of water. Water allocations may only be applied to the SFD and to no other purpose.
 - 2. Unused water credits from one unit may not be transferred to another unit (for example, if a unit utilizes only 9.1 fixture units of water, the additional fixture unit may not be transferred elsewhere).
 - 3. Water credits shall only be available to those units which are actually built (for example, if one unit is built on two lots of record, a total of 10.1 fixture units shall be available for that unit).
 - 4. If a vacant lot of record is large enough that it may be subdivided in such a manner that all resultant lots containing residential units meet the minimum lot size requirements which are specified in Section 17.12.050 of the Seaside Municipal Code, then each resultant lot shall be eligible to receive a full water allocation once subdivided.
- b) Water may be allocated for expansions, remodels, or replacement of existing SFDs, provided that the total amount of water for which a Single-Family Dwelling (including both existing and proposed fixtures) shall be eligible is 10.1 fixture units (0.101 AFY). All existing fixtures, including fixtures installed utilizing MPWMD's second bathroom protocol program, shall count towards this total.
- c) All proposed fixtures installed shall be high-efficiency or ultra-high efficiency fixtures, as appropriate, including ultra-high-efficiency toilets (UHET), high-efficiency clothes washers (HECW), and high efficiency dishwashers. Existing fixtures within the SFD shall be retrofitted to these standards as well.
- d) Notwithstanding the above, an SFD which does not possess a clothes washer and has not previously received a water allocation under this Program may receive one fixture unit (0.01 AFY) for the installation of an HECW without the need to retrofit existing fixtures.
- e) Fixtures which would be eligible for MPWMD's second bathroom protocol program are not eligible to receive water under this Program.

- f) Water credits may not be used for the installation or enlargement of swimming pools or the installation of utility sinks. Existing swimming pools shall not count towards the 10.1 fixture unit per unit maximum for expansion, remodel, or replacements.
- g) Prior to Building Permit issuance, the applicant shall demonstrate either the existence at the property of a water meter, adequately sized for the proposed dwelling and available for use, or shall provide substantial evidence that necessary approvals have been obtained so as to allow for the installation of a water meter within 12 months of the issuance of a Building Permit.
- h) For the purposes of this Section, a “vacant lot of record” shall consist of land which has not been occupied by any dwelling unit within the past ten years.
- i) For the purposes of this Section, a “Single-Family Dwelling” shall include townhomes or residential project in which only one primary unit is located on a lot of record, but shall not apply to condominiums or other airspace subdivisions (which shall be classified as Multi-Family Dwellings).

Eligibility for Multi-Family Dwellings (MFDs)

- a) Water for new Multi-Family Dwellings (MFDs) on vacant sites may be provided an allocation of 8.1 fixture units (0.081 AFY) of water. This water may be divided among the units as desired by the developer.
- b) Expansions, remodels, or replacement of existing MFDs will not be eligible to receive additional water, except that units which do not have an existing clothes washer may receive one fixture unit (0.01 AFY) in order to install a clothes washer.
- c) All fixtures installed shall be high-efficiency or ultra-high efficiency fixtures, as appropriate, including ultra-high-efficiency toilets (UHET), high-efficiency clothes washers (HECW), and high efficiency dishwashers.
- d) Clothes washers, if provided, shall be provided equally to all units within a development. .
- j) Water credits may not be used for the installation of swimming pools or utility sinks.
- e) Water credit allocations in excess of 0.5 AFY shall require approval of the water allocation committee. When determining whether to allocate water to a particular project, the water allocation committee may take into consideration such factors as the timing of construction of the project. The water allocation committee may place shorter timelines for action on projects receiving in excess of 0.5 AFY to ensure that water credits are available for projects with short implementation

timelines. Decisions of the water allocation committee may be appealed to the City Council.

- f) Prior to Building Permit issuance, the applicant shall demonstrate either the existence at the property of a water meter, adequately sized for the proposed development, or shall provide substantial evidence that necessary approvals have been obtained so as to allow for the installation of a water meter within 12 months of the issuance of a Building Permit.
- g) For the purposes of this Section, a “vacant site” is a legal lot of record or multiple lots of record (or any portion thereof) occupied by the proposed multifamily development which has not been occupied by any dwelling unit within the past ten years. Units shall be determined to be a part of the same development if they share or make use of common facilities such as parking, open space, property management, etc and/or do not have clearly defined boundaries or fences between the units.

City of Seaside ADU Water Allocation Policy

1. The City will allocate water for ADU developments on a first come first serve basis. (SMC 13.24.025C)
2. Residential Accessory Dwelling Unit (ADU) categories (SMC 13.24.025C):
 - a. **Deed Restricted ADUs:** Deed Restricted ADU development requires a deed restriction to be recorded with the County Recorder requiring the ADU be restricted to provide rental housing to a Low or Very Low Income renters as published by the Housing and Urban Development (HUD) or to a renter utilizing Housing Choice Vouchers (formerly Section 8 vouchers). The deed restriction shall be in place for 45 years. There will be no cost for a water release permit for Deed Restricted ADUs.
 - b. **Unrestricted ADUs:** Unrestricted ADU developments which are required to purchase a water release permit will be charged \$2,500 per fixture unit.
3. Applicants are required to retrofit all existing main house water fixtures and appliances to high efficiency water fixtures as part of their Water Release Permit application. (SMC 13.24.025C)
4. The maximum water the City will allocate per ADU is 6.8 fixture units, sufficient to provide high efficiency (HE) fixture units as identified below: (Resolution 20-102)

<u>Fixtures</u>	<u>Fixture Units</u>
Washbasin	1
Toilet – High Efficiency	1.3
Shower	2
Kitchen Sink with High Efficiency Dishwasher	1.5
High Efficiency Clothes Washer (5.0 water factor or less)*	1
Total	6.8

*Optional

Attachment 4

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MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the Jurisdiction, this form must be submitted with complete Construction Plans to conserve@mpwmd.net

5 Harris Court, Bldg. G (Ryan Ranch) ♦ Monterey, CA 93940 ♦ (831) 658-5601

Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: _____

Daytime telephone: _____

E-Mail Address: _____

2. AGENT/REPRESENTATIVE INFORMATION:

Name: _____

Daytime telephone: _____

E-Mail Address: _____

3. PROPERTY INFORMATION:

Address: _____

Water Company serving parcel: Assessor's Parcel Number (APN) _____ - _____ - _____

Is a Water Meter needed? YES or NO If yes, how many?_____

NOTE: Separate Water Meters are required for each User, other than certain Residential uses that may qualify for in-line meters.

4. PROJECT DESCRIPTION (Be thorough and detailed): _____

5. INSTRUCTIONS: Table No. 1 should list the fixtures on the property as they exist before the project. Table No. 2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per Dwelling Unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	_____ x	1.0 =	_____
Two Washbasins in the Master Bathroom	_____ x	1.0 =	_____
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	_____ x	1.8 =	_____
Toilet, High Efficiency (HET)	_____ x	1.3 =	_____
Toilet, Ultra High Efficiency (UHET)	_____ x	0.8 =	_____
Urinal, Pint (0.125 gallon maximum)	_____ x	0.1 =	_____
Urinal, Zero Water Consumption	_____ x	0.0 =	_____
Master Bath (one per Dwelling):Tub&Shower Stall	_____ x	3.0 =	_____
Large Bathtub (may have Showerhead above)	_____ x	3.0 =	_____
Standard Bathtub or Shower Stall (one head)	_____ x	2.0 =	_____
Additional shower heads, body spray, etc)	_____ x	2.0 =	_____
Shower System, Rain Bar/ Custom Shower (specs)	_____ x	2.0 =	_____
Kitchen Sink (with optional Dishwasher)	_____ x	2.0 =	_____
Kitchen Sink with High Efficiency Dishwasher	_____ x	1.5 =	_____
Dishwasher, each additional (with optional sink)	_____ x	2.0 =	_____
Dishwasher, High Efficiency (with opt. sink)	_____ x	1.5 =	_____
Laundry Sink/Utility Sink (one per Site)	_____ x	2.0 =	_____
Clothes Washer	_____ x	2.0 =	_____
Clothes Washer, (HECW)	_____ x	1.0 =	_____
Bidet	_____ x	2.0 =	_____
Bar Sink	_____ x	1.0 =	_____
Entertainment Sink	_____ x	1.0 =	_____
Vegetable Sink	_____ x	1.0 =	_____
Swimming Pool (each 100 sq-ft of pool surface)	_____ x	1.0 =	_____
Other _____	_____ x	_____ =	_____
Other _____	_____ x	_____ =	_____
Other _____	_____ x	_____ =	_____
Other _____	_____ x	_____ =	_____

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = _____

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	_____ x	1.0 =	_____
Two Washbasins in the Master Bathroom	_____ x	1.0 =	_____
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	_____ x	1.8 =	_____
Toilet, High Efficiency (HET)	_____ x	1.3 =	_____
Toilet, Ultra High Efficiency (UHET)	_____ x	0.8 =	_____
Urinal, Pint (0.125 gallon maximum)	_____ x	0.1 =	_____
Urinal, Zero Water Consumption	_____ x	0.0 =	_____
Master Bath (one per Dwelling):Tub&Shower Stall	_____ x	3.0 =	_____
Large Bathtub (may have Showerhead above)	_____ x	3.0 =	_____
Standard Bathtub or Shower Stall (one head)	_____ x	2.0 =	_____
Additional shower heads, body spray, etc	_____ x	2.0 =	_____
Shower System, Rain Bars/Custom Shower (specs)	_____ x	2.0 =	_____
Kitchen Sink (optional dishwasher)	_____ x	2.0 =	_____
Kitchen Sink with High Efficiency Dishwasher	_____ x	1.5 =	_____
Dishwasher, each additional (optional sink)	_____ x	2.0 =	_____
Dishwasher, High Efficiency (with opt. sink)	_____ x	1.5 =	_____
Laundry Sink/Utility Sink (one per Site)	_____ x	2.0 =	_____
Clothes Washer	_____ x	2.0 =	_____
Clothes Washer, (HECW)	_____ x	1.0 =	_____
Bidet	_____ x	2.0 =	_____
Bar Sink	_____ x	1.0 =	_____
Entertainment Sink	_____ x	1.0 =	_____
Vegetable Sink	_____ x	1.0 =	_____
Instant-Access-Hot-Water System (fixture credit)	_____ x	-0.5 =	_____
Subtotal proposed indoor fixtures		=	_____
Landscape – Refer to District Rule 142.1			
“Water Efficient Landscape Requirements”	_____ x	_____ =	_____
Swimming Pool (each 100 sq-ft of pool surface)	_____ x	1.0 =	_____

PROPOSED FIXTURE UNIT COUNT TOTAL = _____

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction’s Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the project’s Capacity to use water. **“PUBLIC ACCESS TO WATER RECORDS” DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

6. I certify under penalty of perjury that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent

Print Name

Date

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

☐ Pure Water ☐ Water Entitlement ☐ Public Credits ☐ Paralta/Pre-Paralta Allocation ☐ WDS (Private Well) ☐ Other

☐ Second Bathroom Protocol ☐ No Water Needed

Authorized by: _____ Date _____ Amount _____ Notes _____

City/County Permit Number _____

This form expires after five years from date of authorization for this project by the Jurisdiction or more frequently as determined by the Jurisdiction.

Capitalized terms are defined in MPWMD Rule 11, Definitions

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:
conserve@mpwmd.net

5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ www.mpwmd.net

Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name:
Daytime telephone:
E-Mail Address:

2. AGENT/REPRESENTATIVE INFORMATION:

Name:
Daytime telephone:
E-Mail Address:

3. PROPERTY INFORMATION:

Year building was constructed? Existing Square-footage Proposed Square-footage
Address: Assessor Parcel Number - -
Water Company serving parcel: Is a Water Meter needed? yes no How many meters needed?
NOTE: Separate water meters are required for each User. Cal-AM Account Number:

4. Type of Non-Residential Use:

5. Project Description (Be thorough and detailed):

Any change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

Existing Group I (All Uses before project)

Users in this category are low water uses where water is primarily used for employee hygiene and minimal janitorial uses. Examples are shown below.

Table with 4 columns: Type of Use, SqFt, Factor, Capacity. Rows include Auto Uses, Bank, Dry Cleaner, Gym, Nail Salon, Office, Retail, Supermarket, Warehouse, Tasting Room.

Post Project Group I (All Uses after project)

Table with 4 columns: Type of Use, SqFt, Factor, Capacity. Rows include Auto Uses, Bank, Dry Cleaner, Gym, Nail Salon, Office, Retail, Supermarket, Warehouse, Tasting Room.

Existing Group II (All Uses before project)

Users in this category prepare and/or sell food/beverages that are primarily provided to customers in/on disposable tableware. Food with high moisture content and liquid food may be served on reusable tableware. Glassware may be used to serve beverages. Users in this category are not full-service restaurants.

Table with 4 columns: Type of Use, SqFt, Factor, Capacity. Rows include Bakery, Catering, Coffee House, Deli, Ice Cream Shop, Pizza.

Post Project Group II (All Uses after project)

Table with 4 columns: Type of Use, SqFt, Factor, Capacity. Rows include Bakery, Catering, Coffee House, Deli, Ice Cream Shop, Pizza.

Existing Group III (All Uses before project)

Table with 4 columns: Type of Use, Quantity/SF, Factor, Capacity. Rows include Assisted Living, Bar, Dry Cleaner, Dog Grooming, Child/Dependent Adult Day Care, Dormitory, Laundromat, Motel/Hotel/Bed & Breakfast, Irrigated area, Plant Nursery, Public Toilet, Public Urinal, Zero Water Consumption Urinal, Recreational Vehicle, Restaurant, School/Church, Self-Storage, Skilled Nursing, Spa, Swimming Pool, Theater, EXISTING Capacity, TOTAL.

Post Project Group III (All Uses after project)

Table with 4 columns: Type of Use, Quantity/SF, Factor, Capacity. Rows include Assisted Living, Bar, Dry Cleaner, Dog Grooming, Child/Dependent Adult Day Care, Dormitory, Laundromat, Motel/Hotel/Bed & Breakfast, Irrigated area, Plant Nursery, Public Toilet, Public Urinal, Zero Water Consumption Urinal, Recreational Vehicle, Restaurant, School/Church, Self-Storage, Skilled Nursing, Spa, Swimming Pool, Theater, PROPOSED Capacity, TOTAL.

Group IV – Modified Uses

Reduced water Capacity and have received a Water Use Credit or modified factor from the District

New/Refurbished Landscape – Refer to District Rule 142.1 “Water Efficient Landscape Requirements”

PROPOSED WATER CAPACITY (DIFFERENCE BETWEEN EXISTING CAPACITY –POST PROJECT CAPACITY)

NOTE: Water Factors are subject to change by Board action.

(Jurisdiction must authorize water for positive result)

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the type of Non-Residential use. Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction’s Allocation.

I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.

Signature of Owner/Agent

Date

Pure Water Water Entitlement Public Credits Paralta/Pre-Paralta WDS (private well) Other No Water Needed

Authorized By Date Amount Notes

City/County Permit

This form expires after five years from date of authorization for this project by the Jurisdiction or more frequently as determined by the Jurisdiction.

1 See MPWMD Rule 142.1