County of Monterey

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

Meeting Agenda - Final

Thursday, May 14, 2026
9:30 AM

County of Monterey Zoning Administrator

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

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

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

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

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

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

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

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

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

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

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

Enter this Meeting ID number 927 7145 8150 when prompted.

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

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

email.

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

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

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

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

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

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en:

https://montereycty.zoom.us/j/927 7145 8150

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

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

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

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

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

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

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

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

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

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

9:30 A.M - Call to Order

ROLL CALL

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

PUBLIC COMMENT

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

ACCEPTANCE OF MINUTES

A. Acceptance of April 30, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Attachments: Draft Minutes 04-30-26

9:30 A.M. - SCHEDULED ITEMS

1. PLN250182 - CAPRARA SHERI L TR ET AL
Public hearing to consider construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.
Project Location: 23531 Belmont Circle, Salinas, CA
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Toro LUAC Meeting Minutes

2. PLN250388 - TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL

Public hearing to consider construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.
Project Location: 128 Rodgers Road, Salinas, CA
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

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

3. PLN260006 - MAPLES RONDA LEE TR

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 26234 Inspiration Ave, Carmel
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

4. PLN250334 - NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 25240 HWY 1, Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

5. PLN260074 - FANGER LANCE VINCENT & KOTENKO EKATERINA V

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 24323 San Marcos Rd, Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

6. PLN260063 - ROUSSET ANDREA CHAN & ROBI
Public hearing to consider action on a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.
Project Location: 24673 Upper Trail, Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 26-026

Item No.A

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

May 14, 2026

Introduced: 5/5/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Acceptance of April 30, 2026, County of Monterey Zoning Administrator Meeting Minutes.

County of Monterey

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

Meeting Minutes - Draft

Thursday, April 30, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

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

ROLL CALL

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

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence distributed for the following items: PLN250338, PLN250384, PLN250332, PLN250213

ACCEPTANCE OF MINUTES

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

The Zoning Administrator accepted the April 9, 2026, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN240262 - EVERS COURTLAND F TRS

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

McKenna Bowling, Project Planner, presented the item.

Public Comment: Courtland Evers, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway. The Zoning Administrator included some non-substantive changes to the

resolution and adding a tree removal condition.

2. PLN240046 - NOORANI JONATHAN

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

Project Location: 26141 Rinconada Drive, Carmel Valley

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

Jordan Evans-Polockow, Project Planner, presented the item and errata information.

Public Comment: Aaron Thompson, applicant, Jonathan Noorani, owner.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a 2,734 square-foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements, including the removal of three Oak trees; and Use Permit for development on slopes in excess of 25%. The Zoning Administrator included the errata that staff recommended and some non-substantive changes to the resolution.

3. PLN250338 - GALLO JOHN R TR (CONTINUED FROM MARCH 26, 2026)

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

Project Location: 26319 Scenic Road, Carmel, CA 93923

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

Jose Mendoza, Project Planner, presented the item.

Public Comment: Jennifer S. Rosenthal, attorney representing the property owner.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included the errata that staff recommended, added a condition requiring an updated

operations plan and made some non-substantive changes to the resolution.

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

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

Project Location: 24964 Valley Way, Carmel, CA 93923

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

Jose Mendoza, Project Planner, presented the item.

Public Comment: Anthony Nicola, agent.

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

5. PLN250384 - HOAG ALEC J & SANDRA J TRS

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

Project Location: 2631 Walker Avenue, Carmel, CA 93923

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

Imani Harrigan, Project Planner, presented the item.

Public Comment: Alec Hoag, owner.

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

6. PLN250332 - GUPTA OM PRAKASH & RATINA TRS

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

Project Location: 4159 Sunset Lane, Pebble Beach

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

Jack Sorensen, Project Planner, presented the item and some errata

information.

Public Comment: Joseph Senich, agent; Jill Curcelli

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator revised condition number six, included the errata presented by staff and made some non-substantive changes to the resolution.

7. PLN250359 - MUZUMDAR NIHAL SHASHIKANT

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

Project Location: 3504 Ocean Avenue, Carmel

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

Jack Sorensen, Project Planner, presented the item.

Public Comment: Nihal Muzumdar, owner.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata presented by staff, addition of a condition clarifying access to the property and that it be included in the operations plan and made some non-substantive changes to the resolution.

8. PLN250213 - RAHMAN NADEEM & KAUSER SIDDIQUI TRS

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

Project Location: 1053 The Old Drive, Pebble Beach, CA 93953

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

Imani Harrigan, Project Planner, presented the item and some errata information.

Public Comment: Kauser Rahman, owner; Joseph Senich, agent; Jill Curcelli

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section

15300.2 apply; and approved a Use Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata presented by staff, changes to condition number six, and some non-substantive changes to the resolution.

9. PLN250216 - HAMMER GREGORY B TR

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

Project Location: 23900 Fairfield Place, Carmel, CA 93923

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

Kyle Benalcazar, Project Planner, presented the item.

Public Comment: Craig Langkamp, agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and approved a Use Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 11:16 am

Introduced: 5/5/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250182 - CAPRARA SHERI L TR ET AL

Public hearing to consider construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

Project Location: 23531 Belmont Circle, Salinas, CA

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

RECOMMENDATION:

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

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

b. Approve a Design Approval to allow the construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

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

PROJECT INFORMATION:

Property Owner: Janice Caprara
Agent: Ed Rinehart
APN: 139-431-013-000
Parcel Size: 2.74 acres
Zoning: Low Density Residential, 5 acres per unit, with a Design Control Overlay, or "LDR/5-D"
Plan Area: Toro Area Plan
Flagged and Staked: Yes

SUMMARY:

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

The decision on this project is appealable to the Board of Supervisors.

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
Monterey County Regional Fire Protection District

The proposed project was reviewed by the Toro LUAC on April 13th, 2026. The committee recommended approval of the project by a unanimous vote of 4-0 (**Exhibit C**), with no concerns raised.

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

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Colors & Materials
- Site Plans

Exhibit B - Vicinity Map
Exhibit C - Toro LUAC Meeting Minutes

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Janice Caprara, Property Owner; Ed Rinehart, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250182.

Introduced: 5/5/2026 **Current Status:** Agenda Ready

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

PLN250182 - CAPRARA SHERI L TR ET AL

Public hearing to consider construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

Project Location: 23531 Belmont Circle, Salinas, CA

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

RECOMMENDATION:

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

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

b. Approve a Design Approval to allow the construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

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

PROJECT INFORMATION:

Property Owner: Janice Caprara
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APN: 139-431-013-000
Parcel Size: 2.74 acres
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Flagged and Staked: Yes

SUMMARY:

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

The decision on this project is appealable to the Board of Supervisors.

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
Monterey County Regional Fire Protection District

The proposed project was reviewed by the Toro LUAC on April 13th, 2026. The committee recommended approval of the project by a unanimous vote of 4-0 (**Exhibit C**), with no concerns raised.

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

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Colors & Materials
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Toro LUAC Meeting Minutes

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Janice Caprara, Property Owner; Ed Rinehart, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250182.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
CAPRARA SHERI L TR ET AL (PLN250182)
RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Design Approval to allow construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

[PLN250182, CAPRARA SHERI L TR ET AL, 23531 Belmont Circle, Salinas, Toro Area Plan (Assessor's Parcel Number 139-431-013-000)]

The CAPRARA SHERI L TR ET AL application (PLN250182) came on for a public hearing before the County of Monterey Zoning Administrator on May 14, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

WHEREAS, the proposed project PLN250182, located at [23531 Belmont Circle, Salinas, Toro Area Plan (APN: 139-431-013-000), is consistent with the policies of the Monterey County 2010 General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Low Density Residential, 5 acres per unit with a Design Control Overlay which allows for construction of a single-family dwelling, subject to the granting of a Design Approval as outlined in Title 21 Chapter 21.44;

WHEREAS, as proposed, the project consists of construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements. Associated site improvements include a 163 square foot porch, a 679 square foot covered patio, a 430 square foot uncovered patio, and new septic tank.

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

WHEREAS, the proposed colors and materials include baja white cement plaster, weathered brown plank siding, and gray stone veneer. The proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Toro Area Plan;

WHEREAS, the subject property (2.74 acres) is identified as Lot 13 as seen in Cities and Towns Map, Volume 20, Page 27, Tract No. 1327, of the Belmont Heights Subdivision, recorded in January, 1999. Therefore, the lot is recognized by the County as a legal lot of record;

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

WHEREAS, the project was referred to the Toro Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on April 13, 2026 voted unanimously 4 to 0;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of residences and accessory structures. Therefore, the proposed development is consistent with CEQA Guidelines section 15303 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Zoning Administrator, and the decision of the Board of Supervisors would be final and may not be appealed.

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

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approve a Design Approval to allow the construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

PASSED AND ADOPTED this 14th day of May 2026.

_____

Mike Novo, AICP Zoning Administrator

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 OF 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.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

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

PLN250182

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN250182) allows construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements. The property is located at 23531 Belmont Circle, Salinas (Assessor's Parcel Number 139-431-013--000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 139-431-013-000 on May 14th, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

6. 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.

7. 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.

File #:_____

County Of Monterey
Housing And Community Development
Planning – Building – Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Inland Design Approval Application Form

Assessor's Parcel Number: 139-431-013

Project Address: 23531 BELMONT CIR. SALINAS 93908

Property Owner: JANICE CAPRARA Telephone: (831) 675-3405
Address: 26769 EL CAMINO REAL Fax: _____
City/State/Zip: GONZALES, CA 93926 Email: biasca520@aol.com

Applicant: EDWARD L. RINEHART, ARCHITECT Telephone: (831) 422-1046
Address: 107 CHURCH STREET Fax: (831) 422-1952
City/State/Zip: SALINAS, CA 93901 Email: edrinehart@att.net

Agent: EDWARD L. RINEHART, ARCHITECT Telephone: (831) 422-1046
Address: 107 CHURCH STREET Fax: (831) 422-1952
City/State/Zip: SALINAS, CA 93901 Email: edrinehart@att.net

Mail Notices To: ☐ **Owner** ☑ **Applicant** ☐ **Agent**
(Check Only One)

***Project Description:** (Attach *Scope Of Work*) NEW HOME WITH AN ATTACHED GARAGE ON A VACANT LOT.

***Materials To Be Used-Description:** (Attach) CEMENT PLASTER, HARDIE "PLANK" LAP SIDING, STONE VENEER.

CEMENT PLASTER, HARDIE "PLANK" LAP SIDING, STONE VENEER.

***Colors to be Used-Description:** (Attach) CEMENT PLASTER, HARDIE "PLANK" LAP SIDING, STONE VENEER.

DEC722 (BAJA WHITE), DEC756 (WEATHERED BROWN) BY "DUNN EDWARDS" OR EQUAL.

***Photos-Description:** (Attach) SEE EXTERIOR ELEVATIONS.
SEE EXTERIOR ELEVATIONS.

Please read DESIGN APPROVAL REQUEST FORM INSTRUCTIONS. I acknowledge that I will need a building permit and must comply with the Monterey county building ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by onsite wastewater treatment system (OWTS), the environmental health bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent design approval application and additional fees.

Property Owner/Agent Signature: _____ **Date:** 6/12/2025

For Department Use Only

Zoning: _____ **Area Plan:** _____
Advisory Committee: _____ **Related Permits:** _____
Planner: _____ _____
Within Arch Buffer Zone? ☐ Yes ☐ No **On Septic System (OWTS)?** ☐ Yes ☐ No
Legal Lot: _____ ☐ Yes ☐ No **Does This Correct A Violation?** ☐ Yes ☐ No

Findings:

- ☐ **The Project Is Consistent With The 2010 General Plan, The Applicable Area Plan, And Meets The Regulations In Title 21 (Zoning Ordinance-Inland); And**
- ☐ **The Design Of The Proposed Project Assures Protection Of The Public Viewshed, Is Consistent With Neighborhood Character, And Assures Visual Integrity Without Imposing Undue Restrictions On Private Property Because:**

_____

_____

Decision: ☐ Over-The-Counter ☐ Administrative
Action: ☐ Approved ☐ Denied
Conditions: ☐ Attached ☐ None
Approved By: _____ **Date:** _____

Copy To Applicant: ☐ In Person **Or** ☐ Mailed **Date:** _____

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

To Be Completed By Applicants

Land Use Designation:	APN:	Planning Number:
LDR/5D	139431013	

Area Plan:

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

Project Description:

NEW HOME WITH AN ATTACHED GARAGE ON A VACANT LOT.

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

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

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

Signature Date 6/12/2025

Print Name: EDWARD L. RINEHART, ARCHITECT

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

HCD Staff Use Only	
Based On Review Of The Project Description Proposed , The Project Is:	☐ **Consistent With The 2010 Monterey County General Plan** ☐ **Inconsistent With The 2010 Monterey County General Plan**
Notes / Comments:	

Planner:	**Planning Team:**	**Date:**

Policy Reference Based On Topic	
General Plan Amendment	Lu-1.7, Lu-2.18, Lu-2.19, Lu-2.21, Lu-2.23, Lu-2.24, Lu-2.27, Lu-2.29, Lu-6.5, Lu-9.6 Thru Lu-9.8, Gs-1.11, Csv-1.4, Ps-3.1, Os-5.20, Os-8.6,
Within City Sphere Of Influence Or Memorandum Of Understanding	Lu-2.14 Thru Lu-2.19, Ag-1.12, Gs-1.14
Community Areas	Lu-1.8, Lu-1.19, Lu-2.3, Lu-2.10 Thru Lu-2.12, Lu-2.20 Thru Lu-2.27, Lu-2.29, Lu-9.5, C-1.1, Os-3.6, Os-5.17, Os-8.6, Os-9.2, Os-10.10, T-1.7, Awcp-3.4a, Nc-1.5, Gs-1.1, Gs-1.13, Ag-1.3, Ag-1.4,Ps-1.1, Ps-1.2, Ps-3.1, Ps-4.13, Ps-5.1, Ps-8.2, Ps-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
Rural Centers	Lu-1.8, Lu-1.19, Lu-2.3, Lu-2.11, Lu-2.12, Lu-2.26 Thru Lu-2.32,Os-5.17, Os-9.2, Os-10.10, T-1.7, T-1.8, Awcp-3.4a, Nc-1.5, Gs-1.13, Ag-1.3, Ps-1.1, Ps-1.2, Ps- 3.1, Ps-4.13, Ps-5.1, Ps-8.2, S-5.17, S-6.5,
Special Treatment Areas	T-1.4, T-1.8, Gs-1.1 Thru Gs-1.3, Gs-1.10, Gs-1.12, Gmp-1.6 Thru Gmp-1.9, Csv-1.1, Csv-1.3, Csv-1.5 Thru Csv-1.7, Cv-1.22, Cv-1.23, Cv-1.25, Cv-1.27, Cach-1.5,
Study Areas	Gs-1.7, Gs-1.11, Csv-1.4, Cv-1.26
Winery Corridor	Ag-4.1 Thru Ag-4.5, AWCP
Development Outside Community Areas Or Rural Centers	Lu-1.19, S-2.7, Os-3.6
Development On Slopes Over 25%	Lu-9.5, Os-3.5, Os-3.6, Os-3.9, S-1.2, Cv-2.9, Cv-6.2, Cv-6.4, Cv-6.5, FOMP-A-6, Gmp-4.1, Gs-1.1, Gs-3.1, Nc-1.3, Nc-3.9, Nc-3.10, T-3.6
Conversion To Agriculture	Os-3.5, Os-5.22, Ag-1.6, Ag-1.7, Ag-1.12, Ag-2.9, Ag-3.3nc-3.10, Nc-3.11, CV-6.2, Cv-6.4,
Routine And On-Going Ag Activities	Ag-3.1 Thru Ag-3.3
Non-Ag Adjacent To Ag Uses	Lu-1.5, Lu-2.8, Ag-1.2, Ag-2.8, Cv-6.1, Gs-1.1, T-1.8
Agriculture (F, PG, & RG)	Lu-3.1, Lu-3.2, 6.0 – Agriculture Element
Farm Worker Housing	Ag-1.6
Ag Employee Housing	Ag-1.7
Ag Support Facilities	Ag-2.1 Thru Ag-2.9
Rural Residential (LDR, RDR, & RC)	Lu-2.34 Thru Lu-2.37
Urban Residential (HDR & MDR)	Lu-2.33
Commercial (LC, HC, & VPO)	Lu-4.1 Thru Lu-4.8, Ed-2.3, Ed-4.2
Industrial (Ai, Li, & Hi)	Lu-5.1 Thru Lu-5.9, Ed-2.3, Ed-4.2
Public / Quasi Public (PQP)	Lu-6.1 Thru Lu-6.5
Affordable Housing	Lu-1.19, Lu-2.11 Thru Lu-2.13, Lu-2.23, Lu-2.28, T-1.7, T-1.8, Nc-1.5, Gs-1.13, Gmp-1.9, Fomp-H-1.1, Fomp-C.3, Cv-1.6, Cv-1.27
Secondary Units	Lu-2.10, Cv-1.6, Gs-1.13, Nc-1.5, T-1.7, Ps-1.1
Subdivision	Lu-1.7, Lu-9.3 Thru Lu-9.5, Ag-1.3, Nc-1.5, Awcp-3.5.A, T-1.5, T-1.7, Gs-1.13, Cv-1.6, Cv-1.7, Ps-1.1, Ps-3.2, Ps-3.9, Ps-3.19, Ps-4.9, Ps-4.13, Ps-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, Os-1.5, Os-1.10, Os-6.5, Os-7.5, Os-8.4,
Lot Line Adjustment	Lu-1.14 Thru Lu-1.16
Off-Site Advertising	Lu-1.10
Exterior Lighting	Lu-1.13
Landscaping	Os-5.6, Os-5.14
Tree Removal	Os-5.9, Os-5.10, Os-5.25, Ps-12.10, Cach-3.4, Cv-3.11, Fomp-C-1, Fomp-C-2.1 Thru Fomp-C-2.5, Gmp-3.3, Gmp-3.5, Gs-1.5, Gs-1.8, Gs-3.3, Nc-3.4, T-3.7.
Circulation (E.G. Roads, Transportation)	Chapter 2.0

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FIRE DEPT. NOTES

1. ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR BUILDINGS AND ACCESSORY FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, OR WHEN A 30-FOOT MINIMUM SETBACK CANNOT BE REACHED, ALTERNATE FUEL MODIFICATION STANDARDS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.
2. THE BUILDING(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). THE FOLLOWING NOTATION IS REQUIRED ON THE PLANS WHEN A BUILDING PERMIT IS APPLIED FOR: "THE BUILDING SHALL BE FULLY PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION AND/OR UNIFORM BUILDING CODE STANDARDS, THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. FOUR (4) SET OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION."
3. ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE, SHALL REQUIRE A MINIMUM OF CLASS B ROOF CONSTRUCTION.
4. REMOVE COMBUSTIBLE VEGETATION FROM WITHIN 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET FROM CHIMNEYS. ADDITIONAL AND / OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

NOTES

1. DURING WINTER OPERATIONS (BETWEEN OCTOBER AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
   B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
   C. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
   D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
   F. PRIOR TO THE START OF CONSTRUCTION THE APPLIANT/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISHED INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.

WATER CONSERVATION

ALL RESTRICTIONS REGARDING WATER USAGE SHALL BE MET IN, ACCORDANCE WITH THE MONTEREY COUNTY WATER RESOURCES AGENCY. WATER CONSERVATION ORDINANCE NO. 3539 INCLUDING BUT NOT LIMITED TO THE FOLLOWING :

A. NO PERSON SHALL USE POTABLE WATER THROUGH A HOSE TO CLEAN ANY SIDEWALK, DRIVEWAY, ROADWAY, PARKING LOT, OR ANY OTHER OUTDOOR PAVED OR HARD SURFACED AREA, EXCEPT WHERE NECESSARY TO PROTECT PUBLIC HEALTH OR SAFETY. THE USE OF A BUCKET IS NOT PROHIBITED AT ANY TIME FOR CLEANING FOOD, GRASE, OIL, OR OTHER STAINS OR SPILLAGE FROM SURFACES.

B. RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBINT FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. (SEE CALGREEN SECTION 301)
- KITCHEN FAUCETS: 1.8 GPM @ 60 PSI, KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE MAX. FLOW RATE, BUT NOT TO EXCEED 2.2 GPM @ 60 PSI.
- LAVATORY FAUCETS: 1.2 GPM @ 60 PSI MAX., 0.8 GPM @ 20 PSI MIN.
- SHOWERHEAD: 1.8 GPM @ 80 PSI
- WATER CLOSET: 1.28 GPF

C. XERISCAPE PRINCIPALS SHALL BE APPLIED THROUGHOUT THE EXTERIOR LANDSCAPE DEVELOPMENT, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS, AND TIMING DEVICES.

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*DUCTS WITH HIGH LEVEL OF INSULATION

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1. BUILDING-LEVEL VERIFICATIONS :
   * QUALITY INSULATION INSTALLATION (QII)
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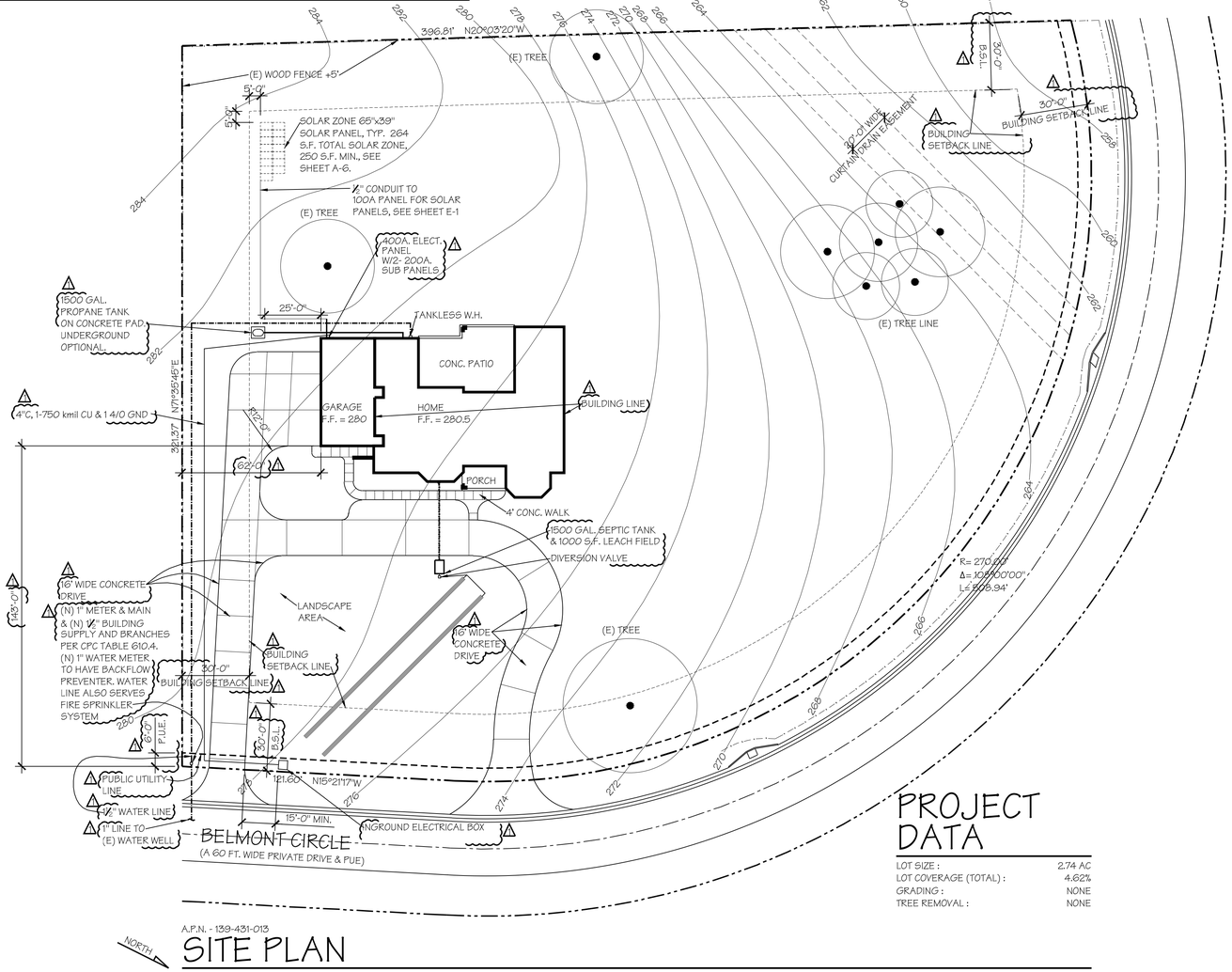
   * KITCHEN RANGE HOOD
   * MINIMUM AIRFLOW
   * VERIFIED EER/EER2
   * VERIFIED SEER/SEER2
   * FAN EFFICACY WATTS/CFM
   * VERIFIED HSPF2
   * VERIFIED HEAT PUMP RATED HEATING CAPACITY
   * DUCT LEAKAGE TESTING



A.P.N. - 139-431-013

SITE PLAN

1" = 30.00'

ADDRESS IDENTIFICAITION:
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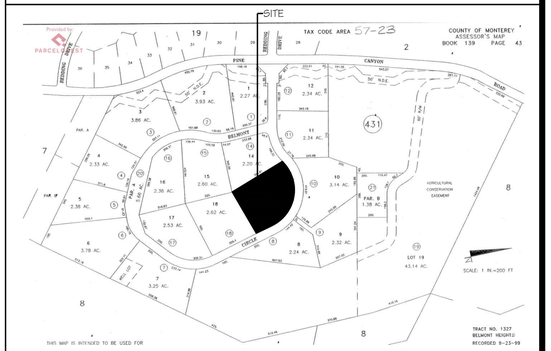
PROJECT DATA

LOT SIZE :	2.74 AC
LOT COVERAGE (TOTAL) :	4.62%
GRADING :	NONE
TREE REMOVAL :	NONE

VICINITY MAP



STATISTICS

USE/SCOPE OF WORK : NEW HOME WITH AN ATTACHED GARAGE ON A VACANT LOT.

A.P.N. : 139-431-013
LOT AREA : 2.74 AC
ZONING : LDR/5D
BUILDING AREAS :

NEW HOME :	4,334 S.F.
NEW ATTACHED GARAGE :	1,187 S.F.
NEW FRONT PORCH :	163 S.F.
NEW REAR COVERED PATIO :	679 S.F.
NEW REAR UNCOVERED PATIO :	430 S.F.

CODE ANALYSIS

OCCUPANCY GROUP : R-3 / U
CONSTRUCTION TYPE : V-B
STORIES: ONE
FIRE SPRINKLERS : INSTALLED PER N.F.P.A. 13D SEPARATE PERMIT REQUIRED
DEFERRED SUBMITTALS : FIRE SPRINKLER PLANS, PV SYSTEM (SOLAR PANELS)

ENERGY METHOD : 2022 STANDARDS
CODES : 2022 C.B.C., 2022 C.M.C., 2022 C.P.C., 2022 C.E.C., 2022 TITLE 24, 2022 CRC, 2022 CEnC

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT , BEFORE PROCEEDING WITH WORK.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
3. ALL NAILING SHALL BE PER C.B.C. , CHAPTER 23
4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT.
5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C. , CHAPTER 25
6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
8. TOILETS SHALL BE LOW FLOW TOILETS (1.28 GALLON/FLUSH MAX.),SHOWERHEADS(1.8 G.P.M.@ 80 P.S.I.), LAVATORY FAUCETS (1.2 G.P.M. @ 60 P.S.I.), KITCHEN FAUCETS (1.8 G.P.M. @ 60 P.S.I.)
9. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS 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. VERIFY WITH LOCAL BUILDING FOR REQUIREMENTS.
10. PRIOR TO THE START OF CONSTRUCTION THE APPLICANT/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISHED INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.

OWNER

JANICE CAPRARA
26769 EL CAMINO REAL
GONZALES, CA 93926
PHONE : (831) 675-3405

LICENSED ARCHITECT — EDWARD L. RINEHART No. C-26684 RENEWAL DATE 8-31-25 — STATE OF CALIFORNIA

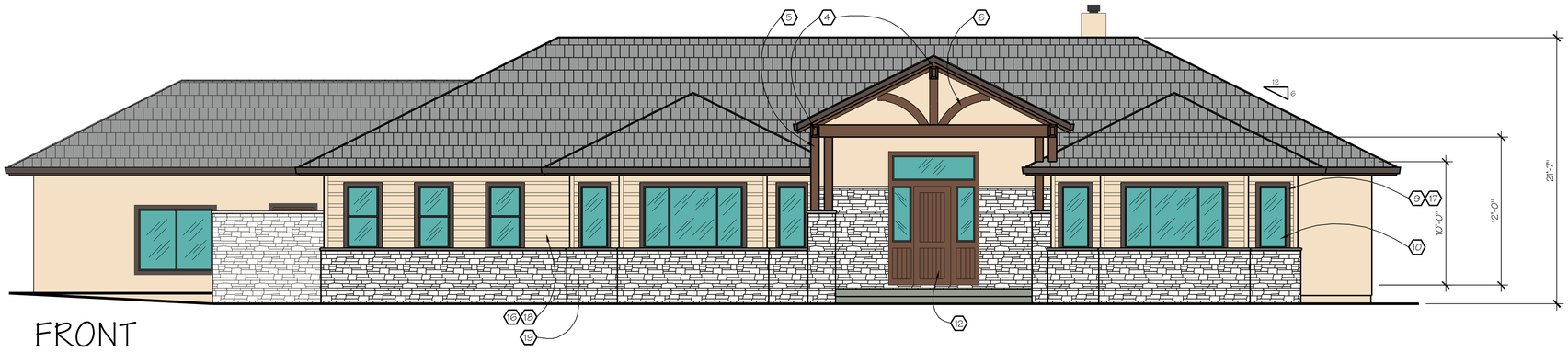
EDWARD L. RINEHART
A.I.A. ARCHITECT
107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :
JANICE CAPRARA
23531 BELMONT CIR.
SALINAS - CALIFORNIA 93908

SHEET NO. A-1 OF 6 SHEETS

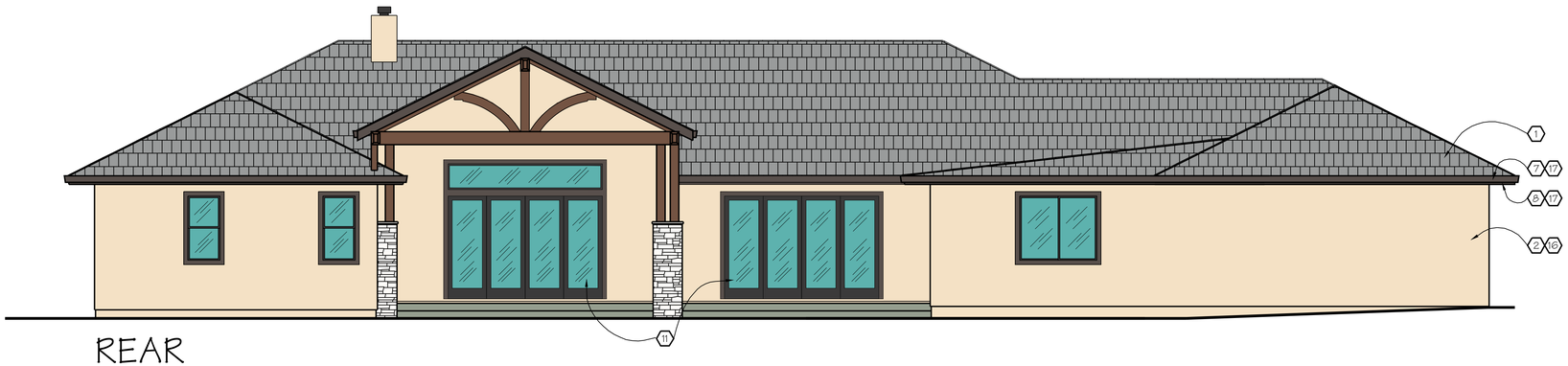
(C) COPYRIGHT 2024. THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF EDWARD L. RINEHART, A.I.A. ARCHITECT, AND NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

REVISIONS : 1. PLAN REVIEW REVISIONS 5-19-25; 2.; 3.; 4.
BY : ELR
DATE ISSUED : 10-8-24
2304



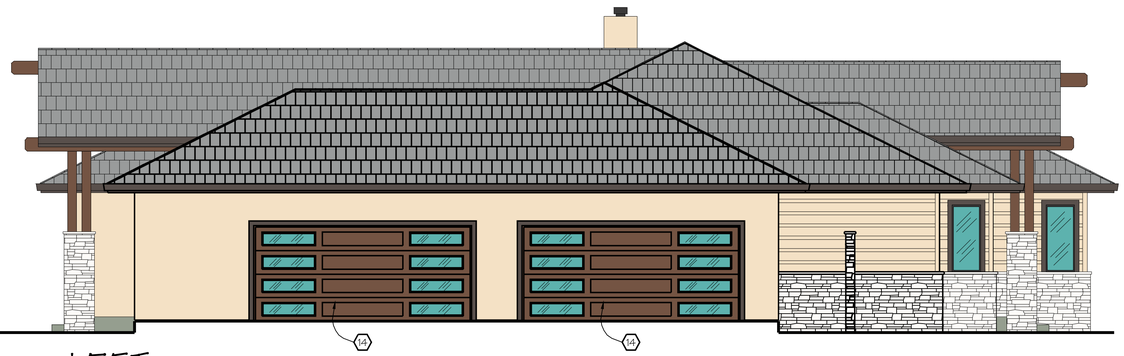
FRONT

3/16" = 1'-0"



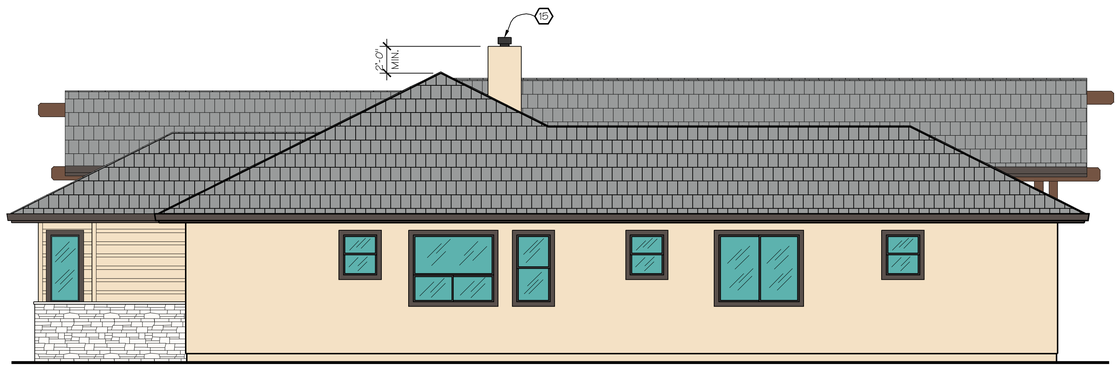
REAR

3/16" = 1'-0"



LEFT

3/16" = 1'-0"



RIGHT

3/16" = 1'-0"

FINISH SCHEDULE

1. CONCRETE FLAT TILE CLASS "A" FIRE RATING BY EAGLE TILE PONDEROSA "5503 SIERRA MADRE" OR EQUAL.
2. 7/8" CEMENT PLASTER (3 COAT) & METAL LATH OVER 2 LAYERS GRADE "D" BUILDING PAPER. SKIP TROWEL TEXTURE.
3. STONE VENEER, SEE 4/A-5 FOR ANCHORING.
4. 8x12 BEAM.
5. 8x8 POSTS.
6. DECORATIVE WOOD TRUSS.
7. 4"x6" 26 GA. G.I. OGEE GUTTER W/LEAF SCREEN & 2-3/8"x3-1/4" RECT. DOWNSPOUT.
8. 2x8 FASCIA BOARD.
9. 2x4 WOOD TRIM
10. CLAD WOOD WINDOWS.
11. FRENCH DOORS.
12. WOOD DOOR.
13.
14. 16'-0"x7'-0" DECORATIVE WOOD ROLL-UP DOOR.
15. SPARK ARRESTER & FLUE TERMINATOR.
16. PAINT: BODY- DEC722 (BAJA WHITE) BY "DUNN EDWARDS" OR EQUAL.
17. PAINT: TRIM- DEC756 (WEATHERED BROWN) BY "DUNN EDWARDS" OR EQUAL.
18. 7/8" HARDIE "PLANK" LAP SIDING (LISTING NO. 8140-2026:0005) 0/2 LAYERS GRADE "D" BUILDING PAPER. LISTED AS EXTERIOR SIDING FOR USE IN THE WILDLAND URBAN INTERFACE AREAS, PER CRC R337.7.1. SIDING ATTACHED PER CRC R703.4
19. STONE VENEER, SEE 4/A-5 FOR ATTACHMENT.

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE
8-31-25
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

NEW HOME FOR :

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REVISIONS : 1. PLAN REVIEW REVISIONS 5-19-25
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BY : ELR
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FIRE DEPT. NOTES

1. ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR BUILDINGS AND ACCESSORY FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, OR WHEN A 30-FOOT MINIMUM SETBACK CANNOT BE REACHED, ALTERNATE FUEL MODIFICATION STANDARDS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.
2. THE BUILDING(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). THE FOLLOWING NOTATION IS REQUIRED ON THE PLANS WHEN A BUILDING PERMIT IS APPLIED FOR: "THE BUILDING SHALL BE FULLY PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION AND/OR UNIFORM BUILDING CODE STANDARDS, THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. FOUR (4) SET OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION."
3. ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE, SHALL REQUIRE A MINIMUM OF CLASS B ROOF CONSTRUCTION.
4. REMOVE COMBUSTIBLE VEGETATION FROM WITHIN 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET FROM CHIMNEYS. ADDITIONAL AND / OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

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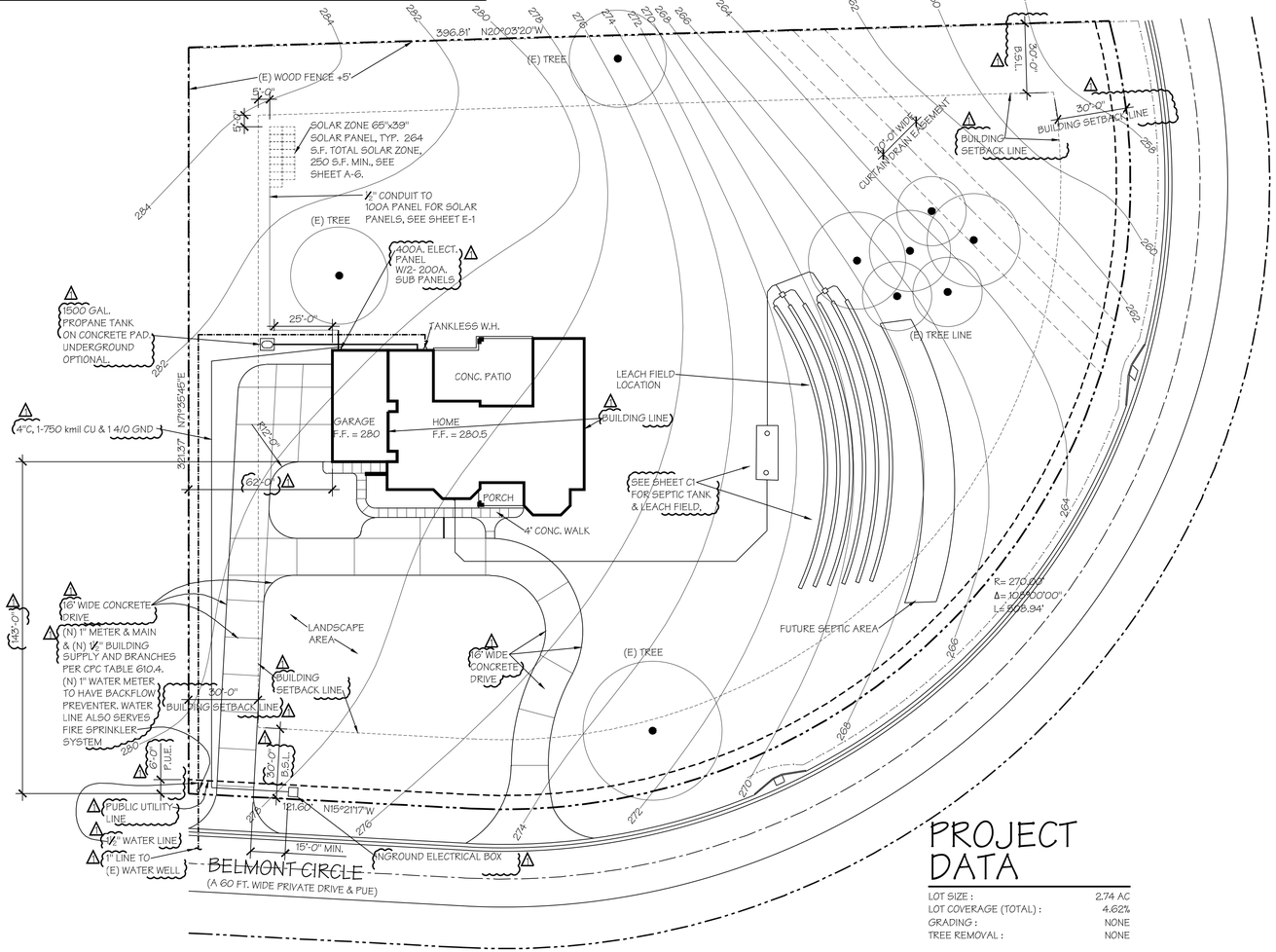

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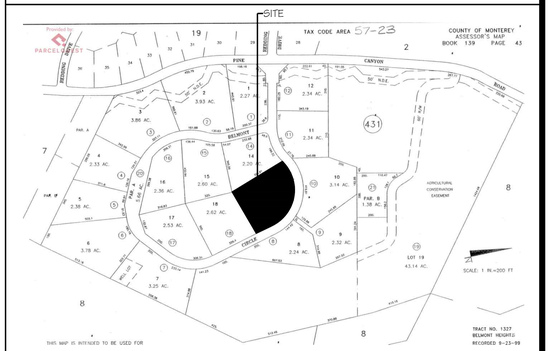

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NEW REAR COVERED PATIO :	679 S.F.
NEW REAR UNCOVERED PATIO :	430 S.F.

TOTAL IMPERVIOUS SURFACE AREA : 1,853 S.F.
CURRENT FLOOR AREA RATIO (FAR) : 0%
PROPOSED (FAR) : 5,521 S.F. / 119354.4 S.F. = 4.6%

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OCCUPANCY GROUP : R-3 / U
CONSTRUCTION TYPE : V-B
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DEFERRED SUBMITTALS : FIRE SPRINKLER PLANS, PV SYSTEM (SOLAR PANELS), OWTS

ENERGY METHOD : 2022 STANDARDS
CODES : 2022 C.B.C., 2022 C.M.C., 2022 C.P.C., 2022 C.E.C., 2022 TITLE 24, 2022 CRC, 2022 CEnC

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT , BEFORE PROCEEDING WITH WORK.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
3. ALL NAILING SHALL BE PER C.B.C. , CHAPTER 23
4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT.
5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C. , CHAPTER 25
6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
8. TOILETS SHALL BE LOW FLOW TOILETS (1.28 GALLON/FLUSH MAX.),SHOWERHEADS(1.8 G.P.M.@ 80 P.S.I.), LAVATORY FAUCETS (1.2 G.P.M. @ 60 P.S.I.), KITCHEN FAUCETS (1.8 G.P.M. @ 60 P.S.I.)
9. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS 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. VERIFY WITH LOCAL BUILDING FOR REQUIREMENTS.
10. PRIOR TO THE START OF CONSTRUCTION THE APPLICANT/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISHED INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.

OWNER

JANICE CAPRARA
26769 EL CAMINO REAL
GONZALES, CA 93926
PHONE : (831) 675-3405

LICENSED ARCHITECT — EDWARD L. RINEHART No. C-26684 RENEWAL DATE 8-31-27 — STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT
107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

NEW HOME FOR :
JANICE CAPRARA
23531 BELMONT CIR.
SALINAS - CALIFORNIA 93908

SHEET NO. A-1 OF 6 SHEETS

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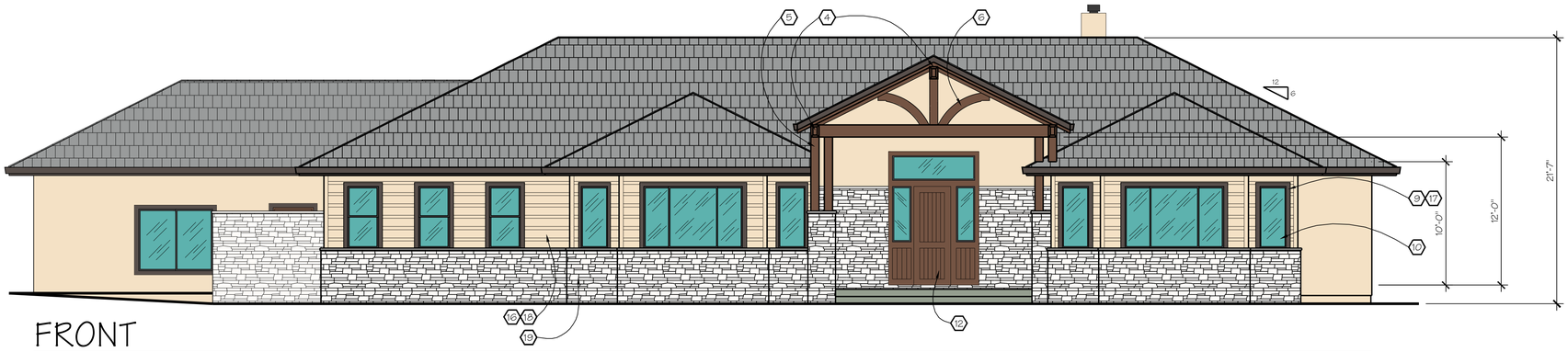
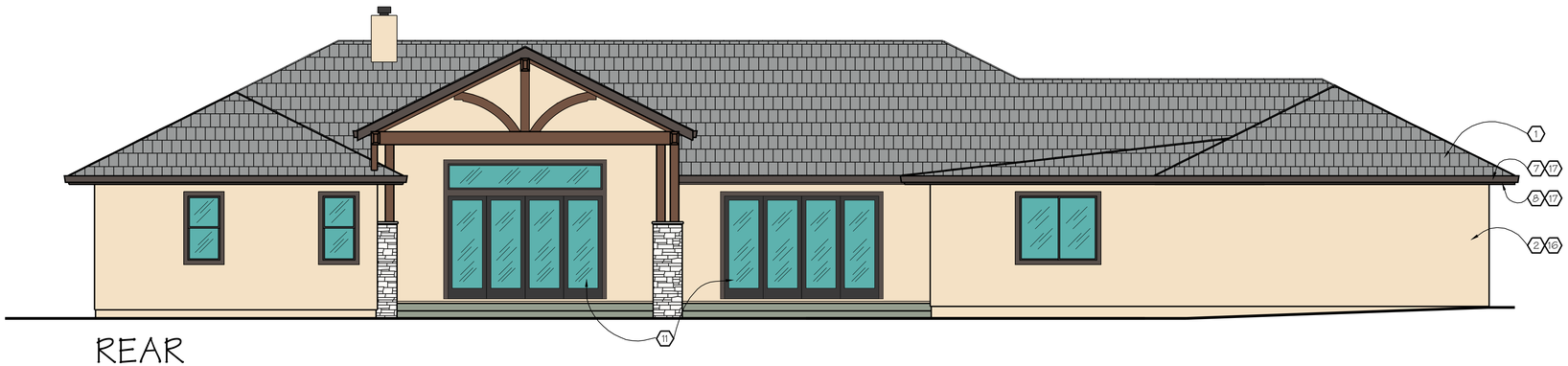
REVISIONS : 1. PLAN REVIEW REVISIONS 5-19-25; 2.; 3.; 4.
BY : ELR
DATE ISSUED : 10-8-24
2304



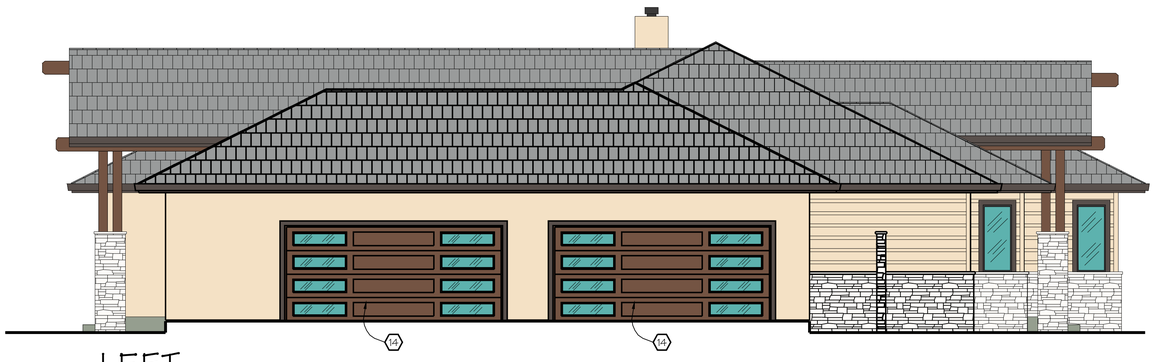
FRONT

3/16" = 1'-0"



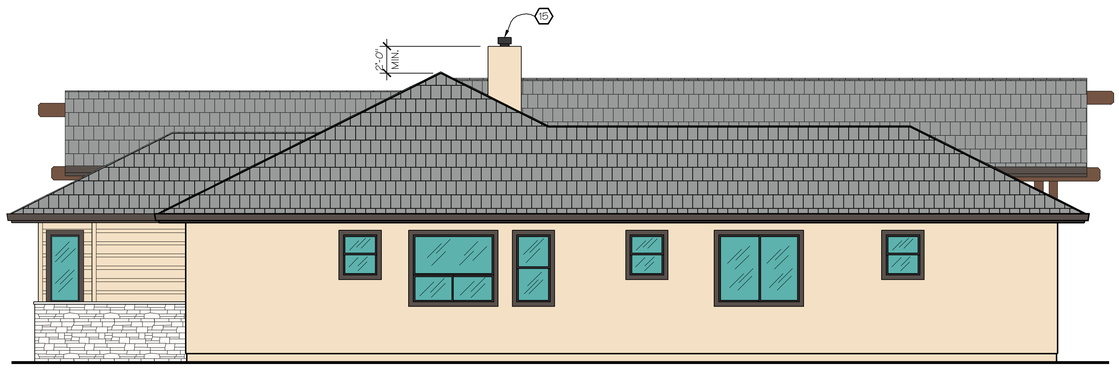
REAR

3/16" = 1'-0"



LEFT

3/16" = 1'-0"



RIGHT

3/16" = 1'-0"

FINISH SCHEDULE

1. CONCRETE FLAT TILE CLASS "A" FIRE RATING BY EAGLE TILE PONDEROSA "5503 SIERRA MADRE" OR EQUAL.
2. 7/8" CEMENT PLASTER (3 COAT) & METAL LATH OVER 2 LAYERS GRADE "D" BUILDING PAPER. SKIP TROWEL TEXTURE.
3. STONE VENEER, SEE 4/A-5 FOR ANCHORING.
4. 8x12 BEAM.
5. 8x8 POSTS.
6. DECORATIVE WOOD TRUSS.
7. 4"x6" 26 GA. G.I. OGEE GUTTER W/LEAF SCREEN & 2-3/8"x3-1/4" RECT. DOWNSPOUT.
8. 2x8 FASCIA BOARD.
9. 2x4 WOOD TRIM
10. CLAD WOOD WINDOWS.
11. FRENCH DOORS.
12. WOOD DOOR.
13.
14. 16'-0"x7'-0" DECORATIVE WOOD ROLL-UP DOOR.
15. SPARK ARRESTER & FLUE TERMINATOR.
16. PAINT: BODY- DEC722 (BAJA WHITE) BY "DUNN EDWARDS" OR EQUAL.
17. PAINT: TRIM- DEC756 (WEATHERED BROWN) BY "DUNN EDWARDS" OR EQUAL.
18. 7/8" HARDIE "PLANK" LAP SIDING (LISTING NO. 8140-2026:0005) 0/2 LAYERS GRADE "D" BUILDING PAPER. LISTED AS EXTERIOR SIDING FOR USE IN THE WILDLAND URBAN INTERFACE AREAS, PER CRC R337.7.1. SIDING ATTACHED PER CRC R703.4
19. STONE VENEER, SEE 4/A-5 FOR ATTACHMENT.

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE
8-31-25
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

NEW HOME FOR :

JANICE CAPRARA

23531 BELMONT CIR.
SALINAS - CALIFORNIA 93908

SHEET NO. A-2 OF 6 SHEETS

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107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831)-422-1046 Fax : (831) 422-1952
e-mail : edrinehart@att.net

REVISIONS : 1. PLAN REVIEW REVISIONS 5-19-25
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4.

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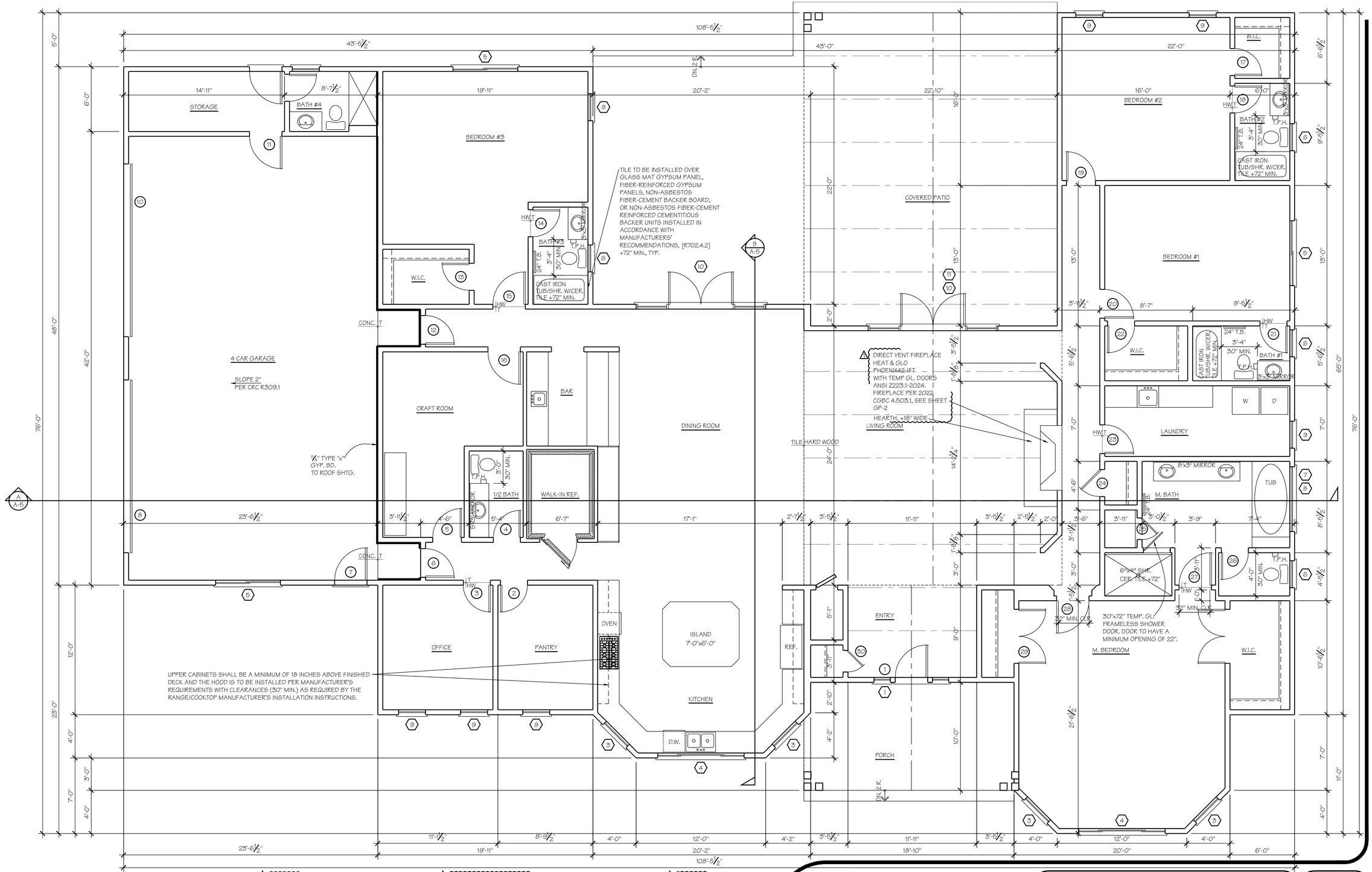

HOME AREA : 4,367 S.F.
GARAGE AREA : 1,187 S.F.

FLOOR PLAN

¼" = 1'-0"

EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS: (CRC 2022 SECT. 310.2):

A) MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT. R310.2.1
B) MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH. R310.2.1
C) MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA. R310.2.1
D) OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. R310.2.2

⚠ DOORBELL NOTE:
DOORBELL BUTTONS, WHEN INSTALLED, SHALL NOT EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. PER CRC R327.1.4.

ALL EXTERIOR DOORS TO HAVE MINIMUM 3 FEET LANDING IN DIRECTION OF TRAVEL. EXTERIOR LANDING SHALL NOT BE MORE THAN 7¾" BELOW TOP OF DOOR THRESHOLD (CRC R311.3). EXTERIOR LANDINGS SHALL NOT EXCEED 2% SLOPE. EXTERIOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOOR NOT MORE THAN 7¾" BELOW THE TOP OF THE THRESHOLD, PER CRC 311.3.2.

⚠ AGING IN PLACE NOTES:
1. M. BATH TO BE REINFORCED FOR FUTURE GRAB BARS PER CRC R327.1.1. SEE DETAIL 4/A-5.
2. LOCATIONS OF BLOCKING FOR FUTURE GRAB BARS.
   1. WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND ONE REAR WALL.
   2. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   3. BATHTUB AND TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE LOWER EDGE NO MORE THAN 6" ABOVE THE BATHTUB RIM. CRC R327.1.1 #3 TO 5.

⚠ OUTLET AND SWITCH NOTE:
OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED 15-INCHES MINIMUM AND 48-INCHES MAXIMUM ABOVE FINISH FLOOR.

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-29684
RENEWAL DATE 8-31-25
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT
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SHEET NO. A-3 OF 6 SHEETS

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REVISIONS :
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SEPTIC SYSTEM NOTES AND SPECIFICATIONS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH
   1.1. 2022 CALIFORNIA BUILDING CODE
   1.2. MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055 AND THE LOCAL AGENCY MANAGEMENT PROGRAM FOR ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) MAY 2018.

2. SANITARY SEWER PIPE: 4" SOLVENT-WELD ABS, OR 4" SOLVENT-WELD OR RUBBER GASKETED PVC PIPE WITH WATERTIGH JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D-2261; ASTM D-1785, SCH 40; ASTM D-3034; SCHEDULE 35; OR ASTM D-2729. PIPE SHALL BE PLACED AT 2% OR GREATER SLOPE.

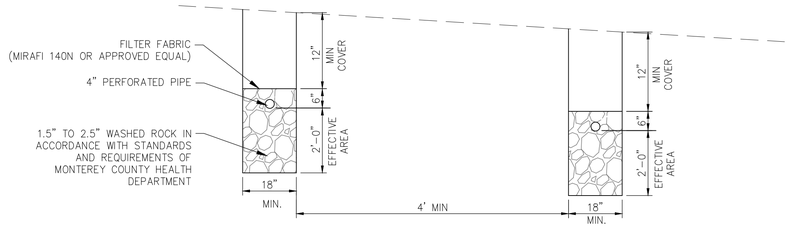
3. PERFORATED PIPE: SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE THE FOLLOWING: ASTM D-2261; ASTM D-1785, SCH 40; ASTM D-3034; SCHEDULE 35; OR ASTM D-2729 OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40. PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729..

4. DIVERSION VALVE: 4" DIAMETER PVC VALVE WITH THREADED FEMALE SOCKETS DESIGN FOR DIVERSION OF FLOWS TO SEPTIC FIELDS, AND OPERATED THROUGH A VERTICAL RISER USING STANDARD WATER METER KEY. "BULL RUN VALVE" OR APPROVED EQUAL. VALVE RISER SHALL BE OF SAME MATERIAL AS SANITARY SEWER PIPE. IN PLANTER AREAS RISER SHALL TERMINATE 4" ABOVE THE SURFACE WITH WATER-TIGHT TREATED CLEANOUT PLUG. IN VEHICULAR AREAS, TERMINATE CLEANOUT PLUG IN A CHRISTY G03 TRAFFIC-RATED VALVE BOX, OR APPROVED EQUAL. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURES'S RECOMMENDATIONS AND MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055.

5. DISTRIBUTION BOX: PRECAST CONCRETE BOX WITH FLOWS EQUALIZED TO EACH OUTLET BY MEANS APPROVED BY AUTHORITY HAVING JURISDICTION. BOX SHALL BE 12"X12" OR LARGER (INSIDE DIMENSIONS), AND SHALL EXTEND TO THE SURFACE. BOX SHALL BE PLACED ON 4"-THICK CAST-IN-PLACE CONCRETE BASE. IF BASE IN NOT INTEGRAL WITH PRECAST BOX. BOX AND LID SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA. CONNECTIONS TO PIPES HALL BE ME USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644.

6. SEPTIC TANK; PRECAST CONCRETE SEPTIC TANK SHALL CONFORM TO MONTEREY COUNTY REQUIREMENTS, SHALL BE UPC CERTIFIED, AND SHALL CONFORM TO IAPMO/ANSI Z1000-2007. TANK, RISERS, AND LIDS SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA, OR RATED FOR A MINIMUM OF 500 PSF IF LOCATED OUTSIDE VEHICULAR AREAS, AND SOIL COVER IS 3 FEET OR LESS. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644. PRECAST SECTION JOINTS SHALL BE SEALED USING JOINT SEALANT OR GASKETS SUPPLIED BY MANUFACTURE. TANK AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A TWO-WAY SEWER LINE CLEANOUT, WITH RISER TO THE SURFACE, LOCATED TWO FEET FORM THE INLET END OF THE SEPTIC TANK SHALL BE INSTALLED UNLESS MANHOLE RISERS TO THE SURFACE ARE PROVIDED. INLINE EFFLUENT FILTERS SHALL INSTALLED. EFFLUENT FILTERS SHALL BE APPROVED BY THE MONTEREY COUNTY ENVIRONMENTAL HEAL DEPARTMENT.

7. CLEANOUTS: PROVIDE CLEANOUTS ON SANITARY SEWER LINES AT EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135° AND AT INTERVALS NOT EXCEEDING 100'. IF THE SEPTIC TANK IS LOCATED MORE THAN 50' FROM THE DRAIN LINES, A CLEANOUT SHALL BE INSTALLED AT 50' AND 50 THEREAFTER.



LEACH TRENCH TYPICAL SECTION

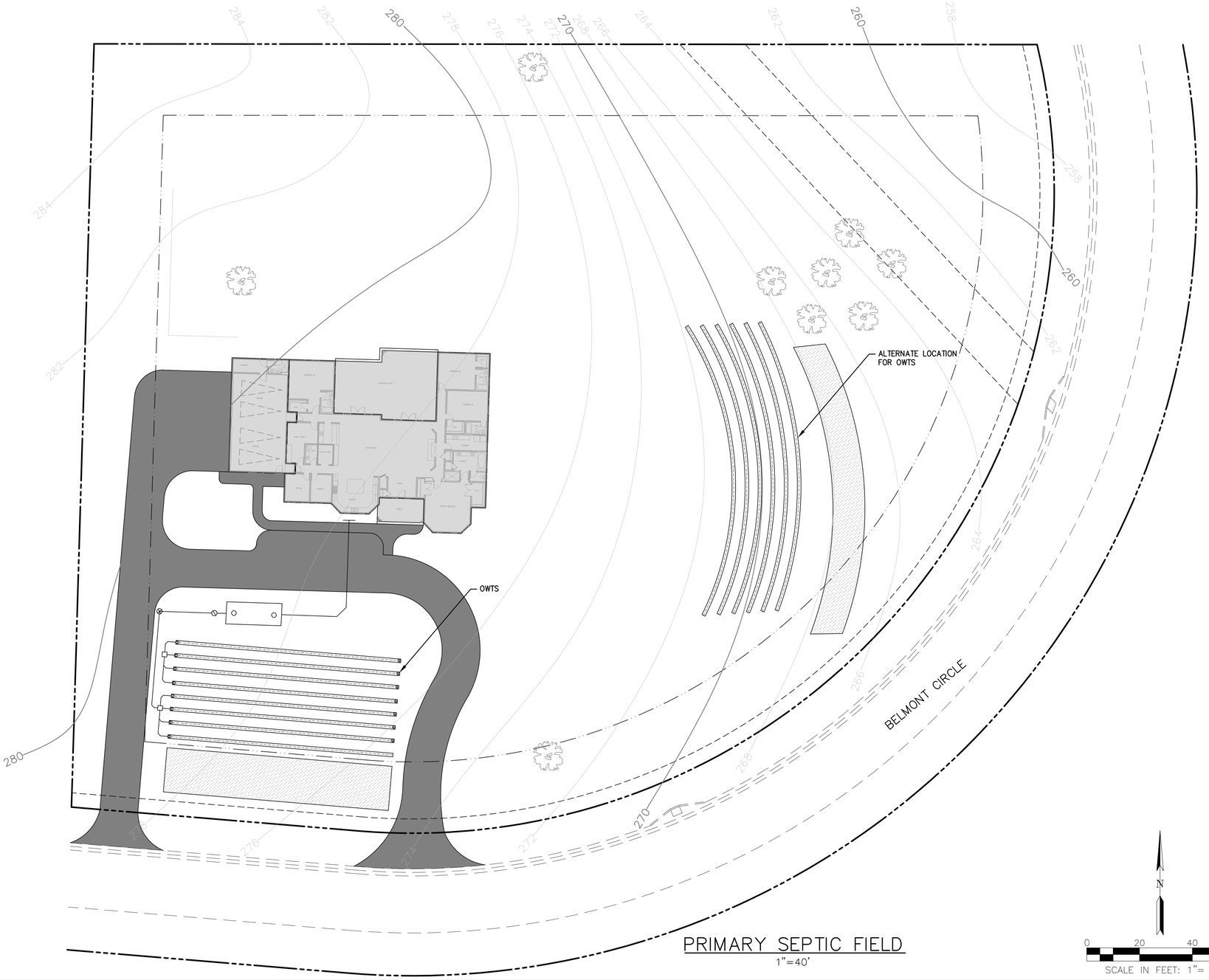
NO SCALE

SEPTIC DESIGN LEGEND:

- SEPTIC TANK
- DIVERSION VALVE
- CLEANOUT
- DISTRIBUTION BOX
- LEACH FIELD
- PERCOLATION TEST HOLE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	ROAD EASEMENT	
	CENTERLINE	
	OVERHEAD LINE	OH
	WOOD FENCE	
	FUTURE SEPTIC AREA	
	DRIVEWAY/SIDEWALK	
	TREE TO BE REMOVED	



PRIMARY SEPTIC FIELD

1"=40'

N

0 20 40 60

SCALE IN FEET: 1"= 20'

NO.	BY	DATE	REVISION DESCRIPTION

PROJECT TITLE: 23531 BELMONT CIRCLE SALINAS, CALIFORNIA

SHEET TITLE: ONSITE WASTEWATER TREATMENT SYSTEM

SCALE: AS NOTED

DATE: 07/03/2025

REGISTERED PROFESSIONAL ENGINEER EDUARDO TERMANDEZ C 87638 EXP. 9/30/24 CIVIL STATE OF CALIFORNIA

RHOMBUS Engineering Inc.

DRAWING FILE NO:

SHEET: C1 OF 1

PROJECT NO: 2502

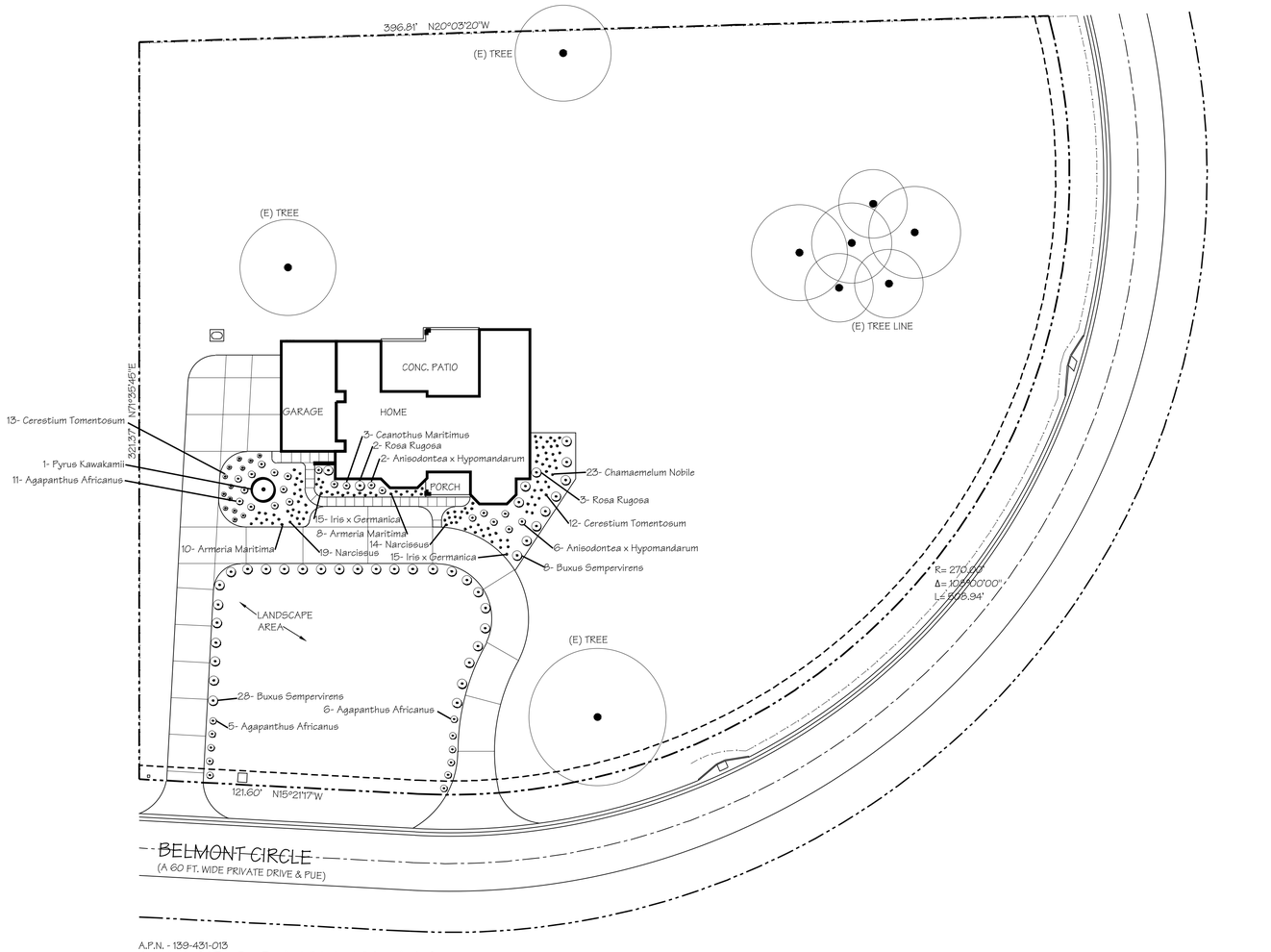
Maintenance Plan

1. Plants shall be pruned to retain their natural form. Boxing, topping, and shearing of shrubs and trees prohibited.
2. All soil on site shall be protected with a minimum of 2-4 inches of recycled, green-waste mulch.
3. Leaves and/or plant debris less than 4 inches failing into planted areas (natural leaf drop) shall be left as mulch unless otherwise directed by Owner or Owner's Representative. Sidewalk and parking lot leaves may be swept into mulched areas or picked up.
4. Plant debris and green waste not used for mulch shall separated from other refuse and taken to a facility where it will be used to produce compost or mulch.
5. Use of gas-powered leaf blowers is prohibited unless otherwise specified by the Owner or Owner's Representative.
6. Grasscycling shall be practiced in turf areas.
7. Aerification and top dressing with finely screened compost shall be performed in turf areas at least once/year.
8. Ongoing maintenance shall include integrated pest management methods.
9. Ongoing maintenance uses compost in all landscape areas. Naturally occurring, non-synthetic fertilizers shall be used as soil amendment.
10. An irrigation zone map shall be located at the irrigation controller.
11. A weather-based irrigation schedule shall be located at the irrigation controller. Monthly reprogramming of irrigation valve run times shall be based upon ET (evapotranspiration) and/or soil moisture data (applies to sites where a weather-based irrigation controller is not installed.
12. Ongoing irrigation system maintenance shall include:
    i. Regular activation and observation of all irrigation valves to ensure optimum system performance and that irrigation run-off and water waste does not occur.
    ii Immediate replacement of broken equipment with equal or superior materials.

PLANT LIST

Q/Size		
Trees		
1/15 gal.	Pyrus Kawakamii - Evergreen Pear	
Shrubs		
5 gal. @ 5'-0" o.c.	Buxus Sempervirens - Common Boxwood	
5 gal. @ 5'-0" o.c.	Ceanothus Maritimus - 'Frosty dawn'	
5 gal. @ 5'-0" o.c.	Anisodontea x Hypomandarum - Cape Mallow	
5 gal. @ 5'-0" o.c.	Rosa Rugosa - Romanas Rose	
Perenniials (plant 3'-5' apart)		
	Agapanthus Africanus - Lily of the Nile	
	Armeria Maritima - Sea Thrift	
	Iris x Germanica - Bearded Iris	
	Narcissus - Daffodil	
Groundcover		
1 gal. @ 24" o.c.	Cerestium Tomentosum - Snow-in-Summmer	
1 gal. @ 24" o.c.	Chamaemelum Nobile - Roman Chamomile	

NOTES:
1. Soil to be amended with 2" of compost tilled in 6" prior to planting.
2. Top dress with mulch to inhibit weed growth and conserve moisture.
3. Soil amendments can be obtained from Vision Recycling at 139 Sun Street in Salinas. (831-479-7857)
4. Maintenance plan - see above.
5. Total Landscape Area = 8,192 sq.ft.
6. Total Parking Lot Landscaping = 1,462 sq.ft.
7. Total TurfArea = 0 sqft.
8. Street trees (Lagerstroemia) to be planted per City Standard Plan 11. Additionally, all "street tree" planting locations and installation inspections shall be coordinated with the City's Urban Forestry Section. Contact Victor Baez at 831-758-7233.
9. Planting for all post-construction best management practices (PCBMP's) conforms to Appendix G of the City's 2019 Stormwater Development Standards (SWDS).



A.P.N. - 139-431-013

NORTH

LANDSCAPE PLAN

1" = 30.00'

LICENSED ARCHITECT
EDWARD L. RINEHART
No. C-26684
RENEWAL DATE
8-31-27
STATE OF CALIFORNIA

EDWARD L. RINEHART
A.I.A. ARCHITECT

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NEW HOME FOR :
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SHEET NO. L-1 OF 1 SHEETS

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REVISIONS : 1. 2. 3. 4.

BY : ELR

DATE ISSUED : 10-8-24

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Exhibit B

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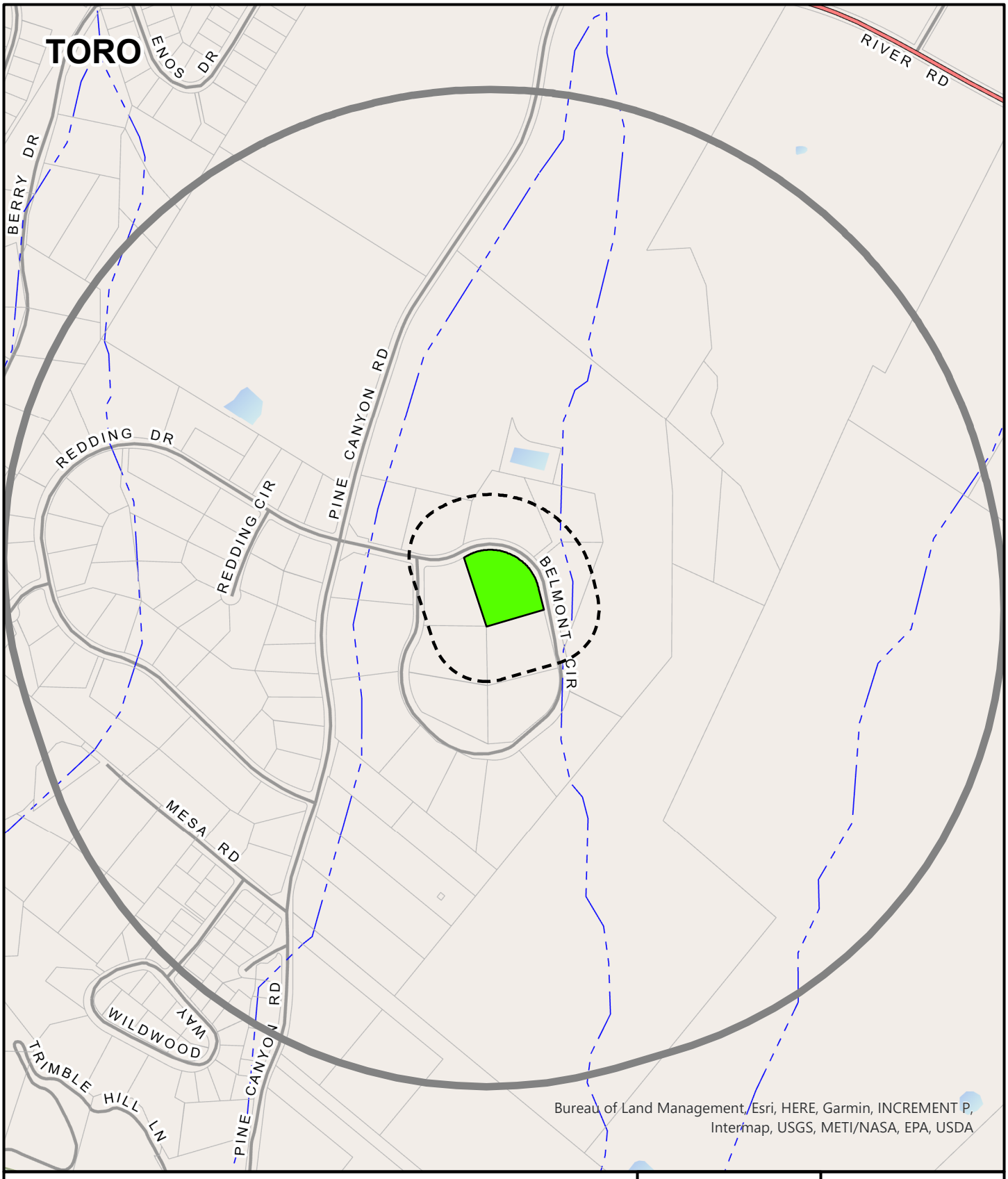

APPLICANT: CAPRARA SHERI L TR ET AL

APN: 139431013000 **FILE #** PLN250182

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOW

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Exhibit C

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MINUTES
Toro Land Use Advisory Committee
April 13, 2026

1. **Meeting called to order by:** Tamara Schwartz **at** 4:00 pm

2. **Roll Call**

Members Present: Lauren Keenan, Tamara Schwartz, Stephen Hooper, Mike Weaver

Members Absent: Mike Mueller, Judie Riley

3. **Approval of Minutes:**

A. **March 23, 2026** minutes

Motion: Lauren Keenan (LUAC Member's Name)

Second: Tamara Schwartz (LUAC Member's Name)

Ayes: Keenan, Schwartz, Hooper, Weaver

Noes: None

Absent: Mueller, Riley

Abstain: None

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

None.

5. **Scheduled Item**
PLN250182 - CAPRARA SHERI L TR ET AL

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None.

B) Announcements

At the end of the scheduled meeting, Mike Weaver announced that he observed hauling trucks dropping loads of broken asphalt next to lower Corral de Tierra Rd. on the eastern side. This refuse was from a repaving of the Mesa del Sol subdivision next to the Corral de Tierra Country Club entrance. His wife was informed by construction staff that they were not directed to remove the debris offsite. Mike Weaver contacted the Department of Public Works and Code Enforcement and has not received an answer or explanation at this time.

7. Meeting Adjourned: 5:00 pm

Minutes taken by: Mike Weaver

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Toro

1. **Project Name:** CAPRARA SHERI L TR ET AL

File Number: PLN250182

Project Location: 23531 BELMONT CIR, SALINAS, CA 93908

Project Planner: JORDAN EVANS-POLOCKOW

Area Plan: TORO AREA PLAN

Project Description: DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 4,334 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 1,187 SQUARE FOOT ATTACHED GARAGE, AND 163 SQUARE FOOT PORCH. THE PROPERTY IS LOCATED AT 23531 BELMONT CIRCLE, SALINAS (ASSESSOR'S PARCEL NUMBER 139-431-013-000), TORO AREA PLAN.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

(Please include the names of the those present)

David Bassetti, Ed Rinehart (architect), Rodocro Rincon (draftsman)

Was a County Staff/Representative present at meeting? Mary Israel (Name)

PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		

ADDITIONAL LUAC COMMENTS

Architect had a display of photos from when the site had been staked and flagged. The lone Oak on the property will be retained circular driveway. The exterior color selected was a Dunn & Edwards paint called Baja White. Mike Weaver stated he liked Dunn & Edwards paint and looked up the color online finding it to be a light beige with a pinkish tinge. It is very fitting for the Mediterranean style architecture of this house and will fit well with the neighborhood. Weaver stated the house style with stucco walls and wood doors and windows will be beautiful. Others stated the siting of the house will take in the distant views both front and back.
LUAC reviewed, based on site visit before the meeting, for neighborhood compatibility and visual impacts. The Committee found the height and size of the house to be compatible with the neighborhood, setbacks are fine.

RECOMMENDATION:

Motion by: Lauren Keenan (LUAC Member's Name)

Second by: Stephen Hooper (LUAC Member's Name)

X Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: **Keenan, Hooper, Schwartz, Weaver**

NOES: None

ABSENT: Mueller, Riley

ABSTAIN: None

Introduced: 5/5/2026 **Current Status:** Agenda Ready

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

PLN250388 - TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL

Public hearing to consider construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.

Project Location: 128 Rodgers Road, Salinas, CA

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

RECOMMENDATION:

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

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

b. Approve a Design Approval to allow construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval/denial subject to 8 conditions of approval.

PROJECT INFORMATION:

Property Owner: Maria Elena Romero Torres and Juan Romero Vargas
Agent: Juvencio Flores
APN: 253-011-005-000
Parcel Size: 4.645 acres
Zoning: Resource Conservation, 10 acres per unit, with a Design Control Overlay, or "RC/10-D"
Plan Area: Greater Salinas Area Plan
Flagged and Staked: Yes

SUMMARY:

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

approved use.

The decision on this project is appealable to the Board of Supervisors.

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
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x 7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Colors & Materials
- Site Plans
Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Maria Elena Romero Torres and Juan Romero Vargas, Property Owners; Juvencio Flores, Agent; Planning File PLN40261 The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250388.

Introduced: 5/5/2026 **Current Status:** Agenda Ready

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

PLN250388 - TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL

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Plan Area: Greater Salinas Area Plan
Flagged and Staked: Yes

SUMMARY:

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

The decision on this project is appealable to the Board of Supervisors.

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
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x 7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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- Colors & Materials
- Site Plans
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cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Maria Elena Romero Torres and Juan Romero Vargas, Property Owners; Juvencio Flores, Agent; Planning File PLN40261 The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250388.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL (PLN250388)
RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Design Approval to allow construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500-gallon septic system.

[PLN250388, Maria Elena Romero Torres and Juan Romero Vargas, 128 Rodgers Road, Salinas, Greater Salinas Area Plan (Assessor's Parcel Number 253-011-005-000)]

The TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL application (PLN250388) came on for a public hearing before the County of Monterey Zoning Administrator on May 14, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

WHEREAS, the proposed project PLN250388, located at 128 Rodgers Road, Salinas, Greater Salinas Area Plan (APN: 253-011-005-000), is consistent with the policies of the Monterey County 2010 General Plan, Greater Salinas Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Resource Conservation, with 10 acres per unit and Design Control Overlay which principally allows for construction of a single-family dwelling and accessory structures, subject to the granting of a Design Approval pursuant to Title 21 Chapter 21.44;

WHEREAS, as proposed, the project consists of construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements. Associated site improvements include a 432 square foot covered porch, new 2,500-gallon septic system, and a new 61 linear foot driveway;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) section 21.36.060 and 2010 General Plan Policy LU-2.2.

WHEREAS, the proposed color and materials include extra white siding, sassy green door and window trim, versatile gray decorative trim, versetta stone siding, and concrete roof tiling. The proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Salinas Area Plan;

WHEREAS, the proposed project includes the conversion of the existing 1,200 square foot single-family dwelling manufactured home into the Accessory Dwelling Unit as illustrated in the attached site plans. Pursuant to Title 21 section 21.64.030 and Government Code section

65852.2, conversion of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the conversion from a single family dwelling to an ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans..

WHEREAS, an Archaeological Report (LIB160047) was conducted on the parcel on December 3rd, 2015, and concluded the site did not have any potential significant archaeological resources and no evidence of significant historical resources. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction;

WHEREAS, the subject property (4.645 acres) is identified as Lot 1 of Santa Rita Rancho, Rancho, filed on August 28th, 1911, in Map Book 1 of "Surveys" on Page 76, as well as further described in a Certificate of Compliance recorded April 28, 2010 under Instrument No. 2010-023557 of Official Records, and is therefore recognized by the County as a legal lot of record;

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

WHEREAS, As detailed above, the applicants propose a single-family dwelling and conversion of an existing single family dwelling (manufactured home) into an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Zoning Administrator's discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. The project involves the construction of the single-family dwelling, with an attached garage and conversion of an existing single-family dwelling into an accessory dwelling unit on a residentially zoned property. California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of residences and accessory structures. Therefore, the proposed development is consistent with CEQA Guidelines section 15303 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Zoning Administrator, and the decision of the Board of Supervisors would be final and may not be appealed.

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

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approve a Design Approval to allow construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.

PASSED AND ADOPTED this 14th day of May 2026.

_____

Mike Novo, AICP Zoning Administrator

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 OF 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.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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County of Monterey HCD Planning

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

PLN250388

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN250388) allows construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system. The property is located at 128 Rodgers Road, Salinas (Assessor's Parcel Number 253-011-005-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 253-011-005-000 on May 14th, 2026. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. EHSP01 - CENTRALIZED WATER TREATMENT SYSTEM DESIGN (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Water quality analysis of a sample collected from the onsite well on November 18, 2025, indicates that Nitrate was detected at 45 micrograms per liter (45 ug / L) which exceeds the maximum containment level of ten micrograms per liter (10 ug / L). A centralized water treatment system shall be designed and installed to provide water that meets primary drinking water standards. The water treatment system shall be designed to meet the standards of Monterey County Code, Chapter 15.04 and 15.08, and Titles 17 and 22 of the California Code of Regulations. The design shall address water treatment wastewater management. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permit, the applicant shall submit to the Environmental Health Bureau (EHB) for review and approval, plans for a centralized water treatment system and any associated fees.
Prior to final inspection of construction permit, the EHB-approved water treatment system shall be installed. The applicant shall provide to the EHB for review and acceptance as-built plans for the centralized treatment system prepared by a qualified individual and shall submit acceptable water quality results for a pre and post-treatment Nitrate sample from the well.

6. EHSP02 - DEED RESTRICTION: DECLARATION FOR AN UNREGULATED DOMESTIC WATER SYSTEM (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that as long as none of the dwellings on the property that are served by the onsite well are leased, rented, or offered for remuneration, the water distribution system is exempt from Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and is not required to obtain a water system permit. In the event that any of the dwellings on the property are leased, rented, or offered for remuneration a water system permit shall be required from EHB. The applicant shall submit evidence that the approved deed restriction has been recorded with the County of Monterey Recorder's Office. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

File #: _____

County Of Monterey Housing And Community Development – Planning – Building – Housing
1441 Schilling Place, South 2nd Floor, Salinas, California 93901-4527
(831) 755-5025

Inland Design Approval Application Form

Assessor's Parcel Number: 253-011-005-000
Project Address: 128 RODGERS
Property Owner: JUAN ROMERO VARGAS & MARIA ELENA ROMERO T **Telephone:** (831) 970-5004
Address: 128 Rodgers Rd, Salinas, CA 93907
Email: ramosmt76@yahoo.com

Applicant: Juvencio Flores **Telephone:** (831) 262-3350
Address: P.O. BOX 2252, Salinas, CA 93902
Email: ju_ven_cio@hotmail.com

Agent: Juvencio Flores **Telephone:** (831) 262-3350
Address: P.O. BOX 2252, Salinas, CA 93902
Email: ju_ven_cio@hotmail.com

Project Description: (Attach separate sheet for additional details)
New Single-family dwelling with five bedrooms and four bathrooms, 3,453 square feet and new covered porch 432 square feet and a attached garage 1,473 square feet, new 2500-gallon septic system. New driveway 61 linear feet and conversion of existing detached manufactured home to a new ADU 1200 square feet.

***Materials To Be Used-Description:** (Attach)
Versetta Stone siding or similar, concrete tile roof EAGLE LHC 8710 LADERA BLEND or similar, vynil siding James Hardie Primed HZ10 or similar

***Colors to be Used-Description:** (Attach)
SHERWIN-WILLIAMS COLORS: SW 6416 OR SIMILAR FOR DOOR, WINDOW TRIMS AND FASCIA. SW 7006 OR SIMILAR FOR SIDING. SW 6072 OR SIMILAR FOR DECORATIVE TRIMS. SW 9098 OR SIMILAR FOR DORMER VENTS.

Please Read Design Approval Request Instructions. I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by onsite wastewater treatment system (OWTS), the environmental health bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent design approval application and additional fees.

Property Owner/Agent Signature: Juvencio Flores **Date:** 12/19/2025

FOR DEPARTMENT USE ONLY

Zoning: _____ **Land use Plan:** _____
Advisory Committee: _____ **Related Permits:** _____
Planner: _____
Within Arch Buffer Zone? ☐ Yes ☐ No **On Septic System (OWTS)?** ☐ Yes ☐ No
Legal Lot? ☐ Yes ☐ No **Does this Correct a Violation?** ☐ Yes ☐ No
Findings:

☐ The Project Is Consistent with The 2010 General Plan, The Applicable Area Plan, And Meets The Regulations In Title 21 (Zoning Ordinance-Inland); And

☐ The Design Of The Proposed Project Assures Protection Of The Public Viewshed, Is Consistent With Neighborhood Character, And Assures Visual Integrity Without Imposing Undue Restrictions On Private Property Because:_____

Decision: ☐ Over-The-Counter ☐ Administrative **Action:** ☐ Approved ☐ Denied
Conditions: ☐ Attached ☐ None
Approved By: _____ **Date:** _____
Copy to Applicant: ☐ In Person ☐ Mail **Date:**

Statement Of Planning Scope Of Work (Inland)

PLEASE CHECK "YES" OR "NO" FOR **ALL** BOXES

*The Project is For: ☒ Residential ☐ Commercial ☐ Agricultural ☐ Public or Quasi-Public ☐ Industrial Use	
☐ Yes ☒ No	Proposes a cell-site, telecom (digital) communication facility/site?
☒ Yes ☐ No	Includes the construction of a new structure?
☐ Yes ☒ No	Proposes a lot line adjustment or subdivision?
☐ Yes ☒ No	Includes the enlarging, altering, repairing, moving, improving, or removing of existing structures? If "yes", describe:
☐ Yes ☒ No	Includes demolition work. If "yes", describe:
☐ Yes ☒ No	Includes the use of roofing materials that are different in type and/or color from the original materials? If "yes," describe:
☐ Yes ☒ No	Includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
☐ Yes ☒ No	Includes historical structure or a structure more than fifty (50) years old?
☒ Yes ☐ No	Includes an accessory structure(s)? If "yes", describe: Attached garage
☐ Yes ☒ No	Includes the placement of a manufactured home, mobile home, modular or prefabricated unit? ☐ Private Property ☐ Park Installation (mobile home park):
☐ Yes ☒ No	Located within ¼ mile of a public airport?
☒ Yes ☐ No	Is this the first residence on a property?
☒ Yes ☐ No	Proposes a secondary unit?
☐ Yes ☒ No	Changes or modification to an approved application?
☐ Yes ☒ No	Involves removal of native vegetation?
☐ Yes ☒ No	Includes retaining walls or riprap?
☐ Yes ☒ No	Involves modifications to existing utilities and/or power lines?
☐ Yes ☒ No	Proposes any tree removal? If "Yes" indicate: Type: Size: Number:
☒ Yes ☐ No	Includes Grading, Soil Import/Removal, And/or Drainage Changes.
☐ Yes ☒ No	Includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
☐ Yes ☒ No	Is associated with a new water system/improving an existing water system? Water system: number of connections:
☐ Yes ☒ No	Located 50 feet from a bluff?
☐ Yes ☒ No	Involves or includes an existing or proposed trail or easement.
☐ Yes ☒ No	Located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands? If "yes," describe:
☐ Yes ☒ No	Includes cultivation of land that is currently not cultivated?
☐ Yes ☒ No	Proposes non-agricultural uses adjacent to agricultural uses?
☐ Yes ☒ No	Located within a special treatment area?
☐ Yes ☒ No	Proposes development on slopes over 25%?
☐ Yes ☒ No	Occurs within 100 feet of creek/drainage (including seasonal) or river?

Statement Of Planning Scope Of Work (Inland)

Page 2 of 2 (See page 4 for policy references)

■ Yes ☐ No	Connects to an existing well or private water system?
■ Yes ☐ No	Includes a new individual or existing wastewater system (e.g. septic)?
☐ Yes ■ No	Includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?
☐ Yes ■ No	Located within the winery corridor?
☐ Yes ■ No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? ☐ yes ☐ no
☐ Yes ■ No	Located within a community area or rural center?
☐ Yes ■ No	Includes subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
☐ Yes ■ No	Proposes or requires affordable housing?
☐ Yes ■ No	Requires a general plan amendment?
☐ Yes ■ No	Is the project located within a study area?

Please describe completely and fully the project you are applying for. Include information on all questions answered with a "Yes." Attach additional sheets if necessary.

New Single-family dwelling with five bedrooms and four bathrooms, 3,453 square feet and new covered porch 432 square feet and a attached garage 1,473 square feet, new 2500-gallon septic system. New driveway 61 linear feet and conversion of existing detached manufactured home to a new ADU 1200 square feet.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any general plan policy.

Signature: Juvencio Flores Date: 12/19/2025

Print Name: Juvencio Flores

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

Policy Reference Based On Topic	
General Plan Amendment	Lu-1.7, Lu-2.18, Lu-2.19, Lu-2.21, Lu-2.23, Lu-2.24, Lu-2.27, Lu-2.29, Lu-6.5, Lu-9.6 Thru Lu-9.8, Gs-1.11, Csv-1.4, Ps-3.1, Os-5.20, Os-8.6,
Within City Sphere Of Influence Or Memorandum Of Understanding	Lu-2.14 Thru Lu-2.19, Ag-1.12, Gs-1.14
Community Areas	Lu-1.8, Lu-1.19, Lu-2.3, Lu-2.10 Thru Lu-2.12, Lu-2.20 Thru Lu-2.27, Lu-2.29, Lu-9.5, C-1.1, Os-3.6, Os-5.17, Os-8.6, Os-9.2, Os-10.10, T-1.7, Awcp-3.4a, Nc-1.5, Gs-1.1, Gs-1.13, Ag-1.3, Ag-1.4,Ps-1.1, Ps-1.2, Ps-3.1, Ps-4.13, Ps-5.1, Ps-8.2, Ps-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
Rural Centers	Lu-1.8, Lu-1.19, Lu-2.3, Lu-2.11, Lu-2.12, Lu-2.26 Thru Lu-2.32,Os-5.17, Os-9.2, Os-10.10, T-1.7, T-1.8, Awcp-3.4a, Nc-1.5, Gs-1.13, Ag-1.3, Ps-1.1, Ps-1.2, Ps- 3.1, Ps-4.13, Ps-5.1, Ps-8.2, S-5.17, S-6.5,
Special Treatment Areas	T-1.4, T-1.8, Gs-1.1 Thru Gs-1.3, Gs-1.10, Gs-1.12, Gmp-1.6 Thru Gmp-1.9, Csv-1.1, Csv-1.3, Csv-1.5 Thru Csv-1.7, Cv-1.22, Cv-1.23, Cv-1.25, Cv-1.27, Cach-1.5,
Study Areas	Gs-1.7, Gs-1.11, Csv-1.4, Cv-1.26
Winery Corridor	Ag-4.1 Thru Ag-4.5, AWCP
Development Outside Community Areas Or Rural Centers	Lu-1.19, S-2.7, Os-3.6
Development On Slopes Over 25%	Lu-9.5, Os-3.5, Os-3.6, Os-3.9, S-1.2, Cv-2.9, Cv-6.2, Cv-6.4, Cv-6.5, FOMP-A-6, Gmp-4.1, Gs-1.1, Gs-3.1, Nc-1.3, Nc-3.9, Nc-3.10, T-3.6
Conversion To Agriculture	Os-3.5, Os-5.22, Ag-1.6, Ag-1.7, Ag-1.12, Ag-2.9, Ag-3.3nc-3.10, Nc-3.11, CV-6.2, Cv-6.4,
Routine And On-Going Ag Activities	Ag-3.1 Thru Ag-3.3
Non-Ag Adjacent To Ag Uses	Lu-1.5, Lu-2.8, Ag-1.2, Ag-2.8, Cv-6.1, Gs-1.1, T-1.8
Agriculture (F, PG, & RG)	Lu-3.1, Lu-3.2, 6.0 – Agriculture Element
Farm Worker Housing	Ag-1.6
Ag Employee Housing	Ag-1.7
Ag Support Facilities	Ag-2.1 Thru Ag-2.9
Rural Residential (LDR, RDR, & RC)	Lu-2.34 Thru Lu-2.37
Urban Residential (HDR & MDR)	Lu-2.33
Commercial (LC, HC, & VPO)	Lu-4.1 Thru Lu-4.8, Ed-2.3, Ed-4.2
Industrial (Ai, Li, & Hi)	Lu-5.1 Thru Lu-5.9, Ed-2.3, Ed-4.2
Public / Quasi Public (PQP)	Lu-6.1 Thru Lu-6.5
Affordable Housing	Lu-1.19, Lu-2.11 Thru Lu-2.13, Lu-2.23, Lu-2.28, T-1.7, T-1.8, Nc-1.5, Gs-1.13, Gmp-1.9, Fomp-H-1.1, Fomp-C.3, Cv-1.6, Cv-1.27
Secondary Units	Lu-2.10, Cv-1.6, Gs-1.13, Nc-1.5, T-1.7, Ps-1.1
Subdivision	Lu-1.7, Lu-9.3 Thru Lu-9.5, Ag-1.3, Nc-1.5, Awcp-3.5.A, T-1.5, T-1.7, Gs-1.13, Cv-1.6, Cv-1.7, Ps-1.1, Ps-3.2, Ps-3.9, Ps-3.19, Ps-4.9, Ps-4.13, Ps-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, Os-1.5, Os-1.10, Os-6.5, Os-7.5, Os-8.4,
Lot Line Adjustment	Lu-1.14 Thru Lu-1.16
Off-Site Advertising	Lu-1.10
Exterior Lighting	Lu-1.13
Landscaping	Os-5.6, Os-5.14
Tree Removal	Os-5.9, Os-5.10, Os-5.25, Ps-12.10, Cach-3.4, Cv-3.11, Fomp-C-1, Fomp-C-2.1 Thru Fomp-C-2.5, Gmp-3.3, Gmp-3.5, Gs-1.5, Gs-1.8, Gs-3.3, Nc-3.4, T-3.7.
Circulation (E.G. Roads, Transportation)	Chapter 2.0

File #: _____

County Of Monterey Housing And Community Development
Planning – Building – Housing
1441 Schilling Place, South 2nd Floor, Salinas, California 93901-4527
(831) 755-5025

Colors / Materials Sample Page and Photos

8 in. x 36 in. **Versetta Stone Corner Ledgestone Plum Creek Siding**

LHC 8710 Ladera Blend - *Tan, Gray, Orange, Dark Brown Blend*
T24 Ref .18 A.Ref .19 Emi .89 A.Emi .92 SRI 16 A.SRI 19 CRRC 0918-0052

Roof Tile

File #: _____

County Of Monterey Housing And Community Development
Planning – Building – Housing
1441 Schilling Place, South 2nd Floor, Salinas, California 93901-4527
(831) 755-5025

Colors / Materials Sample Page and Photos

Siding

James Hardie Primed HZ10 Straight Fiber Cement Sierra 8 Panel siding Primed

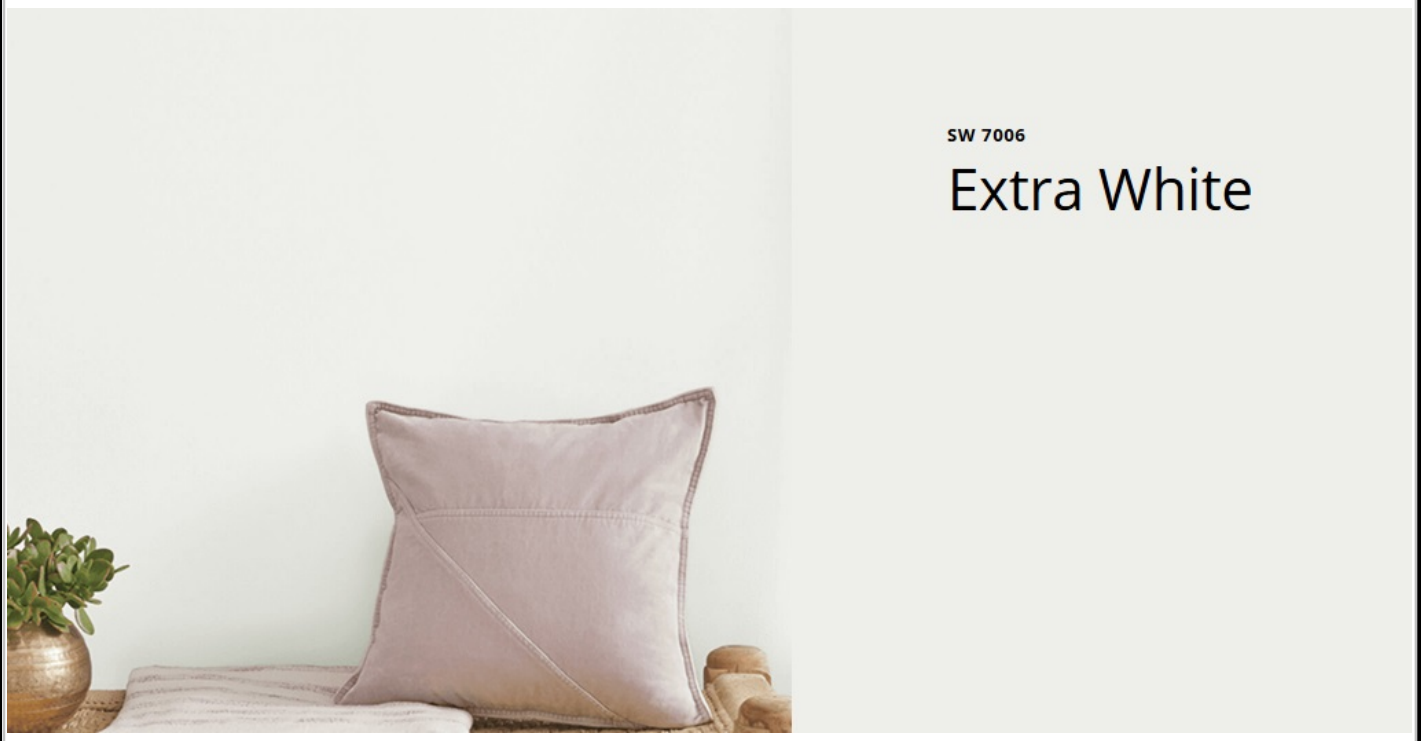
SW 6416

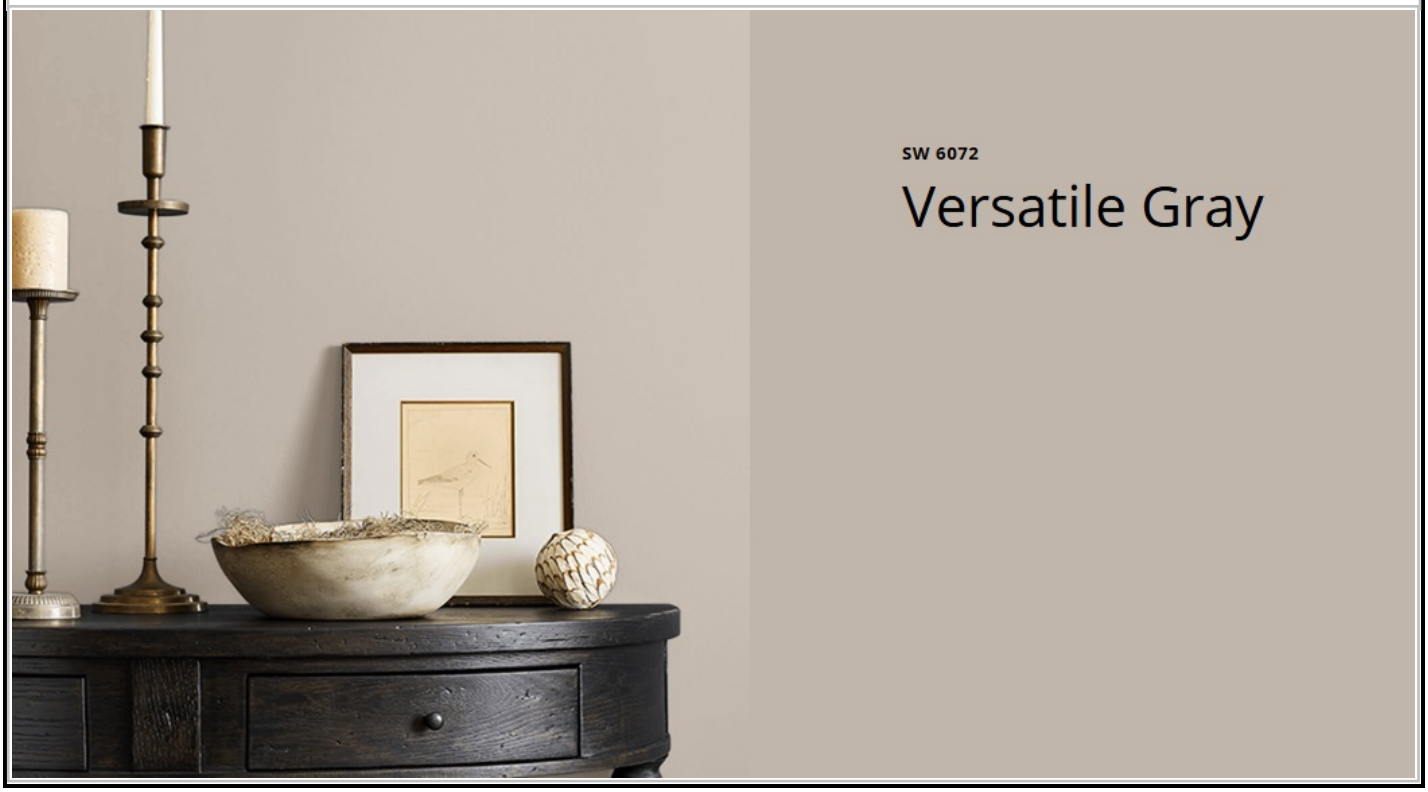
Sassy Green

File #: _____

County Of Monterey Housing And Community Development
Planning – Building – Housing
1441 Schilling Place, South 2nd Floor, Salinas, California 93901-4527
(831) 755-5025

Colors / Materials Sample Page and Photos





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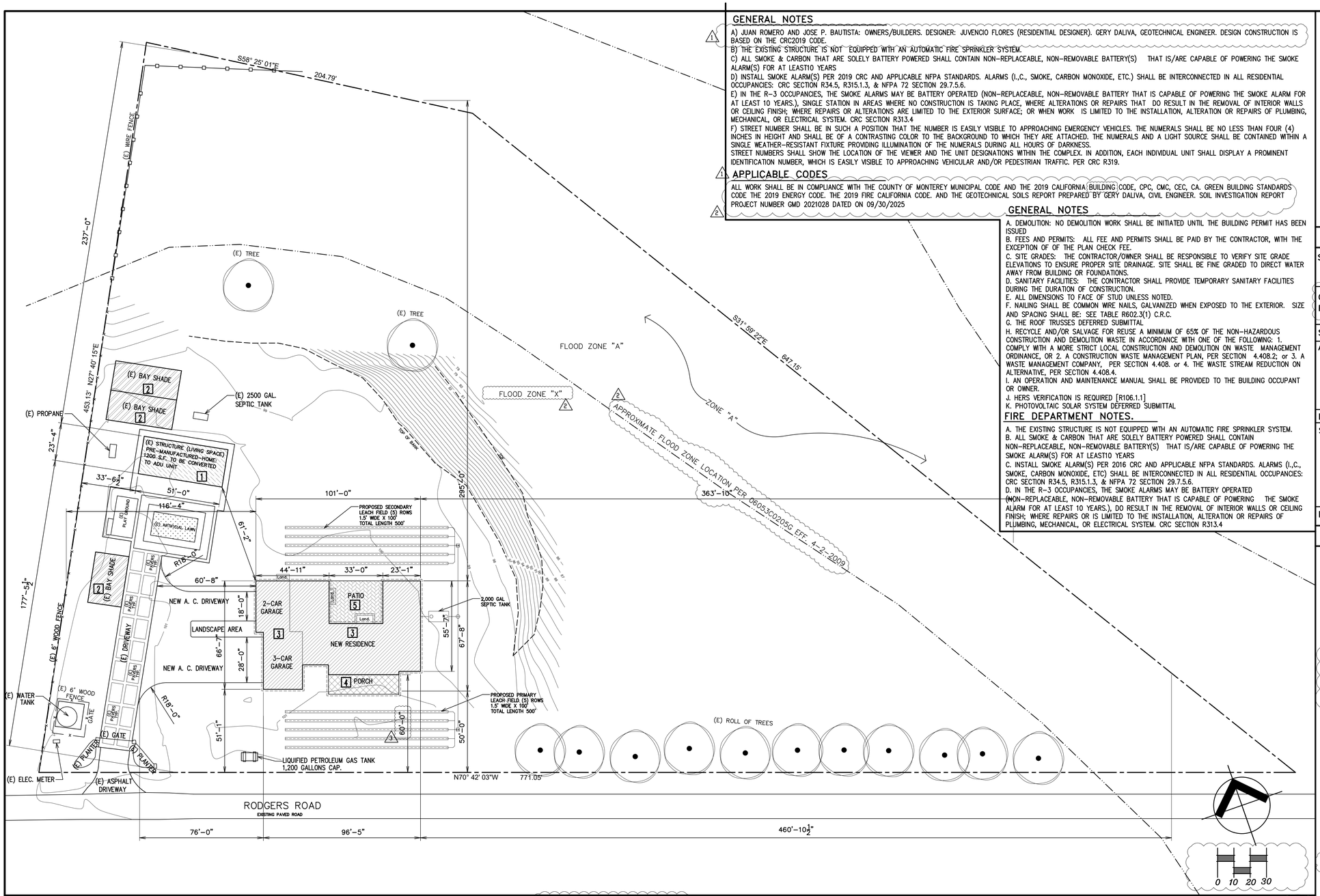

PROPOSED SITE PLAN 2 4

SCALE: 1"= 30'-0"

GENERAL NOTES

1

A) JUAN ROMERO AND JOSE P. BAUTISTA: OWNERS/BUILDERS. DESIGNER: JUVENCIO FLORES (RESIDENTIAL DESIGNER). GERY DALIVA, GEOTECHNICAL ENGINEER. DESIGN CONSTRUCTION IS BASED ON THE CRC2019 CODE.
B) THE EXISTING STRUCTURE IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
C) ALL SMOKE & CARBON THAT ARE SOLELY BATTERY POWERED SHALL CONTAIN NON-REPLACEABLE, NON-REMOVABLE BATTERY(S) THAT IS/ARE CAPABLE OF POWERING THE SMOKE ALARM(S) FOR AT LEAST10 YEARS
D) INSTALL SMOKE ALARM(S) PER 2019 CRC AND APPLICABLE NFPA STANDARDS. ALARMS (I.,C., SMOKE, CARBON MONOXIDE, ETC.) SHALL BE INTERCONNECTED IN ALL RESIDENTIAL OCCUPANCIES: CRC SECTION R34.5, R315.1.3, & NFPA 72 SECTION 29.7.5.6.
E) IN THE R-3 OCCUPANCIES, THE SMOKE ALARMS MAY BE BATTERY OPERATED (NON-REPLACEABLE, NON-REMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE SMOKE ALARM FOR AT LEAST 10 YEARS.), SINGLE STATION IN AREAS WHERE NO CONSTRUCTION IS TAKING PLACE, WHERE ALTERATIONS OR REPAIRS THAT DO RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISH; WHERE REPAIRS OR ALTERATIONS ARE LIMITED TO THE EXTERIOR SURFACE; OR WHEN WORK IS LIMITED TO THE INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEM. CRC SECTION R313.4
F) STREET NUMBER SHALL BE IN SUCH A POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMERALS SHALL BE NO LESS THAN FOUR (4) INCHES IN HEIGHT AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE ATTACHED. THE NUMERALS AND A LIGHT SOURCE SHALL BE CONTAINED WITHIN A SINGLE WEATHER-RESISTANT FIXTURE PROVIDING ILLUMINATION OF THE NUMERALS DURING ALL HOURS OF DARKNESS.
STREET NUMBERS SHALL SHOW THE LOCATION OF THE VIEWER AND THE UNIT DESIGNATIONS WITHIN THE COMPLEX. IN ADDITION, EACH INDIVIDUAL UNIT SHALL DISPLAY A PROMINENT IDENTIFICATION NUMBER, WHICH IS EASILY VISIBLE TO APPROACHING VEHICULAR AND/OR PEDESTRIAN TRAFFIC. PER CRC R319.

APPLICABLE CODES

1

ALL WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF MONTEREY MUNICIPAL CODE AND THE 2019 CALIFORNIA BUILDING CODE, CPC, CMC, CEC, CA. GREEN BUILDING STANDARDS CODE THE 2019 ENERGY CODE. THE 2019 FIRE CALIFORNIA CODE. AND THE GEOTECHNICAL SOILS REPORT PREPARED BY GERY DALIVA, CIVIL ENGINEER. SOIL INVESTIGATION REPORT PROJECT NUMBER GMD 2021028 DATED ON 09/30/2025

2

GENERAL NOTES

A. DEMOLITION: NO DEMOLITION WORK SHALL BE INITIATED UNTIL THE BUILDING PERMIT HAS BEEN ISSUED
B. FEES AND PERMITS: ALL FEE AND PERMITS SHALL BE PAID BY THE CONTRACTOR, WITH THE EXCEPTION OF OF THE PLAN CHECK FEE.
C. SITE GRADES: THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO VERIFY SITE GRADE ELEVATIONS TO ENSURE PROPER SITE DRAINAGE. SITE SHALL BE FINE GRADED TO DIRECT WATER AWAY FROM BUILDING OR FOUNDATIONS.
D. SANITARY FACILITIES: THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES DURING THE DURATION OF CONSTRUCTION.
E. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED.
F. NAILING SHALL BE COMMON WIRE NAILS, GALVANIZED WHEN EXPOSED TO THE EXTERIOR. SIZE AND SPACING SHALL BE: SEE TABLE R602.3(1) C.R.C.
G. THE ROOF TRUSSES DEFERRED SUBMITTAL
H. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. COMPLY WITH A MORE STRICT LOCAL CONSTRUCTION AND DEMOLITION ON WASTE MANAGEMENT ORDINANCE, OR 2. A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4.408.2; or 3. A WASTE MANAGEMENT COMPANY, PER SECTION 4.408. or 4. THE WASTE STREAM REDUCTION ON ALTERNATIVE, PER SECTION 4.408.4.
I. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
J. HERS VERIFICATION IS REQUIRED [R106.1.1]
K. PHOTOVOLTAIC SOLAR SYSTEM DEFERRED SUBMITTAL

FIRE DEPARTMENT NOTES.

A. THE EXISTING STRUCTURE IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
B. ALL SMOKE & CARBON THAT ARE SOLELY BATTERY POWERED SHALL CONTAIN NON-REPLACEABLE, NON-REMOVABLE BATTERY(S) THAT IS/ARE CAPABLE OF POWERING THE SMOKE ALARM(S) FOR AT LEAST10 YEARS
C. INSTALL SMOKE ALARM(S) PER 2016 CRC AND APPLICABLE NFPA STANDARDS. ALARMS (I.,C., SMOKE, CARBON MONOXIDE, ETC) SHALL BE INTERCONNECTED IN ALL RESIDENTIAL OCCUPANCIES: CRC SECTION R34.5, R315.1.3, & NFPA 72 SECTION 29.7.5.6.
D. IN THE R-3 OCCUPANCIES, THE SMOKE ALARMS MAY BE BATTERY OPERATED (NON-REPLACEABLE, NON-REMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE SMOKE ALARM FOR AT LEAST 10 YEARS.), DO RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISH; WHERE REPAIRS OR IS LIMITED TO THE INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEM. CRC SECTION R313.4

VICINITY MAP 1

NOT TO SCALE

SITE PLAN	A-1	SITE PLAN, PROJECT INFORMATION UTILITY PLAN VICINITY MAP, GENERAL NOTES GENERAL INFORMATION
GRADING & DRAINAGE PLAN 2	A-1.1	PARTIAL GRADING AND DRAINAGE PLAN DRAINAGE PLAN
	A-1.2	GRADING NOTES, SITE CROSS-SECTIONS
	A-1.3	EROSION CONTROL PLAN, NOTES & DETAILS
SEPTIC PLAN	SSW-1	SEPTIC SYSTEM PLAN
ARCHITECTURE PLANS	A-2	FLOOR PLAN, FLOOR PLAN GENERAL NOTES DOOR & WINDOW SCHDULE
	A-3	EXTERIOR ELEVATIONS, ELEVATIONS NOTES
	A-3.1	EXTERIOR ELEVATIONS, ELEVATIONS NOTES ROOF DETAILS
	A-4	ROOF PLAN, ROOF PLAN NOTES
3	A-5	EXISTING FLOOR PLAN AT ADU
ELECTRICAL PLANS	E-1	ELECTRICAL PLAN, ELECTRICAL NOTES
STRUCTURAL PLANS	S-1	FOUNDATION PLAN, FOUNDATION NOTES
	S-2	BRACED WALL PLAN, WALL FRAMING NOTES
	S-3	ROOF FRAMING PLAN, ROOF FRAMING NOTES
	S-4	CROSS-SECTIONS
	S-5	CROSS-SECTIONS, NAILING SCHEDULE
	S-6	FOUNDATION DETAILS
	S-7	WALL & ROOF FRAMING DETAILS
ENERGY CAL'S	EN-1	ENERGY REPORT
	EN-2	ENERGY REPORT

SHEET INDEX 2

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS, CALIFORNIA 93906
PHONE:(831) 970-5004

LEGAL INFORMATION

ZONING DISTRICT:	RC/10-D
LAND USE:	RESIDENTIAL
ASSESSOR'S PARCEL NO.	253-011-005
DESCRIPTION OF USE:	SINGLE FAMILY DWELLING
OCCUPANCY GROUP:	R-3/U
ALLOWABLE NUMBER OF STORIES:	1
NUMBER OF STORIES:	1
TYPE OF CONSTRUCTION:	TYPE V-B

2

GEOTECHNICAL ENGINEER:
GMD ENGINEERS
GERONIMO M. DALIVA
11 WEST LAUREL DR. SUITE #225,
SALINAS, CALIFORNIA 93906
PHONE:(831) 840-4284, (831) 800-7671
E-MAIL: gmd.engr3@gmail.com

DESIGNER INFORMATION
Designer: Juvencio Flores (Residential Designer)
Company: FLORES' DRAFTING SERVICE
Address: P.O. BOX 2252, SALINAS, CA 93902
TEL: (831) 262-3350
Email: ju_ven_cio@hotmail.com

HISTORICAL RESOURCES
Historical Site: None
Archaeological Sensitivity: Low

LOT INFORMATION SITE AREA: 4.645 ACRES

AREA CALCULATIONS:

(E) STRUCTURE (LIVING SPACE) PRE-MANUFACTURED-HOME: TO BE CONVERTED TO ADU SECOND UNIT.	1,200.00 S.F.
(E) COVER DECK -BAY SHADE-	1,350.00 S.F.
(N) NEW RESIDENCE WITH FIVE CAR GARAGE:	
1. LIVING SPACE:	3,453.00 S.F.
2. FIVE CAR GARAGE ATTACHED:	1473.00 S.F.
(N) FRONT PORCH AT NEW RESIDENCE:	432.50 S.F.
TOTAL NEW STRUCTURES:	5,358.50 S.F.
TOTAL STRUCTURES:	7,908.50 S.F.
NEW DRIVEWAY:	3,554.00 S.F. 2
NEW PATIO:	864.00 S.F.

PARKING PROVIDED: Five Car Garage Spaces

SCOPE OF WORK
1. (E) STRUCTURE (LIVING SPACE) PRE-MANUFACTURED-HOME TO BE CONVERTED TO ADU UNIT, 1,200.00 S.F. SECOND UNIT
2. NEW RESIDENCE
3. (N) FIVE CAR GARAGE ATTACHED TO NEW RESIDENCE.
4. (N) PORCH ATTACHED TO NEW RESIDENCE.
5. FIRE SPRINKLERS: THE (E) STRUCTURE IS NOT EQUIPPED WITH FIRE SPRINKLERS.
6. TOTAL AREA OF LAND DISTURBANCE: 11,400 S.F. 2
7. AL GRADES TO REMAIN NATURAL
8. NEW SEPTIC SYSTEM INSTALLATION 2

SETBACKS: 3

AT NEW MAIN SINGLE FAMILY DWELLING:

PROPOSED:	REQUIRED:
FRONT:.....50 FEET TO PORCH .....60 FEET TO RESIDENCE	FRONT:.....30 FEET REAR:.....20 FEET
REAR:.....295 FEET	SIDES:.....20 FEET
SIDES:.....116.3 FEET	

AT EXISTING RESIDENCE TO BE CONVERTED TO NEW ADU:

PROPOSED:	REQUIRED:
FRONT:.....177.5 FEET	FRONT:.....50 FEET
REAR:.....237 FEET	REAR:.....6 FEET
SIDES:.....33.5 FEET	SIDES:.....6 FEET

DEFERRED SUBMITTALS
1. FIRE SPRINKLER SYSTEM AS A DEFERRED SUBMITTAL.

PROJECT DATA 3

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
- Ducts with high level of insulation
- Insulation above roof deck

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis.
Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- -- None --

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

HERS NOTES 7

GEOTECHNICAL INSPECTION SCHEDULE

Inspection Item:	Who will conduct inspection:	When will the inspection will be completed:	Inspected by:	Date completed:
Site Stripping and Clearing	GMD ENGINEERS	Beginning of project		
Subexcavation, fill Placement, and Compaction	GMD ENGINEERS	Throughout grading operations		
Foundation Excavations	GMD ENGINEERS	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	GMD ENGINEERS	Prior to trench backfill		
Utilility trench compaction	GMD ENGINEERS	During backfill operations		
Retaining wall backfill compaction	GMD ENGINEERS	During backfill operations		
Baserock subrade compaction	GMD ENGINEERS	Prior pavement installation		

2

GEOTECHNICAL INSPECTION SCHEDULE 6

ABBREVATIONS

CONC.	CONCRETE
(E)	EXISTING
EL. ELEV.	ELEVATION
F.C.	FINSHED CONCRETE
F.F.	FINSHED FLOOR
F.G.	FINSHED GRADE
FIN.	FINISH
(N)	NEW
P.L.	PROPERTY LINE
R.	RADIUS
@	AT

SITE PLAN LEGEND

1 (E) STRUCTURE (LIVING SPACE) PRE-MANUFACTURED-HOME: TO BE CONVERTED TO ADU UNIT (SECOND UNIT)
2 (E) COVER DECK -BAY SHADE-
3 NEW RESIDENCE WITH FIVE CAR GARAGE
4 (N) FRONT PORCH AT NEW RESIDENCE
5 NEW STONE PAVERS PATIO

ROOF PROJECTION
PROPERTY LINE
WOOD FENCE
WIRE FENCE
APPROXIMATE FLOOD ZONE BOUNDARY LINE
2 101 ELEVATION CONTOUR LINE

PLAN LEGEND 5

APPROVAL STAMP

FLORES' DRAFTING SERVICE
P.O. BOX 2252
Salinas, CA 93902
Phone: (831) 00-0000
Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores
JUVENCIO FLORES

ENGINEER CONSULTANT STAMP

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2022
2	MONTEREY COUNTY	07/08/2024
3	PLANNING DPT. MONTEREY COUNTY	01/30/2025

SITE PLAN, PROJECT INFORMATION, VICINITY MAP, SHEET INDEX, GENERAL NOTES

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD, SALINAS, CA 93906
A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD,
SALINAS, CA 93906
PHONE: (831) 970-5004

DRAWING DATE: 05/29/2021

PERMIT NUMBER: 22CP02167

PROJECT NO: 137-2020

SCALE: AS NOTED

DRAWN BY:
JUVENCIO FLORES
HENRY MEJIA PEREZ

SHEET TITLE:
VICINITY MAP
SHEET INDEX
PROJECT INFORMATION
SITE PLAN
GENERAL NOTES

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF FLORES'S DRAFTING SERVICE. IT IS AND INSTRUMENT OF SERVICE AND MAYBE NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE DESIGNER. UNAUTHORIZED USE IS PROHIBITED.

SHEET: A-1

PLAN LEGEND

- STORM DRAIN
- 5% SLOPE DIRECTION
- C.O. CLEAN OUT
- CATCH BASIN
- 101 ELEVATION CONTOUR LINE
- D.S DOWNSPOUT

(E) PROPANE

(E) STRUCTURE (LIVING SPACE)
PRE-MANUFACTURED-HOME:
1200 S.F. TO BE CONVERTED
TO ADU UNIT

(E) PLAY GROUND

(E) ARTIFICIAL LAWN

(E) BAY SHADE

(E) PAVERS TYP.

R18'-0"

24" SQ CATCH BASIN
RIM 100.75
INV 97.75

FL 101.08

101.30 P

FL 100.83

NEW ASPHALT DRIVEWAY
SEE DETAIL 8/A-1.2

(E) DRIVEWAY

(E) 6' WOOD FENCE

101.25 P

FL 100.79

RIM 100.75
INV 97.75

101.15 P

CONCRETE SWALE.
SEE DETAIL 9/A-1.2

70 LF 8" ø PERF.
PIPE SLOPE FLAT
SEE DETAIL 9/A-1.2

(E) GATE

(E) WATER TANK

(E) ELEC. METER

(E) ASPHALT DRIVEWAY

LANDSCAPE AREA

NEW ASPHALT DRIVEWAY
SEE DETAIL 8/A-1.2

PROPOSED SECONDARY LEACH
FIELD (5) ROWS 1.5' WIDE X 100'
TOTAL LENGTH 500'

TOP OF BANK

TOE

EARTHWORK:
CUT= 18.50 CUBIC YARDS
FILL= 16.75 CUBIC YARDS
1.75 CUBIC YARDS NET CUT
NO SHRINKAGE

ALL ENGINEERED FILLS SHALL BE COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSABILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES

2:1 SLOPE

FROM TOP OF BANK TO STRUCTURE
54'-0"

57'-8½"
FROM TOP OF BANK TO STRUCTURE

SDBJ LID: 98.50
INV IN: 96.00
INV OUT: 95.90
SUMP: 94.00
SUBSURFACE
DISPERSION TRENCH
3'W X 4'D X 30'L
SEE DETAIL 10/A-1.2

SDBJ LID: 98.50
INV IN: 96.00
INV OUT: 95.90
SUMP: 94.00
SUBSURFACE
DISPERSION TRENCH
3'W X 4'D X 36'L
SEE DETAIL 10/A-1.2

4"ø PVC S=0.01
4"ø PVC S=0.02
4"ø PVC S=0.06
4"ø PVC S=0.09

C.O.

INV 100.58
INV 100.13
INV 100.16

18" SQ CATCH BASIN

RIM 101.38
INV 99.83
INV 99.78
INV 99.63

RIM 101.15
INV 100.16
INV 99.50

102.55 P
102.65 P
103.08 P

Land.

2-CAR GARAGE
F.F. = 102.92
PAD = 101.66

PATIO
SEE DETAIL 7/A-1.2
F.F. = 103.08

DISCHARGE ROOF DOWNSPOUT ONTO LANDSCAPE AREA

DISCHARGE ROOF DOWNSPOUT ONTO PAVED SURFACE

DOWNSPOUT ONTO PAVED SURFACE

NEW RESIDENCE
F.F. = 103.58
PAD = 101.66

3-CAR GARAGE

PORCH
F.F. = 103.41

INV 100.75
INV 99.95
INV 99.33

SEPTIC TANK

101.16

PROPOSED PRIMARY LEACH FIELD
(5) ROWS 1.5' WIDE X 100'
TOTAL LENGTH 500'

N70° 42' 03"W 771.05'

0 5 10 20

SCALE: 1"= 10'-0"

PARTIAL GRADING & DRAINAGE PLAN

3

APPROVAL STAMP

FLORES' DRAFTING SERVICE
PO. BOX 2252
Salinas, CA 93902
Phone: (831) 00-0000
Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

ENGINEER CONSULTANT STAMP

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2022
2	MONTEREY COUNTY	07/08/2024

SITE PLAN, PROJECT INFORMATION, VICINITY MAP, SHEET INDEX, GENERAL NOTES

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD, SALINAS, CA 93906
A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD,
SALINAS, CA 93906
PHONE: (831) 970-5004

DRAWING DATE: 05/29/2021

PERMIT NUMBER: 22CP02167

PROJECT NO: 137-2020

SCALE: AS NOTED

DRAWN BY:
JUVENCIO FLORES
HENRY MEJIA PEREZ

SHEET TITLE:
PARTIAL GRADING & DRAINAGE PLAN

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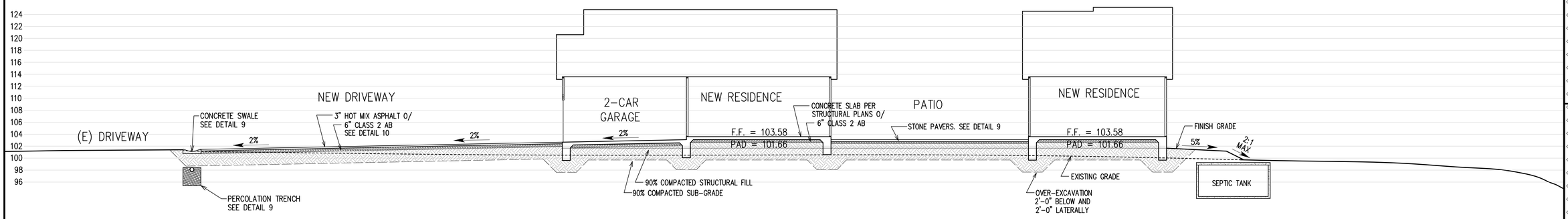
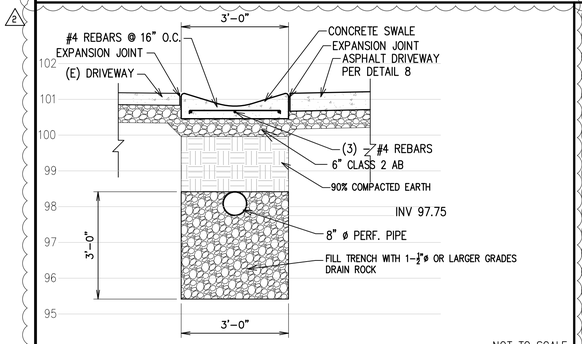
SHEET: A-1.1



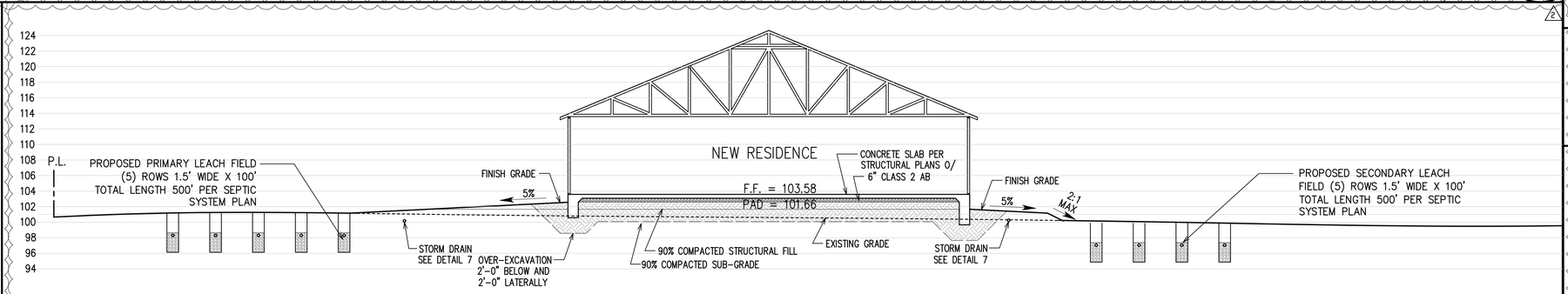
SITE CROSS-SECTION

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



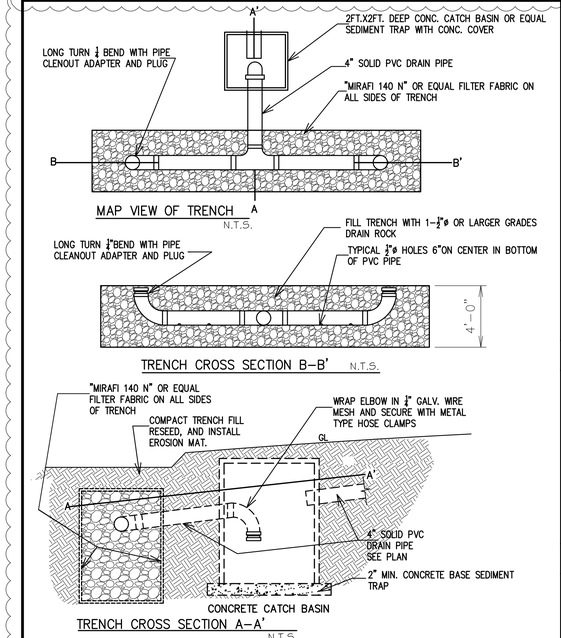
NOT TO SCALE

CONC. SWALE & PERCOLATION TRENCH DETAIL 9



SITE CROSS-SECTION

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

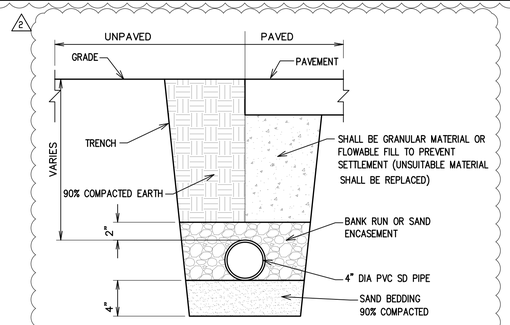


NOTES:
1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. "MIRAFI 140 N" OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED 20 FEET, AT MINIMUM, FROM ANY STRUCTURES.
4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

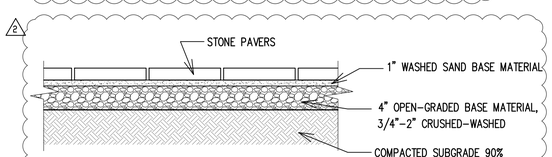
TRIBUTARY ROOF AREA AT NORTH SIDE TRENCH: 2,604 ± SF
DISPERSION TRENCH VOLUME REQUIRED: 352 CF
(BASED ON 135 CF OF DISPERSION TRENCH REQUIRED FOR EVERY 1000 SF OF ROOF AREA)
DISPERSION TRENCH VOLUME PROVIDED: 360 CF

TRIBUTARY ROOF AREA AT SOUTH SIDE TRENCH: 3,193 ± SF
DISPERSION TRENCH VOLUME REQUIRED: 431 CF
(BASED ON 135 CF OF DISPERSION TRENCH REQUIRED FOR EVERY 1000 SF OF ROOF AREA)
DISPERSION TRENCH VOLUME PROVIDED: 432 CF

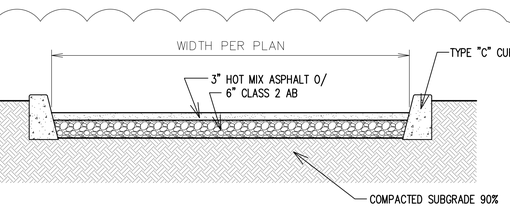
DISPERSION TRENCH DETAILS NOT TO SCALE 10



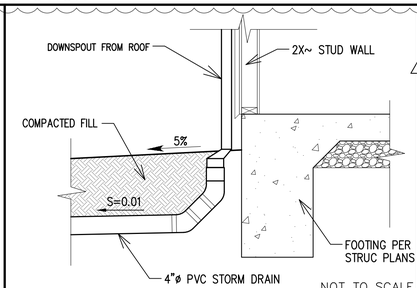
TRENCH FOR STORM DRAIN PIPE NOT TO SCALE 6



PATIO FLOOR DETAIL NOT TO SCALE 7

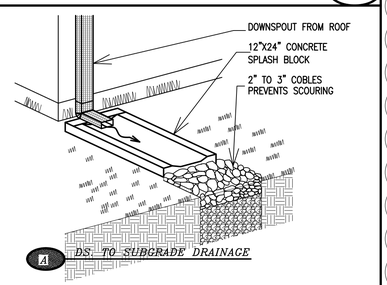


TYPICAL DRIVEWAY SECTION NOT TO SCALE 8

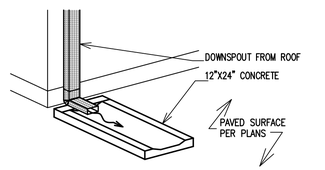


NOT TO SCALE

DOWNSP. TO STORM DRAIN DETAIL 4



A DS. TO SUBGRADE DRAINAGE



B CONC. SPLASH TO SURFACE

NOT TO SCALE

DRAINAGE SYSTEM DETAIL 5

GRADING NOTES

1. THIS GRADING PROJECT SHALL CONFORM TO THE COUNTY OF MONTEREY GRADING ORDINANCE NUMBER 2535 AND THE EROSION CONTROL ORDINANCE NUMBER 2806 AND WITH SOILS INVESTIGATION REPORT NO. GMD 2021028 PREPARED BY GMD ENGINEERS DATED ON 09/30/25
2. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PRIOR TO REQUESTING A FINAL GRADING OR FOOTING INSPECTION.
3. ALL FILL TO BE COMPACTED TO A MIN. 90% RELATIVE COMPACTION (SEE SOILS INVESTIGATION REPORT). ALL NEWLY CREATED SLOPES TO BE 2:1 MAXIMUM AND LANDSCAPED OR SEEDED WITH PLANT MATERIALS AND SOIL ADDITIVES SUFFICIENT TO PREVENT EROSION BY STORM WATERS.
4. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
5. BETWEEN OCTOBER 15TH AND APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOILS PROTECTION.
6. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
7. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15.
8. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
9. ALL CUT AND FILL SLOPES SHALL BE 2:1 OF FLATTER (TYPICAL). NO GRADING TO OCCUR WITHIN 3 FEET OF ANY PROPERTY LINE.
10. TOE OF FILL SHALL BE KEYED IN ON CROSS SLOPES GREATER THAN IO %
11. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA – BUILDING SERVICES. (RMA – PLANNING AND RMA – BUILDING SERVICES).
12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
C) RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
D) RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
E) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
13. ESTIMATED STARTING DATE: DECEMBER 2025
ESTIMATED COMPLETION DATE: MAY 2026

SCOPE OF WORK:

THIS PROJECT SHALL CONSIST OF A GRADING PLAN FOR A DRIVEWAY, RESIDENCE, PORCH, PATIO, SEPTIC SYSTEM AND DRAINAGE FACILITIES AS SHOWN HEREON.

BASIS OF ELEVATIONS:

THE ELEVATIONS SHOWN UPON THIS SURVEY ARE ASSUMED ANDARE BASED UPON SURVEY CONTROL POINT CP-A 60d NAIL. ELEVATION 100' AT THE LOCATION OF 'CONTROL POINT CP-A IS THE BASIS OF ELEVATIONS SHOWN HEREON. DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. CONTOUR INTERVAL: 1 FOOT VERTICAL

BASIS OF BEARINGS:

DATA SHOWN WITHIN INDICATES DATA AS PER VOL. 31 – SURVEYS – PG. 40
THE BEARING OF N 76'24'04" W MEASURED BETWEEN FOUND MONUMENTS SHOWN ON THE MAP RECORDED IN VOLUME 20 OF PARCEL MAPS AT PAGE 33 WAS TAKEN AS BASIS OF BEARING SHOWN UPON THIS PLAN

FLOOD PLAIN:

ZONE "X" (AREA OF MINIMAL FLOOD HAZARD)
ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED)
MONTEREY COUNTY UNINCORPORATED AREAS
060195
PANEL NO. 06053C0205G EFFECTIVE DATE: 04/02/2009

DISTURBED AREA:

APPROXIMATELY 11,400 S.F. OF DISTURBANCE IN THIS PROJECT
NEW IMPERVIOUS AREA=9,869 S.F.

EARTHWORK:

CUT= 18.50 CUBIC YARDS
FILL= 16.75 CUBIC YARDS
1.75 CUBIC YARDS NET CUT

NO SHRINKAGE

ALL ENGINEERED FILLS SHALL BE COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES

GRADING AND DRAINAGE NOTES 3

MONTEREY COUNTY APPROVAL STAMP

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Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER

Juvencio Flores

JUVENCIO FLORES

ENGINEER CONSULTANT STAMP

REVISIONS

NO.	DESCRIPTION	DATE
1	ENVIRONMT. SERV. MONTEREY COUNTY	11/28/2022
2	MONTEREY COUNTY	07/08/2024

EROSIONS CONTROL NOTES & DETAILS, SITE CROSS-SECTIONS

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD SALINAS CA 93906
A.P.N. 253-011-005

OWNER:

MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE: 05/29/2021
CONSTRUCTION PERMIT B21-XXXX
PROJECT NO: 137-2020
SCALE: AS NOTED
DRAWN BY: JUVENCIO FLORES

SHEET TITLE:
GRADING NOTES
SITE CROSS-SECTIONS

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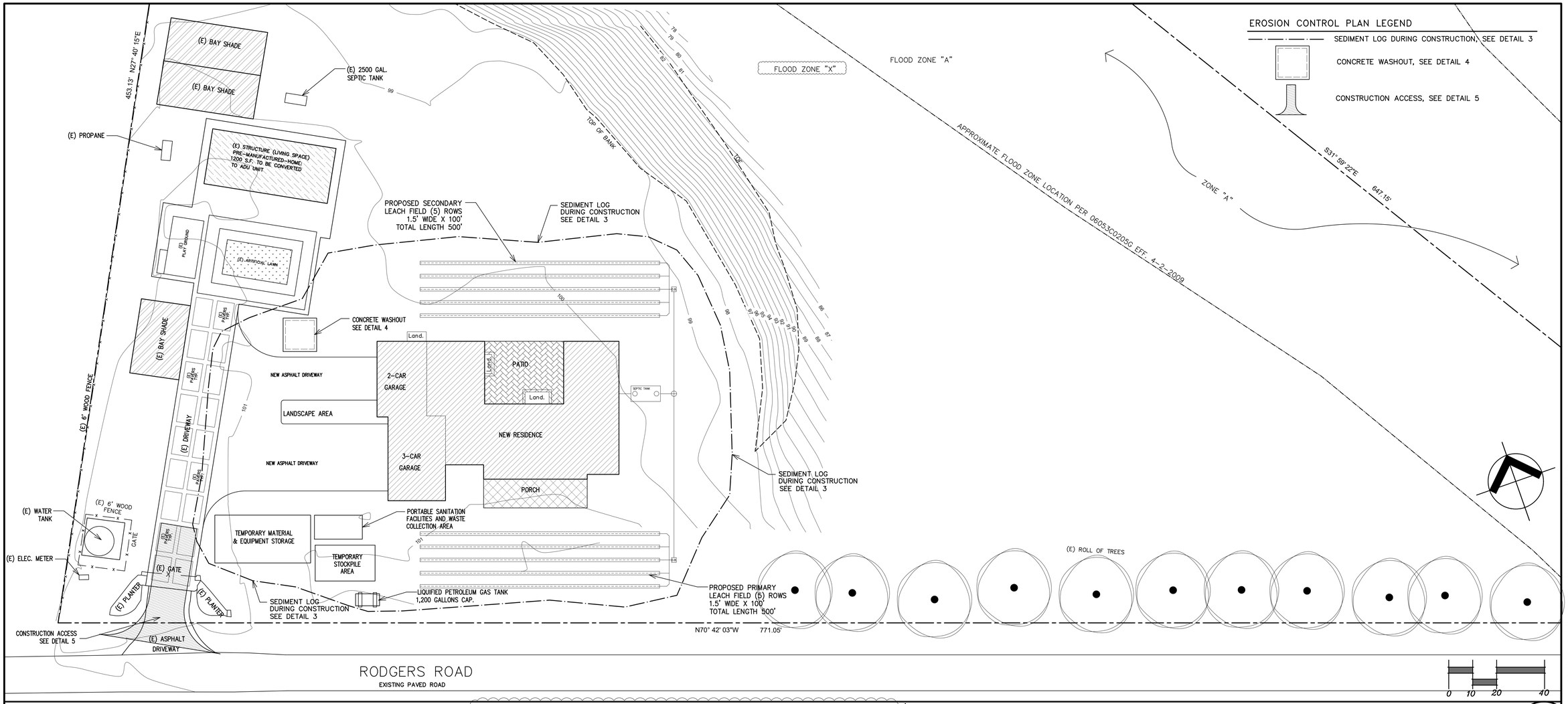
SHEET: A-1.2

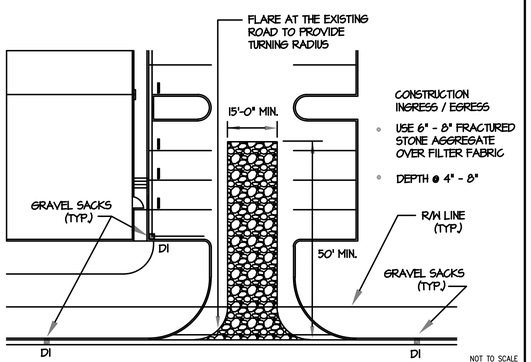


PARTIAL EROSION CONTROL PLAN

SCALE: 1"= 20'-0"

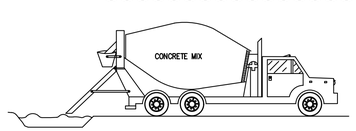
1

CONSTRUCT CONSTRUCTION ACCESS PER DETAIL SHOWN ON THIS SHEET, DIMENSIONS MAY VARY ACCORDING TO JOB SITE CONDITIONS.



NOT TO SCALE

TYPICAL CONSTRUCTION ACCESS REQUIREMENT 5



DESCRIPTION

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPROACH

THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES: STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE. PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS. FOR ON-SITE WASHOUT:

LOCATE WASHOUT AREA AT LEAST FIFTY FEET (50') FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.

WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

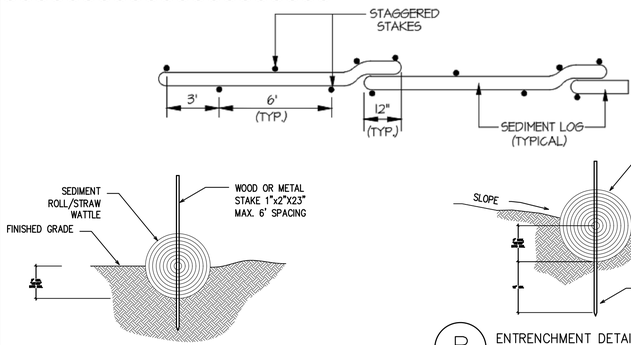
WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA.

DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN THE TRASH.

CONCRETE WASTE WASH MANAGEMENT DETAIL

NOT TO SCALE

CONCRETE WASHOUT AREA 4



A ENTRENCHMENT DETAIL IN SLOPE AREA (FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1) N.T.S.

PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3" MIN.) TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.

B ENTRENCHMENT DETAIL IN SLOPE AREA (FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1) N.T.S.

PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH AND THEN EVERY SIX FEET (6') WITH 1"X2"X23" WOOD OR METAL STAKES.
STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOIN, NOT ABUTTED TO ONE ANOTHER.

SEDIMENT ROLL DETAIL 3

EROSION CONTROL NOTES

1. THE CONTRACTOR/OWNER SHALL BE SOLELY RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.
2. STRAW BALE DIKES AND SILT FENCING SHALL BE INSTALLED TO PREVENT SILTATION FROM EXITING THE CONSTRUCTION LIMITS. THESE MEASURES SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND INSTALLATION OF PERMANENT LANDSCAPING.
3. AS SOON AS POSSIBLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAPS AND SILT FENCES.
4. ANY DAMAGE TO REVEGETATED SLOPES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
5. ESTIMATED EARTHWORK QUANTITIES:
   CUT: 18.50 CU.YDS.
   FILL: 16.75 CU.YDS.
   1.75 CUBIC YARDS NET CUT (EXPORT TO BE SPREAD ON PROPERTY)
6. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
7. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
8. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
9. ESTIMATED STARTING DATE: DECEMBER 2025
   ESTIMATED COMPLETION DATE: MAY 2026

EROSION CONTROL NOTES 2

APPROVAL STAMP

FLORES' DRAFTING SERVICE
P.O. BOX 2252
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DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

ENGINEER CONSULTANT STAMP

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2022
2	MONTEREY COUNTY	07/08/2024

EROSIONS CONTROL PLAN, NOTES & DETAILS

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD, SALINAS, CA 93906
A.P.N. 253-011-005

OWNER:

MR. JUAN ROMERO
128 RODGERS ROAD,
SALINAS, CA 93906
PHONE: (831) 970-5004

DRAWING DATE: 05/29/2021

PERMIT NUMBER: 22CP02167

PROJECT NO: 137-2020

SCALE: AS NOTED

DRAWN BY: JUVENCIO FLORES
HENRY MEJIA PEREZ

SHEET TITLE:
EROSION CONTROL PLAN
EROSION CONTROL NOTES
EROSION CONTROL DETAILS

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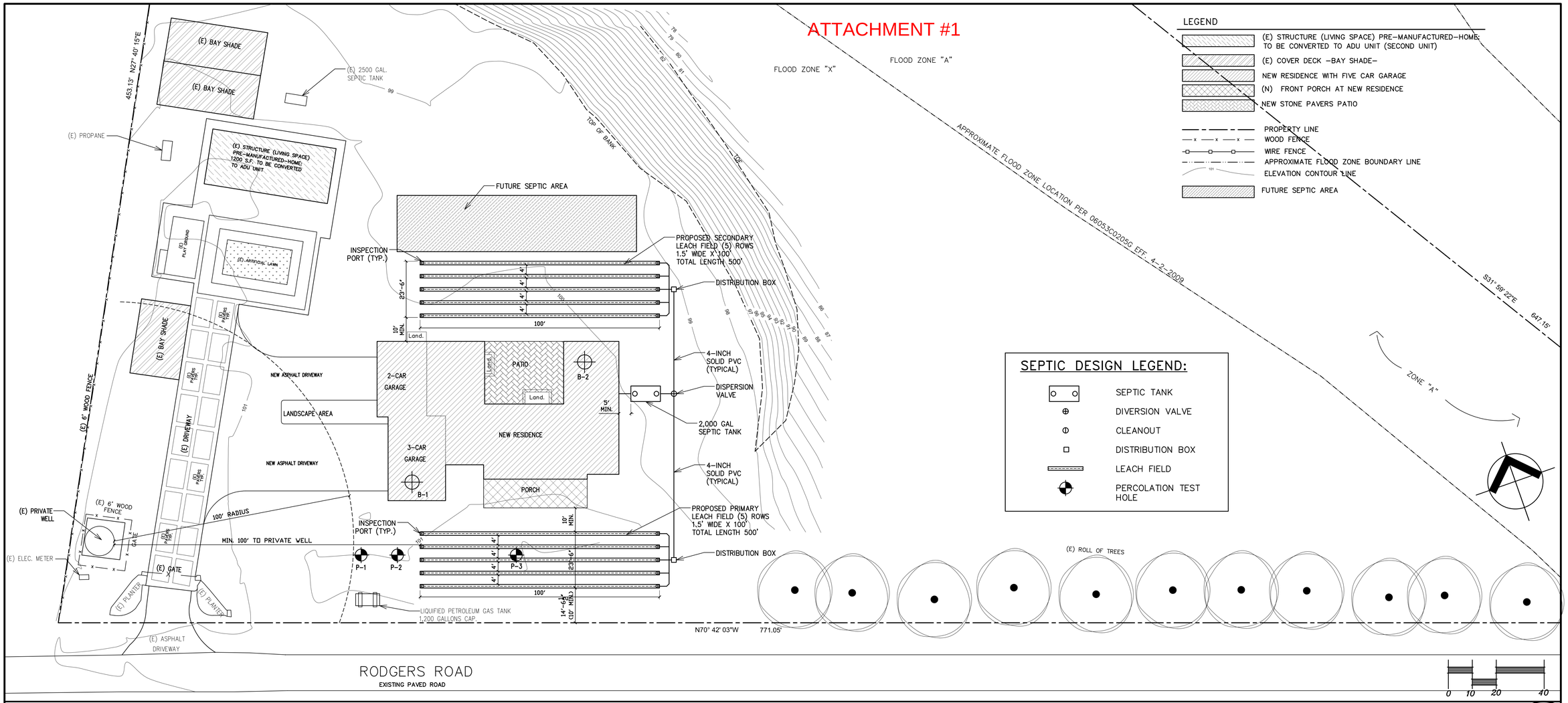
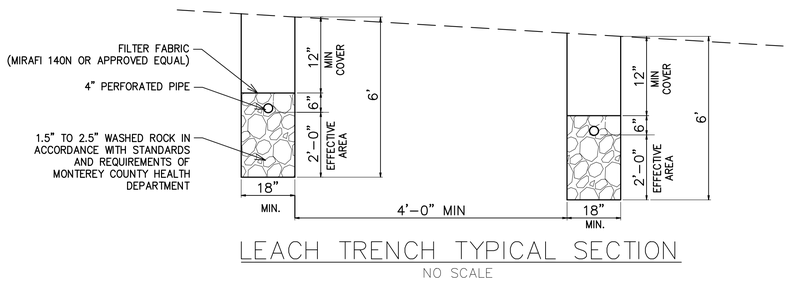
SHEET: A-1.3

ATTACHMENT #1



SEPTIC SYSTEM PLAN

SCALE: 1"= 20'-0" (1)



LEACH TRECH TYPICAL SECTION

NO SCALE

LEACH TRENCH TYPICAL SECTION (3)

SEPTIC SYSTEM NOTES AND SPECIFICATIONS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH
   1.1. 2022 CALIFORNIA BUILDING CODE
   1.2. MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055 AND THE LOCAL AGENCY MANAGEMENT PROGRAM FOR ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) MAY 2018.

2. SANITARY SEWER PIPE: 4" SOLVENT-WELD ABS, OR 4" SOLVENT-WELD OR RUBBER GASKETED PVC PIPE WITH WATERTIGH JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D-2261; ASTM D-1785, SCH 40; ASTM D-3034; SCHEDULE 35; OR ASTM D-2729. PIPE SHALL BE PLACED AT 2% OR GREATER SLOPE.
3. PERFORATED PIPE: SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE THE FOLLOWING: ASTM D-2261; ASTM D-1785, SCH 40; ASTM D-3034; SCHEDULE 35; OR ASTM D-2729 OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40. PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729..

4. DIVERSION VALVE: 4" DIAMETER PVC VALVE WITH THREADED FEMALE SOCKETS DESIGN FOR DIVERSION OF FLOWS TO SEPTIC FIELDS, AND OPERATED THROUGH A VERTICAL RISER USING STANDARD WATER METER KEY. "BULL RUN VALVE" OR APPROVED EQUAL. VALVE RISER SHALL BE OF SAME MATERIAL AS SANITARY SEWER PIPE. IN PLANTER AREAS RISER SHALL TERMINATE 4" ABOVE THE SURFACE WITH WATER-TIGHT TREATED CLEANOUT PLUG. IN VEHICULAR AREAS, TERMINATE CLEANOUT PLUG IN A CHRISTY G03 TRAFFIC-RATED VALVE BOX, OR APPROVED EQUAL. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURES'S RECOMMENDATIONS AND MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055.

5. DISTRIBUTION BOX: PRECAST CONCRETE BOX WITH FLOWS EQUALIZED TO EACH OUTLET BY MEANS APPROVED BY AUTHORITY HAVING JURISDICTION. BOX SHALL BE 12"X12" OR LARGER (INSIDE DIMENSIONS), AND SHALL EXTEND TO THE SURFACE. BOX SHALL BE PLACED ON 4"-THICK CAST-IN-PLACE CONCRETE BASE, IF BASE IN NOT INTEGRAL WITH PRECAST BOX. BOX AND LID SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA. CONNECTIONS TO PIPES HALL BE ME USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644.

6. SEPTIC TANK: PRECAST CONCRETE SEPTIC TANK SHALL CONFORM TO MONTEREY COUNTY REQUIREMENTS, SHALL BE UPC CERTIFIED, AND SHALL CONFORM TO IAPMO/ANSI Z1000-2007. TANK, RISERS, AND LIDS SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA, OR RATED FOR A MINIMUM OF 500 PSF IF LOCATED OUTSIDE VEHICULAR AREAS, AND SOIL COVER IS 3 FEET OR LESS. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644. PRECAST SECTION JOINTS SHALL BE SEALED USING JOINT SEALANT OR GASKETS SUPPLIED BY MANUFACTURE. TANK AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A TWO-WAY SEWER LINE CLEANOUT, WITH RISER TO THE SURFACE, LOCATED TWO FEET FORM THE INLET END OF THE SEPTIC TANK SHALL BE INSTALLED UNLESS MANHOLE RISERS TO THE SURFACE ARE PROVIDED. INLINE EFFLUENT FILTERS SHALL INSTALLED. EFFLUENT FILTERS SHALL BE APPROVED BY THE MONTEREY COUNTY ENVIRONMENTAL HEAL DEPARTMENT.

7. CLEANOUTS: PROVIDE CLEANOUTS ON SANITARY SEWER LINES AT EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135° AND AT INTERVALS NOT EXCEEDING 100'. IF THE SEPTIC TANK IS LOCATED MORE THAN 50' FROM THE DRAIN LINES, A CLEANOUT SHALL BE INSTALLED AT 50' AND 50 THEREAFTER.

SEPTIC DESIGN CRITERIA (SFD):

1. THE SEPTIC SYSTEMS IS DESIGN TO COMPLY WITH THE MONTEREY COUNTY LAMP FOR OWTS, (MAY 2018)
2. NUMBER OF BEDROOMS = **5 BEDROOMS + 1 OFFICE** RESIDENCE
3. REQUIRED SEPTIC TANK SIZE = SFD = **2,000 GALLONS** (MC CHAPTER 15.20 TABLE).
4. DESIGN VOLUME = **600 GPD** (MC CHAPTER 15.20 TABLE 6)
5. SOIL APPLICATION RATE= **0.3 GPD**/SF (TABLE 5-4)
6. REQUIRED SEEPAGE AREA = **600 GPD / 0.3 GPD**/SF = 2,000 SF
7. INFILTRATIVE AREA PER LINEAR FOOT;
   (2' EFECTIVE DEPTH) X (2 WALLS)
   4 SF/LF
8. PROVIDED PRIMARY SEEPAGE AREA = **100 LF** X 4 SF/FT X (5) = 2,000 SF = 2,000 SF OK
9. PROVIDED SECONDARY SEEPAGE AREA = SAME AS PRIMARY
10. FUTURE SEEPAGE AREA = SAME AS PRIMARY
11. THE LEACH FIELDS SHALL HAVE AT MINIMUM 12 INCHES OF SOIL COVER.

SEPTIC SYSTEM NOTES AND SPECIFICATIONS (2)

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DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REGISTERED PROFESSIONAL ENGINEER
GERARDO ROCHA-FERNANDEZ
C 87638
EXP. 9/30/27
CIVIL
STATE OF CALIFORNIA

REVISIONS

NO.	DESCRIPTION	DATE
3	HEALTH DPT. MONTEREY COUNTY	01/29/2026

SEPTIC SYSTEM PLAN

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD, SALINAS, CA 93906
A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD,
SALINAS, CA 93906
PHONE: (831) 970-5004

DRAWING DATE: 02/04/2026

PERMIT NUMBER: ---------

PROJECT NO: 137-2020

SCALE: AS NOTED

DRAWN BY:
JUVENCIO FLORES
HENRY MEJIA PEREZ

SHEET TITLE:
SEPTIC SYSTEM PLAN

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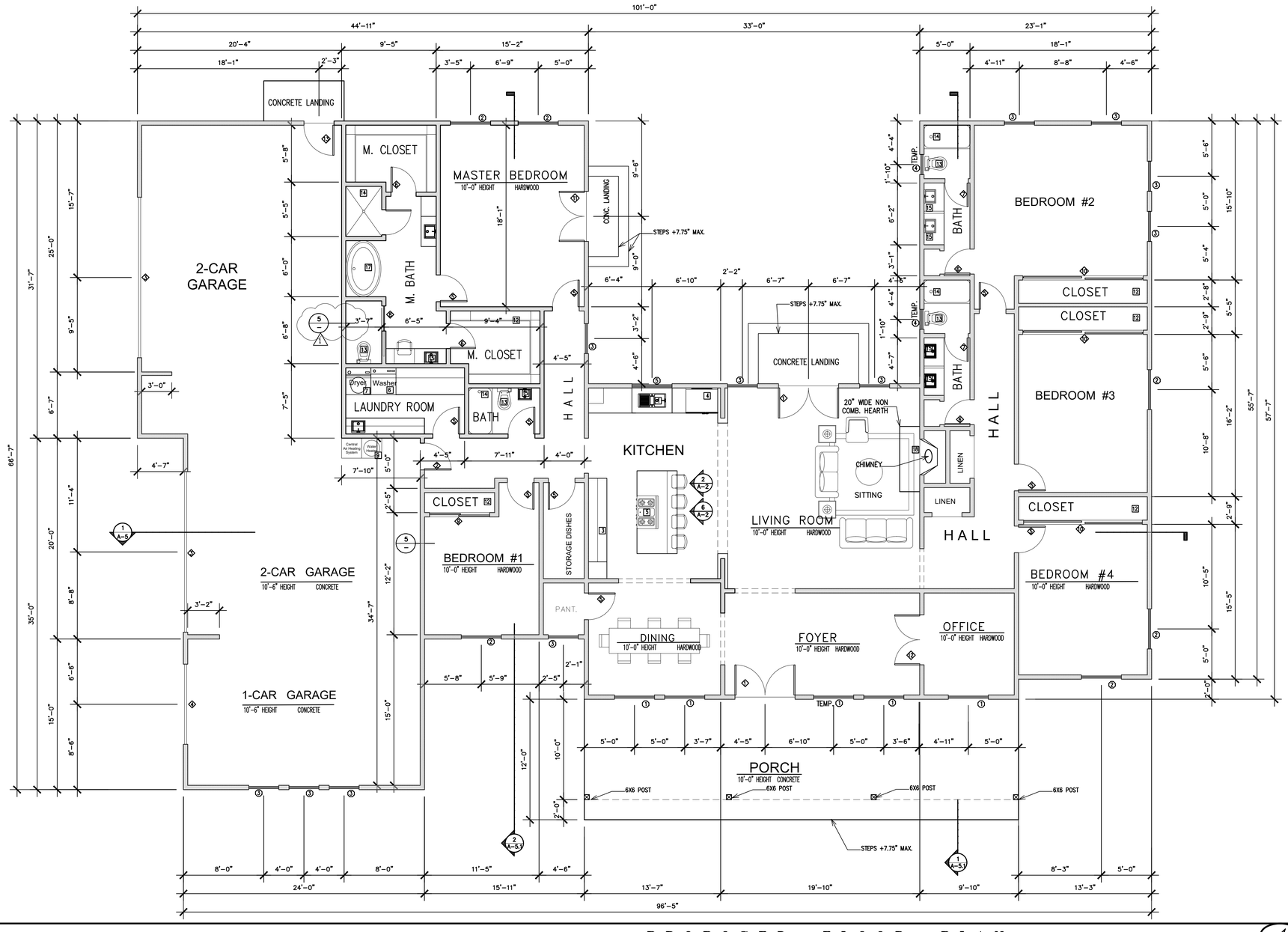
SHEET: SSW-1



UNIT PLAN KEYNOTES

KITCHEN & BATHROOM NOTES: #

1. SINK W/DISPOSAL W/ GARBAGE DISPOSAL
2. SINK
3. LINE OF UPPER CABINET ABOVE
4. REFRIGERATOR SPACE FAN ABOVE. VENT TO EXTERIOR
5. RANGE OVEN W/HOOD LIGHT AND FAN ABOVE. VENT TO EXTERIOR. WITH A MIN. VENTILATION RATE OF 100 cfm. (min. 5" dia. flex duct with min. length of 35')
6. WASHER SPACE–PROVIDE HOT AND COLD WATER SUPLY AND WASTE LINE.
7. DRYER SPACE–PROVIDE 4"DIA. VENT TO OUTSIDE W/BACK DRAFT DAMPER.
9. TANKLESS SEE INSTRUCTIVE.
10. 24"X30" ATTIC ACCESS. "DOOR SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR DOORS IN COMPLIANCE WITH SECTION 715.4.3. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (CRC 406.1.4 (1)
11. 6" PLUMBING WALL
12. SHELF AND ROD @ WARDROVE
13. LOW FLUSH WATER CLOSED. (1.28 GAL. PER FLUSH MAX.) WATER CLOSET 18" CENTER LINE TO FINISH WALL.
14. 32"X60" SHOWER, WITH SHOWER HEAD AT +78". FLOW SHALL NOT EXCEED 1.8 GALLONS/MINUTE AT 80 PSI
15. LAVATORY Faucet < 1.2 gpm @ 60 psi (or 1.8 gpm for kitchen faucets
16. SKYLIGHT "SOLATUBE" 10" SIZE SEE PLAN
17. OVAL TUB W/ONYX DECK & ONYX WALLS TO BOTT. OF WDW.
18. SUPERIOR B-VENTGRD.–6500 F. P. W/FLUSH HEART. GL DRS & OUTSIDE COMB. AIR ICBO APROVAL REQ'D

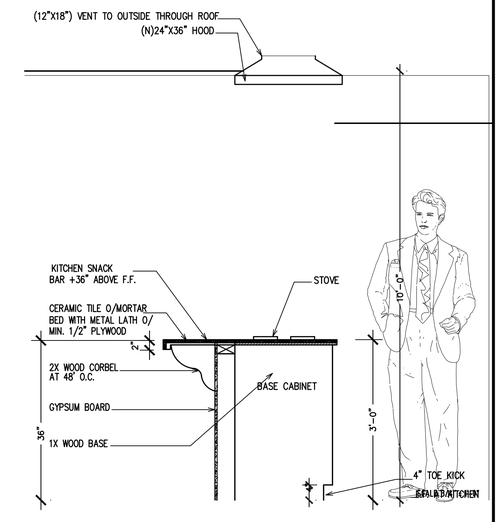
FLOOR PLAN NOTES

APPLICABLE CRC 2019 NOTES AND 2019 CALGREEN NOTES

1. Carpet and carpet systems shall be compliant with VOC limits.
2. 80% floor area receiving resilient flooring shall comply with specified VOC criteria.
3. Particleboard, medium density fiberboard (MDF) and hardwood used in interior finish system shall comply with low formaldehyde emision standards.
4. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING MATERIAL, (TEMPERED) IN AREAS LESS THAN 24" TO DOORS AND LESS THAN 18" FLOOR TO WINDOW, ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.
5. ALL ROOMS MUST BE DETERMINED TO HAVE A MINIMUM NATURAL LIGHT SOURCE OF 10% OF THE FLOOR AREA.
6. Moisture content of building material used in wall and floor framing is checked before enclosure.
7. BATHROOMS FANS TO PROVIDE A MINIMUM 5 AIR CHANGES PER HOUR.
8. N/A
9. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY DESIGNER OR ENGINEER OF CONFLICT.
10. PROVIDE SOUND INSULATION AND CAULKING UNDER PLATES IN PARTY WALLS AND BATHROOM ADJACENT TO LIVING AREAS.
11. a) Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor. (CRC R307.2)
    b) THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION (CPC 414.5 & 418.0)
12. WINDOWS IN BEDROOMS SHALL MEET ALL OF THE FOLLOWING EGRESS REQUIREMENTS (AT LEAST ONE WINDOW EACH BEDROOM IS REQUIRED TO MEET THESE REQUIREMENTS) MINIMUM NET 5.7 S.F. OF OPENABLE AREA (MIN. OF 5.0 NET S.F. REQUIRED FOR GRADE LEVEL BEDROOMS; i.e. first floor)
    MINIMUM NET 20" CLEAR WIDTH WHEN OPEN
    MINIMUM NET 24" CLEAR HEIGHT WHEN OPEN
    MAXIMUM HEIGHT OF 44" FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.

FLOOR PLAN GRAL NOTES

1



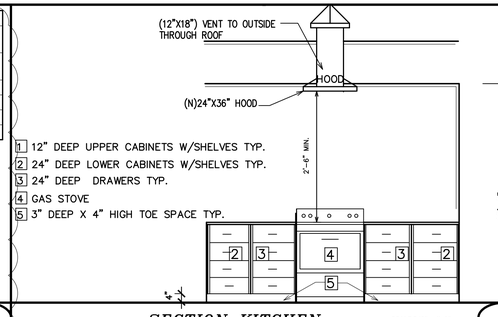
◇ DOOR SCHEDULE

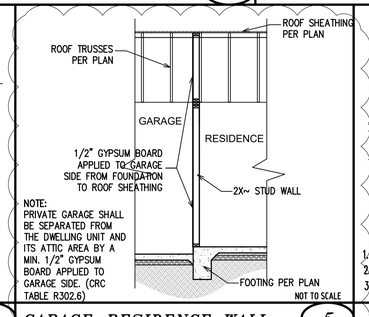
NO.	QTY.	DOOR SIZE WIDHT	HEIGHT	THICK.	DOOR TYPE	CORE	MATERIAL	FRAME	LOCATION	REMARKS
1	2	6'–0"	8'–0"	1–3/4"	FRENCH DOOR	SOLID	WOOD/GL.	WOOD	ENTRY	TEMPERED
2	1	2'–8"	6'–8"	1–3/4"	SINGLE DOOR	SOLID	WOOD	WOOD	GARAGE	SEE NOTE A
3	2	16'–0"	7'–0"	1–3/4"	GARAGE DOOR	HOLLOW	STEEL	STEEL	GARAGE	
4	1	8'–0"	7'–0"	1–3/4"	GARAGE DOOR	HOLLOW	STEEL	STEEL	GARAGE	
5	10	2'–8"	6'–8"	1–3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	BEDROOMS	
6	4	2'–6"	6'–8"	1–3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	BATHROOMS	
7	2	2'–4"	6'–8"	1–3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	BATHROOMS	
8	1	2'–6"	6'–8"	1–3/4"	POCKET DOOR	HOLLOW	WOOD	WOOD	BATHROOMS	
9	1	6'–0"	6'–8"	1–3/4"	CLOSET DOOR	HOLLOW	WOOD	WOOD	CLOSET	
10	1	12'–0"	6'–8"	1–3/4"	CLOSET DOOR	HOLLOW	WOOD	WOOD	CLOSET	
11	1	5'–0"	8'–0"	1–3/4"	FRENCH DOOR	SOLID	WOOD/GL.	WOOD	M. BED	TEMPERED
12	1	5'–0"	6'–8"	1–3/4"	FRENCH DOOR	HOLLOW	WOOD	WOOD	OFFICE	
13	2	3'–0"	8'–0"	1–3/4"	SINGLE DOOR	SOLID	WOOD/GL.	WOOD	GARAGE	TEMPERED

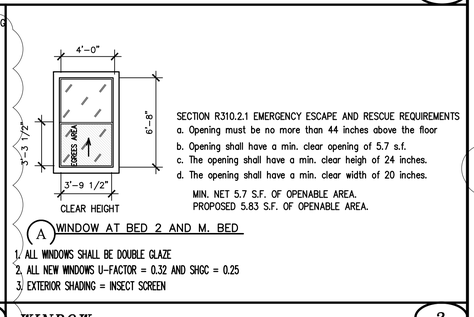
NOTE:
A) DOORS OPENING BETWEEN A GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOOR OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK, OR 20 MIN. FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING. (CRC R302.5.1)

○ WINDOW SCHEDULE

NO.	QTY.	WINDOW SIZE WIDHT	HEIGHT	OPER.	FRAME	HEAD HEIGHT	U FACTOR	SHGC	LOCATION	REMARKS
1	5	4'–0"	6'–0"	SINGLE HUNG	VYNIL	8'–8"	0.3	0.23	DINING, OFFICE, FOYER	(1) TEMPERED AT FOYER
2	6	4'–0"	5'–0"	SINGLE HUNG	VYNIL	8'–8"	0.3	0.23	BEDROOMS	
3	11	3'–0"	5'–0"	SINGLE HUNG	VYNIL	8'–8"	0.3	0.23	LIVING & BEDROOMS	
4	2	2'–0"	4'–0"	SINGLE HUNG	VYNIL	8'–8"	0.3	0.23	BATHROOMS	TEMPERED
5	1	4'–0"	4'–0"	SLIDER	VYNIL	8'–8"	0.3	0.23	KITCHEN	







SECTION R310.2.1 EMERGENCY ESCAPE AND RESCUE REQUIREMENTS
a. Opening must be no more than 44 inches above the floor
b. Opening shall have a min. clear opening of 5.7 s.f.
c. The opening shall have a min. clear heigh of 24 inches.
d. The opening shall have a min. clear width of 20 inches.

MIN. NET 5.7 S.F. OF OPENABLE AREA.
PROPOSED 5.83 S.F. OF OPENABLE AREA.

A WINDOW AT BED 2 AND M. BED

1. ALL WINDOWS SHALL BE DOUBLE GLAZE
2. ALL NEW WINDOWS U-FACTOR = 0.32 AND SHGC = 0.25
3. EXTERIOR SHADING = INSECT SCREEN

PROPOSED FLOOR PLAN — SCALE: 3/16"= 1'-0" — 4

SNAKE BAR SECTION — 2

WINDOWS & DOOR SCHEDULE — 7

SECTION KITCHEN — SCALE:3/8" = 1'-0" — 6

GARAGE–RESIDENCE WALL — 5

WINDOW — 3

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ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2023
2	MONTEREY COUNTY	07/08/2024

FLOOR PLAN, FLOOR PLAN NOTES, DOORS & WINDOWS SCHEDULE

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD SALINAS CA 93906
A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
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PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

SCALE:
AS NOTED

DRAWN BY:
JUVENCIO FLORES

SHEET TITLE:
FLOOR PLAN
FLOOR PLAN NOTES
DOORS & WINDOWS SCHED.

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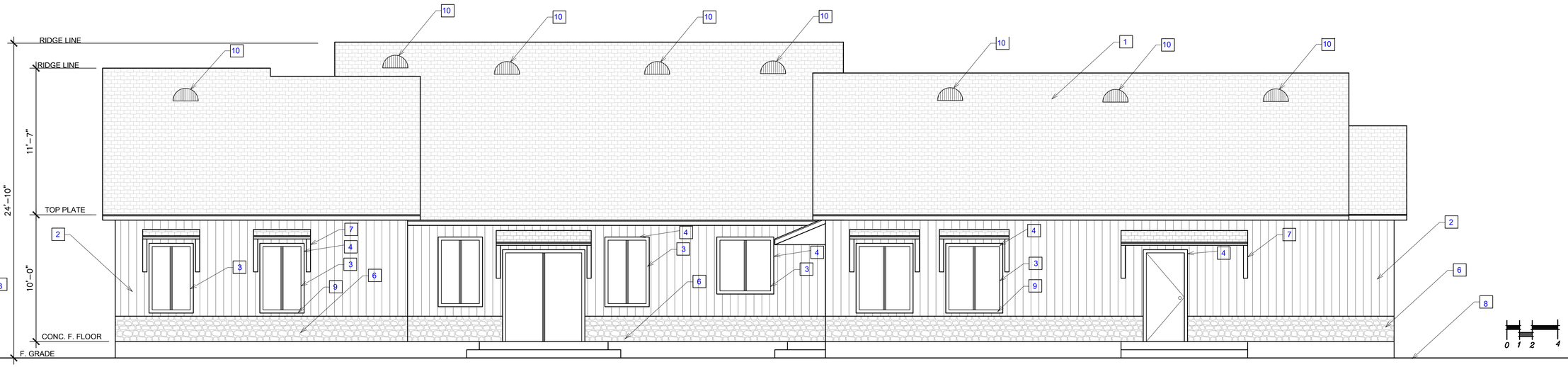
SHEET:
A–2

PROPOSED FRONT SIDE ELEVATION (SOUTHWEST)

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

5



PROPOSED REAR SIDE ELEVATION (NORTHEAST)

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

5

ELEVATIONS NOTES:

1. DIMENSIONS ARE TO BE FACE OF FRAMING UNLESS NOTED OTHERWISE.
2. GUTTERS AND DOW SPOUTS ARE NOT SHOW FOR CLARIFY, SEE ROOF PLANS FOR LOCATIONS.
3. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER 2019 CRC SECTION R310.1 SHALL BE VERIFIED BY THE WINDOW SUBCONTRACTOR AND THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IF ANY REVISION TO WINDOWS SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION. 1
4. WINDOWS FRAME SHALL BE VINYL. SEE ELEVATIONS FOR DIRECTION OF OPERATION. OPERABLE WINDOWS SHALL HAVE SCREWENS.
5. BUILDING ADDRESS NUMBERS SHALL BE AT LEAST TWELVE INCHES HIGH AND PLACED ON THE FRONT OF THE BUILDING WHERE THEY MAY BE EASILY SEEN FROM THE STREET. THE NUMBERS SHALL BE PAINTED A COLOR WHICH CONTRASTS WITH THE BACKGROUND.
6. ROOFING: 4/12 ROOF PITCH U.N.O. TO MATCH EXISTING SEE ROOF PLAN FOR ROOFING MATERIAL.
7. (N) WOOD SIDING (N) (3 COAT PROCESS WITH A BACKING DETAIL, TWO LAYERS OF GRADE "D" PAPER AND WEED SCREED. (N) TO MATCH EXISTING
   APPLICATION PER CRC. TO MATCH EXISTING IN COLOR AND MATERIALS.
   PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH –VOC– LIMITS.

KEYNOTES

1. SPANISH –LHC 8710 LADERA BLEND–CONCRETE TILE ROOF TYP. ROOFING CLASS "B" ROOF MATERIAL OVER 30# FELT OVER WOOD SHEATING. INSTALL PER MANUF. SPEC'S (EAGLE DARK BROWN BLEND)
2. WOOD SIDING (N) (3 COAT PROCESS WITH A BACKING DETAIL, TWO LAYERS OF GRADE "D" PAPER AND WEED SCREED.
3. VINYL WINDOWS TYPICAL
4. WOOD DOOR & WINDOW TRIM (KELLY -MOORE SEE CO, SHEETS)
5. 2X8 WOOD FASCIA (KELLY -MOORE -COLOR- SEE CO, SHEETS)
6. STONE VENEER SIDING (VERSETTA SOTNE DARK BROWN/BY OWNER)
7. DECORATIVE TRIM (KELLY–MOORESEE CO, SHEETS)
8. FINISH GRADE 2% SLOPE AWAY FROM BUILDING.
9. WINDOW SILL AND APRON (KELLY-MOORE SEE CO, SSHEETS)
10. DORMER VENT (Galvanized steel)

EXT. ELEVATIONS GRAL NOTES

2

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DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2022
2	MONTEREY COUNTY	07/08/2024

EXTERIOR ELEVATIONS & ELEVATIONS NOTES

MR. JUAN ROMERO NEW RESIDENCE

128 RODGERS ROAD SALINAS CA 93906

A.P.N. 253-011-005

OWNER:

MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

SCALE:
AS NOTED

DRAWN BY:
JUVENCIO FLORES

SHEET TITLE:
EXTERIOR ELEVATIONS
ELEVATIONS NOTES 2

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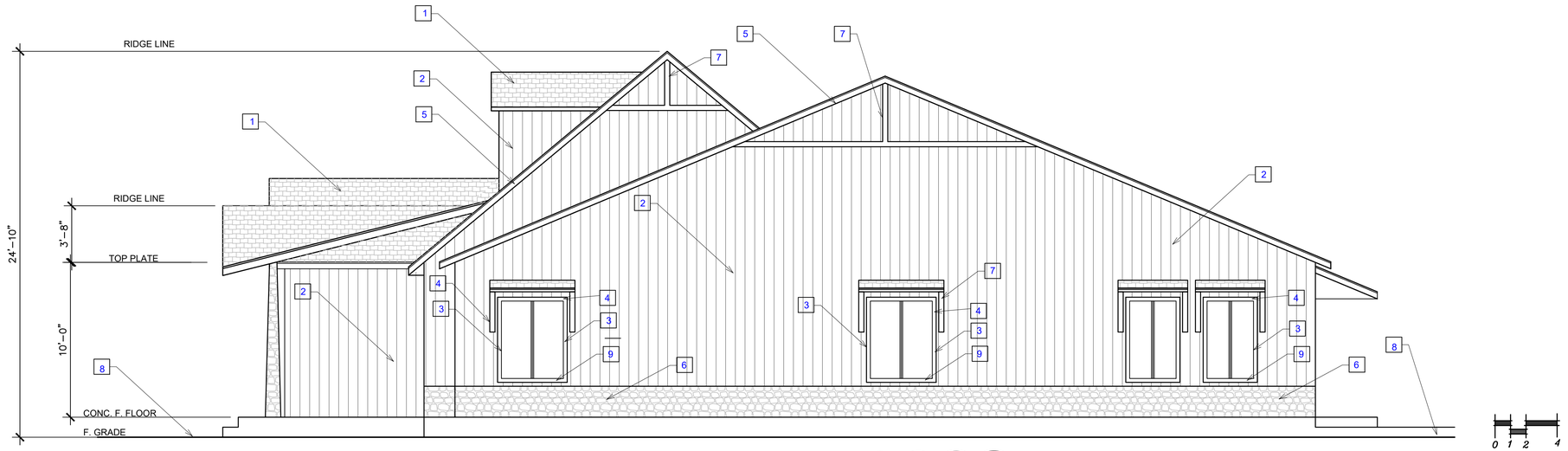
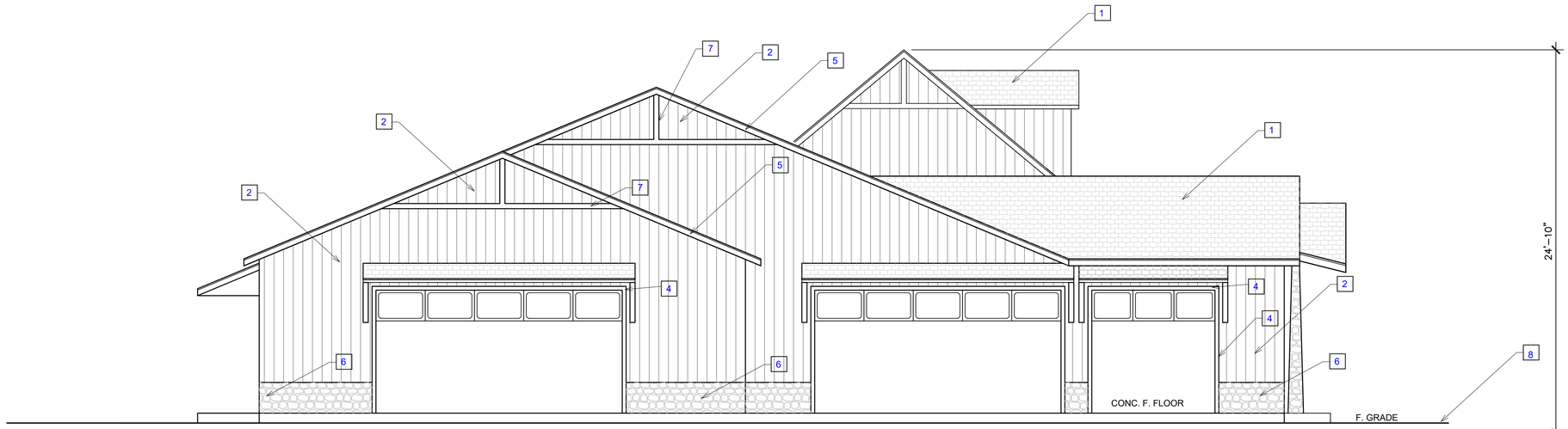
SHEET:
A–3



PROPOSED RIGHT SIDE ELEVATION 2

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



PROPOSED LEFT SIDE ELEVATION (NORTHEAST)

SCALE: 1/4"= 1'-0" 5

KEYNOTES

1. SPANISH –LHC 8710 LADERA BLEND–CONCRETE TILE ROOF TYP. ROOFING CLASS "B" ROOF MATERIAL OVER 30# FELT OVER WOOD SHEATING. INSTALL PER MANUF. SPEC'S (EAGLE DARK BROWN BLEND)
2. WOOD SIDING (N) (3 COAT PROCESS WITH A BACKING DETAIL, TWO LAYERS OF GRADE "D" PAPER AND WEED SCREED.
3. VINYL WINDOWS TYPICAL
4. WOOD DOOR & WINDOW TRIM (KELLY -MOORE SEE CO, SHEETS)
5. 2X8 WOOD FASCIA (KELLY -MOORE -COLOR- SEE CO, SHEETS)
6. STONE VENEER SIDING (VERSETTA SOTNE DARK BROWN/BY OWNER)
7. DECORATIVE TRIM (KELLY–MOORESEE CO, SHEETS)
8. FINISH GRADE 2% SLOPE AWAY FROM BUILDING.
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10. DORMER VENT (Galvanized steel)

ELEVATIONS NOTES:

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2. GUTTERS AND DOW SPOUTS ARE NOT SHOW FOR CLARIFY, SEE ROOF PLANS FOR LOCATIONS.
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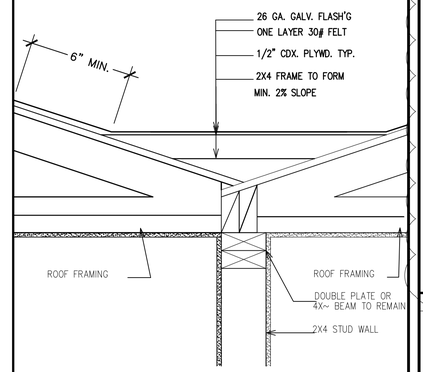
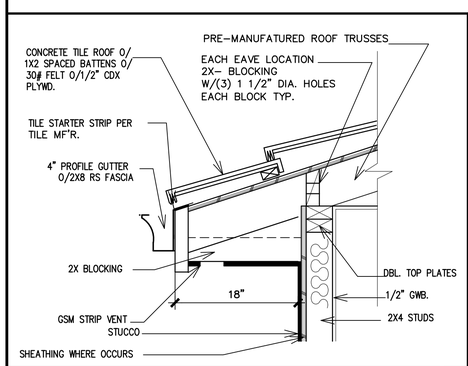
5. BUILDING ADDRESS NUMBERS SHALL BE AT LEAST TWELVE INCHES HIGH AND PLACED ON THE FRONT OF THE BUILDING WHERE THEY MAY BE EASILY SEEN FROM THE STREET. THE NUMBERS SHALL BE PAINTED A COLOR WHICH CONTRASTS WITH THE BACKGROUND.
6. ROOFING: 4/12 ROOF PITCH U.N.O. TO MATCH EXISTING SEE ROOF PLAN FOR ROOFING MATERIAL.
7. (N) WOOD SIDING (N) (3 COAT PROCESS WITH A BACKING DETAIL, TWO LAYERS OF GRADE "D" PAPER AND WEED SCREED. (N) TO MATCH EXISTING APPLICATION PER CRC. TO MATCH EXISTING IN COLOR AND MATERIALS. PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH –VOC– LIMITS.

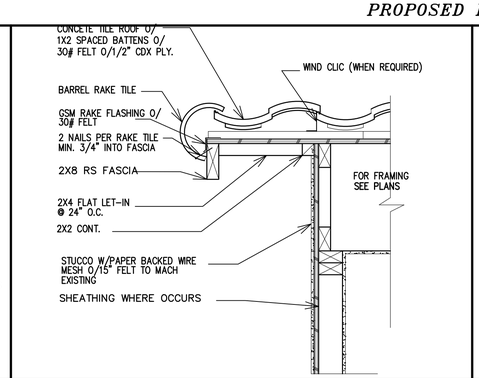
ELEVATIONS NOTES 2



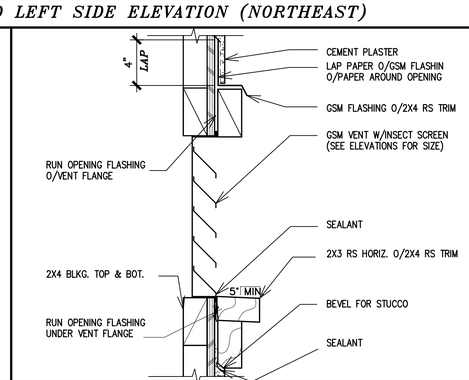
CRICKET DETAIL SCALE: 1-1/2" = 1'-0" 2



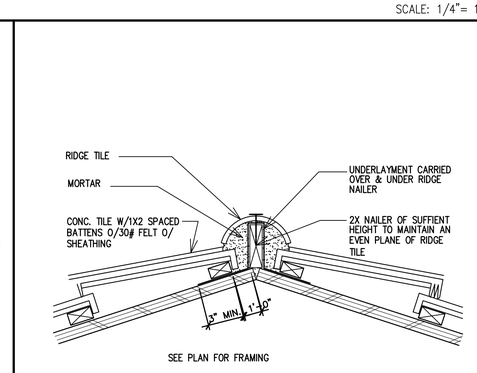
TYPICAL EAVE DETAIL W/GUTTER 9



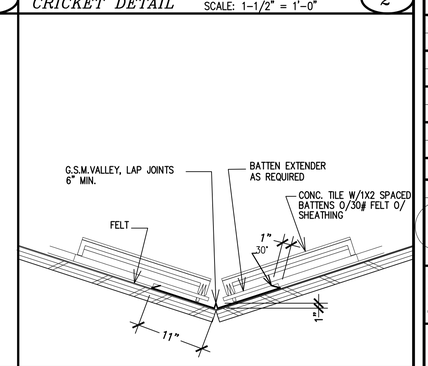
TYPICAL GABLE NTS 8



GABLE END VENT NTS 7



TYPICAL RIDGE NTS 6



VALLEY FLASHING DETAIL NTS 3

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DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2023
2	MONTEREY COUNTY	07/08/2024

EXTERIOR ELEVATIONS, ELEVATIONS NOTES & ROOF DETAILS 2

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD SALINAS CA 93906
A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE: 05/29/2021
CONSTRUCTION RELEASE: B21-XXXX
PROJECT NO: 137-2020
SCALE: AS NOTED
DRAWN BY: JUVENCIO FLORES

SHEET TITLE:
EXTERIOR ELEVATIONS
ELEVATIONS NOTES
ROOF DETAILS 2

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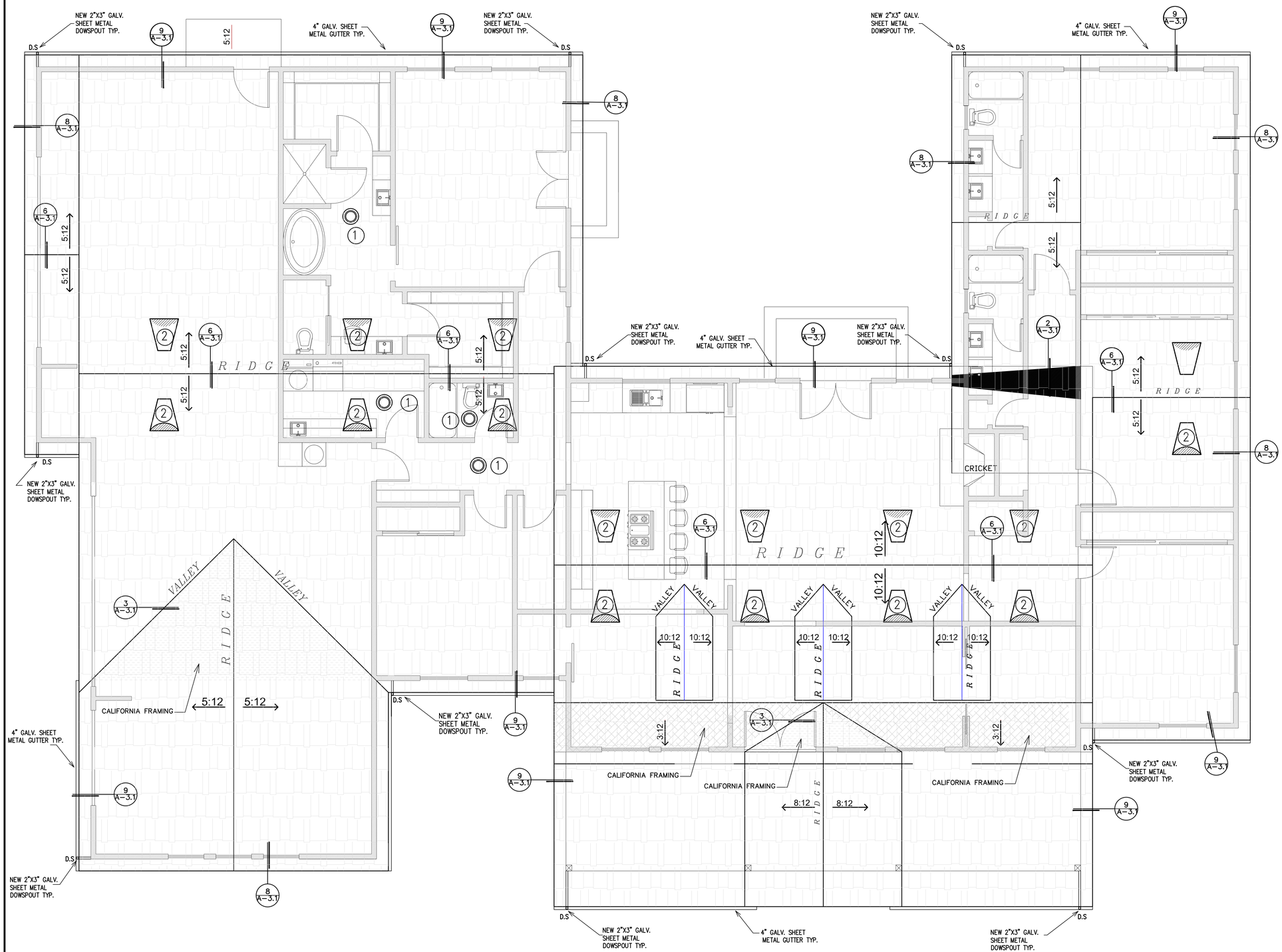
A–3.1



ROOF PLAN LEGEND

(N) ROOF

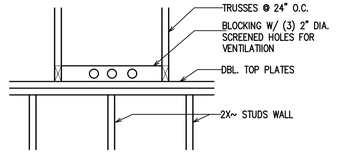
(N) CALIFORNIA ROOF

ROOF PLAN NOTES

1. ROOF: SHALL BE: CONCRETE TILE ROOF TYP.
2. ROOF PITCH SHALL BE: VARIES (U.O.N.) TO MATCH (E).
3. OVERHAND DIMENSIONS ARE: EAVE: 1'-6" (U.O.N.)
   RAKE: 1'-4' (U.O.N.) TO MATCH (E)
4. LOCATED GUTTERS AND DOWNSPOUTS AS SHOWN.
5. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR AN APPROVED DRAINAGE FACILITY
6. ALL PLUMBING VENTS SHALLL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS.
8. GUTTERS: ALUMINUM GUTTER OGEE SHAPE, FACTORY FINISHED.
9. DOWNSPOUTS: ALUMINUM DOWNSPOUT, FACTORY FINISHED.
10. ATTIC VENTILATION SHALL BE PROVIDED PER SECTION R806.1 2019 CRC
    Use Roofing Material With at least 33% Recycled Contend
12. VENTS SHALL TERMINATE ABOVE THE ROOF SURFACE AT A LISTED CAP OR LISTED ASSEMBLY 2019 CPC SECTION 510.6.2(1)

ROOF PLAN KEYNOTES

1. SLYLIGHT "SOLATUBE" 10" SIZE FOR BATHROOM AND 14" SIZE FOR KITCHEN, FAMILY ROOM AND DINING ROOM – SEE INSTRUCTIVE
2. DORMER VENTS:
   HALF ROUND SHEET METAL DORMER VENT WITH INSECT SCREEN, GALVANIZED AND PAINTED. SEE ATTIC VENT VENTILATION



A FREEZE BLOCKING TYP. DETAIL NOT TO SCALE

ATTIC VENT CALCULATIONS

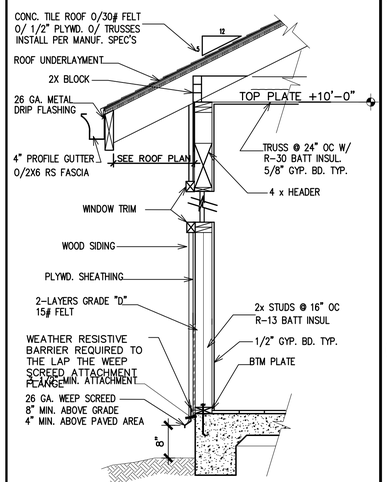
The net free ventilating area shall not be less than 1/150 of the area of the space ventilated, with 50% of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the lower vents. Eave and cornice vents are not allowed. Exception: The minimum required net free ventilating area shall be 1/300 of the area of the space ventilated, provided a vapor retarder having a transmission rate not exceeding 1 perm in accordance with ASTM E 96 is installed on the warm side of the attic insulation and provided 50% of the required ventilating area is provided by the ventilators located in the upper portion of the space to be ventilated at least 3 feet the lower vents. Eave and cornice vents are not allowed.

ROOF VENTS REQUIRED

1/150X5358.50 S.F.= 35.72 S.F. OF TOTAL VENT AREA REQUIRED.

~~TO BE PROVIDED BY C&J METALS "DM18S16C – DORMER VENT" AND VENTED EAVES~~ BLKS. EACH WIT 3-2"ø HOLES WITH 1/4" CORROSION RESISTANT METAL MESH COVERING EVENLY SPACED.

ROOF PLAN NOTES 1



TYPICAL WALL SECTION NOT TO SCALE 2

PROPOSED ROOF PLAN

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

4

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DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1		
2	MONTEREY COUNTY	07/08/2024
3		
4		

ROOF PLAN & ROOF NOTES

MR. JUAN ROMERO NEW RESIDENCE

128 RODGERS ROAD SALINAS CA 93906

A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

SCALE:
AS NOTED

DRAWN BY:
JUVENCIO FLORES

SHEET TITLE:
ROOF PLAN
ROOF PLAN NOTES 2

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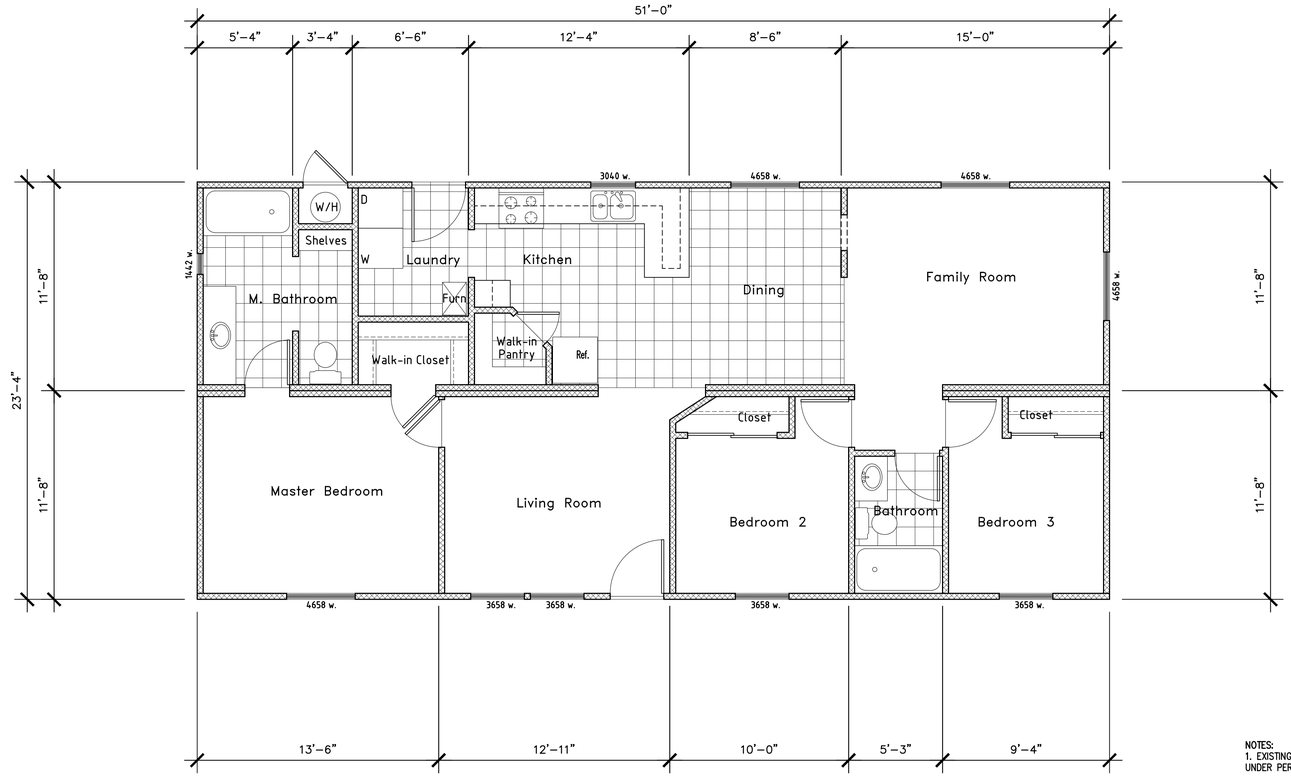
SHEET:
A-4



EXISTING FLOOR PLAN LEGEND

(E) WALL TO REMAIN

NOTES:
1. EXISTING MANUFACTURED HOME WAS CONSTRUCTED UNDER PERMIT NO. 16CP01192

0 1 2 4

EXISTING FLOOR PLAN AT MANUFACTURED HOME (NEW ADU)

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

3

4

1. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY DESIGNER OF CONFLICT.
2. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.

FLOOR PLAN GRAL NOTES 1

2

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DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE

EXISTING FLOOR PLAN AT ADU

MR. JUAN ROMERO NEW RESIDENCE
MS. 128 RODGERS ROAD SALINAS CA 93906
A.P.N. 253-011-005-000

OWNER:

MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS, CA 93906
PHONE: (831) 970-5004

DRAWING DATE: 02/02/2026

PERMIT NUMBER: --------

PROJECT NO: 137-2020

SCALE: AS NOTED

DRAWN BY:

JUVENCIO FLORES
HENRY MEJIA PEREZ

SHEET TITLE:

EXISTING FLOOR PLAN AT ADU

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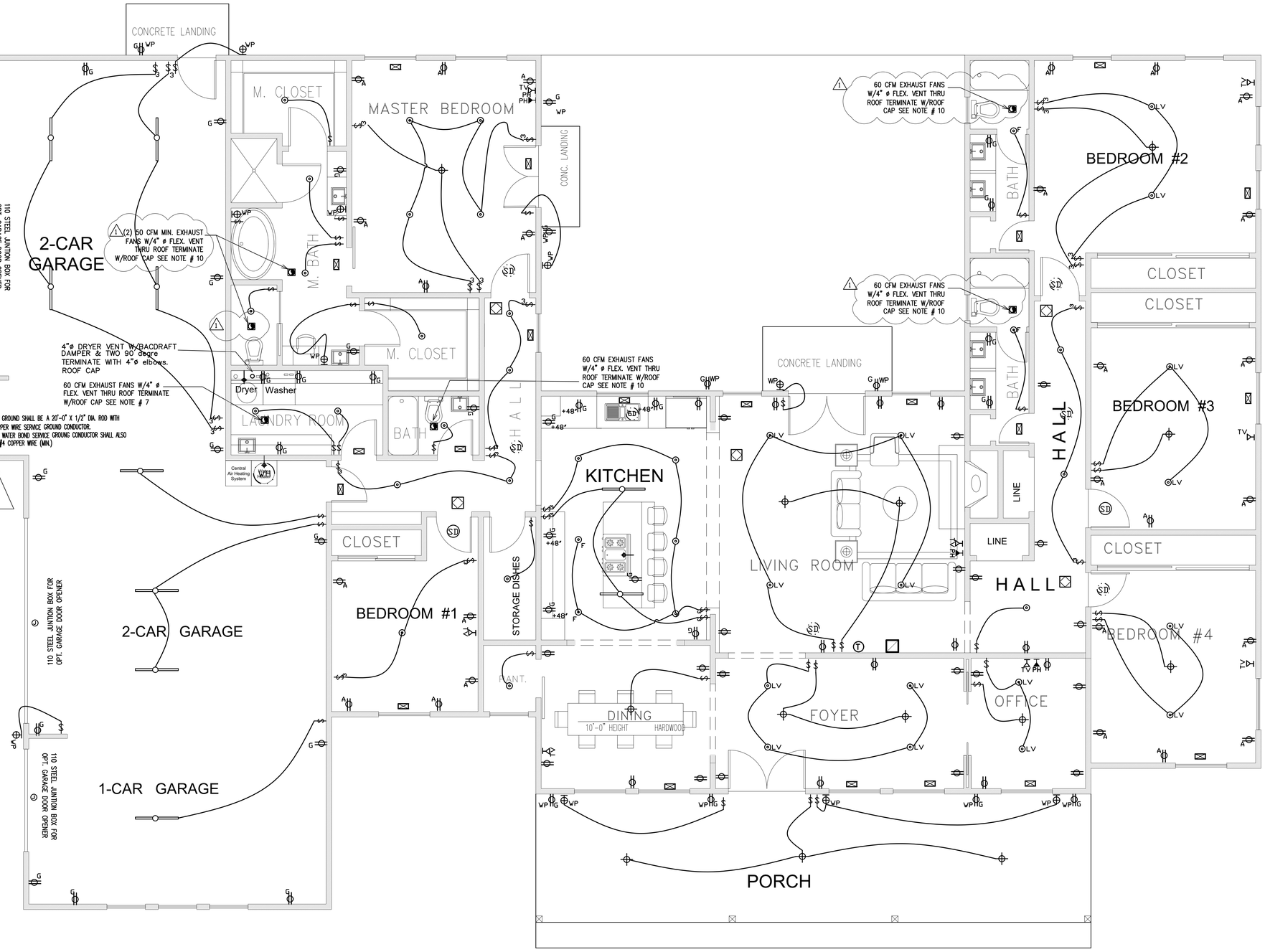
SHEET:

A-5



	MECHANCAL EQUIPMENT SCHEDULE
FAU	YORK GY95080B1DUT11 100,000 BTU.
	RETURN FILTER CRILLE
	HVAC SUPLY REGISTER
T	TERMOSTAT

P R O P O S E D E L E C T R I C A L P L A N

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

3

APPLICABLE CEC 2019 NOTES

1. ELECTRICAL OUTLETS (110V) SHALL BE INSTALLED IN ALL HABITABLE ROOMS NOT MORE THAN 12 FEET ON CENTER, NOT MORE THAN 6 FEET FROM OPENINGS AND ON ALL WALLS 2 FEET OR WIDER AND WALL SPACE OCCUPIED BY SLIDING PANELS IN EXTERIOR WALLS.

2. THERE SHALL BE ONE OUTLET INSTALLED ADJACENT TO THE WASH BASIN IN EACH BATHROOM. ALL OUTLETS IN BATHROOMS, KITCHENS, AND OUTDOORS SHALL HAVE GROUND CIRCUIT PROTECTION.

3. LAMPS USED FOR GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE A MINIMUM OF 40 LUMEN/WATT.

4. ALL 120V. RECEPTACLES INSTALLED IN BATHROOMS, OUTDOORS, KITCHEN COUNTERTOPS, WITHIN 6' OF A WET BAR SINK SHALL BE GFI PROTECTED.

5. a) A MINIMUM OF TWO AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. (CEC 210.11(C)(1)
C) AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C)(2))
d) 125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. (CEC 406.8(B)(1).

e) ARC-FAULT CIRCUIT-INTERRUPTER (AFCI), COMBINATION-TYPE, REQUIRED AT ALL OUTLETS IN BEDROOMS, FAMILIES ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATIONAL ROOMS, CLOSETS HALLWAYS, AND SIMILAR ROOMS. CEC 210.12.52(A)(B)(C)

6. ALL OUTLETS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 AND 20 AMP. OUTLETS (LIGHTS AND RECEPTACLES) IN BEDROOMS SHALL BE PROTECTED CIRCUIT. CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. THE AFCI BREAKERS MUST THE "COMBINATION TYPE".

7. EXHAUST FAN SHOULD PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS, IF REQUIRED OPERABLE WINDOWS ARE NOT PROVIDED. (DUCTLESS FANS ARE NOT ACCEPTABLE IN ROOMS CONTAINING TUBS OR SHOWERS. (CMC SECT. 1230.4.2.1) **BATH FAN IS ENERGY STAR RATED AND EQUIPPED WITH A HUMIDISTAT CONTROL.**

8) THE EXISTING MAIN STRUCTURE IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

9) ALL SMOKE & CARBON THAT ARE SOLELY BATTERY POWERED SHALL CONTAIN NON-REPLACEABLE, NON-REMOVABLE BATTERY(S) THAT IS/ARE CAPABLE OF POWERING THE SMOKE ALARM(S) FOR AT LEAST10 YEARS

10) INSTALL SMOKE ALARM(S) PER 2019 CRC AND APPLICABLE NFPA STANDARDS. ALARMS (I.C., SMOKE, CARBON - MONOXIDE, ETC.) SHALL BE INTERCONNECTED IN ALL RESIDENTIAL OCCUPANCIES: CRC SECTION R34.5, R315.1.3, & NFPA 72 SECTION 29.7.5.6.

11) IN THE R-3 OCCUPANCIES, THE SMOKE ALARMS MAY BE BATTERY OPERATED (NON-REPLACEABLE, NON-REMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE SMOKE ALARM FOR AT LEAST 10 YEARS.), DO RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISH; WHERE REPAIRS OR IT IS LIMITED TO THE INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEM. CRC SECTION R313.4

12) IN ALL AREAS SPECIFIED IN 210.52 ALL 125-VOLTS. 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]

13) OUTDOOR LIGHTING ATTACHED TO BUILDING SHALL BE HIGH EFFICACY OR CONTROLLED BY MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE THE AUTOMATIC ACTIONS OR ITEMS SHOWN ON CEnC 150(K)(3)(ii) OR CEnC 150.0(k)(3)(iii)"

14) TYPE "B" VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE W/H IS INSTALLED.

15) A CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED W/H AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

16) WALL COUNTERTOP SPACE RECEPTACLE OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE. [CEC 210.52(C)(1)]

17) ALL WALL SPACES, 2 FEET OR MORE IN WIDTH, SHALL HAVE RECEPTACLE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6 FEET FROM A RECEPTACLE (12 FOOT MAX. SPACING [CEC 210.52(A)(1)& (2)]

18) Provide at least one luminaire in bathrooms, and utility rooms to be controlled by a vacancy sensor per CEnC 150.0(k)(2)(J)

20) 'New plumbing fixtures to comply with the following flow rates per CGBC 4.303: Water closets maximum 1.28 gpm, showerheads maximum 1.8 gpm, lavatory faucet maximum 1.2 gpm, kitchen faucet maximum 1.8 gpm'.

21) 'All new light fixtures to be high efficacy in accordance to Table 150.0-A per CEnC 150.0(K)(1)(A)'.

22). Recessed luminaires in ceilings shall be listed, airtight, sealed, certified ballast, and readily accessible. 2019 Title 24 (Part 6), Section 150.0(k)1C

23). Electric clothes dryer shall have a 1-30-amp dedicated branch circuit. [CEC 210.23(B)].

24). Tankless water heater notes:
a. A dedicated 125V, 20amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible to the water heater with no obstructions; and lighting fixture.
b. A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; and,
c. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.

ELECTRICAL & MECHANICAL NOTES 1

- 110 STEEL JUNTION BOX FOR
- 110 V. DUPLEX OUTLET (AT +12" ABOVE FLOOR U.O.N.)
- WP WATERPROOF GFI OUTLET
- GFCI OUTLET
- A ARC FAULT CIRCUIT INTERRUPTOR
- HANGING INCANDESCENT LIGHT FIXTURE
- WALL SURFACE MOUNTED INCANDESENT LIGHT FIXTURE
- WP WALL INCANDESENT LIGHT FIXTURE (WATER PROOF)
- WP RECESSED INCANDESENT LIGHT FIXTURE(WATER PROOF)
- RECESSED INCANDESENT CEILING LIGHT FIXTURE
- LV LOW VOLTAGE RECESSED INCANDESENT CEILING LIGHT FIXTURE
- F RECESSED FLOURESCENT CEILING LIGHT FIXTURE
- RECESSED EXHAUST AIR FAN
- FLOURESCENT LIGHT FIXTURE, SEE PLAN FOR TUBE LENGTHS.
- TWO POLE LIGHT SWITCH AT(+42 ABOVE FLOOR, +8 ABOVE COUNTER)
- 3 THREE WAY LIGHT SWITCH
- 4 FOUR WAY LIGHT SWITCH
- SD HARD WIRED SMOKE DETECTOR WITH BATTERY BACK-UP
- FUEL GAS OUTLET
- COMBO SMOKE AND CARBON MONOXIDE ALARM - NOTE: CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ALL SLEEPING AND LIVING AREAS AND SHALL BE INTERCONNECTED
- PH TELEPHONE HOOK-UP JACK(8" ABOVE FLOOR AND/OR COUNTER)
- TV CABLE TELEVISION HOOK-UP JACK(MOUNTED 8" ABOVE FLOOR)
- GD GARBAGE DISPOSAL
- WH NATURAL GAS WATER HEATER STATE PR6-50-NRRT 50 GAL. 40K OUTPUT
- F NATURAL GAS FURNACE MODEL: YORK GY95080B1DUT11 100,000 BTU. IMPUT Mbh = 100,000 OUTPUET Mbh = 93,000 AFUE = 91.0% COOLING 5 TONS.
- T THERMOSTAT, LOCATION PER HVAC LAYOUT & FRAMING WALK-THRU.

ELECTRICAL/MECHANICAL SYMBOLS 2

FLORES' DRAFTING SERVICE
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Salinas, CA 93902
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Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2023
2	MONTEREY COUNTY	07/08/2024

ELECTRICAL PLAN & ELECTRICAL NOTES

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD SALINAS CA 93906
A.P.N. 253-011-005

OWNER:
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SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

SCALE:
AS NOTED

DRAWN BY:
JUVENCIO FLORES

SHEET TITLE:
ELECTRICAL PLAN
ELECTRICAL NOTES
2

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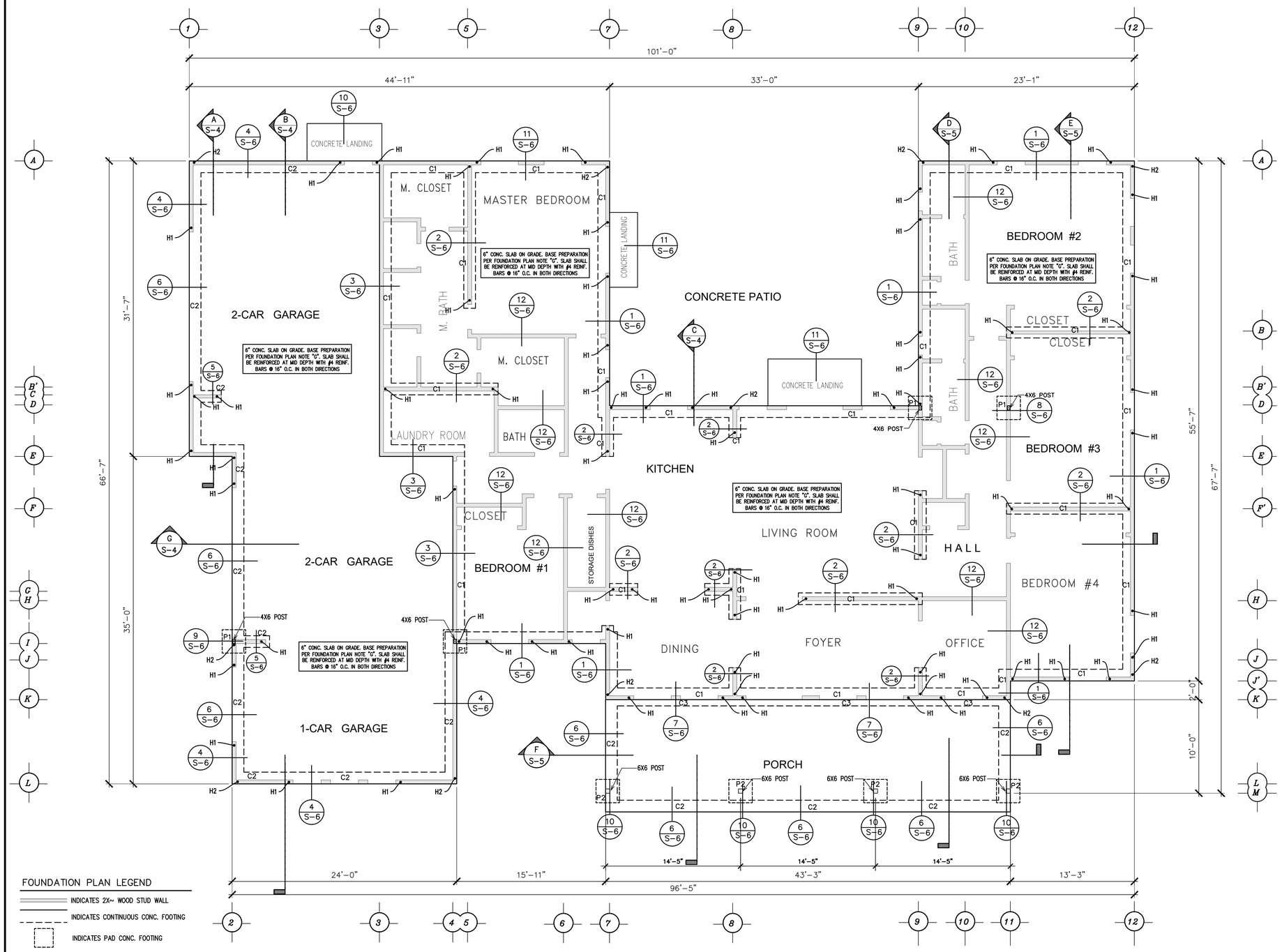
SHEET:
E-1



FOUNDATION PLAN LEGEND

- INDICATES 2X~ WOOD STUD WALL
- INDICATES CONTINUOUS CONC. FOOTING
- INDICATES PAD CONC. FOOTING
- INDICATES WOODEN POST
- H1 — HOLDOWN. SEE SCHEDULE

(C) CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	DEPTH MIN.	LONG REINFORCING	TRANS. REINFORCING	REMARKS
C1	16"	24"	(2) #5 TOP & BOT	#4 @ 16" O.C.	SEE DETAILS 1,2&3/S-6
C2	16"	24"	(2) #5 TOP & BOT	#4 @ 16" O.C.	SEE DETAILS 4,5&6/S-6
C3	8"	12"	PER DETAIL	PER DETAIL	SEE DETAIL 7/S-6

(P) PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	TRANS. REINFORCING	REMARKS
P1	30" SQ.	24"	(4) #4 EACH WAY	SEE DETAILS 8&9/S-6
P2	30" SQ.	12"	(4) #4 EACH WAY	SEE DETAIL 10/S-6

(H) HOLDOWN/STRAP SCHEDULE

MARK	HOLDOWN/STRAP	MIN. END STUDS	ANCHOR
H1	HDU2	2-2x	PER TYP. DETAILS 13&14/S-6
H2	HDU5	2-2x	PER TYP. DETAILS 13&14/S-6

0 1 2 4

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

4 PROPOSED FOUNDATION PLAN

FOUNDATIONS:

1. SOIL INVESTIGATION REPORT IS FROM PROJECT NUMBER GMD 2021028 DATED 9-30-25 BY GMD ENGINEERS. FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN THIS REPORT. ALLOWABLE SOIL BEARING PRESSURE USED IS 2,000 PSF FOR FOOTINGS.
2. ALL SITE PREPARATION, GRADING, COMPACTION TESTS, INSPECTIONS, ETC. SHALL BE FOLLOWED AND COMPLETED PRIOR TO ANY CONCRETE PLACEMENT.
3. THE "SOILS ENGINEER" ASSUME NO LIABILITY FOR GROUNDWATER OR OTHER MEANS OF FLOODING.
4. SLAB ON GRADE SUPPORT; PLACEMENT OF CONCRETE, CURING AND QUALITY CONTROL SHALL BE PER ACI 302.1.
5. BACKFILL AND RECOMPACT ALL TRENCHES PER THE GEOTECHNICAL REPORT. (MIN 90% DRY DENSITY)
6. PROVIDE ADEQUATE DRAINAGE AWAY FROM FOUNDATIONS

FOUNDATION PLAN NOTES:

A. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ ENGINEER OF ANY DISCREPANCIES
B. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. LOCATIONS OF COLUMNS, POSTS, HOLDOWNS, EMBEDDED ITEMS ETC. SHALL BE LOCATED BY COORDINATION BETWEEN APPROVED STRUCTURAL AND ARCHITECTURAL DRAWINGS AND DETAILS.
C. CONTRACTOR TO VERIFY LOCATION OF ALL INSERTS IN SLAB W/ APPROVED MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS PRIOR TO CONSTRUCTION.
D. REFER TO GENERAL FOUNDATION NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS.
E. ALL EXPOSED AND/OR EXTERIOR WOOD FRAMING AT EXTERIOR DECK SHALL BE PRESERVATIVES-TREATED WOOD.
F. FASTENERS FOR PRESERVATIVES-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER (R317.3.1.). EXCEPTION: ONE-HALF-INCH DIAMETER OR GREATER STEEL BOLTS.
G. CONCRETE SLAB ON GRADE: CONCRETE SLAB ON GRADE SHALL BE MINIMUM 6" THICK, OVER VAPOR BARRIER, OVER 2" MOIST SAND OVER 4" CLEAN OPEN GRAINED ROCK. VAPOR BARRIER SHALL BE MINIMUM 15 MIL MOISTOP BY "STEGOWRAP, MOISTOP" OR EQUAL. REINFORCE SLAB WITH # 4 BARS AT 16" O.C. EACH WAY PLACED AT CENTER OF SLAB.
H. CONTROL JOINTS: CONTRACTOR SHALL SPACE CONTROL JOINTS EVENTLY, 15' O.C. MAXIMUM EACH WAY. PROVIDE EXTRA CONTROL JOINTS AT ALL BUILDING CORNERS AND OFFSETS OR DISCONTINUITIES.
I. ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER SHALL BE APPROVED PRESSURE PRESERVATIVE-TREATED WOOD. [R317.1.2]
J. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4 [R317.1.1]

FOUNDATION NOTES 1

8.9 FOUNDATION DESIGN

Concrete slab-on grade should be designed in accordance with the American Concrete Institute (ACI) Committee 360 Guide to Design of Slabs-on-Ground (ACI 2010). We recommend the slab be underlain with 6 inches of free-draining, crushed rock or well-graded sand and gravel to provide uniform support. The crushed rock should have a maximum particle size of ¾ inch, with no more than 80 percent passing the No. 4 sieve and less 5 percent fines (material passing the U.S Standard Sieve No. 200 sieve), or as designed by a structural engineer.

All exterior wall foundations and interior bearing wall foundations shall extend not less than 24 inches below undisturbed ground surface or finish grade (certified fill). Soil bearing capacity =2,000 psf.
Exterior walls and interior bearing walls shall be supported on continuous foundations.

a. Exterior foundations shall be a minimum of 12" width x 14" minimum thickness reinforced with a minimum of (2) two continuous horizontal (# 5-bar) reinforcing top bars and bottom and shall be placed 3 inches minimum concrete clearance, or as designed by a structural engineer.
b. For slab foundations, it should be reinforced with #12 rebar @ 112" center to center, each way or as designed by a license designer. The reinforcing bars shall extend at least 60 bar diameters into the footings and the slab. Use thickness of 6 inches min, or as designed by a structural engineer.
c. The soil below an interior concrete slab shall be saturated with clean water to a depth of 12 inches prior to pouring the concrete.
d. Concrete shall have an f'c = 2,500 psi minimum. Yield Strength of Steel=60 ksi min.

SOILS REPORT FOUNDATION NOTES 2

Geri M. Daliva Engineers
11 West Laurel Drive Suite 225 Salinas, CA 93906
Phone: (831) 840 - 4284 E-Mail:gmd.engr3@gmail.com

June 07, 2024

To: The Chief Building Official
County of Monterey
Planning and Building Inspection Department

Project: New Residence W/5 Car Garage
Permit #: 22CP02167 Location: 128 Rodgers Rd Salinas CA 93907

SUBJECT: REVIEW OF FOUNDATION PLAN

REFERENCES:
Site Plan and, Foundation Plans & Details by Javencio Flores, Job 23-711 dated 8/22/22.
Soil Report by GMD Engineers Project #2021027 dated 7/07/2021.

Dear Sir,

In accordance with your request, we reviewed the above-listed references to verify that they are in general compliance with the recommendations of the soil report for the proposed project.

We provided review on the following:

Sht A-1	*Site Plan*
Sht A-1.1	*Proposed Partial Grading and Drainage Plan*
Sht A-1.2	*Utility Plan.*
Sht A-1.3	*Grading Notes, Erosion Control Plan, Disperstion Trench and Traffic Trenches*
Sht S-1	*Foundation Plan and Notes*
Sht S-2	*Brace Wall Plan*
Sht S-3	*Foundation Details*

Based on our review, site plan and foundation plan & details, including specifications are found to be in general conformance with the soil report recommendations for the subject project.

Very truly yours,

GERONIMO MARTIN-DALIVA, PE Lic 9/30/2025
Registered Professional Civil Engineer

3 GEOTECHNICAL REVIEW LETTER

FLORES' DRAFTING SERVICE
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ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2022
2	MONTEREY COUNTY	07/08/2024

FOUNDATION PLAN & FOUNDATION NOTES
MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD SALINAS CA 93906
A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

SCALE:
AS NOTED

DRAWN BY:

SHEET TITLE:
FOUNDATION PLAN
FOUNDATION NOTES

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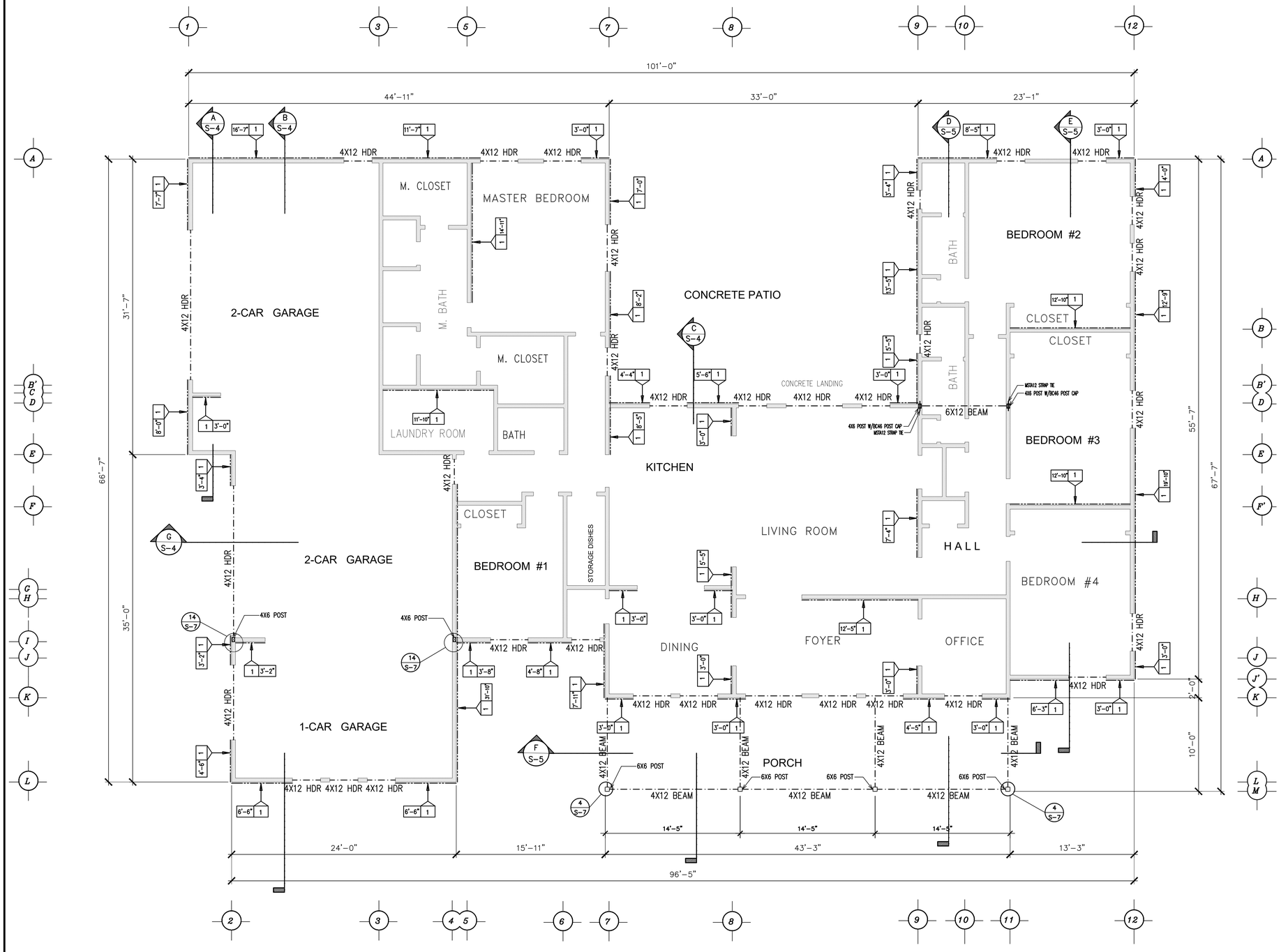
S-1



BRACED WALL PLAN LEGEND

- 1 12'-8" — LENGTH OF BRACED WALL; TYPE OF BRACED WALL
- PROPOSED BRACED WALL PANEL –SEE 2/S-2
- NEW BRACED WALL
- NEW WALL
- H HDU2 SEE DETAIL 20/S-1

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

0 1 2 4

B R A C E D W A L L P L A N 3

STRUCTURAL NOTES

1. The site Seismic Design Category is D. The building is eligible for use of conventional Light Frame Provisions of CRC 2019 R301.2.2.

WALL FRAMING NOTES:

1. WALLS: All exterior walls shall be 2x~ studs at 16" o.c. and all interior walls shall be 2x4 studs @ 16" o.c. U.O.N. on plans.
All plumbing walls at bearing walls or shear walls shall be 2x6 studs at 16" o.c.
CONTRACTOR shall coordinate layout of plumbing walls with plumbing contactor prior to the start of framing for location of plumbing walls.

2. BRACE WALLS: See framing plans for location and type of shear wall. All EXTERIOR WALLS shall be sheated with TYPE 1 BRACE wall sheathing. U.O.N. on plans. BRACE wall sheathing shall be continuous the entire wall length from sill plate to floor sheathing, unless otherwise detailed.

3. POSTS: All beams shall bear on posts wdth to match width of beam and depth to match depth of wall, U.O.N. on plans. Posts shall be continuous to foundation or beam below. Block solid between posts at floor framing. Fasten all beams to posts with PC post caps, use EPC caps at ends of beams. These connections are typical, unless otherwise detailed oon plans.

4. HANGERS: See Plans

5. TOP PLATES: All double top plates shall be spliced with 14 – 16d, unless otherwise detailed or specified on plans. All plates shall be D.F. No. 2 or better.

6. LUMBERS: All lumbers shall conform to the rules of a recognized grading agency..
Joist shall be D.F. Larch No.2 or better.
Beams shall be D.F. Larch No.1 or better.

Rim Joists shall be minimum 1-3/4" 1.7 E Timber Strand LSL.
Headers and posts shall be D.F. Larch No.2 or better.
All lumber in contact with concrete, within 6" of earth or exposed to the weather (Deck Framing) shall be pressure-treated (P.T.).

WALL FRAMING NOTES 1

TABLE R602.10.6.1 MINIMUM HOLD-DOWN FORCES FOR METHOD ABW BRACED WALL PANELS

SEISMIC DESIGN CATEGORY AND WIND SPEED	SUPPORTING STORY	HOLD-DOWN FORCE (pounds) Height of Braced Wall Panel 8 feet	9 feet	10 feet	11 feet	12 feet
SDC A, B and C Ultimate design wind speed < 140 mph	One story	1,800	1,800	1,800	2,000	2,200
	First of two stories	3,000	3,000	3,000	3,300	3,600
SDC D_0, D_1 and D_2 Ultimate design wind speed <140 mph	One story	1,800	1,800	1,800	NP	NP
	First of two stories	3,000	3,000	3,000	NP	NP

For SI: 1 inch = 25.4 mm. 1 foot = 304.8 mm. 1 pound = 4.45 N. 1 mile per hour = 0.447 m/s.
NP = Not Permitted.

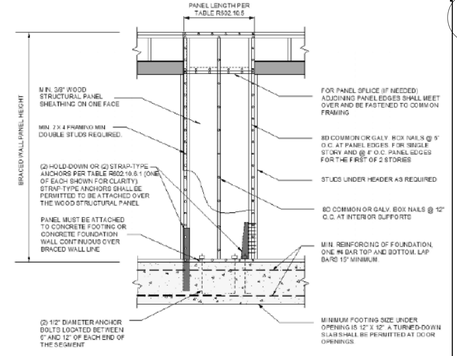


FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

ABW METHOD ALTERNATE BRACED WALL -SHEATHING SCHEDULE-

1 MIN. LENGTH OF B. W. P. = 34" – CONTRIBUTING LENGTH = 48" [PER TABLE R602.10.5]

SYMBL	Thick Ness	GRADE	Nail Size	Typ. Edge Nailing	Typ. Boundary Nailing	Field Nailing	SILL Nailing	PLATE Bolting	Thick Edge Blocking	Nail REMARKS
1	3/8"	CDX OR O.S.D	8d	6"	6"	12"	16d @ 6" O.C.	5/8"DIA.x10" AB@4'-0" O.C.	YES	block to plate CONN. A35 @ 16"

B R A C E D W A L L S C H E D U L E 2

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Juvencio Flores

JUVENCIO FLORES

REVISIONS

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BRACED WALL PLAN & WALL FRAMING NOTES

MR. JUAN ROMERO NEW RESIDENCE

128 RODGERS ROAD SALINAS CA 93906

A.P.N. 253-011-005

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DRAWING DATE:
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CONSTRUCTION RELEASE
B21-XXXX

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AS NOTED

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SHEET TITLE:
BRACED WALL PLAN
WALL FRAMING NOTES

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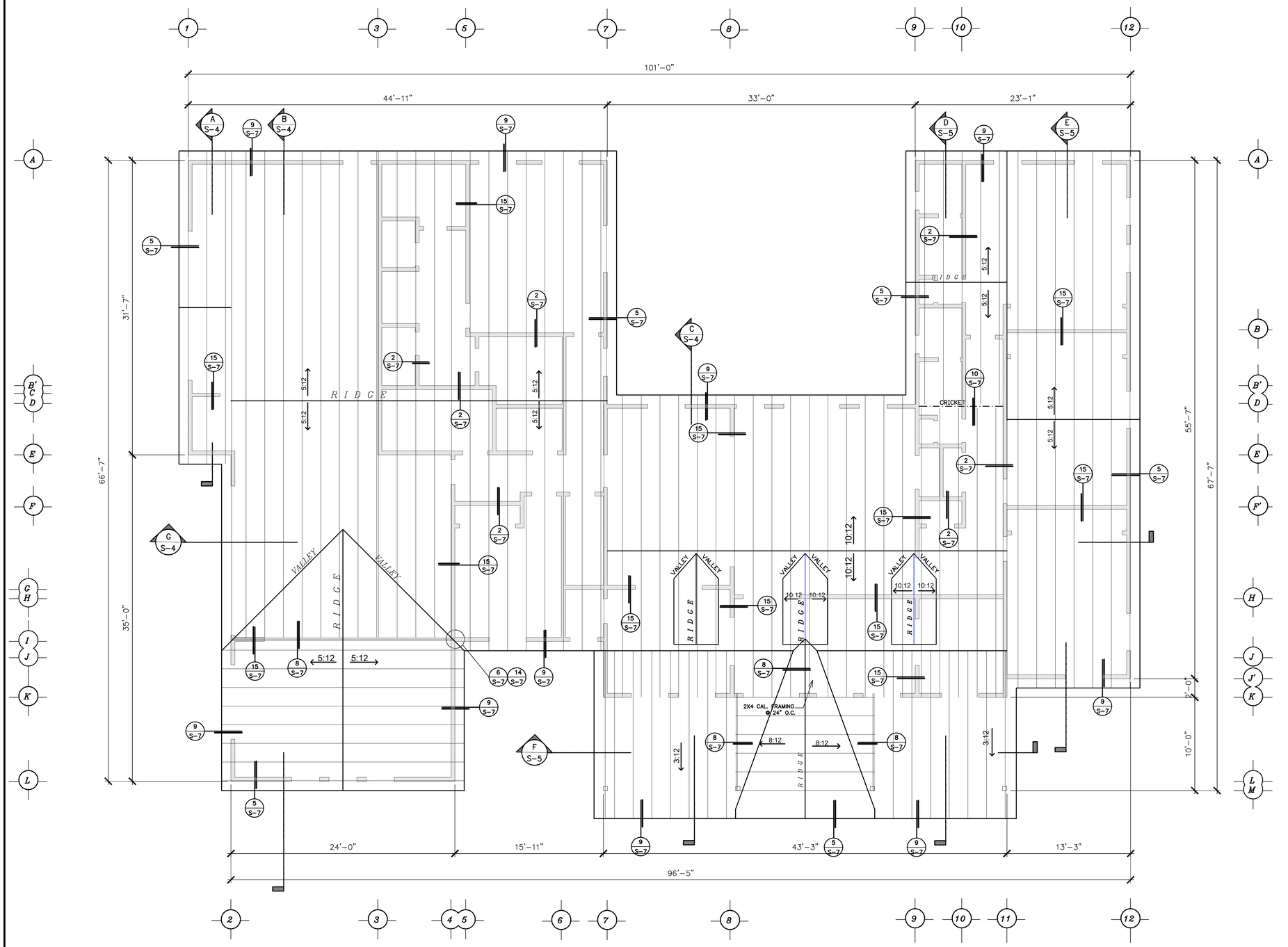
S-2



ROOF TRUSSES:

1) PRIOR TO ROOF TRUSSES LAYOUT SUBMITTED TO THE Monterey County BUILDING DEPT. THE PROJECT DESIGNER/ENGINER SHALL REVIEW THE TRUSS PLAN FOR CONFORMANCE OF THE DESIGN CRITERIA. A LETTER SHALL BE SUBMITTED STATING THAT THE TRUSS PLANS ARE IN CONFORMANCE WITH THE DESIGN CRITERIA.
2) TRUSS CALCULATIONS AND LAYOUT SHALL BE SUBMITTED TO THE County of Monterey BUILDING DEPT. TO REVIEW AND TO INSTALLATION.
3) TRUSSES TO BE CONNECTED TO INTERIOR NON BEARING WALLS AND BEAMS WITH TRUSS CLIPS ONLY.
4) SEE MANUFACTURERS DETAILS FOR LAYOUT, SIZES,
5) ROOF SHEATHING: 5/8" CDX PLYWOOD, NAILING: AND CONNECTIONS
LAY PANELS WITH FACEGRAIN PERPENDICULAR TO SUPPORTS. P.I. 32/16. KEEP MINIMUM 1/16" CLEAR BETWEEN ALL PANEL EDGES. AT ALL SHEAR WALLS, NAIL ROOF SHEATING TO ALL BLOCKING OR RIM JOIST WITH 10d @ 6" O.C. BOUNDARY = 10d@6" o.c.
FIELD = 10d@12" o.c.
6) HEADERS: ALL HEADERS SHALL BE 4X~ AT 2X4 WALLS AND 6X~ AT 2X6 WALLS U.O.N. ON PLANS. PROVIDE 2 – 2X – TRIMMER AND 2 – 2X – KING STUD AT WALLS, U.O.N. ON PLANS
7) NAILING: ALL NAILING SHALL COMPLY WITH TABLE R602.3(1) 2016 OF THE C.R.C. ALL NAILS SHALL BE COMMON NAILS.
8) PROVIDE 4X~POST OR 2 –2X~ STUDS AT ENDS OF ALL braced WALLS FOR HOLDOWNS, U.O.N. ON PLANS.
AT ALL BRACED WALL, NAIL ROOF SHEATHING TO BLOCKING, DOUBLE TOP PLATE OR RIM JOIST WITH 10d @ 6" O.C.
9) ROOF FRAMING: ROOF FRAMING AND PLYWOOD SHEATHING SHALL BE CONTINUOUS TO ALL BRACED OR BEARING WALLS AT ALL LOWER ROOFS.
10) WALL CONSTRUCTION SHALL COMPLY WITH TABLE R602.10.3(3) CRC (FORM CONVENT. CONSTRUCTION)
11) CEILING JOIST AND RAFTERS SHALL BE D. F. LARCH NO 2 OR BETTER
12) ROOF TRUSS DEFERRED SUBMITTAL

NOTES:
1. SEE FRAMING PLANS FOR SIZE AND LOCATION OF HOLDOWNS.
2. SEE FOUNDATION PLAN FOR SIZE AND SPACING OF ANCHOR BOLTS
3. KEEP MINIMUM 1/16" CLEAR BETWEEN ALL PLYWOOD EDGES.
4. USE ONE-PIECE PLYWOOD SHEETS AT SHEAR WALLS-WHICH ARE 48" OR LESS IN WIDTH.
5. ALL PLYWOOD PANELS SHALL HAVE A MINIMUM DIMENSION OF 24"
6. ALL NAILS SHALL BE COMMON NAILS. NOTIFY ENGINEER FOR ALTERNATE SPACING FOR BOX NAILS.
7. USE 3X~ STUDS AND 3X~ BLOCKING AT ALL PLYWOOD JOINTS.
8. ALL NAILING SHALL BE STAGGERED.

ROOF FRAMING NOTES 1

ROOF FRAMING PLAN 4

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

0 1 2 4

2

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Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
2	MONTEREY COUNTY	07/08/2021

ROOF FRAMING PLAN & ROOF FRAMING NOTES 2

MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD SALINAS CA 93906
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PHONE:(831) 970-5004

DRAWING DATE: 05/29/2021
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ROOF FRAMING PLAN
ROOF FRAMING NOTES 2

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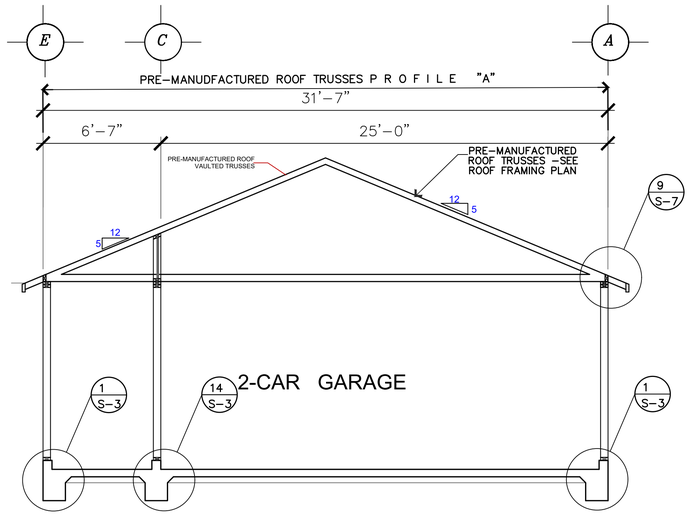
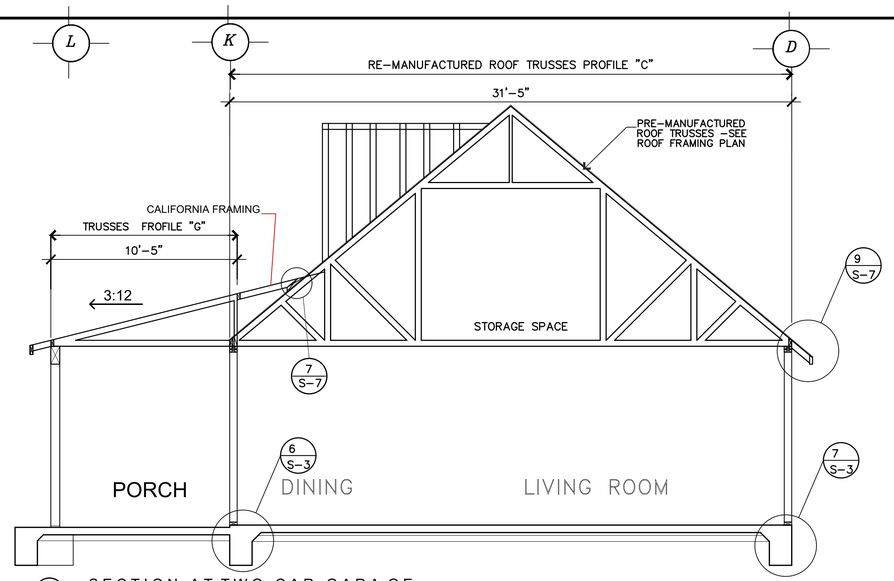
SHEET: S-3

ROOF FRAMING PLAN 4 SCALE: 3/16" = 1'-0" 1 *ROOF FRAMING NOTES* 2



A SECTION AT TWO CAR GARAGE SCALE: 1/4" = 1'-0"



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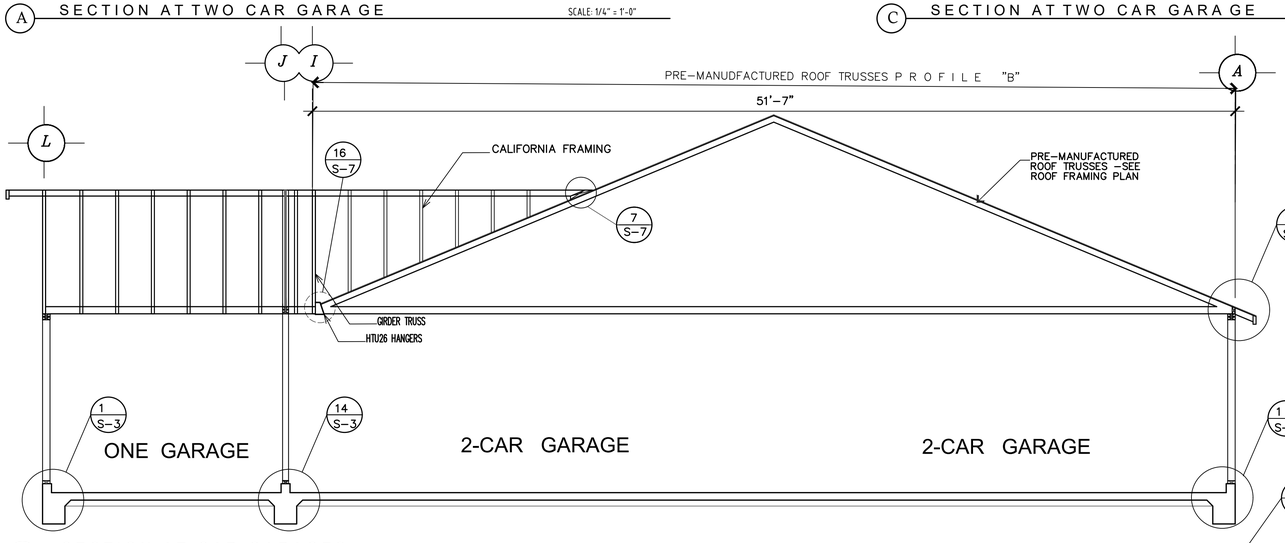
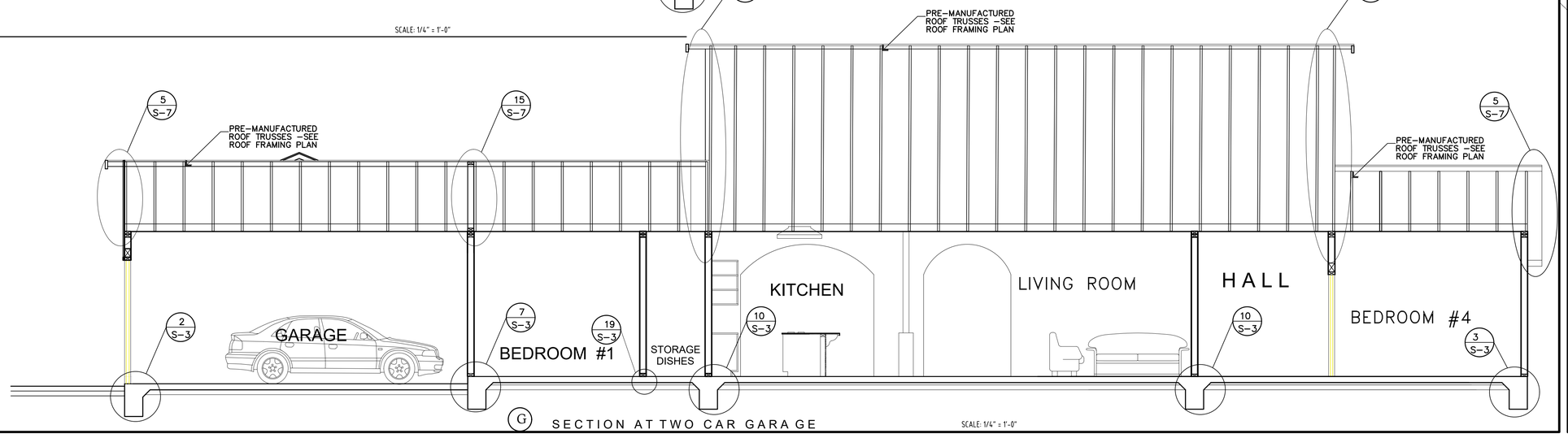


B SECTION AT CAR GARAGES SCALE: 1/4" = 1'-0"



G SECTION AT TWO CAR GARAGE SCALE: 1/4" = 1'-0"

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NOTES:
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2. SEE FOUNDATION PLAN FOR SIZE AND SPACING OF ANCHOR BOLTS
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8. ALL NAILING SHALL BE STAGGERED.

STRUCTURAL NOTES 1

FLORES' DRAFTING SERVICE
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DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1		
2	MONTEREY COUNTY	07/08/2024
3		
4		

CROSS-SECTIONS

MR. JUAN ROMERO NEW RESIDENCE

128 RODGERS ROAD SALINAS CA 93906

A.P.N. 253-011-005

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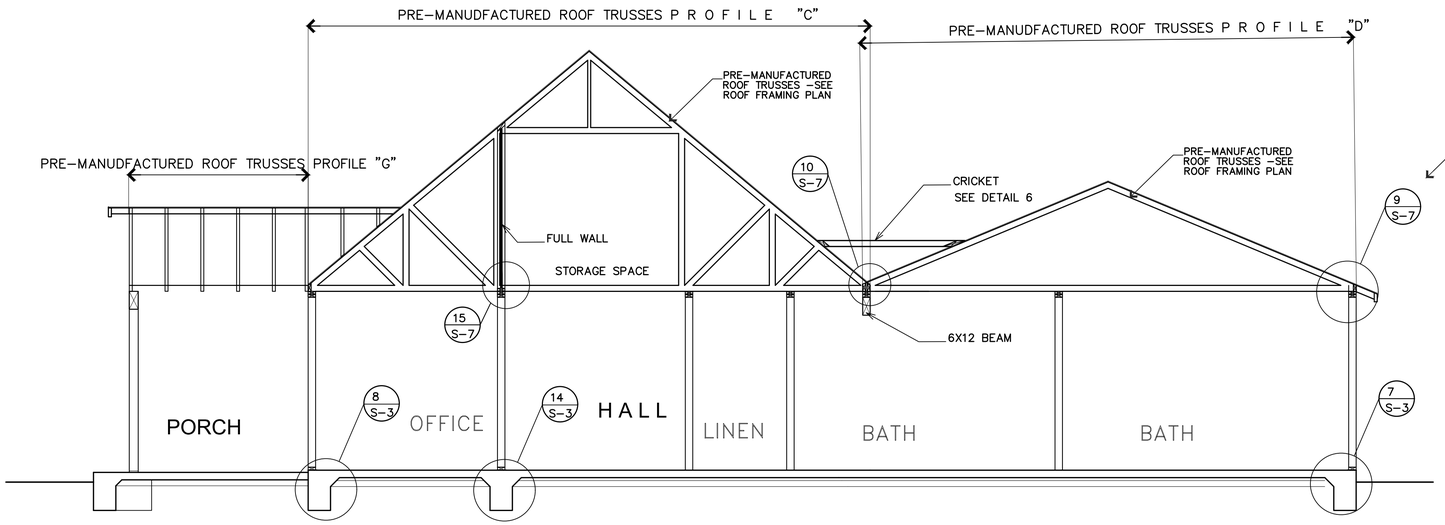
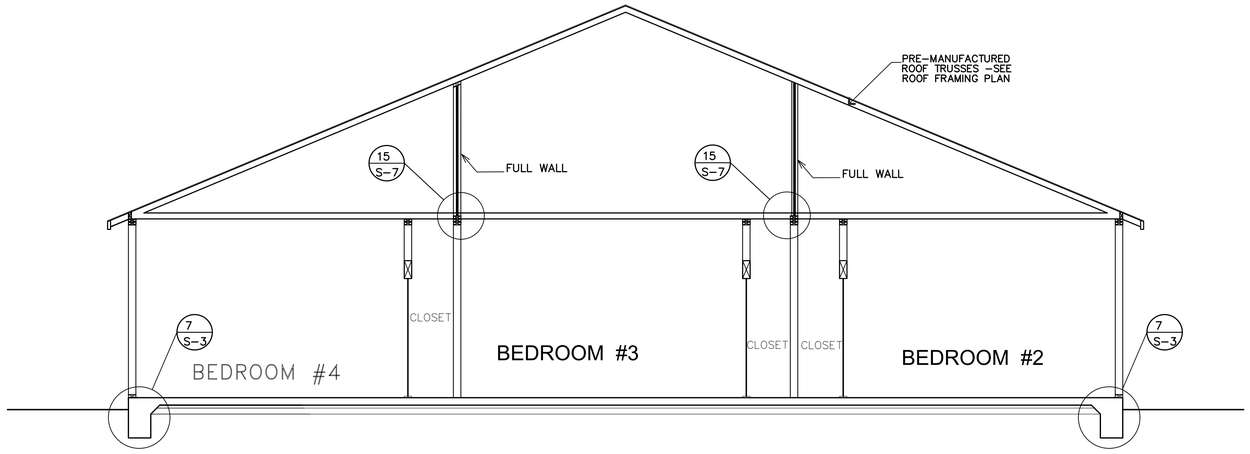
SHEET: *S–4*



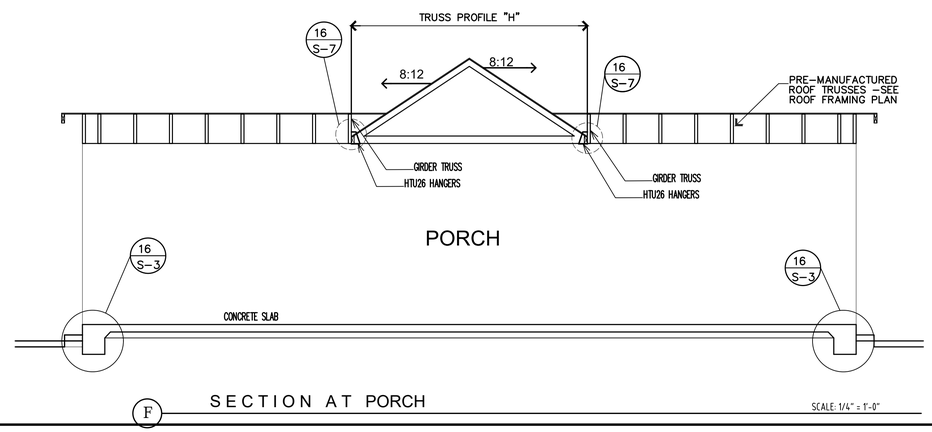
D SECTION AT PORCH -BATHS

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



E SECTION AT BEDROOMS

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



F SECTION AT PORCH

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

RESIDENTIAL NAILING SCHEDULE

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS[a, b, c]	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	4-8d box (2 ½ x 0.113")or 3-8d (212" × 0.113"); or 3-10d box (3"x0.128");or 3-3"x0.131" nails	Toe nail
2	Ceiling joists to plate, toe nail	4-8d box (2 ½ x 0.113")or 3-8d (212" × 0.113"); or 3-10d box (3"x0.128");or 3-3"x0.131" nails	Per joist, toe nail
3	Ceiling joists not attached to parallel rafter, laps over partitions, face (see Sections R802.3.2, R802.3.2 and Table R802.5.1(9))	4-10d box (3"x0.128");or 3-16d common (3 ½" x 0.162");or 4-3"x0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9))	Table R802.5.1(9)	Face nail
5	Collar tie to rafter, face nail or 11/4" × 20 gage ridge strap to rafter	4-10d box (3"x0.128"); or 3-10d common (3" × 0.148"); or 4-3"x0.131 nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (31/2" × 0.135") or 3-10d common nails (3" × 0.148"); or 4-10d box (3"x0.128"); or 4-3"x0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or trussi
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (31/2" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3"x0.128"); or 4-3" x 0.131 nails 3-16d box (31/2" × 0.135"); or 3-16d common (31/2" × 0.148"); or 3-10d box (3"x0.128"); or 3-3" x 0.131 nails	Toe nail End nails
Wall			
8	Stud to stud (not at braced wall panels)#	16d common (3 ½ " × 0.162") 10d box (3" x 0.128"); or 3"x 0.131" nails	24" o. c. face nail 16" o. c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (31/2" × 0.135"); or 3" x 0.131" nails 16d common (3 ½" x 0.162") 16d common (31/2" × 0.162")	12" o.c. 16" o.c. face nail 16" o.c. each edge face nail
10	Built-up header (2" to 2" header with 1/2" spacer	16d box (3 ½" x 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (21/2" × 0.113"); or 4-8d common (2 ½"x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 ½" x 0.162") 10d box (3" × 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice	8-16d common (31/2" × 0.162"); or 12-16d box (3 ½" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131 nails	Face nail on each side of end joist (minimum 24" lap splice length each side of end joint) 16" o.c. face nail
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 ½" x 0.162") 16d box (3 ½" x 0.135"); or 3" x 0.131" nails	12 " o.c. face nail

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ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS, [a, c]	SPACING OF FASTENERS
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels)	3-16d box (31/2" × 0.135"); or 2-16d common (31/2" × 0.162"); or 4-3" x 0.131 nails 4-8d box (2 ½" x 0.113"); or 3-16d box (31/2" × 0.135"); or	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d common (21/2" × 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails 3-16d box (3 ½" x 0.135"); or 2-16d common (3 ½" x 0.162"); or 3-10d box (3"x 0.128"); or 3-3" x 0.131 nails	Toe nail End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2 –16d common (3 ½" x 0.162"): or 3-3" x 0.131 nails	Face nail
18	1" brace to each stud and plate	3-8d box (21/2" × 0.113"); or 2-8d common (2 ½"x 0.131"); or 2010d box (3" x 0.128"); or 2 staples 1 3/4" +	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (21/2" × 0.113"); or 2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (21/2" × 0.113"); or 3-8d common (2 ½" x. 0.131"; or 3-10d box (3" x 0.128"); or 3 staples 1" crown, 16 ga., 1 ½" long Wider than 1" x 8" 4-8d box (2 ½" x 0.113"); or 3-8d common (2 ½" x 0.131"); or 3-10d common (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 13/4" long	Face nail
Floor			
21	Joist to sill, top plate or girder	4-8d box (21/2" × 0.113"); or 3-8d common (2 ½" x 0.131"; or 3-10d box (3"x 0.128"); or 3-3" x 0131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof application also)	8d box (21/2" × 0.113") 8d common (2 ½" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (21/2" × 0.113"), or 2-8d common (2 ½" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
24	2" subfloor to joist or girder	3-16d box (3 ½" x 0.135") 2-16d common (3 ½ " x 0.162")	Blind or face nail
25	2" planks (plank & beam - floor & roof)	3-16d box (31/2" × 0.135"); or 2-16d common (3 ½" x 0.162")	At each bearing
26	Band or rim joist to joist	3-16d common (3 ½" x 0.162") 4-10 box (3" x 0.128"), or 4-3" x 0.131" nails, or 4-3" x 14 ga. staples, 7/16" crown 20d common (4" x 0.192"); or	End nail Nail each layer as follows: 32" o.c. at top and bottom and staggered.
27	Built-up girders and beams, 2-inch lumber layers	10d box (3" x 0.128"); or 3" x 0.131" nails And: 2-20d common (4" x 0.192J; or 3-10d boxl3 ½" x 0.128"; or 3-3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides. Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3 ½" x 0.135"); or 3-16d common (31/2" × 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails	At each joist or rafter, face nail
29	Bridging to joist	2-10d (3" x 0.128"), or 2-8d common (2 ½" x 0.131", or 2- 3" x 0.131") nails	Each end; toe nail

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERb, c, e	SPACING OF FASTENERS: Edges (inches)	SPACING OF FASTENERS: Intermediate supports c, e (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)			
30	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor wall) 8d common (21/2" × 0.131") nail (roof); or RSRS-01(2¾" x 0.113" nail (roof) i	6	12f
31	19/32" - 1"	8d common nail (21/2" × 0.131"; or RSRS-01; (2¾" x 0.113") nail (roof)	6	12f
32	11/8" - 11/4"	10d common (3" × 0.148") nail or 8d (21/2" × 0.131") deformed nail	6	12
	Other wall sheathing h			
33	1/2" structural cellulosic fiberboard sheathing	11/2" galvanized roofing nail, 7/16" head diameter or 1½" long 16 ga. Staple with 7/16" or 1" crown	3	6
34	25/32" structural cellulosic fiberboard sheathing	13/4" galvanized roofing nail, 7/16" head diameter or 1½" long 16 ga. Staple with 7/16" or 1" crown	3	6
35	1/2" gypsum sheathingd	11/2" galvanized roofing nail; staple galvanized, 11/2" long; 1/4 screws, Type W or S	7	7
36	5/8" gypsum sheathingd	13/4" galvanized roofing nail; staple galvanized, 15/8" long; 1 5/8"screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (21/2" × 0.131") nail	6	12
38	7/8" - 1"	8d common (21/2" × 0.131") nail or 8d deformed (21/2" × 0.120") nail	6	12
39	11/8" - 11/4"	10d common (3" × 0.148") nail or 8d deformed (21/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 Ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. Where the ultimate design wind speed is 130 mph or less, nails for wood structural panel roof sheathing to gable end wall framing shall be space 6 inches on center. Where the ultimate wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel-edge supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof and floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

The fastener schedule provides minimum nailing requirements (i.e. size, spacing) for connecting building elements used in wood framed construction. For wood structural panels, both edge nailing and intermediate (field) nailing are specified. In addition to the nailing for wood structural panels, fasteners are specified for gypsum wall sheathing, cellulosic fiberboard wall sheathing and combination subfloor underlayment.

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RESIDENTIAL NAILING SCHEDULE 1

FLORES' DRAFTING SERVICE
PO. BOX 2252
Salinas, CA 93902
Phone: (831) 00-0000
Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1		
2	MONTEREY COUNTY	07/08/2024
3		
4		

CROSS-SECTIONS & NAILING SCHEDULE
MR. JUAN ROMERO NEW RESIDENCE
128 RODGERS ROAD SALINAS CA 93906
A.P.N. 253–011–005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

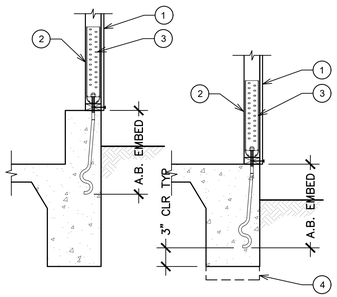
SCALE:
AS NOTED

DRAWN BY:

SHEET TITLE:
CROSS-SECTIONS
NAILING SCHEDULE

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF FLORES'S DRAFTING SERVICE. IT IS AND INSTRUMENT OF SERVICE AND MAYBE NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE DESIGNER.
UNAUTHORIZED USE IS PROHIBITED

SHEET:
S–5



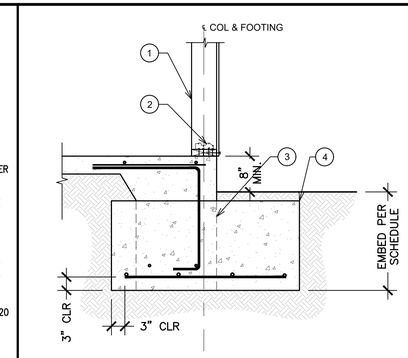
KEYNOTES:

1. SHEATHING PER SHEARWALL SCHEDULE
2. MIN (2) 2X END STUDS UNO ON PLAN, STITCH NAIL TOGETHER PER SHEARWALL SCHEDULE
3. HOLDOWN PER PLAN
4. DEEPEN FOOTING AS REQ'D FOR CLR COVER AT HOLDOWN AB
5. ANCHOR BOLT TYPE, DIAMETER AND EMBEDMENT OF HOLDOWN ANCHOR SHALL BE AS FOLLOWS:

HOLDOWN / DIAMETER/ EMBEDMENT:
HDU2 . . . . . SSTB 5/8 X 20
HDU4 . . . . . SSTB 5/8 X 24
HDU5 . . . . . SSTB 7/8 X 34
HDU8 . . . . . SSTB 7/8 X 20
HDQ8 . . . . . SSTB 7/8 X 20
HHDQ11 . . . . . SSTB 7/8 X 20

TYPICAL HOLDOWN ANCHORAGE

NOT TO SCALE 13



KEYNOTES:

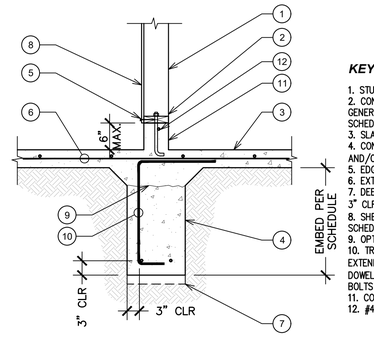
1. WOOD POST PER PLAN
2. CLIP WOOD POST TO BOTTOM PLATE WITH SIMPSON "A35" CLIP BOTH SIDES
3. CONTINUOUS FOOTING BEYOND
4. FOOTING AND REINFORCING PER PLAN AND/OR SCHEDULE

NOTE:

A. FOR OTHER ITEMS SHOWN BUT NOT NOTED, REFER TO DETAIL 1/S-6

WOOD POST AT POST FOUNDATION

NOT TO SCALE 9

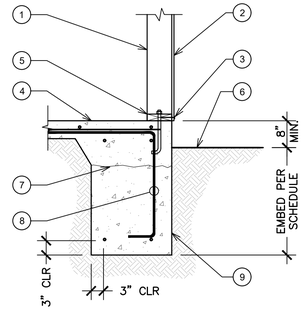


KEYNOTES:

1. STUD WALL PER PLAN
2. CONT BOTTOM PLATE. ANCHORAGE PER GENERAL STRUCTURAL NOTES OR SHEARWALL SCHEDULE
3. SLAB ON GRADE PER PLAN
4. CONT. FOOTING AND REINFORCING PER PLAN AND/OR SCHEDULE
5. EDGE NAILING
6. EXTEND SLAB REINFORCING CONT
7. DEEPEN FOOTING AS REQUIRED TO PROVIDE MIN 3" CLR COVER AROUND EMBEDDED ITEMS
8. SHEATHING PER PLAN AND/OR SHEARWALL SCHEDULE
9. OPTIONAL CONSTRUCTION JOINT
10. TRANSVERSAL REINFORCEMENT PER SCHEDULE. EXTEND INTO SLAB 2'-0" MIN. PROVIDE (2) DOWELS WITHIN 8" EA SIDE OF HOLDOWN ANCHOR BOLTS AS OCCUR PER PLAN
11. CONCRETE CURB
12. #4 CONT BAR AT TOP OF CURB

FOUNDATION AT INTERIOR STUD WALL

NOT TO SCALE 5

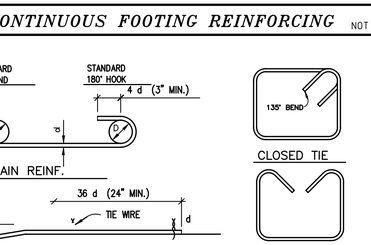


KEYNOTES:

1. STUD WALL PER PLAN
2. SHEATHING AS OCCURS PER PLAN AND/OR SHEARWALL SCHEDULE
3. EDGE NAILING
4. CONCRETE SLAB ON GRADE PER PLAN
5. CONT BOTTOM PLATE. ANCHORAGE PER GENERAL STRUCTURAL NOTES OR SHEARWALL SCHEDULE
6. TOP OF LOWEST ADJACENT SUBGRADE
7. OPTIONAL CONSTRUCTION JOINT
8. TRANSVERSAL REINFORCEMENT PER SCHEDULE. EXTEND INTO SLAB 2'-0" MIN. PROVIDE (2) DOWELS WITHIN 8" EA SIDE OF HOLDOWN ANCHOR BOLTS AS OCCUR PER PLAN
9. CONT FOOTING AND REINFORCING PER PLAN AND/OR SCHEDULE

FOUNDATION AT EXTERIOR STUD WALL

NOT TO SCALE 1

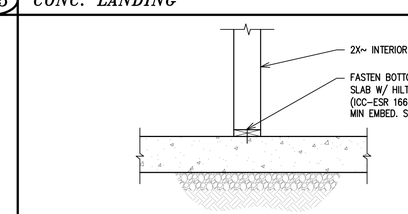


KEYNOTES:

1. SHEATHING PER SHEARWALL SCHEDULE
2. HOLDOWN PER PLAN
3. WOOD STUD WALL PER PLAN
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. MIN (2) 2X END STUDS UNO ON PLAN, STITCH NAIL TOGETHER PER SHEARWALL SCHEDULE
6. MIN (3) 2X END STUDS UNO ON PLAN, STITCH NAIL TOGETHER PER SHEARWALL SCHEDULE

TYPICAL SHARED HOLDOWN AT CORNER

NOT TO SCALE 14

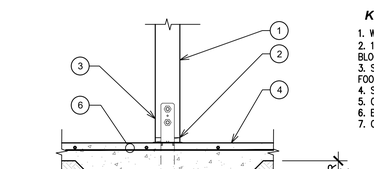


KEYNOTES:

1. APPROVED PRESSURE – PRESERVATIVE – TREATED WOOD POST PER PLAN
2. SIMPSON POST BASE EMBED INTO FOOTING
3. 8" SQ. CONCRETE PIER W/ (4)–# 4 VERTICAL BARS AND #3 TIES AT 6" O.C.
4. CONT. FOOTING AND REINFORCING PER PLAN AND/OR SCHEDULE
5. TOP OF LOWEST ADJACENT SUBGRADE
6. SLAB ON GRADE PER PLAN

FOUNDATION AT WOOD POST

NOT TO SCALE 10



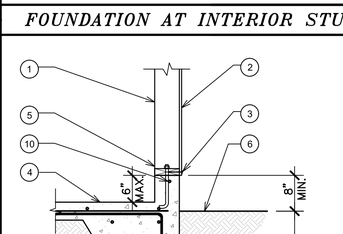
KEYNOTES:

1. CONCRETE SLAB ON GRADE PER PLAN
2. CONT FOOTING AND REINFORCING PER PLAN AND/OR SCHEDULE
3. TOP OF LOWEST ADJACENT SUBGRADE
4. EXTERIOR FLAT WORK
5. OPTIONAL CONSTRUCTION JOINT
6. TRANSVERSAL REINFORCEMENT PER SCHEDULE. EXTEND INTO SLAB 2'-0" MIN. PROVIDE (2) DOWELS WITHIN 8" EA SIDE OF HOLDOWN ANCHOR BOLTS AS OCCUR PER PLAN

NOT TO SCALE

FOUND. AT TURNED–DOWN SLAB EDGE AT DOOR OPENING

NOT TO SCALE 6

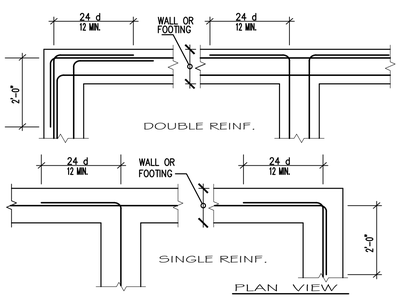


KEYNOTES:

1. STUD WALL PER PLAN
2. CONT BOTTOM PLATE. ANCHORAGE PER GENERAL STRUCTURAL NOTES OR SHEARWALL SCHEDULE
3. SLAB ON GRADE PER PLAN
4. CONT. FOOTING AND REINFORCING PER PLAN AND/OR SCHEDULE
5. EDGE NAILING
6. EXTEND SLAB REINFORCING CONT
7. DEEPEN FOOTING AS REQUIRED TO PROVIDE MIN 3" CLR COVER AROUND EMBEDDED ITEMS
8. SHEATHING PER PLAN AND/OR SHEARWALL SCHEDULE
9. OPTIONAL CONSTRUCTION JOINT
10. TRANSVERSAL REINFORCEMENT PER SCHEDULE. EXTEND INTO SLAB 2'-0" MIN. PROVIDE (2) DOWELS WITHIN 8" EA SIDE OF HOLDOWN ANCHOR BOLTS AS OCCUR PER PLAN

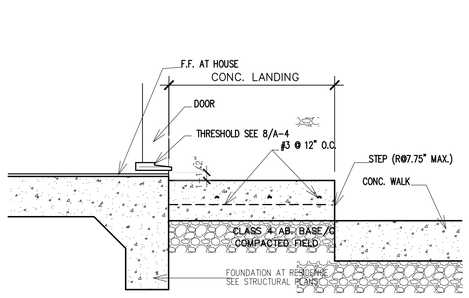
FOUNDATION AT INTERIOR STUD WALL

NOT TO SCALE 2



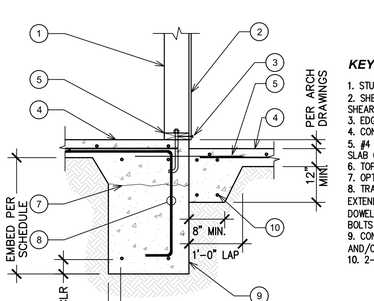
TYPICAL CONTINUOUS FOOTING REINFORCING

NOT TO SCALE 15



CONC. LANDING

NOT TO SCALE 11

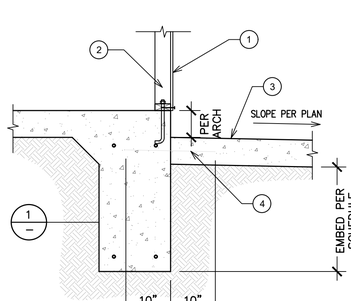


KEYNOTES:

1. STUD WALL PER PLAN
2. SHEATHING AS OCCURS PER PLAN AND/OR SHEARWALL SCHEDULE
3. EDGE NAILING
4. CONCRETE SLAB ON GRADE PER PLAN
5. #4 x 2'–0" LONG DOWEL SPACING TO MATCH SLAB ON GRADE REINFORCEMENT
6. TOP OF LOWEST ADJACENT SUBGRADE
7. OPTIONAL CONSTRUCTION JOINT
8. TRANSVERSAL REINFORCEMENT PER SCHEDULE. EXTEND INTO SLAB 2'–0" MIN. PROVIDE (2) DOWELS WITHIN 8" EA SIDE OF HOLDOWN ANCHOR BOLTS AS OCCUR PER PLAN
9. CONT. FOOTING AND REINFORCING PER PLAN AND/OR SCHEDULE
10. 2–#4 TOP & BOTTOM CONT. BAR

FOUNDATION AT EXTERIOR STUD WALL

NOT TO SCALE 7



KEYNOTES:

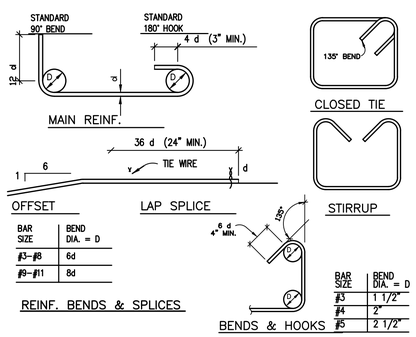
1. SHEATHING PER PLAN AND/OR BRACED WALL SCHEDULE
2. STUD WALL PER PLAN
3. SLAB ON GRADE PER PLAN
4. #4 DOWELS @ 32" O.C. EMBED 10" MIN. INTO FOOTING

NOTES:

A. SEE DETAIL 1 FOR ALL ITEMS NOT CALLED OUT

FOUNDATION AT INTERIOR STUD WALL

NOT TO SCALE 3



TYP. TIE & STIRRUP REINF.

NOT TO SCALE 16

BOTTOM PLATE ANCHORAGE AT CONCRETE SLAB

NOTE:

A. SEE ARCH'L DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

INTERIOR NON-BEARING STUD WALL SCHEDULE			
	MAX. CLEAR HEIGHT		
TYPE	16" O.C.	24" O.C.	FASTENER SPACING
2X4 STUDS	13'-0"	11'-0"	32" O.C. MAX
2X6 STUDS	22'-0"	18'-0"	24" O.C. MAX

INTERIOR NON–BEARING STUD WALL

NOT TO SCALE 12

KEYNOTES:

1. WOOD POST PER PLAN
2. 1" THICK SOLID PRESSURE TREATED BLOCK
3. SIMPSON CB COLUMN BASE EMBED INTO FOOTING
4. SLAB ON GRADE PER PLAN
5. CONCRETE FOOTING PER PLAN
6. EXTEND SLAB REINFORCING CONT
7. OPTIONAL CONSTRUCTION JOINT

WOOD POST AT INTERIOR FOOING

NOT TO SCALE 8

KEYNOTES:

1. STUD WALL PER PLAN
2. SHEATHING AS OCCURS PER PLAN AND/OR SHEARWALL SCHEDULE
3. EDGE NAILING
4. CONCRETE SLAB ON GRADE PER PLAN
5. CONT BOTTOM PLATE. ANCHORAGE PER GENERAL STRUCTURAL NOTES OR SHEARWALL SCHEDULE
6. TOP OF LOWEST ADJACENT SUBGRADE
7. OPTIONAL CONSTRUCTION JOINT
8. TRANSVERSAL REINFORCEMENT PER SCHEDULE. EXTEND INTO SLAB 2'–0" MIN. PROVIDE (2) DOWELS WITHIN 8" EA SIDE OF HOLDOWN ANCHOR BOLTS AS OCCUR PER PLAN
9. CONT FOOTING AND REINFORCING PER PLAN AND/OR SCHEDULE
10. #4 CONT BAR AT TOP OF CURB

NOT TO SCALE

FOUNDATION AT EXTERIOR STUD WALL AT GARAGE

NOT TO SCALE 4

FLORES' DRAFTING SERVICE
P.O. BOX 2252
Salinas, CA 93902
Phone: (831) 00-0000
Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	09/22/2022
2	MONTEREY COUNTY	07/08/2024

FOUNDATION DETAILS

MR. JUAN ROMERO NEW RESIDENCE

128 RODGERS ROAD SALINAS CA 93906

A.P.N. 253–011–005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

SCALE:
AS NOTED

DRAWN BY:

SHEET TITLE:
FOUNDATION DETAILS
2

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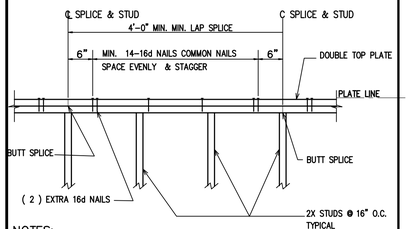
SHEET:
S–6

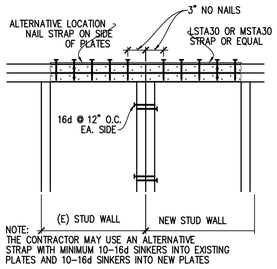


NOTES:

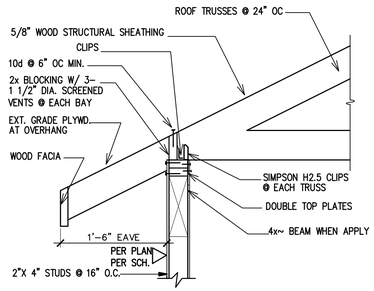
1. Dbl. top plate shall be D.F. No. 2 or better.
2. Plates shall be as long as possible, 16'-0" min. Use one piece plates at walls 16'-0" or shorter.
3. If more than one half of plates are removed at any shear or bearing wall, by notching or drilling, contact Engineer for alternate detail.
4. Min. 2 x 6 plumbing walls are required at shear wall & bearing walls or where notching exceeds 1/2 of plates.

NTS

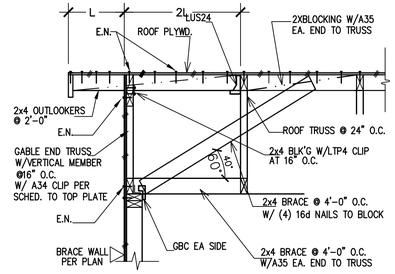
TYP. DBL. TOP PLATE SPLICE DETAIL | 5



TYP. STRAP DETAIL SCALE: 1" = 1'-0" | 13

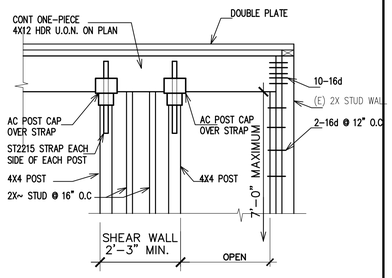


EAVE DETAIL NTS | 9



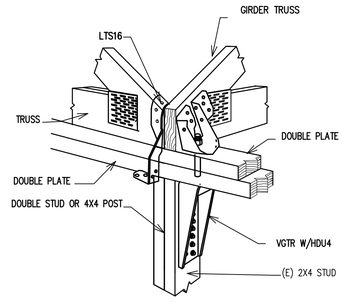
SHEAR TRANSFER AT GABLE NTS | 5

NTS | 1

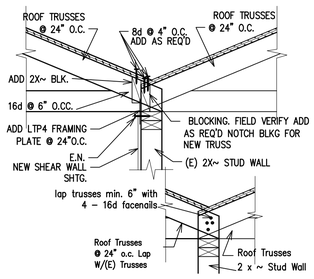


SC: 1/2"=1'-0"

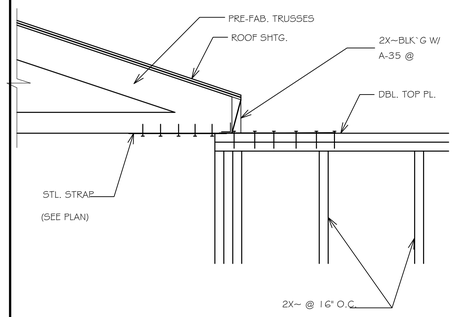
TYP. BEAM @ WALL OPENNING | 14



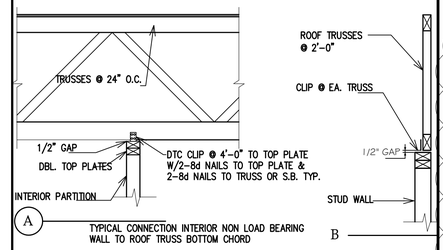
GIRDER TIEDOWN CONNECTION SCALE: 1" = 1'-0" | 14



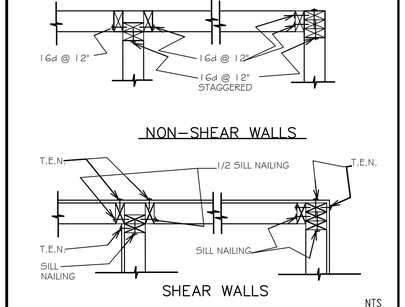
CONECTION AT TRUSSES SCALE: 1" = 1'-0" | 10



ROOF TRUSS @ SHEAR WALL NTS | 6

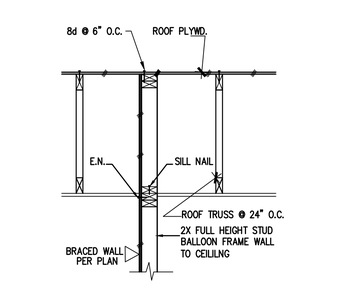


TYP. INT. NON BEARING WALL NTS | 2

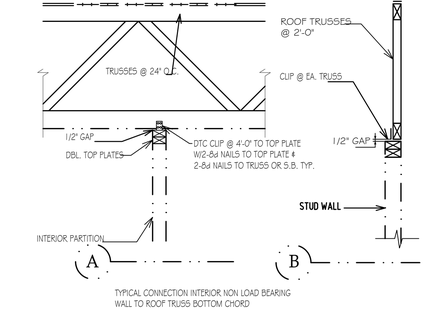


NTS

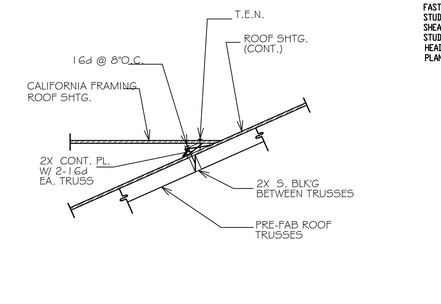
TYP. FRAMING WALL DETAILS | 14



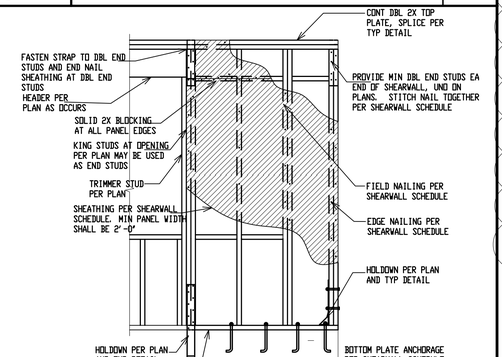
FULL WALL 1" = 1'-0" | 15



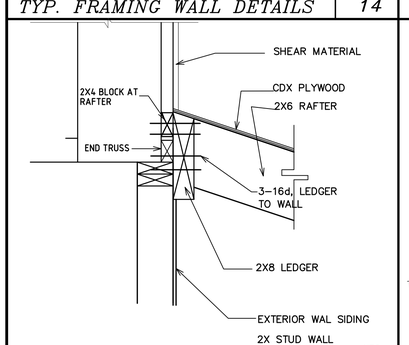
INTERIOR PORTATION DETAIL NTS | 11



CALIFORNIA FRAMING | 7

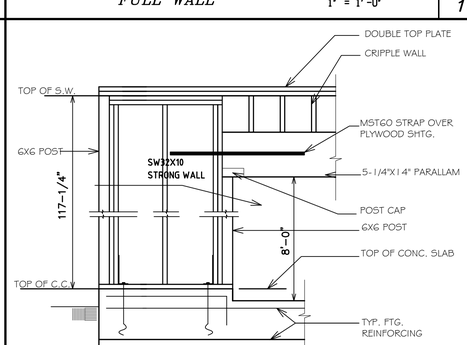


TYP. SHEARWALL CONSTRUCTION NOT TO SCALE | 3

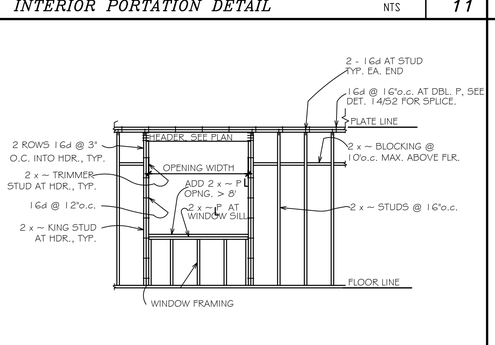


NTS

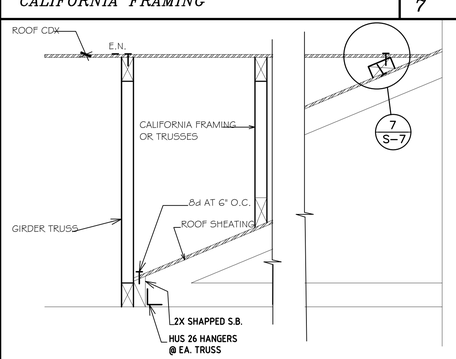
LEDGER CONNECTION @ PORCH | 5



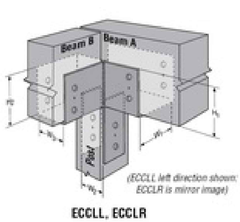
SECTION AT OPENING GARAGE NOT TO SCALE | 16



TYPICAL WALL FRAMING 1/4" = 1'-0" | 12



SHEAR TRANSFER 1" = 1'-0" | 8



ECCLL, ECCLR

POST/BEAM CONNECTION ECCLL 46 NTS | 4

FLORES' DRAFTING SERVICE
PO. BOX 2252
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Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1		
2	MONTEREY COUNTY	07/08/202
3		
4		

WALL & ROOF FRAMING DETAILS

MR. JUAN ROMERO NEW RESIDENCE

128 RODGERS ROAD SALINAS CA 93906

A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE: 05/29/2021

CONSTRUCTION RELEASE: B21-XXXX

PROJECT NO: 137-2020

SCALE: AS NOTED

DRAWN BY:

SHEET TITLE:
WALL FRAMING DETAILS
ROOF FRAMING DETAILS

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SHEET: S-7

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 1 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

GENERAL INFORMATION

01	**Project Name**	Residential Building			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	128 Rodgers Road			
04	**City**	Salinas	05	**Standards Version**	2019
06	**Zip code**	93906	07	**Software Version**	EnergyPro 8.3
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	225
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	NewConstruction	13	**Number of Bedrooms**	4
14	**Addition Cond. Floor Area (ft^2)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft^2)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft^2)**	6117	19	**Glazing Percentage (%)**	6.41%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Is Natural Gas Available?**	Yes			

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 2 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	**Total[2] (EDR)**	**Efficiency[1] (EDR)**	**Total[2] (EDR)**
Standard Design	45.5	29.1		
Proposed Design	42.9	26.5	2.6	2.6

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 3.56 kWdc
- Proposed PV kWh output exceeds proposed electricity use by 1.1% which may violate NEM rules. Contact local utility.
- PV System resized to 3.56 kWdc (a factor of 3.562) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	25.73	23.83	1.9	7.4
Space Cooling	0	0	0	
IAQ Ventilation	2.91	2.91	0	0
Water Heating	4.85	3.58	1.27	26.2
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**33.49**	**30.32**	**3.17**	**9.5**

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
3.56	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 3 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ducts with high level of insulation
- Insulation above roof deck

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- -- None --

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft^2)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Residential Building	6117	1	4	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft^2)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Water Heating System 2**
NewResidence	Conditioned	HVAC System1	6117	10	DHW Sys 1	N/A

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 4 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Front Wall	NewResidence	R-21 Wall	225	Front	755	229	90
Left Wall	NewResidence	R-21 Wall	315	Left	575	16	90
Rear Wall	NewResidence	R-21 Wall	45	Back	755	158	90
Right Wall	NewResidence	R-21 Wall	135	Right	575	118.35	90
Roof	NewResidence	R-30 Roof Attic R-15	n/a	n/a	4341.25	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic NewResidence	Attic RoofNewResidence	Ventilated	5	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Window	Window	Front Wall	Front	225			1	175	0.3	NFRC	0.23	NFRC	Bug Screen
Window 2	Window	Left Wall	Left	315			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3	Window	Rear Wall	Back	45			1	116	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4	Window	Right Wall	Right	135			1	85	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	**Side of Building**	**Area (ft^2)**	**U-factor**
Door	Front Wall	54	0.5

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 5 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

OPAQUE DOORS

01	02	03	04
Name	**Side of Building**	**Area (ft^2)**	**U-factor**
Door 2	Rear Wall	42	0.5
Door 3	Right Wall	33.35	0.5

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area (ft^2)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**
Slab	NewResidence	6117	266	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofNewResidence	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / R-15	0.06	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-15 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic R-15	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 6 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	**System Type**	**Distribution Type**	**Water Heater Name (#)**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Heating Element Type**	**Tank Type**	**# of Units**	**Tank Vol. (gal)**	**Energy Factor or Efficiency**	**Input Rating or Pilot**	**Tank Insulation R-value (Int/Ext)**	**Standby Loss or Recovery Eff**	**1st Hr. Rating or Flow Rate**	**NEEA Heat Pump Brand or Model**	**Tank Location or Ambient Condition**
DHW Heater 1	Gas	Commercial Storage	1	80	0.98-TE	> 130 kBtu/hr	0	0.001000	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Central DHW Distribution**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 7 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	**System Type**	**Heating Unit Name**	**Cooling Unit Name**	**Fan Name**	**Distribution Name**	**Required Thermostat Type**	**Status**	**Verified Existing Condition**	**Heating Equipment Count**	**Cooling Equipment Count**
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	**System Type**	**Number of Units**	**Heating Efficiency**
Heating Component 1	Central gas furnace	1	AFUE-92.1

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	**System Type**	**Number of Units**	**Efficiency EER/CEER**	**Efficiency SEER**	**Zonally Controlled**	**Multi-speed Compressor**	**HERS Verification**
Cooling Component 1	No Cooling	1	n/a	n/a	Not Zonal	Single Speed	n/a

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		**Duct Location**		**Surface Area**				
Name	**Type**	**Design Type**	**Supply**	**Return**	**Supply**	**Return**	**Supply**	**Return**	**Bypass Duct**	**Duct Leakage**	**HERS Verification**
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 8 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Duct Leakage Verification**	**Duct Leakage Target (%)**	**Verified Duct Location**	**Verified Duct Design**	**Buried Ducts**	**Deeply Buried Ducts**	**Low-leakage Air Handler**	**Low Leakage Ducts Entirely in Conditioned Space**
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	**Type**	**Fan Power (Watts/CFM)**	**Name**
HVAC Fan 1	HVAC Fan	0.45	n/a

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	**IAQ CFM**	**IAQ Watts/CFM**	**IAQ Fan Type**	**IAQ Recovery Effectiveness - SRE**	**IAQ Recovery Effectiveness - ASRE**	**HERS Verification**
SFam IAQVentRpt	208	0.35	Exhaust	n/a	n/a	Yes

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2022-04-13T18:48:01-07:00 **(Page 9 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 128 Rodgers Road New Residence.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature: Victor Cuin
Company: Victor Cuin	Signature Date: 4/13/2022
Address: 119 Central Ave	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Salinas, CA 93901	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Juvencio Flores	Responsible Designer Signature: Juvencio Flores
Company: Flores Drafting Service	Date Signed:
Address: 117 Parajo Street	License: Designer
City/State/Zip: Salinas, CA 93901	Phone: 831-262-3350

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-04-13 18:51:33

FLORES' DRAFTING SERVICE
PO. BOX 2252
Salinas, CA 93902
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Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT, MONTEREY COUNTY	08/22/2023
2	MONTEREY COUNTY	07/08/2024

ENERGY REPORT

MR. JUAN ROMERO NEW RESIDENCE

128 RODGERS ROAD SALINAS CA 93906

A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

SCALE:
AS NOTED

DRAWN BY:
JUVENCIO FLORES

SHEET TITLE:
ENERGY REPORT

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF FLORES'S DRAFTING SERVICE. IT IS AND INSTRUMENT OF SERVICE AND MAYBE NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE DESIGNER. UNAUTHORIZED USE IS PROHIBITED.

SHEET:
EN–1

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

New Residence
128 Rodgers Road
Salinas, CA 93906

Project Designer:

Flores Drafting Service
117 Parajo Street
Salinas, CA 93901
831-262-3350

Report Prepared by:

Victor Cuin
119 Central Ave
Salinas, CA 93901

Job Number:

128 Rogers Road

Date:

4/13/2022

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

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RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
New Residence	☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration		*4/13/2022*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
128 Rodgers Road Salinas	*CA Climate Zone 03*	*6,117*	*n/a*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	*Wood Framed*	*R 20*	*2,139*		*New*
Door	*Opaque Door*	*- no insulation*	*129*		*New*
Roof	*Wood Framed Attic*	*R 30*	*4,341*	*Add=R-15.0*	*New*
Slab	*Unheated Slab-on-Grade*	*- no insulation*	*6,117*	*Perim = 266'*	*New*

FENESTRATION — Total Area: *392* | Glazing Percentage: *6.4%* | New/Altered Average U-Factor: *0.30*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (SW)	*175.0*	*0.300*	*0.23*	*none*	*none*	*N/A*	*New*
Left (NW)	*16.0*	*0.300*	*0.23*	*none*	*none*	*N/A*	*New*
Rear (NE)	*116.0*	*0.300*	*0.23*	*none*	*none*	*N/A*	*New*
Right (SE)	*85.0*	*0.300*	*0.23*	*none*	*none*	*N/A*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	*Central Furnace*	*92% AFUE*	*No Cooling*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	*Ducted*	*Ductless*	*Attic*	*8.0*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	*Large Storage Gas*	*80*	*0.98*	*Standard*	*New*

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(01/2020)

Building Envelope Measures:	
§ 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 101/I.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 110.6-A, 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(i):	**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 CF1R.
§ 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):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. 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 continuous 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 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 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 Measures:	
§ 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-K.*
§ 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)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 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.
§ 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(h)2.

§ 150.0(h)3A:	**Clearances.** 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:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant 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 include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 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 Measures:	
§ 110.8(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 the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 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 a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. 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 requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, 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 cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 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 requirements 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, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer 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 § 150.0(m)11 and Reference Residential Appendix RA3.
§ 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. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 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.*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for 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)1C:	**Single Family Detached Dwelling Units.** 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 provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; 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 Measures:	
§ 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.
§ 150.0(k)1B:	**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 must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights**. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 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).*
§ 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 or be 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)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 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 be controlled with a photocontrol in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 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 Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 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) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(b)1:	**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 overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees 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 distance, measured in the horizontal plane, 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) through § 110.10(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".

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
New Residence	4/13/2022
System Name	**Floor Area**
HVAC System	6,117

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	56,000
Total Output (Btuh)	56,000
Output (Btuh/sqft)	9.2
Cooling System	
Output per System	0
Total Output (Btuh)	0
Total Output (Tons)	0.0
Total Output (Btuh/sqft)	0.0
Total Output (sqft/Ton)	0.0
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

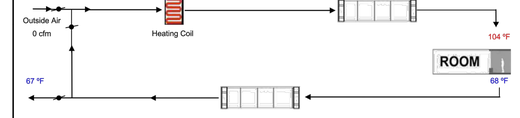
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	1,381	29,727	2,716	985	38,645
Return Vented Lighting		0			0
Return Air Ducts		0			1,786
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		0			1,786
TOTAL SYSTEM LOAD		29,727	2,716		42,217

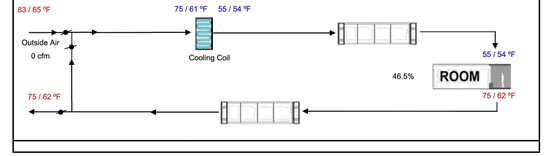
HVAC EQUIPMENT SELECTION

	Carrier 59SC2C060S14--12		
	0	0	56,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	0	0	56,000
Note: values above given at ARI conditions	**TIME OF SYSTEM PEAK**	Aug 3 PM	Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



FLORES' DRAFTING SERVICE
PO. BOX 2252
Salinas, CA 93902
Phone: (831) 00-0000
Cell: (831) 262-3350
ju_ven_cio@hotmail.com

DESIGNER'S SIGN

Juvencio Flores

JUVENCIO FLORES

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT. MONTEREY COUNTY	08/22/2023
2	MONTEREY COUNTY	07/08/2024

ENERGY REPORT
NEW RESIDENCE
MR. JUAN ROMERO
128 RODGERS ROAD SALINAS CA 93906
A.P.N. 253-011-005

OWNER:
MR. JUAN ROMERO
128 RODGERS ROAD
SALINAS CA 93906
PHONE:(831) 970-5004

DRAWING DATE:
05/29/2021

CONSTRUCTION RELEASE
B21-XXXX

PROJECT NO:
137-2020

SCALE:
AS NOTED

DRAWN BY:
JUVENCIO FLORES

SHEET TITLE:
ENERGY REPORT

THE DATA SET FORTH IN THIS SHEET IS THE PROPERTY OF FLORES'S DRAFTING SERVICE. IT IS AND INSTRUMENT OF SERVICE AND MAYBE NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE DESIGNER. UNAUTHORIZED USE IS PROHIBITED.

SHEET:
EN–2

Exhibit B

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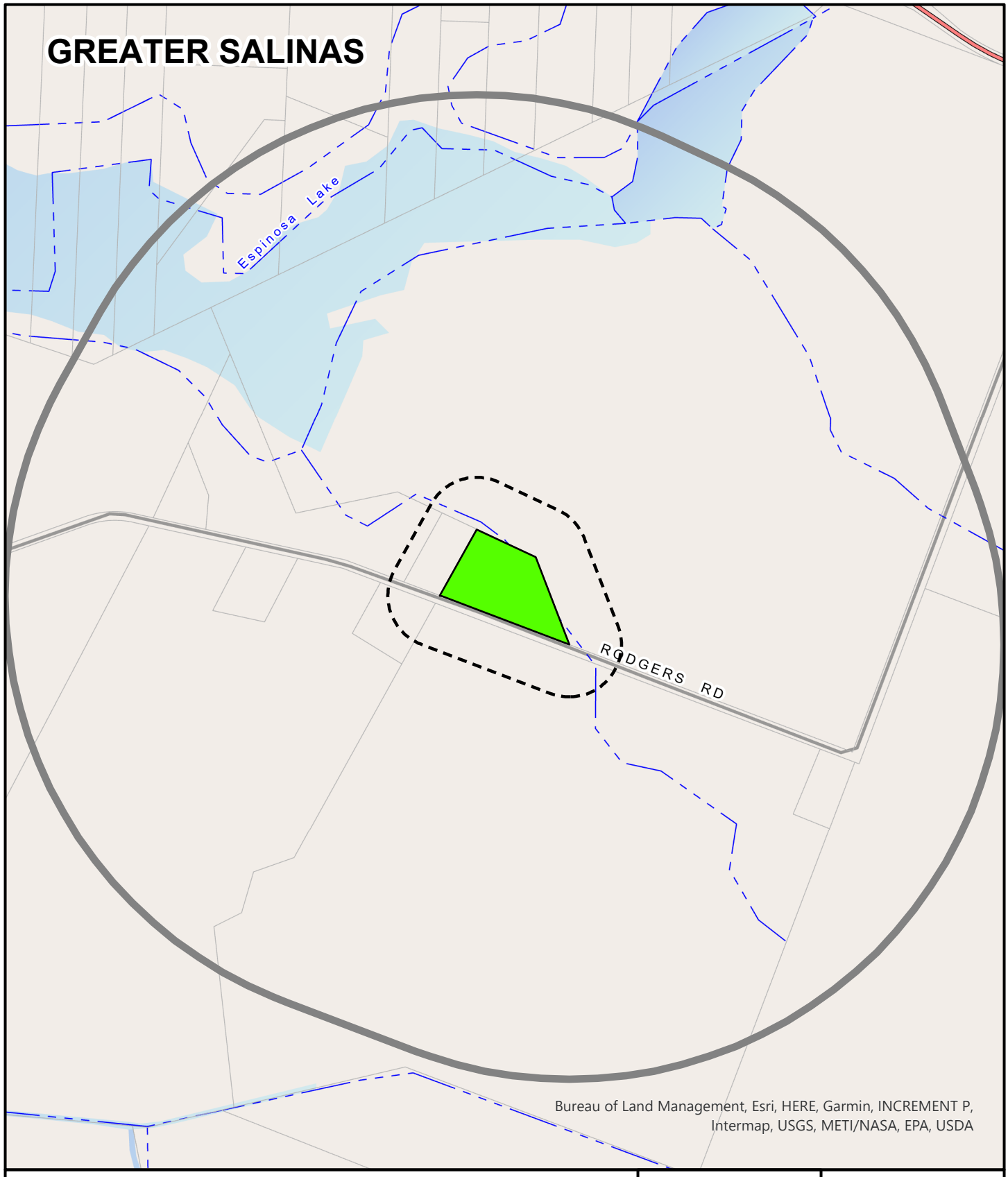

APPLICANT: TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL

APN: 253011005000 **FILE #** PLN250388

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOW

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Introduced: 5/5/2026 **Current Status:** Agenda Ready

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

PLN260006 - MAPLES RONDA LEE TR

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

Project Location: 26234 Inspiration Ave, Carmel

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Michael Linder
Property Owner: Ronda Lee Maples TR
APN: 009-431-037-000
Parcel Size: approximately 0.09 Ac
Zoning: Medium Density Residential, 2 units per acre with a Design Control Overlay, 18-foot height limit (Coastal Zone) or "MDR/2-D(18')(CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov 831-784-5765

SUMMARY/DISCUSSION

The project site is located at 26234 Inspiration Ave, within the Carmel Area Land Use Plan. The Applicant/Owner submitted an application seeking to use their existing single-family dwelling located in Medium Density Residentially zoned neighborhood as a Commercial Vacation Rental. The site is developed with a single-family dwelling located in a residentially developed neighborhood in Carmel Point **(Exhibit C).**

The single dwelling has three bedrooms, two bathrooms, two half-bathrooms a kitchen, living room, and attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property will retain its potable water through California American Water and Carmel Area Wastewater District will continue in providing sewer for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 19th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 Coastal Development Permits that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 2 acres per unit with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Rio Road Fire Station is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 12-14 minutes away, which provides 24-hour emergency medical and fire response services and MoGo Urgent Care is 8 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (2 guest parking spaces), which meets the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only

Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Katie McAlister, who will reside at Dolores Street between 7th & 8th, Carmel, CA 93923, which is an 8-minute drive away. Ms. McAlister's contact information will be provided to the guests of the property, and Ms. McAlister will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. Ms. McAlister's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Public Access
The property is accessed through Inspiration Ave., a county-maintained road, to the residence's driveway on the property. Therefore, the application would not be subject to requirements outlined in Title 16, Chapter 16.80.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy,

possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the AREA/Land Use Plan. It would be the 19th Commercial Vacation Rental in the AREA/ Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jack Sorensen: Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Ronda Lee Maples, Property Owners; Josh Ohanian, Agent;

Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260006.

Introduced: 5/5/2026 **Current Status:** Agenda Ready

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

PLN260006 - MAPLES RONDA LEE TR

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

Project Location: 26234 Inspiration Ave, Carmel

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

RECOMMENDATIONS

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Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov 831-784-5765

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Public Access
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The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy,

possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the AREA/Land Use Plan. It would be the 19th Commercial Vacation Rental in the AREA/ Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

Prepared by: Jack Sorensen: Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jack Sorensen, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Ronda Lee Maples, Property Owners; Josh Ohanian, Agent;

Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260006.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
MAPLES RONDA LEE TR (PLN260006)
RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN260006 MAPLES RONDA LEE TR, 26234 INSPIRATION AVE, CARMEL, Carmel (Assessor's Parcel Number 009-431-037-000), Carmel Area Land Use Plan, Coastal Zone]

The MAPLES RONDA LEE TR application (PLN260006) came on for a public hearing before the County of Monterey Zoning Administrator on May 14, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 26234 Inspiration Avenue, a public road, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with an existing 2,487 square foot single-family dwelling that has 3 bedrooms, 2 bathrooms, 2 half-

bathrooms, a kitchen and an attached garage. The applicant submitted an application seeking to use their single-family dwelling located in a residentially developed neighborhood. The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

c) Allowed Use. The property is located at 26234 Inspiration Avenue in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-431-037-000). The subject parcel is zoned Medium Density Residential, 2 acres per unit with a Design Control, 18-foot height limit (Coastal Zone) or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.09 Ac. APN: 009-431-037-000, described in Certificates of Compliance Recorded as Lot Numbered 11, Block lettered B-12, as said lot and block are shown on that certain map entitled, "Carmel-by-the-Sea, Addition No. 7", filed for record May 4, 1910, in the office of the County of Monterey. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the

issuance of a Vacation Rental Operation License, the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5–8-minute response time. Rio Road Fire Station is 8 minutes away which provides emergency paramedic services including advanced life support 24-hours a day, and the Community Hospital of the Monterey Peninsula is 12-14 minutes away, which provides 24-hour emergency medical and fire response services and MoGo Urgent Care is 8 minutes away, which provides 24-hour emergency medical and fire response services for structural coverage. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the property manager, Katie McAlister who will reside at Dolores Street between 7th & 8th, Carmel, which is an 8 minute drive away. Katie McAlister will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (2 guest parking spaces), which exceeds the minimum requirements as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-431-037-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the

granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through a county-maintained road known as Inspiration Avenue, a public road. Therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objectives have been received, and no further documentation or condition is required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260006.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260006.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Inspiration Avenue, a county-maintained road, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Carmel Area Wastewater District will continue in providing sewer for the dwelling.
e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260006.

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

EVIDENCE:
a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260006.

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

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan is 118. This application is the 19th approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 19th Commercial Vacation Rental in the Carmel Area Land Use Plan out of 118 maximum allowed. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, as Highway 1 is located 1.1 miles to the east. The property is not visible from Highway 1 due to distance, and dense intervening vegetation. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260006.

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

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

c) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as

described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

d) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PASSED AND ADOPTED this 14th day of May 2026.

_____

Mike Novo, AICP
Zoning Administrator

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN260006

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260006) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 26234 Inspiration Avenue (Assessor's Parcel Number 009-431-037-000), Carmel Area Land Use Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-431-037-000 on May 14, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is May 14 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

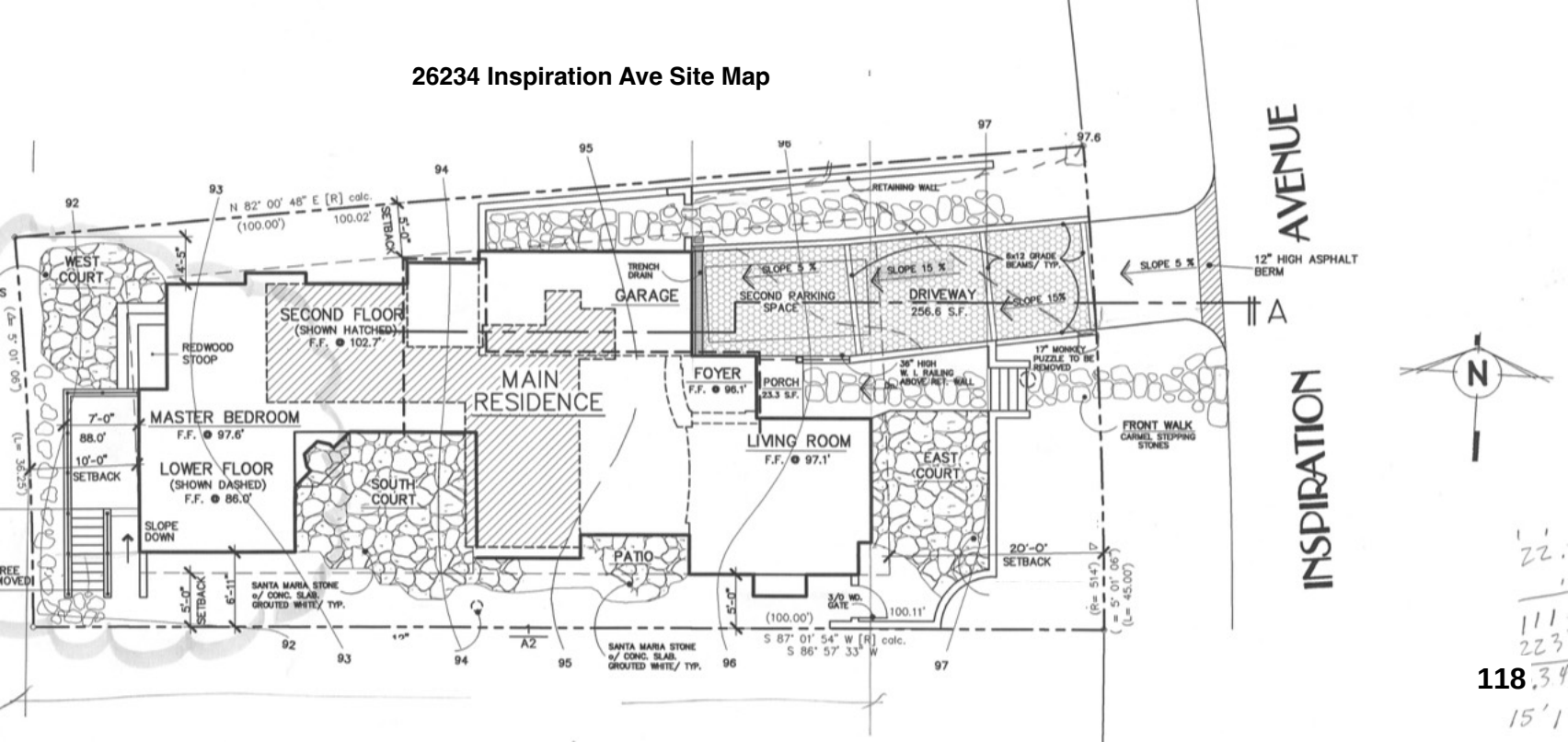
5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

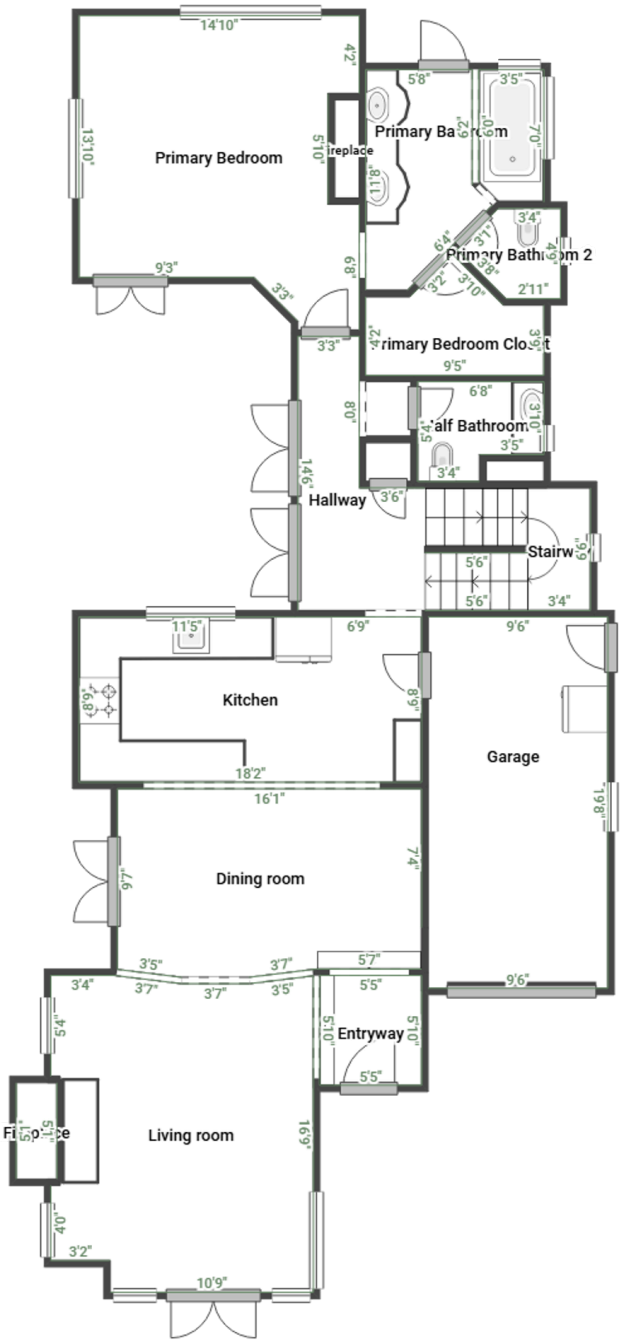
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

26234 Inspiration Ave Site Map

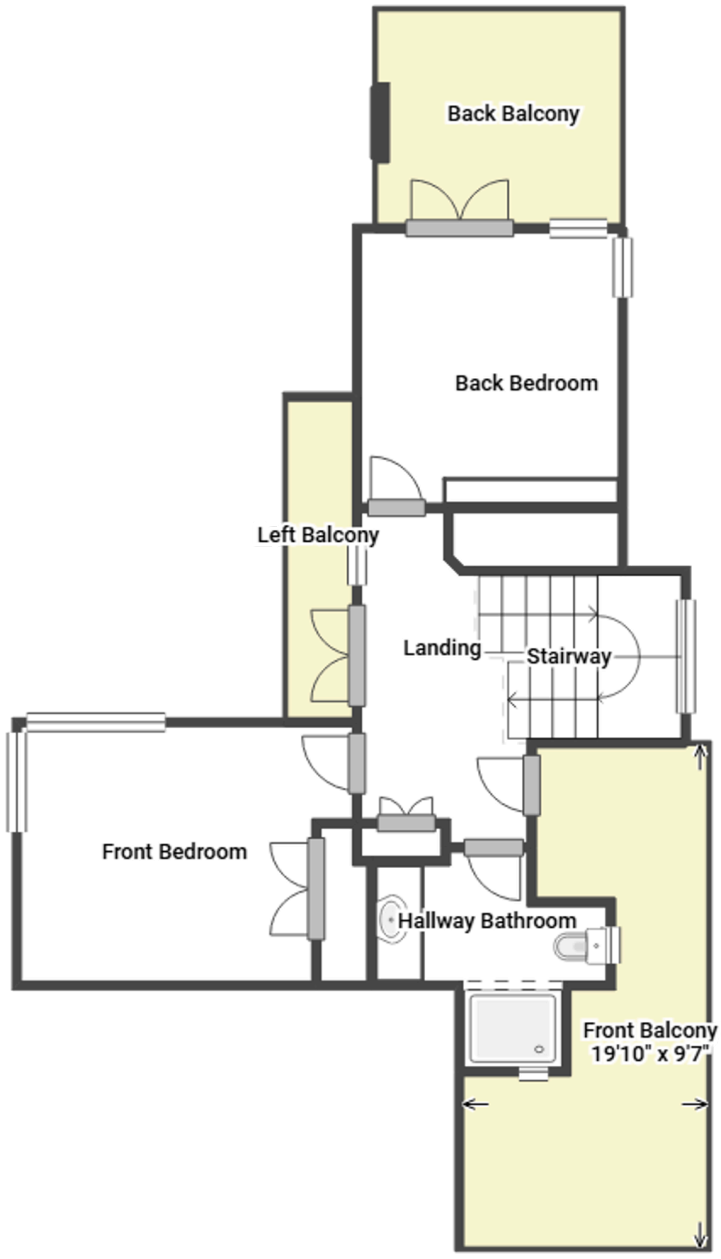


26234 Inspiration Avenue Carmel CA 93923: 1st floor



Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.
You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements.

26234 Inspiration Avenue Carmel CA 93923: 2nd floor



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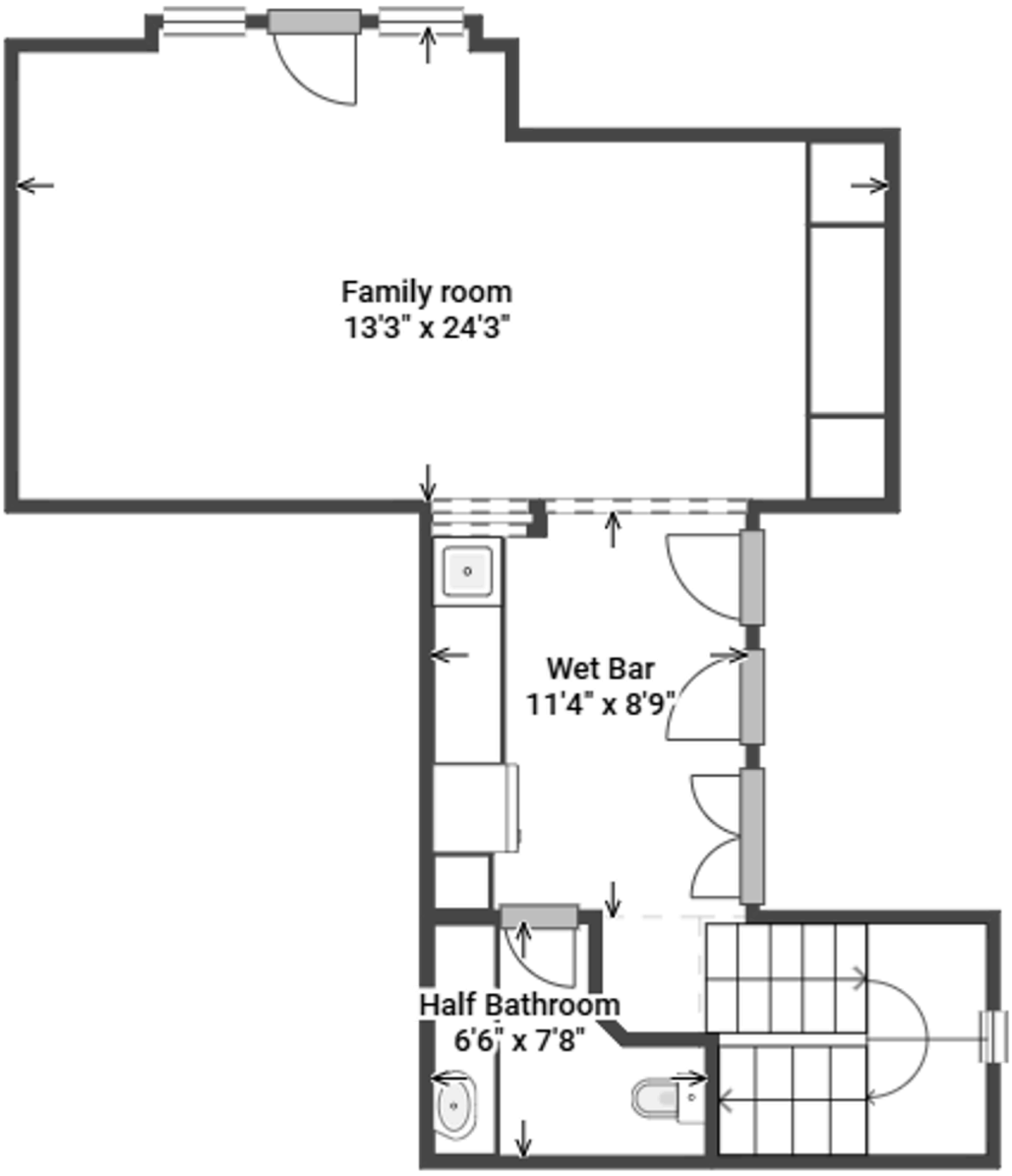
You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements.

26234 Inspiration Avenue Carmel CA 93923: Ground floor



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You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirement

Vacation Rental Operations Plan

County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

26234 Inspiration Ave. Carmel, CA 93923

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

6

200 characters

Fire Station Name and Address

Rio Road Fire Station 3775 Rio Rd.

Street Number and Name

Carmel

City

CA

State/Province/Region

93923

Postal/ZIP Code

Fire Station Phone

831-624-4511

Police Station Name and Address

Carmel Police Station, Junipero Ave & 4th Ave

Street Number and Name

Carmel

City

CA

State/Province/Region

93923

Postal/ZIP Code

Police Station Phone

831-624-6403

Hospital Emergency Room Name and Address

Community Hospital of the Monterey Peninsula, 23625 Holman Hwy

Street Number and Name

Monterey

City

CA

State/Province/Region

93940

Postal/ZIP Code

Hospital Phone

831-624-5311

24-hour Clinic Name and Address

Community Hospital of the Monterey Peninsula, 23625 Holman Hwy

Street Number and Name

Monterey

City

CA

State/Province/Region

93940

Postal/ZIP Code

24-hour Clinic Phone

831-624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

4

200 characters

Submit the following documents:

Evacuation Maps.
Most recent bill for waste services.
Most recent bill for public sewer services.
Most recent water bill or water test.
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address

I'm not a robot
reCAPTCHA
Privacy - Terms

Review Print Form

HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [ ] Have your Vacation Rental Operation Application number ready.
- [ ] Vacation Rental Address and Unit/Suite/Apt # 26234 Inspiration Ave, Carmel
- [x] Total number of bedrooms 3
- [x] Total number of onsite parking spaces (e.g. garage, driveway) 2

Interior Inspection

- [x] Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- [x] Every sleeping room has a functional smoke alarm.
- [x] Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- [x] All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- [x] Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- [x] Other heating equipment is in safe operating condition and placed in an approved location..
- [x] There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- [x] The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- [x] There is no evidence of infestation, garbage, and debris at the site.
- [x] The property has active garbage pick-up service.
- [x] If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- [x] Property is in an overall safe and sanitary condition.
- [x] Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- [x] Passed
- [ ] Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement: Allan to Post Home Inspectors

- ☐ California Contractors State License Board License Classification Type B
- ☐ California Contractors State License Board License Classification Type B-2
- ☐ California Contractors State License Board License Classification Type C-47
- ☐ California Real Estate Inspection Association
- ☒ American Society of Home Inspectors Sebastian Quinones 523274
- ☐ International Code Council
- ☐ International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: 10/29/25

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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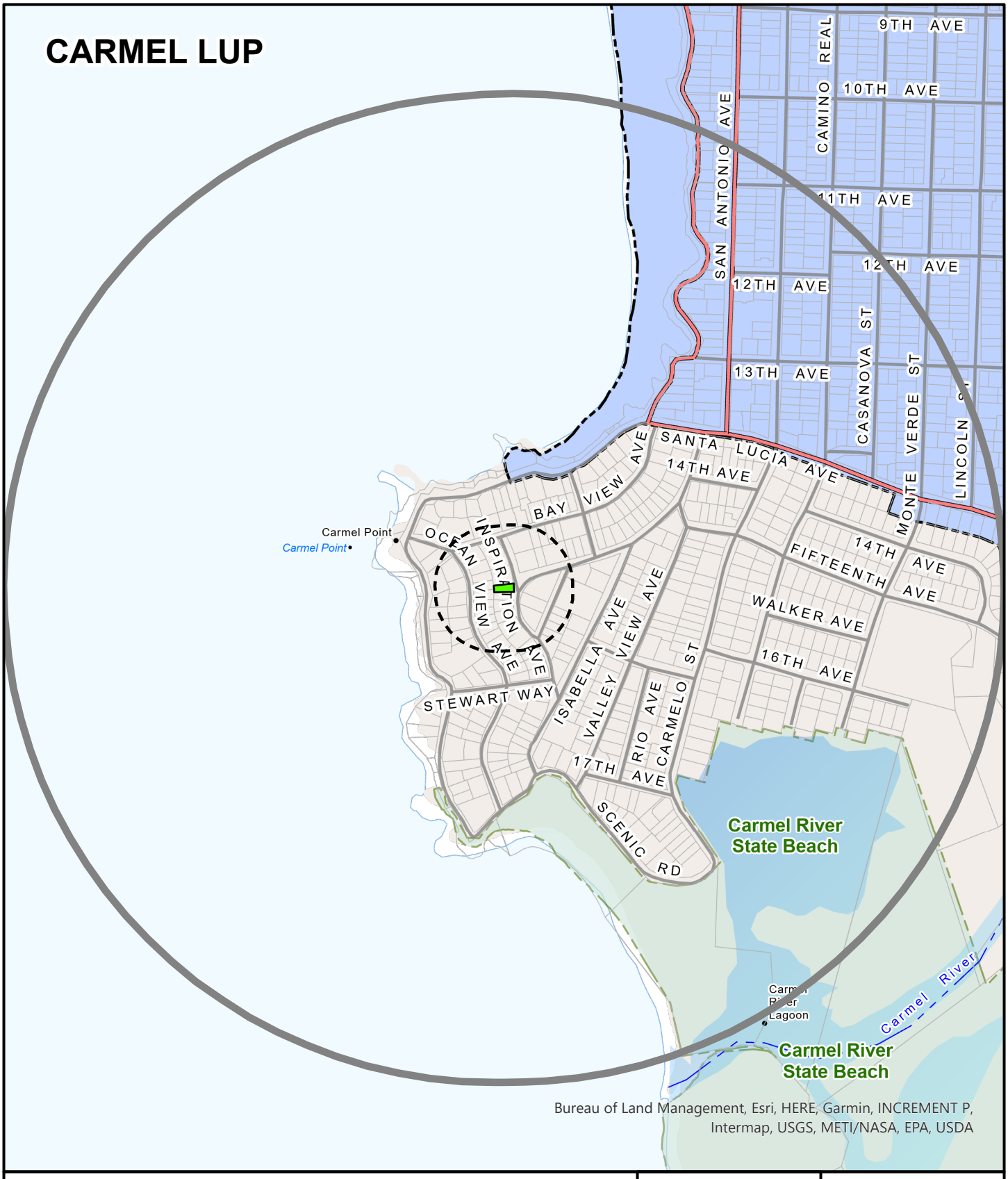
CARMEL LUP



APPLICANT: MAPLES

APN: 009431037000 **FILE #** PLN260006

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JACI

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Exhibit C

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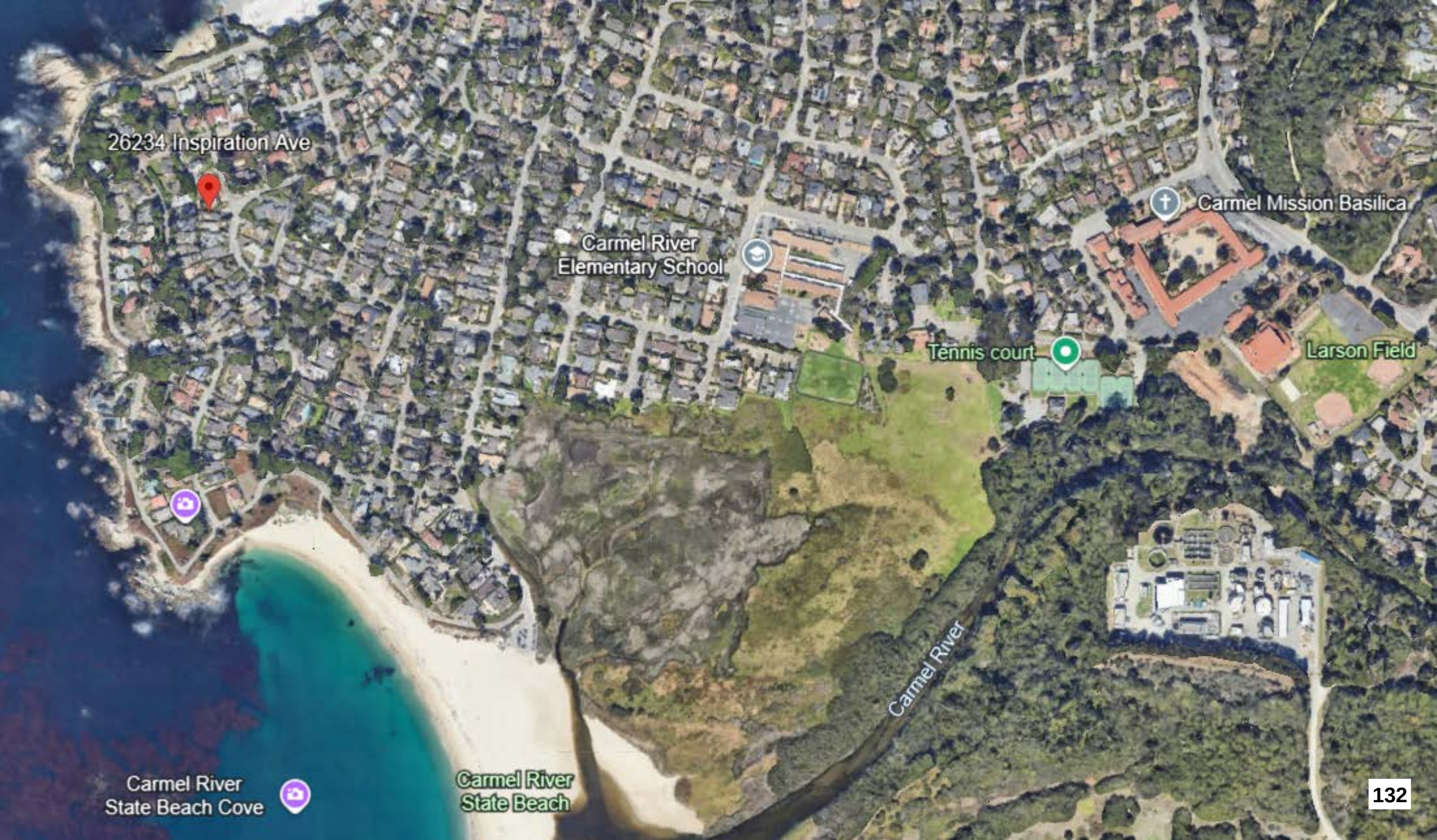
26234 Inspiration Ave
Carmel River
Elementary School
Carmel Mission Basilica
Tennis court
Larson Field
Carmel River
Carmel River
State Beach Cove
Carmel River
State Beach

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Introduced: 5/5/2026 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN250334 - NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 25240 HWY 1, Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Tiffany Edwards
Property Owner: NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS
APN: 009-171-014-000
Parcel Size: Approximately 0.20 acres
Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a De-sign Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION

The project site is located at 25240 HWY 1, within the Carmel Area Land Use Plan .The Applicant/Owners submitted an application seeking to use their existing single-family dwelling and attached garage, located in Medium Density residentially zoned neighborhood, as a Commercial Vacation Rental. The site is developed as a single-family residence with an attached garage. Internal circulation is limited to the main driveway accessing Highway 1.

Surrounding uses include nearby residential parcels.

The existing single-family dwelling is 1,686 square feet with an attached 511 square foot garage. The single-family dwelling has four bedrooms, two bathrooms, a kitchen, living room, and attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, who will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 20th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Cypress Fire Department is 5 minutes away. The Community Hospital of the Monterey Peninsula is 7 minutes away which provides 24-hour emergency medical and fire response services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5)

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (4 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only

Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, Josh Ohanian, who will reside at NW Corner of Mission & 8th, Carmel-by-the-sea, CA 93921, which is a 5-minute drive away. Mr. Ohanian's contact information will be provided to the guests of the property, and Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Ohanian contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 13 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access
The project is located at 25240 HWY 1, Carmel, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or

tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.
The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area. It would be the 20th Commercial Vacation Rental in the Carmel Area Land Use Plan out of a maximum of 118. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Planning

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
-Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jose Mendoza, Assistant Planner; Jacquelyn M. Nickerson Principal Planner; Nguyen Hoang Joseph Duc & Susan Thuyminh Lee, Property Owners; Tiffany Edwards, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina

McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250334**.**

Introduced: 5/5/2026 **Current Status:** Agenda Ready

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

PLN250334 - NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS

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

Project Location: 25240 HWY 1, Carmel, CA 93923

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Tiffany Edwards
Property Owner: NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS
APN: 009-171-014-000
Parcel Size: Approximately 0.20 acres
Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a De-sign Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION

The project site is located at 25240 HWY 1, within the Carmel Area Land Use Plan .The Applicant/Owners submitted an application seeking to use their existing single-family dwelling and attached garage, located in Medium Density residentially zoned neighborhood, as a Commercial Vacation Rental. The site is developed as a single-family residence with an attached garage. Internal circulation is limited to the main driveway accessing Highway 1. Surrounding uses include nearby residential parcels.

The existing single-family dwelling is 1,686 square feet with an attached 511 square foot garage. The single-family dwelling has four bedrooms, two bathrooms, a kitchen, living room, and attached garage. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, who will also be sufficient in its continuance in providing sewer for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 20th permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Cypress Fire Department is 5 minutes away. The Community Hospital of the Monterey Peninsula is 7 minutes away which provides 24-hour emergency medical and fire response services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5)

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (4 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on

the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be the owner, Josh Ohanian, who will reside at NW Corner of Mission & 8th, Carmel-by-the-sea, CA 93921, which is a 5-minute drive away. Mr. Ohanian's contact information will be provided to the guests of the property, and Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Ohanian contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 13 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access
The project is located at 25240 HWY 1, Carmel, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional

exterior development and/or expansion of the existing structure currently on the project site. The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area. It would be the 20th Commercial Vacation Rental in the Carmel Area Land Use Plan out of a maximum of 118. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
-Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jose Mendoza, Assistant Planner; Jacquelyn M. Nickerson Principal Planner; Nguyen Hoang Joseph Duc & Susan Thuyminh Lee, Property Owners; Tiffany Edwards, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250334.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS (PLN250334)

RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250334, NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS, 25240 HWY 1, CARMEL, (APN: 009-171-014-000) Carmel Area Land Use Plan, Coastal Zone]

The NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS application (PLN250334) came on for a public hearing before the County of Monterey Zoning Administrator on May 14, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 25240 Highway 1, a state scenic highway, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with an existing 1,686 square foot single-family dwelling and a 511 square foot attached garage, The single-

family dwelling has 4 bedrooms, 2 bathrooms, and a kitchen. The applicant proposes to use their existing single-family dwelling and attached garage located in a residentially developed neighborhood as a Commercial Vacation Rental. The site is developed as a single-family residence with an attached garage. Internal circulation is limited to the main driveway accessing Highway 1. Surrounding uses include nearby residential parcels.

c) Allowed Use. The property is located at 25240 Highway 1 in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-171-014-000). The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control, or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.20 acres in size), APN: 009-171-014-000, is identified as Parcel 14, as shown in its current size and configuration and de-scribed in the 1964 Assessor's Map Book 9, Page 17. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes

contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. Cypress Fire Department is 5 minutes away. The Community Hospital of the Monterey Peninsula is 7 minutes away which provides 24-hour emergency medical and fire response services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the Josh Ohanian, who will reside at NW Corner of Mission & 8th, Carmel-by-the-sea, CA 93921, which is a 5-minute drive away. Josh Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-171-014-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.7 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through a state scenic highway known as Highway 1, a public highway, and therefore, is not subject to the regulations outlined in Title 16 Chapter 16.80.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250334.

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

EVIDENCE:
a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250334.

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

EVIDENCE:
a) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
b) The property has road access to Monterey Highway 1, a scenic highway, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).
c) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Carmel Area Wastewater District. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD).
d) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250334.

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

EVIDENCE:
a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250334.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan Use Plan is 118. This application is the 20th approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 20th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, as Highway 1 is the project site's existing access road that is accessed from the subject property's private driveway. The property is visible from Highway 1 for less than two seconds due to distance, and intervening site barrier. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250334.

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

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250334.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PASSED AND ADOPTED this 14th day of May 2026.

_____

Mike Novo, AICP
Zoning Administrator

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 OR IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250334

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250334) for a Commercial Vacation Rental to allow the use, by any person, of residential property, for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 25240 HWY 1, CARMEL (Assessor's Parcel Number 009--171--014--000), Carmel Land Use Plan, Coastal Zone. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009--171--014--000 on MAY 14, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.20.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is May 14, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.70.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

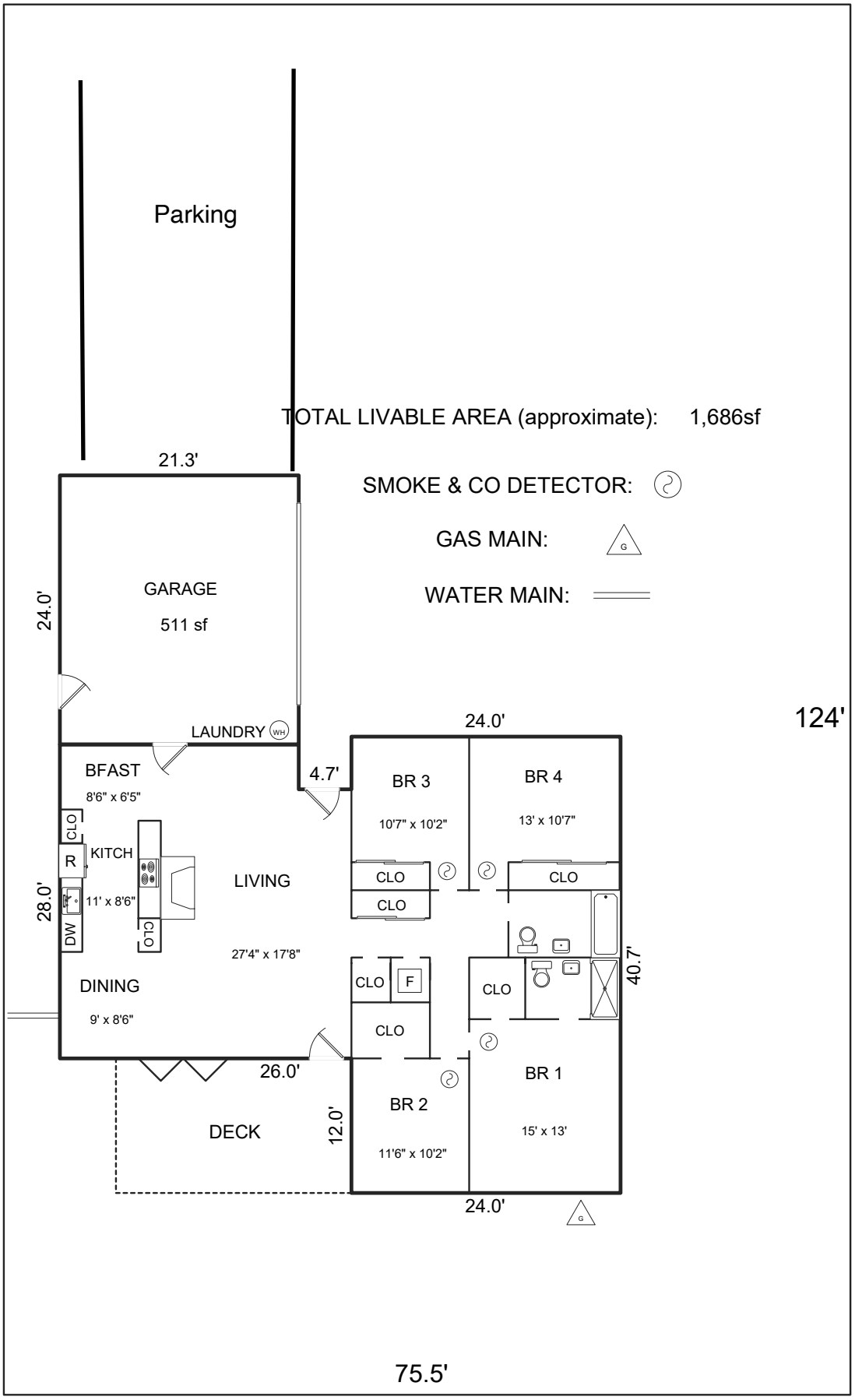
5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active for 7 years and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

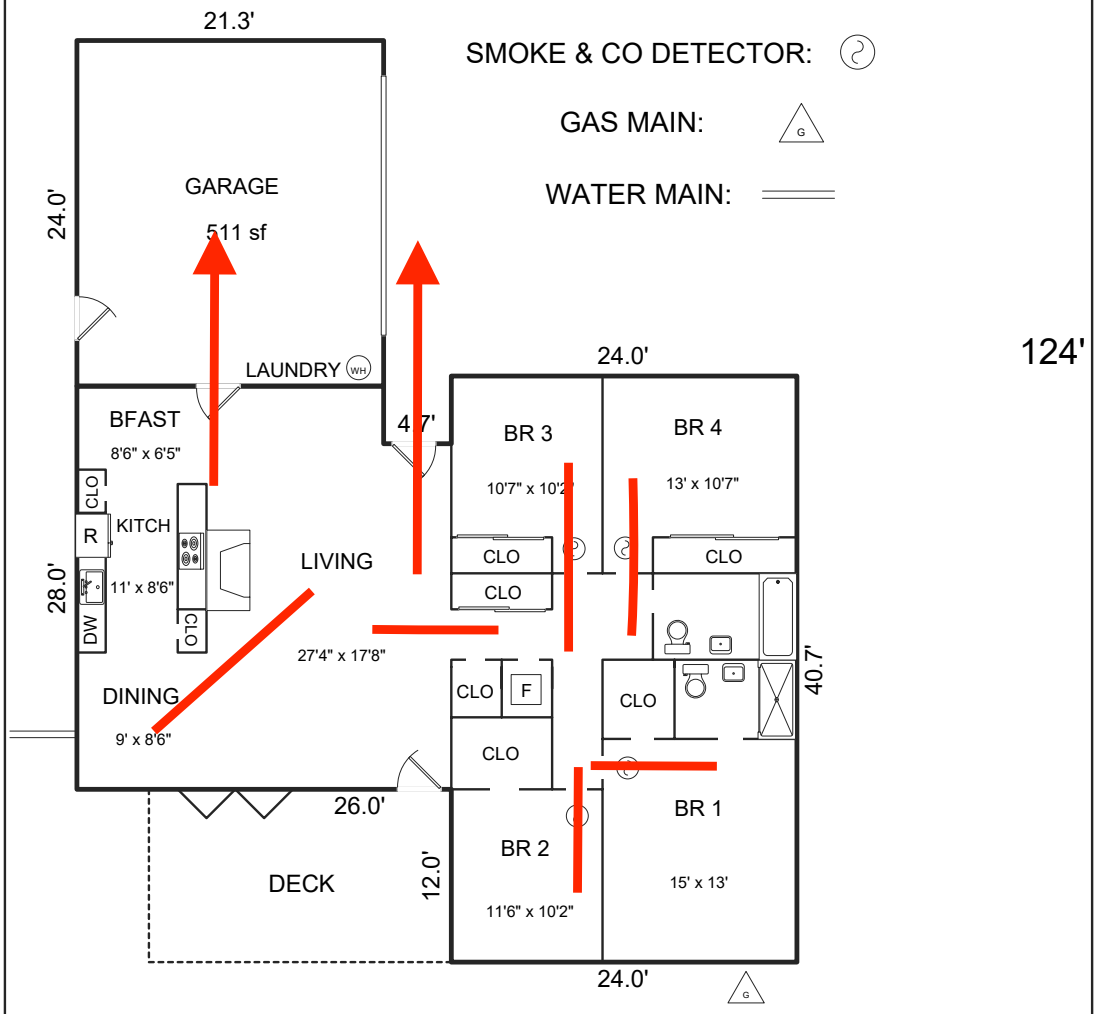
25240 HIGHWAY 1, CARMEL, CA 93923



25240 HIGHWAY 1, CARMEL, CA 93923

Emergency Evacuation Route

TOTAL LIVABLE AREA (approximate): 1,686sf



75.5'

HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [ ] Have your Vacation Rental Operation Application number ready.
- [ ] Vacation Rental Address and Unit/Suite/Apt # 25240 Hwy 1, Carmel
- [ ] Total number of bedrooms 4
- [ ] Total number of onsite parking spaces (e.g. garage, driveway) 4

Interior Inspection

- [x] Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- [x] Every sleeping room has a functional smoke alarm.
- [x] Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- [x] All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- [x] Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- [x] Other heating equipment is in safe operating condition and placed in an approved location..
- [x] There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- [x] The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- [x] There is no evidence of infestation, garbage, and debris at the site.
- [x] The property has active garbage pick-up service.
- [x] If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- [x] Property is in an overall safe and sanitary condition.
- [x] Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- [x] Passed
- [ ] Failed

Remarks/Observations:

Home Inspector Certification Allan to Post Home Inspectors

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

- [ ] California Contractors State License Board License Classification Type B
- [ ] California Contractors State License Board License Classification Type B-2
- [ ] California Contractors State License Board License Classification Type C-47
- [ ] California Real Estate Inspection Association
- [x] American Society of Home Inspectors 523274 - Sebastien Quinones
- [ ] International Code Council
- [ ] International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: 8/29/25

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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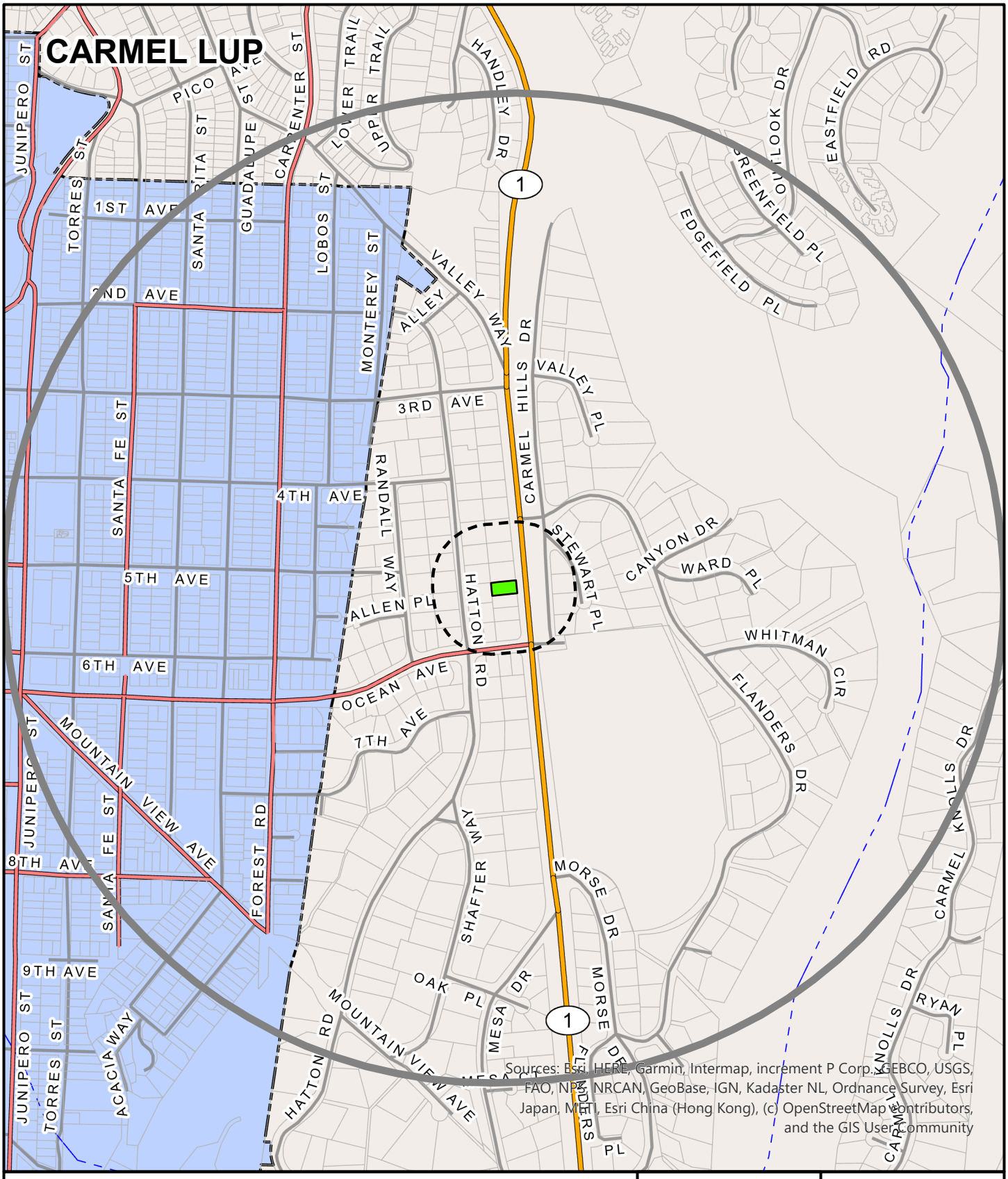

APPLICANT: NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS

APN: 009171014000 **FILE #** PLN250334

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSE MENDOZ

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Exhibit C

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25240 CA-1
Carmel High School
165

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Introduced: 5/5/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN260074 - FANGER LANCE VINCENT & KOTENKO EKATERINA V
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 24323 San Marcos Rd, Carmel, CA 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Paul Minik
Property Owner: FANGER LANCE VINCENT & KOTENKO EKATERINA V
APN: 009-024-010-000
Parcel Size: Approximately 0.53 acres
Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone and Resource Conservation with a Design Control Overlay within the Coastal Zone or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION

The project site is located at 24323 San Marcos Rd , within the Carmel Area Land Use Plan. The Applicant/Owners submitted an application seeking to use their residential property located in Medium Density residentially zoned neighborhood as a Commercial Vacation Rental.

The site is developed with a 1,601 square foot two-story single family dwelling, detached 494 square foot garage, detached 476 square foot guesthouse, all of which is proposed to be included as part of the vacation rental. The single dwelling and guesthouse make for a total of four bedrooms, three bathrooms, a kitchen, living room. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Carmel Area Wastewater District will also be sufficient in providing sewer for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 21st permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a De-sign Control Overlay within the Coastal Zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Cypress Fire Station 28 is 8 minutes away. The Community Hospital of the Monterey Peninsula is 7 minutes away which provides 24-hour emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (4 guest parking spaces), which meets the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property

complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Paul Minik, who will reside at 10651 Hidden Mesa Place, Monterey, CA 93940, which is a 20-minute drive away. Mr. Minik's contact information will be provided to the guests of the property, and Mr. Minik will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Minik's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 13 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access
The project is located at 24323 San Marcos Rd, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure

currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area. It would be the 21st Commercial Vacation Rental in the Carmel Area Land Use Plan out of a maximum of 118. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jose Mendoza, Assistant Planner; Jacquelyn M. Nickerson , Principal Planner; Fanger Lance Vincent & Kotenko Ekaterina V, Property Owners; Paul Minik, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260074

County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 26-052

May 14, 2026

Introduced: 5/5/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN260074 - FANGER LANCE VINCENT & KOTENKO EKATERINA V
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
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Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Paul Minik
Property Owner: FANGER LANCE VINCENT & KOTENKO EKATERINA V
APN: 009-024-010-000
Parcel Size: Approximately 0.53 acres
Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay within the Coastal Zone and Resource Conservation with a Design Control Overlay within the Coastal Zone or "MDR/2-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION

The project site is located at 24323 San Marcos Rd , within the Carmel Area Land Use Plan. The Applicant/Owners submitted an application seeking to use their residential property located in Medium Density residentially zoned neighborhood as a Commercial Vacation Rental.

The site is developed with a 1,601 square foot two-story single family dwelling, detached 494 square foot garage, detached 476 square foot guesthouse, all of which is proposed to be included as part of the vacation rental. The single dwelling and guesthouse make for a total of four bedrooms, three bathrooms, a kitchen, living room. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time. The property will retain its potable water through California American Water, and Carmel Area Wastewater District will also be sufficient in providing sewer for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 21st permitted vacation rental in the Carmel Area Land Use Plan out of a maximum of 118 that may be issued at any given time pursuant to Title 20 Section 20.64.290.F.3.b.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Implementation Plan (CAR CIP), Monterey County Code Title 7 Chapter 7.120, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a De-sign Control Overlay within the Coastal Zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Cypress Fire Station 28 is 8 minutes away. The Community Hospital of the Monterey Peninsula is 7 minutes away which provides 24-hour emergency medical services. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door.

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (4 guest parking spaces), which meets the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property

complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental will be Paul Minik, who will reside at 10651 Hidden Mesa Place, Monterey, CA 93940, which is a 20-minute drive away. Mr. Minik's contact information will be provided to the guests of the property, and Mr. Minik will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within 30 minutes. Mr. Minik's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 13 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be rented for the purposes of holding a corporate or private event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access
The project is located at 24323 San Marcos Rd, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure

currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area. It would be the 21st Commercial Vacation Rental in the Carmel Area Land Use Plan out of a maximum of 118. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT

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

HCD-Planning

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
- Operational Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; HCD-Planning; Jose Mendoza, Assistant Planner; Jacquelyn M. Nickerson , Principal Planner; Fanger Lance Vincent & Kotenko Ekaterina V, Property Owners; Paul Minik, Agent; Interested Parties: The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN260074

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
FANGER LANCE VINCENT & KOTENKO EKATERINA V (PLN260074)

RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN260074, FANGER LANCE VINCENT & KOTENKO EKATERINA V, 24323 SAN MARCOS RD, CARMEL, (APN: 009-024-010-000) Carmel Area Land Use Plan, Coastal Zone]

The FANGER LANCE VINCENT & KOTENKO EKATERINA V application (PLN260074) came on for a public hearing before the County of Monterey Zoning Administrator on May 14, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 24323 San Marcos Rd, in Carmel, subject to the Carmel Area Land Use Plan, Coastal Zone. The site is developed with a 1,601 square foot two-story single family dwelling, detached 494 square foot garage, detached 476 square foot

guesthouse, all of which is proposed to be included as part of the vacation rental. The applicant is proposes to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The applicant submitted an application seeking to use their two story single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The single dwelling and guesthouse make for a total of four bedrooms, three bathrooms, a kitchen, living room. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time.

c) Allowed Use. The property is located at 24323 San Marcos Rd in Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-024-010-000). The subject parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acres with a De-sign Control Overlay within the Coastal Zone or "MDR/2-D(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.53 acres in size), APN: 009-024-010-000, is identified as Parcel 24, as shown in its current size and configuration and described in the 1964 Assessor's Map Book 9, Page 17. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. X), the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 20 Section 20.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-By-The-Sea sphere of influence; therefore, is subject to the 5-8 minute response time. Cypress Fire Department is 7 minutes away. The Community Hospital of the Monterey Peninsula is 7 minutes away which pro-vides 24-hour emergency medical and fire response services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be Paul Minik, who will reside at 10651 Hidden Mesa Place, Monterey, CA 93940, which is a 20-minute drive away. Mr. Minik's contact information will be provided to the guests of the proper-ty, and Mr. Minik will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-171-014-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.7 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider

this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through 24323 San Marcos Rd, a public highway, and therefore, is not subject to the regulations outlined in Title 16 Chapter 16.80.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260074.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260074.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Monterey Highway 1, a scenic highway, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) Potable water will continue to be provided to the property by California American Water through the Monterey Peninsula Water Management District (MPWMD). Wastewater service will continue to be provide through Carmel Area Wastewater District.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260074.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260074.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Carmel Area Land Use Plan is 118. This application is the 21st approved. The project is consistent with all the criteria in Title 20 section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 21st Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects

including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, San Marcos Rd is the project site's existing access road that is accessed from the subject property's private driveway. The property would not be visible from this view due to existing vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260074.

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

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260074.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission

because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

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

PASSED AND ADOPTED this 14th day of May 2026.

_____

Mike Novo, AICP
Zoning Administrator

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN260074

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN260074) for a Commercial Vacation Rental allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 24323 SAN MARCOS RD, CARMEL, CA 93923 (Assessor's Parcel Number 009-024-010-000), Carmel LUP. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-024-010-000 on MAY 14, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is MAY 14, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.74.110 and 20.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

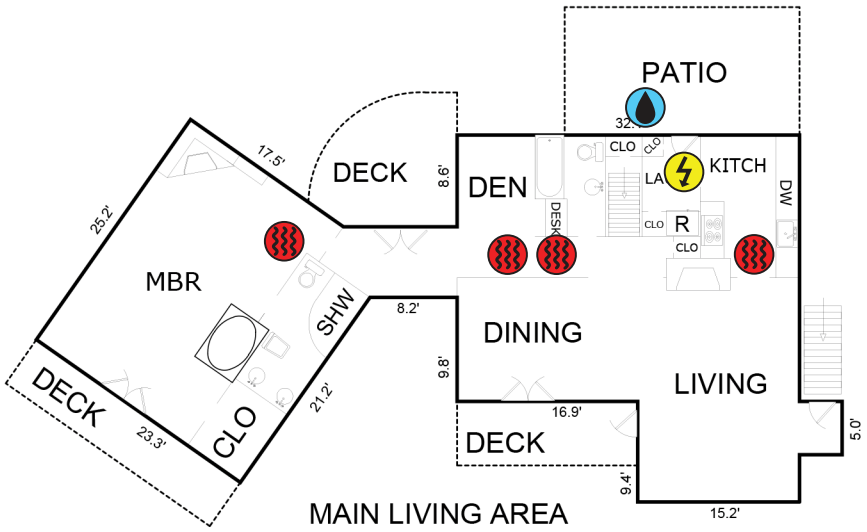
Responsible Department: Planning

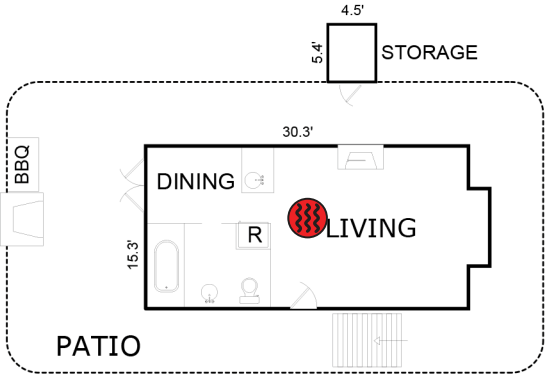
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active for 7 years and renewed annually for the term of this Use Permit.

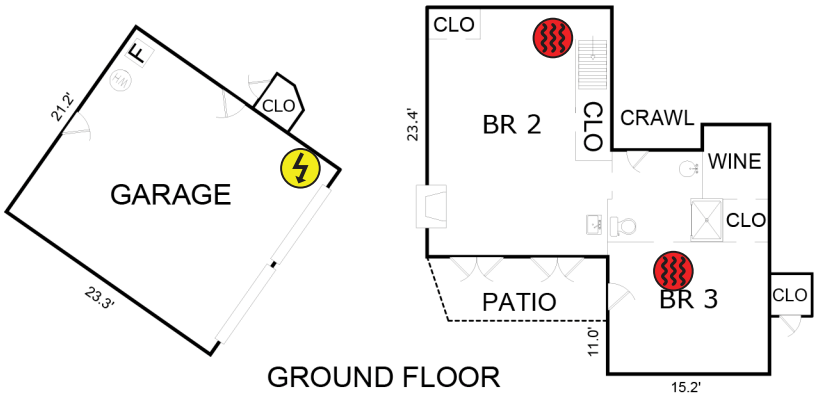
Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

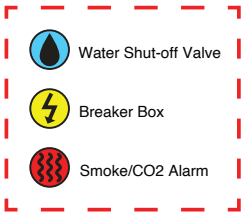
FLOOR PLAN

24323 San Marcos Rd., Carmel, CA 93953







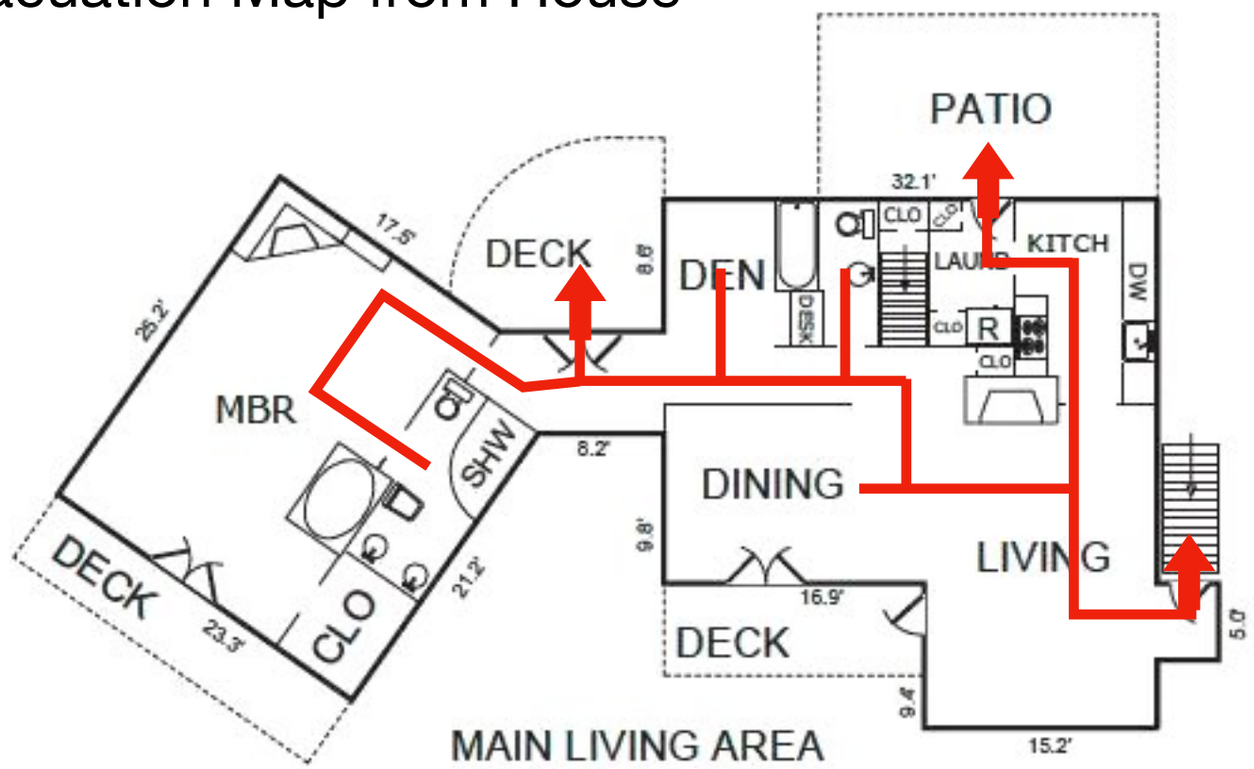


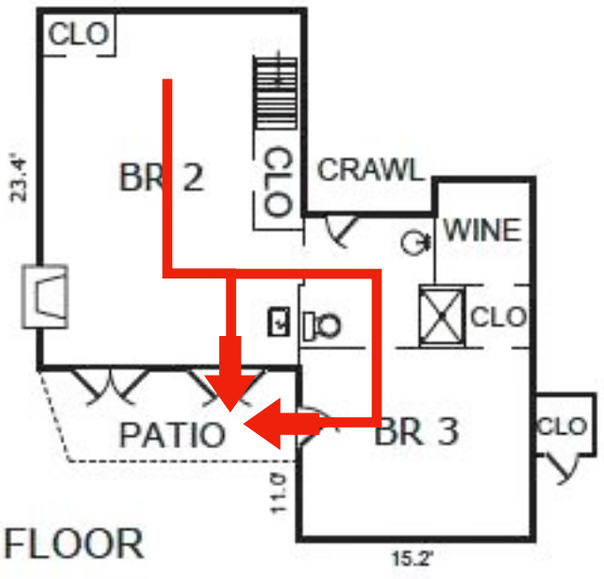
24323 San Marcos Rd

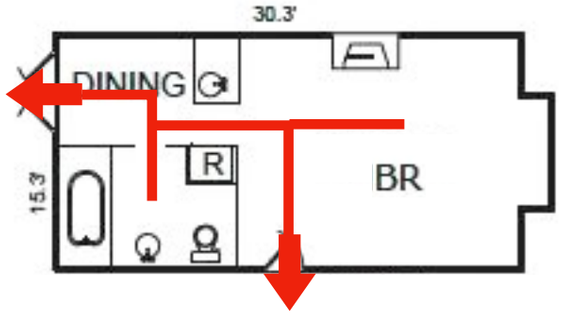
Evacuation Map from House

EXIT

Route







24323 San Marcos Rd

Floor Plan

Ground Floor

24323 San Marcos Rd

Floor Plan

Top Floor

140 ft

120 ft

150 ft

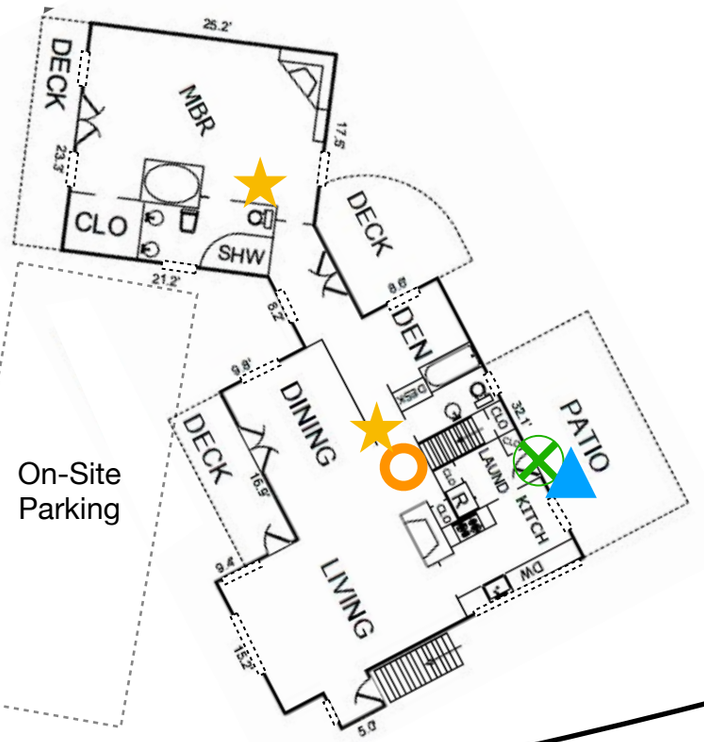
270 ft

Total Property: 0.53 Acres
Total Square Feet: 2,812

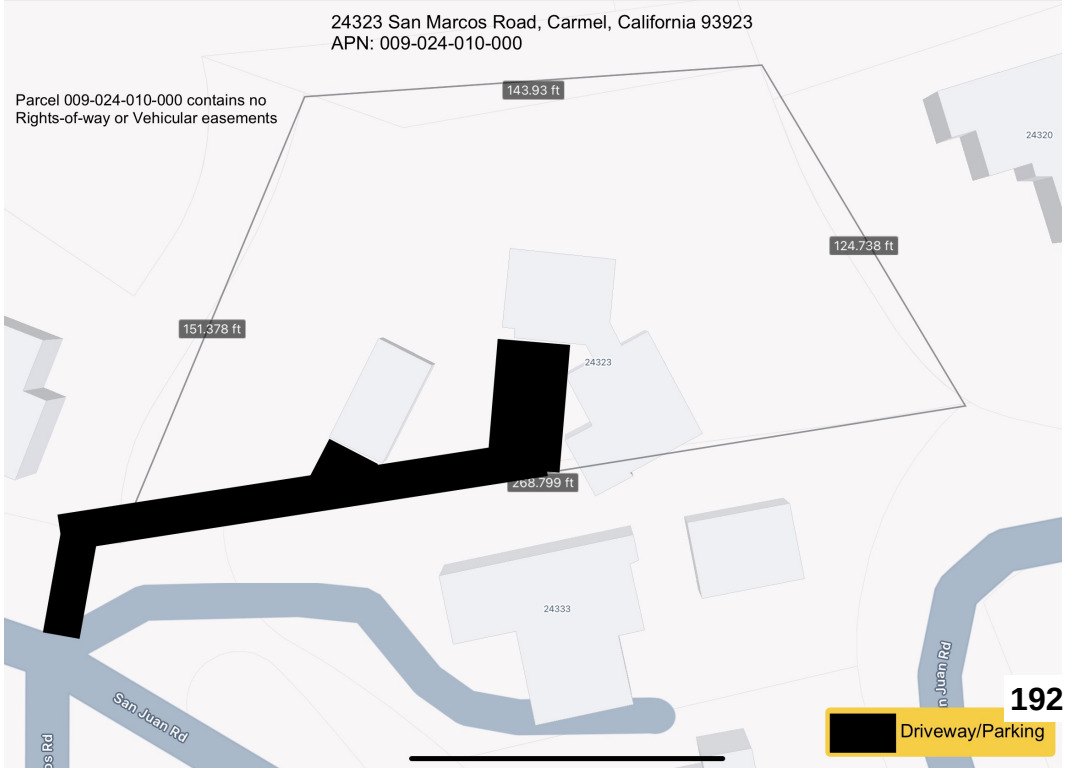
On-Site Parking

On-Site Parking

Driveway



- Smoke Alarm
- Carbon Monoxide Alarm
- Water Shut off Valve
- Breaker Box


24323 San Marcos Road, Carmel, California 93923
APN: 009-024-010-000
Parcel 009-024-010-000 contains no
Rights-of-way or Vehicular easements
143.93 ft
124.738 ft
151.378 ft
268.799 ft
24323
24320
24333
San Juan Rd
San Juan Rd
192
Driveway/Parking

County of Monterey

Housing and Community Development

Vacation Rental Home Inspection Checklist

Property Information

☑ Vacation Rental Address and Unit/Suite/Apt # **24323 San Marcos, Carmel CA 93923**

☑ Total number of bedrooms 4

☑ Total number of onsite parking spaces (e.g. garage, driveway) 2

Interior Inspection

☑ Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

☑ Every sleeping room has a functional smoke alarm.

☑ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

☑ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition.

☑ All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

☑ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

☑ Other heating equipment is in safe operating condition and placed in an approved location.

☑ There is at least one readily accessible Class A fire extinguisher located in the home
that has been serviced annually by a certied fire extinguisher company.

☑ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

☑ There is no evidence of infestation, garbage, and debris at the site.

☑ The property has active garbage pick-up service.

☑ If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.

☑ Property is in an overall safe and sanitary condition.

☑ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.
Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

☑ Passed

☐ Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is comple and accurate.

Home Inspector or General Contractor Name & Acknowledgement:

- ☐ California Contractors State License Board License Classication Type B
- ☐ California Contractors State License Board License Classication Type B-2
- ☐ California Contractors State License Board License Classication Type C-47
- ☐ California Real Estate Inspection Association
- ☑ American Society of Home Inspectors (ASHI)
- ☐ International Code Council
- ☐ International Association of Certied Home Inspectors

Please check the relevant certication agency and write your License/Certication number below:

Inspector Name: Robert Vierra **Certification No#:** ASHI Certified Inspector #250145

Date: 10 / 22 / 2025

Signed: Robert Vierra

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Exhibit B

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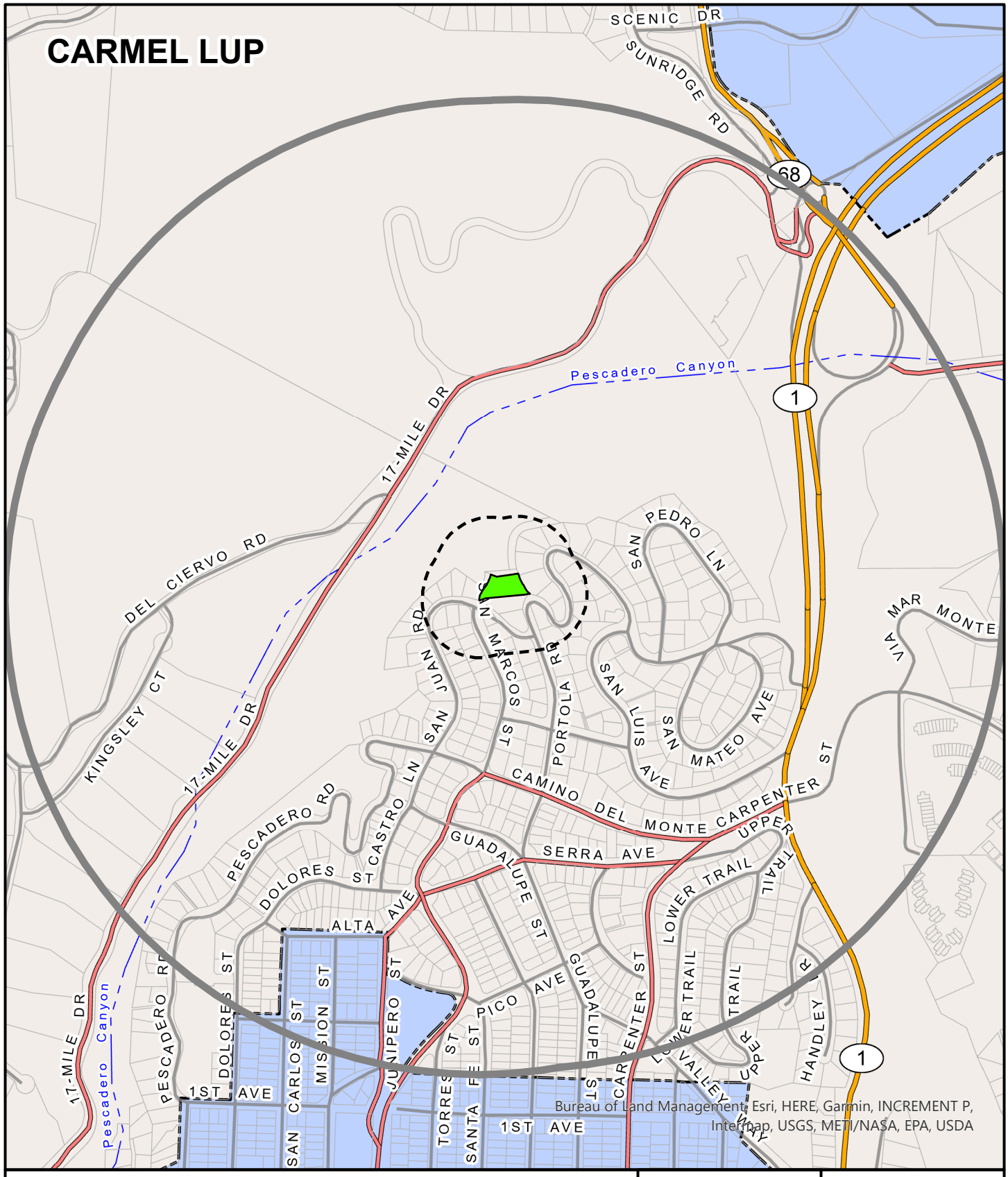

APPLICANT: FANGER LANCE VINCENT & KOTENKO EKATERINA V

APN: 009024010000 **FILE #** PLN260074

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSE MENDOZ

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Exhibit C

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Shepherd's Knoll
Community Hospital of
the Monterey Peninsula
1
1
24323 San Marcos Rd
202

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Introduced: 5/5/2026 **Current Status:** Agenda Ready

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

PLN260063 - ROUSSET ANDREA CHAN & ROBI

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

Project Location: 24673 Upper Trail, Carmel, CA 93923

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Joseph Sennish
Property Owner: Robi Rousset and Andrea Chan Rousset
APN: 009-071-005-000
Parcel Size: 0.36 AC
Zoning: Medium Density Residential with a maximum gross density of 2 units/acre with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Kyle Benalcazar, Assistant Planner
benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 24673 Upper Trail, a County-owned and maintained road, within the Carmel Area Land Use Plan. The Applicant, Andrea Rousset, submitted an application seeking to use the existing single-family dwelling located in a medium density residential neighborhood as a Commercial Vacation Rental. The site is developed with an existing

single-family dwelling and detached garage/guesthouse. The proposed commercial vacation rental is within the single-family dwelling unit and is 2,526 square feet in size with three bedrooms, two and half bathrooms, an office and a kitchen. The applicant does not propose to include the garage/guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling. Signage will be posted to ensure the guesthouse is not utilized, which will be locked during any vacation rental usage. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of four contractors on site at any time consisting of the cleaning crew. The property will retain its domestic water connections to California American Water Company, a public water provider, and Carmel Area Wastewater District will continue to provide sewer service. The property will retain its solid waste services to USA Waste of California, Inc., a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 22nd permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

DISCUSSION:
Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CARLUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120 (Title 7), and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum gross density of 2 units/acre with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The parcel is located on Upper Trail with a Design District overlay in the CARLUP. However, the project also does not propose any physical changes that would have any potential to impact scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls under the Carmel-by-the-Sea Sphere of Influence, therefore it is subject to a 5-8 minute response time. Cypress Fire Station 25 is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 5 minutes away, which provides 24-hour emergency medical and fire response services for coverage. The Vacation Rental Operation License requires that guests be provided with the contact information on the response time for emergency medical and fire services as a part of the informational notice posted within six feet of the front door (Condition No. 5).

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes at least three parking spaces, which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Joseph Sennish of Carmel Coast Estate, Inc., resides at 10651 Hidden Mesa Place, Monterey, CA 93940, approximately 11 miles (27 minutes) from the subject property. Mr. Sennish's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and Mr. Sennish has the ability to arrive within thirty minutes. Mr. Sennish's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of seven overnight guests, 10 daytime guests, and four contractors. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 15 overnight guests, regardless of the number of bedrooms in the property. Title 7 Section 7.120.070.C also limits the maximum daytime occupancy of occupants and visitors to not exceed a count of 1.5 times the maximum overnight occupancy and shall not exceed a total count of 15 persons per unit, no matter how many bedrooms.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not be an event venue, and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 22nd Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Kyle Benalcazar, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Robi and Andrea Chan Rousset, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260063

Introduced: 5/5/2026 **Current Status:** Agenda Ready

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

PLN260063 - ROUSSET ANDREA CHAN & ROBI

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

Project Location: 24673 Upper Trail, Carmel, CA 93923

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Joseph Sennish
Property Owner: Robi Rousset and Andrea Chan Rousset
APN: 009-071-005-000
Parcel Size: 0.36 AC
Zoning: Medium Density Residential with a maximum gross density of 2 units/acre with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: N/A
Project Planner: Kyle Benalcazar, Assistant Planner
benalcazark@countyofmonterey.gov; 831-784-5716

SUMMARY/DISCUSSION

The project site is located at 24673 Upper Trail, a County-owned and maintained road, within the Carmel Area Land Use Plan. The Applicant, Andrea Rousset, submitted an application seeking to use the existing single-family dwelling located in a medium density residential neighborhood as a Commercial Vacation Rental. The site is developed with an existing single-family dwelling and detached garage/guesthouse. The proposed commercial vacation rental is within the single-family

dwelling unit and is 2,526 square feet in size with three bedrooms, two and half bathrooms, an office and a kitchen. The applicant does not propose to include the garage/guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling. Signage will be posted to ensure the guesthouse is not utilized, which will be locked during any vacation rental usage. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of four contractors on site at any time consisting of the cleaning crew. The property will retain its domestic water connections to California American Water Company, a public water provider, and Carmel Area Wastewater District will continue to provide sewer service. The property will retain its solid waste services to USA Waste of California, Inc., a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 22nd permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

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OTHER AGENCY INVOLVEMENT
None

Prepared by: Kyle Benalcazar, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
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- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; Kyle Benalcazar, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Robi and Andrea Chan Rousset, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260063

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
ROUSSET ANDREA CHAN AND ROBI (PLN260063)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

[ROUSSET ANDREA CHAN AND ROBI, 24673 Upper Trail, Carmel (Assessor's Parcel Number 009-071-005-000), Carmel Area Land Use Plan, Coastal Zone]

The ROUSSET ANDREA CHAN AND ROBI application (PLN260063) came on for a public hearing before the County of Monterey Zoning Administrator on May 14, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Carmel Area Coastal Implementation Plan (CAR CIP);
- Monterey County Code Chapter 7.120; and
- Monterey County Coastal Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 24673 Upper Trail, a County-owned and maintained road, in the Carmel Area of the unincorporated area of the County of Monterey. The Applicant submitted an application seeking to use their existing single-family dwelling, located in a medium density residential neighborhood, as a Commercial Vacation Rental. The

site is developed with an existing single-family dwelling and detached garage/guesthouse. The proposed commercial vacation rental is within the single-family dwelling unit and is 2,526 square feet in size with three bedrooms, two and half bathrooms, an office and a kitchen. The applicant does not propose to include the garage/guesthouse as part of the Commercial Vacation Rental and only proposes to use the single-family dwelling. Signage will be posted to ensure the guesthouse is not utilized, which will be locked during any vacation rental usage. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of four contractors on site at any time consisting of the cleaning crew.

c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of two units/acre with a Design Control Overlay within the Coastal Zone or "MDR/2-D (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.36 acres in size), APN: 009-071-005-000, as shown in its current size and configuration and described under separate ownership on the 1972 Assessor's Parcel Map Book 9, page 7. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel/Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant is required to obtain a Business License and provide documentation to prove they comply with all the requirements of the Business License pursuant to Title 7 Section 7.02.060.C. The subject property is required to ensure they always have an active Business License.

h) Transient Occupancy Tax. The applicant is required to register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required to ensure the payment of Transient

Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls under the Carmel-by-the-Sea Sphere of Influence, therefore it is subject to an adequate response time. Cypress Fire Station 25 is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 5 minutes away, which provides 24-hour emergency medical and fire response services for coverage. Additionally, the applicant provided the property manager, Carmel Coast Estate, Inc., will be available 24/7 to arrive within 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit. The application includes at least three parking spaces, which exceeds the minimum requirements.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-071-005-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

Access. The property is accessed through Upper Trail, a County maintained, public road, and therefore is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County. No comments or objections have been received, and no further documentation or conditions are required of the applicant.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260063.

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 HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from this department/agency that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found Project File PLN260063.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning. The respective agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access from Upper Trail, a public road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).

d) California American Water currently provides potable water service to the subject property, and the existing connection will be retained for the proposed use. Sewer service will be provided by Carmel Area Wastewater District (CAWD).

e) Solid waste (garbage) collection service is and will continue to be provided by USA Waste of California, Inc.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260063.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260063.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 22nd Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been

developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts. There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.1 miles east of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) The project would not damage any historical resources.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260063.

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

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260063.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission

because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 14th day of May 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN260063

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Coastal Development Permit for a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 consecutive calendar days or fewer. The property is located at 24673 Upper Trail, Carmel (Assessor's Parcel Number 009-071-005-000), Carmel Land Use Plan, Coastal Zone. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-071-005-000 on May 14, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 20 Section 20.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is May 14, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.70.110 and 20.64.290.F.12.

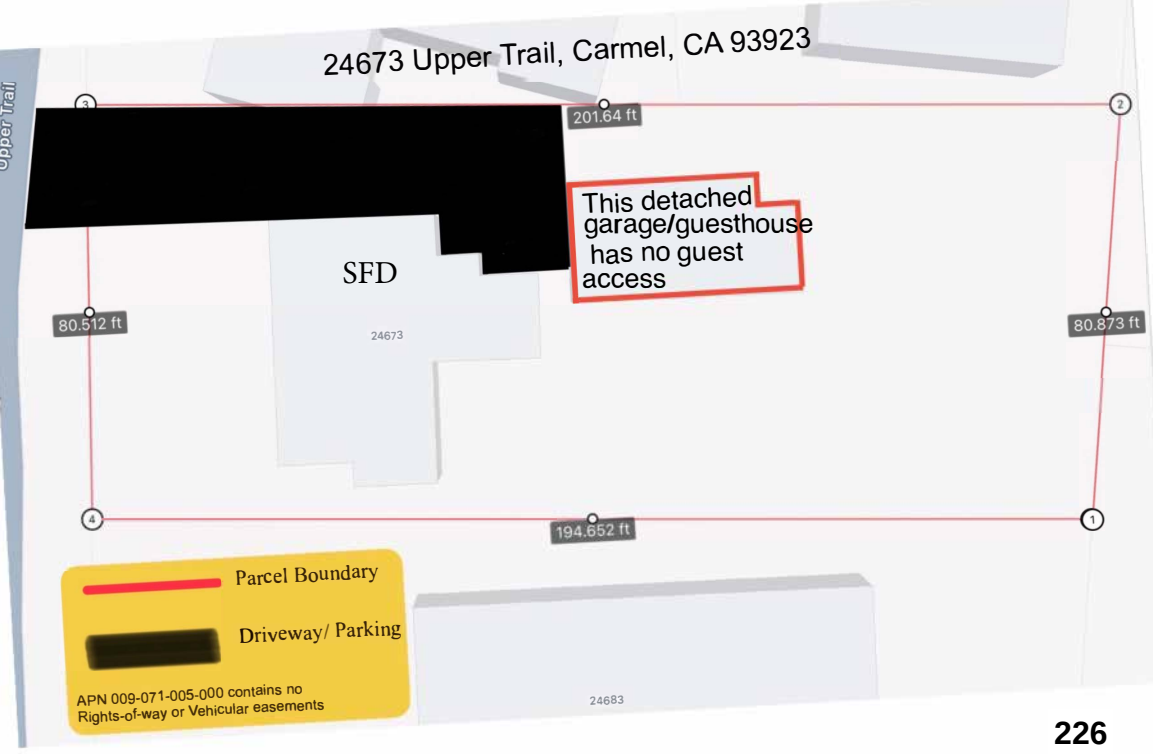
Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

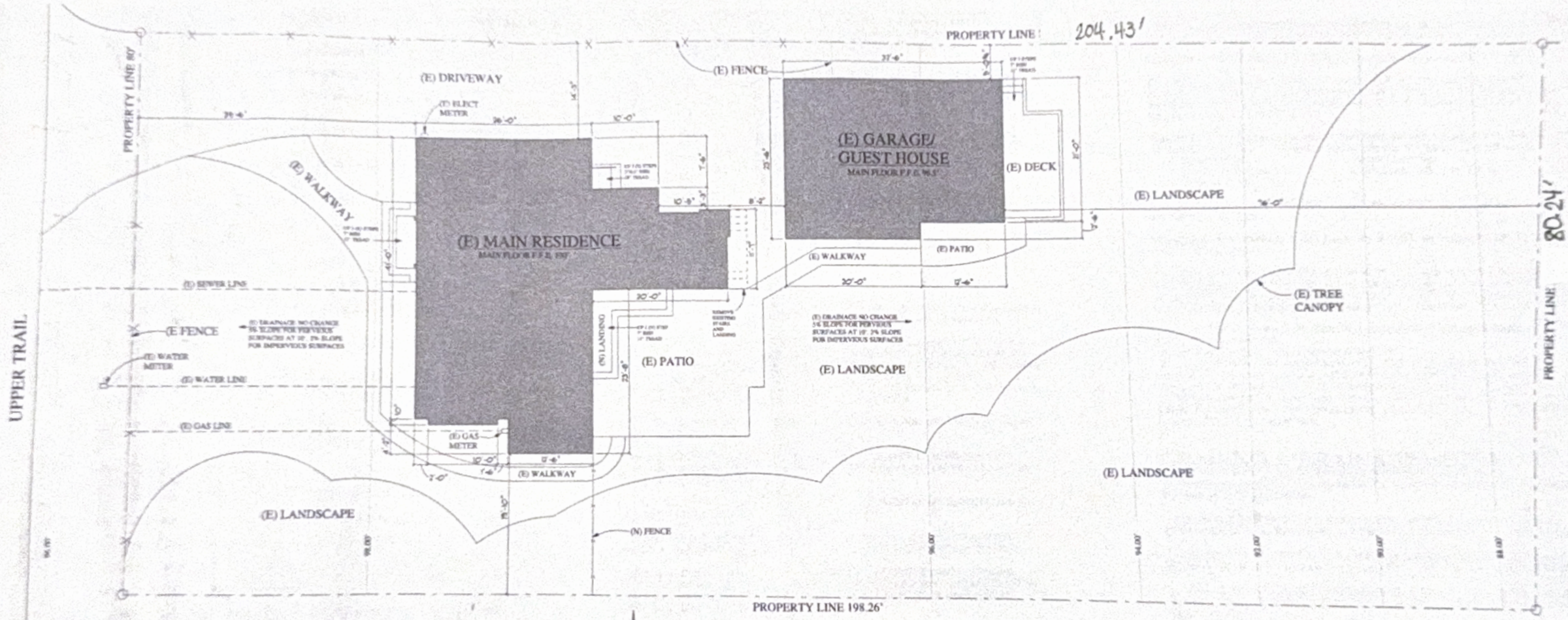
5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

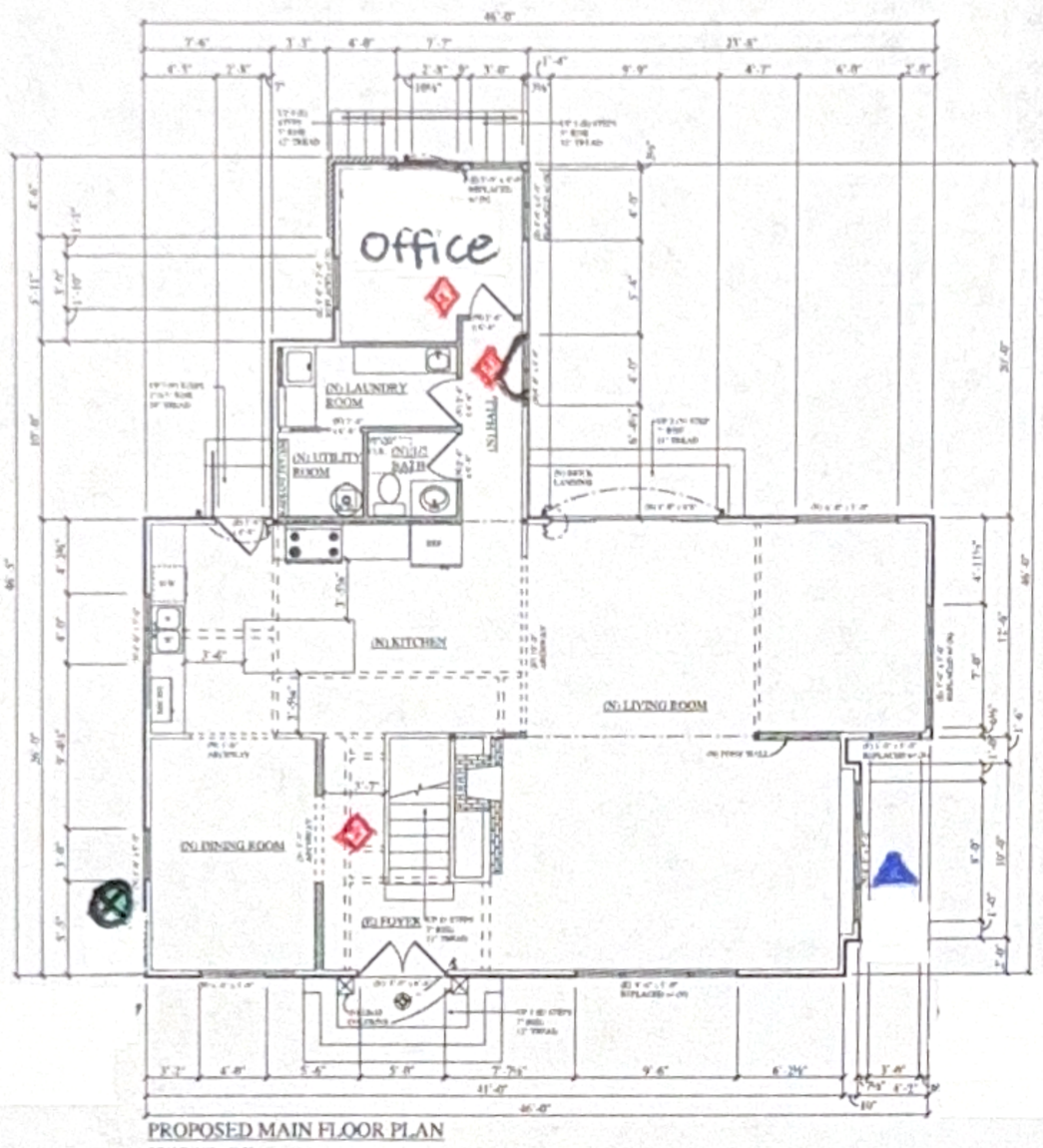

24673 Upper Trail, Carmel, CA 93923
Upper Trail
201.64 ft
This detached garage/guesthouse has no guest access
SFD
24673
80.512 ft
80.873 ft
194.652 ft
Parcel Boundary
Driveway/ Parking
APN 009-071-005-000 contains no Rights-of-way or Vehicular easements
24683



PROPOSED SITE PLAN

SCALE 3/8" = 1'-0"

24673 UPPER TRAIL
CARMEL, CA 93923



PROPOSED MAIN FLOOR PLAN

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

ELECTRICAL LEGEND

ELECTRICAL	SYMBOL
chandelier ceiling light	
switch	S
wall mounted light	B

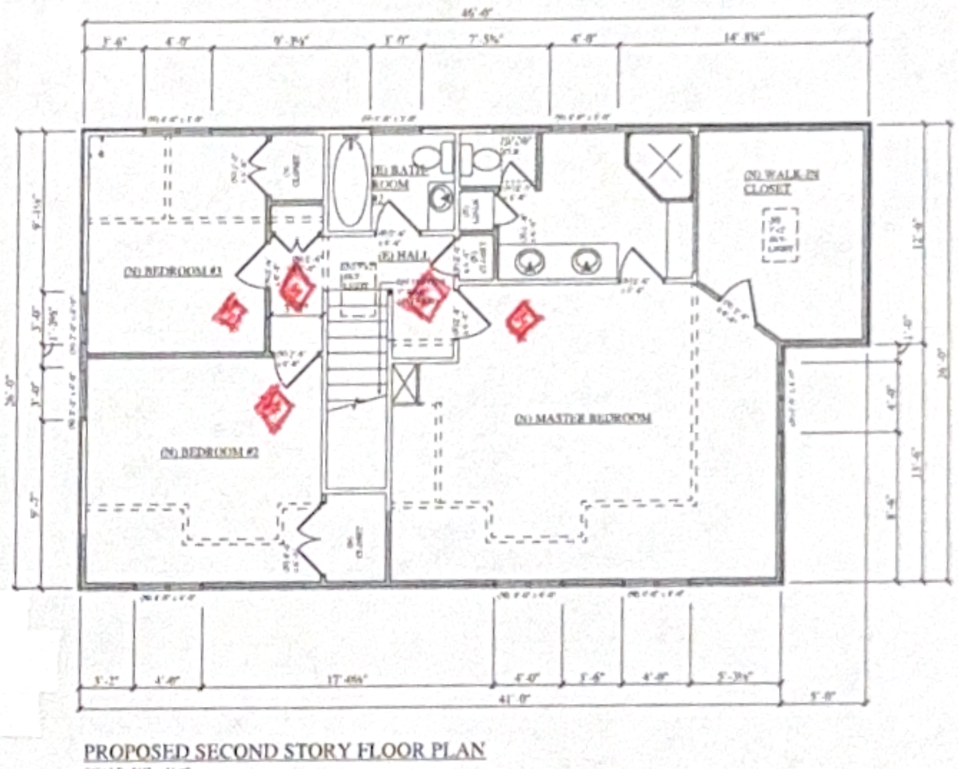
WALL LEGEND

WALL TYPE	SYMBOL
Existing To remain wall	
New 2x exterior wall	
Existing To remain wall	
New 2x interior wall	
Existing wall removed	

SD smoke and carbon monoxide alarm

Breaker Box

Water shut off Valve



PROPOSED SECOND STORY FLOOR PLAN

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

PROPOSED REMODEL AND ADDITION FOR:

ROBI AND ANDREA ROUSSET
24673 UPPER TRAIL
CARMEL, CA. 93923
TEL: (831) 574-9123

SHEET:

A2.0

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Application Summary Sheet

Record Number: VR250143
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 10/24/2025
Parcel Number: 009-071-005-000
Project Name: ROUSSET ANDREA CHAN & ROBI
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 24673 Upper Trail, Carmel (Assessor's Parcel Number 009-071-005-000), Carmel Land Use Plan, Coastal Zone.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		24673		UPPER TRAIL						CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		ROUSSET ANDREA CHAN & ROBI	24673 UPPER TRL	CARMEL CA 93923				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	ROUSSET, ANDREA			anpei212@gmail.com		10731 N SATIN NICKEL DR	FRESNO CA 93730			
Operator	ROUSSET, ANDREA			anpei212@gmail.com		10731 N SATIN NICKEL DR	FRESNO CA 93730			
Property Manager	SENNISH, JOSEPH	CARMEL COAST ESTATE INC		js@coastestate.net		400 CAMINO AGUAJITO	MONTEREY CA 93940			

Custom Fields

Field Name	Field Value
# of bathrooms	2
# of bedrooms	4
HOA	No
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	10
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3775 Rio Road, Carmel, CA 93923
Nearest Fire Station Name	Cypress Fire Department
Nearest Fire Station Phone	831-624-4511
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311

Nearest Police Station Address	Junipero Ave and 4th Ave, Carmel, CA 93923
Nearest Police Station Name	Carmel Police Department
Nearest Police Station Phone	8316246403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	4
Number of Non-hosted Rentals Per Year	30
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	002039
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will,	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector be	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable firepl	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shal	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter us	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addr	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to c	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacat	CHECKED

To sign this application, please type your name Andrea Rousset

Vacation Rental Home Inspection Checklist

Property Information

- ☑ **Vacation Rental Address and Unit/Suite/Apt #** 24673 Upper Trail Carmel, CA 93923
- ☑ **Total number of bedrooms** 4
- ☑ **Total number of onsite parking spaces (e.g. garage, driveway)** garage: 2 driveway: 10

Interior Inspection

- ☑ **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**
- ☑ **Every sleeping room has a functional smoke alarm.**
- ☑ **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**
- ☑ **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**
- ☑ **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**
- ☑ **Other heating equipment is in safe operating condition and placed in an approved location.**
- ☑ **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**
- ☑ **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

- ☑ **There is no evidence of infestation, garbage, and debris at the site.**
- ☑ **The property has active garbage pick-up service.**
- ☑ **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**
- ☑ **Property is in an overall safe and sanitary condition.**
- ☑ **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.**

Home Inspection Results

☑ Passed

☐ Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

☑ **California Contractors State License Board License Classification Type B**

☐ **California Contractors State License Board License Classification Type B-2**

☐ **California Contractors State License Board License Classification Type C-47**

☐ **California Real Estate Inspection Association**

☐ **American Society of Home Inspectors**

☐ **International Code Council**

☐ **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:

Date: 10/24/25 SIGN: R. DeStefano ROBERT DESTEFANO

LICENCE: 621252

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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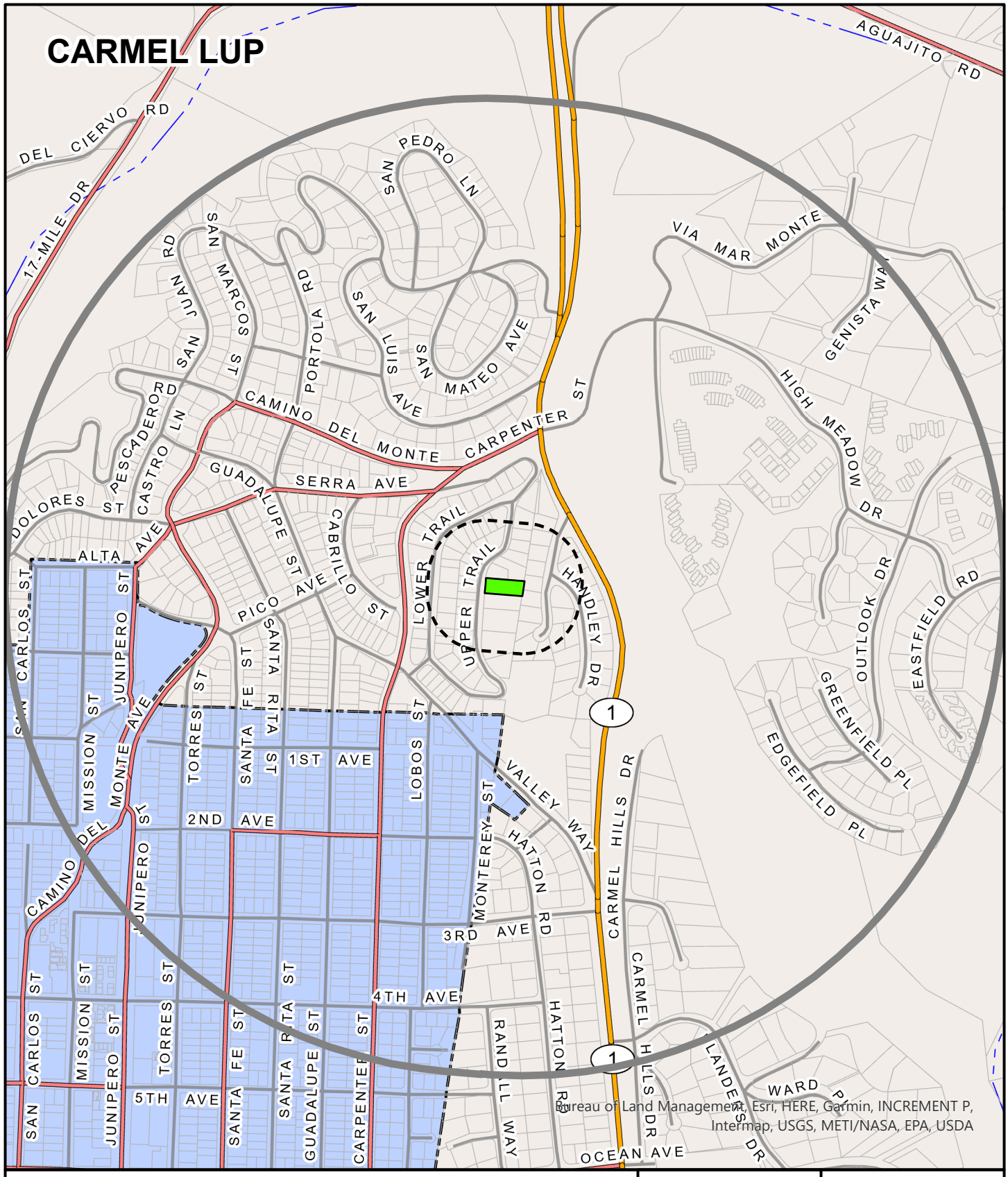

APPLICANT: ROUSSET ANDREA CHAN & ROBI

APN: 009071005000 **FILE #** PLN260063

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KYLE BENALCAZAR

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Exhibit C

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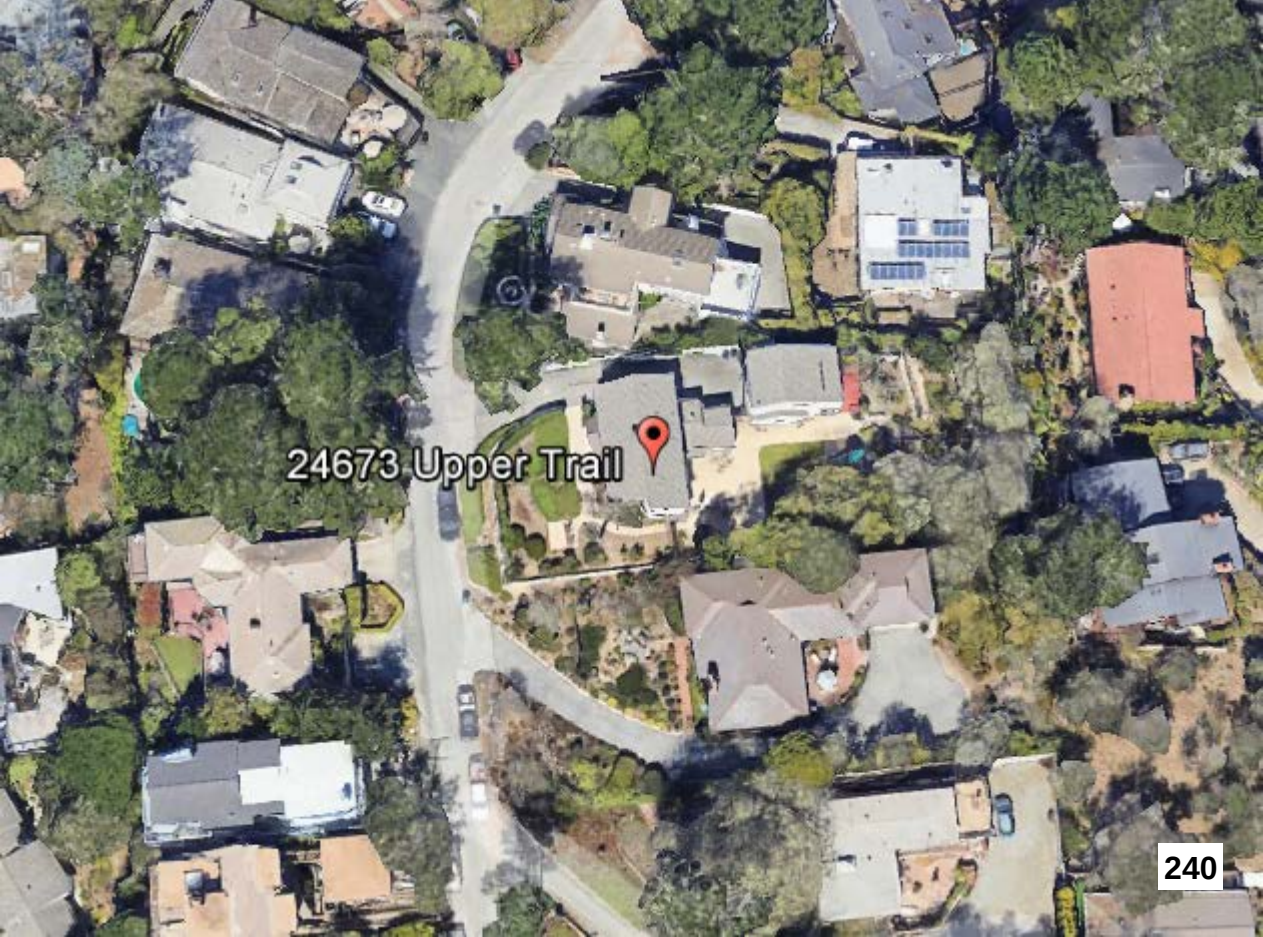
24673 Upper Trail

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