County of Monterey

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

Meeting Agenda - Final

Thursday, March 26, 2026
9:30 AM

County of Monterey Zoning Administrator

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:

TENGA EN CUENTA: SI EL ADMINISTRADOR DE ZONIFICACIÓN ESTÁ PRESENTE EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL ADMINISTRADOR DE ZONIFICACIÓN.

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 March 12, 2026, County of Monterey Zoning Administrator Meeting Minutes

Attachments: Draft Minutes 03-12-26.pdf

9:30 A.M. - SCHEDULED ITEMS

1. PLN110257-AMD1 - BERLIN ANDREW T TR
Public hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.
Project Location: 35986 HWY 1, Big Sur Coast Land Use Plan.
Proposed CEQA action: Find the project Categorically Exempt per Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Planning Commission Resolution No. 11-048
Exhibit C - Public Comment
Exhibit D - Existing Residence Photos
Exhibit E - Vicinity Map

2. PLN250194 - LIU JIARUI & FANG FANG
Public hearing to consider construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of four Oak trees and perimeter fencing.
Project Location: 2897 17 Mile Drive, Pebble Beach
Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Tree Assessment
Exhibit D - Public Comment

3. PLN250310 - CAMPOS ROBERTO & MARIA M (AT&T)
Public hearing to consider the construction of a wireless communication facility consisting of a 71 foot Monopine tower with antenna mounting, 9 panel antennas, and associated equipment; and the allowance to exceed the required height of 30 feet established by the district.
Project Location: 330 & 326 Boronda 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 - Radio Frequency Report
Exhibit C - Vicinity Map
Exhibit D - Coverage Map
Exhibit E - Photo Simulations
Exhibit F - Alternative Site Analysis

4. PLN250350 - LAWRENCE ROBERT M & TILDEN-LAWRENCE LEONA W
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: 24672 Cabrillo Street, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

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

5. PLN250338 - GALLO JOHN R 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: 26319 Scenic Road, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

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

6. PLN250352 - SUH ELLEN EUN 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: 26277 Isabella Ave, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

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

7. PLN260002 - CAPOZZI ANTHONY P & PAULA C
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: 2752 16th Avenue, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

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

8. PLN250378 - 2740 16th AVENUE LLC ET AL
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 2740 16th Avenue, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

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

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 26-013

Item No.A

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

March 26, 2026

Introduced: 3/17/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Acceptance of March 12, 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, March 12, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

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

ROLL CALL

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

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada informed the Zoning Administrator that there was correspondence for the following items:
Agenda Item # 2 PLN250346, Agenda Item #4 PLN250335, and Agenda Item #5 PLN250303, all of which was received and distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

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

The Zoning Administrator accepted the February 26, 2026, 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, requesting that the hearing be continued to a date uncertain.

Public Comment: Courtland Evers, applicant

The Zoning Administrator continued the hearing on this item to a date uncertain to allow the applicant adequate time to conduct the necessary testing for the well per environmental health comments.

Through the Zoning Administrator staff requested that agenda item #4 be heard prior to other agenda items. The Zoning Administrator noted that the remaining items on this agenda were commercial vacation rentals and asked a series of questions relating to the ordinance

4. PLN250335 - IYER SANTOSH & PUSHPITA

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: 24620 Lower Trail, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Iyer Santosh, applicant, Susan Jones; Fred Faltersack; Jim Zack

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

2. PLN250346 - BEAVER JEREMY T & WHITNEY 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: 3105 Stevenson Dr, Pebble Beach, CA 93953
Proposed CEQA Action: Find the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines and find that none of the exceptions to the exemptions listed in section 15300.2 can be made.

Kyle Benalcazar, Project Planner, presented the item.

Public Comment: Jeremy Beaver, applicant; Fred Faltersack; Susan Jones; Jim Zack, Margot Thomas

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 residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some changes recommended by staff and non-substantive changes to the resolution.

3. PLN250311 - EDWARDS THOMAS & MANGLONA AMBER

Public hearing to consider 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: 25068 Highway 1, Carmel, 93923
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

Public Comment: Thomas Edwards, applicant; Fred Faltersack; Susan Jones

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and approved 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 added a condition as recommended by public works addressing safe ingress and egress from this property, including an internal sign for the exit, deleted note number 2, and made some non-substantive changes to the resolution.

5. PLN250303 - PINKHAM BONNIE C ET AL

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 26274 Inspiration Ave, 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.

Jade Mason, Project Planner, presented the item.

Public Comment: Daniel Pinkham and Tally Pinkham, applicants; Fred Faltersack; Susan Jones; Shingy

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 residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator added the condition compliance fee standard condition, the errata that staff recommended and made non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:36 a.m.

Introduced: 3/17/2026 **Current Status:** Agenda Ready

Version: 2 **Matter Type:** Zoning Administrator

PLN110257-AMD1 - BERLIN ANDREW T TR

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

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

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

RECOMMENDATION

It is recommended that the County of Monterey Zoning Administrator adopt a Resolution:

1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply; and
2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval, subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Laura Lawrence, Law Office of Aengus L. Jeffers
Property Owner: Andrew Berlin Trust
APN: 243-231-027-000
Zoning: Rural Density Residential, 40 acres per unit, Design Control, 14-foot height limit, Coastal Zone, or "RDR/40-D (14')(CZ)"
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: No

Project Planner: Fionna Jensen, Principal Planner
Jensenf1@countyofmonterey.gov, 831-796-6407

SUMMARY

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

The project was originally scheduled for consideration by the Chief of Planning on December 3, 2025. However, on November 20, 2025, a member of the public raised concern with the proposed design, potential impacts on nearby public vistas, and requested that the project be referred to the Zoning Administrator in accordance with Title 20 section 20.76.060 (**Exhibit C**). Accordingly, the item is now scheduled for the Zoning Administrator's consideration. The member of the public also raised concerns about setting a fence-design precedent for the entire Big Sur coastline and claimed the fence was better designed for an upscale neighborhood or subdivision.

Design/Critical Viewshed

The Critical Viewshed is defined as everything visible from Highway 1. The subject property is location along Highway 1, and according to Policy 3.2.2 of the Big Sur Coast Land Use Plan (BSCLUP), is located within a Critical Viewshed. The property is located near the Abalone Cove turnoff, which is a popular public-viewing area within Big Sur. Policy 3.2.4.F of the BSCLUP states, "the southernmost developed parcel north of Abalone Cove to the northernmost developed parcel south of Garrapata Creek shall be permitted to be used for residential purposes, subject to policies of Policy 3.2.4 (Land Not in the Critical Viewshed) of this plan." Accordingly, while the project site is located along Highway 1 and thus within the Critical Viewshed, it is only subject to the standards of Policy 3.2.4 (Land Not in the Critical Viewshed). Furthermore, pursuant to LUP Policy 3.2.5.C.2, private highway improvements such as fences and gates are exempt from Key Policy 3.2.1, which prohibits development within the Critical Viewshed, provided they are designed to be complementary to the rural setting and character of Big Sur, with a preference for natural materials.

The proposed fence would be consistent with the rural setting and character of Big Sur through its use of natural stone and dark bronze materials that reflect the subdued colors and textures of the surrounding landscape. The natural stone (varying beige and earthy colors) complements the geologic characteristics of the Big Sur coastline, while the dark bronze gate provides a muted, non-reflective earth tone that minimizes visual contrast with nearby vegetation. The proposed stone would match the existing residence's stone exterior (**Exhibit D**). Like the existing fence line, the replacement fence incorporates semi-modern design elements such as clean lines, but utilizes rough-cut stones to soften the appearance. The rustic character in the Big Sur area is maintained through minimizing the bulk and mass of those structures that may be allowed in the Critical Viewshed, maintaining visual access to the ocean (where applicable), and through

the use of natural materials, earth-toned finishes, and visual compatibility with the surrounding landscape. The fence's height would be nearly identical to the existing fence, and the perceived change in massing would be limited, given that only 53.5 feet of the front property line fence is being modified. By utilizing natural materials and earth-toned finishes, the proposed fence would be designed to visually recede into the landscape and remain subordinate to the surrounding scenery, making it complementary to the rural setting and character of Big Sur and consistent with the preference for natural materials identified in LUP Policy 3.2.5.C.2. The remainder of the front property line will continue to be developed with a louvered wood fence, which would be repaired as needed. The proposed fence would smoothly transition into the existing fenceline. As proposed, the entire front property fenceline would consist of natural materials and be of a bulk and mass that does not detract from the scenic beauty of Highway 1, and would not block ocean views. The proposed replacement fence would not impact any nearby vista point, nor substantially change the Highway 1 scenic corridor.

Based on the specific site, Highway 1 improvement allowances of the BSCLUP for this geographic area (Policy 3.2.4.F), and the proposed design, staff recommends that the Zoning Administrator find that the project assures the protection of the public viewshed, is consistent with the surrounding rural character, and assures public access and visual integrity.

LUAC

Based on the Board of Supervisors Guidelines, the project was not referred to the Big Sur LUAC. As a Minor & Trivial Amendment, the project does not warrant LUAC review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment in the Coastal Zone, or a Variance. The public commentor's request for a public hearing does not independently warrant LUAC review.

CEQA

California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts replacement structures where the new structures will be located on the same site and have substantially the same purpose and capacity as the structure replaced. The project includes construction of a replacement fence. The replacement fence will be located in the same area as the existing fence and serve the same purpose. Therefore, the project is consistent with the categorical exemption requirements of CEQA guidelines section 15302. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in a cumulatively significant impact. Although the project is visible from Highway 1, the development is rural in design, compatible with the surrounding environment, and will not have an adverse impact on public or visual access. There are no unusual circumstances associated with undertaking the project that would create a reasonable possibility that the project would have a significant effect on the environment.

Prepared by: Fionna Jensen, Principal Planner x6407
Reviewed and Approved by: Jackie Nickerson, Principal Planner

Attachments:
Exhibit A - Draft Resolution:
- Draft Conditions of Approval
- Project Plans, Colors, Materials
Exhibit B - Planning Commission Resolution No. 11-048
Exhibit C - Public Comment
Exhibit D - Existing Residence Photos
Exhibit E - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; CalFire; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Planner; Berline Andrew T Tr, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Trey Kropp, Interested Party; Planning File PLN110257-AMD1

County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-024

March 26, 2026

Introduced: 3/17/2026
Version: 2

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN110257-AMD1 - BERLIN ANDREW T TR

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

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

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

RECOMMENDATION

It is recommended that the County of Monterey Zoning Administrator adopt a Resolution:

1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply; and
2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval, subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Laura Lawrence, Law Office of Aengus L. Jeffers
Property Owner: Andrew Berlin Trust
APN: 243-231-027-000
Zoning: Rural Density Residential, 40 acres per unit, Design Control, 14-foot height limit, Coastal Zone, or "RDR/40-D (14')(CZ)"
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: No

Project Planner: Fionna Jensen, Principal Planner
Jensenf1@countyofmonterey.gov, 831-796-6407

SUMMARY

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

The project was originally scheduled for consideration by the Chief of Planning on December 3, 2025. However, on November 20, 2025, a member of the public raised concern with the proposed design, potential impacts on nearby public vistas, and requested that the project be referred to the Zoning Administrator in accordance with Title 20 section 20.76.060 (**Exhibit C**). Accordingly, the item is now scheduled for the Zoning Administrator's consideration. The member of the public also raised concerns about setting a fence-design precedent for the entire Big Sur coastline and claimed the fence was better designed for an upscale neighborhood or subdivision.

Design/Critical Viewshed

The Critical Viewshed is defined as everything visible from Highway 1. The subject property is location along Highway 1, and according to Policy 3.2.2 of the Big Sur Coast Land Use Plan (BSCLUP), is located within a Critical Viewshed. The property is located near the Abalone Cove turnoff, which is a popular public-viewing area within Big Sur. Policy 3.2.4.F of the BSCLUP states, "the southernmost developed parcel north of Abalone Cove to the northernmost developed parcel south of Garrapata Creek shall be permitted to be used for residential purposes, subject to policies of Policy 3.2.4 (Land Not in the Critical Viewshed) of this plan." Accordingly, while the project site is located along Highway 1 and thus within the Critical Viewshed, it is only subject to the standards of Policy 3.2.4 (Land Not in the Critical Viewshed). Furthermore, pursuant to LUP Policy 3.2.5.C.2, private highway improvements such as fences and gates are exempt from Key Policy 3.2.1, which prohibits development within the Critical Viewshed, provided they are designed to be complementary to the rural setting and character of Big Sur, with a preference for natural materials.

The proposed fence would be consistent with the rural setting and character of Big Sur through its use of natural stone and dark bronze materials that reflect the subdued colors and textures of the surrounding landscape. The natural stone (varying beige and earthy colors) complements the geologic characteristics of the Big Sur coastline, while the dark bronze gate provides a muted, non-reflective earth tone that minimizes visual contrast with nearby vegetation. The proposed stone would match the existing residence's stone exterior (**Exhibit D**). Like the existing fence line, the replacement fence incorporates semi-modern design elements such as clean lines, but utilizes rough-cut stones to soften the appearance. The rustic character in the Big Sur area is maintained through minimizing the bulk and mass of those structures that may be allowed in the Critical Viewshed, maintaining visual access to the ocean (where applicable), and through

the use of natural materials, earth-toned finishes, and visual compatibility with the surrounding landscape. The fence's height would be nearly identical to the existing fence, and the perceived change in massing would be limited, given that only 53.5 feet of the front property line fence is being modified. By utilizing natural materials and earth-toned finishes, the proposed fence would be designed to visually recede into the landscape and remain subordinate to the surrounding scenery, making it complementary to the rural setting and character of Big Sur and consistent with the preference for natural materials identified in LUP Policy 3.2.5.C.2. The remainder of the front property line will continue to be developed with a louvered wood fence, which would be repaired as needed. The proposed fence would smoothly transition into the existing fenceline. As proposed, the entire front property fenceline would consist of natural materials and be of a bulk and mass that does not detract from the scenic beauty of Highway 1, and would not block ocean views. The proposed replacement fence would not impact any nearby vista point, nor substantially change the Highway 1 scenic corridor.

Based on the specific site, Highway 1 improvement allowances of the BSCLUP for this geographic area (Policy 3.2.4.F), and the proposed design, staff recommends that the Zoning Administrator find that the project assures the protection of the public viewshed, is consistent with the surrounding rural character, and assures public access and visual integrity.

LUAC

Based on the Board of Supervisors Guidelines, the project was not referred to the Big Sur LUAC. As a Minor & Trivial Amendment, the project does not warrant LUAC review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment in the Coastal Zone, or a Variance. The public commentor's request for a public hearing does not independently warrant LUAC review.

CEQA

California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts replacement structures where the new structures will be located on the same site and have substantially the same purpose and capacity as the structure replaced. The project includes construction of a replacement fence. The replacement fence will be located in the same area as the existing fence and serve the same purpose. Therefore, the project is consistent with the categorical exemption requirements of CEQA guidelines section 15302. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in a cumulatively significant impact. Although the project is visible from Highway 1, the development is rural in design, compatible with the surrounding environment, and will not have an adverse impact on public or visual access. There are no unusual circumstances associated with undertaking the project that would create a reasonable possibility that the project would have a significant effect on the environment.

Prepared by: Fionna Jensen, Principal Planner x6407
Reviewed and Approved by: Jackie Nickerson, Principal Planner

Attachments:
Exhibit A - Draft Resolution:
- Draft Conditions of Approval
- Project Plans, Colors, Materials
Exhibit B - Planning Commission Resolution No. 11-048
Exhibit C - Public Comment
Exhibit D - Existing Residence Photos
Exhibit E - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; CalFire; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Planner; Berline Andrew T Tr, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Trey Kropp, Interested Party; Planning File PLN110257-AMD1

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:
BERLIN ANDREW T TR (PLN110257-AMD1)
RESOLUTION NO. 26--
Resolution by the County of Monterey Zoning Administrator:

1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply; and
2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

[BERLIN ANDREW T TR, 35986 HWY 1, Big Sur Coast Land Use Plan, APN: 243-231-027-000].

The BERLINE application (PLN110275-AMD1) came before the County of Monterey Zoning Administrator on March 26, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Combined Development Permit (HCD Planning File No. PLN110257; Planning Commission Resolution No. 11-048).

EVIDNECE:
a) On August 18, 2025, an application for a Minor and Trivial Amendment (PLN110257-AMD1) was submitted to HCD-Planning staff.
b) On December 14, 2011, the Monterey County Planning Commission approved PLN110257 for a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an

existing 1,960 square foot one-story single family dwelling and 66 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls, permiter fencing, and associated grading (2,573 cubic yards cut, 2,573 cubic yards fill); 2) Coastal Development Permit for development within 750 feet of an archaeological resource; 3) Coastal Development Permit for development within 50 feet of a coastal bluff; 4) Coastal Development Permit for a Lot Line Adjustment to merge two parcels into one parcel; and 5) Design Approval. Approval of this permit included 31 conditions of approval.

c) All previously approved 31 conditions of approval are in a "Met" or " On-going" status. No Conditions of Approval from PLN110257 are being carried forward to this Amendment (PLN110257-AMD1) due to the minor project scope of this project. See Finding No. 2, evidence "h".

d) The findings and evidence from PLN110257 (Resolution No. 11-048) have been carried forward to this permit, PLN110257-AMD1, by reference. PLN110257 remains as the operative permit. This Amendment only alters the fencing along the front property line.

e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN110257 and PLN110257-AMD1.

2. 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:

- 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan – Part 3; and
- Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist and no communications indicating inconsistencies with applicable text, policies, and regulations of Monterey County Code were received during the course of review of the project.

b) Project. The Project includes demolishing 53.5 linear feet of the existing front property line fencing and gate, and constructing a replacement stone wall (32 linear feet) and entrance gate (21.5 linear feet). The proposed stone wall would replace a portion of an existing louvered wood fence. The proposed dark bronze entrance gate will replace the existing wood entrance gate. A wood and metal side gate will be installed perpendicular to the entrance gate, but behind the proposed stone wall. The remainder of the property line will continue to be improved with the existing louvered wood fence, which will be repaired as needed. This project was scheduled for consideration by the Chief of Planning on December 3, 2025, but was referred to the Zoning Administrator due to public comment.

c) Allowed Use. The property is located at 35986 HWY 1, Big Sur Coast Land Use Plan, APN: 243-231-027-000. The parcel is zoned Rural Density Residential, 40 acres per unit, Design Control overlay, with a 14-foot height limit, in the Coastal Zone or "RDR/40-D(14')(CZ)", which allows for construction of accessory structures to any permitted use. The proposed project includes replacing 53.5 feet of an existing front property line fence and entrance gate. The previously approved Combined Development Permit (PLN110237, Resolution No. 11-048) allowed construction of a single-family dwelling and other site improvements, including an entrance gate and perimeter fencing. Therefore, the project includes allowed uses accessory to the permitted residential use. All other project components of the previously approved Combined Development Permit (PLN110257) remain the same (see Finding No. 1, Evidence "b").

d) Lot Legality. The subject property (APN: 243-231-027-000) is recognized by the County of Monterey as a legal lot of record per recordation of a Certificate of Compliance (Document #2012021134).

e) Critical Viewshed/Design. According to Policy 3.2.2 of the Big Sur Coast Land Use Plan (BSCLUP), the property is located within a critical viewshed. The property is located near the Abalone Cove turnoff, which is a popular public-viewing area within Big Sur. Policy 3.2.4.F of the BSCLUP states, "the southernmost developed parcel north of Abalone Cove to the northernmost developed parcel south of Garrapata Creek shall be permitted to be used for residential purposes, subject to policies of Policy 3.2.4 (Land Not in the Critical Viewshed) of this plan." Accordingly, while the project site is located along Highway 1 and thus within the Critical Viewshed, it is only subject to the standards of Policy 3.2.4 (Land Not in the Critical Viewshed). Furthermore, pursuant to LUP Policy 3.2.5.C.2, private highway improvements such as fences and gates are exempt from Key Policy 3.2.1, which prohibits development within the Critical Viewshed, provided they are designed to be complementary to the rural setting and character of Big Sur, with a preference for natural materials. The proposed fence is consistent with the rural setting and character of Big Sur through its use of natural stone and dark bronze materials that reflect the subdued colors and textures of the surrounding landscape. The natural stone (varying beige and earthy colors) complements the geologic characteristics of the Big Sur coastline, while the dark bronze gate provides a muted, non-reflective earth tone that minimizes visual contrast with nearby vegetation. The proposed stone will match the existing residence's stone exterior. Similar to the existing fence line, the replacement fence incorporates semi-modern design elements such as clean lines, but utilizes rough-cut stones to soften the appearance. The rustic character in the Big Sur area is maintained through minimizing the bulk and mass of those structures that may be allowed in the Critical Viewshed, maintaining visual access to the ocean (where applicable), and through the use of natural materials, earth-toned finishes, and visual compatibility with the surrounding landscape. The fence's height is nearly identical to the existing fence, and the perceived change in massing is limited, given that only 53.5 feet of the front property line fence is being modified. By

utilizing natural materials and earth-toned finishes, the proposed fence is designed to visually recede into the landscape and remain subordinate to the surrounding scenery, making it complementary to the rural setting and character of Big Sur and consistent with the preference for natural materials identified in LUP Policy 3.2.5.C.2. The remainder of the front property line will continue to be developed with a louvered wood fence, which will be repaired as needed. The proposed fence will transition into the existing fenceline. As proposed, the entire front property fenceline will consist of natural materials and be of a bulk and mass that does not detract from the scenic beauty of Highway 1, and will not block ocean views. The proposed replacement fence will not impact any nearby vista point, nor substantially change the Highway 1 scenic corridor. Based on the specific site, allowances of the BSCLUP, and the proposed design, the project assures the protection of the public viewshed, is consistent with the surrounding rural character, and assures public access and visual integrity. No exterior lighting is proposed.

f) Development Standards. The development standards for the RDR zoning district are identified in Title Section 20.16.060. As proposed, the project is designed below the allowable height for accessory structures (15 feet). The proposed fence and entry gate are located along the front property line. However, because the proposed development does not exceed 6 feet in height, it is not considered a structure and thus is not subject to setback requirements for accessory structures. This Amendment does not alter the site coverage approved with PLN110257. Therefore, as proposed, the project conforms with the applicable development standards of the zoning district.

g) Cultural Resources. According to County resources maps, the subject property is located within 750 feet of a known archaeological resource. Pursuant to Section 20.145.120.B.1 of the Coastal Implementation Plan, Part 3, an archaeological survey was previously prepared for the site. The report identified small quantities of shellfish and abalone found near the bluff, and a positive archaeological site located on an adjacent property. However, no evidence of cultural resources was found around the proposed construction site of the main residence. The proposed development is located within previously disturbed portions of the property. Minimal ground disturbance is required for the fence posts. The potential for inadvertent impacts on cultural resources is limited and 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. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological resources.

h) Public Comment. A member of the public submitted concerns regarding the proposed design and materials of the replacement fence, citing it being better suited for a subdivision or "upscale neighborhood", conflicting with the Big Sur Coast LUP's rustic character requirement, and impacting the character of the scenic corridor (Highway 1). As proposed, the fence utilizes natural materials and colors, does not significantly alter the scenic corridor, and complies with applicable

Critical Viewshed policies of the BSCLUP. See Finding 2, Evidence "e".

i) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was not referred to the Big Sur LUAC. As a Minor & Trivial Amendment, the project does not warrant LUAC review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment in the Coastal Zone, or a Variance. The public commentor's request for a public hearing does not independently warrant LUAC review.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

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

EVIDENCE:

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

b) The following technical reports were previously prepared for this property and are applicable to the proposed development:

- Archaeological Analysis and Testing (LIB110286) prepared by Gary Breschini of Archaeological Consulting, Salinas, CA, June 16, 2011
- Archaeological Analysis and Testing (LIB110287) prepared by Gary Breschini of Archaeological Consulting, Salinas, CA, June 21, 2010

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constrains that render the site unsuitable for the proposed project.

c) Staff conducted a site inspection on November 12, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Developmental Services, HCD-Environmental Services, CalFire (Big Sur), and the

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

b) Necessary facilities are provided. This Amendment would not alter these facilities. The Environmental Health Bureau has reviewed the project and made no comments.

c) Staff conducted a site inspection on November 12, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN110257 and PLN110257-AMD1.

5. 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 PLN110257 and PLN110257-AMD1.

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

EVIDENCE: a) Figure 2 – Shoreline Access Plan, Northern Section, of the Big Sur Coast LUP indicates that the subject property is in an area where public access is required (Priority 2 area). As detailed in the preceding Finding No. 2 and supporting evidence, Big Sur Coast LUP Chapter 3.2 and CIP section 20.145.030.B.3.b allow for private highway improvements like fences. Big Sur Coast LUP Policy 6.1.5.F.1 states, "Future land use planning shall be compatible to provide visual access. To this end, all new structures and ancillary facilities should be located outside of the public viewshed as defined in Chapter 3." Public Access policies (Chapter 6.1 of the Big Sur Coast LUP), specifically visual access policies, need to be taken into consideration when reviewing the proposed fence design. Visual Access is access for scenic viewing of the shoreline and/or ocean from either a vista point or public road, or trail. Section 20.145.150 of the Big Sur Coast CIP (Public Access Development Standards) states "[T]he protection of visual access should be emphasized …[and] Visual access shall be maintained by directing all future development out of the viewshed." The proposed replacement fence was designed to ensure existing ocean views (heavily filtered and screened by mature trees) will remain. See subsequent evidence "c".

b) Figure 3 – Trails Plan, North Section, of the Big Sur Coast LUP indicates that the subject property neither contains an inland trail

corridor, a through coastal access corridor, public trail, private trail, access to Ventana Wilderness, nor is identified as an area for future public acquisition or a proposed trail.

c) Although the subject property is shown in an area where the applicable Local Coastal Program requires public access (Figure 2), no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. Additionally, the proposed development allows for visual access and will not affect the processes of the shoreline. Consequently, no access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

d) Staff conducted a site inspection November 12, 2025. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN110257 and PLN110257-AMD1.

7. 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 15302 categorically exempts replacement structures where the new structures will be located on the same site and have substantially the same purpose and capacity as the structure replaced.

b) The project includes construction of a replacement fence. The replacement fence will be located in the same area as the existing fence and serve the same purpose. Therefore, the project is consistent with the categorical exemption requirements of CEQA guidelines section 15302.

c) No adverse environmental effects were identified during staff review of the development application or during a site visit on November 12, 2025.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in a cumulatively significant impact. Although the project is visible from Highway 1 and constitutes development within the Critical Viewshed, as demonstrated in Finding Nos. 2 and 6, supporting evidence, the development is rural in design, compatible with the surrounding environment, and will not have an adverse impact on public or visual access. There are no unusual circumstances associated with undertaking the project that would create a reasonable possibility that the project would have a significant effect on the environment.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN110257 and PLN110257-AMD1.

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

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

b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the first public road and the sea.

DECISION

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

1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302 and no exceptions to section 15300.2 apply; and
2) Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

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 26th day of March, 2026.

Mike Novo, AICP
Zoning Administor

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN110257-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This is a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment allows replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze gate. The project is located at 35986 & 36000 Highway 1, Monterey (Assessor's Parcel Numbers 243-231-025-000 and 243-231-026-000), Big Sur Coast Land Use Plan, Coastal Zone.This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an 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 Minor and Trivial Amendment (Resolution Number 25-059) was approved by the County of Monterey Zoning Administrator for Assessor's Parcel Number 243-231-025-000 and 243-231-026-000 on March 26, 2026. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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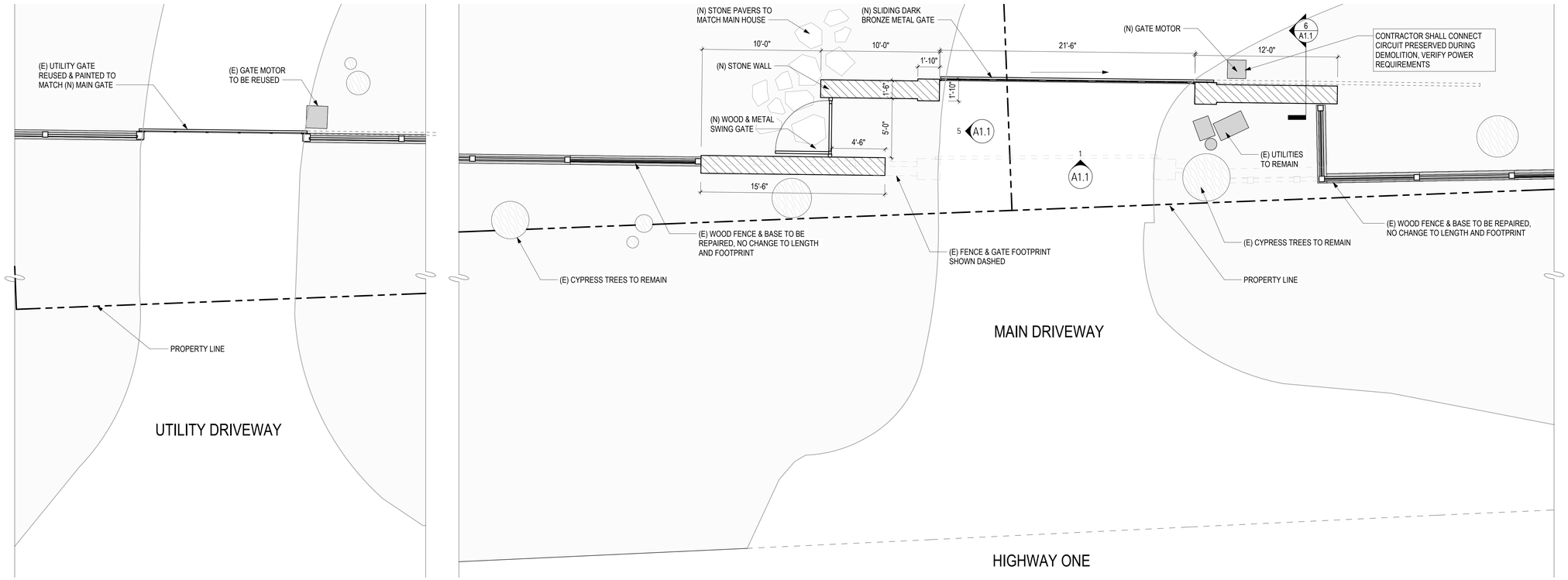
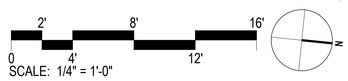
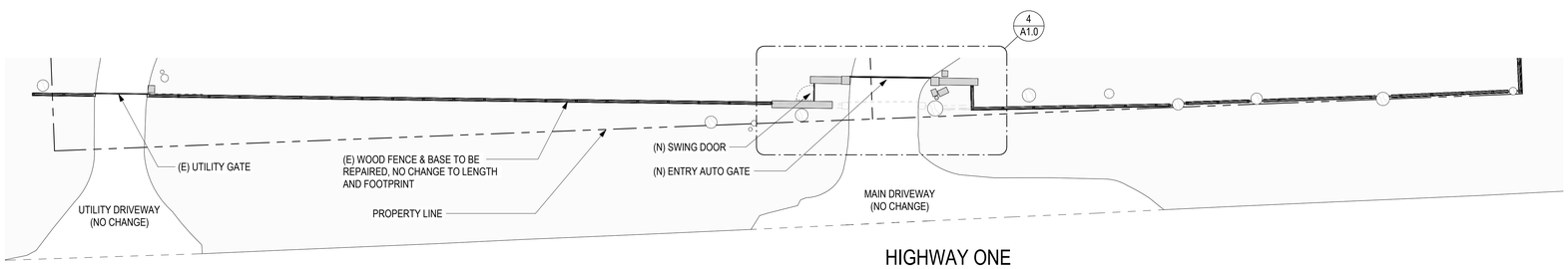


4 A1.0 ENTRY GATE & FENCE PLAN - PROPOSED
1/4" = 1'-0"

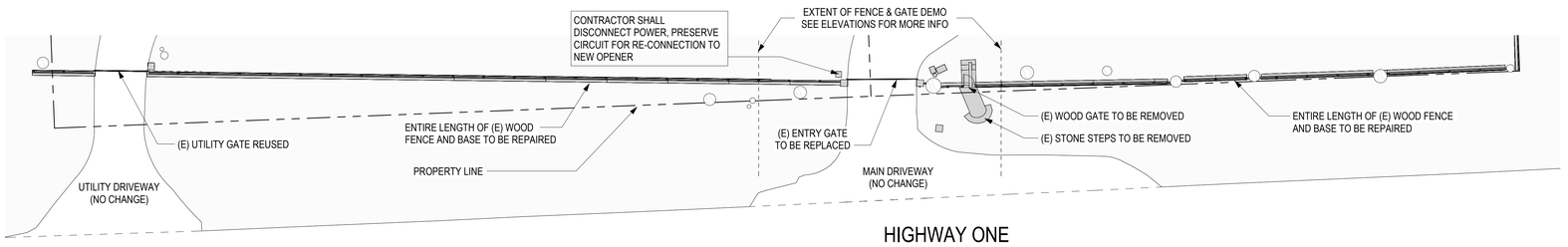




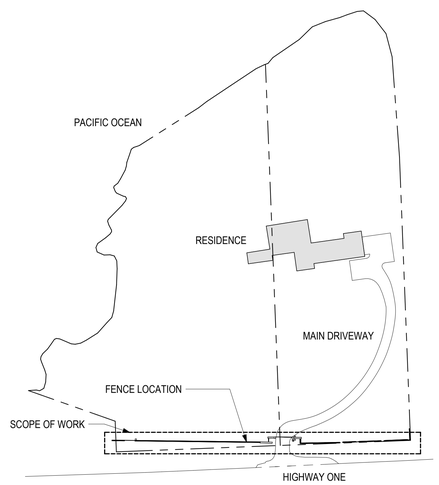
1 A1.0 ENTRY GATE & FENCE PLAN - OVERALL PROPOSED
1/16" = 1'-0"

NOTES

1. SCOPE OF WORK TO INCLUDE:
   a. REPAIR AND REPLACEMENT OF (E) WOOD FENCE
   b. REPLACEMENT OF (E) SLIDING METAL GATE AT MAIN ENTRY
   c. ADDITION OF ASHLAR STONE WALLS TO EITHER SIDE OF (N) GATE
2. NO TREE REMOVAL PROPOSED



3 A1.0 ENTRY GATE & FENCE PLAN - OVERALL EXISTING/DEMO
1/16" = 1'-0"



2 A1.0 CONTEXT PLAN
1" = 80'-0"

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2600

ABALONE COVE
35986 CA-1, Monterey, CA 93940

APN#: 243-231-025 & 026

DRAWN BY JK
CHECKED BY ME
PROJECT NO 2404

DATE	ISSUE
01.21.25	DA APPLICATION
03.24.25	CONSTR. PERMIT

LICENSED ARCHITECT RICHARD D. BEARD No. C-12942 Exp. 06-30-25 STATE OF CALIFORNIA

ENLARGED PLANS & SITE PLAN

SCALE: As indicated
Project Status

A1.0

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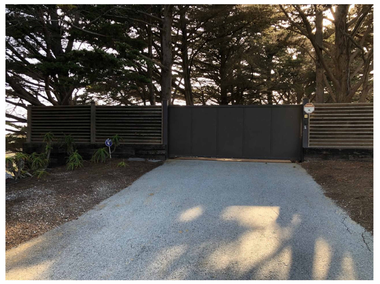
EXISTING FENCE IMAGES



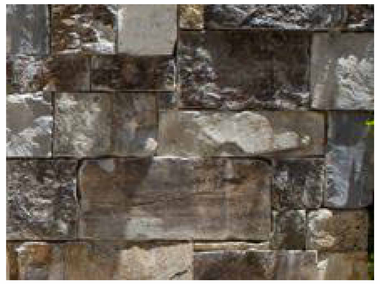
SECONDARY GATE

OVERALL FENCE

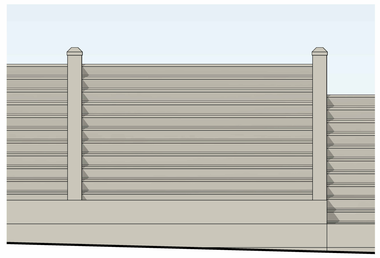
MAIN ENTRY GATE

ACCESS DOOR AT MAIN ENTRY GATE

PROPOSED MATERIAL IMAGES



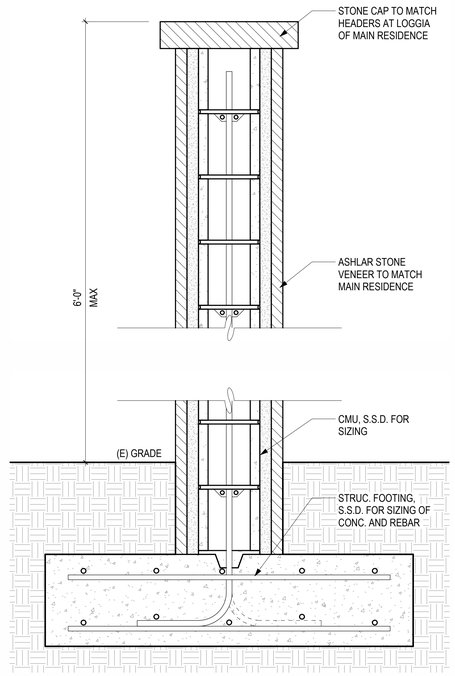
ASHLAR STONE TO MATCH RESIDENCE



ALL WOOD STAINED AND ACID WASHED TO MATCH (E) FENCE

AGED BRONZE METAL TO MATCH DOORS & WINDOWS OF MAIN RESIDENCE

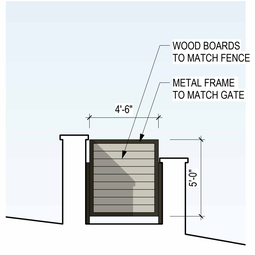
(E) WOOD FENCE

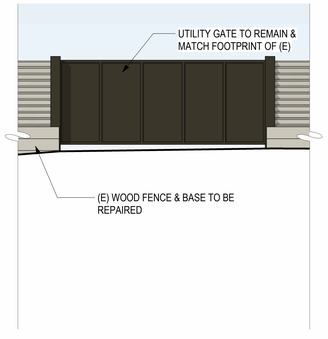


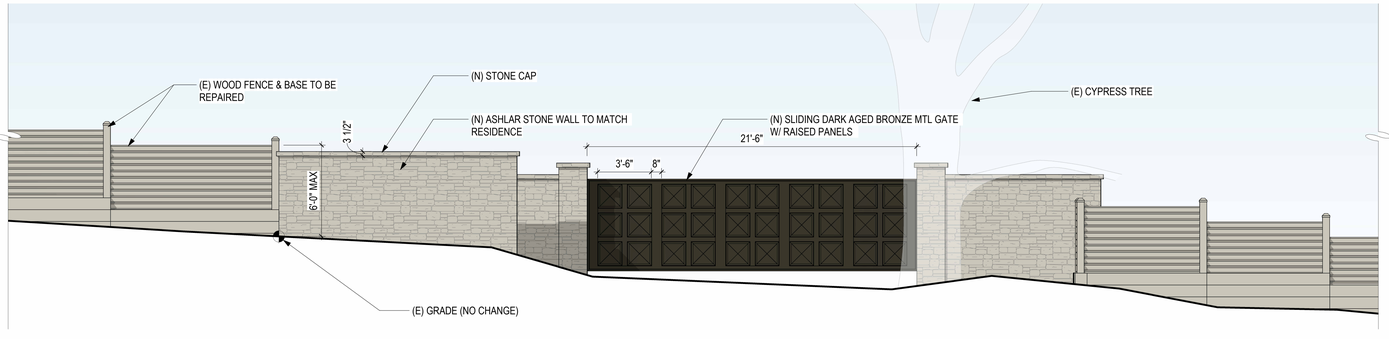
6 / A1.1 FENCE SECTION - PROPOSED
1 1/2" = 1'-0"

1 / A1.1 ENTRY GATE & FENCE ELEVATION - EXISTING / DEMO
1/4" = 1'-0"

0 2' 4' 8' 12' 16'
SCALE: 1/4" = 1'-0"







5 / A1.1 SIDE DOOR - PROPOSED
1/4" = 1'-0"

2 / A1.1 ENTRY GATE & FENCE ELEVATION - PROPOSED
1/4" = 1'-0"

0 2' 4' 8' 12' 16'
SCALE: 1/4" = 1'-0"

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2600

ABALONE COVE
35986 CA-1, Monterey, CA 93940

APN#: 243-231-025 & 026

DRAWN BY JK
CHECKED BY ME
PROJECT NO 2404

DATE	ISSUE
01.21.25	DA APPLICATION
03.24.25	CONSTR. PERMIT

LICENSED ARCHITECT RICHARD D. BEARD No. C-12042 Exp. 06-30-25 STATE OF CALIFORNIA

ELEVATIONS AND MATERIALS

SCALE: As indicated
Project Status

A1.1

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Exhibit B

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

In the matter of the application of:
Berlin (PLN110257)
RESOLUTION NO. 11-048
Resolution by the Monterey County Planning Commission:

1) Adopting a Mitigated Negative Declaration;
2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,960 square foot one-story single family dwelling and **255** square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading (2,573 cubic yards cut, 2,573 cubic yards fill); 2) Coastal Development Permit for development within 750 feet of an archaeological resource; 3) Coastal Development Permit for development within 50 feet of a coastal bluff; 4) Coastal Development Permit for a Lot Line Adjustment to merge two parcels into one parcel; and 5) Design Approval; and
3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN110257, Berlin, 36000 & 35986 Highway 1, Big Sur, Big Sur Coast Land Use Plan (APN: 243-231-025-000 & 243-231-026-000)]

The Combined Development Permit application (PLN110257) came on for public hearing before the Monterey County Planning Commission on December 14, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982/ Monterey County General Plan;
- Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan Part 3;
- Monterey County Zoning Ordinance (Title 20);
- Monterey County Subdivision Ordinance, Coastal Zone (Title 19);

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) The property is located at 36000 & 35986 Highway 1, Big Sur (Assessor's Parcel Number 243-231-025-000 & 243-231-026-000), Big Sur Coast Land Use Plan. The parcel is zoned RDR/40-D (14) (CZ) [Rural Density Residential, 40 acres per unit with Design Control, and a 14 foot height restriction (Coastal Zone)], which principally allows residential development and uses. The project proposes the construction of a new single family dwelling. Therefore, the project is an allowed land use for this site.

c) The project planner conducted a site inspection on August 30, 2011 to verify that the project on the subject parcel conforms to the plans listed above.

d) Design Approval: Pursuant to Chapter 20.44, Design Control, the project requires design review to assure the structures proposed blend in with the environment, protect neighborhood character, and assure visual integrity. To ensure this is enforced, colors and materials will consist of stone walls, trellis, path paving with bronze clad windows, siding and roof. A portion of dwelling will have a planted roof.

e) Cultural Resources: According to County resources maps, the subject property is located within 750 feet of a known archaeological resource. Pursuant to Section 20.145.120.B.1 of the Coastal Implementation Plan, Part 3, an archaeological survey is required for projects located within 750 feet from a known archaeological resource. An archaeological report was prepared by Gary Breschini of Archaeological Consulting. The report identifies small quantities of shellfish and abalone found near the bluff, and a positive archaeological site located on the neighboring property (CA-MNT-690). Based on a previous report conduct by archaeologist, Susan Morley, Archaeological Consulting excavated five extra auger units (Morley excavated four auger units during her assessment) in areas were possible resources may be found. The report concludes that although there were small quantities of shellfish and abalone found near the bluff, no evidence of cultural resources were found around the proposed construction site. A standard condition of approval has been applied to the project to ensure proper measures are in place in case resources are uncovered during construction.

f) Critical Viewshed: According to Policy 3.2.2 of the Big Sur Coast Land Use Plan (BSCLUP), the property is located within a critical viewshed. The property is located near the Abalone Cove turnoff, which is a popular public-viewing area within Big Sur. Policy 3.2.4.F of the BSCLUP states, "the southernmost developed parcel north of Abalone Cove to the northernmost developed parcel south of Garrapata Creek shall be permitted to be used for residential purposes subject to policies of Section 3.2.4 (Land Not in the Critical Viewshed) of this plan." During staff's review, it was determined that a portion of the existing single family dwelling can be seen from the Abalone Cove area. Through a lot merger, the proposed dwelling will be setback behind existing landscaping, hiding the dwelling from all viewpoints at the Abalone Cove turnoff. A condition of approval has been added requiring a conservation easement to be placed around the Monterey

Cypress trees to ensure that the trees will be maintained in order to retain a visual buffer that the trees provide.

g) Geology & Soils: Pursuant to Section 20.145.080.A.1.b.2 of the Coastal Implementation Plan, Part 3, "Regardless of a parcel's seismic hazard zone, a geologic report shall also be required for any development project located within 660 feet of a active fault, or 50 feet of the face of a cliff or bluff, or within the area of a 20 degree angle above horizontal from the face of a cliff, whichever is greater." According to County resource maps, the existing dwelling is within 50 feet of a coastal bluff, and is located within 660 feet of the Palo Colorado fault. A Geologic Hazard Investigation conducted by Jeffrey Nolan indicates that the Palo Colorado fault is considered inactive, and the proposed single family dwelling will be setback behind the identified 100-year bluff erosion setback.

h) Air Quality/Greenhouse Gas Emissions: Less-that-significant impacts have been identified for Air Quality and Greenhouse Gas Emissions. All less-than-significant impacts were identified as temporary during construction. Though no mitigations were required for these issues, conditions of approval will be included to ensure compliance with County requirements.

i) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project required CEQA review. The project was unanimously approved by the LUAC.

j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110257.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cal-Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Aesthetics, Biological Resources, Archaeological Resources, Air Quality, Greenhouse Gas Emissions and Geological Resources (See Finding 1, Evidence (e) through (i)). Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- "Geological Hazards Investigation" (LIB110285) prepared by

Jeffrey Nolan of Nolan Associates, Santa Cruz, CA, July 22, 2011).
- "Preliminary Geotechnical Investigation" (LIB110284) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, June 8, 2011.
- "Tree Resource Evaluation & Construction Impact Analysis" (LIB110283) prepared by Maureen Hamb, Santa Cruz, CA August 1, 2011.
- Archaeological Analysis and Testing (LIB110286) prepared by Gary Breschini of Archaeological Consulting, Salinas, CA, June 16, 2011
- Archaeological Analysis and Testing (LIB110287) prepared by Gary Breschini of Archaeological Consulting, Salinas, CA, June 21, 2010
- Supplemental Information letter prepared by Stocker & Allaire, Monterey, CA, September 21, 2011.

c) Staff conducted a site inspection on August 30, 2011 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110257.

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 Cal-Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing dwelling is supplied water from the Garrapata Water Company. The existing septic system and leachfield will be replaced by an advance treatment system.

c) Preceding findings and supporting evidence for PLN110257

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 RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on August 30, 2011 and researched

County records to assess if any violations exist on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110257.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN110257).

c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Mitigated Negative Declaration. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN110257).

d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan have been prepared in accordance with Monterey County regulations and are designed to ensure compliance during project implementation and are hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.

e) The Draft Mitigated Negative Declaration ("MND")/ for PLN110257 was prepared in accordance with CEQA and circulated for public review from October 7, 2011 through October 26, 2011.

f) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, air quality, biological resources, geology/soils, and greenhouse gas emissions. (See Finding 1, Evidence (e) through (i))

g) Biological Resources - The project includes demolition of a single family dwelling to construct a two-story single family dwelling. The construction will take place near existing Monterey Cypress trees. The following Mitigation Measure (see Condition of Approval/Mitigation Monitoring and Report Program - MM#1) is recommended by the Tree Resource Evaluation conduct by arborist, Maureen Hamb (LIB110283):

- Protection Fencing and Barricades will be erected in areas identified in the site plan attached with the tree evaluation. Fencing supported

by posts in the ground surrounded by straw bales as a barricade creates both a physical and visual barrier between the trees, the construction workers and their equipment. When access into the protected areas becomes necessary, it will be reviewed by both the contractor and the project arborist.

- Proper Root Pruning is to be completed by skilled labor under the supervision of the project arborist. All roots (up to one inch in diameter) are properly pruned using appropriate tools (pruners, loppers or handsaw). Roots greater than one inch will be inspected and evaluated by the project arborist.
- Grading Changes adjacent to trees must be reduced. In areas where grading changes are minor (less than 6 inches) re-contouring can be completed using manual labor.
- Driveway Demolition must be completed with small equipment. The equipment will operate on the existing asphalt keeping clear of the exposed soil and tree roots.
- Monitoring of the initial site clearing and excavation for the walls and driveway will be performed at least twice weekly to ensure compliance with the tree protection measures.
- Contractors and sub-contractors should be supplied with a copy of the attached Tree and Preservation Specifications before entering the construction site.

Monitoring Action:

1. Prior to any construction, the applicant shall submit to the RMA - Planning Department evidence of a contract being made between the owner and a county-approved arborist for the purpose of monitoring tree protection during construction on the property.
2. Prior to building final, the contracted arborist shall submit a letter to the RMA - Planning Department in regards to the protection of the trees on-site.

The recommendation will ensure the protection.

h) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN110257) and are hereby incorporated herein by reference.

i) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

The site supports development within 50 feet of a coastal bluff. For purposes of the Fish and Game Code, the project will have a significant adverse impact on the fish and wildlife resources upon which the

wildlife depends. State Department of Fish and Game reviewed the MND to comment and recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

j) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

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

EVIDENCE:

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure #2 in the Big Sur Coast Land Use Plan). The property is located adjacent to the Abalone Cove turn-off, which is a visual public access area, pursuant to 6.1.1 of the Big Sur Coast Land Use Plan. The project will not impact the Abalone Cove turn-off, and proposes to enhance views from Abalone Cove by hiding the proposed dwelling behind existing landscape and installing native coastal landscape in areas viewable from the turn-off.

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

d) The project planner conducted a site inspection on August 30, 2011.

e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110257

7. **FINDING:** **LOT LINE ADJUSTMENT/LOT MERGER** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustment may be granted based upon the following findings:

1. The lot merger is between four (or fewer) existing adjacent parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot merger
3. The parcels resulting from the lot merger conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

EVIDENCE:

a) The parcels are zoned RDR/40-D (14) (CZ) [Rural Density Residential, 40 acres per unit with Design Control, and a 14 foot height restriction (Coastal Zone)].

b) The lot line adjustment is between more than one and less than four existing adjacent parcels, and will not create a greater number of parcels than originally existed. Two approximately 2.2 acre (Assessor's Parcel Numbers 243-231-025-000 & 243-231-026-000) legal parcels of record will be merged into one 4.4 acre legal parcel of record through the lot line adjustment process, pursuant to 19.09.005 of the Subdivision Ordinance; Title 19 (Coastal). No new parcels will be created.

c) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property.
By merging the two parcels, the construction of the proposed dwelling will not only conform to the minimum setbacks of the zoning district, but will better meet the Big Sur Coast Land Use Plan policies in regards to aesthetics.

d) Parcel 1 (Assessor's Parcel Number 243-231-025-000) is 2.1 acres. The property currently has an existing single family dwelling that will be demolished in order to construct the proposed single family dwelling. Parcel 2 (Assessor's Parcel Number 243-231-026-000) is 2.3 acres. The property currently has a small 66 square foot unit which will be demolished in order to construct the proposed dwelling. Both parcels are serviced by the Garrapata Water Company and septic.

e) The RMA – Planning Department has applied a standard condition of approval requiring the applicant to record a Record of Survey showing the two parcels being merged.

f) The project planner conducted a site inspection on August 30, 2011 to verify that the project would not conflict with zoning or building ordinances.

g) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110257.

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

EVIDENCE: a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).

b) Section 20.86.080 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by the California Coastal Commission because the property is located between the sea and the first public road.

DECISION

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

1. Adopt a Mitigated Negative Declaration;
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,960 square foot one-story single family dwelling and **255** square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading (2,573 cubic yards cut, 2,573 cubic yards fill); 2) Coastal Development Permit for development within 750 feet of an archaeological resource; 3) Coastal Development Permit for development within 50 feet of a coastal bluff; 4) Coastal Development Permit for a Lot Line Adjustment to merge two parcels into one parcel; and 5) Design Approval in general conformance with the attached sketch and subject to the attached conditions all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Program

PASSED AND ADOPTED this 14th day of December, 2011 upon motion of Commissioner Diehl, seconded by Commissioner Rochester, by the following vote:

AYES: Brown, Vandevere, Roberts, Rochester, Salazar, Getzelman, Mendez, Diehl, Padilla, Hert
NOES: None
ABSENT: None
ABSTAIN: None

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DEC 2 3 2011

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 JAN 0 3 2012

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

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

NOTES

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

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

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

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

Monterey County Planning Department

Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110257

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 the RMA - Planning Department. 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. (RMA - Planning Department)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a notice which states: "A Combined Development Permit (Resolution Number 11-048) was approved by the Planning Commission for Assessor's Parcel Number(s) 243-231-025-000 and 243-231-026-000 on December 14, 2011. The permit was granted subject to 31 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

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

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

Responsible Department: Planning Department

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. The Monterey County RMA - Planning Department 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. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

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

Responsible Department: Planning Department

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 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 the RMA - Planning Department, prior to the issuance of building permits.
(RMA - Planning Department)

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 the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

6. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

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

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

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

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

7. PD006 - MITIGATION MONITORING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14 Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

1) Enter into agreement with the County to implement a Mitigation Monitoring Program.

2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

8. PD008 - GEOLOGIC CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geological Consultant shall submit certification by the geological consultant to the RMA - Planning Department showing project's compliance with the geological report.

9. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.
(RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

10. PD012 - LANDSCAPE PLAN & MAINTENANCE (SINGLE FAMILY DWELLING)

Responsible Department: Planning Department

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 the RMA - Planning Department. 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 RMA - Planning Department. 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. (RMA - Planning Department)

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 RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

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

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 RMA - Planning Department.

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.
(CONDITION ACTION HAS BEEN MODIFIED DURING THE PLANNING COMMISSION HEARING ON DECEMBER 14, 2011 REMOVING MPWMD -MONTEREY PENINSULA WATER MANAGEMENT DISTRICT-FROM THE CONDITION LANGUAGE)

11. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on December 14, 2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

12. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: In accordance with Monterey Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:
1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.
All Air District standards shall be enforced by the Air District.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition activities as required by the Air District.

13. PD040 - CRITICAL VIEWSHED (BIG SUR)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Scenic Easement over all portions of the subject parcel that are in the critical viewshed, including but not limited to, all existing vegetated areas without which the development would be located within the critical viewshed, pursuant to Sections 20.145.030.A.2(g) and (h) of the Regulations for Development in the Big Sur Coast Land Use Plan.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance or grading or building permits, the Owner/Applicant shall submit the scenic easement deed and corresponding map to the RMA-Planning Department for review and approval.

Prior to recordation of the parcel/final map or commencement of use, the Owner/Applicant shall record a map showing the approved scenic easement.

14. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 Department.
(RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

15. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.

16. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall request a unconditional certificate of compliance for the newly merged parcel. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: PRIOR TO CONSTRUCTION PERMIT ISSUANCE, The Owner/Applicant/Surveyor shall submit a new legal description for the newly merged parcel as prepared by the Surveyor. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal description with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificate. (Portion all in CAPs were modifications made during the Planning Commission hearing on December 14, 2011)

17. MITIGATION MEASURE #1: TREE PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

MITIGATION MEASURE #1 (MM#1) TREE PROTECTION
The following is recommended by the Tree Resource Evaluation conduct by arborist, Maureen Hamb (LIB110283):
- Protection Fencing and Barricades will be erected in areas identified in the site plan attached with the tree evaluation. Fencing supported by posts in the ground surrounded by straw bales as a barricade creates both a physical and visual barrier between the trees, the construction workers and their equipment. When access into the protected areas becomes necessary, it will be reviewed by both the contractor and the project arborist.
- Proper Root Pruning is to be completed by skilled labor under the supervision of the project arborist. All roots (up to one inch in diameter) are properly pruned using appropriate tools (pruners, loppers or handsaw). Roots greater than one inch will be inspected and evaluated by the project arborist.
- Grading Changes adjacent to trees must be reduced. In areas where grading changes are minor (less than 6 inches) re-contouring can be completed using manual labor.
- Driveway Demolition must be completed with small equipment. The equipment will operate on the existing asphalt keeping clear of the exposed soil and tree roots.
- Monitoring of the initial site clearing and excavation for the walls and driveway will be performed at least twice weekly to ensure compliance with the tree protection measures.
- Contractors and sub-contractors should be supplied with a copy of the attached Tree and Preservation Specifications before entering the construction site.

Monitoring Action #1:
a. Prior to any construction, the applicant must submit to the RMA - Planning Department evidence of a contract being made between the owner and a county-approved arborist for the purpose of monitoring tree protection during construction on the property.
b. Prior to building final, the contracted arborist shall submit a letter to the RMA - Planning Department in regards to the protection of the trees on-site.

Compliance or Monitoring Action to be Performed:

a. Prior to any construction, the applicant must submit to the RMA - Planning Department evidence of a contract being made between the owner and a county-approved arborist for the purpose of monitoring tree protection during construction on the property.
b. Prior to building final, the contracted arborist shall submit a letter to the RMA - Planning Department in regards to the protection of the trees on-site.

18. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure:

The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

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

19. WRSP1 - DRAINAGE PLAN - COASTAL (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be routed to a non-erodible surface at the base of the bluff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the owner/applicant shall submit a drainage plan with the construction permit application. The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

20. EHSP01 Alternative Wastewater Treatment Systems Requirements: Design

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Alternative Wastewater Treatment Systems Requirements: Design
The Environmental Health Bureau (EHB) has determined that adequate area exists on the property to accommodate an alternative onsite wastewater treatment system (Alt OWTS). Submit a completed permit application with applicable fees and two (2) copies of the following:
- Alt OWTS proposal, designed by a registered engineer having experience in wastewater treatment and disposal, to EHB for review and acceptance
- Completed CRWQCB Form 200, regarding Waste Discharge Requirements
- Percolation and soils testing results prepared by a qualified individual as specified by MCC, Section 15.20.70.

Upon EHB's acceptance, the Alt OWTS proposal package would be referred by EHB to the Central Coast Regional Water Quality Control Board (CRWQCB) for review and approval. Once the design is approved by CRWQCB, EHB will issue an Alt OWTS permit. The Alt OWTS shall be installed per the approved engineered design and all permit conditions.

Compliance or Monitoring Action to be Performed: IN CONJUNCTION WITH BUILDING PERMIT SUBMITTAL, Submit proposal for an Alt OWTS to EHB for review and approval. Upon acceptance by EHB, the proposal would be referred to CRWQCB for review and approval.
Once approved by CRWQCB, obtain the Alt OWTS permit from EHB and install the system.
(Portion all in CAPs were modifications made during the Planning Commission hearing on December 14, 2011)

21. EHSP02 ALTERNATIVE OWTS: WASTE DISCHARGE REQUIREMENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to the Memorandum of Understanding between Monterey County and the Central Coast Regional Water Quality Control Board Central Coast Region (CRWQCB), Monterey County refers all new onsite wastewater treatment systems (OWTS) to the CRWQCB for review. CRWQCB would determine if the proposal must obtain a waiver of Waste Discharge Requirements from CRWQCB or if the proposal would require Individual Waste Discharge Requirements to be assigned by CRWQCB.

Compliance or Monitoring Action to be Performed: PRIOR TO ISSUANCE OF BUILDING PERMIT, Submit evidence to EHB that CRWQCB has issued a waiver of Waste Discharge Requirements or Individual Waste Discharge Requirements for the proposed alternative onsite wastewater treatment system
(Portion all in CAPs were modifications made during the Planning Commission hearing on December 14, 2011)

22. EHSP03 Alternative Wastewater Treatment Systems Requirements: Operations and Maintenance Contract

Responsible Department:	Health Department
Condition/Mitigation Monitoring Measure:	Submit a signed operations and maintenance contract from a licensed septic contractor prior to final of building permit. Contract must include: - Statement that if either party fails to comply with the contract EHB will be notified. - Effluent quality reports shall be submitted to EHB bi-annually. - EHB shall be notified at each renewal term, and a contract shall be submitted to EHB. - All testing requirements in Interim Ordinance 5086, and other county, state and federal regulations shall be complied with.
Compliance or Monitoring Action to be Performed:	PRIOR TO BUILDING PERMIT FINAL, Submit a signed operations and maintenance contract from a licensed septic contractor to EHB for review and approval, prior to final of building permit. All lab results and service reports shall be submitted to the EHB on a bi-annual basis. All renew contracts shall be submitted to EHB for review and approval. OPERATIONS AND MAINTENANCE TO BE ON-GOING. (Portion all in CAPs were modifications made during the Planning Commission hearing on December 14, 2011)

23. EHSP04 Alternative Wastewater Treatment System: Deed Notice

Responsible Department:	Health Department
Condition/Mitigation Monitoring Measure:	The applicant shall record a deed notification with the Monterey County Recorder for parcel 243-231-025/026-000 with the approved language indicating that an alternative onsite wastewater treatment system is installed on the property. Contact EHB for specific wording to be included on the deed notification.
Compliance or Monitoring Action to be Performed:	PRIOR TO BUILDING FINAL, Contact EHB for specific deed notice wording. Record deed notice. (Portion all in CAPs were modifications made during the Planning Commission hearing on December 14, 2011)

24. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

25. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

26. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

27. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

28. FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

29. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2. Prior to framing inspection, the applicant or owner shall schedule fire dept. rough sprinkler inspection.

3. Prior to final building inspection, the applicant or owner shall schedule fire dept. final sprinkler inspection.

30. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2. Prior to rough sprinkler or framing inspection, the applicant or owner shall submit fire alarm plans and obtain approval.

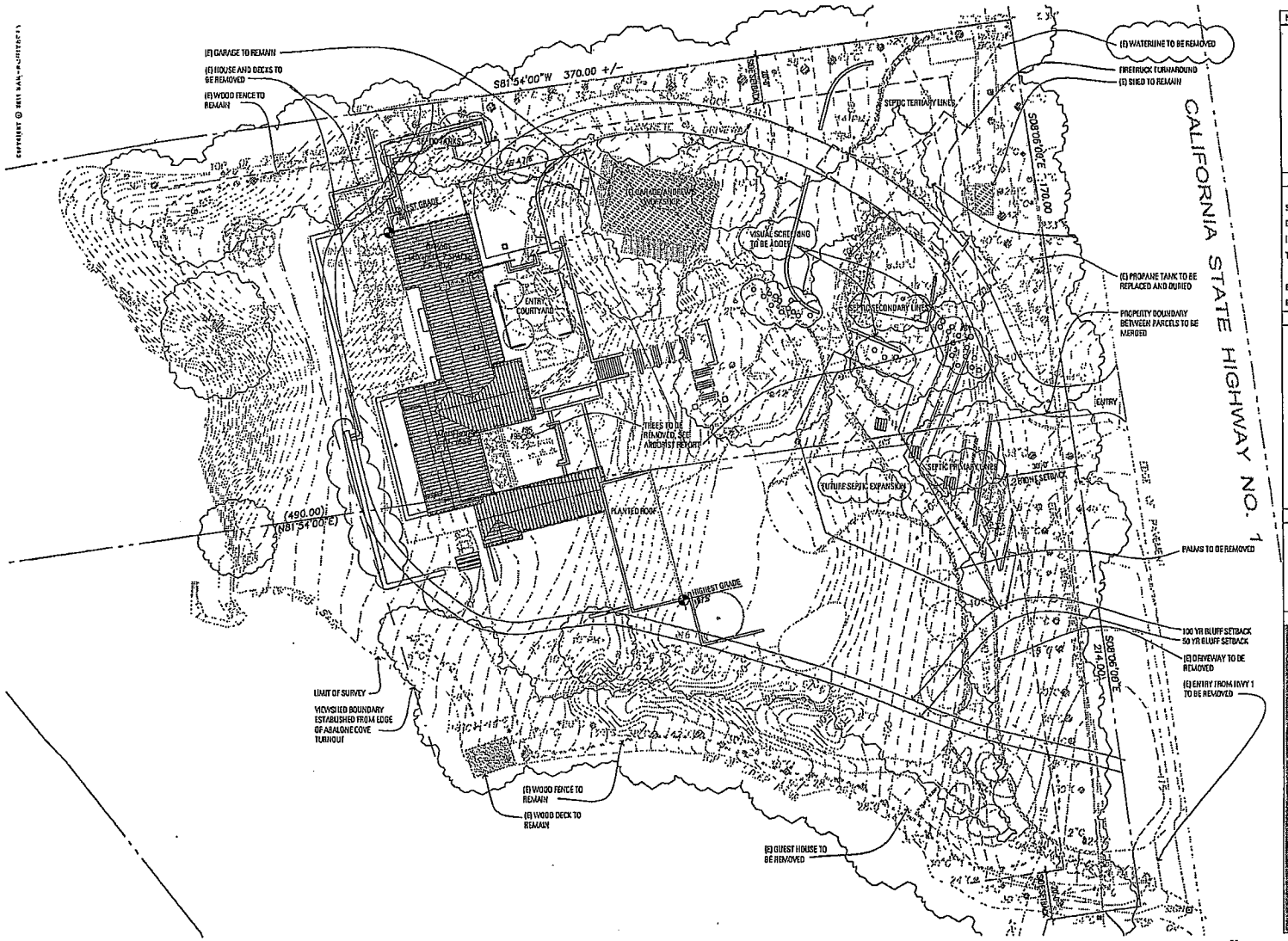
3. Prior to final building inspection, the applicant or owner shall schedule fire dept. fire alarm system acceptance test.

31. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (CAL-FIRE Coastal)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of building permit, the applicant or owner shall enumerate as Fire Dept. Notes on plans.



NOTES

- SEE ARCHAEOLOGY REPORT/LETTER FOR INFORMATION ON LOCATION AND PROTECTION
- SEE LANDSCAPE DRAWINGS FOR FUEL MODIFICATION AND DEFENSIBLE SPACE CLEARANCES
- ALL TREE REMOVAL AND TREE PROTECTION TO BE CONSISTENT WITH HAMB ARBORIST REPORT DATED AUGUST 1, 2011.
- ALL WATER SERVICE TO BE PROVIDED BY CARMEL WATER COMPANY VIA 2 EXISTING ACTIVE SERVICE CONNECTIONS. ELECTRICAL SERVICE TO BE BY PG&E TO ELECTRICAL PANEL IN MECHANICAL ROOM OF MAIN HOUSE. GAS SERVICE TO BE SUPPLIED BY TRUCKED IN PROPANE. SEWAGE DISPOSAL TO BE VIA ADVANCED TREATMENT SEPTIC SYSTEM WHICH SUPPLEMENTS IRRIGATION WATER DEMAND.

ESTIMATED GROUND DISTURBANCE

SQ. FT (% OF 4.4 ACRE PROPERTY)	EXISTING	PROPOSED	DIFFERENCE
BLDG. COVERAGE	7,700 (1.4%)	7,705 (4.0%)	5,005 (2.6%)
IMPERV. COVERAGE	25,650 (13.35%)	14,300 (7.5%)	-11,350 (-5.9%)
TOTAL	28,350 (14.8%)	22,005 (11.5%)	-6,345 (-3.3%)
EST. GROSS AREA	3,439	10,195	6,756
EST. FAR (4.4AC)	1.80%	5.32%	3.53%

RESIDENTIAL SPECIFICATIONS

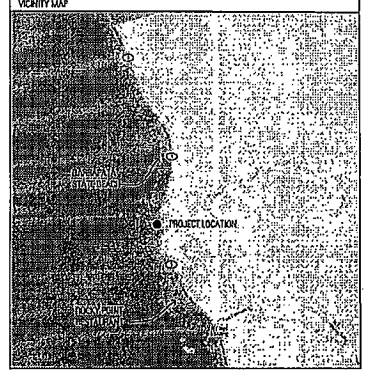
(E) WORKSHOP	850 S.F.
(E) TOOL SHED	90 S.F.
(N) RETAINING WALLS	834.5 L.F.
(N) DECK	883 S.F.
(N) MAIN HOUSE - 1ST FLOOR	
HABITABLE	4,875 S.F.
NON-HABITABLE	720 S.F.
(N) MAIN HOUSE - 2ND FLOOR	
HABITABLE	3,660 S.F.

TREE REMOVAL

TO BE REMOVED:

#84 20" PLANTED MONTEREY CYPRESS
#95 4" APPLE
#96 5" & 5" DOUBLE TRUNK CEDAR
5 PALMS, SIZE VARIES

VICINITY MAP



ABALONE COVE RESIDENCE | 35986 HWY 1 MONTEREY, CA

N

ARCHITECTURAL SITE PLAN

BARARCHITECTS
543 Howard Street, San Francisco, CA 94105, T. 415 293 5700, F. 415 293 5701 WWW.BARARCH.COM

10067 | 10/04/11

0 10' 20' 40' 80'

COASTAL DEV. PERMIT PLN110257

A1.01

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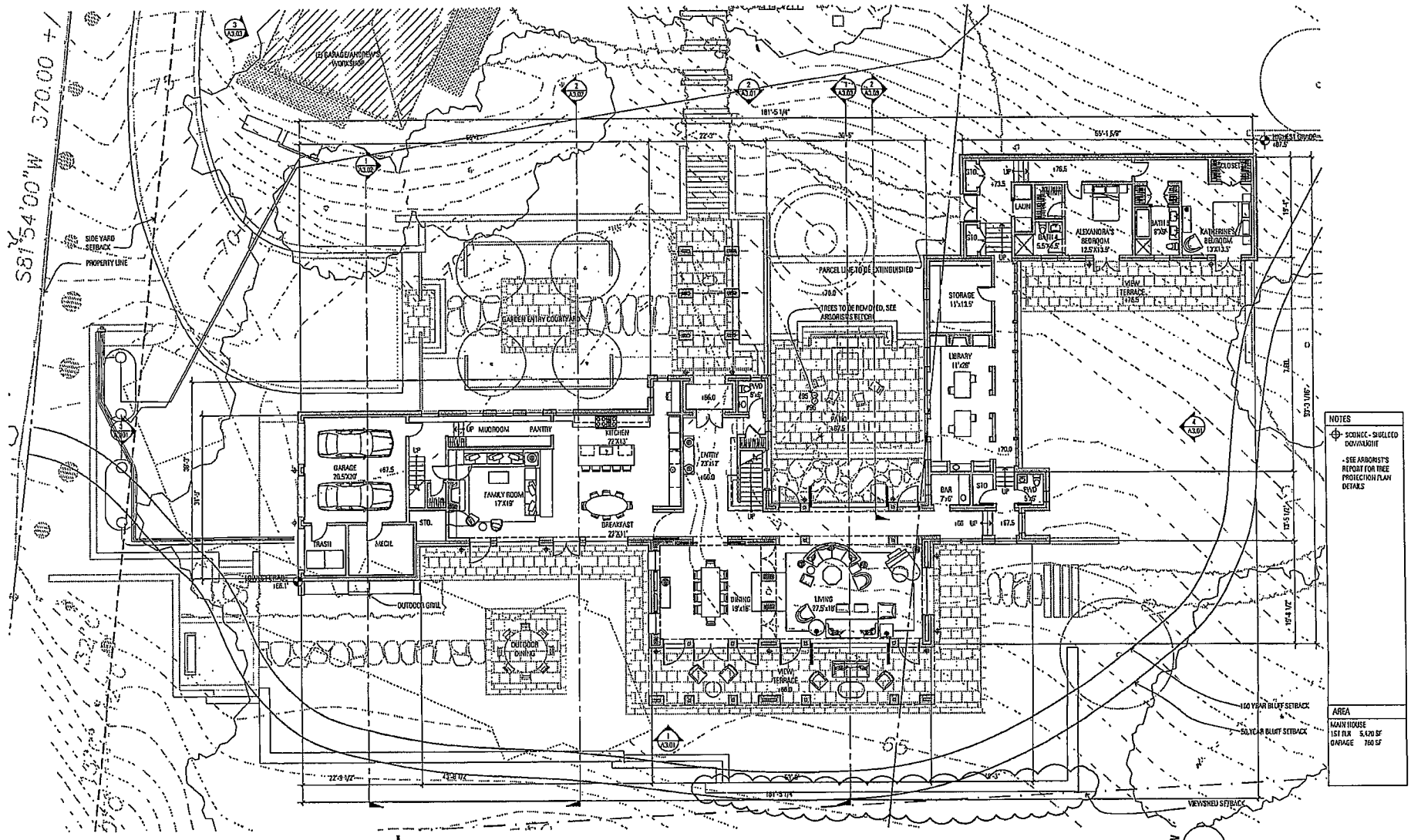

ABALONE COVE RESIDENCE | 35986 HWY 1 MONTEREY, CA

FIRST FLOOR PLAN

BARARCHITECTS
543 Howard Street, San Francisco, CA 94105, T. 415 293 5700, F. 415 293 5701 WWW.BARARCH.COM

10067 | 10/04/11 | 0 4' 8' 16' 32'

COASTAL DEV. PERMIT PLN110257

A2.01

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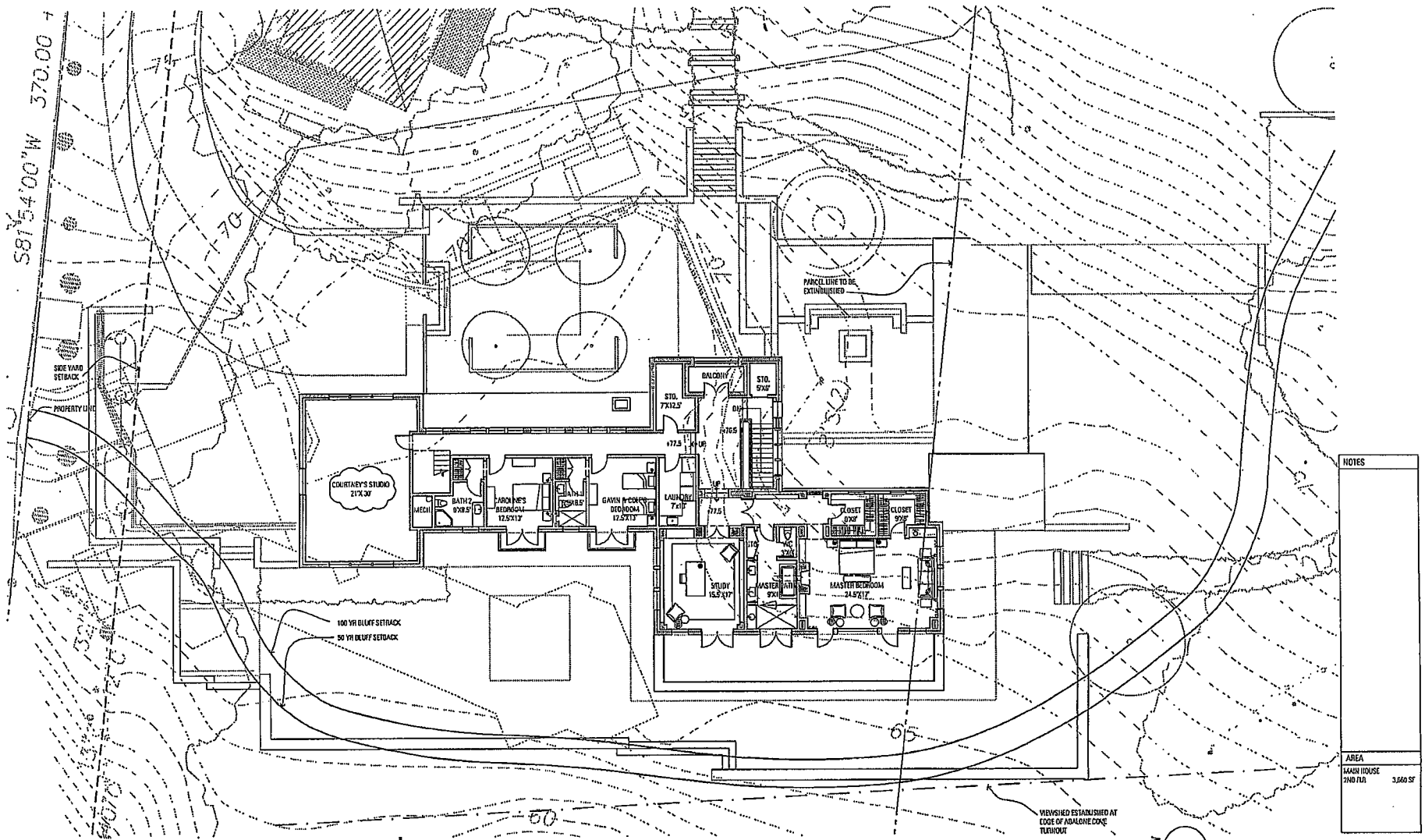


ABALONE COVE RESIDENCE | 35986 HWY 1 MONTEREY, CA

SECOND FLOOR PLAN

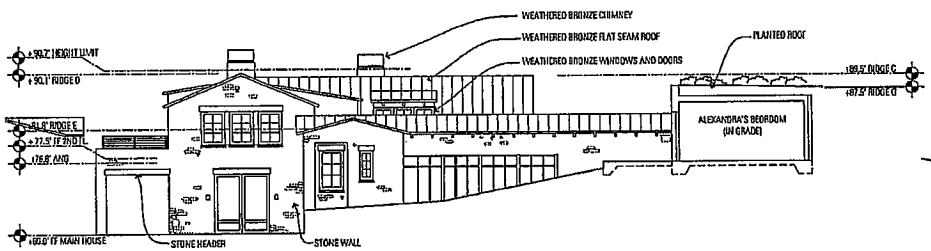
BARARCHITECTS
543 Howard Street, San Francisco, CA 94105, T. 415 293 5700, F. 415 293 5701 WWW.BARARCH.COM

10067 | 10/04/11

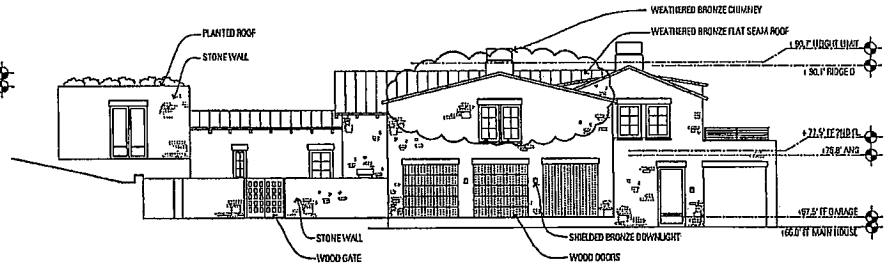
0 4 8 16 32

COASTAL DEV. PERMIT PLN110257

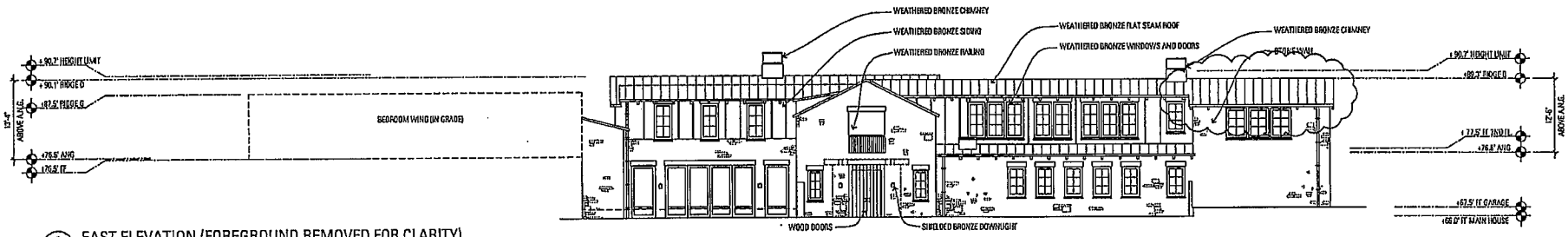
A2.02



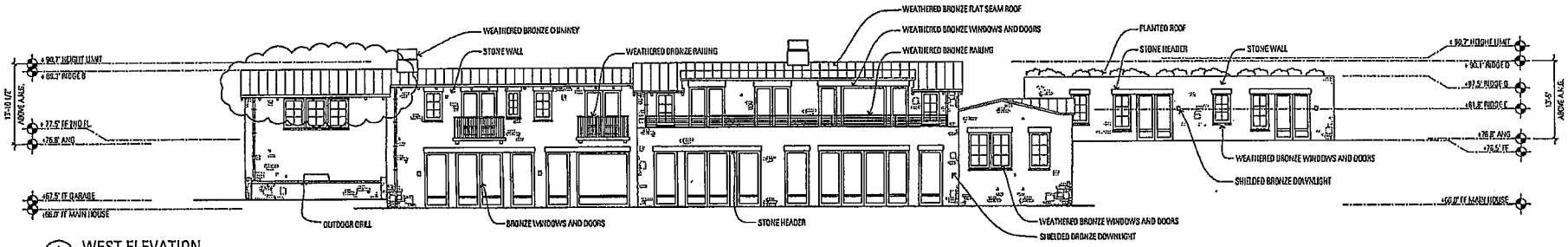
4 A3.01 SOUTH ELEVATION
1/4" = 1'-0" AC-EL-01



3 A3.01 NORTH ELEVATION
1/4" = 1'-0" AC-EL-01



2 A3.01 EAST ELEVATION (FOREGROUND REMOVED FOR CLARITY)
1/4" = 1'-0" AC-EL-01



1 A3.01 WEST ELEVATION
1/4" = 1'-0" AC-EL-01

NOTES:
1) AHG = AVERAGE NATURAL GRADE
2) SEE DESIGN APPROVAL APPLICATION FOR ILLUSTRATIONS OF LABELED ARCHITECTURAL ELEMENTS AND EXISTING DEVELOPMENT PHOTOGRAPHS

ABALONE COVE RESIDENCE | 35986 HWY 1 MONTEREY, CA

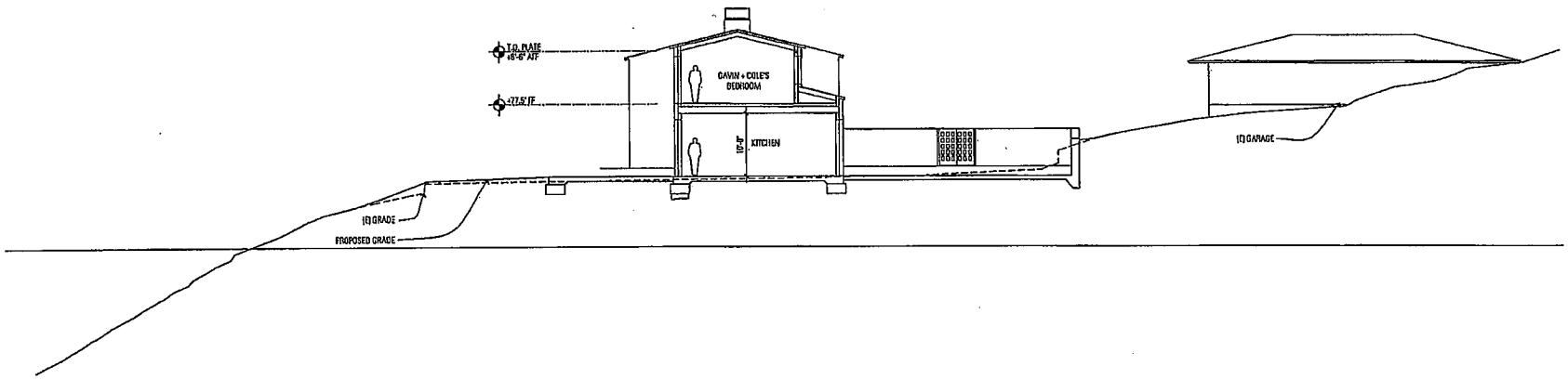
ELEVATIONS

BARARCHITECTS
543 Howard Street, San Francisco, CA 94105, T. 415 293 5700, F. 415 293 5701 WWW.BARARCH.COM

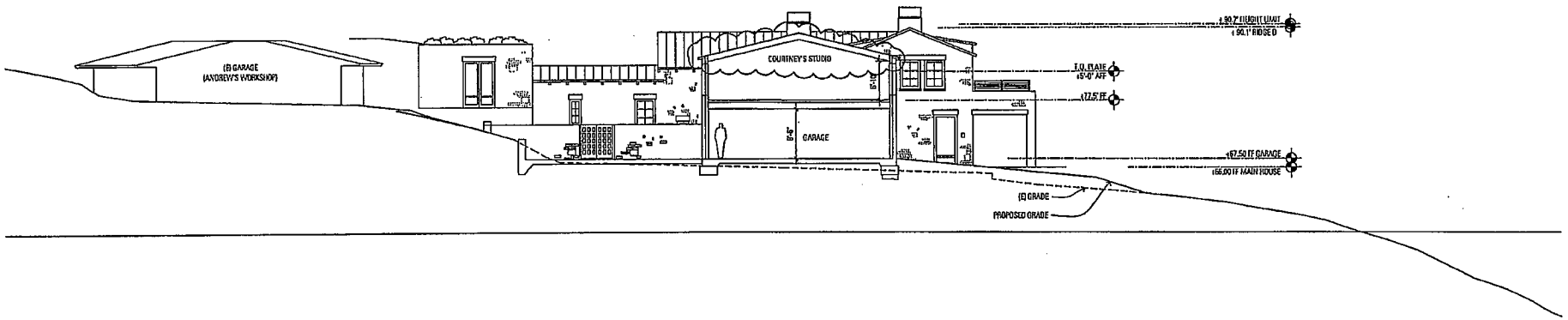
10057 | 10/04/11 | 0 4' 8' 16' 32'

COASTAL DEV. PERMIT PLN110257

A3.01



2 A3.02 BUILDING SECTION LOOKING NORTH
1/8" = 1'-0" AC-BS-01



1 A3.02 BUILDING SECTION LOOKING SOUTH
1/8" = 1'-0" AC-BS-01

NOTES:
1) ANG = AVERAGE NATURAL GRADE
2) SEE DESIGN APPROVAL APPLICATION FOR ILLUSTRATIONS OF LABELED ARCHITECTURAL ELEMENTS AND EXISTING DEVELOPMENT PHOTOGRAPHS

ABALONE COVE RESIDENCE | 35986 HWY 1 MONTEREY, CA

BUILDING SECTIONS

BARARCHITECTS
543 Howard Street, San Francisco, CA 94105, T. 415 293 5700, F. 415 293 5701 WWW.BARARCH.COM

10067 | 10/04/11 | 0 4' 8' 16' 32'

COASTAL DEV. PERMIT PLN 110257

A3.02

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Exhibit C

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From: Trey Kropp
To: Jensen, Fionna
Cc: Beretti, Melanie; Spencer, Craig
Subject: Re: Public Comment - PLN110257-AMD1
Date: Thursday, November 20, 2025 10:37:11 AM
Attachments: image001.png

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Thank you Fionna. I am formally requesting that PLN110257-AMD1 be referred to a public hearing before the Zoning Administrator.

On Thu, Nov 20, 2025 at 10:27 AM Jensen, Fionna <JensenF1@countyofmonterey.gov> wrote:

> Thank you, Trey. I separately responded to your first email.
>
> Thank you,
>
> **Fionna Jensen**
> *Principal Planner – Current Planning*
> County of Monterey Housing & Community Development
> 1441 Schilling Place, South 2nd Floor
> Main: (831)755-5025 | Direct: (831) 796-6407
> Accela Citizens Access
>
> ---
>
> **From:** Trey Kropp <treykropp@gmail.com>
> **Sent:** Thursday, November 20, 2025 10:23 AM
> **To:** Jensen, Fionna <JensenF1@countyofmonterey.gov>
> **Cc:** Beretti, Melanie <BerettiM@countyofmonterey.gov>; Spencer, Craig <SpencerC@countyofmonterey.gov>
> **Subject:** Public Comment - PLN110257-AMD1

Dear Fionna Jensen,

I am writing to voice some concerns I have with PLN110257-AMD1. I know this stretch of Highway 1 very well, and I and others are concerned with the proposal to change the fencing and gate at 35986 Highway 1.

The entrance that exists there now already looks out of place. It has a very suburban, estate-like feel that doesn't match the natural, rustic look that most of us associate with Big Sur and what is required in the LUP. What worries me even more is that the property sits just north of a designated coastal vista point—a place specifically set aside so the public can pull over and enjoy the scenery. That makes any visual change to this frontage especially important.

People come from all over the world to experience the beauty of Big Sur from these vista points. The last thing anyone wants is for those views to start feeling boxed in by private estate entrances. That completely changes the experience of driving this part of the coast.

Replacing the existing fencing with a long stone wall and installing a new bronze gate sounds like it would make the entrance even more noticeable, not less. A bronze gate feels like something from a gated subdivision or an upscale neighborhood—not something that belongs in a rural, natural coastline. And an Ashlar-style stone wall, with its straight lines and cut blocks, is not the kind of stone you see naturally in Big Sur. It would stand out in a way that feels artificial.

My biggest worry is what this could lead to. If one property near a scenic vista point is allowed to expand or formalize its entrance in a more urban or estate-like way, others may follow. Then slowly but surely, the whole character of the scenic corridor could shift. Visitors won't know what used to be here—they will just see walls and gates that don't belong on the wild Big Sur coast.

I know what feels right for this place. Big Sur's beauty comes from its simplicity and its natural look that blend into the environment. Anything built along this stretch of Highway 1, near a designated vista point, and especially in the critical viewshed, should blend into the landscape as much as possible—not stand out.

I respectfully ask the County to take a careful look at this amendment and make sure any changes to this entrance move it closer to the rustic, natural character that Big Sur is known for.

Thank you for listening and for helping protect the scenic experience we all depend on.

Sincerely,

Trey Kropp

--
Trey Kropp
Wilderness Wireless
PO Box 139

Big Sur, CA 93920
(831)-238-2141

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Exhibit D

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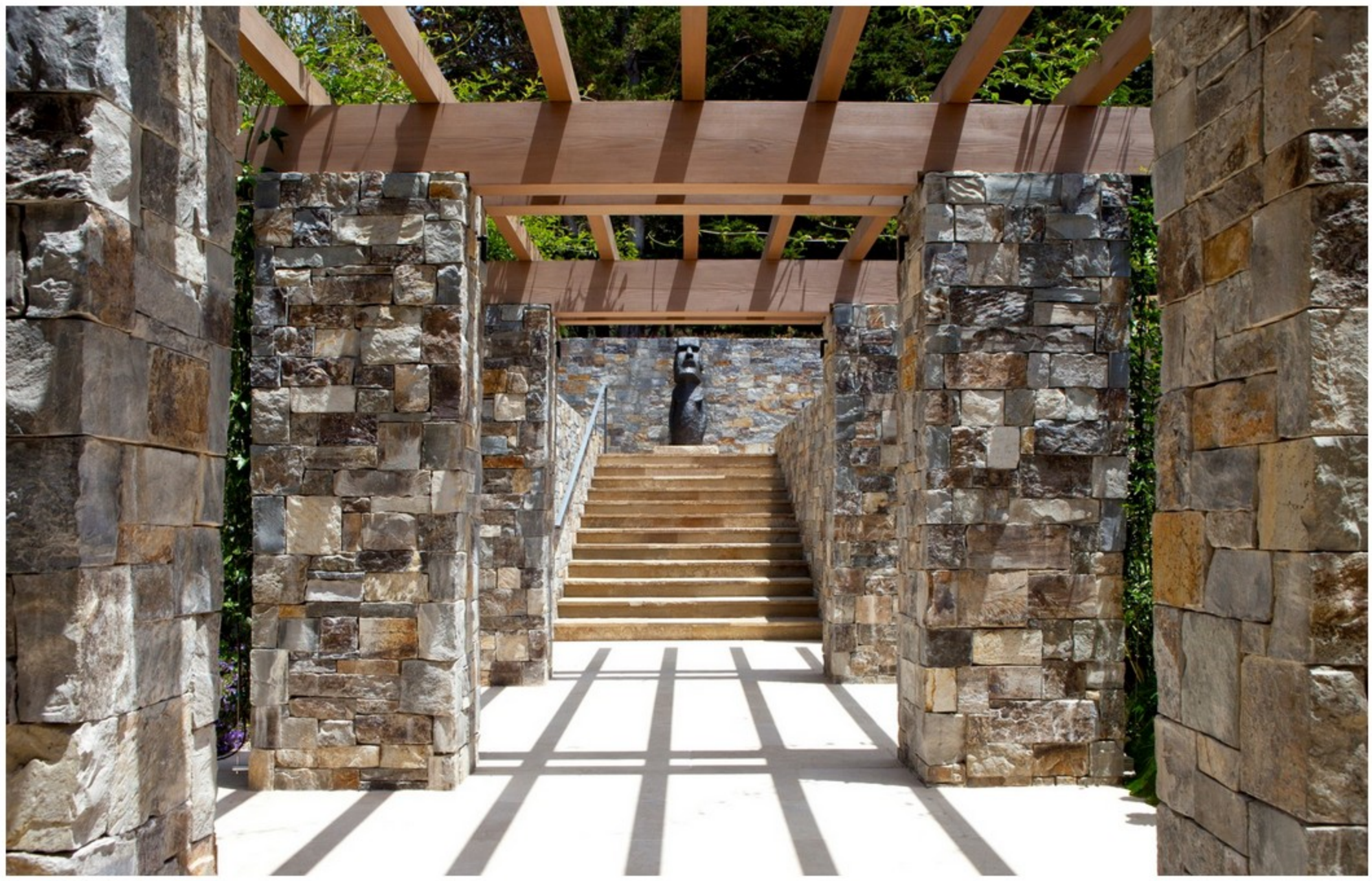
Berlin PLN110257-AMD1

Berlin House-south view

Berlin House-south view 2

Berlin PLN110257-AMD1



Berlin House-entry

Berlin House-stone

Exhibit E

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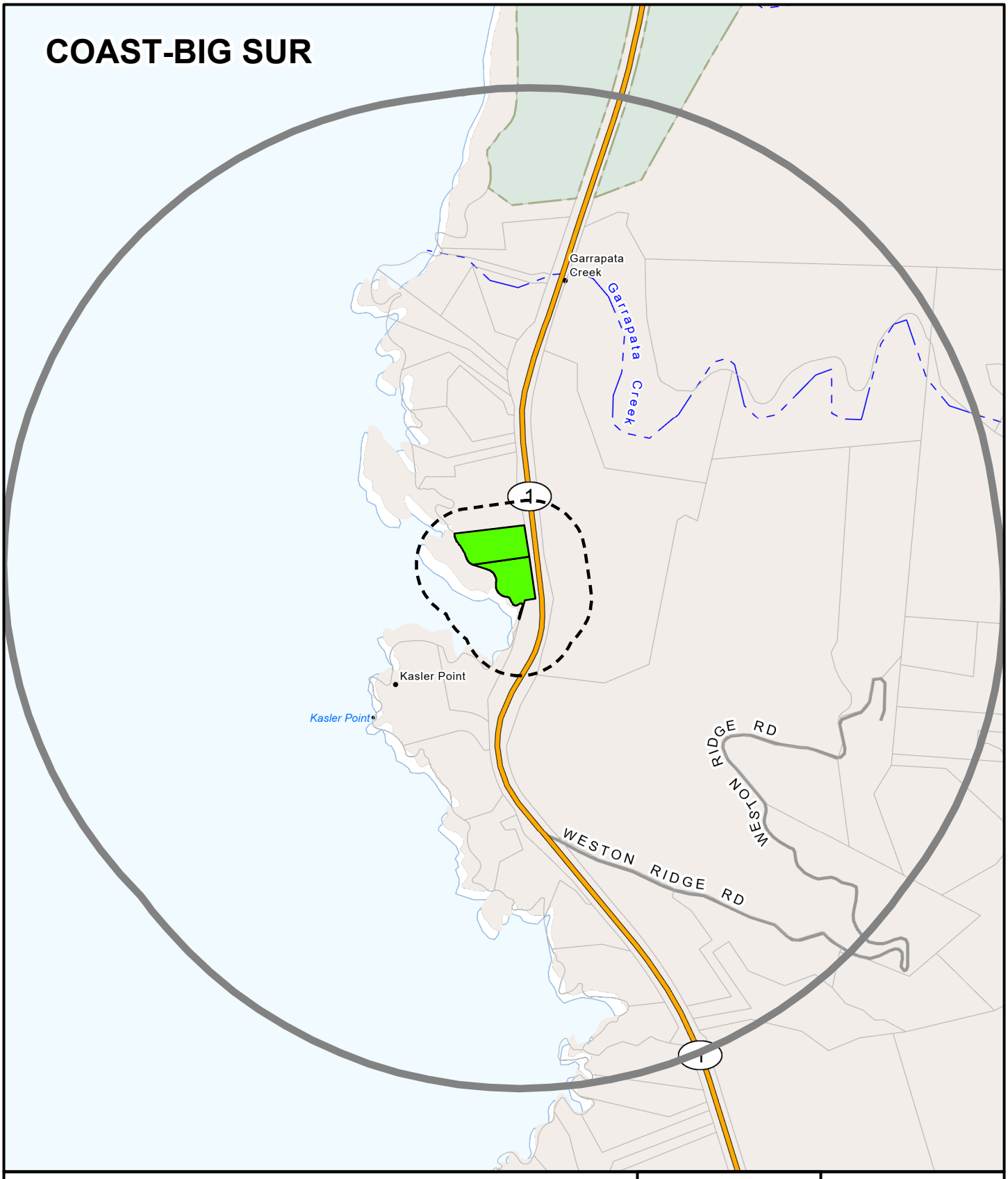

APPLICANT: BERLIN

APN: 243-231-027-000 **FILE #** PLN110257-AMD1

Project Site 300 FT Buffer 2500 FT Buffer

N

0 600

Feet

PLANNER: FIONNA JENSEN

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County of Monterey

Board Report

Legistar File Number: ZA 26-029

Item No.2

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

March 26, 2026

Introduced: 3/20/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250194 - LIU JIARUI & FANG FANG

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

Project Location: 2897 17 Mile Drive, Pebble Beach

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

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approving a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and
   b. A Use Permit to allow the removal of four protected trees.

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

PROJECT INFORMATION:

Agent: Chris Spaulding
Property Owner: Fang Fang
APN: 007-201-007-000
Parcel Size: 10,779 Square Feet (.2 Acres)
Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays (MDR/B-6-D-RES)
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner,
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:
The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. The proposed project is to construct a 3,330 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot Accessory Dwelling Unit. Additionally, the project includes the removal of four protected Coast Live Oak trees to accommodate the construction of a driveway. Other site improvements include a five-foot-tall perimeter fence and hardscape. All necessary public facilities will be provided to the proposed single-family dwelling and Accessory Dwelling Unit (ADU). Potable water and wastewater services will be provided by the Pebble Beach Community Services District.

The project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and regulations and development standards contained in the Monterey County Inland Zoning Ordinance (Title 21).

Land Use & Development Standards
The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". MDR zoning allows for the establishment of the first single-family dwelling and accessory dwelling units as principally allowed uses. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to Title 21 section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story, as well as 15 feet for the front. These setback requirements were established in 1969 by a blanket variance (HCD Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. The proposed single-family dwelling and attached accessory structures (garage and ADU) would have setbacks of 30 feet (front), 21 feet (north side; 1st and 2nd story) 20.5 feet (south side; 2nd story), 10 feet (south side; 1st story), and 15 feet (rear). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet. For lots with a density of more than 2 acres per unit, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,795.5 square feet or 25.9%, and a floor area ratio of 34.9%.

Visual Resources and Design Review
Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being in an area designated as sensitive. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. The proposed development is subject to the regulations of the Design Control "D" zoning district outlines in Chapter 21.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood character.

The single-family dwelling and attached accessory structures would have exterior colors and materials consisting of grey-brown board siding and trim, and a dark bronze standing seam metal roof. The perimeter fencing would consist of redwood posts and welded wire panels. The proposed colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character.

Tree Removal

Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250288; Exhibit C) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Four Oak trees would be removed with implementation of this project. The Arborist report inventoried all trees to be removed and identified them all as being in a moderate condition. The proposed single-family dwelling and accessory structures would be consistent in size with other single-family dwellings within the surrounding neighborhood. All trees to be removed are directly within the development footprint of the driveway. The proposed driveway is simple and direct, and reasonably configured to provide access to the main residence and the attached ADU. Per the Arborist report, none of the trees to be removed are considered specimen trees, and removal of the trees will have minimal impact on the total canopy coverage of the lot. Removal of these trees is consistent with the recommendations of the prepared forest management plan. No landmark trees are proposed for removal.

Public Comment

Staff received public comments regarding a potential wildlife corridor existing on the parcel. Staff reviewed the public comments and the available information and found that there is not sufficient evidence to indicate that the subject parcel contains a wildlife corridor or that the development will have impacts on Environmentally Sensitive Habitat Areas (ESHA) or special status species. According to Monterey County GIS records, the unincorporated community of Pebble Beach has the potential to be occupied by certain special-status plant species. However, the subject property is surrounded by development on all sides and abuts a major road (17 Mile Drive), all of which reduces the potential for the property to contain ESHA or any special status species. Pursuant to Title 21 section 21.66.020.C.1, no Biological Report was required as a part of the development application as no evidence was provided indicating that the development is proposed within a known environmentally sensitive habitat or has a potential for negative impacts on the long-term maintenance of a habitat. While no Biological Report was required for the development, nor for any of the surrounding residential development, a Report was prepared for a restoration project on an adjacent parcel (County of Monterey Library No. LIB140341). This report found no special status plant or wildlife species and determined that the occurrence potential for the area was low due to high disturbance levels in and around the area and a lack of suitable habitat components. Additionally, there exists on the property a 50 foot access lane which provides open access through the lot for wildlife and people, and will not be interrupted by the development.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, “New Construction”. This exemption applies to construction of small structures, including the first single-family dwelling. This project qualifies for a Class 3 exemption because it includes the construction of a single-family dwelling on a vacant lot. All

the necessary reports have been obtained and it has been determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. According to the prepared Geological report (County of Monterey Library No. LIB250354), the site indicates no unusual or significant geologic features located on or nearby that will likely affect the site, buildings, or proposed construction. All recommendations of the geological report and geotechnical report will be incorporated into the final construction plans, pursuant to Title 16 requirements, and therefore, all hazards have been reduced to acceptable levels. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:
The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). 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.

LUAC:
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on March 19, 2026. Members of the public raised concerns about the massing of the structure, the need to preserve the property as open space, and the impacts on the neighborhood's walking path through the property. The LUAC informed the public that development of a residentially zoned parcel with a residential structure was appropriate, and the public should utilize the 50-foot-wide access land, which will not be impacted by the project, instead of walking through private property. The LUAC voted unanimously in support of the project, with the recommendation that the northern and eastern facades be “softened” by stepping back the second story. The rear façade does include a stepped design, with the second story setback 30 feet from the eastern property line. First and second story on the northern side is reduced from what would be allowed in the zoning district, as both stories are over 20 feet setback from the property line, versus having the first story setback 10 feet and the second story setback 20 feet. The LUAC minutes were not available in advance of this hearing.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution, including:
- Recommended Conditions of Approval
- Plans
Exhibit B - Vicinity Map
Exhibit C - Tree Assessment
Exhibit D - Public Comment

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Fang Fang, Property Owner; Chris Spaulding, Agent; The Open Monterey Project; LandWatch (Executive Director);

Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Lisa Lapin, Project File PLN250194

County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-029

March 26, 2026

Introduced: 3/20/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250194 - LIU JIARUI & FANG FANG

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

Project Location: 2897 17 Mile Drive, Pebble Beach

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

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approving a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and
   b. A Use Permit to allow the removal of four protected trees.

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

PROJECT INFORMATION:

Agent: Chris Spaulding
Property Owner: Fang Fang
APN: 007-201-007-000
Parcel Size: 10,779 Square Feet (.2 Acres)
Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays (MDR/B-6-D-RES)
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner,
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:
The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. The proposed project is to construct a 3,330 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot Accessory Dwelling Unit. Additionally, the project includes the removal of four protected Coast Live Oak trees to accommodate the construction of a driveway. Other site improvements include a five-foot-tall perimeter fence and hardscape. All necessary public facilities will be provided to the proposed single-family dwelling and Accessory Dwelling Unit (ADU). Potable water and wastewater services will be provided by the Pebble Beach Community Services District.

The project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and regulations and development standards contained in the Monterey County Inland Zoning Ordinance (Title 21).

Land Use & Development Standards
The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". MDR zoning allows for the establishment of the first single-family dwelling and accessory dwelling units as principally allowed uses. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to Title 21 section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story, as well as 15 feet for the front. These setback requirements were established in 1969 by a blanket variance (HCD Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. The proposed single-family dwelling and attached accessory structures (garage and ADU) would have setbacks of 30 feet (front), 21 feet (north side; 1st and 2nd story) 20.5 feet (south side; 2nd story), 10 feet (south side; 1st story), and 15 feet (rear). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet. For lots with a density of more than 2 acres per unit, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,795.5 square feet or 25.9%, and a floor area ratio of 34.9%.

Visual Resources and Design Review
Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being in an area designated as sensitive. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. The proposed development is subject to the regulations of the Design Control "D" zoning district outlines in Chapter 21.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood character.

The single-family dwelling and attached accessory structures would have exterior colors and materials consisting of grey-brown board siding and trim, and a dark bronze standing seam metal roof. The perimeter fencing would consist of redwood posts and welded wire panels. The proposed colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character.

Tree Removal

Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250288; Exhibit C) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Four Oak trees would be removed with implementation of this project. The Arborist report inventoried all trees to be removed and identified them all as being in a moderate condition. The proposed single-family dwelling and accessory structures would be consistent in size with other single-family dwellings within the surrounding neighborhood. All trees to be removed are directly within the development footprint of the driveway. The proposed driveway is simple and direct, and reasonably configured to provide access to the main residence and the attached ADU. Per the Arborist report, none of the trees to be removed are considered specimen trees, and removal of the trees will have minimal impact on the total canopy coverage of the lot. Removal of these trees is consistent with the recommendations of the prepared forest management plan. No landmark trees are proposed for removal.

Public Comment

Staff received public comments regarding a potential wildlife corridor existing on the parcel. Staff reviewed the public comments and the available information and found that there is not sufficient evidence to indicate that the subject parcel contains a wildlife corridor or that the development will have impacts on Environmentally Sensitive Habitat Areas (ESHA) or special status species. According to Monterey County GIS records, the unincorporated community of Pebble Beach has the potential to be occupied by certain special-status plant species. However, the subject property is surrounded by development on all sides and abuts a major road (17 Mile Drive), all of which reduces the potential for the property to contain ESHA or any special status species. Pursuant to Title 21 section 21.66.020.C.1, no Biological Report was required as a part of the development application as no evidence was provided indicating that the development is proposed within a known environmentally sensitive habitat or has a potential for negative impacts on the long-term maintenance of a habitat. While no Biological Report was required for the development, nor for any of the surrounding residential development, a Report was prepared for a restoration project on an adjacent parcel (County of Monterey Library No. LIB140341). This report found no special status plant or wildlife species and determined that the occurrence potential for the area was low due to high disturbance levels in and around the area and a lack of suitable habitat components. Additionally, there exists on the property a 50 foot access lane which provides open access through the lot for wildlife and people, and will not be interrupted by the development.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, “New Construction”. This exemption applies to construction of small structures, including the first single-family dwelling. This project qualifies for a Class 3 exemption because it includes the construction of a single-family dwelling on a vacant lot. All

the necessary reports have been obtained and it has been determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. According to the prepared Geological report (County of Monterey Library No. LIB250354), the site indicates no unusual or significant geologic features located on or nearby that will likely affect the site, buildings, or proposed construction. All recommendations of the geological report and geotechnical report will be incorporated into the final construction plans, pursuant to Title 16 requirements, and therefore, all hazards have been reduced to acceptable levels. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:
The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). 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.

LUAC:
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on March 19, 2026. Members of the public raised concerns about the massing of the structure, the need to preserve the property as open space, and the impacts on the neighborhood's walking path through the property. The LUAC informed the public that development of a residentially zoned parcel with a residential structure was appropriate, and the public should utilize the 50-foot-wide access land, which will not be impacted by the project, instead of walking through private property. The LUAC voted unanimously in support of the project, with the recommendation that the northern and eastern facades be “softened” by stepping back the second story. The rear façade does include a stepped design, with the second story setback 30 feet from the eastern property line. First and second story on the northern side is reduced from what would be allowed in the zoning district, as both stories are over 20 feet setback from the property line, versus having the first story setback 10 feet and the second story setback 20 feet. The LUAC minutes were not available in advance of this hearing.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution, including:
- Recommended Conditions of Approval
- Plans
Exhibit B - Vicinity Map
Exhibit C - Tree Assessment
Exhibit D - Public Comment

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Fang Fang, Property Owner; Chris Spaulding, Agent; The Open Monterey Project; LandWatch (Executive Director);

Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Lisa Lapin, Project File PLN250194

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:
LIU JIARUI & FANG FANG (PLN250194)
RESOLUTION NO. 26-
Resolution by the County of Zoning Administrator:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and
   b. A Use Permit to allow the removal of four protected trees.

[PLN250195, Liu Jiarui & Fang Fang, 2897 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: (007-201-007-000)]

The Liu Jiarui & Fang Fang application (PLN250194) came on for public hearing before the County of Monterey Zoning Administrator on March 26, 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;
   - Greater Monterey Peninsula Area Plan;
   - Monterey County Zoning Ordinance (Title 21);

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

b) Allowed Use. The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential

with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". MDR zoning allows for the establishment of the first single-family dwelling and accessory dwelling units as principally allowed uses. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 3,330 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot attached Accessory Dwelling Unit. The site plans included in this project illustrate an approximately 800 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval of the 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. The project also involves the removal of four Coast live oak trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration (10,779 square feet) as Lot 6 of Block 11 on a Final Map entitled "Monterey Peninsula Country Club Subdivision No.1", recorded in May of 1925 (Volume 3, Cities & Towns, Page 26). Therefore, the County recognizes the subject properties as legal lots of record.

d) Review of Development Standards. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to Title 21 section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story, as well as 15 feet for the front. These setback requirements were established in 1969 by a blanket variance (HCD Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. The proposed single-family dwelling and attached accessory structures (garage and ADU) would have setbacks of 30 feet (front), 21 feet (north side; 1st and 2nd story) 20.5 feet (south side; 2nd story), 10 feet (south side; 1st story), and 15 feet (rear). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet. For lots with a density of more than 2 acres per unit, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,795.5 square feet or 25.9%, and a floor area ratio of 34.9%. Therefore, the project meets all required development standards.

e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size,

configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling and attached accessory structures will have exterior colors and materials consisting of grey-brown board siding and trim, and a dark bronze standing seam metal roof. The residences within the vicinity are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. The perimeter fencing would consist of redwood posts and welded wire panels. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13. Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being in an area designated as sensitive. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

f) Tree Removal. The proposed project involves the removal of 4 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.

g) Geological Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an active or potentially active fault buffer zone. Pursuant to General Plan Policy S-1.7, any new development within a state or county designated Earthquake Fault Zone shall provide a geologic report addressing the potential for surface fault rupture and secondary fracturing adjacent to the fault zone. According to the prepared Geological report (County of Monterey Library No. LIB250354), the site indicates no unusual or significant geologic features located on or nearby that will likely affect the site, buildings, or proposed construction. All recommendations of the geological report and geotechnical report will be incorporated into the final construction plans, pursuant to Title 16 requirements, and therefore, all hazards have been reduced to acceptable levels.

h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One

Archaeological Survey (County of Monterey Library No. LIB250289), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on March 19th, 2026. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. Members of the public raised concerns about the massing of the structure, the need to preserve the property as open space, and the impacts on the neighborhood's walking path through the property. The LUAC informed the public that development of a residentially zoned parcel with a residential structure was appropriate, and the public should utilize the 50-foot-wide access land, which will not be impacted by the project, instead of walking through private property. The LUAC voted unanimously in support of the project, with the recommendation that the northern and eastern facades be "softened" by stepping back the second story. The rear façade does include a stepped design, with the second story setback 30 feet from the eastern property line. First and second story on the northern side is reduced from what would be allowed in the zoning district, as both stories are over 20 feet setback from the property line, versus having the first story setback 10 feet and the second story setback 20 feet.

j) Public Comment. Staff received public comments regarding a potential wildlife corridor existing on the parcel. Staff reviewed the public comments and the available information and found that there is not sufficient evidence to indicate that the subject parcel contains a wildlife corridor or that the development will have impacts on Environmentally Sensitive Habitat Areas (ESHA) or special status species. According to Monterey County GIS records, the unincorporated community of Pebble Beach has the potential to be occupied by certain special-status plant species. However, the subject property is surrounded by development on all sides and abuts a major road (17 Mile Drive), all of which reduces the potential for the property to contain ESHA or any special status species. Pursuant to Title 21 section 21.66.020.C.1, no Biological Report was required as a part of the development application as no evidence was provided indicating that the development is proposed within a known environmentally sensitive habitat or has a potential for negative impacts on the long-term maintenance of a habitat. While no Biological Report was required for the development, nor for any of the surrounding residential development, a Report was prepared for a restoration project on an adjacent parcel (County of Monterey Library No. LIB140341). This report found no special status plant or wildlife species and determined that the occurrence potential for the area was

low due to high disturbance levels in and around the area and a lack of suitable habitat components. Additionally, there exists on the property a 50 foot access lane which provides open access through the lot for wildlife and people, and will not be interrupted by the development.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250194.

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

EVIDENCE:

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

b) Staff identified potential impacts to Geological Resources, Forest Resources, and Archaeological Resources. The following reports have been prepared:

- "Geotechnical and Geological Hazards Report" (County of Monterey Library No. LIB250354), prepared by Grice Engineering, Inc., Salinas, CA, September 2025
- "Arborist Report" (County of Monterey Library No. LIB250288), prepared by Andrew Tope, Carmel, CA, December 26th, 2024
- "Phase I Archaeological Study" (County of Monterey Library No. LIB250289), prepared by Achasta Archaeological Services, Marina CA, December 2024

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

c) Staff conducted a site inspection on March 5th, 2026 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250194.

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

EVIDENCE:

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

b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water and wastewater services will be provided by the Pebble Beach Community Services District.

c) Staff conducted a site inspection on March 5th, 2026, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250194.

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

EVIDENCE:

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

b) Staff conducted a site inspection on March 5th, 2026 and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250194.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence in a residential zone.

b) The proposed project involves construction of 3,330 square foot single-family dwelling with a 435 square foot attached garage, a 798 square foot attached Accessory Dwelling Unit, and the removal of four protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

c) As detailed in Finding 1, evidence "b", the applicants propose a single-family dwelling and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to

CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Planning Commission'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 first single-family dwelling, with an attached garage and an attached accessory dwelling unit on a residentially zoned property.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 5th, 2026.

e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor, and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250194.

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:

a) The project includes application for the removal of 4 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.

b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250288) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Four trees will be removed with implementation of this project, all of which are Coast live oaks. The Arborist report inventoried all trees to be removed and identified them all as being in a moderate condition.

c) The proposed tree removal is the minimum required under the circumstances of this case. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. All trees to be removed are directly within the development footprint of the driveway. The proposed driveway is simple and direct, and reasonably configured to provide access to the main residence and the attached ADU. Per the Arborist report, none of the trees to be removed are considered specimen trees, and removal of

the trees will have minimal impact on the total canopy coverage of the lot. Removal of these trees is consistent with the recommendations of the prepared forest management plan. No landmark trees are proposed for removal.

d) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as most suitable habitat for maintaining abundant and diverse wildlife. As delineated on the project plans, the trees sited for removal are directly within the proposed footprint of development. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Pebble Beach. Trees to be retained will be protected with implementation of Condition No. 9.

e) Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Condition No. 10 requires all removed trees to be replanted on-site at a 1:1 ratio.

f) Measures for tree protection during construction have been incorporated as Condition No. 7, and include tree protection zones, trunk protection, hand excavation and bridging roots.

g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 9 requires a raptor/bird nesting survey to be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.

h) Staff conducted a site inspection on January 15th, 2026 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250194.

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

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

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) A Design Approval to allow the construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and 3) a Use Permit to allow the removal of four protected trees.

   All of which are in general conformance with the attached sketch and subject to the attached 10 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of March, 2026:

_____

Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THEPLANNING COMMISSION.

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN250194

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN250194) allows the construction of a 3,333 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot accessory dwelling unit and the removal of 4 protected trees. The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 007-201-007-000 on March 26.2026. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. 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.

5. 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.

6. 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.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

8. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1 (4 total)

Replacement tree(s) shall be located onsite. (HCD - Planning)

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

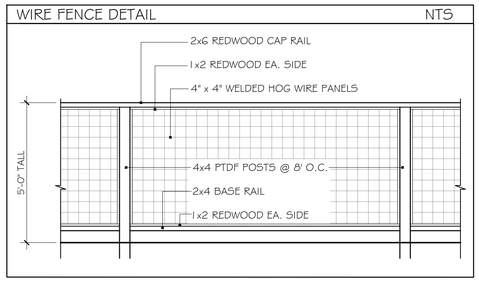
Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

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

PROPOSED RESIDENCE

PHOTO OF EXISTING CONDITION OF PARCEL

WIRE FENCE DETAIL NTS



DRAWING INDEX

SHEET A1	COVER SHEET: SITE PLAN, PROJECT DATA
SHEET A1.1	GRADING & DRAINAGE PLAN
SHEET A1.2	EROSION CONTROL PLAN
SHEET A1.3	CONSTRUCTION MANAGEMENT PLAN
SHEET A1.4	FUEL MANAGEMENT PLAN
SHEET A2	1ST FLOOR PLAN
SHEET A3	2ND FLOOR PLAN
SHEET A4	ELEVATIONS
SHEET A5	ELEVATIONS
SHEET A6	SECTIONS
SHEET L1	LANDSCAPE PLAN
SHEET 1	TOPOGRAPHIC SURVEY

PROJECT DATA

PROJECT DESCRIPTION:
- PROPOSED NEW 2-STORY HOUSE + ADU
- REMOVE 4 TREES

PROJECT ADDRESS:
2897 17 MILE DR, PEBBLE BEACH (DEL MONTE FOREST HOA)

PROJECT OWNERS: FANG FANG & JIARUI LIU

APN: 007-201-007

ZONING: MDR/B-G-D-RES

LAND USE DESIGNATION: RESIDENTIAL 4U/AC
LOT#: 6

FEMA FLOOD ZONE: X

LOT SLOPE IS < 25%

GROSS & NET LOT SIZE:
10,779 SQ.FT. ≈ 0.2474 ACRE

TYPE OF CONSTRUCTION: V-B, SPRINKLERED

BUILDING OCCUPANCY: R-3 / U

ALLOWABLE FLOOR AREA:
3,773 SQ.FT.

EXISTING SQ.FT. = 0 (EMPTY LOT)

MAX HEIGHT OF STRUCTURE = 25'-9"

PROPOSED FLOOR AREA

1ST FLOOR		2,178.5
2ND FLOOR		1,154.5
GARAGE		435.2
TOTAL FLOOR AREA		3,768.2 ≈ 34.9%
ADU		
1ST FLOOR	381.3	
2ND FLOOR	417.5	
TOTAL	798.8	
COVERED PORCH	26.8	

LOT COVERAGE:

EXISTING LOT COVERAGE:		0
ALLOWABLE LOT COVERAGE		3,773
PROPOSED LOT COVERAGE:		
HOUSE FOOTPRINT		2,613.7
COVERED PORCH		182
TOTAL LOT COVERAGE		2,795.7 ≈ 25.9%

IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA		0
ALLOWABLE IMPERVIOUS AREA		9,000
PROPOSED IMPERVIOUS AREA		
HOUSE		2,614
ADU		381
PORCHES		209
PATIOS, WALKS		796
DRIVEWAY		1,170
TOTAL IMPERVIOUS AREA		5,170
LANDSCAPED AREA		5,609

GRADING QUANTITIES - SEE SHEET A1.1

PARKING: 2 COVERED SPACES + SPACE FOR 4 TANDEM SPACES IN THE DRIVEWAY FOR GUESTS (2 SPACES REQUIRED)

WATER SERVICE PROVIDER: CAL-AM WATER (NO WELLS PROPOSED)
SEWER SERVICE PROVIDER: PEBBLE BEACH COMMUNITY SERVICES DISTRICT

AVERAGE GRADE 66.25'
MAX BUILDING HEIGHT TO AVERAGE GRADE 25'-9"

SITE PLAN

1" = 10'-0"

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

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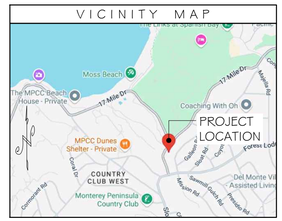
VICINITY MAP



TREE TABLE

TREE #	SPECIES	Ø (INCHES)	NOTE
1	PINE	20	TO REMAIN
2	PINE	14	TO REMAIN
3	PINE	13	TO REMAIN
4	PINE	29	TO REMAIN
5	OAK	6	TO REMAIN
6	OAK	17	TO REMAIN
7	OAK	18	TO REMAIN
8	OAK	11	TO BE REMOVED
9	OAK	13	TO BE REMOVED
10	OAK	8	TO BE REMOVED
11	OAK	11	TO BE REMOVED
12	OAK	13	NEIGHBOR'S

SEE LANDSCAPE PLAN FOR REPLACEMENT TREES

DRAWINGS PREPARED BY

CHRIS SPAULDING
□ARCHITECT□

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARB comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR

FANG & LIU RESIDENCE
2897 17 MILE DR

PEBBLE BEACH □ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1

OF 7 SHEETS

GRADING NOTES

- ALL GRADING, DRAINAGE, & FOUNDATION WORK TO CONFORM TO RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY GRICE ENGINEERING, INC., PROJECT FILE NO. 6167-13.07, DATED SEPTEMBER 2013 AND UPDATED FILE NO. 7945-24.11, DATED DECEMBER, 2024. NOTIFY SOIL ENGINEER ONE WEEK PRIOR TO COMMENCING ANY SOIL-DISTURBING ACTIVITIES TO ARRANGE FOR REQUIRED OBSERVATION OF WORK.

- GRADING IS LIMITED TO FOUNDATION AND CRAWLSPACE EXCAVATIONS, AND FINISH SHAPING FOR DRAINAGE

GRADING NOTES

- EXISTING DRAINAGE PATTERN TO REMAIN - LOT SLOPES TOWARDS THE STREET

- DOWNSPOUT FLOW AT REAR OF HOUSE TO BE COLLECTED IN 3" SCHEDULE 40 PVC TIGHT LINES AND DRAINED TO THE INFILTRATION DEVICE AS SHOWN ON THE PLAN

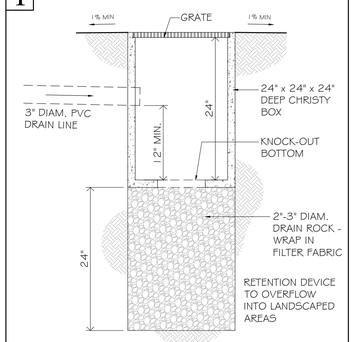
- DOWNSPOUT FLOW AT REMAINDER OF HOUSE TO DISCHARGE ACROSS PAVEMENTS OR ACROSS SPLASHBLOCKS AND INTO LANDSCAPED AREAS.

- SHAPE DRAINAGE SWALES (2% MIN. LONGITUDINAL SLOPE) TO DRAIN SURFACE FLOW FROM BACK OF STRUCTURE AROUND THROUGH THE SIDE YARDS TO LANDSCAPED AREAS IN FRONT YARD

- FINISH GRADES TO SLOPE 5% (FOR 10' OR INTO SWALE), 2% FOR PAVEMENTS, AWAY FROM STRUCTURE

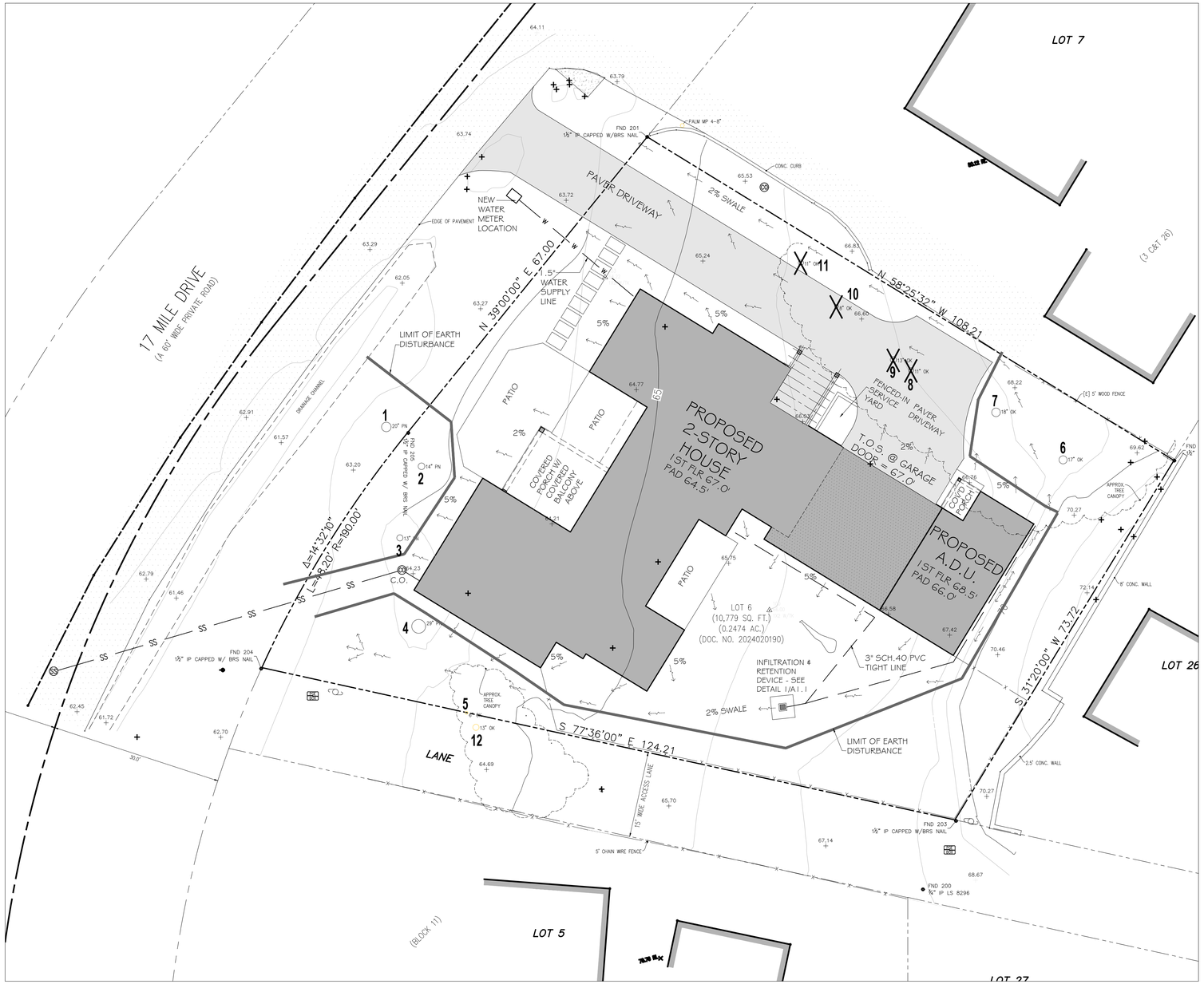
- WATER SHALL NOT BE ALLOWED TO POND ADJACENT TO STRUCTURE

1 DRAINAGE RETENTION & INFILTRATION DETAIL



GRADING QUANTITIES			
LOCATION	CUT (cu.yds)	FILL (cu.yds)	TOTAL
HOUSE PAD PREPARATION	144	8	152
DRIVEWAY	6	4	10
SITE WORK	10	22	32
TOTAL	160	34	194
THE TOTAL CUT & FILL OUTSIDE THE BUILDING PERIMETER IS 42 CU.YDS. EXPORT ALL EXCESS SPOILS			

SEE SHEET A1.2 FOR CONSTRUCTION-PHASE STORMWATER AND EROSION CONTROL



PRELIMINARY GRADING & DRAINAGE PLAN

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

1" = 10' - 0"

10 0 5 10 20

DRAWINGS PREPARED BY

CHRIS SPAULDING
▫ARCHITECT▫

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PROPOSED NEW 2-STORY HOME FOR
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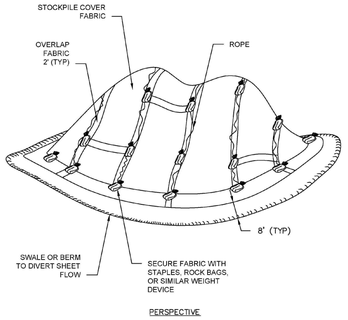
PEBBLE BEACH ▫ CALIFORNIA

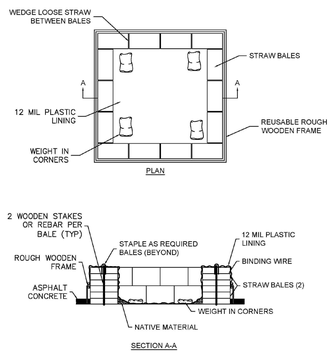
DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1.1

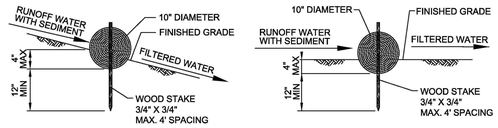
OF 7 SHEETS



DETAIL: SOIL STOCKPILE



DETAIL: CONCRETE WASHOUT



ENTRENCHMENT DETAIL
IN SLOPE AREA

ENTRENCHMENT DETAIL
IN FLAT AREA

NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND STRAW ROLL.
4. STRAW ROLLS SHALL BE PLACED ON SLOPES @ MAX. 25' SPACING.

DETAIL: STRAW WADDLES

NOT TO SCALE

EROSION CONTROL NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER REGULATIONS.
2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

CONSTRUCTION PHASE STORMWATER MANAGEMENT NOTES

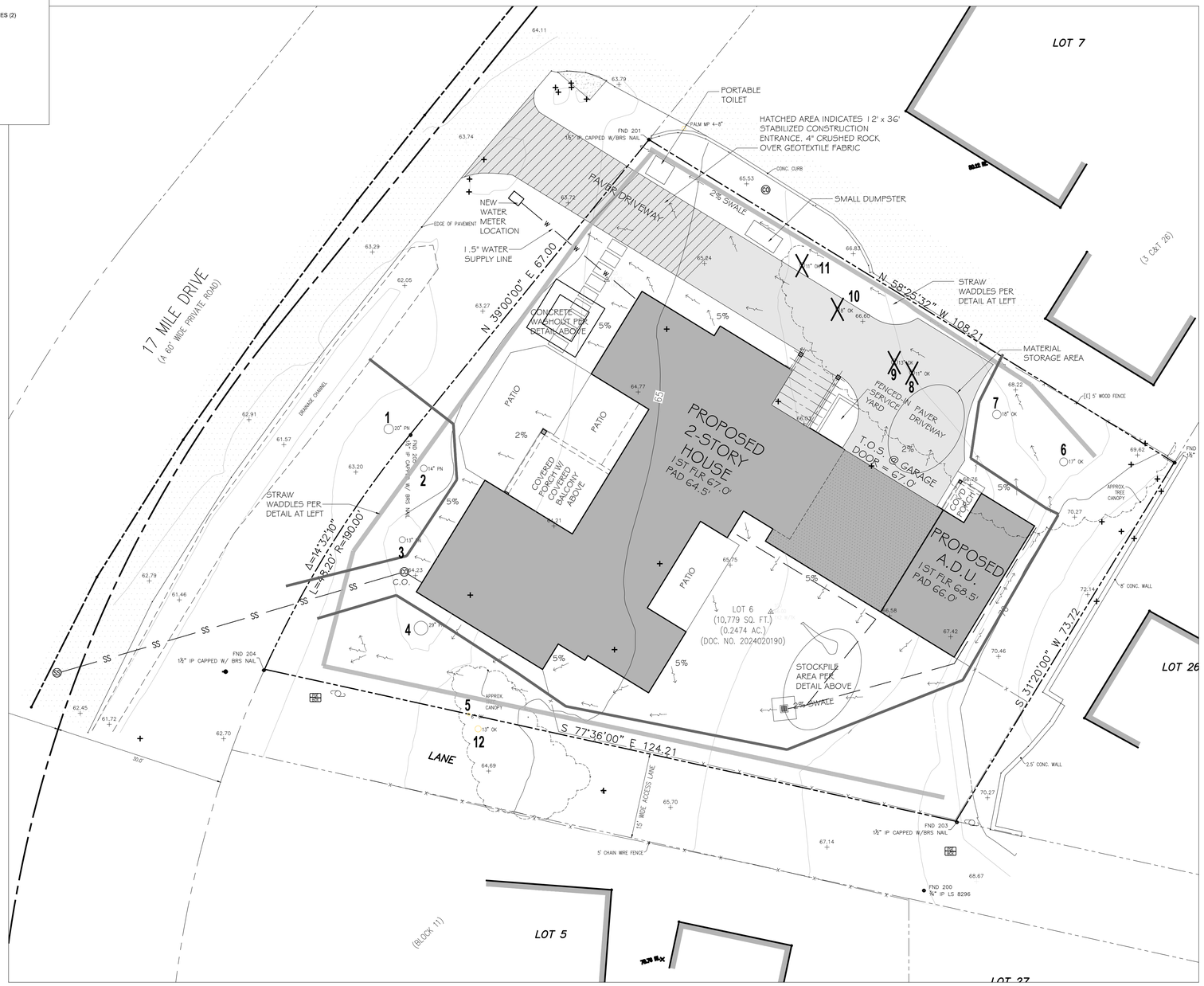
Contractor shall follow and implement the Best Management Practices and applicable erosion control measures shown this sheet

Contractor shall be responsible that no mud or muddy water leaves the property.

All erosion control measure shall be onsite and readily accessible prior to construction.

Sweep or scrape up soils tracked onto the road at the end of each day. Do not hose into street, gutter, or storm drain.

The site shall be monitored by the contactor/owner after rain event to verify erosion control measure are functioning.



EROSION CONTROL PLAN

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

1" = 10' - 0"

10 0 5 10 20

DRAWINGS PREPARED BY

CHRIS SPAULDING
▫ A R C H I T E C T ▫

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARB comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
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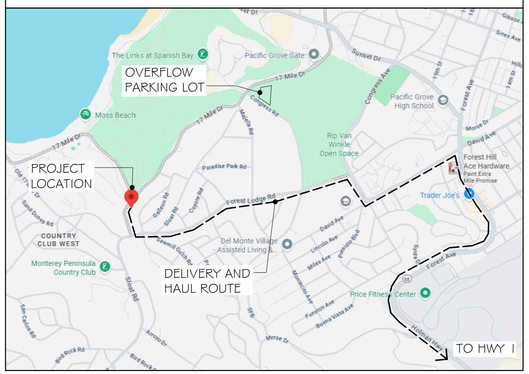
PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH ▫ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1.2

OF 7 SHEETS

CONSTRUCTION MANAGEMENT MAP



WORK HOURS AND PARKING NOTES

A. Work Hours: Construction , delivenes, and or servicing of any item on site shall be prohibited BEFORE 8:00 am and AFTER 5:00 pm WEEKDAYS , 9:00 am to 5:00 pm Saturday , no work or deliveries allowed on Sunday and Holidays.

B. All construction vehicles must park On-Site. If more vehicles are required, contractor shall park overflow vehicles at the parking lot at Congress Road and 17 Mile Drive, an shuttle the workers to the site

SITE MANAGEMENT NOTES

A. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

B. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE RIGHT-OF-WAY OF 17 MILE DRIVE.

C. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED, AND PLACED IN CONTAINER.

D. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

SITE MANAGEMENT NARATIVE

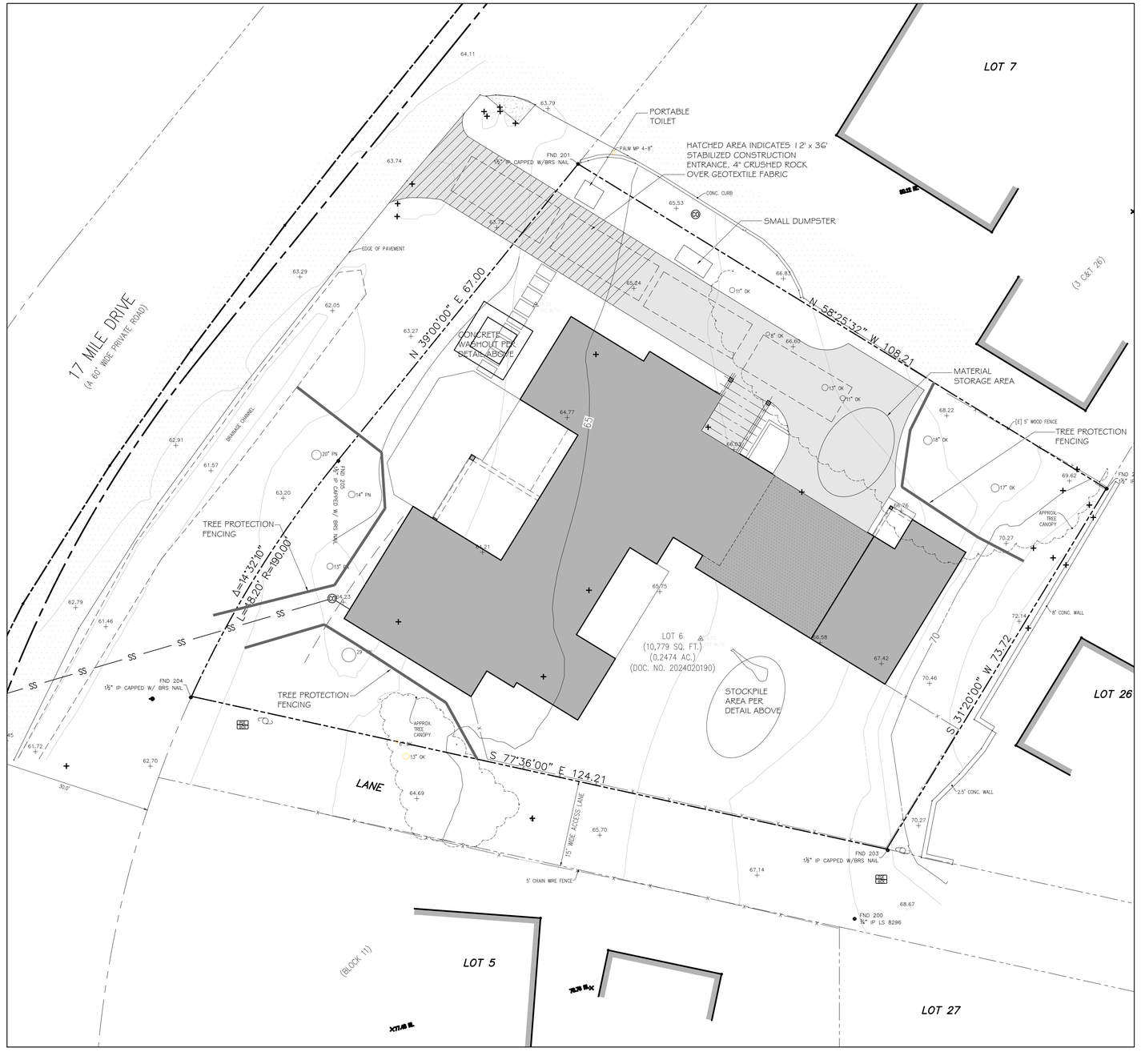
THIS PROJECT REQUIRES A MINIMAL AMOUNT OF MATERIAL OFF-HAUL. THE PRIMARY SITE MANAGEMENT ISSUES ARE WORKER PARKING AND DELIVERIES, INCLUDING CONCRETE TRUCKS.

- CONTRACTOR WILL BE RESPONSIBLE THAT ALL WORKERS PARK OFF OF THE ROADWAY AND OVERLOW VEHICLES WILL PARK AT THE OVERFLOW PARKING LOT
- CONTRACTOR SHALL BE RESPONSIBLE THAT ALL DELIVERIES AND PORTABLE TOILET SERVICING BE DONE ON-SITE, WITH THE ONLY TRAFFIC DISRUPTION TO BE BACKING VEHICLES ONTO THE SITE

NOTE: CONTRACTOR HAS NOT BEEN SELECTED YET

TREE PROTECTION NOTES

INSTALL 6' TALL CHAIN LINK FENCING MOUNTED ON 2" STEEL POSTS DRIVEN INTO THE GROUND AT 8' ON CENTER - LOCATE AS SHOWN ON THE PLAN. FENCING TO STAY IN PLACE THROUGHOUT CONTRUCTION



CONSTRUCTION MANAGEMENT PLAN

1" = 10' - 0"

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

10 0 5 10 20

DRAWINGS PREPARED BY

CHRIS SPAULDING
▫ A R C H I T E C T ▫

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BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARB comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH ▫ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1.3

OF 7 SHEETS

LEGEND

THE 'GREEN ZONE' 0 TO 30' FROM THE STRUCTURE AS DESCRIBED IN PARAGRAPH 2 BELOW.
- THE ENTIRE PARCEL IS IN THIS ZONE
- REFER TO THE LANDSCAPE PLAN FOR THE PLANTING PLAN THAT MEETS THESE REQUIREMENTS

DRIVEWAY FOR EMERGENCY ACCESS
12' WIDE, SLOPE LESS THAN 5%,
CONCRETE PAVERS

FIRE PROTECTION MANAGEMENT PLAN

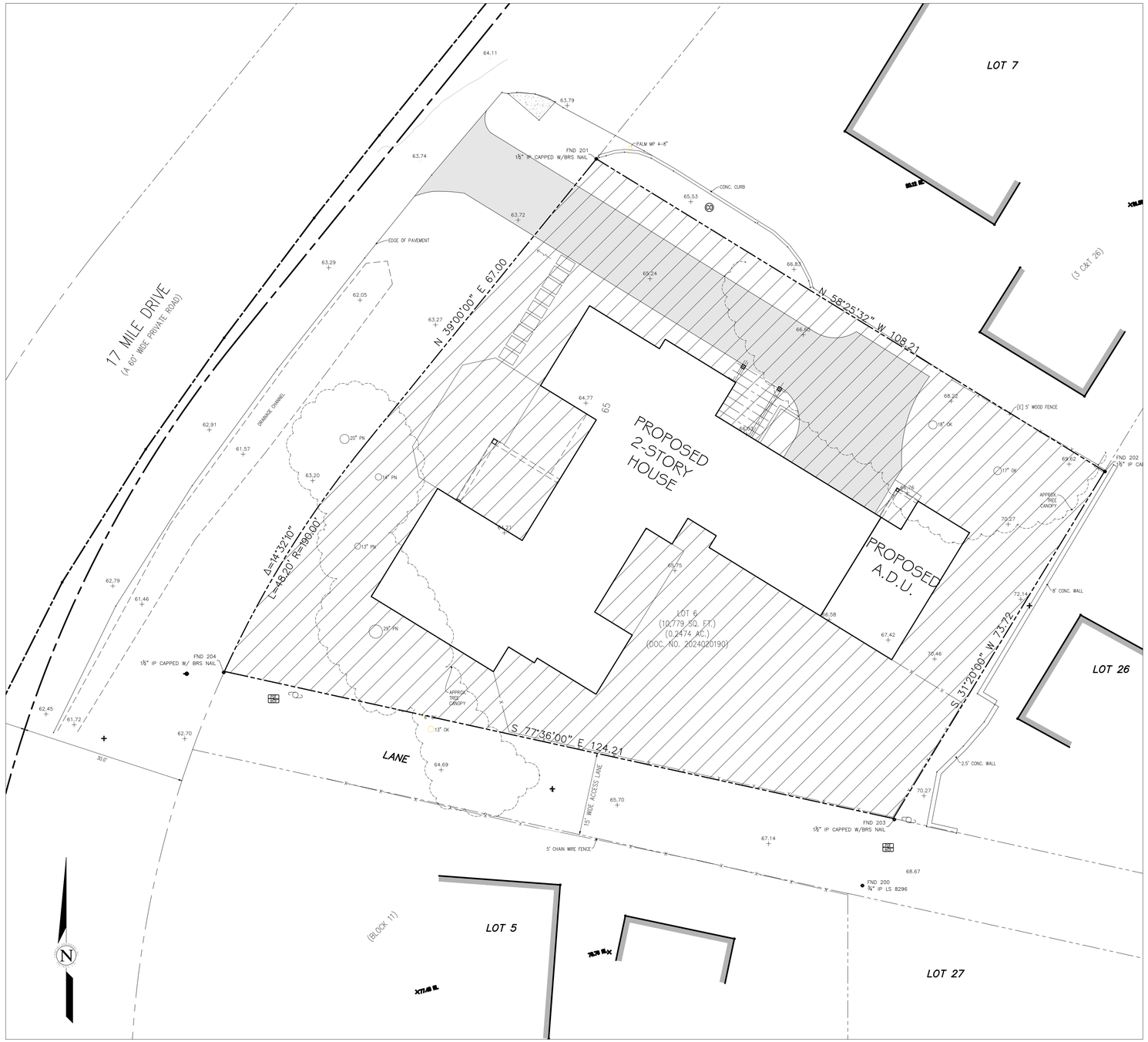
1. CALIFORNIA LAW (PRC 4291) REQUIRES PROPERTY OWNERS TO CREATE AND MAINTAIN ADEQUATE DEFENSIBLE SPACE AROUND HOMES AND BUILDINGS. DEFENSIBLE SPACE IS CREATED THROUGH PROPER IMPLEMENTATION OF FUEL MODIFICATION AND MANAGEMENT PRACTICES AROUND STRUCTURES. THIS INCLUDES THE REMOVAL OF HIGHLY FLAMMABLE AND DEAD VEGETATION, THE THINNING AND PROPER SPACING OF DENSELY VEGETATED AREAS TO DISRUPT THE CONTINUITY OF COMBUSTIBLE FUEL LOADS, AND THE PROPER EXECUTION OF FIREWISE LANDSCAPING PRACTICES AND PRINCIPALS. FIREWISE OR FIRESAFE LANDSCAPING PRACTICES INCLUDE UTILIZING PLANT TYPES, PLANTING CONFIGURATIONS AND ARRANGEMENTS, AND LANDSCAPING MATERIALS AND DESIGN CONCEPTS THAT ARE LESS COMBUSTIBLE AND MORE FIRE RESISTANT THAT WILL ASSIST IN REDUCING THE ABILITY OF FIRE TO SPREAD HORIZONTALLY AND VERTICALLY. FOR EXAMPLE, A FIREWISE LANDSCAPE SHOULD CONSIST OF PROPERLY SPACED AND MAINTAINED SHRUBS AND TREES, AS WELL AS LOWER GROWING NATIVE PERENNIAL GRASSES, GROUNDCOVERS (INCLUDING MULCHES) AND/OR HERBACEOUS PERENNIALS THAT ARE GENERALLY LESS FLAMMABLE. ADDITIONALLY, MORE COMBUSTIBLE MASS PLANTINGS AND DENSE VEGETATION GROUPINGS SHOULD BE AVOIDED.

2. THE GREEN ZONE IS THE AREA 0–30 FEET IMMEDIATELY SURROUNDING THE FOLLOWING HOME REMODEL AND LANDSCAPE IMPROVEMENT ACTIVITIES THIS GREEN ZONE AREA WILL CONSIST OF FIRESAFE LANDSCAPE MATERIALS AND LOW COMBUSTIBILITY DROUGHT TOLERANT FLORA, INCLUDING SOME EXISTING ORNAMENTAL VEGETATION THAT WILL BE SELECTIVELY RETAINED. THIS FIRESAFE LANDSCAPE WILL BE DESIGNED AND MAINTAINED IN A MANNER TO PROVIDE PROPER HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES, AND LARGER GROWING TREES AND SHRUBS WILL BE MAINTAINED TO REMOVE DEAD AND HEALTHY COMBUSTIBLE MATERIALS.

3. THE MANAGEMENT ZONE (AKA, REDUCED FUEL ZONE) IS THE AREA 30–100 FEET (OR TO THE PROPERTY LINE) AROUND THE HOME. PRIOR TO THE DRY SEASON HIGHLY COMBUSTIBLE NON–NATIVE ANNUAL GRASSES WILL BE MOWED TO A HEIGHT OF 4 INCHES; DEAD MATERIALS THAT POSE A FIRE HAZARD WILL BE REMOVED AND PROPERLY DISPOSED; SHRUBS WILL BE THINNED AND MAINTAINED TO PROVIDE ADEQUATE HORIZONTAL AND VERTICAL SEPARATION (AMOUNT OF SPACE BETWEEN SHRUBS AND PLANT GROUPINGS DEPENDS ON STEEPNESS OF SLOPE AND SIZE AND TYPE OF PLANTS); AND DEAD, UNHEALTHY AND/OR STRUCTURALLY PROBLEMATIC TREE LIMBS WILL BE REMOVED TO A HEIGHT OF 6 FEET ABOVE GRADE OR TO 3X THE HEIGHT OF UNDERSTORY VEGETATION (WHICHEVER IS HIGHER) TO REMOVE POTENTIALLY HAZARDOUS LADDER FUELS. AVOID EXCESSIVE PRUNING AND REMOVAL OF HEALTHY AND STRUCTURALLY SOUND LIMBS, PARTICULAR LIMBS THAT ARE 6 INCHES DIAMETER DATE

4. FOR LANDSCAPE IMPROVMENTS AND ENHANCEMENT, USE NATIVE OR NON–INVASIVE ORNAMENTAL PLANTS THAT ARE APPROPRIATE TO THE SITE. PLANTS AND MATERIALS SELECTED FOR LANDSCAPING OPERATIONS SHOULD BE OF LOWER COMBUSTIBILITY AND VOLATILITY, DROUGHT TOLERANT, AND SHOULD NOT BE POTENTIALLY DEGRADING (E.G., INVASIVE) TO SURROUNDING HABITAT. INDIGENOUS FLORA OCCURING ON THE PROPERY SHOULD BE RETAINED AND PRESERVED. REMOVE AND MANAGE HIGHLY COMBUSTIBLE AND HABITAT DEGRADING EXOTIC INVASIVE WEEDS, AND PROMOTE THE ESTABLISHMENT NATIVE VEGETATION THAT GENERALLY TENDS TO BE LESS FLAMMABLE.

5. REMOVE DRY LEAVES AND PINE NEEDLES FROM ROOF AND RAIN GUTTERS, MAINTAIN ADEQUATE CLEARANCE AROUND STRUCTURE, AND KEEP TREE BRANCHES A MINIMUM 10 FEET AWAY FROM CHIMNEY OR STOVE OUTLETS.



FUEL MANAGMENT PLAN

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

1" = 10' - 0"

10 0 5 10 20

DRAWINGS PREPARED BY

CHRIS SPAULDING
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REVISIONS	BY
6-18-25 ARB comments	

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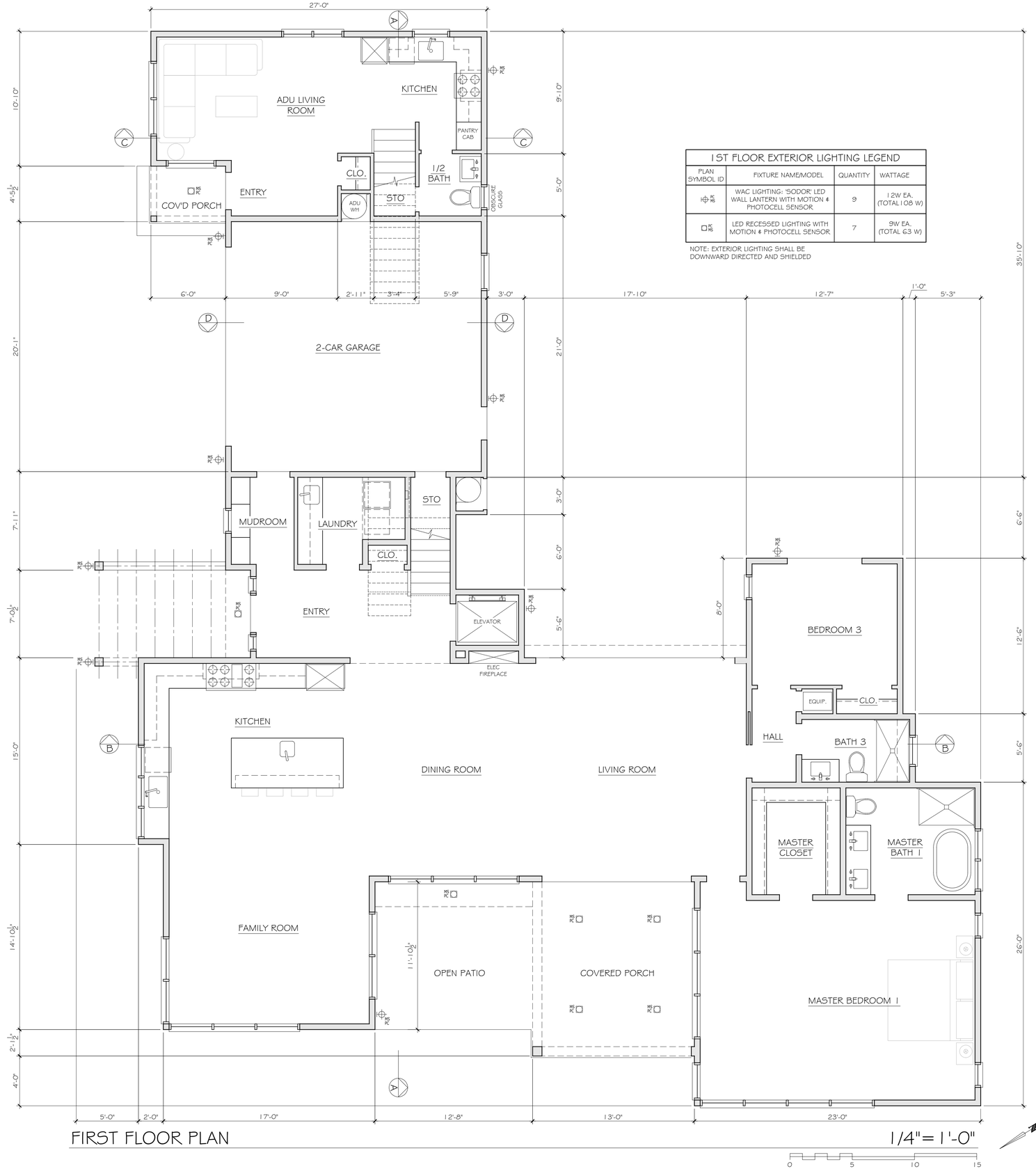
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH □ CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

A1.4

OF 7 SHEETS



1ST FLOOR EXTERIOR LIGHTING LEGEND

PLAN SYMBOL ID	FIXTURE NAME/MODEL	QUANTITY	WATTAGE
WS PC	WAC LIGHTING: 'SODOR' LED WALL LANTERN WITH MOTION & PHOTOCELL SENSOR	9	12W EA. (TOTAL 108 W)
WS PC	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	7	9W EA. (TOTAL 63 W)

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED

FIRST FLOOR PLAN

1/4"=1'-0"

0 5 10 15

DRAWINGS PREPARED BY

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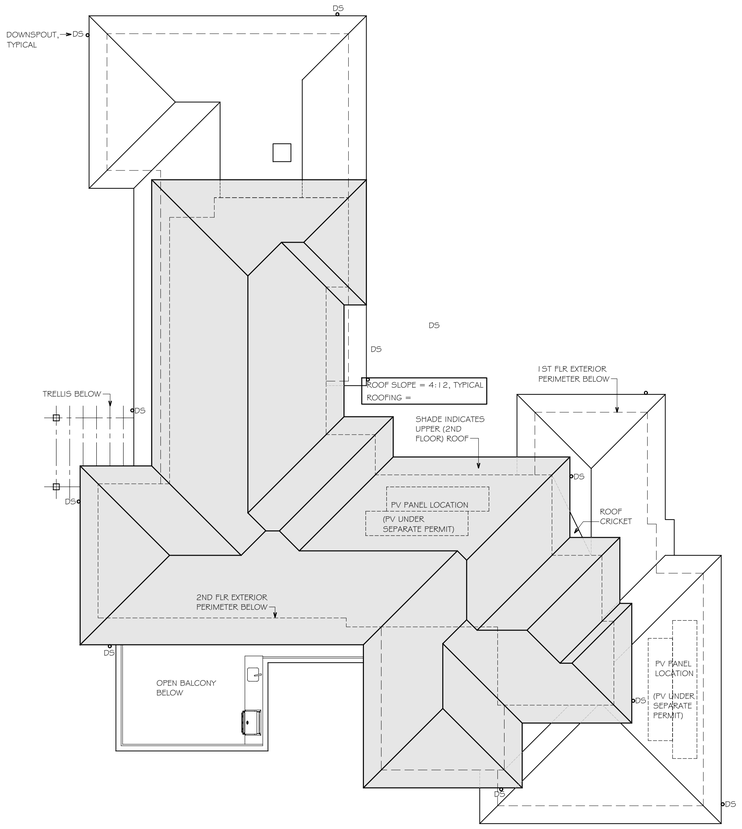
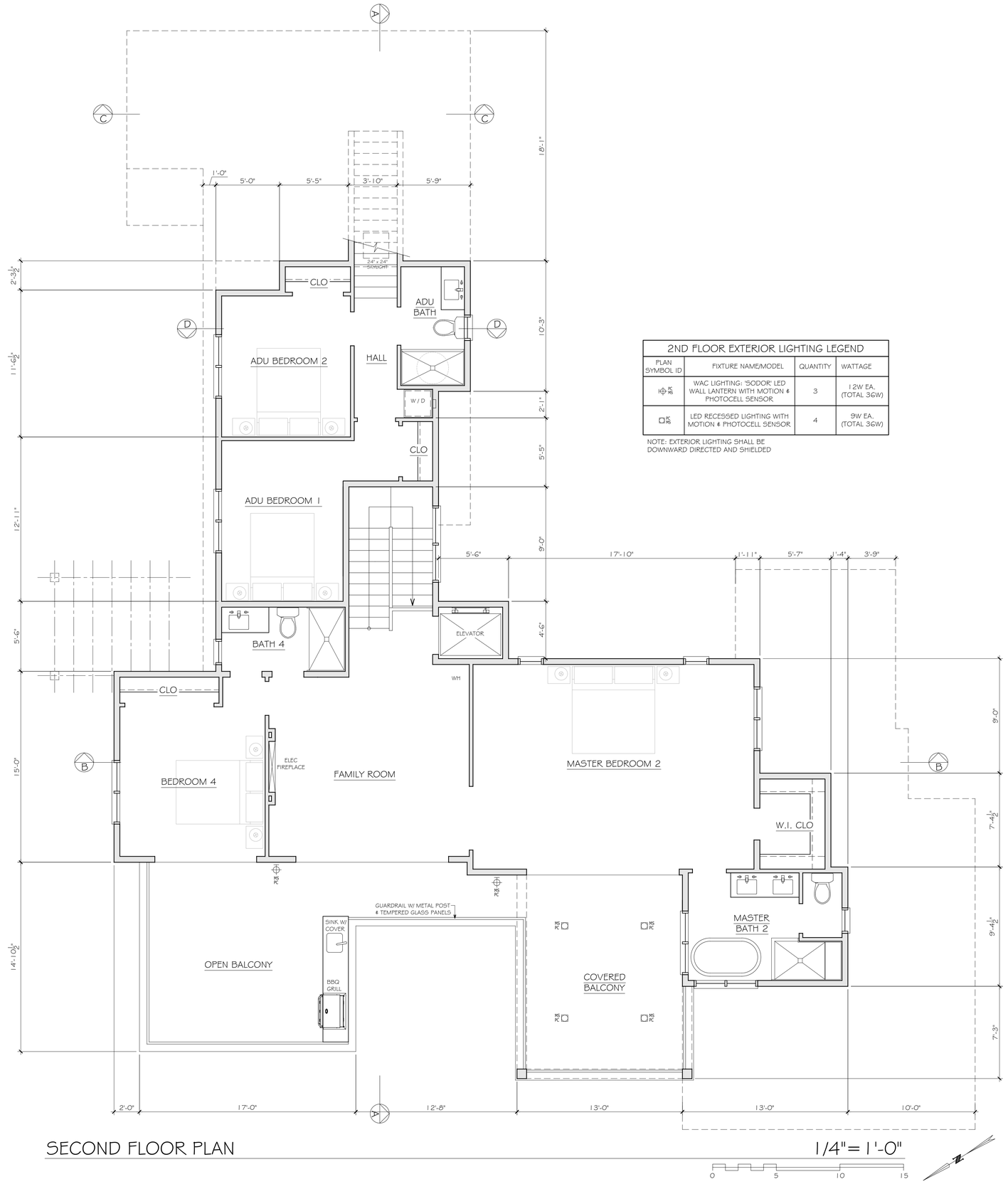
SHEET	A2
OF 7	SHEETS



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



SECOND FLOOR PLAN 1/4"= 1'-0"

0 5 10 15

2ND FLOOR EXTERIOR LIGHTING LEGEND

PLAN SYMBOL ID	FIXTURE NAME/MODEL	QUANTITY	WATTAGE
⊕ BK RS	WAC LIGHTING: 'SODOR' LED WALL LANTERN WITH MOTION & PHOTOCELL SENSOR	3	12W EA. (TOTAL 36W)
□ BK RS	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	4	9W EA. (TOTAL 36W)

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED

DRAWINGS PREPARED BY

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SHEET	A3
OF 7	SHEETS

FRONT (WEST) ELEVATION

1/4"= 1'-0"

0 5 10 15

ADU REAR (EAST) ELEVATION

1/4"= 1'-0"

0 5 10 15

REAR (EAST) ELEVATION / GARAGE SECTION D-D

1/4"= 1'-0"

0 5 10 15

DRAWINGS PREPARED BY

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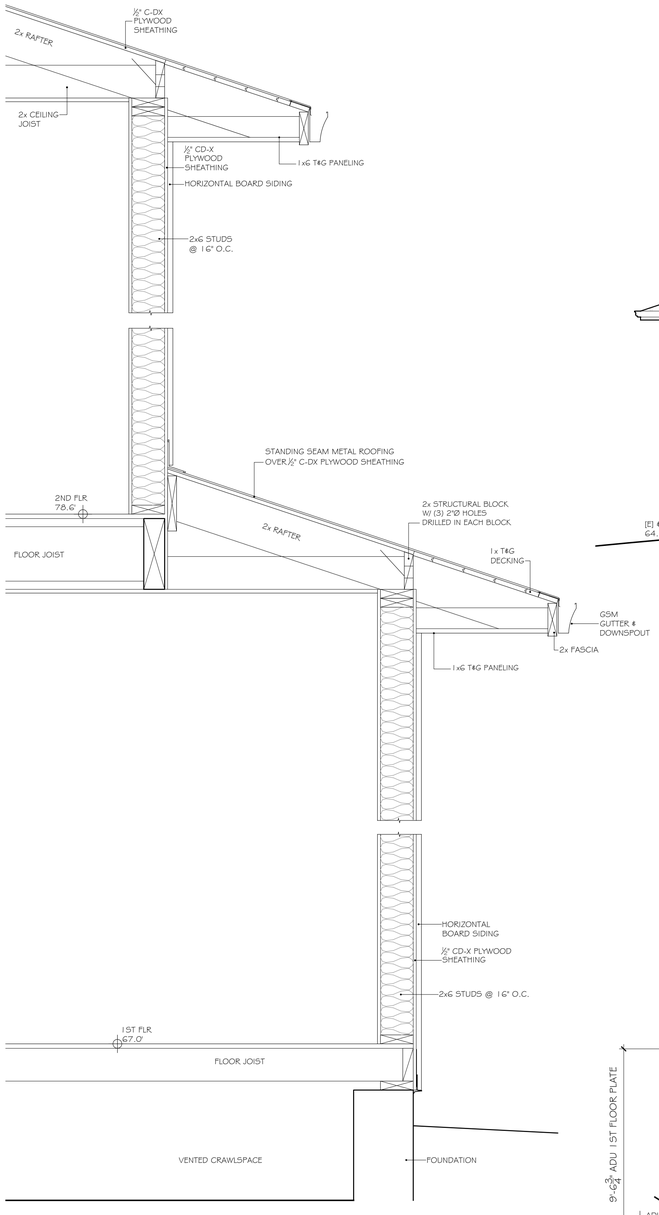
SHEET	

A4

OF 7 SHEETS



TYPICAL WALL SECTION 1"= 1'-0"

RIGHT SIDE (SOUTH) ELEVATION 1/4"= 1'-0"

LEFT SIDE (NORTH) ELEVATION 1/4"= 1'-0"

DRAWINGS PREPARED BY

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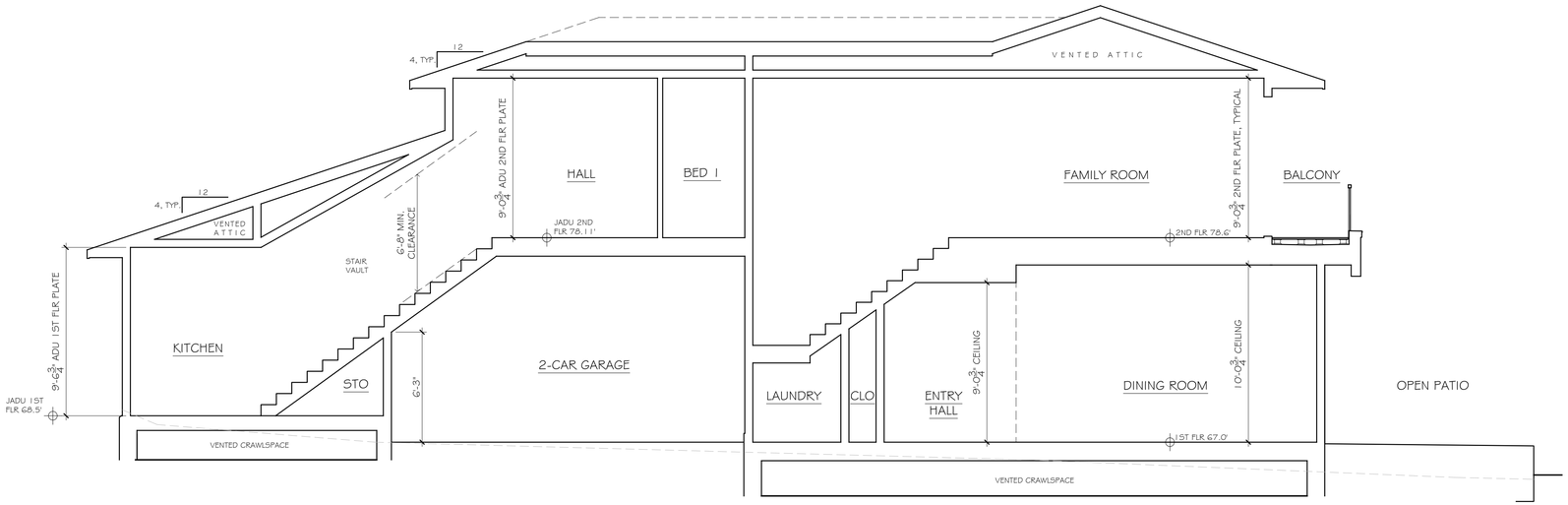
SHEET	

A5

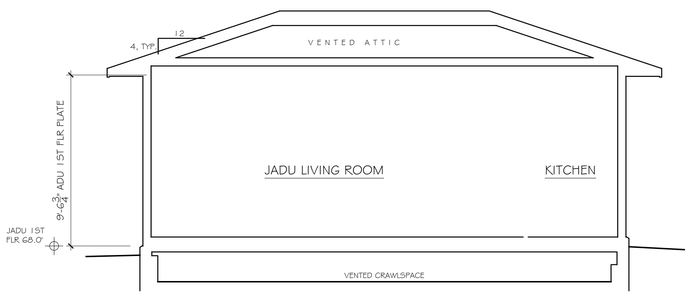
OF 7 SHEETS



SECTION A-A

1/4"= 1'-0"

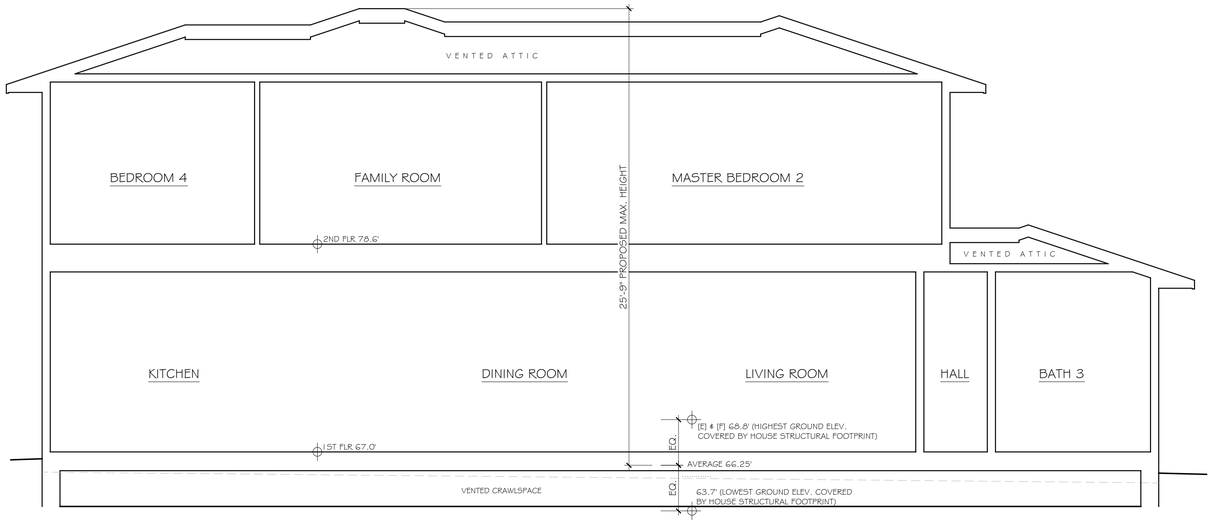
0 5 10 15



SECTION C-C

1/4"= 1'-0"

0 5 10 15



SECTION B-B

1/4"= 1'-0"

0 5 10 15

DRAWINGS PREPARED BY

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□ARCHITECT□

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PROPOSED NEW 2-STORY HOME FOR

FANG & LIU RESIDENCE

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SHEET	

A6

OF 7 SHEETS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	H20	#	MATURE SIZE
TREES:						
A	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL	4	50' H X 35' W (REPLACEMENT TREES)
B	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VL	3	15' H X 15' W
C	PINUS RADIATA	MONTEREY PINE	24" BOX	L	1	80' H X 30' W
D	ACER DISSECTUM	DWARF JAPANESE MAPLE	24" BOX	M	2	8' H X 5' W
E	PINUS THUNBERGII 'KOTO BUKI'	JAPANESE BLACK PINE	24" BOX	M	1	15' H X 15' W
SHRUBS:						
1	AGAVE 'BLUE FLAME'	AGAVE	5 G.C.	L	3	3' H X 4' W
2	CAREX DIVULSA	BERKELEY SEDGE	1 G.C.	L	6	2' H X 2' W
3	CEANOTHUS 'DARK STAR'	WILD LILAC	5 G.C.	L	8	6' H X 12'W
4	LOROPETALUM 'RAZZLEBERRI'	FRINGE FLOWER	5 G.C.	L	7	5' H X 5' W
5	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	5 G.C.	L	4	3' H X 5' W
6	ARCTOSTAPHYLOS D.'H MCMINN'	MANZANITA	5 G.C.	VL	13	4' H X 6' W
7	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 G.C.	L	11	3' H X 5' W
8	CISTUS PURPUREA	ORCHID ROCKROSE	5 G.C.	L	14	4' H X 5' W
9	FRANGULA CALIFORNICA	COFFEEBERRY	5 G.C.	L	5	10' H X 10' W
10	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 G.C.	L	9	2' H X 2' W

GROUNDCOVERS:

- ARCTOSTAPHYLOS 'EMERALD CARPET' DWARF MANZANITA — PLANT 1 G.C. @ 60" O.C. — L
- CISTUS SALVIFOLIUS SAGE LEAF ROCKROSE — PLANT 1 G.C. @ 48" O.C. — L
- SEDUM RUBRUTINCTUM PORK & BEANS — PLANT FLATS @ 12" O.C. — L
- WOOD MULCH: PREMIUM ARBOR MULCH — INSTALL 3" DEPTH LAYER
- BACCHARIS P. 'TWIN PEAKS' DWARF COYOTE BRUSH — PLANT 1 G.C. @ 60" O.C. — L
- DECORATIVE PEBBLES 'LIN CREEK COBBLES-1/2" SIZE — INSTALL 2" DEPTH LAYER

WULCOLS WATER USE:

VL	VERY LOW
L	LOW
M	MEDIUM
H	HIGH

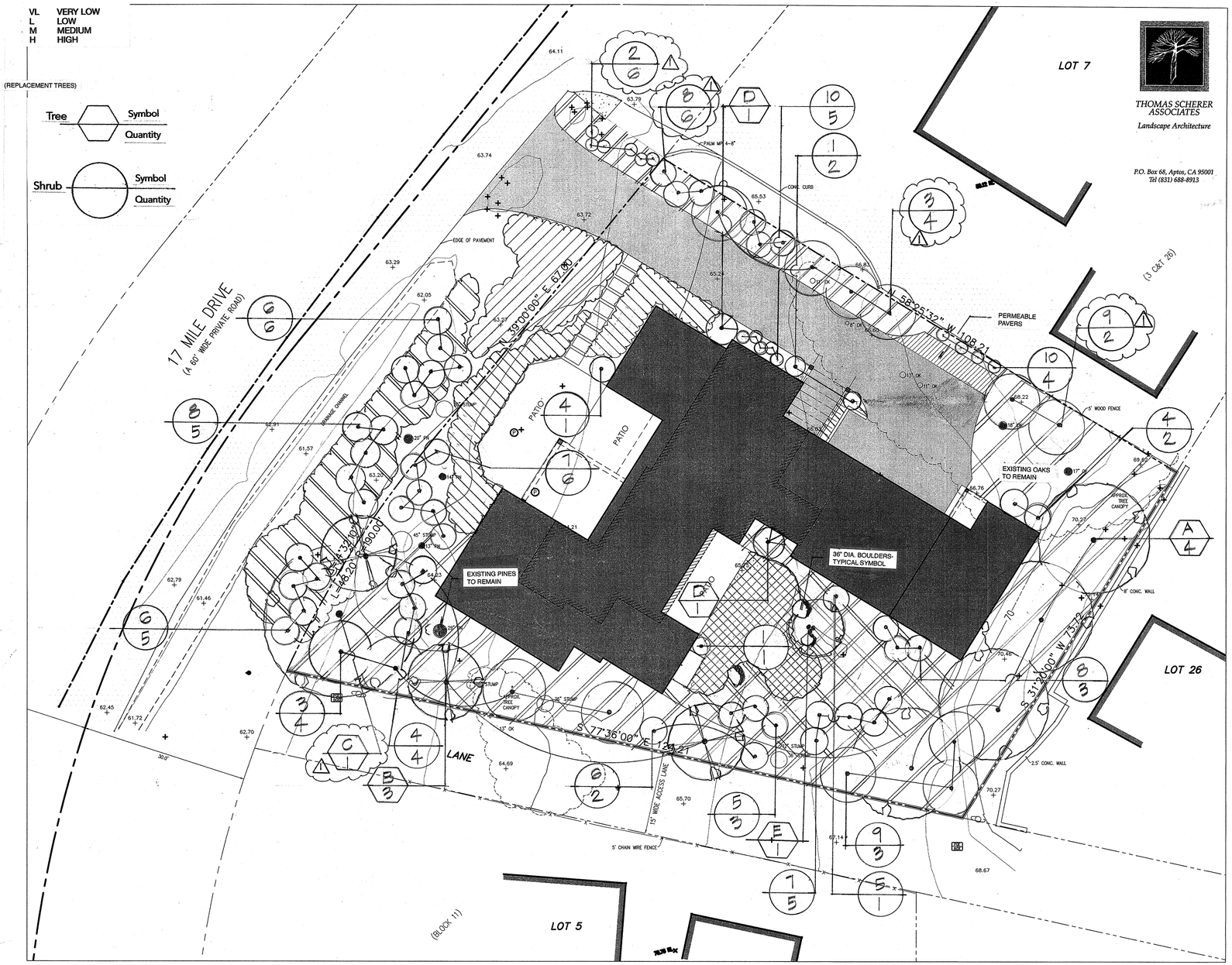
Tree — Symbol / Quantity

Shrub — Symbol / Quantity

PLANTING NOTES

1. Circles shown indicate approximate mature size of plant material.
2. Contractor shall be responsible for adequate erosion control measures during construction. See engineer's erosion control plan.
3. FINISH GRADING: Till all planter areas to an 8 inch depth. Break up or remove all compacted lumps of soil, rocks larger than 1 inch in diameter, and all deleterious material from planter areas. Finish grade all areas to a smooth, even surface free of abrupt changes in grade. Make minor grading changes as required to insure positive drainage(1% minimum). Slope areas greater than 3:1 need not be tilled.
4. No plant shall be installed until a fully automatic drip irrigation system, covering all planter areas, is installed, tested and is fully operational.
5. PLANTING OF TREES, SHRUBS & VINES: Unless otherwise noted,
   All trees shall be planted per detail: 1
   All shrubs shall be planted per detail: 2

   All planter pits shall receive the following back fill mix:
   1. 50% soil of the site
   2. 30% nitrogen stabilized redwood shavings
   3. 20% Nitrohumus or Gro-power or equal
   4. Fertilizer tablets (Agriform 21 gram: 20-10-5) or equal, applied per manufacturer's recommendations.
   5. Include PUMICE into the soil ammendments for all succulent plantings
6. Contractor shall guarantee all trees 24" Box size or larger to live and grow in an acceptable condition for the period of one (1) year from the date of acceptance by the owner. Likewise, all shrubs, vines and groundcovers shall be guaranteed to live and grow in an acceptable condition for a period of ninety (90) days from the date of acceptance by the owner.
7. Upon completion of planting operations, contractor shall apply a min. 3 inch layer of approved mulch shall be installed over the finish grade of all planter areas.
8. MAINTENANCE PERIOD: Contractor shall maintain the site for a period of 90 calendar days after acceptance by owner. Maintenance shall include weeding of all shrub and ground cover areas, removal of all trash and debris from planter areas and hardscape areas; pruning and trimming of all plant materials required; replacement of all dead or dying plant material & two (2) applications of fertilizer.
9. ONGOING MAINTENANCE: Owner shall maintain the proposed landscape by by the continuation of weeding, pruning,trimming of all plant material to live and grown in an acceptable condition. All dead plant material shall be replaced with the original species specified. Monitoring the irrigation system for any line damage or obstructions preventing proper application of water shall be a part of the ongoing maintenance period.
10. Contractor shall comply with all aspects of the County of Monterey Water Efficient Landscape Ordinance.



CONCEPTUAL LANDSCAPE PLAN

1" = 10' - 0"

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

10 0 5 10 20

DRAWINGS PREPARED BY

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THOMAS SCHERER ASSOCIATES
Landscape Architecture

P.O. Box 68, Aptos, CA 95001
Tel (831) 688-8913

REVISIONS	BY
5-5-25	
8-11-2025 PLANT REV.	TS

PRELIMINARY SET	
DESIGN REVIEW SET	
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PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR
FANG & LIU RESIDENCE
2897 17 MILE DR
PEBBLE BEACH ▫ CALIFORNIA

DATE:	MAY 8, 2025
SCALE:	AS NOTED
DRAWN:	TS
JOB:	FANG PEBBLE BEACH
SHEET	L1

OF 7 SHEETS

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- CONCRETE
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CLEANOUT
- GUY WIRE
- PG&E BOX
- PIPE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 SPOT ELEVATION
- 100.00 RL RIDGELINE
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #102, A MAGNETIC NAIL LOCATED 13' SOUTHERLY AND 50' WESTERLY FROM THE MOST WESTERLY PROPERTY CORNER, ELEVATION = 64.07' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (07/26/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE
BRS	=	BRASS
CB	=	CATCH BASIN
CL	=	CENTERLINE
CONC	=	CONCRETE
CTL	=	CONTROL
CYP	=	CYPRESS
EP	=	EDGE OF PAVEMENT
ESMT	=	EASEMENT
FND	=	FOUND
MON	=	MONUMENT
OK	=	OAK
PN	=	PINE
RL	=	RIDGE LINE
RWD	=	REDWOOD
TH	=	THRESHOLD
TR	=	TREE
TYP	=	TYPICAL
WD	=	WOOD

CONTACT INFORMATION:

CLIENT:
FANG FANG
2897 17 MILE DRIVE
PEBBLE BEACH, CA 93953

SITE LOCATION:
2897 17 MILE DRIVE
PEBBLE BEACH, CA 93953

No.	DATE	BY	REVISION
	08/06/24	AL	RELEASED TO CLIENT

PROFESSIONAL LAND SURVEYOR * CALIFORNIA * GUY R. GIRALDO EXP. 12-31-25

APPROVED BY: GUY R. GIRALDO P.L.S. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landseteng.com

APN: 007-201-007

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2024020190
OFFICIAL RECORDS OF MONTEREY COUNTY
PEBBLE BEACH, CALIFORNIA
FOR
FANG FANG

SCALE: 1" = 10'
DATE: AUG 2024
JOB NO. 2812-01

SHEET 1
OF 1 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2812 - Fang Fang\2812-01 Site Topographic Survey\DWG\2812-TOPO.dwg

Exhibit B

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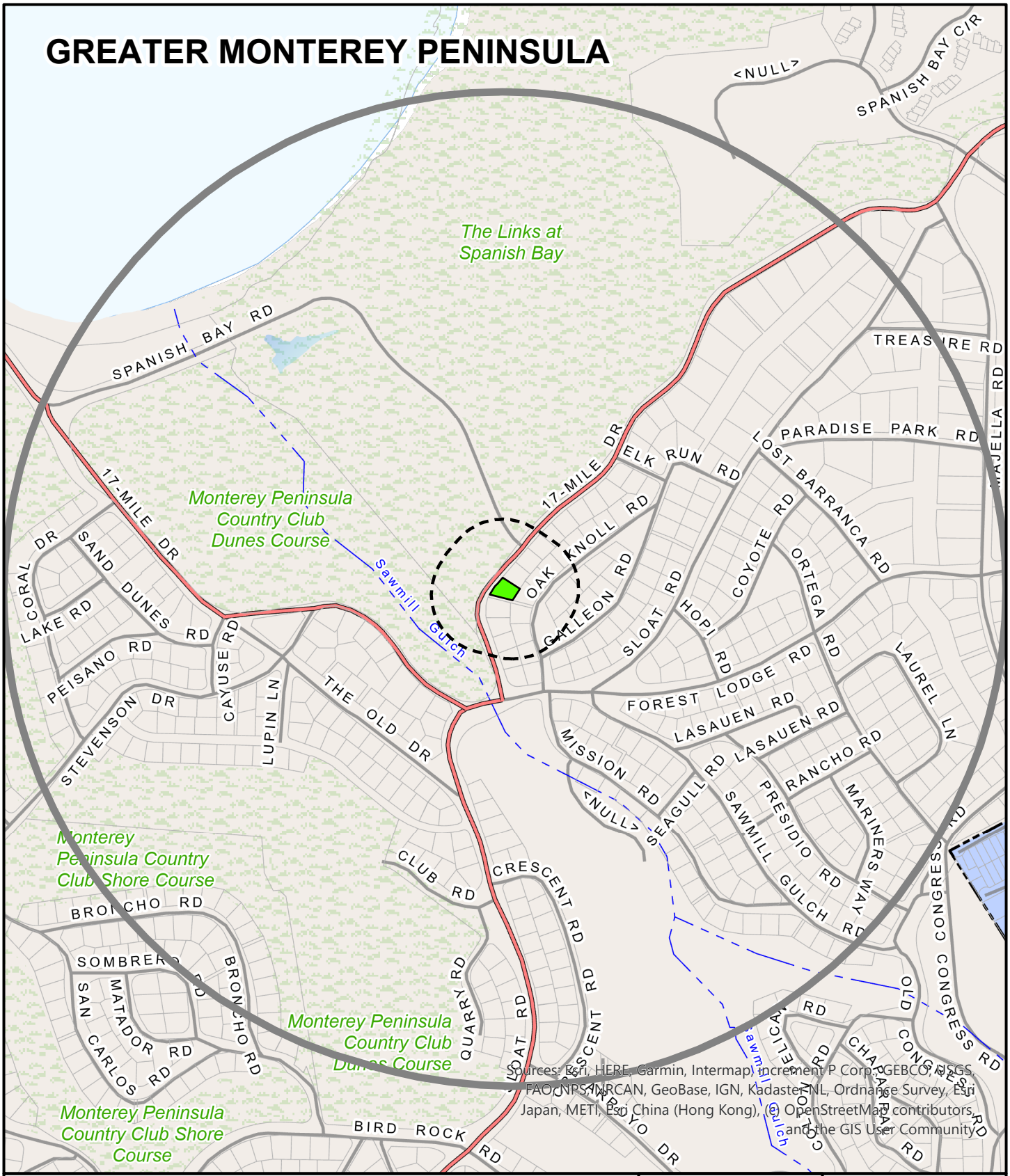

APPLICANT: FANG FANG

APN: 007201007000 **FILE #** PLN250194

Project Site | 300 FT Buffer | 2500 FT Buffer

PLANNER: JOSEPH ALAMED

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Exhibit C

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Arborist Report
Fang & Lui Residence
2897 17 Mile Dr., Pebble Beach Ca

Prepared for:
Fang Fang

Prepared by:
Prepared by:
Andrew Tope
Board Certified Master Arborist WE-7621A
Tree Risk Assessor Qualified
P.O. Box 223436
Carmel, Ca 93922

Andrew Tope
Board Certified Master Arborist WE-7621A
P.O. 223436,
Carmel Ca, 93922

December 26, 2024

Fang Fang
2897 17 Mile Dr
Pebble Beach CA, 93953

Mrs. Fang,

On October 30, 2024 you contacted me in regard to your property at 2897 17 mile Dr, Pebble Beach, CA. I was asked to document the trees on site and prepare a report discussing the feasibility of development of the lot. . On December 26, 2024 I performed a visual site inspection, the following are my observations and findings.

Sincerely,

Andrew Tope

Summary of Report

1. My services were hired by Mrs. Fang to asses the impact of development on the site.

2. The development in the form of building a new structure has been proposed for the site located at 2897 17 Mile Dr, Pebble Beach CA 93953. The project proposes to build a 2 story single-family home. There are 9 trees which were assessed; the project requires removal of 4 Coast live oak trees. Trees on this site are considered to range from poor to fair condition both structurally and in health, therefore additional trees may need to be removed. These additional trees should be evaluated in a separate hazard tree assessment during or after the project begins. This tree assessment report is prepared only to assess the effects that the development project will have on the existing trees on site and recommendations for retention of trees during the project.

3. Replanting is required to conform to county regulations.

SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owner Mrs. Fang has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this the following tasks have been completed.

- Evaluate health, structure and preservation suitability for each tree within the proposed development of trees greater than or equal to six diameter inches DBH (diameter breast height).

- Review proposed building site plans as provided by Chris Spaulding Architect.

- Make recommendations to help with tree retention.

- Document findings in the form of a report as required by the County of Monterey Planning Department.

Limitations and Disclosure

The following are my observations and findings from the site visit on December 27, 2024. All observations were made using a digital camera, tape measure, diameter tape, and binoculars, no aerial inspections, root collar excavation, or drilling test were performed. This report was limited 2897 17 mile Dr, there are many other trees bordering the site that I didn't inspect.

Arborist's are specialists in tree care. They use their education, knowledge, training and hands on experience to examine trees and determine an appropriate course of action to enhance the beauty and overall health of trees and try to reduce the risk associated with living near trees. An arborist cannot detect every possible condition that could lead to a structural failure or hazardous situation; often signs and symptoms are sometimes hidden within the tree or below ground. A tree is a living organism therefore it’s health is effected by many different factors. Arborist cannot guarantee a specific trees health or structural integrity for any specific time frame. To live near trees is to accept some degree of risk. Statements made in this report can be used to manage trees and reduce that risk but never entirely eliminate the risk.

SITE DESCRIPTION

. 1. APN: 007-201-007-000

. 2. Location: 2897 17 Mile Dr, Pebble Beach CA 93953.

. 3. Parcel size: 0.25 Acres.

. 4. Existing Land Use: The parcel is vacant and zoned for residential use.

. 5. Soil Survey has soil as Baywood sand, 2 to 15 percent slopes. Area prone to windthrow

6. Vegetation: The vegetation consists of mature Monterey pines and California Live Oak. Understory vegetation is limited with only native grass.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site.

-The site is made up of 2 species including Monterey Pines (Pinus radiate) and California Live Oaks (Quercus agrifola)

- 3 Monterey Pines were observed with fair health and moderate structural form.

- 6 California Live Oaks were observed with fair health and moderate to poor structural form.

- 4 California Live Oaks have been proposed for removal. These trees will be impacted by the proposed driveway.

Tree Removal Chart

ID #	Species	DBH	Condition	Recommendation	Notes
1	Oak	11	Moderate	Remove	Partially uprooted, resting on #2
2	Oak	8	Moderate	Remove	Suppressed canopy, decay on trunk
3	Oak	13	Moderate	Remove	thin canopy, dieback
4	Oak	11	Moderate	Remove	thin canopy, dieback
5	Oak	18	Moderate	Preserve	canopy cleaning needed
6	Oak	17	Moderate	Preserve	canopy cleaning needed
7	Pine	14	Moderate	Preserve	bow in trunk, monitor.
8	Pine	13	Moderate	Preserve	thinning canopy
9	Pine	29	Moderate	Preserve	unbalanced canopy

Conclusion

The site is lacking in overall canopy coverage and has minimum trees that are assets to the site. To build the proposed single family residence, 4 California Live Oaks are being requested to be removed. With the implementation of the tree removals, tree pruning, and replanting, the site will be a more healthy urban forest. It will have better age diversity and spacing to ensure long term success of the trees. Implementing the proper TPZ will ensure the trees on the site will continue to thrive and be preserved.

Discussion

Preserving/Tree Protection

Preserving and Protecting trees during land/lot development is not the responsibility of just the arborist. It's a joint effort from the planning stages of a project till well after the project has been completed. Owners, engineers, architect, landscape architect, grading, demolition, construction, tree and landscape contractors must be committed to tree preservation. With that goal in mind the trees that add value and beauty to a property will continue to thrive.

Tree root systems are the most common tree part to be damaged during construction. Tree roots can grow much wider than the canopy of the tree. Roots can be easily damaged by driving equipment over the root zone, storing material, digging or excavating, excessive watering, or even excessively walking over the same area. Negative effects from root or construction damage may be delayed for many years. Due to these factors a Tree Protection Zone (TPZ) should be put into place. In this area no grading, trenching or equipment should be operated in this area. All work must be performed by hand and under the supervision of an arborist. Six foot tall orange fencing would be adequate to enclose the tree protection zone. This fencing should be installed before demolition, grubbing, and grading, takes place and shall remain till all construction is completed. Ideally this area will be 1 1/2 times the size of the drip-line of the tree, however that is not always feasible. On this particular site, its recommended that the fencing enclose groups of trees instead of just one, since many of the oaks and pines are clustered close together.

Even with the TPZ in place trees can still be damaged and stressed from the work being performed. With the extra stress that construction can put onto trees they become more susceptible to diseases and pests. Preventative measures can be taken to protect trees from these health issues. Fungicides and insecticides can be injected into the trunk of the trees around the construction site. These injections can be used to control a variety of common health issues on California Live Oaks. These include root protection from root rot fungus and oak worm

prevention. Residual effects from one injection may last as long as two years depending on the formulation used. With the long lasting effects treating one time before construction begins may protect the trees the entire project.

Tree Removals

There are 4 trees (#1, 2, 3, 4) that I deemed necessary to be removed due to their location in the proposed driveway. None of these trees would be good candidates for tree relocation either due to location, structural issues, or proximity to other trees. None of the trees to be removed would be considered specimen trees, and removal of the trees would have a minimal impact on total canopy coverage of the lot. The trees should be removed by a licensed contractor with special attention taken to not damage the remaining trees or their TPZ fencing.

Tree Pruning

A crown cleaning could be performed on the trees in close proximity to the building site. Crown cleaning consists of removing dead, diseased, and/or broken limbs. Other advisements for pruning include:

-On mature trees no more than 25% of live foliage is recommended to be removed in one particular pruning.

-All pruning should be performed in accordance to standards set forth by the International Society of Arboriculture.

Tree Replanting

Replanting should take place at a 1 for 1 ratio for trees 24 inches and smaller and 2 for 1 ratio for trees 25 inches and larger. In total Plant 4, 24inch box or larger California Live Oaks. These should be planted close to areas indicated on the site map. Trees shall be planted making sure the root ball is equal to or slightly higher than the surrounding soil height. Mulching the area around the newly planted tree will help keep soil moist and provide nutrients to the tree.

Continued Monitoring Intervals

Tree Protection Zones.

During the development of the site its recommended that a certified arborist periodically checks in at the site to ensure the TPZ requirements are being followed properly.

Replanted Trees

To ensure the continued health and survival of the replanted and relocated trees a certified arborist should monitor the newly planted trees for 3 years. It should consists of:

- Inspection of trees at the 6 month, 1 year, and 3 year interval. - Inspecting for vigor, and proper growth rates.

- Inspecting for possible diseases or pest presence.
- Identify dead or dying trees.
- Replace dead or dying trees.
- Writing a letter to Monterey County at the end of year one to determine if the replanting was successful.

Certified Arborist Andrew Tope WE-7621A

.

Image 1: Site map. Red numbers are the trees inventoried. Green numbers are the potential locations of the replanting sites. Final replanting locations should be determined on the landscape plan.

Image 2. Trees 1-4.

Image 3: Trees #5,6.

Image 4: Trees #7,8,9

Exhibit D

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MONTEREY COUNTY ZONING ADMINISTRATOR
MARCH 26, 2026

AGENDA ITEM NO. 3

Additional Correspondence

PLN180390 - LIU JIARUI & FANG FANG

FOR ADDITIONAL INFORMATION CONTACT:
Joseph Alameda, Associate Planner
Monterey County Housing and Community Development
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
(831) 783-7079 or alamedaj@countyofmonterey.gov

From:	Mickael Forsman
To:	293-zahearingcomments
Cc:	Ajanta De; Mickael Forsman
Subject:	Fwd: Objection to PLN250194 and the address is 2897 17 Mile Drive.
Date:	Sunday, March 1, 2026 5:41:20 PM
Attachments:	2897 Objection.pdf

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Subject: Objection to PLN250194 and the address is 2897 17 Mile Drive.

To: Pebble Beach Architectural Review Board (ARB); Monterey County Housing & Community Development - Planning Division Subject: Formal Opposition to Development at 2897 17 Mile Drive (APN: 007-201-007-000)

To the Members of the Architectural Review Board and Monterey County Planning Staff,

I am writing as the owner of 2900 Oak Knoll Rd to express my strong opposition to any proposed residential construction at 2897 17 Mile Drive. This parcel has remained an undeveloped green space since 1919 and serves as a critical biological and aesthetic asset to the Pebble Beach community.

I urge the Board and County Planners to consider the following points regarding the preservation of this lot:

1. Biological Significance and Wildlife Corridor This lot is not merely "empty"; it is a functional ecosystem. It contains active deer trails and serves as a hunting and nesting ground for local avian and amphibian species. Under the ***Del Monte Forest Land Use Plan***, development must be restricted in areas identified as Environmentally Sensitive Habitat (ESHA). We believe a current biological assessment would reveal that this lot provides a vital corridor for wildlife moving through the forest to the coast.

2. Interruption of Established Wildlife Corridors This lot is a critical transit point for the local deer population. They are observed nightly moving between the open space at 2900 Oak Knoll Rd and the coast via 2897 17 Mile Drive. These animals frequently use both lots for bedding and grazing. A large-scale construction project or fencing on this lot would effectively "wall off" this corridor, forcing wildlife onto 17 Mile Drive and increasing the risk of vehicle-animal collisions, which is a significant safety concern for the Pebble Beach community.

4. Prescriptive Public Access to Moss Beach For decades, there has been a well-established walking trail used by the neighborhood residents to traverse these lots to reach Moss Beach and the oceanfront. Under the California Coastal Act, protecting existing informal access to the shoreline is a priority. Developing this lot would eliminate a long-standing community pathway, contradicting the Coastal Commission’s mandate to maintain and enhance public access to the coast.

5. Visual Impact and Neighborhood Character The subject property is designated as "visually sensitive" in the ***Greater Monterey Peninsula Area Plan***. My home at 2900 Oak Knoll Rd was designed and built in 2007 specifically to harmonize with the existing viewshed. Any two-story construction on this lot would create a massive visual

obstruction, violating the principle that new development must be subordinate to the natural environment. Furthermore, such an obstruction would result in a significant and demonstrable loss of property value for surrounding residents.

6. Preservation as Open Space In alignment with the ***Del Monte Forest Plan: Forest Preservation and Development Limitations initiative***, there is a clear public mandate to reduce residential infill in favor of open space. We strongly propose that this parcel be evaluated for acquisition by the Del Monte Forest Conservancy or the Pebble Beach Company to be permanently deeded as a green space, consistent with nearby protected lots.

We request to be notified of any hearings, design reviews, or permit applications regarding this parcel. We are prepared to provide photographic evidence of the wildlife activity and the projected visual impact on the 17 Mile Drive viewshed.

Thank you for your dedication to preserving the unique character of our forest.

Sincerely,

Mickael Forsman mickaelforsman@gmail.com Phn: 650-380-7064

Ajanta De ajantademd2001@yahoo.com Phn: 312-545-6950

2900 Oak Knoll Rd, Pebble Beach, CA

To: Pebble Beach Architectural Review Board (ARB); Monterey County Housing & Community Development - Planning Division **Subject:** Formal Opposition to Development at 2897 17 Mile Drive (APN: 007-201-007-000)

To the Members of the Architectural Review Board and Monterey County Planning Staff,

I am writing as the owner of 2900 Oak Knoll Rd to express my strong opposition to any proposed residential construction at **2897 17 Mile Drive**. This parcel has remained an undeveloped green space since 1919 and serves as a critical biological and aesthetic asset to the Pebble Beach community.

I urge the Board and County Planners to consider the following points regarding the preservation of this lot:

1. Biological Significance and Wildlife Corridor This lot is not merely "empty"; it is a functional ecosystem. It contains active deer trails and serves as a hunting and nesting ground for local avian and amphibian species. Under the *Del Monte Forest Land Use Plan*, development must be restricted in areas identified as Environmentally Sensitive Habitat (ESHA). We believe a current biological assessment would reveal that this lot provides a vital corridor for wildlife moving through the forest to the coast.

2. Interruption of Established Wildlife Corridors This lot is a critical transit point for the local deer population. They are observed nightly moving between the open space at **2900 Oak Knoll Rd** and the coast via **2897 17 Mile Drive**. These animals frequently use both lots for bedding and grazing. A large-scale construction project or fencing on this lot would effectively "wall off" this corridor, forcing wildlife onto 17 Mile Drive and increasing the risk of vehicle-animal collisions, which is a significant safety concern for the Pebble Beach community.

4. Prescriptive Public Access to Moss Beach For decades, there has been a well-established walking trail used by the neighborhood residents to traverse these lots to reach Moss Beach and the oceanfront. Under the **California Coastal Act**, protecting existing informal access to the shoreline is a priority. Developing this lot would eliminate a long-standing community pathway, contradicting the Coastal Commission's mandate to maintain and enhance public access to the coast.

5. Visual Impact and Neighborhood Character The subject property is designated as "visually sensitive" in the *Greater Monterey Peninsula Area Plan*. My home at 2900 Oak Knoll Rd was designed and built in 2007 specifically to harmonize with the existing viewshed. Any two-story construction on this lot would create a massive visual obstruction, violating the principle that new development must be subordinate to the

natural environment. Furthermore, such an obstruction would result in a significant and demonstrable loss of property value for surrounding residents.

6. Preservation as Open Space In alignment with the *Del Monte Forest Plan: Forest Preservation and Development Limitations initiative*, there is a clear public mandate to reduce residential infill in favor of open space. We strongly propose that this parcel be evaluated for acquisition by the **Del Monte Forest Conservancy** or the **Pebble Beach Company** to be permanently deeded as a green space, consistent with nearby protected lots.

We request to be notified of any hearings, design reviews, or permit applications regarding this parcel. We are prepared to provide photographic evidence of the wildlife activity and the projected visual impact on the 17 Mile Drive viewshed.

Thank you for your dedication to preserving the unique character of our forest.

Sincerely,

Mickael Forsman mickaelforsman@gmail.com Phn: 650-380-7064

Ajanta De ajantademd2001@yahoo.com Phn: 312-545-6950

2900 Oak Knoll Rd, Pebble Beach, CA

From:	Mark Greenstein
To:	Alameda, Joseph; Evans-Polockow, Jordan; 293-zahearingcomments; jmason@countryofmonterey.gov
Cc:	Renee Greenstein
Subject:	Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)
Date:	Thursday, March 12, 2026 1:25:27 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

To: Joseph Alameda / Jordan Evans-Polockow / Jade Mason – Monterey County Planning

To: Monterey County Zoning Administration

Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)

Good Afternoon:

Ahead of the Del Monte Forest Land Use Advisory Committee hearing on Thursday, March 19th, we are writing in support of our neighbors and our neighborhood, to once again raise awareness of the many unaddressed concerns with the planned construction ***referenced above***.

While we assume the plans under review technically comply with all regulations, we were recently made aware of an extensive list of unaddressed issues – see below – which has, in turn, left us to wonder whether the planning for this project duly considered the broader interests of all those directly or indirectly affected.

We hope and trust your deliberations at the hearing next week will fairly and fully consider these points.

Regards,

Mark and Renee Greenstein
2872 Oak Knoll Road
Pebble Beach, CA 93953

Issues to address:

- • Loss of safe crossing for pedestrians and wildlife using our longstanding coastal access, with the easement situated along the blind curve on 17 Mile Drive, and no provision for any safe passage along the edge of 17 Mile Drive.
- • Overall scale and neighborhood compatibility of the development: 3,333 sq. ft. home, 435 sq. ft. garage, 798 sq ft, 2-story ADU at the rear of the property.
- • Massing of the house and setback closer to 17 Mile Drive than all other homes along the corridor, and more visible due to the road curve.

- Loss of trees, with 5 mature oaks to be removed. Plans call for keeping Monterey pines, but their very close proximity within several feet of the foundation will necessarily cut away half of their root zone, destabilizing them, causing a wind hazard and ultimately tree death.
- - Stormwater runoff and subsurface water drainage not addressed in the plans, nor sewer capacity and drainage, on a property at the lowest elevation in the neighborhood. Pebble Beach currently sends all stormwater from Oak Knoll down a pipe into this lot. And the open ditch along 17 Mile Drive, preventing pedestrians from safe walking, is not addressed.

From: Sonja Thieme
To: 293-zahearingcomments
Subject: Project File PLN250194
Date: Thursday, March 12, 2026 2:48:05 PM

This Message Is From an Untrusted Sender
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Hi,

Please consider declining the removal of the four seemingly healthy oak trees on the property of 2897 17 Mile Drive in Pebble Beach. These trees are on the edge of the property lot and it is plenty large to come up with a design that avoids taking down healthy trees.

If exempting CEQA status means they can just tear down healthy trees, I would hope that that exemption will not be granted.

Thanks in advance,
S. Thieme

From:	Steve Steinhart
To:	293-zahearingcomments; Evans-Polockow, Jordan; Alameda, Joseph
Cc:	mickaelforsman@gmail.com; A Steve Office; Lisa
Subject:	Petition of Protest - PLN250194 2897 17 Mile Drive
Date:	Saturday, March 14, 2026 1:06:35 PM
Attachments:	PastedGraphic-2.tiff

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Attached please find a petition signed by 25 concerned local residents protesting the proposed development of the current lot at 2897 17 Mile Drive, Pebble Beach, Ca. 93953 - PLN250194…

Please note we could have collected so many more signatures but felt 25 was enough to demonstrate our legitimate concerns.

Thank you for your attention in this crucial neighborhood matter…

Neighborhood Statement of Support & Evidence of Prescriptive Easement

TO: Monterey County Housing & Community Development; Pebble Beach Architectural Review Board

RE: Notice of Long-Standing Public Access and Wildlife Corridor at 2897 17 Mile Drive (APN: 007-201-007-000)

DATE: March 2026

Formal Statement of Opposition & Declaration of Use

We, the undersigned residents and neighbors of Pebble Beach, submit this formal statement regarding the property located at 2897 17 Mile Drive.

Legal Notice of Public Use: Under the California Coastal Act and established California property law regarding Prescriptive Easements, this lot has served as a primary neighborhood thoroughfare for coastal access. The path is a vital link in the local pedestrian network; any development obstructing this route would result in the loss of long-standing public access to the shoreline.

Biological and Safety Impact: We attest that this lot, in conjunction with the open space across from 2900 and 2904 Oak Knoll Rd, serves as a primary nocturnal bedding area and transit corridor for the Del Monte Forest deer population. Obstructing this corridor will displace wildlife onto 17 Mile Drive, creating a significant public safety hazard for motorists.

Request for Action: We collectively request that the Monterey County Planning Department and the Pebble Beach ARB deny any residential building permits for this lot and instead work with the Del Monte Forest Conservancy to preserve this land as permanent open space.

Signatory Declaration

By signing below, I attest to the following:

1. I am a resident or property owner in the immediate vicinity of the subject property.
2. I have openly, continuously, and frequently utilized the pedestrian pathway across 2897 17 Mile Drive for a period exceeding five (5) years.
3. I support the establishment of a Prescriptive Easement to maintain public access to Moss Beach and the Pacific Ocean.

Name: Steve Steinhart

Address: 2904 Oak Knoll Road PB 939

Years used the path: 6+

Signature:

Name: HENRY A PLAIN III

Address: 2455 PEBBLE BEACH CA 93953

Years used the path: 11+

Signature:

Name: THOMAS MCGIBBEN

Address: 2855 OAK KNOLL

Years used the path: 13

Signature:

Name: Joanne Storkan

Address: 1015 ELKHORN Road/PB

Years used the path: Since 1991

Signature:

Name: Steve McNichols

Address: 2879 Oak Knoll Rd

Years used the path: 30 years

Signature:

Name: KATHLEEN MCNICHOLS

Address: 2879 OAK KNOLL RD., P.B.

Years used the path: 30

Signature: Kathleen McNichols

Name: Mayya Ju

Address: 2936 Sloat Rd.

Years used the path: ≈4-5 years

Signature: Mayya Ju

Name: Dennis Gum

Address: 2876 Oak Knoll

Years used the path: 24.5

Signature: Dennis Gum

Name: SUSAN EICHNER

Address: 2876 OAK KNOLL RD.

Years used the path: 4-5

Signature: Susan Eichner

Name: CLAUDIO FABRIZI

Address: 1007 ELK RUN RD

Years used the path: 15 YEARS

Signature:

Name: Scott Katz

Address: 1019 Elk Run

Years used the path: 19

Signature:

Name: Paula MacArevi

Address: 2865 Gallop Rd.

Years used the path: 12

Signature: Paula R. MacArevi

Name: Jeremy Villucci

Address: 2869 Galleon Rd

Years used the path: 5

Signature:

Name: Leslie Kirshner

Address: 1094 Mission Rd Rebble Beach

Years used the path: 10

Signature: Leslie Kirshner

Name: Kyle Wyrsham

Address: 2880 Galleon

Years used the path: 15 years

Signature:

Name: Susan A Wright

Address: 2901 Galleon Rd

Years used the path: 30 years

Signature: Susan A Wright

Name: Andy Orrs

Address: 2868 OAK knoll ed

Years used the path: 10yr

Signature:

Name: Michael Detelich

Address: ~~2861~~ 2861 17 Mile Dr.

Years used the path: 20

Signature:

Name: Michael Brandt

Address: 2877 17 Mile Dr.

Years used the path: 10

Signature:

Name: Kevin McCallum

Address: 2901 17 Mile Drive

Years used the path: 18 years

Signature: K. McCallum

Name: JOERG MEYER
Address: 2897 GALLEON RD
Years used the path: 6
Signature:

Name: Lisa Lapin
Address: 2904 Oak Knoll Rd, Pebble Beach
Years used the path: 5
Signature:

Name: Gregorio A. Reyes
Address: 2889 Galleon Rd.
Years used the path: 12 yrs
Signature:

Name: JOE MARTELLO
Address: 1043 LOST BARRANCA
Years used the path: 14+
Signature: Joe Martello II

Name: Mackey McGibbon
Address: 2895 Oak Knoll Road
Years used the path: 13
Signature:

Steve Steinhart, C.H.M.E.,C.H.S.E.
Steinhart & Associates
www.steinhartassoc.com
steve@steinhartassoc.com
650 823-6240

From:	Andrea McCann
To:	Alameda, Joseph; Evans-Polockow, Jordan; 293-zahearingcomments
Subject:	PLN250194 at 2897 17-Mile Drive
Date:	Sunday, March 15, 2026 2:05:20 PM
Attachments:	Neighborhood House Plans Letter.docx

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

March 15, 2026

Joseph Alameda

Project Planner

Monterey County

Re: Project Location: 2897 17 Mile Drive, Pebble Beach 93953

Project PLN250194

Dear Members of the Zoning Board,

I am a longtime resident of 2892 Galleon Road and am writing to express my strong objection to the proposed development at the above-referenced property.

For decades, residents of the surrounding neighborhood have used the existing pathway through this lot to access the beach and nearby forest trails. This path is used daily by local residents, including children, elderly neighbors, and people walking their dogs. It is also part of a natural corridor used by local wildlife such as deer, bobcats, and mountain lions.

The proposed plan would relocate this long-established path so that pedestrians would be required to cross 17-Mile Drive at a blind spot. As residents who live here year-round, we know that tourist traffic on this road often moves quickly and unpredictably. Moving the crossing to this location would create a significant safety hazard for pedestrians and could lead to serious accidents in the future.

In addition to the pathway issue, the scale of the proposed residence appears significantly out of character with the surrounding neighborhood. The size and bulk of the home, along with the addition of an ADU, appear to maximize building area without adequate consideration of the impacts on neighboring properties. The project as currently proposed would affect views, sunlight, and the open character that residents value in this area.

Our neighborhood is a quiet and close-knit community, and many of us have lived here for many years. We deeply value the natural beauty and livability of this area and are concerned that this proposal does not adequately respect those qualities.

For these reasons, I respectfully ask the Board to carefully consider the concerns of longtime residents and to decline approval of the project as currently proposed, or

require significant modifications that address pedestrian safety, neighborhood compatibility, and the preservation of the existing path.

Thank you for your time and consideration.

Sincerely,
Andrea McCann

March 15, 2026

Joseph Alameda
Project Planner
Monterey County

Re: Project Location: 2897 17 Mile Drive, Pebble Beach 93953

Project PLN250194

Dear Members of the Zoning Board,

I am a longtime resident of 2892 Galleon Road and am writing to express my strong objection to the proposed development at the above-referenced property.

For decades, residents of the surrounding neighborhood have used the existing pathway through this lot to access the beach and nearby forest trails. This path is used daily by local residents, including children, elderly neighbors, and people walking their dogs. It is also part of a natural corridor used by local wildlife such as deer, bobcats, and mountain lions.

The proposed plan would relocate this long-established path so that pedestrians would be required to cross 17-Mile Drive at a blind spot. As residents who live here year-round, we know that tourist traffic on this road often moves quickly and unpredictably. Moving the crossing to this location would create a significant safety hazard for pedestrians and could lead to serious accidents in the future.

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Thank you for your time and consideration.

Sincerely,
Andrea McCann

From: Alameda, Joseph
To: Steve Steinhart; 293-zahearingcomments; Evans-Polockow, Jordan
Cc: mickaelforsman@gmail.com; Lisa
Subject: RE: Petition of Protest - PLN250194 2897 17 Mile Drive
Date: Tuesday, March 17, 2026 9:08:42 AM
Attachments: image001.png

Good Morning,

Your comments have been received and will be included in the record for the Zoning Administrator hearing.

Please let me know fi you have any other questions.

Best,

Joseph Alameda
Assistant Planner
County of Monterey Housing & Community Development
1441 Schilling Place, South 2nd Floor
Main: (831)755-5025 | Direct: (831)783-7079
Accela Citizens Access

Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov, with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions.

From: Steve Steinhart <steve@steinhartassoc.com>
Sent: Tuesday, March 17, 2026 8:37 AM
To: 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>; Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>; Alameda, Joseph <AlamedaJ@countyofmonterey.gov>

Cc: mickaelforsman@gmail.com; Lisa <lalapin@me.com>
Subject: Re: Petition of Protest - PLN250194 2897 17 Mile Drive

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Please forgive me but I have not received acknowledgment of receipt of this. Could you please confirm receipt. Thanks so much.

Steve Steinhart CHSE, CHME. 650 823-6240
Steve@steinhartassoc.com

> On Mar 14, 2026, at 1:04 PM, Steve Steinhart <steve@steinhartassoc.com> wrote:
>
> Attached please find a petition signed by 25 concerned local residents protesting the proposed development of the current lot at 2897 17 Mile Drive, Pebble Beach, Ca. 93953 - PLN250194...
>
> Please note we could have collected so many more signatures but felt 25 was enough to demonstrate our legitimate concerns.
>
> Thank you for your attention in this crucial neighborhood matter...
>
> <Scan cover 1.jpeg>
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> <Scan 2.jpeg>
>
> <Scan. 3jpeg.jpeg>
> <Scan.4 jpeg.jpeg>
> <Scan .5 jpeg.jpeg>
>
> <Scan.6 jpeg.jpeg>
>
> Steve Steinhart, C.H.M.E.,C.H.S.E.
> Steinhart & Associates
> www.steinhartassoc.com

steve@steinhartassoc.com
650 823-6240

<PastedGraphic-2.tiff>

From:	Evans-Polockow, Jordan
To:	Caro, Carissa
Cc:	194-HCD-Secretary
Subject:	Fw: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)
Date:	Monday, March 16, 2026 2:43:35 PM

From: Mark Greenstein <sfgyant24@gmail.com>
Sent: Thursday, March 12, 2026 1:37 PM
To: Alameda, Joseph <AlamedaJ@countyofmonterey.gov>; Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>; 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>; jmason@countyofmonterey.gov <jmason@countyofmonterey.gov>
Cc: Renee Greenstein <renee@greensteinfam.com>
Subject: Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Resending with corrected email for Mr. Mason -

Regards,

Mark Greenstein

On Thu, Mar 12, 2026 at 1:25 PM Mark Greenstein <sfgyant24@gmail.com> wrote:

> **To: Joseph Alameda / Jordan Evans-Polockow / Jade Mason – Monterey County Planning**
> **To: Monterey County Zoning Administration**
> **Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)**
> Good Afternoon:
> Ahead of the Del Monte Forest Land Use Advisory Committee hearing on Thursday, March 19th, we are writing in support of our neighbors and our neighborhood, to once again raise awareness of the many unaddressed concerns with the planned construction ***referenced above***.
> While we assume the plans under review technically comply with all regulations, we were recently made aware of an extensive list of unaddressed issues – see below – which has, in turn, left us to wonder whether the planning for this project duly considered the broader interests of all those directly or indirectly affected.
> We hope and trust your deliberations at the hearing next week will fairly and fully consider these points.
> Regards,
> Mark and Renee Greenstein
> 2872 Oak Knoll Road

Pebble Beach, CA 93953

Issues to address:

- • Loss of safe crossing for pedestrians and wildlife using our longstanding coastal access, with the easement situated along the blind curve on 17 Mile Drive, and no provision for any safe passage along the edge of 17 Mile Drive.
- • Overall scale and neighborhood compatibility of the development: 3,333 sq. ft. home, 435 sq. ft. garage, 798 sq ft, 2-story ADU at the rear of the property.
- • Massing of the house and setback closer to 17 Mile Drive than all other homes along the corridor, and more visible due to the road curve.
- • Loss of trees, with 5 mature oaks to be removed. Plans call for keeping Monterey pines, but their very close proximity within several feet of the foundation will necessarily cut away half of their root zone, destabilizing them, causing a wind hazard and ultimately tree death.
- • Stormwater runoff and subsurface water drainage not addressed in the plans, nor sewer capacity and drainage, on a property at the lowest elevation in the neighborhood. Pebble Beach currently sends all stormwater from Oak Knoll down a pipe into this lot. And the open ditch along 17 Mile Drive, preventing pedestrians from safe walking, is not addressed.

From: Evans-Polockow, Jordan
To: 194-HCD-Secretary
Subject: Fw: Letter re: PLN250194 Public Comment Letter and photo attachments
Date: Monday, March 16, 2026 2:36:23 PM
Attachments: LAPIN-STEINHART LUAC LETTER.pdf
LAPIN STEINHART PHOTOS FOR LUAC.zip
Outlook-County of .png

Good Afternoon Ladies,

I wasn't sure if this was sent to you as well, but I wanted to forward this public comment for one of the projects going to LUAC this Thursday, PLN250194. I have received quite a few more, but wasn't sure if Joey has forwarded them yet.

All the Best,

Jordan Evans-Polockow
Assistant Planner
Housing and Community Development
1441 Schilling Place, 2nd Floor, Salinas, CA 93901
Main: (831) 755-5025 I Direct: (831) 783-7065
Evans-PolockowJ@countyofmonterey.gov

"Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov, with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions."

From: Lisa Lapin <lalapin@me.com>
Sent: Monday, March 16, 2026 1:23 PM
To: Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>
Cc: Steve Steinhart <steve@steinhartassoc.com>
Subject: Letter re: PLN250194 and photo attachments

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Please find attached a letter of concern and accompanying photos and images related to the proposal PLN250194, subject of the upcoming Del Monte Forest LUAC public hearing on March 19. Please confirm receipt of the letter as well as the attached zip file with important accompanying images.

Thank you.

Lisa Lapin and Steve Steinhart
2904 Oak Knoll Road, Pebble Beach
650-313-8956

March 14, 2026

TO: Del Monte Forest Land Use Advisory Committee Members

FROM: Lisa Lapin & Steve Steinhart, 2904 Oak Knoll Road

RE: **LAND USE CONCERNS REGARDING #PLN250194, 2897 17 MILE DRIVE**

Dear Del Monte Forest LUAC Members,

As full-time Pebble Beach homeowners we write to convey our serious questions, concerns and objections to the proposed compound at 2897 17 Mile Drive, #PLN250194. The parcel has been open space since the subdivision was created over 100 years ago and is the last undeveloped parcel along 17 Mile Drive. The proposal raises significant land use issues and will negatively impact wildlife, the surrounding Pebble Beach environment and community, as well as our home and lives at 2904 Oak Knoll Road.

While many recent new homes and remodels in our neighborhood have enhanced our community and Pebble Beach, this proposal will be damaging on multiple fronts. This is a massive, jarring development that will be disturbing to Pebble Beach visitors, golfers or residents. Its proximity to the road, its mass and lot coverage would set a character-changing precedent for the modest-lot neighborhoods of north Pebble Beach. The cumulative mass as proposed would significantly lower property values for established homes immediately adjacent, negating any added property tax for Monterey County and causing financial distress for existing homeowners.

The proposed compound ruins a critical, historic migration route for local wildlife that requires further CEQA study. It blocks safe coastal access for a Pebble Beach neighborhood that has few safe corridors to the coast. These issues make it subject to California Coastal Zone review and the California Coastal Commission provisions for coastal access. It also raises serious land use and environmental questions about storm water drainage and sewage that warrant additional review.

We are attaching a series of photos that convey some of the issues, though the detrimental impact can be better visualized in person. No one has yet come to see the significant impact of this development to our home, not the architect or applicants, or anyone from Monterey County or Pebble Beach. Our home doesn't appear on the plans, nor is there an elevation drawing considering the destruction to our view of sky, ocean and privacy. We request that before any decisions are rendered, the LUAC members make an in-person site visit and properly review and assess the following concerns:

MASS AND DESIGN CONCERNS

1) DEVELOPMENT LARGER THAN REST OF SURROUNDING NEIGHBORHOOD

We are concerned about the overall mass of the proposed muti-structure compound, which from the original story poles and our review of the plans appears to be larger and greater in lot coverage and size than anything else in the neighborhood. With its setback closer to the road than any other home along the Drive, it will loom over the Spanish Bay golf course and 7th Tee. Protruding forward and very tall, it will create a jarring vista for drivers and visitors along 17 Mile Drive. It appears outsized for the vicinity. It is not in keeping with the visual look and landscape of the rest of the residences along the 17 Mile Drive corridor near Spanish Bay, nor aligned with Del Monte Forest land use intent.

Online maps of the California Coastal Commission show that the Coastal Zone actually runs through the middle of the proposed main residence. All other homes along 17 Mile Drive have been constructed behind the Coastal Zone border; this home would cross over and jut out across it. We ask that LUAC and the Coastal Commission determine why this property is not set back with the rest of 17 Mile Drive residences, which sets a concerning precedent for this section of the Coastal Zone. Will all future residences in this corridor be allowed to cross the Coastal Zone?

Del Monte Forest's development rules are intended to preserve open space, trees and viewsheds, and this proposal provides none of these. We purchased our retirement home in Pebble Beach in part because there are rules to avoid the "McMansion" effect of large homes on small lots so prevalent elsewhere. This compound is "maxing" every allowable inch and squeezing it into a small parcel that must devote some land to an easement. That it may meet code requirements does not mean it is beneficial development. It represents poor land use, with large and tall buildings straddling both the far front and far back of the lot, and a garage above ground, creating the visual effect of a singular massive stucture. There are no open sight lines for adjoining homes. This proposal is what some local architects have called a greedy "worst-case build-out scenario." Most recent large homes have careful, thoughtful design with their mass centered on the lot, with architecture of varying heights, lower elevations on the sides, and garages underground. This more thoughtful architecture is compatible with a more open, rural feel that has become the hallmark of Pebble Beach.

2) NEW PRECEDENT ESTABLISHED WITH A TWO-STORY ADU

The new state law allowing an ADU exempt from local regulations is going to be used for the first time in our small-lot neighborhood. While the law is intended to create additional housing, this is a part-time residence and unlikely to serve as housing. This proposal puts 4,600 square feet on a 10,000 square foot lot, with none of it underground.

Everyone who sees the original story poles is asking how an ADU next to a back fence can be that high, when height limits for ADUs are to be capped at 16 feet. Is a variance being requested? Our section of Pebble Beach is lower density, with many one-story homes, or two-story homes with the tallest height centered on their lots. There have been a number of tear-downs and rebuilds, but none with this situation, and all have preserved at least some sight lines in collaboration and cooperation with neighbors. . If a precedent is set in this case, it will forever change the nature of our entire neighborhood, where lots are generally 10,000-square-feet or less.

3) LOSS OF VIEWS AND PROPERTY VALUE

Developments that reduce property values for *all* of the properties around them are not good for Monterey County, Pebble Beach, or anyone. Our home is directly southeast of 2897 17 Mile Drive and shares over 20 feet of property line, though it does not appear on any of the plans before you. Our home was built in 1970 with an orientation to views across the open space at 2897, with all main living spaces, windows and deck facing that direction. When we did an extensive remodel in 2021, we kept the home footprint and elected not to add square footage, and we carefully have preserved all 13 coast live oaks and added more native plants to our land, to retain the natural environment as much as possible.

From our front door today, across our great room to the dining room window, we see trees, sky and glimpses of ocean. The story poles for this massive development indicate we would only see a structure from our living space. The proposed extremely tall front building that stretches horizontally across the entire front of the lot close to the road, coupled with the very tall rear ADU structure, visually overlap and combine to create a singular bulky mass that obstructs 100 percent of our view and we expect it will also block the sound of the ocean. It may as well be an apartment complex proposed for our backyard. There is not a single corridor where we can see distance, depth or the perspective of our location near open space. It completely shuts out trees, golf course, distant ocean views and most of the sky. Due to the utility easement and power lines between our properties, we don't even have space to plant trees that would grow large enough to shield us from the very tall proposed structures.

We have consulted local Realtors and property assessors who have examined the story poles and plans. They tell us we will face at least a 30 percent decline in property value if this compound is built as proposed. This is our retirement home, and it also represents our retirement savings. This proposal would create a severe, totally unnecessary financial loss. How can it be in the interest of any planning jurisdiction or local government to allow one property owner to build something so financially damaging to another?

There is a way to go about this differently. Other nearby new developments, where the structure and height are located toward the middle of the property, have involved collaborations that allow for some viewsheds on either side of the structure. A few doors north at 17 Mile Drive is an excellent example where the adjacent property owners collaborated with adjacent property owners, the left side of the new home was held to one-story with a balcony, and the garage was put below ground, to preserve views for adjacent properties. Impact to our lives and property has not even been considered in this instance, where the sole intent appears to be a maximum build. Photos of the story poles from our home are attached. We invite all members of LUAC to visit our property at 2904 Oak Knoll Road to understand the impact.

LAND USE CONCERNS

The following are serious, community-wide impacts that may help to explain why this lot has remained undeveloped for 100 years, and why the best future use for this parcel is for it to be designated permanent open space. Neighbors tell us that there have been previous proposals to build, all of which have not come to fruition. The following issues all would trigger a California Environmental Quality Act (CEQA) review before any permits could be issued. They are:

4) WILDLIFE PASSAGE DISRUPTION AND LOSS OF 100-YEAR ACCESS TO THE COAST

The LUAC seeks to understand land use implications for new development proposals. The lot at 2897 17 Mile Drive is the last undeveloped parcel along the east side of 17 Mile Drive and Sloat for over a mile in each direction, and as such it has evolved to be an extremely vital open space heavily frequented by both people and wildlife moving between the coast and hills above. It serves as a critical connector to the Del Monte Forest's many other open spaces and wildlife corridors and trails and contributes to the development intent, when Pebble Beach and the Monterey Peninsula Country Club subdivision was created, to maintain this access for all. The lot at 2897 17 Mile Drive acts as a funnel for people and animals and provides the only safe coastal access for the entire north Pebble Beach neighborhood.

Many residents are deeply concerned about the loss of the wildlife easement, known locally for decades as “the deer path,” that runs through this parcel. This formal “easement” through a utility corridor and the well-worn path across the lot have been used by both pedestrians and wildlife since the subdivision was created in the 1920s. There is no pedestrian or bicycle shoulder along 17 Mile Drive that allows for safe passage elsewhere. This is a serious concern among North Pebble Beach and Country Club West residents. For decades, wildlife and people have crossed this lot on a diagonal, because the designated 15-foot-wide utility and wildlife easement ends at a blind curve on 17 Mile Drive, and because an open ditch runs along the road across the entire property. The open ditch, which we understand is in the jurisdiction of Pebble Beach, presents its own hazards, as cars rounding the blind curve with no shoulder frequently end up in the ditch.

By obstructing the long-time crossing, this proposed development creates an immediate and unsafe, hazardous obstacle for animals and pedestrians. It is the only unpaved, unfenced location for more than two miles for wildlife to move from the Monterey Peninsula County Club and Spanish Bay golf courses and coastal open space to the hills above. The intersection of Forest Lodge, Sloat and 17 Mile Drive has a large fence animals can’t cross, and it is too dangerous for pedestrians. Crossing at Elk Run requires animals to walk up a road, which they avoid, and it does not provide access to paths. People from neighborhoods to the southeast, from Mission and Sawmill Gulch, and to the north, from Majella, Ortega and all streets east of Forest Lodge, have been using the easement at 2897 17 Mile Drive as a coastal access point for decades.

The open space is preferred and heavily used by deer, turkeys, bobcats, coyotes, skunks, racoons and an occasional mountain lion, and is well established in their migratory patterns. Google Earth satellite images, attached, show the well-worn animal path, as it is even evident in the manicured golf course. Local wildlife experts have suggested that the well-established wildlife migration path, in use for at least a century, should be the subject of further study, and that disruption to this historic route would be subject to a CEQA review before any permits could be issued. One wildlife biologist said the wildlife impact of this development was “very serious” and “should not be brushed under the rug.”

While a 15-foot utility easement will continue to exist, putting people and animals on a path that ends on a blind curve creates a hazard that could result in serious injury or death, to drivers, animals and people. In 2025, a pedestrian was struck and killed near this blind curve toward the intersection of Sloat and Forest Lodge. Even temporary fencing erected along an incorrect easement boundary by the owners of 2897 17 Mile Drive is causing a hazardous situation, photos attached. Closing off the easement access altogether would result in significant wildlife disruption and a reduced quality of life for an entire

neighborhood that has few safe alternatives to access the coast on foot or by bike, including the nature trails maintained by Pebble Beach. Given the many issues, serious consideration should be given to annexing this rare, vital link to the Del Monte Forest Conservancy's network of permanent open space.

5) LOSS OF TREES AND TREE HEALTH

There will be far fewer trees as a result of this development. The new owners of the property already cut down a 30-foot, healthy, bushy Monterey Pine shortly after assuming ownership of the lot in August 2024. We thought they had a permit to do so, but neighbors suggested that attempts to cover the stump with dirt and new gravel suggested that they did not actually have a permit. We are reporting the removal to you. The stump can be found in the northwest quadrant of the lot, near a corner of the proposed structure, and we have before and after photographs of the tree.

According to the plans, they are seeking to remove more trees, including a row of healthy, mature coast live oaks on the north side of the property, to make room for their driveway. The owner said they wanted to locate the driveway on the north end of the lot due to the hazard of the blind curve on the south side of their lot. On the south side of the lot, current plans call for foundation footings and walls within just several feet of one very mature, healthy Monterey Pine, and footings within five feet of two other mature Monterey Pines. The loss of the roots for the home foundation would effectively destabilize the trees against wind, creating a hazard, and eventually kill these trees. These pines are habitat for great horned owls, red-shouldered hawks and a host of other birds that hunt in the vacant land and on the golf course.

6) STORM WATER AND UNDERGROUND WATER DRAINAGE

We are very concerned about what will happen to storm water drainage overall and on our property as a result of the proposed compound at 2897 17 Mile Drive. Our lots are at a low point in all of developed Pebble Beach and sit atop the natural drainage to the ocean for hundreds of acres. North, south and east of our lots, the terrain is higher. Considerable water runs our direction in even with minor rain. The runoff is a torrent during significant rainstorms. And there is significant water running underneath the surface toward the ocean as well, year-round.

Pebble Beach recently mitigated some of the issues by installing a curb along Oak Knoll Road and a short drain and pipe to move water away from homes and down toward the ocean. The pipe empties water from the street onto the deer path wildlife easement alongside our property at 2904 Oak Knoll. The water then runs down the easement, sometimes creating significant erosion, and then spills across what has been the vacant lot

at 2897 17 Mile Drive. Water then collects in the open ditch along 17 Mile Drive, where there is no drainage to move the water to the other side of 17 Mile Drive so it can progress to the ocean. There is standing water in the open ditch year-round, even at the end of the dry season. The continual moisture indicates that subsurface water is running down and underneath the lot at 2897 17 Mile Drive. The water table on that lot may in fact be very shallow, as it is elsewhere, and other property owners along 17 Mile Drive have needed to take elaborate measures to mitigate this water.

We see absolutely no mention of mitigating stormwater or subsurface runoff in the proposed plans for 2897 17 Mile Drive. With foundations for an adjoining house, garage and ADU all blocking the water flow, we are concerned we will have significant water backing up onto our property again, underground water unable to drain toward the ocean, impacting our foundations and those of neighbors, and a lake in our backyard when it rains.

We request that a surface water, groundwater and hydrologic assessment be done, and that a Pebble Beach storm water drainage and runoff plan be developed for the entire area and shared with the adjacent neighbors, before any development be approved or proceed at 2897 17 Mile Drive. We understand this matter would be part of a CEQA review as well.

7) SEWER FUNCTION AND SEWAGE BACK-UP CONCERNS

At 2904 Oak Knoll, we have experienced sewage backup into our property and sewer gas smells into our home as a result of the main sewer line that runs through the utility easement and the lot at 2897. We understand this sewer line serves most of northern Pebble Beach, east of 17 Mile Drive. The main sewer line is quite old, according to our contractor and plumbers who have helped us mitigate overflows into our house. It is made of terra cotta pipes dating from the 1920s. The sewer line gets clogged with some frequency and we have needed to call Pebble Beach to remove the clogs. We installed an emergency outflow in our backyard that has overflowed, preventing raw sewage from entering our house, but sending toilet paper and effluent into our backyard. More often, we get sewer gas smells coming up through our sinks and drains.

The proposed development places a home right on top of what appear to be sewer vents, or remnants of a former septic tank. The vents emerge from the ground underneath where the home would be constructed. How would the proposed development further impact this very old sewer infrastructure? How will any future sewer issues be mitigated? If the sewer line does run through the development property, can a compound be built on top of it? Will the old main sewer line be upgraded, replaced or relocated prior to any permit approval or construction? Again, these questions could also prompt a CEQA review.

In closing, we also want to note that it has been common practice in our neighborhood for new property owners to introduce themselves and approach their neighbors to discuss and openly share their building plans. They have made compromises in designs to help reduce onerous impacts to their neighbors, before those designs have been presented to the County planners. In this case, the out-of-area owners have never introduced themselves, have not consented to have their plans shared at an earlier stage, and have not even attempted to discuss alternative designs. The out-of-area architect has not made any site visit to ours or other adjacent properties to understand how a max-build-out design might harm neighbors or the environment.

Given the serious concerns we have outlined that are not addressed in the plans, we request that members of LUAC please meet with neighbors and conduct a site visit from our property to understand the cumulative impact of these many issues before approving any development at 2897 17 Mile Drive. We also request that the above questions and concerns about development mass, ADU impact, loss of safe coastal access, the Coastal Zone intrusion, wildlife disruption, tree loss, water runoff and sewage be addressed and mitigated, before this proposal procedes further for Monterey County and CEQA review.

We live here full-time and are deeply involved in, committed to and invested in our community. If this outsized compound as proposed were approved, it would be devastating to us and would immediately and permanently alter our quality of life. But the proposed project has ramifications far beyond, impacting the broader Pebble Beach community overall, visitors, golfers, drivers and residents, hindering coastal access, creating safety hazards, displacing wildlife and destroying an environment that adds enjoyment and value to everyone.

Thank you for your time and attention.

Lisa Lapin & Steve Steinhart

2904 Oak Knoll Road

650-313-8956 or 650-823-6240

lalapin@me.com or Steve@steinhartassoc.com

WILDLIFE MIGRATION PATTERNS

An satellite view of the worn path shows that wildlife migrate across golf course, cross 17 Mile Drive on north end of vacant lot, avoiding the blind curve. The path, visible even in the golf turf, indicates extensive wildlife use, not human use. The animals then use the wildlife easement to access designated open space at Oak Knoll and Galleon. They then cross Forest Lodge Road well above the challenging intersection with 17 Mile Drive, where there are tall hedges and fences and many cars. Below is a photo f the funnel effect of wildlife migration through the area.

CURRENT STATE OF WILDLIFE EASEMENT

2897 17 MILE DRIVE

Wildlife are fenced out and confused; fence is far inside the designated 15-foot utility easement line, which extends 7-8 more feet and to the right of the power pole.

Coastal access for wildlife and an entire Pebble Beach neighborhood now ends at an open ditch, filled with water all year, with an unstable board placed across. It is at a blind curve on 17 Mile Drive, where oncoming cars cannot see wildlife or pedestrians, and there is no shoulder before the traffic lane. There isn't room to safely stand to wait to cross the road. Cars frequently end up in the ditch.

HEALTHY MONTEREY PINE TREE THAT WAS REMOVED AND STUMP

Photo of tree was taken in September 2023, prior to its removal in August 2024. Stump was partially covered with dirt and rocks.

Coastal Zone Boundary

Private Member
CA Coastal Commission Mapping Unit

Summary

The original 1977 CZB maps were mylar (drafting film) copies of 161 USGS 7.5 minute topographic quadrangles with an inked boundary added. This digital version of the boundary was developed to provide a georeferenced, attributed, cadastral (parcel-based) depiction of the Coastal Zone Boundary for the planning and regulatory activities of the Coastal Commission, local governments and others.

View Full Details

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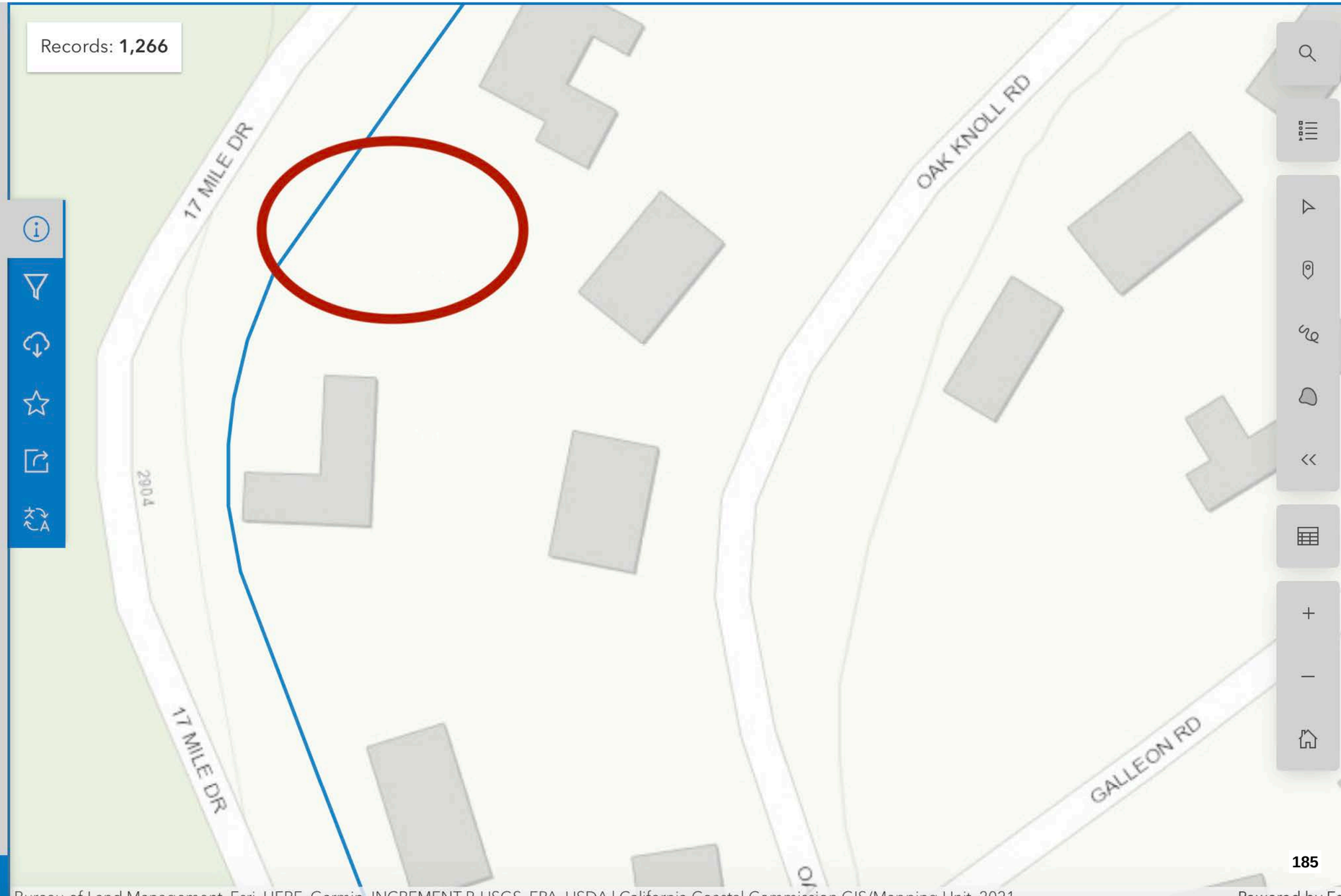
Details

Dataset
Feature Layer

January 22, 2025
Info Updated

I want to use this

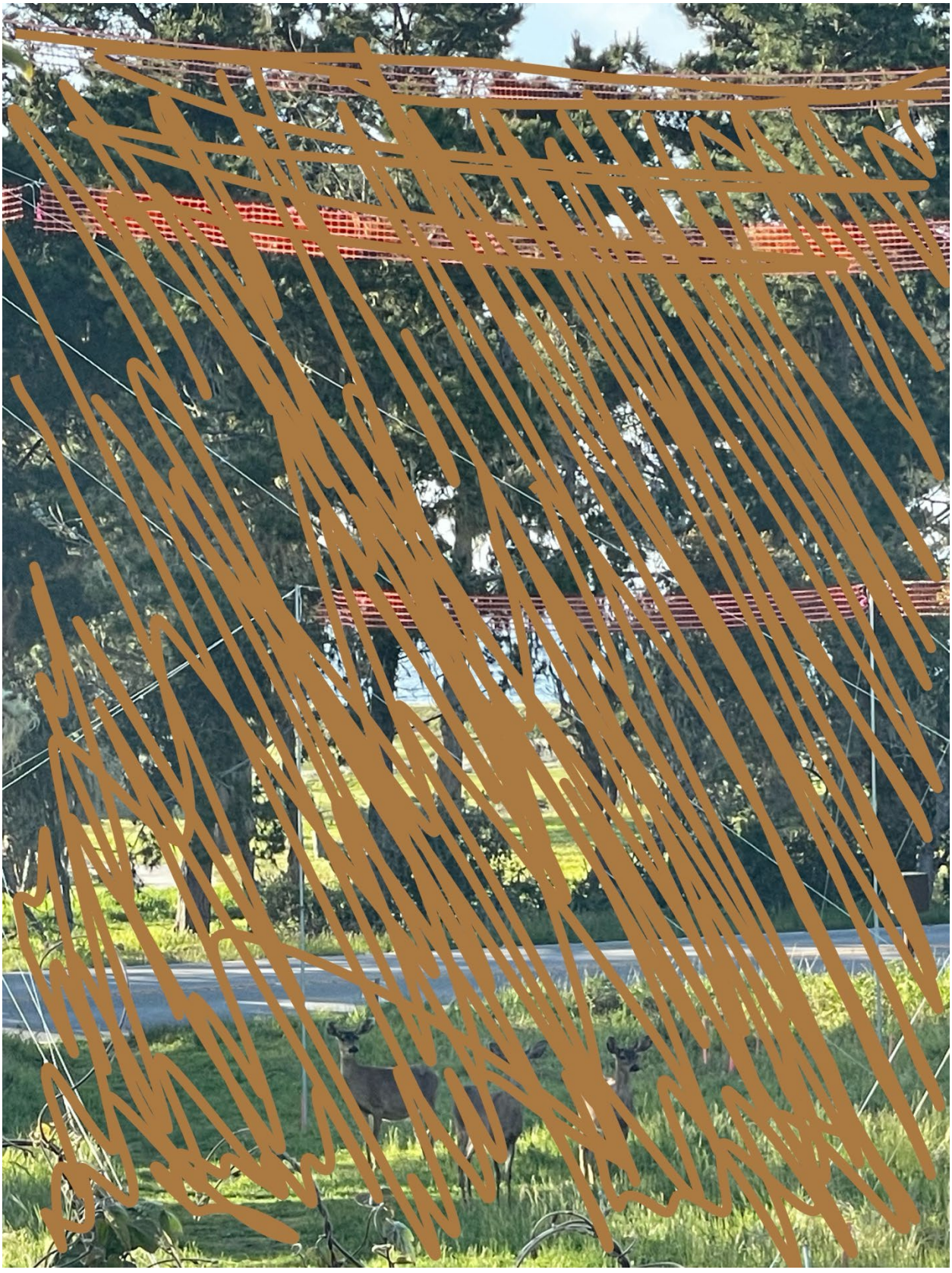
Records: **1,266**



STORM WATER RUNOFF

Pipe installed by Pebble Beach to remove water from the Oak Knoll roadway and send it toward the ocean, down the wildlife easement and into the vacant lot.

VIEW FROM BACKYARD DECK AT 2904 OAK KNOLL



BLOCKED VIEW FROM PRIMARY BEDROOM WINDOW

2904 Oak Knoll Road looking northwest

29

VIEW FROM ACROSS THE STREET AT 17 MILE DRIVE

(2904 Oak Knoll Road in the back right)

From:	Karen Katz
To:	Alameda, Joseph; evanspolockowj@countyofmonterey.gov
Cc:	293-zahearingcomments; Karen Katz
Subject:	PLN250194 - 2897 Seventeen Mile Drive
Date:	Tuesday, March 17, 2026 9:06:41 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

To Whom It May Concern:

We have viewed the proposed house and two story ADU plans at 2897 Seventeen Mile Drive and are concerned about the size of the proposed buildings. Please ensure that appropriate setbacks, height restrictions, and lot coverage are enforced. We want to maintain access along the lot to the golf course and beach and provide wildlife access to the same. Please keep our neighborhood character and ambiance and not allow super large structures that deviate from the surrounding homes.

Thank you for your consideration,

Karen and Scott Katz
1019 Elk Run Road, Pebble Beach
831-915-8153

From: Thomas Mcgibben
To: 293-zahearingcomments
Subject: Public Hearing Comments re:2897 17 Mile Drive
Date: Wednesday, March 18, 2026 3:56:01 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

To Whom It May Concern,

Please allow time for my comments concerning 2897 Mile Drive regarding safety matters. My comments are focused on the easement adjacent to the property at 2897 17 Mile Drive and the safe crossing of 17 Mile Drive. For 12+ years crossing 17 Mile Drive towards Spanish Bay Golf Course and cart paths leading to the beach has been a relatively safe (not entirely) practice. The empty lot (2897)has been undeveloped and the owner had been unreachable for actual permission to diagonally cross the property to a much safer crossing point away from the blind corner. A well worn path visible to all is testament to most neighbors opting for safety first. The actual 17 Mile Drive and Easement crossing point is currently a 2 by 4 board laid out over a drainage ditch with a few inches of accumulated runoff water. It is dangerous. It is unsteady. It is an accident waiting to happen. Once this makeshift bridge is crossed, we have a foot or so of dry surface to “prepare” to cross 17 towards the path on the opposite side. “Prepare” is not to be taken lightly. One must look, listen, hope and possibly pray no cars or trucks are about to round the blind corner, the apex of which is the exact spot of the path crossing.

Facts: modern cars can accelerate from 0 to 30 in less than three seconds. Many exotic cars can achieve this in 1 to 2 seconds. We have plenty of those in the forest. During Car Week, exotics are the norm and many are in the hands of inexperienced drivers out for joy rides. Using 3 seconds as a base measure, cars leaving Forest Lodge headed towards Spanish Bay are just arriving at the start of the blind bend I refer to. They are not even at the apex yet where the path crosses the road. They can not possibly see pedestrians who have started their crossing.

Fact: a typical passenger car traveling 30mph takes 109 feet to come to a complete stop. To start this maneuver, a driver would need a visual cue. There are none. It is a blind corner. At 109 feet from the path, heading at 25-30 mph with zero expectations of impending danger there is zero chance of avoiding an evasive action or worse.
Conclusion: provide Speed Bumps and signage. Signage alone won’t do it. Slow down traffic in the forest and make pedestrians safe.

This request is serious and seeks to avoid an even more serious situation. There are simple solutions that only require foresight and action. This request is now public information. The onus is on PB Company and or DMFC to provide a reasonable solution. Any accidents or incidents or injuries are now your responsibility.

Thank You,
Thomas McGibben

County of Monterey

Board Report

Legistar File Number: ZA 26-028

Item No.3

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

March 26, 2026

Introduced: 3/20/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250310 - CAMPOS ROBERTO & MARIA M (AT&T)
Public hearing to consider the construction of a wireless communication facility consisting of a 71 foot Monopine tower with antenna mounting, 9 panel antennas, and associated equipment; and the allowance to exceed the required height of 30 feet established by the district.
Project Location: 330 Boronda 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.

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

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a: 1) Use Permit to allow the construction of a wireless communication facility consisting of a 71 foot monopine tower, antenna mounting, 9 panel antennas, and associated equipment; and 2) Use Permit to exceed the required height of 30 feet established by the district.

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

PROJECT INFORMATION
Agent: Justin Giarritta
Property Owner: CAMPOS ROBERTO & MARIA M (AT&T)
APN: 261-081-022-000
Parcel Size: 21,954 square feet
Zoning: Medium Density Residential, 4 acres a unit, with Limited Agricultural District and Urban Reserve Zoning District overlays, or "MDR/4-A-UR".
Plan Area: Greater Salinas Area Plan
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831)783-7065

SUMMARY/DISCUSSION
The subject property is located at 330 Boronda Road, Salinas, within the Greater Salinas Area Plan. The applicant (AT&T) proposes the installation of a small cell wireless telecommunication facility (WCF). This project does not include an increase in wastewater

generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. This project was duly noticed and scheduled before the Monterey County Zoning Administrator on March 26th, 2026. As discussed below, the proposed development will not cause a significant adverse visual impact.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Greater Salinas Area Plan (GSAP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 21).

Site Location and Analysis

The development is proposed to be located 330 Boronda Road. The subject property is accessed through an existing easement for road purposes traversing over the adjacent parcel. The application proposes non-exclusive access and utility easements as part of this application to ensure accessibility to the proposed WCF.

The subject property is zoned Medium Density Residential, 4 acres a unit, with Limited Agricultural District and Urban Reserve Zoning District overlays, or "MDR/4-A-UR". Accordingly, Title 21, section 21.12.050.U allows for WCF's subject to a Use Permit in each case. Title 21 section 21.64.310 provides regulations for the siting, design and construction of a WCF. Staff analyzed the proposed development for the best siting and location. The WCF is sited in the back of the property, more than 100 feet from Boronda Road as illustrated in the attached plans. The subject property is accessed through an existing easement for road purposes traversing over the adjacent parcel. The application proposes non-exclusive access and utility easements as part of this application to ensure accessibility to the proposed WCF.

The applicant reviewed potential alternative sites (Exhibit F) within the vicinity and have reached out to property owners for these locations. Each of these sites did not provide an option for AT&T to install a WCF. The proposed development would allow AT&T to provide maximum coverage to the surrounding neighborhoods, as well as serving FirstNet for city and county first responders. The Applicant provided Service Coverage Maps illustrate this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (Exhibit F). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Greater Salinas.

Co-Location

Title 21 section 21.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF within the vicinity that could be used for co-location and meet the coverage objectives identified in the plan provided. Several other sites were inquired upon by the applicant within the surrounding area, but the owners either neglected to respond or turned down the leasing of the land for the WCF development proposal. The WCF includes the installation an 71-foot Monopine tower which includes antenna mounting, 9 panel antennas, and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources
The proposed WCF would utilize a nature design and colors as the surrounding trees within the area, which are tall wooden dark brown with dark green foliage. The development is surrounded by existing vegetation and structures, and as designed would blend with the surrounding environment. The nature-based design and colors of the Monopine WCF blend with the surrounding environment and match existing nearby trees, with all proposed antennas and tower mounted appurtenances to be covered with leaf socks. Consistent with the Greater Salinas Area Plan Policy GS-3.2, the design of the Monopine WCF mimicking a tree, plant-like materials are proposed to be used to integrate the man-made environment with the natural environment and to screen or soften any potential of visual impact. The Monopine design was selected by the applicant over other designs including an unscreened monopole and lattice tower in order to decrease the overall visual impact to the area for the least amount of silhouette within this mixed-use area of residential, commercial, and agricultural uses. Staff found that the proposed development blends with the surrounding area and does not have any impact to any public views.

Although the WCF exceeds the maximum height allowed for MDR zoning district, Title 21 section 21.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to a Use Permit. As proposed, the project would be consistent with design and visual resource policies of the GSAP and Title 21.

Radio Frequency
The applicant has submitted a report prepared by EBI Consultants (Exhibit D), evaluating the proposed facility. The RFE report (LIB260005) finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources
Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is not within a known or potential archaeological resource area. An Archaeological Report (LIB260004) was conducted on the parcel 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.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a wireless telecommunication facility. The project does not involve the removal of

trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, 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
Exhibit B - Radio Frequency Report
Exhibit C - Vicinity Map
Exhibit D - Coverage Map
Exhibit E - Photo Simulations
Exhibit F - Alternative Site Analysis

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Roberto & Maria M. Campos, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250310

Introduced: 3/20/2026 **Current Status:** Agenda Ready

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

PLN250310 - CAMPOS ROBERTO & MARIA M (AT&T)

Public hearing to consider the construction of a wireless communication facility consisting of a 71 foot Monopine tower with antenna mounting, 9 panel antennas, and associated equipment; and the allowance to exceed the required height of 30 feet established by the district.

Project Location: 330 Boronda 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.

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a: 1) Use Permit to allow the construction of a wireless communication facility consisting of a 71 foot monopine tower, antenna mounting, 9 panel antennas, and associated equipment; and 2) Use Permit to exceed the required height of 30 feet established by the district.

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

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: CAMPOS ROBERTO & MARIA M (AT&T)
APN: 261-081-022-000
Parcel Size: 21,954 square feet
Zoning: Medium Density Residential, 4 acres a unit, with Limited Agricultural District and Urban Reserve Zoning District overlays, or "MDR/4-A-UR".
Plan Area: Greater Salinas Area Plan
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831)783-7065

SUMMARY/DISCUSSION

The subject property is located at 330 Boronda Road, Salinas, within the Greater Salinas Area Plan. The applicant (AT&T) proposes the installation of a small cell wireless telecommunication facility (WCF). This project does not include an increase in wastewater generation or installation, upgrade, or

repairs to any onsite wastewater treatment system components. This project was duly noticed and scheduled before the Monterey County Zoning Administrator on March 26th, 2026. As discussed below, the proposed development will not cause a significant adverse visual impact.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Greater Salinas Area Plan (GSAP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 21).

Site Location and Analysis

The development is proposed to be located 330 Boronda Road. The subject property is accessed through an existing easement for road purposes traversing over the adjacent parcel. The application proposes non-exclusive access and utility easements as part of this application to ensure accessibility to the proposed WCF.

The subject property is zoned Medium Density Residential, 4 acres a unit, with Limited Agricultural District and Urban Reserve Zoning District overlays, or "MDR/4-A-UR". Accordingly, Title 21, section 21.12.050.U allows for WCF's subject to a Use Permit in each case. Title 21 section 21.64.310 provides regulations for the siting, design and construction of a WCF. Staff analyzed the proposed development for the best siting and location. The WCF is sited in the back of the property, more than 100 feet from Boronda Road as illustrated in the attached plans. The subject property is accessed through an existing easement for road purposes traversing over the adjacent parcel. The application proposes non-exclusive access and utility easements as part of this application to ensure accessibility to the proposed WCF.

The applicant reviewed potential alternative sites (Exhibit F) within the vicinity and have reached out to property owners for these locations. Each of these sites did not provide an option for AT&T to install a WCF. The proposed development would allow AT&T to provide maximum coverage to the surrounding neighborhoods, as well as serving FirstNet for city and county first responders. The Applicant provided Service Coverage Maps illustrate this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (Exhibit F). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Greater Salinas.

Co-Location

Title 21 section 21.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF within the vicinity that could be used for co-location and meet the coverage objectives identified in the plan provided. Several other sites were inquired upon by the applicant within the surrounding area, but the owners either neglected to respond or turned down the leasing of the land for the WCF development proposal. The WCF includes the installation an 71-foot Monopine tower which includes antenna mounting, 9 panel antennas, and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources
The proposed WCF would utilize a nature design and colors as the surrounding trees within the area, which are tall wooden dark brown with dark green foliage. The development is surrounded by existing vegetation and structures, and as designed would blend with the surrounding environment. The nature-based design and colors of the Monopine WCF blend with the surrounding environment and match existing nearby trees, with all proposed antennas and tower mounted appurtenances to be covered with leaf socks. Consistent with the Greater Salinas Area Plan Policy GS-3.2, the design of the Monopine WCF mimicking a tree, plant-like materials are proposed to be used to integrate the man-made environment with the natural environment and to screen or soften any potential of visual impact. The Monopine design was selected by the applicant over other designs including an unscreened monopole and lattice tower in order to decrease the overall visual impact to the area for the least amount of silhouette within this mixed-use area of residential, commercial, and agricultural uses. Staff found that the proposed development blends with the surrounding area and does not have any impact to any public views.

Although the WCF exceeds the maximum height allowed for MDR zoning district, Title 21 section 21.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to a Use Permit. As proposed, the project would be consistent with design and visual resource policies of the GSAP and Title 21.

Radio Frequency
The applicant has submitted a report prepared by EBI Consultants (Exhibit D), evaluating the proposed facility. The RFE report (LIB260005) finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources
Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is not within a known or potential archaeological resource area. An Archaeological Report (LIB260004) was conducted on the parcel 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.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a wireless telecommunication facility. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no

cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, 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
Exhibit B - Radio Frequency Report
Exhibit C - Vicinity Map
Exhibit D - Coverage Map
Exhibit E - Photo Simulations
Exhibit F - Alternative Site Analysis

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Roberto & Maria M. Campos, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250310

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:
CAMPOS ROBERTO & MARIA M (AT&T)
(PLN250310) RESOLUTION NO. 26-
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and

Approving a Combined Development Permit consisting of a 1) Use Permit to allow the construction of a wireless communication facility consisting of a 71 foot Monopine tower, antenna mounting, 9 panel antennas, and associated equipment; and 2) Use Permit to exceed the required height of 30 feet established by the district.

[PLN250310, CAMPOS ROBERTO & MARIA M (AT&T), 330 Boronda Road, Salinas, Greater Salinas Area Plan, (APN: 261-081-022-000)]

The ROBERTO & MARIA M (AT&T) application (PLN250310) came on for public hearing before the Monterey County Zoning Administrator on March 26, 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:
      - 2010 Monterey County General Plan;
      - Greater Salinas Area Plan (GSAP); and
      - Monterey County Code (MCC) Zoning Ordinance (Title 21)

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

   b) Allowed Use. The property is located at to 330 Boronda Road, Salinas (APN 261-081-022-000), Greater Salinas Area Plan. The subject property is accessed through an existing easement for road purposes traversing over the adjacent parcel. The application proposes non-exclusive access and utility

easements as part of this application to ensure accessibility to the proposed WCF.

The subject property is zoned Medium Density Residential, 4 acres a unit, with Limited Agricultural District and Urban Reserve Zoning District overlays, or "MDR/4-A-UR". Wireless communication facilities are a conditional use with a Use Permit in this zoning district, pursuant to Title 21 section 21.12.050.U. The project proposes the construction of a wireless telecommunication facility (WCF) consisting of a 71 foot high tower with one antenna mounting, 9 panel antennas, and associated equipment greater than the height allowed for the zoning district. The associated equipment on the tower includes 9 AT&T remote radio heads (RRHs) mounted behind antennas (3 per sector), 9 proposed AT&T panel antennas at a 70'-0" centerline, 9 proposed AT&T panel antennas at a 70'-0" centerline, with leaf socks covering all proposed antennas and tower mounted appurtenance. The associated ground site equipment includes AT&T 30kw AC generator on a new concrete pad, AT&T walk-up cabinet (WUC) mounted to new concrete pad, AT&T GPS antenna, AT&T 8 foot chain link fence with slats and 3-strand of barb wire, AT&T DC50 surge suppressor mounted to WUC equipment cabinet, AT&T 20 foot ice bridge, 25 foot wood pole with 2 weatherheads, AT&T worklight mounted to new H-Frame, and AT&T Ciena and Hoffman box mounted stacked to the proposed H-Frame. The purpose of this proposed WCF monopine is to provide the surrounding residential neighborhoods with more reliable coverage indoors and outdoors, as well as serving FirstNet for city and county first responders. Title 21 section 21.64.310 provides regulations for the siting, design and construction of a WCF. The WCF is sited in the back of the property, more than 100 feet from Boronda Road as illustrated in the attached plans. Therefore, the project is consistent with the zoning.

c) Lot Legality. The subject property (21,954 square feet), APN: 261-081-022-000, is identified as "Parcel 1" on a Record of Survey, recorded on September 10, 2025, Volume 38 of Surveys Page 92. Therefore, the County recognizes this lot as a legal lot of record.

d) Design and Visual Resources. The WCF would be designed to mirror the appearance of surrounding trees within the area of the parcel. Consistent with GSAP Policy GS-3.2, the design of the Monopine WCF mimicking a tree, plant-like materials are proposed to be used to integrate the man-made environment with the natural environment and to screen or soften any potential of visual impact. The proposed WCF will utilize a nature design and colors as the surrounding trees on neighboring trees, which are tall wooden dark brown with dark green foliage. The development is surrounded by existing vegetation and structures, and as designed would blend with the surrounding environment. A few of the surrounding parcels have a variety of coniferous trees of a similar height in comparison to the proposed development. The nature-based design and colors of the Monopine WCF blend with the surrounding environment and match existing nearby trees, with all proposed antennas and tower mounted appurtenances to be covered with leaf socks. Pursuant to Title 21 section 21.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The natural design and colors of the tower blend with the surrounding environment and match

existing nearby trees. The Monopine design was selected by the applicant over other designs including an unscreened monopole and lattice tower in order to decrease the overall visual impact to the area for the least amount of silhouette within this mixed-use area of residential, commercial, and agricultural uses. Staff found that the proposed development blends with the surrounding area and does not have any impact to any public views.

Although the WCF exceeds the maximum height allowed for MDR zoning districts- towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to a Use Permit pursuant to Title 21 section 21.62.030.B. Therefore, the project meets regulations for the siting, design, and construction of wireless communication facilities pursuant to Monterey County Code (MCC) Title 10 section 21.64.310.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is not within a known or potential archaeological resource area. An Archaeological Report (LIB260004 was conducted on the parcel 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.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 21 Section 21.64.310.

g) Land Use Advisory Committee. The project was not referred to a Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing a Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance as outlined in the LUAC Guidelines Board Resolution No. 08-338.

h) County staff conducted a site visit on January 29th, 2026, to verify that the project location and height did not cause any adverse or visual impacts.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250310.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report" prepared by EBI Consulting, Frederick, MS, August 12, 2025.

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

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250310.

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

b) Necessary public facilities are available. The proposed project will not require the use of water or sewer as it is an unmanned wireless communication facility.

c) A Radio-Frequency (RF) engineering analysis was prepared by EBI Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) County staff conducted a site visit on January 29th, 2026, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250310.

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

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

b) Staff conducted a site inspection on January 29th, 2026, and researched County records to assess if any violation exists on the subject property.
d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250310.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures. plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project

EVIDENCE:
a) The development will include the installation of a wireless telecommunication facility consisting of an 71 foot monopine tower with antenna mounting, 9 panel antennas, and associated equipment. The project also includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303.
b) No adverse environmental effects were identified during staff review of the development application. None of the exceptions under CEQA Guidelines §15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250310.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC. The proposed telecommunication facility will not create a hazard for aircraft in flight. The proposed wireless communication facility complies with all applicable requirements of MCC §21.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and all zoning violation abatement costs, if any, have been paid.

EVIDENCE:
a) This project consists of the construction of a wireless communication facility consisting of an 71 foot monopine tower with antenna mounting, 9 panel antennas, and associated equipment. The associated equipment on the tower includes 9 AT&T remote radio heads (RRHs) mounted behind antennas (3 per sector), 9 proposed AT&T panel antennas at a 70'-0" centerline, 9 proposed AT&T panel antennas at a 70'-0" centerline, with leaf socks covering all proposed antennas and tower mounted appurtenance. The associated ground site equipment includes AT&T 30kw

AC generator on a new concrete pad, AT&T walk-up cabinet (WUC) mounted to new concrete pad, AT&T GPS antenna, AT&T 8 foot chain link fence with slats and 3-strand of barb wire, AT&T DC50 surge suppressor mounted to WUC equipment cabinet, AT&T 20 foot ice bridge, 25 foot wood pole with 2 weatherheads, AT&T worklight mounted to new H-Frame, and AT&T Ciena and Hoffman box mounted stacked to the proposed H-Frame. The Monopine design was selected over other designs including an unscreened monopole and lattice tower in order to decrease the overall visual impact to the area for the least amount of silhouette within this mixed-use area of residential, commercial, and agricultural uses. Title 21 section 21.64.310 provides regulations for the siting, design and construction of a WCF. The property is located on 330 Boronda Road, Salinas.

b) Pursuant to the requirements in MCC §21.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed wireless facility requires a Use Permit. (see evidence b, Finding 1).

c) Site Location and Analysis. The development is proposed to be located off of Boronda Road, which is a public road maintained by the County of Monterey. The subject property is accessed through an existing easement for road purposes traversing over the adjacent parcel. The application proposes non-exclusive access and utility easements as part of this application to ensure accessibility to the proposed WCF.
Accordingly, Title 21, section 20.12.050.U allows for WCF subject to a Use Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. The WCF is sited in the back of the property, more than 100 feet from Boronda Road as illustrated in the attached plans. The proposed development would allow AT&T to provide maximum coverage to its customers. Other sites were considered for the site location to meet their coverage goals while choosing the least intrusive and technically viable sites. These other sites include Echoes from Calvery Church off of Post Drive, the Singh Property off of Calle de Adobe, the Washington Mutual Mortgage Property on Fontes Lane, the Brilliante Property on Fontes Lane, and the Salinas Transfer Station, all located in Salinas. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area. According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within the Greater Salinas Area.

d) Co-Location. Co-location opportunities were analyzed for the proposed project. There are no existing WCF within the vicinity that could be used for co-location and meet the coverage objectives identified in the plan provided. Several other sites were inquired upon by the applicant within the surrounding area, but the owners either neglected to respond or turned down the leasing of the land for the WCF development proposal. Title 21 section 21.64.310 encourages co-location, and Condition No. 6 has been added to support future co-location by other carriers. Additionally, the proposed height is allowable under Title 21 section 21.62.030.B with a Use

Permit, which is justified here due to the limited visual change and compliance with siting and design standards. See Finding 1, Evidence d for further detail.

e) The project is consistent with MCC Chapter 21.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §21.92.050 and therefore need not comply with the heights outlined in MCC §21.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate FAR Part 77 Imaginary Surface. The project site is located approximately 3.5 miles from Salinas Municipal Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250310.

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

EVIDENCE: a) Pursuant to Title 21 section 21.80.040.B the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator.

DECISION

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

1. Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines and and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a 1) Use Permit to allow the construction of a wireless communication facility consisting of a 71 foot monopine tower, antenna mounting, 9 panel antennas, and associated equipment; 2) Use Permit to exceed the required height of 30 feet established by the district.

PASSED AND ADOPTED this 26th day of March 2026.

_____

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.
IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING

COMMISSION, ALONG WITH THE APPROPRIATE FILING FEE, ON OR BEFORE DATE.

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250310

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250310) allows a: 1) Use Permit to allow the construction of a wireless communication facility consisting of a 71-foot Monopine tower, antenna mounting, 9 panel antennas, and associated equipment; and 2) Use Permit to exceed the required height of 30 feet established by the district. The property is located at 330 Boronda Road, Salinas (Assessor's Parcel Number 261-081-022-000), 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 Combined Development Permit (Resolution Number _____) was approved by the Zoning Administer for Assessor's Parcel Numbers 261-081-022-000 on March 26th, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed 71 feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

9. EHSP01 - HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or commencement of operations.

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AT&T SITE NUMBER: CCL07195
AT&T SITE NAME: BORONDA & CALLE DE ADOBE

330 BORONDA ROAD
SALINAS, CALIFORNIA 93907
JURISDICTION: MONTEREY COUNTY
APN: 261-081-022-000

INITIATIVE/PROJECT: NSB
USID #: 503687
FA LOCATION CODE: 16577854
RFDS ID: RFDS-101755
RFDS VERSION: 1.00
RFDS DATE: 07/01/2025
PACE JOB #: WSSFR0054312
PTN #: 3701AA0NGK

SITE TYPE: WALK-UP CABINET (WUC) / MONOPINE TOWER

PROJECT DESCRIPTION

A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- INSTALLATION OF A NEW AT&T 80'-0" MONOPINE
- INSTALLATION OF A NEW AT&T ANTENNA MOUNTING ASSEMBLY AT A 70'-0" CENTERLINE
- INSTALLATION OF (9) AT&T PANEL ANTENNAS MOUNTED AT A 70'-0" CENTERLINE ((3) PER SECTOR)
- INSTALLATION OF (12) AT&T REMOTE RADIO HEADS (RRHs) ((4) PER SECTOR)
- INSTALLATION OF (3) AT&T TOWER MOUNTED DC9 SURGE SUPPRESSORS ((1) PER SECTOR)
- INSTALLATION OF (1) AT&T GPS UNIT MOUNTED TO WUC EQUIPMENT CABINET
- INSTALLATION OF (1) AT&T 30KW GENERATOR ON A NEW CONCRETE PAD
- INSTALLATION OF (1) AT&T WALK-UP CABINET (WUC) ON A NEW CONCRETE PAD
- INSTALLATION OF NEW AT&T 8' CHAIN LINK FENCE WITH 3-STRANDS BARB WIRE
- INSTALLATION OF (2) AT&T 6' WIDE CHAIN LINK GATE WITH 3-STRANDS BARB WIRE
- INSTALLATION OF A 200A DEDICATED SERVICE TO METER
- INSTALLATION OF (1) AT&T SHUT OFF SWITCH MOUNTED TO NEW H-FRAME
- INSTALLATION OF (1) AT&T CIENA AND (1) HOFFMAN BOX MOUNTED TO A NEW H-FRAME
- INSTALLATION OF (1) AT&T DC50 SURGE SUPPRESSOR MOUNTED TO WUC EQUIPMENT CABINET
- INSTALLATION OF (1) AT&T 200A PTLC WITH CAMLOCK AND INTEGRATED AUTOMATIC TRANSFER SWITCH (ATS)
- INSTALLATION OF (1) 25' WOOD POLE WITH (2) WEATHERHEADS

PROJECT INFORMATION

SITE NAME:	BORONDA& CALLE DE ADOBE	APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CALIFORNIA 94583
SITE #:	CCL07195		
COUNTY:	MONTEREY COUNTY	SITE ACQUISITION COMPANY:	NEXTEDGE NETWORKS 240 STOCKTON STREET SAN FRANCISCO, CALIFORNIA 94108
JURISDICTION:	MONTEREY COUNTY		
APN :	261-081-022	LEASING CONTACT:	51 WIRELESS NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
SITE ADDRESS:	330 BORONDA ROAD SALINAS, CALIFORNIA 93907		
CURRENT ZONING:	MEDIUM DENSITY RESIDENTIAL	ZONING CONTACT:	51 WIRELESS NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)	CONSTRUCTION CONTACT:	ERICSSON TODD MERRIL (530) 605-5765 TODD.MERRIL@ERICSSON.COM
POWER:	PG&E		
LATITUDE:	N 36° 41' 58.3" NAD 83 N 36.699531° NAD 83		
LONGITUDE:	W 121° 40' 38.6" NAD 83 W 121.677381° NAD 83		
GROUND ELEVATION:	±58.0' AMSL		
PROPERTY OWNER:	ROBERTO & MARIA CAMPOS 326 BORONDA RD SALINAS, CA 93907		

VICINITY MAP

SCALE: N/A

DRIVING DIRECTIONS

FROM: 5005 EXECUTIVE PARKWAY, SAN RAMON, CALIFORNIA 94583
TO: 330 BORONDA ROAD, SALINAS, CALIFORNIA 93907

1.	HEAD WEST	82 FT
2.	TURN RIGHT	0.1 MI
3.	TURN RIGHT TOWARD EXECUTIVE PKWY	56 FT
4.	TURN RIGHT TOWARD EXECUTIVE PKWY	285 FT
5.	TURN RIGHT ONTO EXECUTIVE PKWY	0.2 MI
6.	TURN RIGHT ONTO CAMINO RAMON	0.6 MI
7.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD	0.4 MI
8.	SLIGHT RIGHT TO MERGE ONTO I-680 S	0.3 MI
9.	MERGE ONTO I-680 S	33.8 MI
10.	USE THE RIGHT 3 LANES TO TAKE EXIT 1B TO MERGE ONTO US-101 S TOWARD LOS ANGELES	55.2 MI
11.	TAKE EXIT 330 FOR LAUREL DR	0.3 MI
12.	USE THE MIDDLE LANE TO TURN RIGHT ONTO W LAUREL DR	482 FT
13.	CONTINUE STRAIGHT ONTO CALLE DEL ADOBE	0.6 MI
14.	TURN LEFT ONTO BORONDA RD	364 FT
15.	TURN LEFT	184 FT
16.	DESTINATION WILL BE ON THE LEFT BORONDA, CALIFORNIA 93907, USA	

ESTIMATED TIME: 2 HOUR AND 1 MINUTES ESTIMATED DISTANCE: 91.8 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO H=THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCE STANDARDS, PART 12 TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET NO.	DESCRIPTION	REV
T-1	TITLE SHEET	0
T-2	ABBREVIATION, LEGEND, GENERAL & CONSTRUCTION NOTES	0
T-3	BATTERY SPECIFICATIONS	0
C-1	SURVEY	0
A-1	OVERALL SITE PLAN	0
A-2	SITE DETAIL	0
A-2.1	SITE DETAIL WITH DIMENSIONS	0
A-3	ANTENNA PLAN AND EQUIPMENT SCHEDULE	0
A-4	PROPOSED NORTH AND EAST ELEVATIONS	0
A-5	PROPOSED SOUTH AND WEST ELEVATIONS	0
D-1	EQUIPMENT DETAILS	0
D-2	EQUIPMENT DETAILS	0
D-3	EQUIPMENT DETAILS	0
D-4	EQUIPMENT DETAILS	0
D-5	EQUIPMENT DETAILS	0
E-1	ELECTRICAL NOTES	0
E-2	UTILITY ROUTING AND SINGLE LINE DIAGRAM	0
E-3	UTILITY ROUTING, PANEL SCHEDULE, ELECTRICAL NOTES AND DETAILS	0
G-1	GROUNDING LAYOUTS, NOTES AND DETAILS	0
G-2	GROUNDING DETAILS	0
RF-1	PLUMBING DIAGRAM	0

PROJECT INFORMATION:
CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR
at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:
NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
TITLE SHEET

SHEET NUMBER
T-1

1P,2P,&3P	SINGLE POLE, TWO POLE, & THREE POLE
A/C	AIR CONDITIONING
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
APPROX.	APPROXIMATELY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
A OR AMP.	AMPERE
BLDG.	BUILDING
BLK.	BLOCK
BMR	BASE MOBILE RADIO
B/S	BUILDING STANDARD
BTCW	BARE TIN COPPER WIRE
CU.	COPPER
C.O.	CONDUIT ONLY
C.	CONDUIT SIZED AS NOTED
C.B.	CIRCUIT BREAKER
CKT.	CIRCUIT
CLG.	CEILING
CLR.	CLEAR
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DBL.	DOUBLE
DIA. Ø	DIAMETER
DIAG.	DIAGONAL
DIM	DIMENSION
DN	DOWN
DTL, DETL	DETAIL
DWG.	DRAWING
DEF	DUAL ELEMENT FUSES
EA.	EACH
EL, ELEV	ELEVATION
ELECT	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EX	EXISTING
E.G.	EXISTING GRADE
EXT	EXTERIOR
E.C.	ELECTRICAL CONTRACTOR
EGB	EQUIPMENT GROUND BUS
EMT.	ELECTRICAL METALLIC TUBING
FIN.	FINISH
F.G.	FINISH GRADE
FLOUR.	FLUORESCENT
FLR	FLOOR
FT.	FOOT
GRC.	GALVANIZED RIGID CONDUIT
G. OR GRD.	GROUND
GA.	GAUGE
GALV.	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GPS	GLOBAL POSITION SYSTEM
GWB	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
HARDWD	HARDWOOD
HORIZ.	HORIZONTAL
HR	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTING AND AIR CONDITIONING
I.B.C.	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIA.
IN.	INCH
INFO	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
KW.	KILOWATTS
LB(S)	POUND(S)
MAX.	MAXIMUM
MECH	MECHANICAL
MET. MTL	METAL
MFR.	MANUFACTURER
MGR	MANAGER
MIN.	MINIMUM
MISC	MISCELLANEOUS
MGB	MAIN GROUND BUS
MTD.	MOUNTED
N.E.C.	NATIONAL ELECTRICAL CODE
NEUT.	NEUTRAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OD	OUTSIDE DIAMETER
OPG.	OPENING
OPP	OPPOSITE
OHP	OVERHEAD POWER
OHF	OVERHEAD FIBER
OHP/OHF	OVERHEAD POWER/OVERHEAD FIBER
PVC.	SCHEDULE 40 PLASTIC CONDUIT.
PLYWD.	PLYWOOD
PR	PAIR
PH	PHASE
PROJ.	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
RECPT.	RECEPTACLE
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
SW.	SWITCH
SHT	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ	SQUARE
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.V.	SHEET VINYL
S.S.	STAINLESS STEEL
STD.	STANDARD
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
THRU	THROUGH
T.N.	TOE NAIL
TNND	TINNED
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FRONDS
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF SLAB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UBC	UNIFORM BUILDING CODE
UGP	UNDERGROUND POWER
UGF	UNDERGROUND FIBER
VERT.	VERTICAL
VIF	VERIFY IN FIELD
V.C.T.	VINYL COMPOSITE TILE
W/	WITH
WIN	WINDOW
W/O	WITHOUT
W.	WATTS
W.P.	WEATHERPROOF
XFMR	TRANSFORMER
(E)	EXISTING
(P)	PROPOSED
℄	CENTERLINE
ℙ	PROPERTY LINE
&	AND
@	AT
#	NUMBER
∡	ANGLE

ABBREVIATIONS

NEW ANTENNA
EXISTING ANTENNA
GROUND ROD
GROUND BUSS BAR
MECHANICAL GRND. CONN.
CADWELD
GROUND ACCESS WELL
ELECTRIC BOX
FIBER BOX
LIGHT POLE
FND. MONUMENT
SPOT ELEVATION
SET POINT
REVISION
GRID REFERENCE

GROUT OR PLASTER
(E) BRICK
(E) MASONRY
CONCRETE
EARTH
GRAVEL
PLYWOOD
SAND
WOOD CONT.
WOOD BLOCKING
STEEL
DETAIL REFERENCE
ELEVATION REFERENCE
SECTION REFERENCE

ELECTRICAL CONDUIT
UNDERGROUND COAXIAL CABLE
OVERHEAD SERVICE CONDUCTORS
CHAIN LINK FENCING
CENTERLINE
PROPERTY LINE
MATCH LINE
WORK POINT
GROUND CONDUCTOR
FIBER CONDUIT
LEASE LINE

LEGEND

1. THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
4. THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES, OR REGULATION TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 16A OF THE CALIFORNIA BUILDING CODE REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
12. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
15. CONTRACTOR TO PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
16. CONTRACTOR IS TO SPRAY WITH EPA APPROVED WEED CONTROL PRIOR TO PLACING 4" AGGREGATE BASE, GEOTECH FABRIC AND CRUSHED ROCK. TYPICAL INSIDE ENTIRE SITE.

PROJECT GENERAL NOTES

1. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988.
2. SURVEY INFORMATION SHOWN IS OBTAINED FROM A SURVEY PREPARED BY HAYES LAND SURVEYING & MAPPING. DATED: 06/26/2025
3. THE ENGINEER SPECTRUM SERVICES, INC. AND REPRESENTATIVES OF THE OWNER, MUST BE NOTIFIED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT (702) 367-7705.
4. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
5. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
6. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-CONSTRUCTED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
7. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
8. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION. NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
10. THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK OR AS STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
11. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
12. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
13. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY.
14. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY.
15. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
16. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
17. THE GRADES WITHIN THE FENCED IN AREA ARE TO BE ACHIEVED BY COMPACTING CLEAN FILL TO A DENSITY OF 90% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AND REPAVING WITH ASPHALT CONCRETE TO MATCH EXISTING.
18. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
19. DRIVEWAY CONSTRUCTION, GRADING AND DRAINAGE WORK SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR THE ROAD AND BRIDGE CONSTRUCTION", LATEST EDITIONS, AND ALL APPLICABLE PROVISIONS OR LOCAL COUNTY ORDINANCES.
20. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL ELECTRIC COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
21. SPECIAL INSPECTION:
    SPECIAL INSPECTIONS ARE REQUIRED FOR HIGH STRENGTH BOLTING BY THIRD PARTY INSPECTOR.
22. CONCRETE: IF THE CONCRETE MIX ACHIEVES ITS DESIGN STRENGTH PRIOR TO 28 DAY BREAK TEST, IT IS ACCEPTABLE FOR FINAL REPORT.
23. COMPRESSIVE STRENGTH TEST SPECIMENS WITH DIMENSIONS OF 4" X 8" MAY BE USED.

CONSTRUCTION NOTES

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

LICENSURE:

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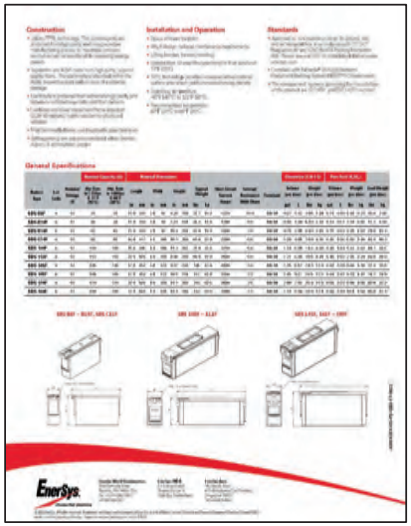
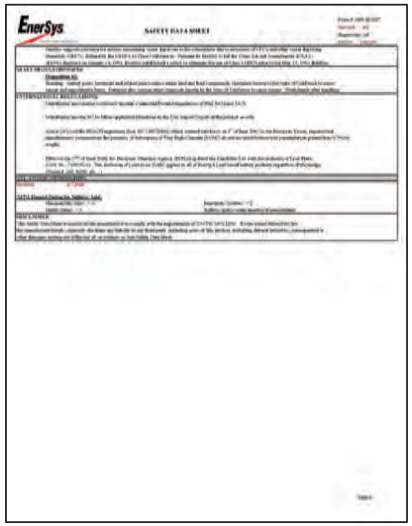
SHEET TITLE:
ABBREVIATION, LEGEND, GENERAL & CONSTRUCTION NOTES

SHEET NUMBER
T-2





BATTERY INFORMATION									
BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	ELECTROLYTE VOLUME (GAL) PER UNIT	TOTAL ELECTROLYTE VOLUME (GAL)	TOTAL ELECTROLYTE WEIGHT (LBS) PER UNIT	TOTAL kWh	% SULFURIC ACID BY VOL = ACID VOLUME / UNIT ELECTROLYTE VOLUME/UNIT	% SULFURIC ACID BY WEIGHT = TOTAL ACID WEIGHT TOTAL ELECTROLYTE WEIGHT	TOTAL SULFURIC VOL (GAL) = TOTAL UNITS X SULFURIC VOL/UNIT	% SULFURIC ACID BY VOL = ACID VOLUME / UNIT ELECTROLYTE VOLUME/UNIT
POWERSAFE - SBS190F	16 UNITS	2.34 GAL	37.44 GAL	28.9 LBS	36.48 kWh	28.21% = 0.66 GAL / 2.34 GAL	34.95% = 10.1 LBS/28.9 LBS	37.44 GAL = 16 UNITS X 2.34 / UNIT	161.6 LBS = 16 UNITS X 10.1 LBS

BATTERY SPECIFICATIONS AND DETAILS

SCALE: NONE

1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

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SHEET TITLE:

BATTERY SPECIFICATIONS

SHEET NUMBER

T-3

PROPERTY INFORMATION

OWNER: CAMPOS ROBERTO & MARIA M
ADDRESS: 16246 SEVILLE AVENUE
FONTANA, CA 92335

SITE: ROBERTO CAMPOS
330 BORONDA ROAD
SALINAS, CA 93907

ASSESSOR'S PARCEL NUMBER: 261-061-022

EXISTING GROUND ELEVATION: CENTER OF SECTORS=54.5'AMSL

BASIS OF BEARING

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *STATE PLANE COORDINATE ZONE 3*, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

SURVEY DATE

6/26/2025

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5026900-7179618, DATED: MAY 29, 2025.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, RECORDED IN VOLUME 14 OF OFFICIAL RECORDS, AT PAGE 424, AND AS SHOWN ON SAID TITLE REPORT.

LEGEND

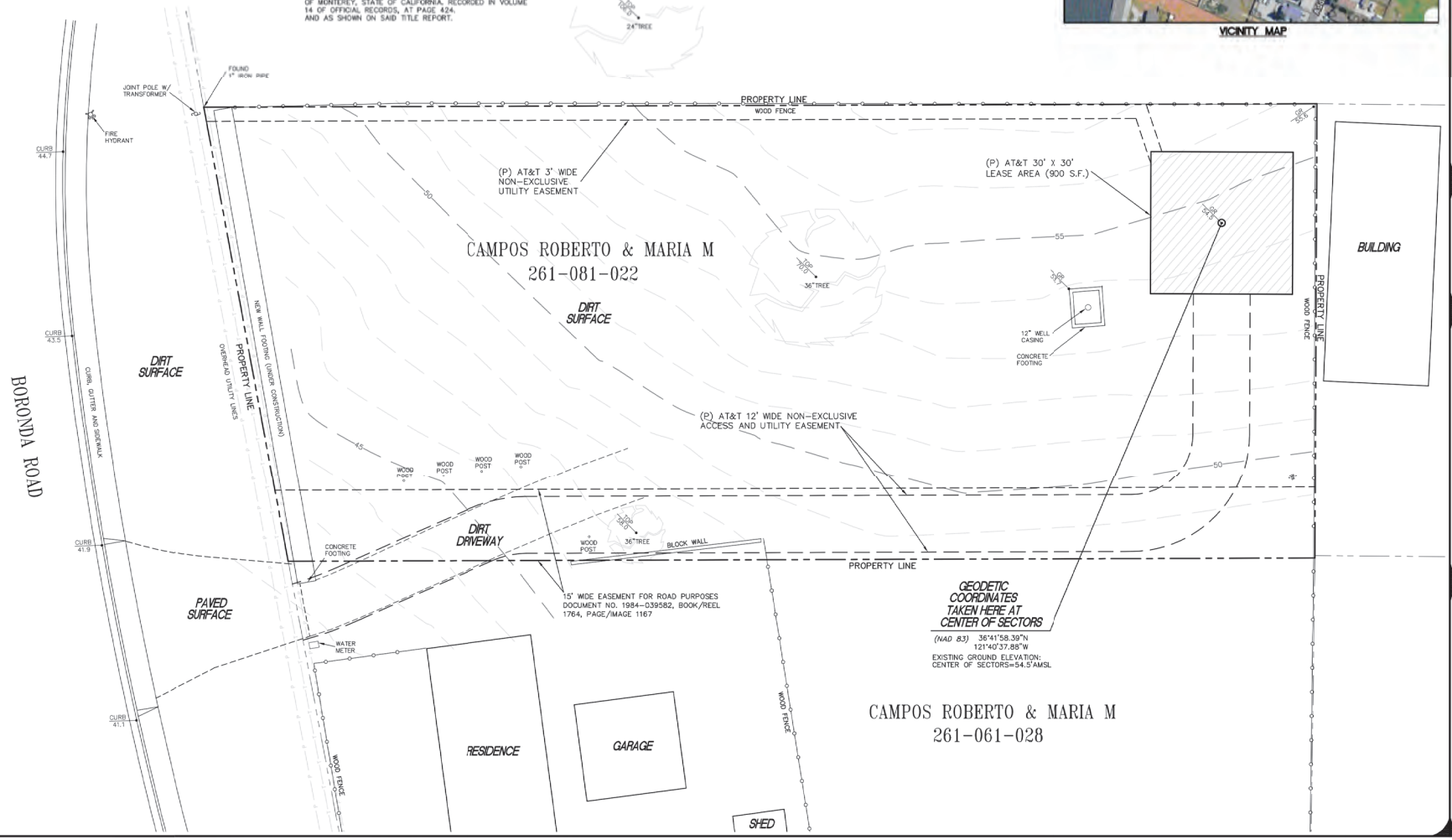
P.O.B.	POINT OF BEGINNING	WV	WATER CONTROL VALVE
TFC	TOP FACE OF CURB	FH	FIRE HYDRANT
GR	GROUND SHOT	GC	GUY CONDUCTOR
EP	EDGE OF PAVEMENT	FAN	FOUND AS NOTED
DWY	ACCESS DRIVEWAY	PP	POWER POLE
PS	PARKING SPACE		
SW	SIDEWALK		
CONC	CONCRETE	ET	ELECTRICAL TRANSFORMER
ROOF	TOP OF ROOF	AC	AIR CONDITIONING UNIT
SSCO	SEWER CLEAN OUT	TP	TELEPHONE PEDESTAL
		TV	TELEPHONE VAULT
	GEODETIC COORDINATES	TM	TELEPHONE MANHOLE
	SPOT ELEVATION	GV	GAS VALVE
		GM	GAS METER

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

PROJECT AREA
SCALE: 1"=10'

VICINITY MAP



ISSUE STATUS		
DATE	DESCRIPTION	REV.
6/26/2025	SITE PLAN	
7/17/2025	A/E DESIGN	

HAYES Land Surveying And Mapping
2930 MADIGAN COURT
CONCORD, CA 94519

at&t
2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

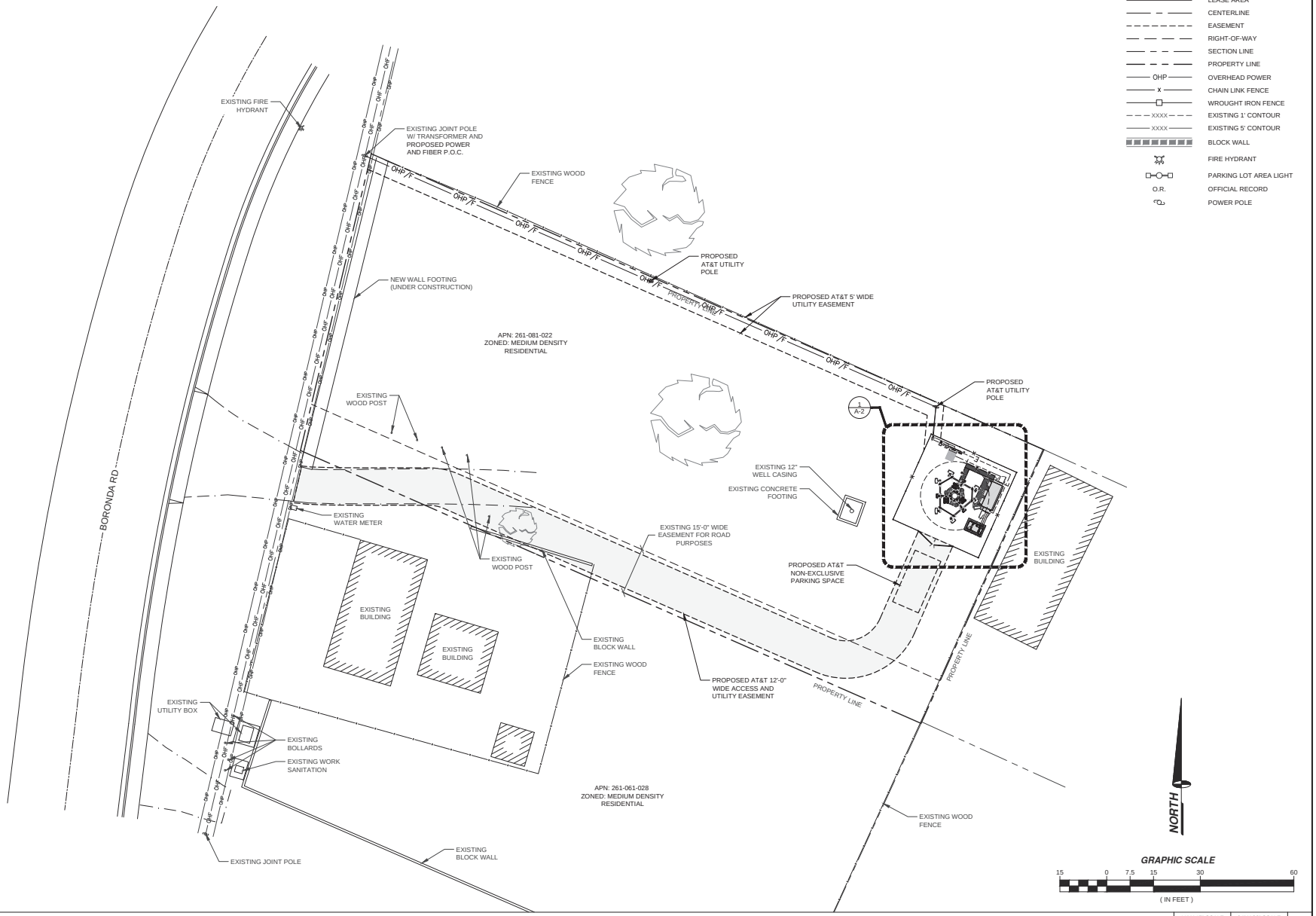
CC1071195

ROBERTO CAMPOS
330 BORONDA ROAD
SALINAS, CA 93907

C-1

SHEET 1 of 1

NOTE:
PG&E TO DETERMINE POWER P.O.C.



OVERALL SITE PLAN

11" X 17" SCALE	24" X 36" SCALE
1" = 30'	1" = 15'

1

PROJECT INFORMATION:

CCL07195
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VENDOR:

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ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

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REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

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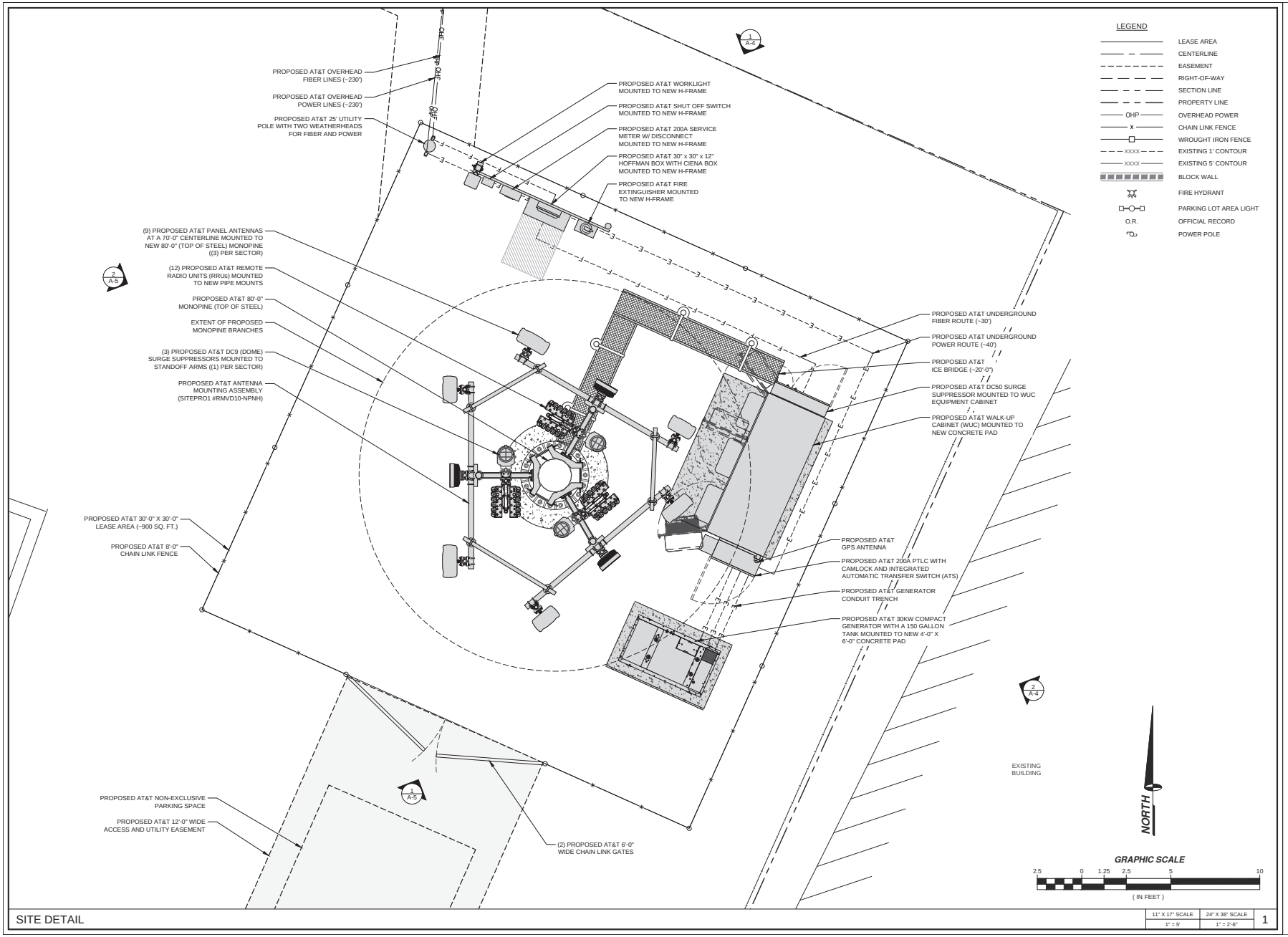
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER

A-1



SITE DETAIL

11" X 17" SCALE	24" X 36" SCALE	
1" = 5'	1" = 2'-6"	1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

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0	08/06/2025	100% ZONING	J.V.

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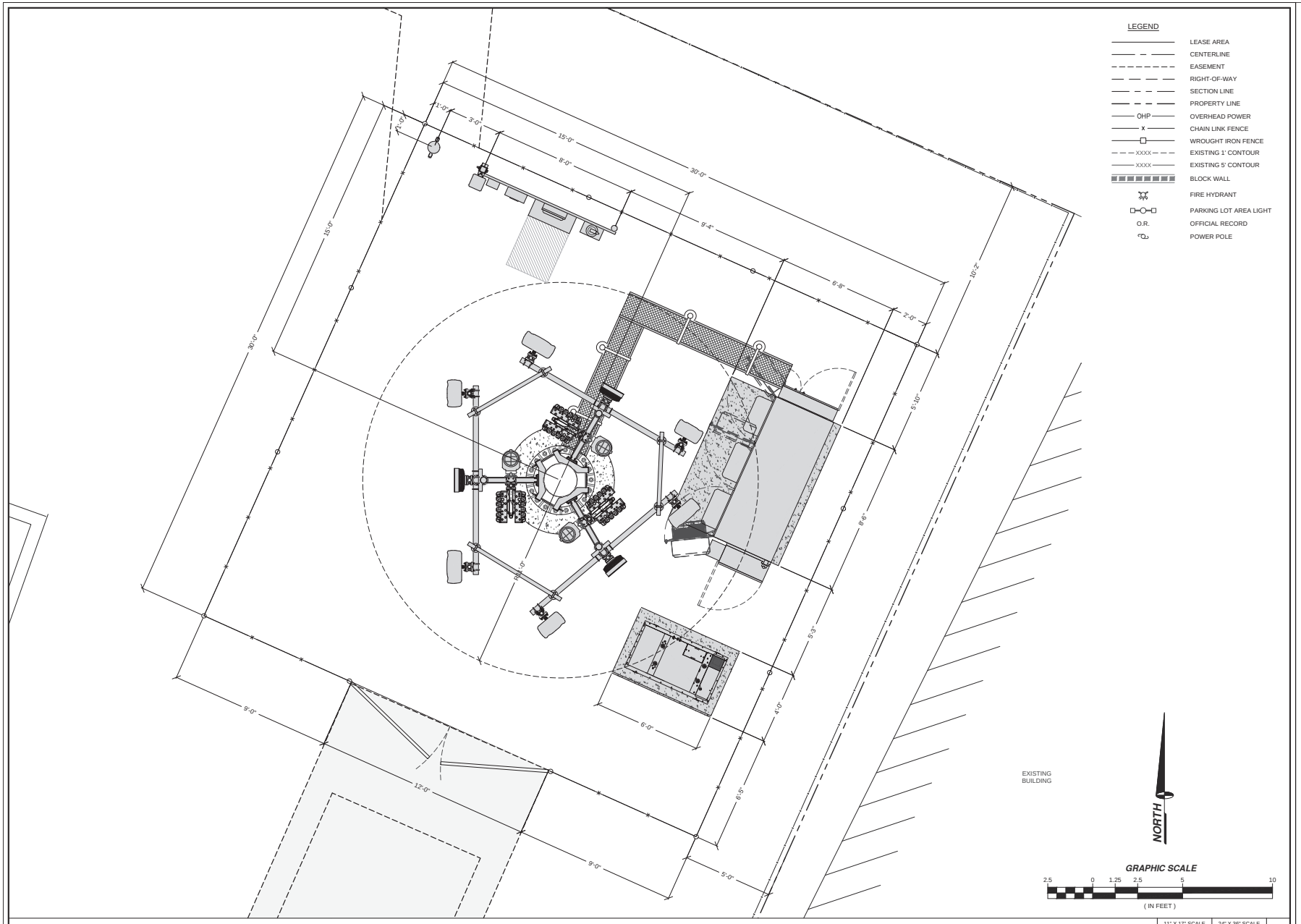
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER

A-2



SITE DETAIL WITH DIMENSIONS

11" X 17" SCALE	24" X 36" SCALE	
1" = 5'	1" = 2'-6"	1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

LICENSURE:

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SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER

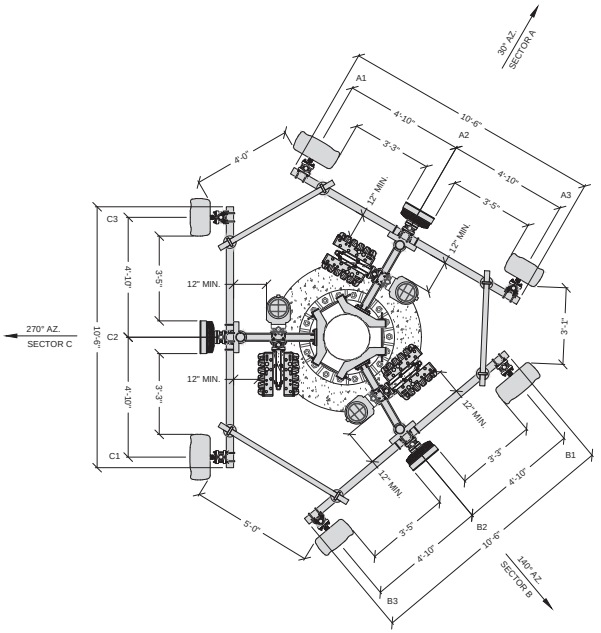
A-2.1

ANTENNA AND EQUIPMENT SCHEDULE

	POSITION	ANTENNA AZIMUTH	ANTENNA MAKE	ANTENNA MODEL	RRHs /DC9	EQUIPMENT CENTERLINE	FIBER	POWER	CABLE LENGTH
ALPHA SECTOR	1	30°	QUINTEL	QD8612-2 (96" x 22" x 9.6")	(1) RADIO 4490 B5/B12A (1) RADIO 4890 B25/B66	70'-0"	(8) FIBER TRUNK	(1) DC POWER TRUNK	~100'
	2		ERICSSON	AIR6472 B77G B77M (36.3" x 15.8" x 7.4")	INTEGRATED WITHIN AIR6472	70'-0"			
	3		QUINTEL	QD868-2 (96" x 18.1" x 9.6")	(1) RADIO 4494 B14/B29	70'-0"			
	STANDOFF ARM	-	RAYCAP	-	(1) DC9-48-60-24-8C-EV	-			
BETA SECTOR	1	140°	QUINTEL	QD8612-2 (96" x 22" x 9.6")	(1) RADIO 4490 B5/B12A (1) RADIO 4890 B25/B66	70'-0"	(8) FIBER TRUNK	(1) DC POWER TRUNK	~100'
	2		ERICSSON	AIR6472 B77G B77M (36.3" x 15.8" x 7.4")	INTEGRATED WITHIN AIR6472	70'-0"			
	3		QUINTEL	QD868-2 (96" x 18.1" x 9.6")	(1) RADIO 4494 B14/B29	70'-0"			
	STANDOFF ARM	-	RAYCAP	-	(1) DC9-48-60-24-8C-EV	-			
GAMMA SECTOR	1	270°	QUINTEL	QD8612-2 (96" x 22" x 9.6")	(1) RADIO 4490 B5/B12A (1) RADIO 4890 B25/B66	70'-0"	(8) FIBER TRUNK	(1) DC POWER TRUNK	~100'
	2		ERICSSON	AIR6472 B77G B77M (36.3" x 15.8" x 7.4")	INTEGRATED WITHIN AIR6472	70'-0"			
	3		QUINTEL	QD868-2 (96" x 18.1" x 9.6")	(1) RADIO 4494 B14/B29	70'-0"			
	STANDOFF ARM	-	RAYCAP	-	(1) DC9-48-60-24-8C-EV	-			

RFDS ID	RFDS-101755
RFDS DATE	07/01/2025
RFDS VERSION	1.00

NOTE:
1. ANTENNA POSITION ARE LEFT TO RIGHT FROM BACK OF ANTENNA



NORTH

GRAPHIC SCALE
2.5 0 1.25 2.5 5 10
(IN FEET)

ANTENNA AND EQUIPMENT SCHEDULE | SCALE: NONE | 2

PROPOSED ANTENNA LAYOUT | 11" X 17" SCALE 1" = 5' | 24" X 36" SCALE 1" = 2'-6" | 1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO: CCL07195
PROJECT NO: _____
DRAWN BY: J. VISDA
CHECKED BY: R. MARTINEZ
APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

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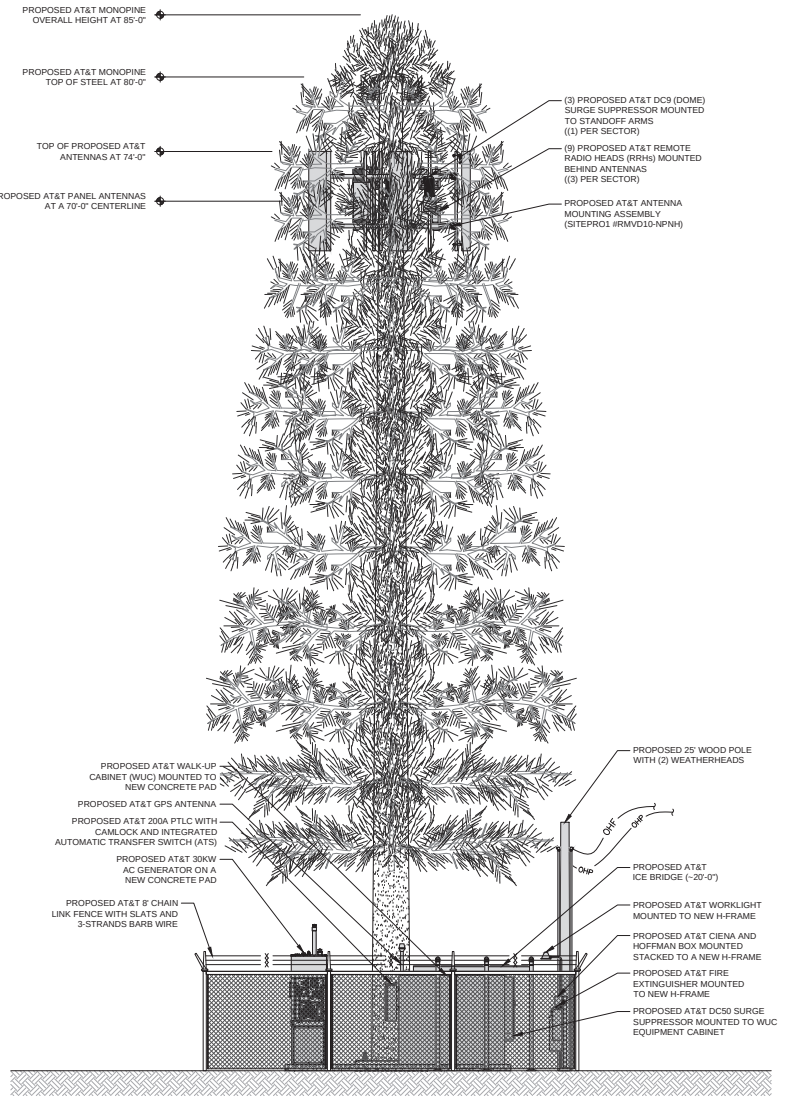
SHEET TITLE:
ANTENNA PLAN AND EQUIPMENT SCHEDULE

SHEET NUMBER
A-3

NOTE:
ALL PROPOSED ANTENNAS AND TOWER MOUNTED APPURTENANCES TO BE COVERED WITH LEAF SOCKS

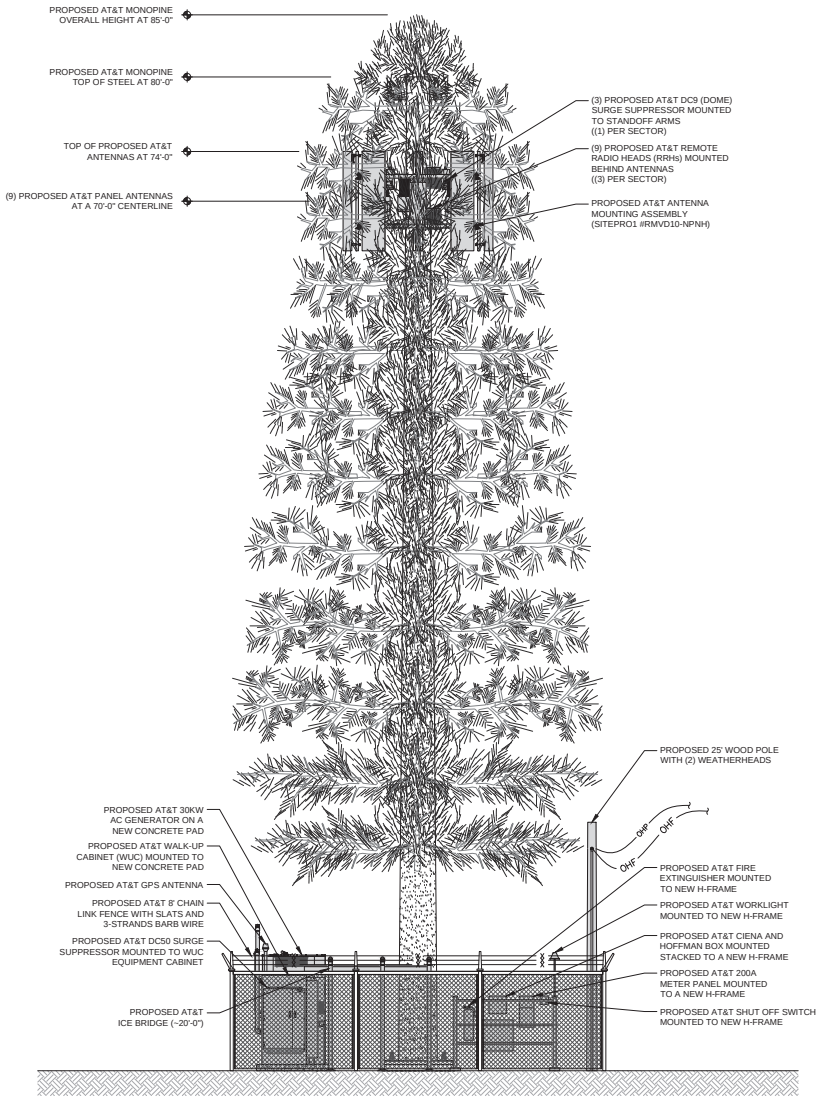


PROPOSED EAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

2

NOTE:
ALL PROPOSED ANTENNAS AND TOWER MOUNTED APPURTENANCES TO BE COVERED WITH LEAF SOCKS



PROPOSED NORTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

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NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

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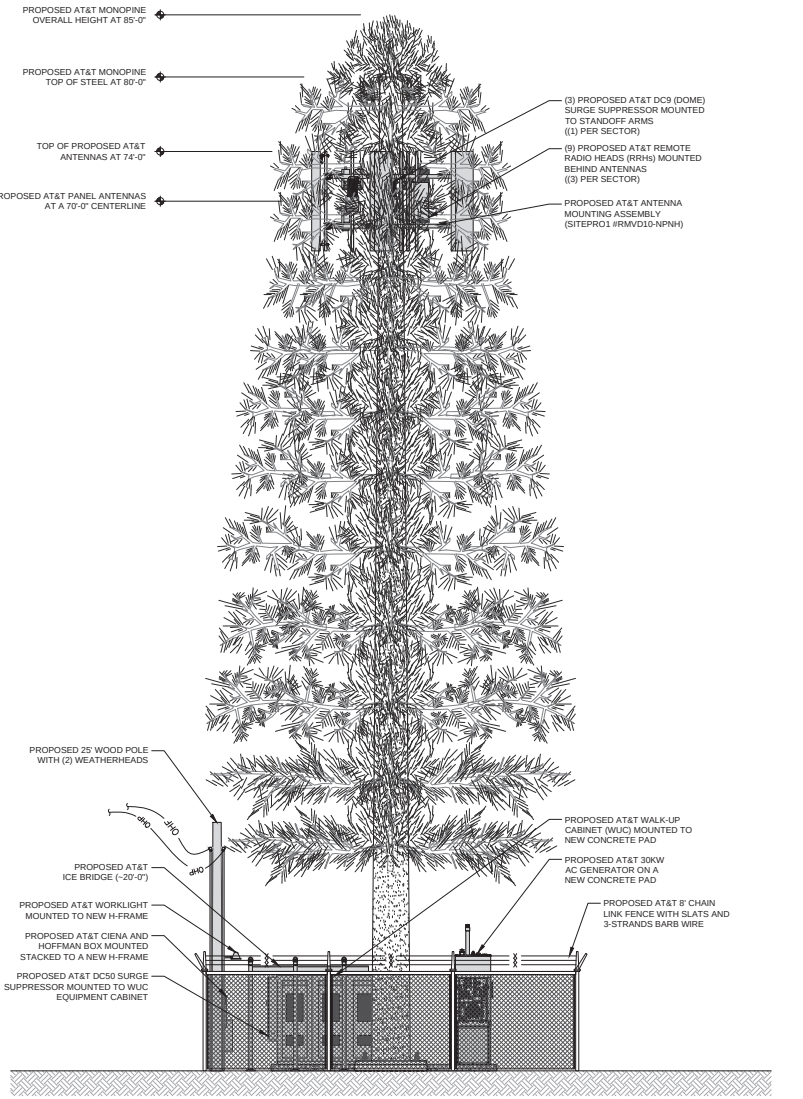
SHEET TITLE:

PROPOSED NORTH & EAST ELEVATIONS

SHEET NUMBER

A-4

NOTE:
ALL PROPOSED ANTENNAS AND TOWER MOUNTED APPURTENANCES TO BE COVERED WITH LEAF SOCKS

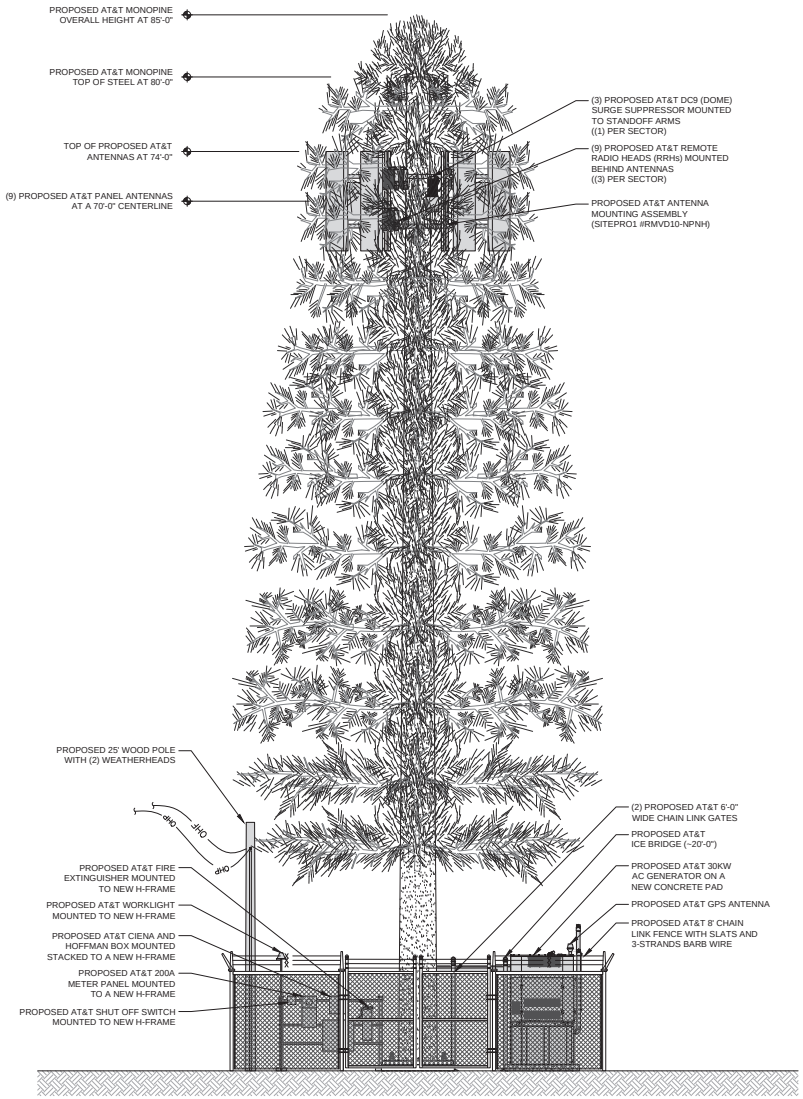


PROPOSED WEST ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

2

NOTE:
ALL PROPOSED ANTENNAS AND TOWER MOUNTED APPURTENANCES TO BE COVERED WITH LEAF SOCKS



PROPOSED SOUTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

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SHEET TITLE:

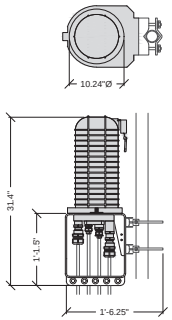
PROPOSED SOUTH & WEST ELEVATIONS

SHEET NUMBER

A-5

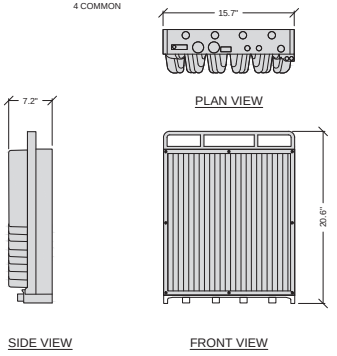
SPECIFICATIONS

MFG: RAYCAP
MODEL: DC9-48-60-24-8C-EV
SURGE PROTECTION SOLUTIONS
DIMENSIONS L18.28" X W10.24" X H31.4
WEIGHT: 26.2 LBS



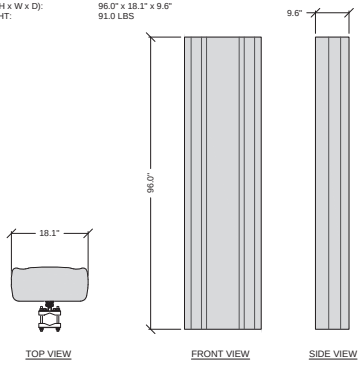
SURGE SUPPRESSION (SQUID) | SCALE: NONE | 11

ERICSSON - RRH 4890 B25/B66
TOTAL WEIGHT: 68.4 LBS
POWER: 4X60 W
RF PORT: 4 COMMON

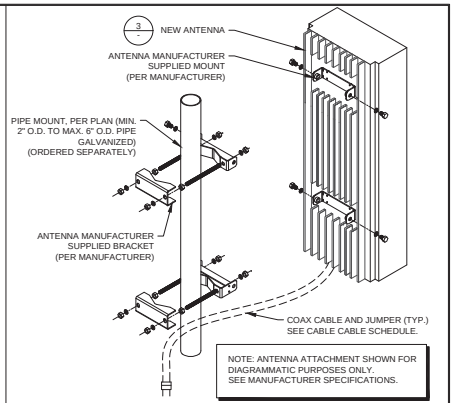


REMOTE RADIO HEAD (RRH) | SCALE: NONE | 8

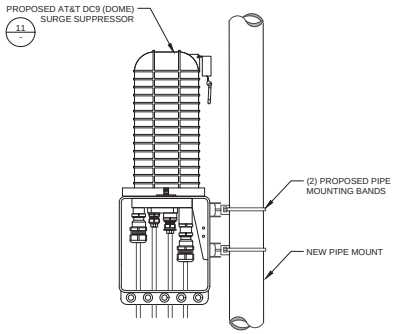
MANUFACTURER: QUINTEL
MODEL: QD868-2
SIZE (H x W x D): 96.0" x 18.1" x 9.6"
WEIGHT: 91.0 LBS



PANEL ANTENNA | SCALE: NONE | 5

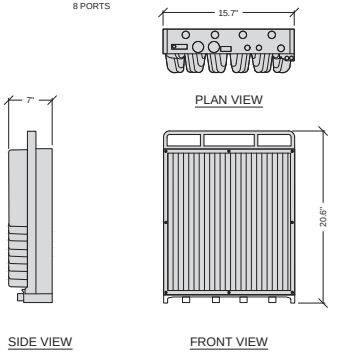


ANTENNA ATTACHMENT | SCALE: NONE | 2



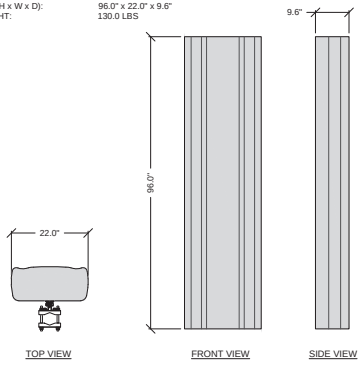
SURGE SUPPRESSOR ATTACHMENT | SCALE: NONE | 10

ERICSSON - RRH 4490 B5/B12
TOTAL WEIGHT: 69.5 LBS
POWER: 4X60 W
RF PORT: 8 PORTS

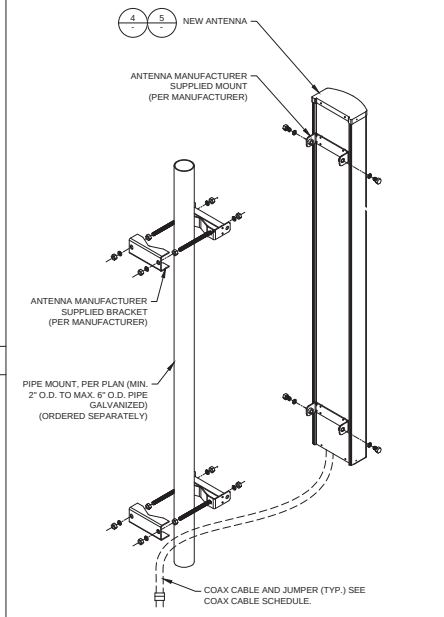


REMOTE RADIO HEAD (RRH) | SCALE: NONE | 7

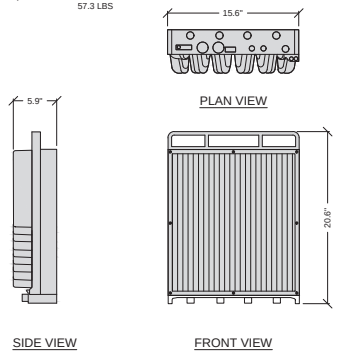
MANUFACTURER: QUINTEL
MODEL: QD812-2
SIZE (H x W x D): 96.0" x 22.0" x 9.6"
WEIGHT: 130.0 LBS



PANEL ANTENNA | SCALE: NONE | 4

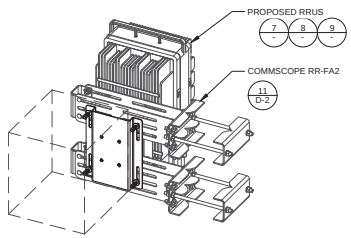


MANUFACTURER: ERICSSON
MODEL: RADIO 4494 B14/B29
SIZE (H x W x D): 20.6" x 15.6" x 5.9"
WEIGHT: 57.3 LBS



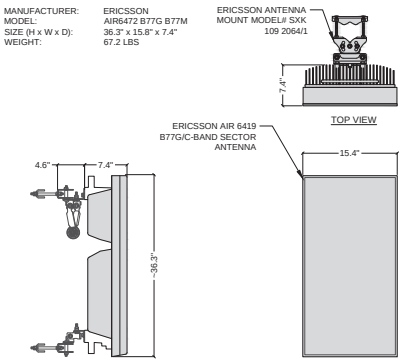
REMOTE RADIO UNIT (RRU) | SCALE: NONE | 9

NOTE:
FOR FULL PART LIST AND INSTALLATION INSTRUCTIONS, SEE MANUFACTURER SPECIFICATIONS



RRU ATTACHMENT | SCALE: NONE | 6

MANUFACTURER: ERICSSON
MODEL: AIR6472 B77G B77M
SIZE (H x W x D): 36.3" x 15.8" x 7.4"
WEIGHT: 67.2 LBS



PANEL ANTENNA | SCALE: NONE | 3

NOTE: ANTENNA ATTACHMENT SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. SEE MANUFACTURER SPECIFICATIONS.

ANTENNA ATTACHMENT | SCALE: NONE | 1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
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AT&T SITE NO: CCL07195
PROJECT NO: _____
DRAWN BY: J. VISDA
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APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

LICENSURE:

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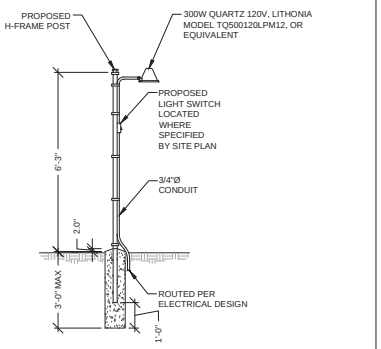
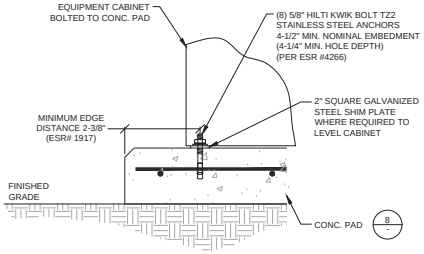
SHEET TITLE:
EQUIPMENT DETAILS

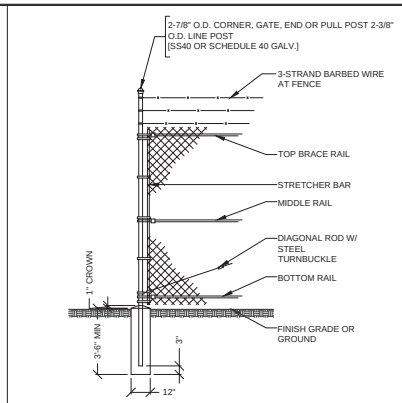
SHEET NUMBER
D-1



WORKLIGHT | SCALE: NONE | 12

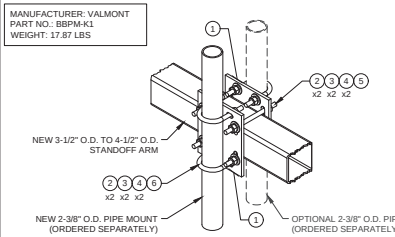


EQUIPMENT ANCHORAGE | SCALE: NONE | 9



CHAIN LINK FENCE POST | SCALE: NONE | 6

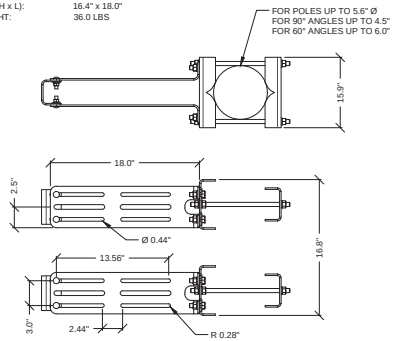
MANUFACTURER: VALMONT
PART NO.: BBPM-K1
WEIGHT: 17.87 LBS



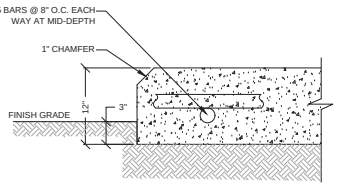
ITEM	DESCRIPTION	PART NO.
1	CROSS OVER PLATE	SCX4
2	1/2" HDG USS FLATWASHER	G12FW
3	1/2" HDG LOCKWASHER	G12LW
4	1/2" HDG HEAVY 2H HEX NUT	G12NUT
5	1/2" x 8" THREADED ROD (HDG.)	G12R-8
6	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)	X-UB1212

CROSS-ARM ATTACHMENT | SCALE: NONE | 3

MANUFACTURER: COMMSCOPE
MODEL: RR-FA2
SIZE (H x L): 16.4" x 18.0"
WEIGHT: 36.0 LBS

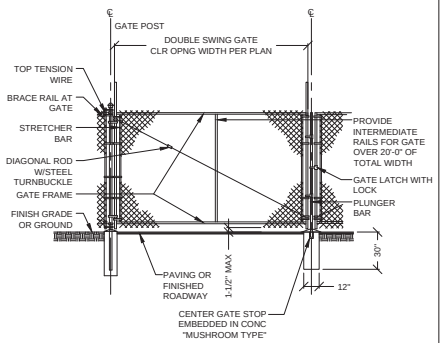


COMMSCOPE - RR-FA2 | SCALE: NONE | 11



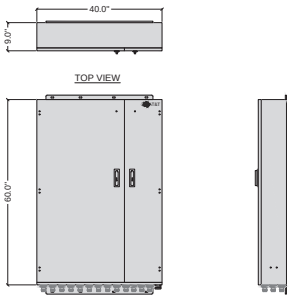
CONCRETE MIX DESIGNS SHALL CONFORM TO IBC SECTION 1905. PORTLAND CEMENT SHALL BE TYPE V AND CONFORM TO ASTM C150. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. REINFORCING STEEL FOR SLAB ON GRADE SHALL CONFORM TO ASTM A615.

CONCRETE PAD | SCALE: NONE | 8



CHAIN LINK DOUBLE GATES | SCALE: NONE | 5

MANUFACTURER: RAYCAP
MODEL: DC50-48-60-96-50F
SIZE (H x W x D): 60.0" x 40.0" x 9.0"
WEIGHT: --- LBS



DC50 SURGE SUPPRESSOR | SCALE: NONE | 2

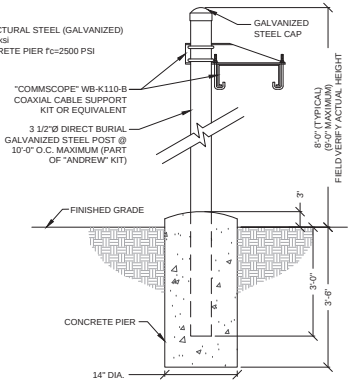
1. ALL CONCRETE (EXCLUDING THE TOWER FOUNDATION) SHALL BE MADE FROM TYPE II CEMENT AND SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED 3/4". SLUMP TO BE 2" TO 5", AND HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.40 PER TABLE 19A-A-4 THE CURRENT CODE LISTED ON T1.
2. ALL CONCRETE SHALL BE CONSOLIDATED BY INTERNAL VIBRATION IN ACCORDANCE WITH A.C.I. STANDARDS 309-72 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
3. ALL COLD WEATHER/HOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 305 AND 306.
4. PROVIDE CONCRETE TEST CYLINDERS: 1 AT 7 DAYS, 2 AT 28 DAYS. SUBMIT TEST DATA TO PROJECT MANAGER FOR REVIEW & APPROVAL.
5. UNDER FOUNDATION ALL EXISTING VEGETATION IS TO BE REMOVED TO A DEPTH OF 6" BELOW GRADE.
6. ALL NEW SOIL AND SAND UNDER FOUNDATION SHALL BE COMPACTED MINIMUM 90%.

REINFORCING STEEL:

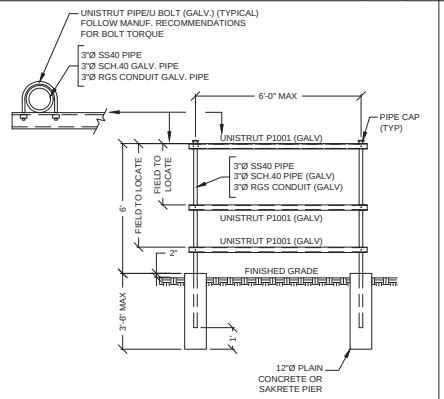
1. ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 BARS.
2. ALL DETAILING, FABRICATION, PLACING AND SUPPORTS SHALL BE IN ACCORDANCE WITH A.C.I. 318-14 AND C.R.S.I.

CONCRETE NOTES | SCALE: NONE | 10

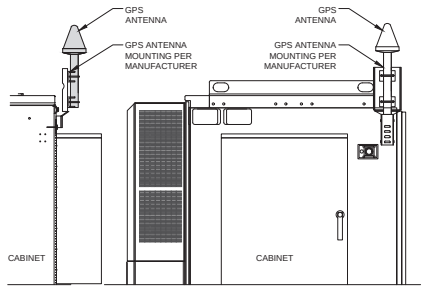
NOTE:
1. STRUCTURAL STEEL (GALVANIZED) Fy=46 ksi
2. CONCRETE PIER f'c=2500 PSI



ICE BRIDGE | SCALE: NONE | 7



H-FRAME | SCALE: NONE | 4



GPS ATTACHMENT | SCALE: NONE | 1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO: CCL07195
PROJECT NO: _____
DRAWN BY: J. VISDA
CHECKED BY: R. MARTINEZ
APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

LICENSURE:

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SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER
D-2

NOT USED

SCALE: NONE

7

NOT USED

SCALE: NONE

4

NOT USED

SCALE: NONE

6

SPECIFICATIONS

MFG: COOPER B-LINE

MODEL: TEST BLOCK BYPASS METER SOCKET

HEIGHT: 30.0 INCHES

WIDTH: 14.0 INCHES

DEPTH: 6.0 INCHES

200A METER PANEL

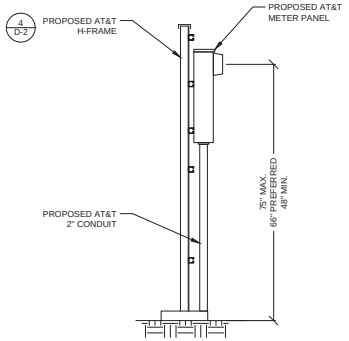
SCALE: NONE

3

NOT USED

SCALE: NONE

5

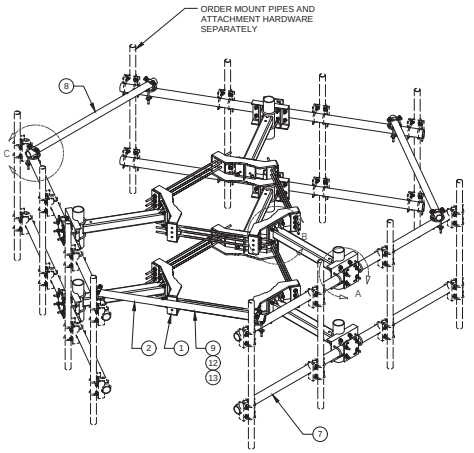


METER PANEL ON H-FRAME

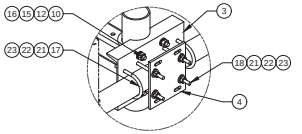
SCALE: NONE

2

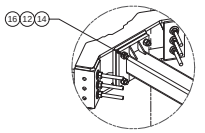
PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	6	X-LWRM	RING MOUNT WELDMENT		68.81	412.85
2	6	X-SV197-36	SUPPORT ARM WELDMENT - 36"		67.93	407.60
3	6	X-SP216	LARGE SUPPORT CROSS PLATE		22.08	132.46
4	6	SCX3	CROSSOVER PLATE	9.250 in	7.19	43.13
5	12	X-100064	CLAMP (4" V-CLAMP) GALVANIZED		0.92	11.06
6	6	X-127594	FLAT DISK CLAMP PLATE 4" CENTERS (GALV.)		2.51	15.04
7	6	P3126	3" SCH. 40 PIPE (3.5" O.D. x 0.216" WALL) A500	126.000 in	79.73	478.39
8	3	P3072	2 1/2" SCH. 40 PIPE (2.875" O.D. x 0.203" WALL) A500	72.000 in	34.84	104.52
9	18	G58R-24	5/8" x 24" THREADED ROD (HDG.)		2.09	37.63
9	18	G58R-48	5/8" X 48" GALV THREADED ROD		4.39	79.03
10	12	X-UB5458	5/8" X 4-5/8" X 7" X 3" U-BOLT (HDG.)		1.54	18.42
11	36	G58FW	5/8" HDG USS FLATWASHER	.122	0.07	2.54
12	84	G58LW	5/8" HDG LOCKWASHER		0.03	2.19
13	36	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	4.68
14	24	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2.75	0.36	8.54
15	24	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.82
16	48	A58NUT	5/8" HDG A325 HEX NUT		0.13	6.23
17	12	X-UB1358	1/2" X 3-5/8" X 5-1/2" X 3" U-BOLT (HDG.)		0.77	9.27
18	24	G12R-8	1/2" x 8" THREADED ROD (HDG.)		0.45	10.71
19	12	G12065	1/2" x 6-1/2" HDG HEX BOLT GR5 FULL THREAD	6-1/2	0.41	4.91
20	12	G1204	1/2" x 4" HDG HEX BOLT GR5 FULL THREAD	4	0.27	3.24
21	108	G12FW	1/2" HDG USS FLATWASHER	0.095	0.03	3.68
22	108	G12LW	1/2" HDG LOCKWASHER	.125	0.01	1.50
23	108	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	7.74
					TOTAL WT. #	1806.19



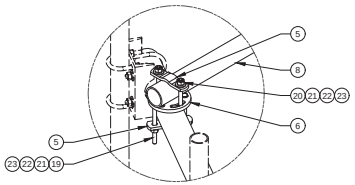
ANTENNA MOUNTING ASSEMBLY (SITEPRO1 #RMVD10-NPNH)



DETAIL A



DETAIL B



DETAIL C

ANTENNA MOUNTING ASSMEBLY (SITEPRO1 #RMVD10-NPNH)

SCALE: NONE

1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO: CCL07195

PROJECT NO: _____

DRAWN BY: J. VISDA

CHECKED BY: R. MARTINEZ

APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

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SHEET TITLE:

EQUIPMENT DETAILS

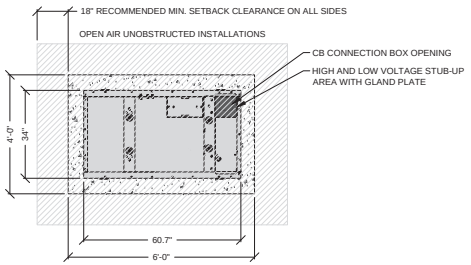
SHEET NUMBER

D-3

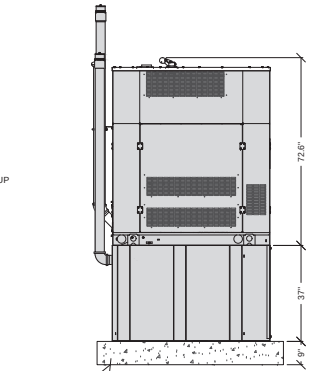
Notes:
1. CONTROL PANEL, (5 AMP BATTERY CHARGER INSIDE).
2. 120V, 20A GFCI, 15A OUTLET (OPTIONAL).
3. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB-UP AREA).
4. BATTERY (12 VOLT NEGATIVE GROUND SYSTEM).
5. MAIN LINE CIRCUIT BREAKER (MLCB), AC LOAD LEADS.
   MAIN LINE CIRCUIT BREAKER INFORMATION:
   -SEE SPECIFICATION SHEET OR OWNERS MANUAL.
   -ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR (DIMENSIONS MAY VARY DUE TO UNIT CONFIGURATION)
6. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS. FOR WEIGHT AND CENTER OF GRAVITY DATA SEE SHEET 3
7. ENGINE SERVICE CONNECTIONS:
   INLET DIESEL = 1/4" NPT
   RETURN DIESEL = 1/4" NPT
   OIL DRAIN = 1/2" NPT
   RADIATOR DRAIN = 1/4" NPT
   FLEX PIPE OUTLET = 2" ID
   EXHAUST OUTLET = 2: ID

***** SEE GENERATOR SIZING GUIDE FOR FUEL PIPE SIZING TO SUIT APPLICATION *****

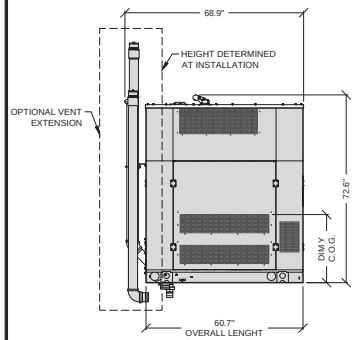
8. GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED.
9. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
10. EXHAUST SYSTEM MAXIMUM BACK PRESSURE = 10" H20 (ADDITIONAL).
11. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
    -HIGHT VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120V AC (0.5 AMP MAX) CONNECTION.
    LOW VOLTAGE CONNECTION INCUDING TRANSFER SWITCH CONTROL WIRES.
12. BOLTS OR STUDS USED TO MOUNT UNIT TO PAD SHALL BE 5/8 - 11 GRADE 5.
13. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL STATE, AND LOCAL CODES.
14. FOR INSTALLATIONS WITH AIRFLOW OBSTRUCTIONS ON ANY SIDE OF THE GENERATOR SEE SUPPORTING DOCUMENTATION FOR AIR FLOW CLEARANCE IN SUBMITTAL DOCUMENTS.



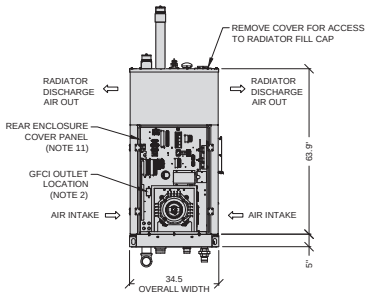
TOP VIEW



ELEVATION WITH TANK



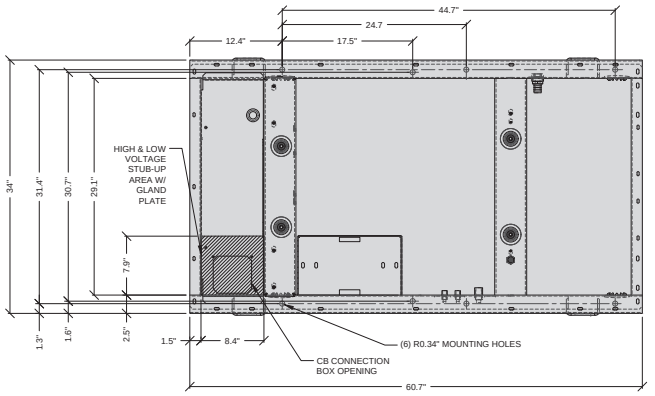
SIDE VIEW



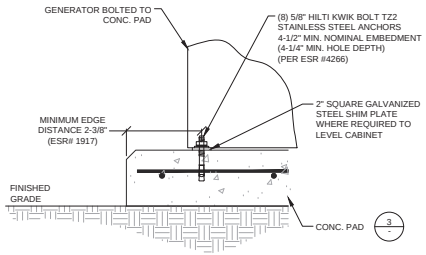
REAR VIEW

ENCLOSURE TYPE					
MODEL	VOLTAGE	WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z
SDC030	240V, 1Ø	1736.2 KG (1623 LBS)	784 (30.9)	765 (30.1)	444 (17.5)
SDC030	208V, 240V, 480V, 600V, 3Ø				

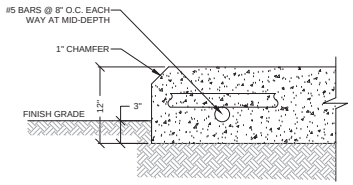
GENERAC SDC030 30KW GENERATOR WITH 150 GALLON TANK — SCALE: NONE — 5



STUB-UP VIEW — SCALE: NONE



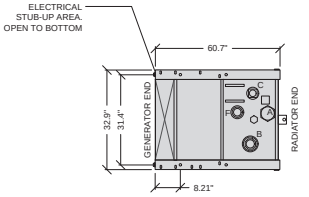
EQUIPMENT ANCHORAGE — SCALE: NONE — 4



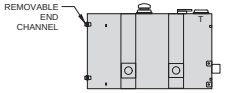
CONCRETE MIX DESIGNS SHALL CONFORM TO IBC SECTION 1905. PORTLAND CEMENT SHALL BE TYPE V AND CONFORM TO ASTM C150. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. REINFORCING STEEL FOR SLAB ON GRADE SHALL CONFORM TO ASTM A615.

CONCRETE PAD — SCALE: NONE — 3

TANK FITTINGS
A. 4" NPT EMERGENCY VENT FITTING PER NFPA 30 WITH VENT CAPS (QTY 2)
B. 4" NPT FUEL FILL FITTING BUSHED TO 2" NPT WITH LOCKABLE FILL CAP AND 2" RISER
C. 2" NPT FUEL LEVEL GAUGE FITTING W/ DIRECT READING MECHANICAL GAUGE
D. 2" NPT NORMAL VENT FITTING WITH MUSHROOM VENT CAP AND 5" RISER
E. I/2" NPT FITTING FOR REMOVABLE ENGINE SUPPLY DIP TUBE (3/8" NPT FEMALE) WITH CHECK VALVE
F. I/2" NPT FITTING FOR REMOVABLE FUEL RETURN DIP TUBE (3/8" NPT FEMALE)
G. 2" NPT FUEL LEVEL SENDING UNIT
H. 2" NPT FITTING FOR OPTIONAL SWITCH (INSTALL 2"NPT PIPE PLUG)
I. 2" NPT FOR FUEL IN BASIN SWITCH
J. 2" NPT FITTING FOR OPTIONAL SWITCH
K. (INSTALL 2" NPT PIPE PLUG)

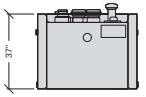


TOP VIEW



REAR VIEW

FUEL TANK	
TOTAL CAPACITY	150 GAL



SIDE VIEW (RADIATOR END)

NOTES:
STUB-UP AREA FOR HIGH AND LOW VOLTAGE CONNECTIONS CIRCUIT BREAKER, NEUTRAL AND CUSTOMER CONNECTION OPENING.

FOR CONCRETE PAD ATTACHMENT USE 3/4" HILTI KWIK BOLT TZ STAINLESS STEEL ANCHORS 4-5/16" MIN EMBEDMENT (4-1/2" HOLE DEPTH) ESR-1917

150 GALLON TANK DETAIL — SCALE: NONE — 1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
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1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO: CCL07195
PROJECT NO:
DRAWN BY: J. VISDA
CHECKED BY: R. MARTINEZ
APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

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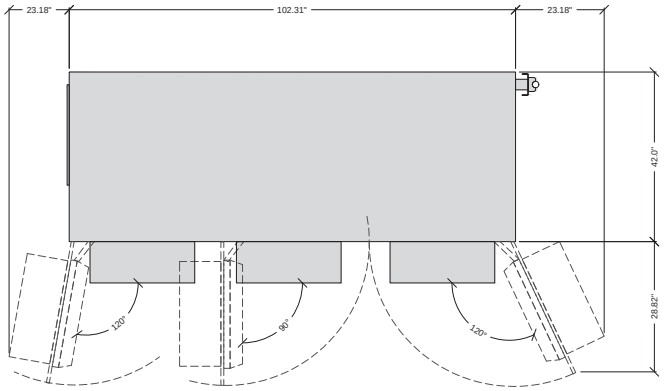
SHEET TITLE:
EQUIPMENT DETAILS

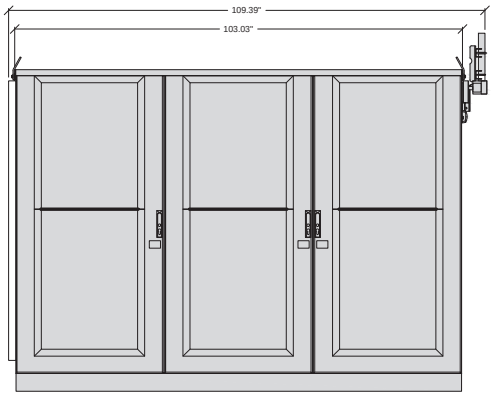
SHEET NUMBER
D-4

VERTIV™ NETSURE™ - X701 WALK-UP-CABINET (WUC)

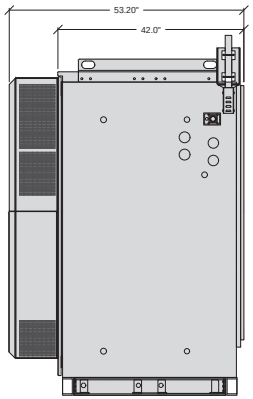
WEIGHT: 4442 LBS (INCLUDES 1200 LBS CUSTOMER EQUIPMENT)



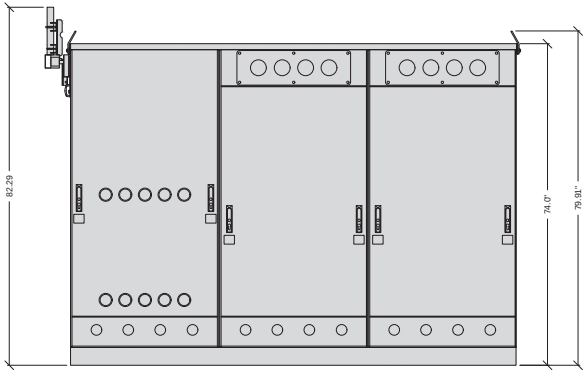
TOP VIEW



FRONT VIEW



SIDE VIEW



REAR VIEW

WALK-UP-CABINET (WUC)

SCALE: NONE 1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

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0	08/06/2025	100% ZONING	J.V.

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SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER

D-5

ELECTRICAL INSTALLATION METHODS:

1. THIS INSTALLATION SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND WITH UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
2. INSTALL SUFFICIENT LENGTHS OF LFMC INCLUDING ALL CONDUIT FITTINGS (NUTS, REDUCING BUSHINGS, ELBOWS, COUPLINGS, ETC) NECESSARY FOR CONNECTION FROM IMC OR PVC CONDUIT TO THE INTERIOR OF THE BTS CABINET.
3. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG AND LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED.
4. CUT, COIL AND TAPE A 3 FOOT PIGTAIL FROM END OF LFMC FOR TERMINATING BY BTS EQUIPMENT MANUFACTURER.
5. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG AND LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION, LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED.
6. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS OR BELOW GRADE SHALL BE SINGLE CONDUCTOR #2 AWG SOLID, TINNED, COPPER CABLE.
7. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC. CABLE (#14 AWG AND LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B, STRANDED COPPER CABLE RATED FOR 90°C (WET OR DRY) OPERATION, WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED.
8. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
9. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
10. (N) RACEWAY OR CABLE TRAY SHALL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
11. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP STYLE, COMPRESSION, WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C.
12. EACH END OF EVERY POWER, GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR CODED INSULATION OR ELECTRICAL TAPE. THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
13. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMINATED PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (PANELBOARD AND CIRCUIT IDENTIFICATION).
14. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
15. RIGID NONMETALLIC CONDUIT (PVC SCHEDULE 40 OR PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
16. ALL CONDUIT RUN ABOVE GROUND OR EXPOSED SHALL BE LFMC, IMC OR RIGID STEEL.
17. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
18. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED INDOORS AND OUTDOORS WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
21. CABINETS, BOXES AND WIREWAYS SHALL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
22. PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
23. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC. THE SITE SPECIFIC LIGHTNING PROTECTION CODE AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
24. ALL ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
25. PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR (N) GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
26. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION SIZED IN ACCORDANCE WITH THE NEC SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
27. EACH INDOOR BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH SUPPLEMENTAL EQUIPMENT GROUND WIRES #6 OR LARGER.
28. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
29. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
30. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
31. SURFACES TO BE CONNECTED TO GROUND CONDUCTORS SHALL BE CLEANED TO A BRIGHT SURFACE AT ALL CONNECTIONS.
32. EXPOSED GROUND CONNECTIONS SHALL BE MADE WITH COMPRESSION CONNECTORS WHICH ARE THEN BOLTED TO EQUIPMENT USING STAINLESS STEEL HARDWARE. INSTALLATION TORQUE SHALL BE PER MANUFACTURER'S REQUIREMENTS.
33. DC POWER CABLES SHALL BE COBRA COP-FLEX 2000, FLEXIBLE CLASS B OR APPROVED EQUAL.

ELECTRICAL NOTES

GENERAL REQUIREMENTS:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.
2. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.
3. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH IS NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.
4. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.
5. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.
6. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.
7. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
8. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
9. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.
10. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES

EQUIPMENT LOCATION:

1. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.
2. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.
3. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.
4. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES, WHERE CONFLICTS OCCUR, CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY, OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

SHOP DRAWINGS:

1. N/A UNLESS NOTED OTHERWISE.

SUBSTITUTIONS:

1. NO SUBSTITUTIONS ARE ALLOWED

TESTS:

1. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

PERMITS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING:

1. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
3. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
4. REFER TO GROUND BUS DETAILS. PROVIDE (N) GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.
5. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
6. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED THHN (GREEN) INSULATION.
7. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.
8. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.
9. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

UTILITY SERVICE:

1. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.
2. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

PRODUCTS:

1. ALL MATERIALS SHALL BE (N), CONFORMING WITH NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.
2. CONDUIT:
   - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
   - B. ELECTRICAL METALLIC TUBING SHALL U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
   - C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
   - D. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
   - E. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE
   - F. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.
   - G. CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4x4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.
3. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.
4. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.
5. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRHPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.
6. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.
7. PANELBOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY.
8. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRHPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
9. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

INSTALLATION:

1. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING, EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.
2. CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.
3. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER THE CIRCUMSTANCES.
4. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
5. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

PROJECT CLOSEOUT:

1. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALLS DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
2. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
3. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

LICENSURE:

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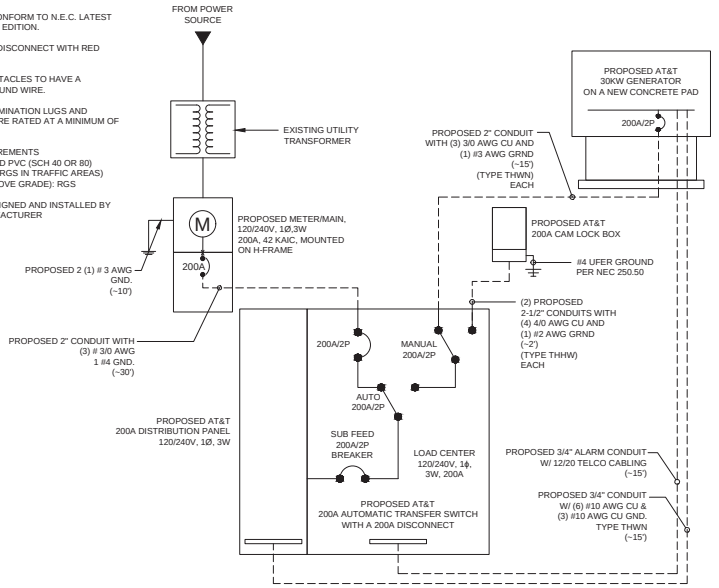
SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER

E-1

NOTES:
1. ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
2. LABEL SERVICE DISCONNECT WITH RED TAG
3. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
4. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.
5. CONDUIT REQUIREMENTS
   -UNDERGROUND PVC (SCH 40 OR 80)
   -INDOOR: EMT (RGS IN TRAFFIC AREAS)
   -OUTDOOR (ABOVE GRADE): RGS
6. LIGHTING IS DESIGNED AND INSTALLED BY SHELTER MANUFACTURER



SINGLE LINE DIAGRAM — SCALE: NONE — 4

1. UTILITY POINTS OF SERVICE AND WORK/MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACK FILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

ELECTRICAL CERTIFICATES

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATINGS INDICATED FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED VOLTAGE DROP CALCULATIONS AND ALL BRANCH CIRCUITS AND FEEDERS COMPLY WITH NEC (LISTED ON T1) ARTICLE 210.19(A)(1) FPN NO. 4.

ELECTRICAL NOTES — SCALE: NONE — 3

PANEL NAME:	X	BUS:	225	P VOLTAGE:	120/240, 1Ø, 3W	MOUNTING:	PEDESTAL
LOCATION:	R.O.W.	MAIN C.B.:	200	AIC RATING:	42,000	TYPE:	MAIN/SUB

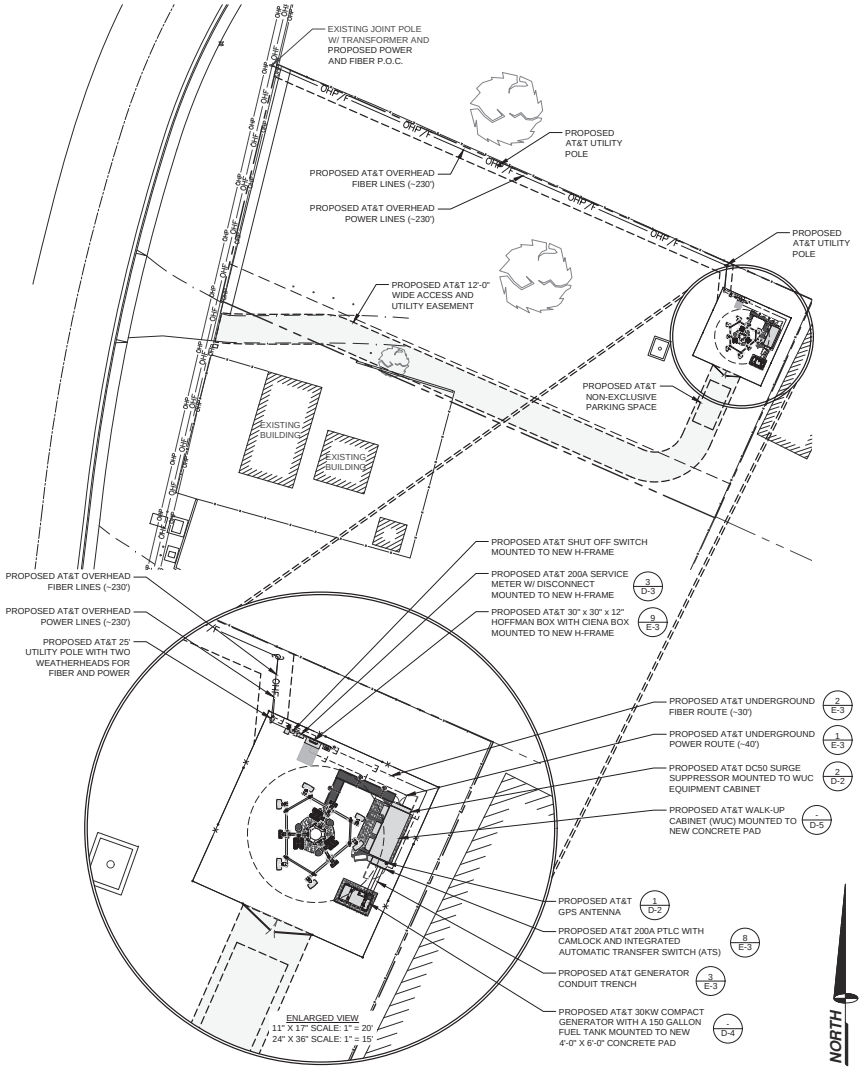
CIRCUIT TYPE: N = NON-CONTINUOUS C = CONTINUOUS

CKT #	TY	TRP	POL	DESCRIPTION	ØA	ØB		ØA	ØB	DESCRIPTION	TRP	POL	TY	CIR #
1	N	30		SPARE	-			560		LIGHT & RECEPACLE	20	1	N	2
3	N		2			-			360	BATTERY CHARGER	20	1	N	4
5	N	25		HVAC	1,400			480		BATTERY HEATER	20	1	N	6
7	N		2			1,400			2,150	RECTIFIER # 11 & 12	30		N	8
9	N	20	1	GFCI	180			2,150				2	N	10
11	N	30		RECTIFIER # 1 & 2		2,150			2,150	RECTIFIER # 13 & 14	30		N	12
13	N		2		2,150			2,150				2	N	14
15	N	30		RECTIFIER # 3 & 4		2,150			2,150	RECTIFIER # 15 & 16	30		N	16
17	N		2		2,150			2,150				2	N	18
19	N	30		RECTIFIER # 5 & 6		2,150			-				N	20
21	N		2		2,150			-					N	22
23	N	30		RECTIFIER # 7 & 8		2,150			-				N	24
25	N		2		2,150			-					N	26
27	N	30		RECTIFIER # 9 & 10		2,150			-				N	28
29	N		2		2,150			-					N	30

NOTES:

PHASE TOTALS	ØA =	19,820	ØB =	18,960	TOTAL CONNECTED VA:	38,780.00
					PANEL DEMAND KVA	38.78
					PANEL DEMAND AMPS:	161.58
					RGEST Ø DEMAND AMPS:	165.17

PANEL SCHEDULE — SCALE: NONE — 2



UTILITY ROUTING — 11" X 17" SCALE: 1" = 50' — 24" X 36" SCALE: 1" = 25" — 1

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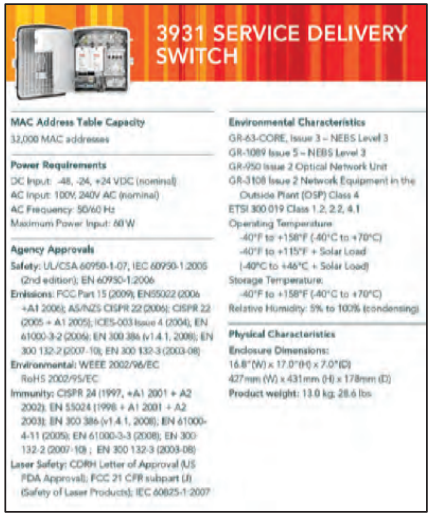
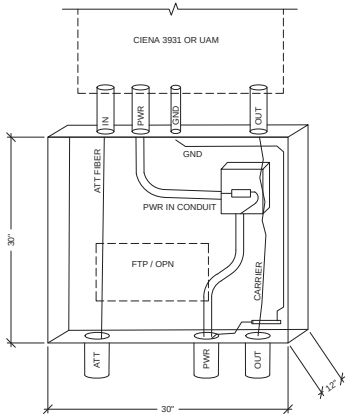
SHEET TITLE:
UTILITY ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM & NOTES

SHEET NUMBER
E-2





NOTES:

1. 30"X30"X12" BOX MOUNTED NEXT TO OR BELOW EQUIPMENT LOCATION.
2. 3/4 " BACKBOARD IN BOX
3. POWER LEADS MUST BE IN FLEX CONDUIT
4. 6"X6"X4" PLASTIC BOX MOUNTED ON RIGHT SIDE OF BACKBOARD
5. TERMINATION BLOCK TO BE PLACED IN 6X6 WITH FUSE
6. RUN GROUND WIRE ALONG OUTSIDE EDGE ON RIGHT SIDE OF BOX. MOVE GROUNDING BUSS TO RIGHT SIDE IF NECESSARY.
7. STUB OUT FLEX CONDUIT FROM TOP OF BOX TO MATCH 3931 CONDUIT PORTS.STUBS SHOULD BE 10 TO 12 INCHES IN LENGTH.
8. CARRIER WILL TERMINATE POWER ON ONE SIDE OF TERMINATION BLOCK. AT&T WILL TERMINATE ON THEIR SIDE, AND POP IN FUSE
9. FUSE SHOULD BE LEFT IN BOX PRIOR TO TURN UP

CIENA CABINET AND HOFFMAN BOX SPECS | SCALE: NONE | 9

ASCO D300L SERIES POWER TRANSFER LOAD CENTER RATED 200 AMPERES, 240V MAX., SINGLE PHASE / 3 WIRE, TYPE 3R ENCLOSURE

SPECIFICATIONS:

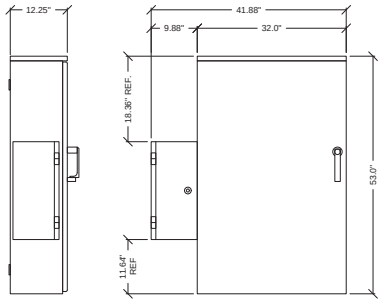
MFG: INTERSECT, INC.
MODEL: E1220042-ATS-3R-CL-L

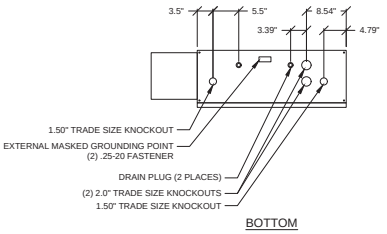
OVERALL DIMENSIONS:

53"H X 32"W X 12.3"D
(EXCLUDING SIDE MOUNT RECEPTACLE)

53"H X 41.8"W X 12.3"D
(INCLUDING SIDE MOUNT RECEPTACLE)

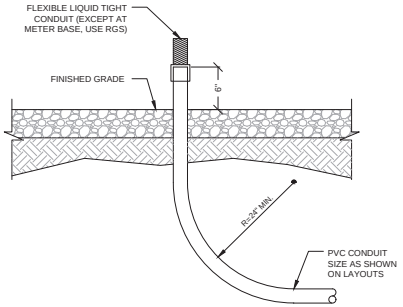
WEIGHT: 200LBS





AC PANEL SPECIFICATIONS | SCALE: NONE | 8

NOT USED | SCALE: NONE | 7



CONDUIT STUB-UP @ GENERATOR | SCALE: NONE | 6

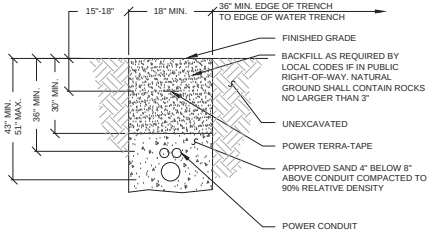
SPECIFICATIONS

MODEL: HOFFMAN NEMA 4 RATING STEEL ENCLOSURE
HEIGHT: 30.0 INCHES
WIDTH: 30.0 INCHES
DEPTH: 12.0 INCHES
WEIGHT: 77.0 LBS

HOFFMAN NEMA 4 BOX | SCALE: NONE | 5

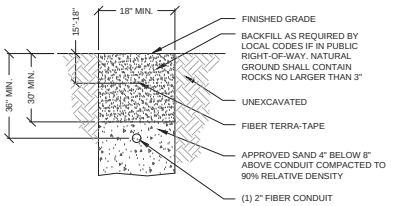
NOT USED | SCALE: NONE | 4

NOTE: TYPICAL INSTALLATION.
UTILITY DESIGN TAKES PRECEDENCE.



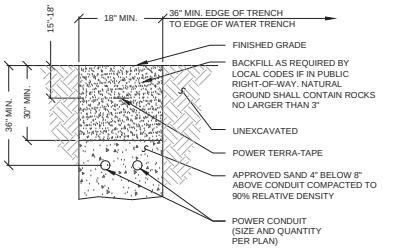
GENERATOR TRENCH | SCALE: NONE | 3

NOTE: TYPICAL INSTALLATION.
UTILITY DESIGN TAKES PRECEDENCE.



FIBER TRENCH | SCALE: NONE | 2

NOTE: TYPICAL INSTALLATION UTILITY DESIGN TAKES PRECEDENCE.



POWER TRENCH | SCALE: NONE | 1

PROJECT INFORMATION:

CCL07195
BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO: CCL07195
PROJECT NO:
DRAWN BY: J. VISDA
CHECKED BY: R. MARTINEZ
APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/06/2025	100% ZONING	J.V.

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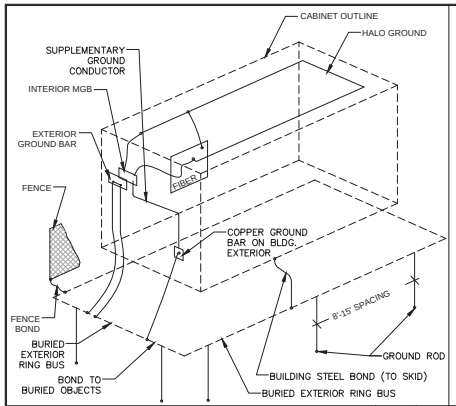
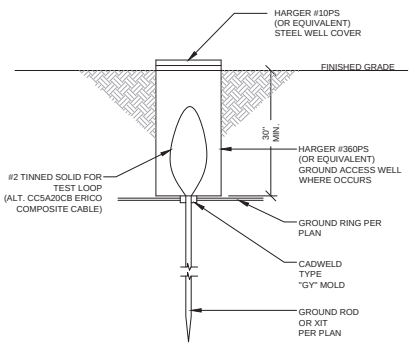
SHEET TITLE:

SHEET NUMBER
E-3



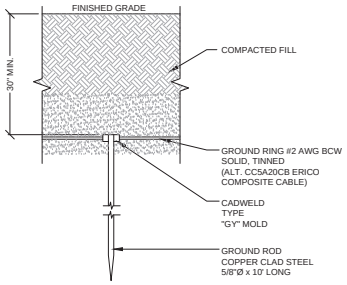
GROUNDING SCHEMATIC | SCALE: NONE | 7



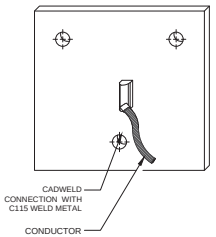
TEST WELL | SCALE: NONE | 5

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS AND AT&T GROUNDING STANDARD, NSVP OS-100-001
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED. (ALT. CC5A20CB ERICO COMPOSITE CABLE)
3. GROUND RING TO GROUND BAR CONNECTIONS SHALL BE CADWELDED QTY. (2) #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED. (ALT. CC5A20CB ERICO COMPOSITE CABLE)
4. GROUND BAR TO EQUIPMENT AND CABLES SHALL BE #2 AWG BTCW W/DOUBLE LUG CONNECTIONS. (ALT. CC5A20CB ERICO COMPOSITE CABLE)
5. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
6. GROUND BAR LOCATED BELOW WAVEGUIDE ENTRY PORT. CABLES SHALL BE #2 AWG BTCW/DOUBLE LUG CONNECTIONS. TWO PATHS TO GROUND RING. (ALT. CC5A20CB ERICO COMPOSITE CABLE)
7. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
8. EXTERIOR GROUNDING CONDUCTORS: BURIED TO A MINIMUM DEPTH OF 3'-0" BELOW FINISHED GRADE TO ALLOW FOR FUTURE CONSTRUCTION.
9. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
10. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
11. GROUND BARS:
    A. EQUIPMENT GROUND BUSS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR AND BE INTERNAL TO POLE.
    B. MAIN GROUND BUSS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
12. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
13. ALL BOLTED TORQUE CONNECTORS SHALL BE LONG-BARELLED TYPES AND HAVE TWO HOLES FOR CONNECTION TO SURFACE AND NON-OXIDIZING AGENT APPLIED TO INHIBIT CORROSION.

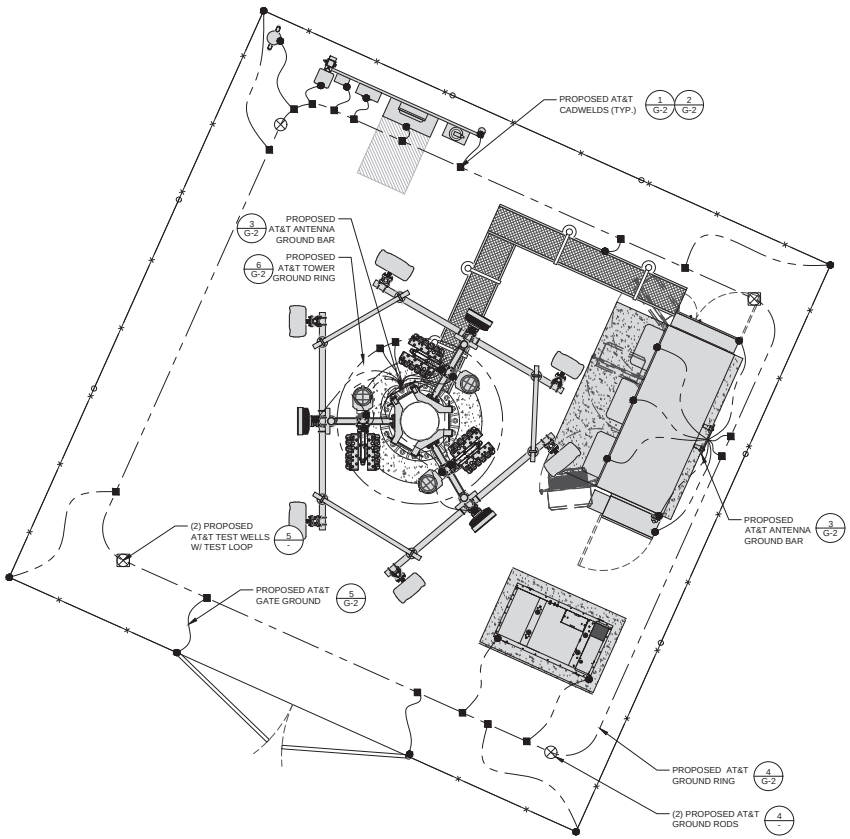
GROUNDING NOTES | SCALE: NONE | 6



GROUND ROD | SCALE: NONE | 4



TIE DOWN PLATE GROUNDING | SCALE: NONE | 3



NOTE:
1. ALL GROUNDING TO BE INSTALLED IN ACCORDANCE WITH AT&T WIRELESS STANDARD NSTD 46
2. CONTRACTOR TO MODIFY OR ADD NECESSARY GROUNDING TO PROVIDE A MAX. RESISTANCE OF 5 OHMS

GROUNDING LAYOUT | SCALE: NONE | 1

PROJECT INFORMATION:

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BORONDA & CALLE DE ADOBE
330 BORONDA ROAD
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PREPARED FOR

at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07195
PROJECT NO:	
DRAWN BY:	J. VISDA
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

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SHEET TITLE:

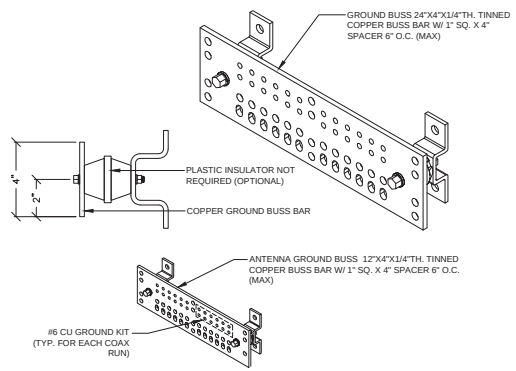
GROUNDING LAYOUTS, NOTES AND DETAILS

SHEET NUMBER

G-1

NOT USED — SCALE: NONE — 11

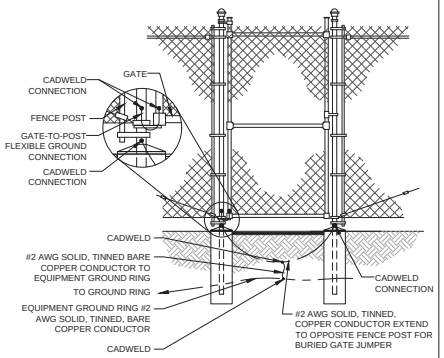
NOT USED — SCALE: NONE — 8



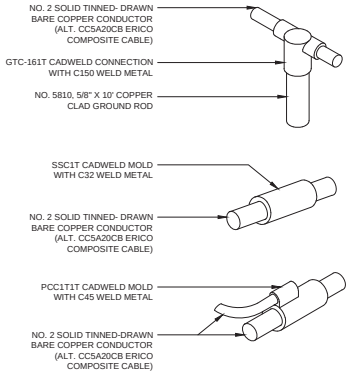
MASTER GROUND BAR AND ANTENNA GROUND BAR — SCALE: NONE — 3

NOT USED — SCALE: NONE — 10

NOT USED — SCALE: NONE — 7



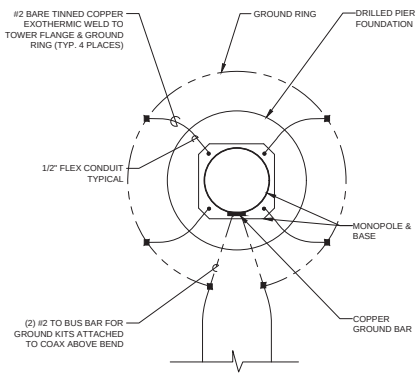
CHAIN LINK GATE GROUNDING — SCALE: NONE — 5

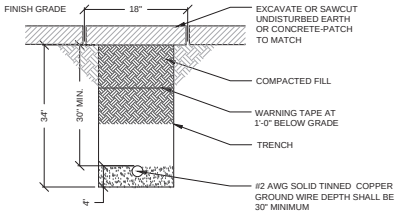


MISC. CADWELD DETAILS — SCALE: NONE — 2

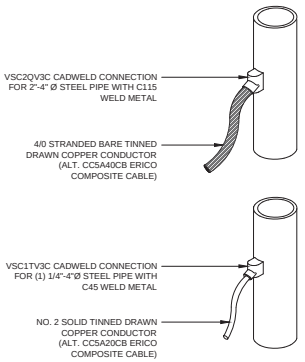
NOT USED — SCALE: NONE — 9

TOWER GROUND RING — SCALE: NONE — 6





GROUND RING TRENCH — SCALE: NONE — 4



CADWELD DETAIL — SCALE: NONE — 1

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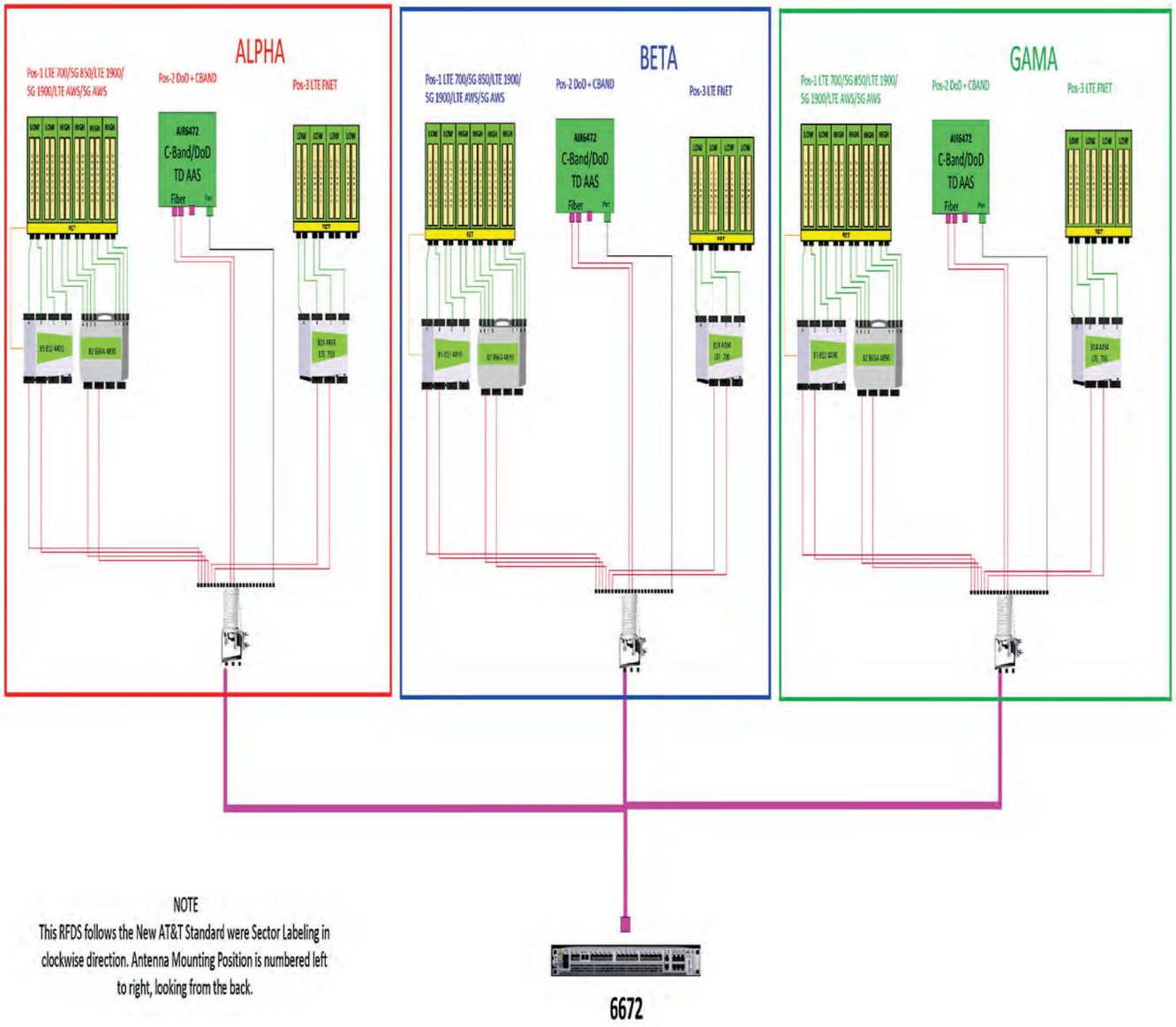
SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER

G-2



PLUMBING DIAGRAM

SCALE: NONE

1

PROJECT INFORMATION:

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330 BORONDA ROAD
SALINAS, CALIFORNIA 93907

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SHEET TITLE:

PLUMBING DIAGRAM

SHEET NUMBER

RF-1

Exhibit B

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Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Prepared For AT&T Mobility, LLC

Site Name:	Boronda & Calle De Adobe
FA#:	16577854
USID:	503687
Site ID:	CCL07195
EBI Project Number:	060885-PR
Address:	330 Boronda Road Salinas, CA, 93907
County:	Monterey
Latitude:	36.6995
Longitude:	-121.6774
Structure Type:	monotree
Ordered by:	NextEdge
IWM Job:	WSSFR0054312
RFDS ID:	RFDS-1751415432167
Report Writer:	Rebecca Sinisgalli
Report Date:	12 August 2025

Statement of Compliance

Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if the mitigation recommendations in in Section 3.0 are implemented.

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2. Predicted Emissions 4
3. Mitigation Recommendations 5
4. Limitations 7
5. Appendices 8

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Appendix B: RF Exposure Policy Requirements 11
Appendix C: AT&T Signage and Mitigation 12
Appendix D: Federal Communications Commission (FCC) Requirements 13
Appendix E: RF Compliance Simulation Software 16

1. Executive Summary

Purpose of Report

EBI Consulting has been contracted by AT&T Mobility, LLC to provide a Radio Frequency Electromagnetic Energy (RF-EME) compliance analysis and report for the above listed AT&T base station facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. The Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of recommended signage

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Table 1: Compliance Status	
Max Predictive Spatial Average MPE% at Ground Level (General Public):	8.653%
AT&T Mobility Site Compliance:	Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if the mitigation recommendations in in Section 3.0 are implemented.

Table 2: Documents Used to Prepare This Report	
Construction Drawings	CCL07195 ZDs 90pct 080625.pdf
RFDS	Snapshot-RF Issue Preliminary RFDS-1751415432167.pdf

2. Predicted Emissions

This section details predicted RF emissions levels present on any on-site applicable walking/working surfaces identified as well as applicable off-site areas, such as ground level or other points of interest, such as adjacent buildings. Results are provided as a percentage of the FCC OET 65 standard (unless otherwise specified).

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas and other carrier antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC requirements, as well as AT&T's corporate RF safety policies.

The assumptions used and inputs modelled are based upon information provided by AT&T and information gathered from other sources. No other carrier antennas were observed on the monotree.

Information about the RF Compliance software and calculation methodology used are detailed in Appendix E: RF Compliance Simulation Software. Scale maps are included in highlighting mitigation strategies deployed or proposed to ensure EMF compliance, where applicable, as shown in Section 0:
.

3. Mitigation Recommendations

To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended as presented below. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies. Workers or members of the general public accessing areas directly in front of the other carrier antennas should contact the carrier and/or landlord to determine appropriate setbacks or measures to safely occupy those areas.

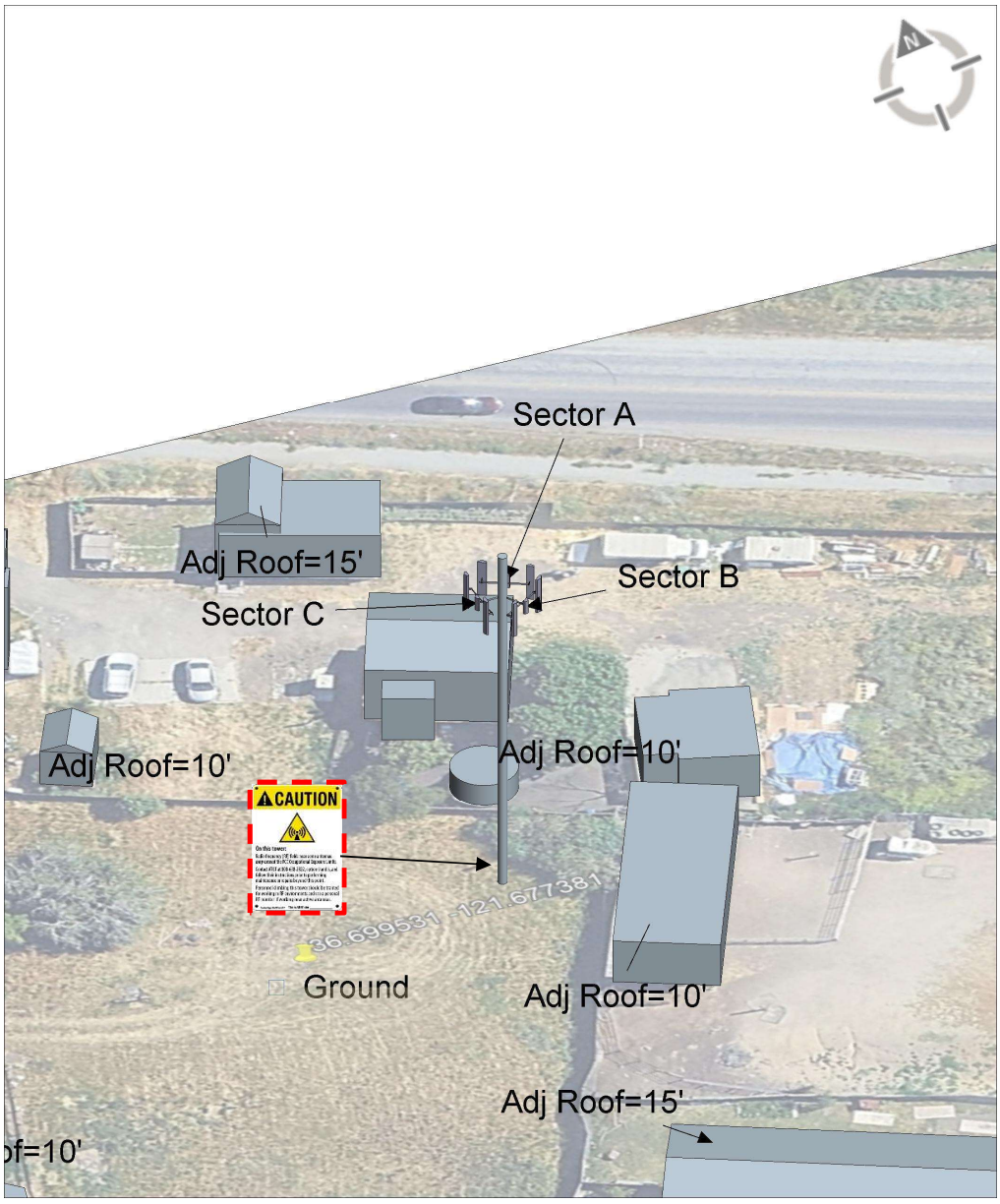
Table 3: Recommended Mitigation

Location	Proposed Signage	Proposed Barrier(s)
Access Point(s)	▪ Yellow CAUTION 2B sign posted at the base of the monotree..	None
Alpha Sector	▪ No action required.	None
Beta Sector	▪ No action required.	None
Gamma Sector	▪ No action required.	None

The signage are graphically represented in the Signage Plan presented below. It is important to note that this Signage Plan is specific for AT&T antennas only and does not address RF emissions of other carrier antennas.

All workers and individuals accessing the monotree or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

Mitigation Overview



Items to be removed

Existing Signs

Proposed Signs

Existing Barriers

Proposed Barriers

Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D	
								MACRO SIGNAGE

4. Limitations

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of the trade, albeit proprietary in specific content, including other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment Include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

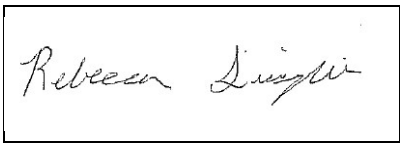
5. Appendices

Appendix A: Certifications

Report Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modelling using IXUS™ modelling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:

sealed 13aug2025

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B: RF Exposure Policy Requirements

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated May 27, 2015, requires that:

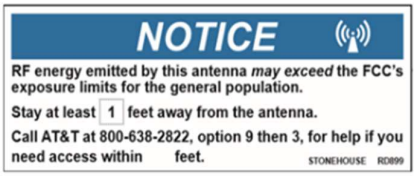
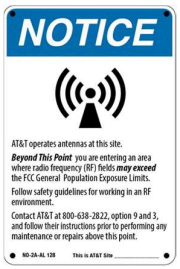
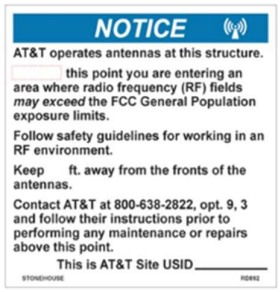
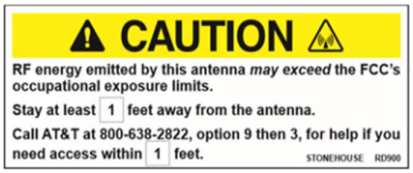
1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Appendix C: AT&T Signage and Mitigation

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	**2.5" x 6.5" NOTICE DECAL**	**SAFETY INSTRUCTIONS**	 **NOTICE 2**
	**7" x 7" NOTICE SIGN**	**CAUTION 2 – ROOFTOP**	**CAUTION 2A**
	**2.5" x 6.5" CAUTION DECAL**	**CAUTION 2B - TOWER**	**CAUTION 2C**
	7" x 7" CAUTION SIGN	**WARNING 1B**	**WARNING 2A**

Appendix D: Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

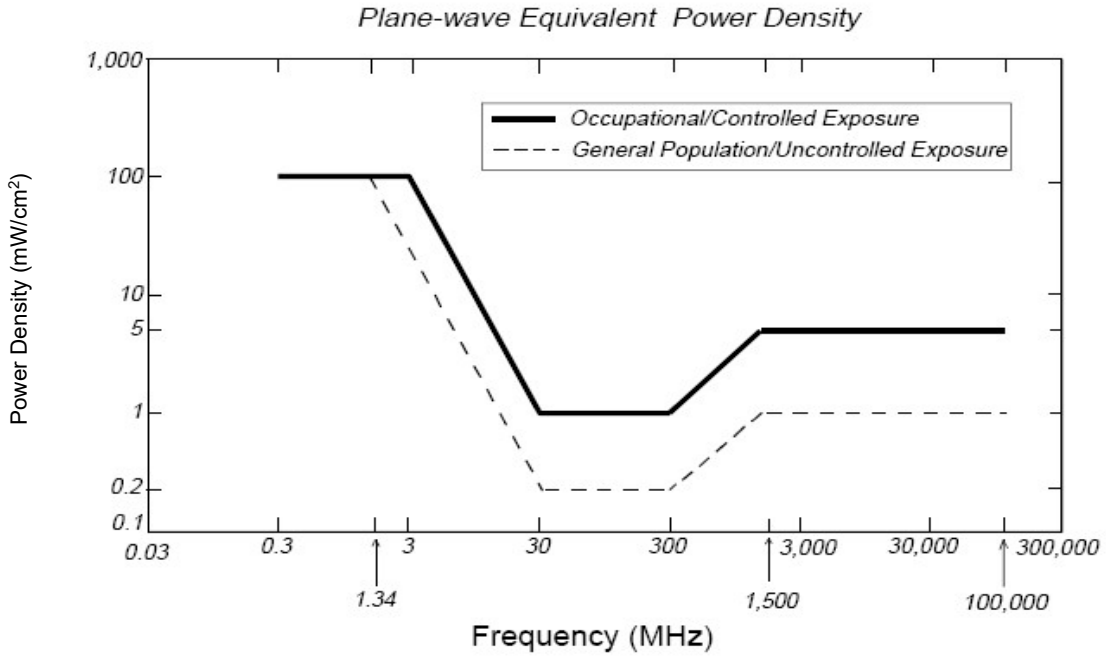
Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE limit is 2.33 mW/cm^2 and an uncontrolled MPE limit of 0.47 mW/cm^2. For the AT&T equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-l,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-l,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Appendix E: RF Compliance Simulation Software

The IXUS electromagnetic field (EMF) calculation software was used to assess all the RF field levels presented in this study. IXUS (https://ixusapp.com/) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems. The IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool.

The selection of the solution method is determined by the specific antenna being considered. In addition, a conservative and verified modelling technique for 5G beamforming antennas in IXUS is used. The simulation accuracy of the IXUS calculation module has been verified extensively with full-wave EM simulations.

IXUS Version Number: 4.14 (0)2025.1.0 (Calculator: 2025.1).
Compliance Exposure Standard: FCC OET 65.

Exhibit C

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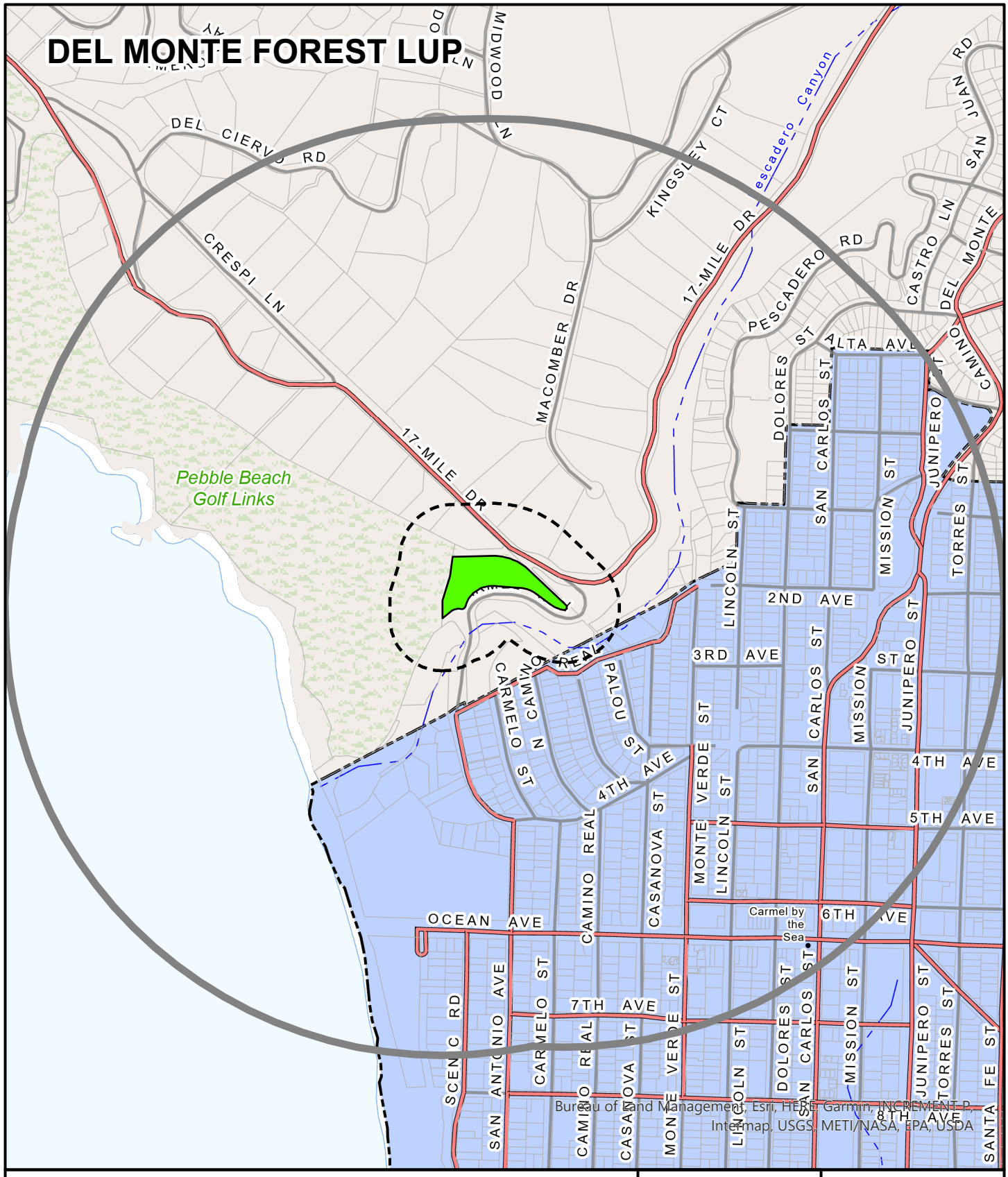

APPLICANT: CAMPOS ROBERTO & MARIA M (AT&T)

APN: 008381007000 **FILE #** PLN250310

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOV

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Exhibit D

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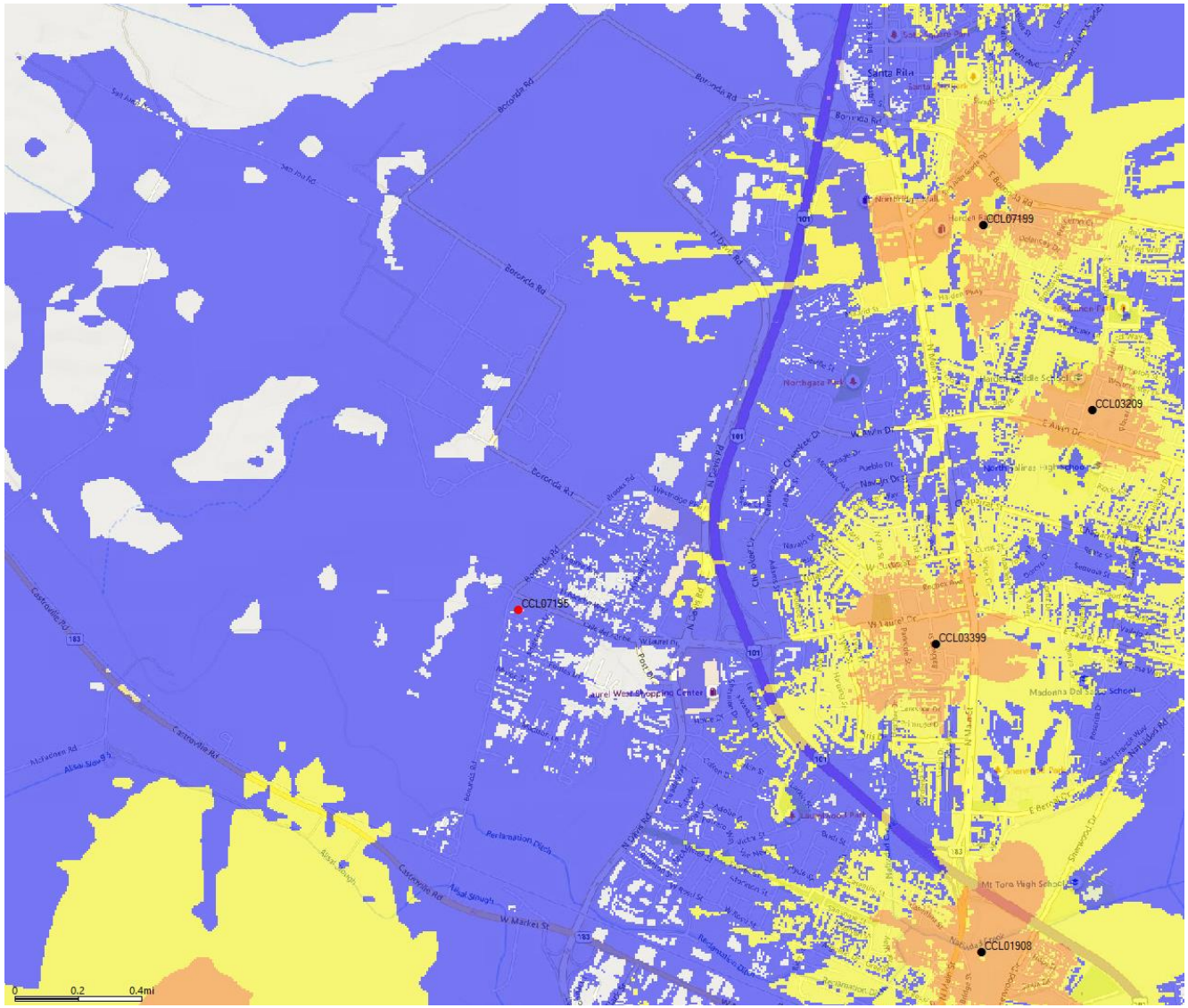
CCL07195 Zoning Propagation Map

September 15, 2025

LTE 700 Existing Coverage

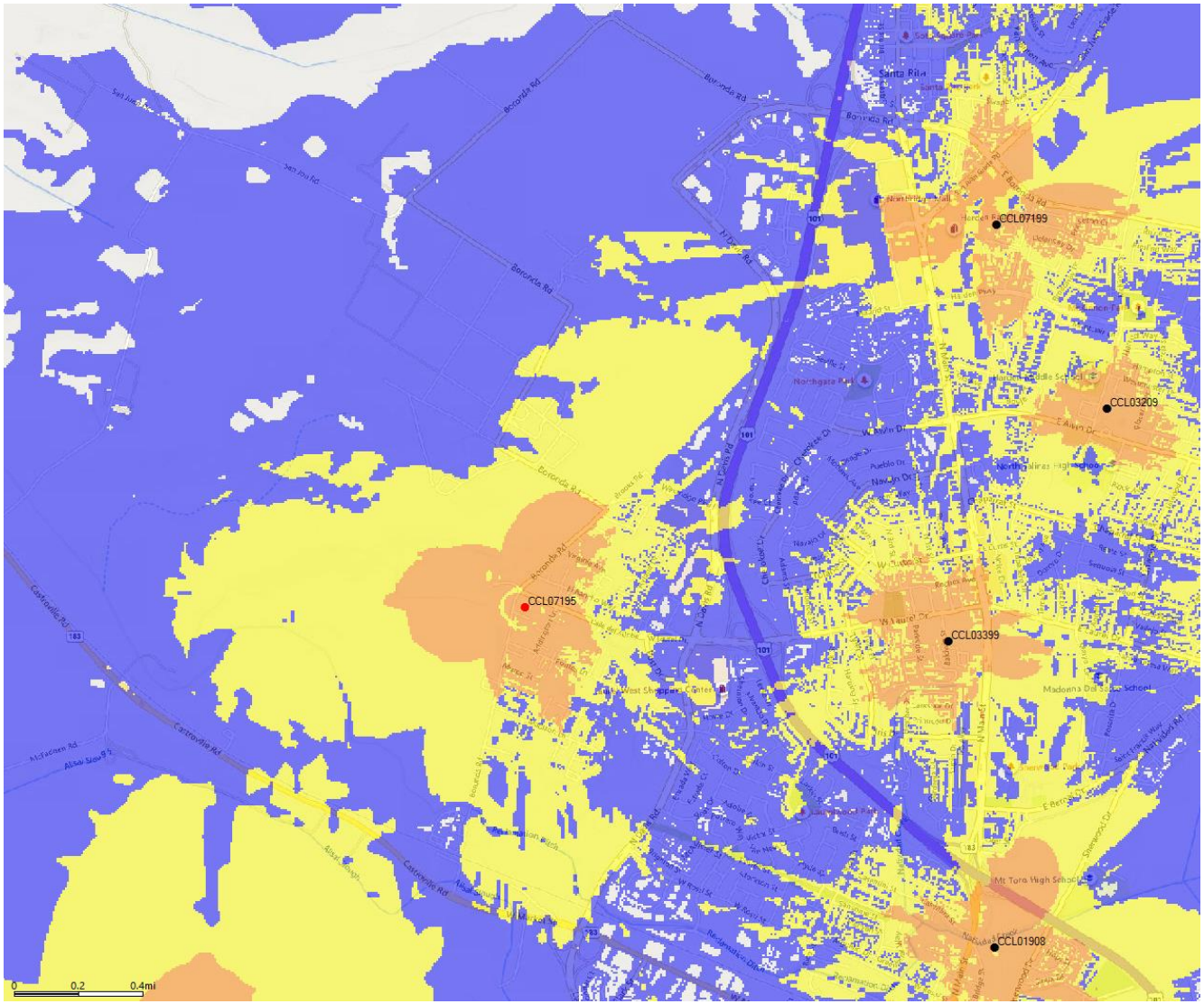


Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
  Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
  Indoor Coverage Less Reliable
- Existing site
- Proposed site

"AT&T PROPRIETARY -- This information constitutes confidential trade secrets and commercial or financial information owned by AT&T and is shared for Critical Infrastructure Protection purposes only. It is exempt from disclosure under the Freedom of Information Act (5 U.S.C. 552), Exemptions (b)(3)&(4), and its disclosure is prohibited under the Trade Secrets Act (18 U.S.C. 1905), the Critical Infrastructure Information Act of 2002, 6 U.S.C. § 133, and any State or local law requiring disclosure of information or records. This information must not be copied or distributed to others not agreed upon by AT&T, but in all events do not copy or distribute to such others without notification pursuant to Executive Order 12600."

LTE 700 Coverage with Proposed NSB



Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
  Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
  Indoor Coverage Less Reliable
- Existing site
- Proposed site

"AT&T PROPRIETARY -- This information constitutes confidential trade secrets and commercial or financial information owned by AT&T and is shared for Critical Infrastructure Protection purposes only. It is exempt from disclosure under the Freedom of Information Act (5 U.S.C. 552), Exemptions (b)(3)&(4), and its disclosure is prohibited under the Trade Secrets Act (18 U.S.C. 1905), the Critical Infrastructure Information Act of 2002, 6 U.S.C. § 133, and any State or local law requiring disclosure of information or records. This information must not be copied or distributed to others not agreed upon by AT&T, but in all events do not copy or distribute to such others without notification pursuant to Executive Order 12600."

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Exhibit E

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AT&T Wireless

CCL07195 Boranda & Calle Del Adobe
330 Boronda Road, Salinas CA
Photosims Produced on 8-15-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing

Proposed

view from Boronda Road looking southeast at site

AT&T Wireless

CCL07195 Boranda & Calle Del Adobe
330 Boronda Road, Salinas CA
Photosims Produced on 8-15-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Addington Lane looking northwest at site

AT&T Wireless

CCL07195 Boranda & Calle Del Adobe
330 Boronda Road, Salinas CA
Photosims Produced on 8-15-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Boronda Road looking southeast at site

AT&T Wireless

CCL07195 Boranda & Calle Del Adobe
330 Boronda Road, Salinas CA
Photosims Produced on 8-15-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Calle Del Adobo looking west at site

AT&T Wireless

CCL07195 Boranda & Calle Del Adobe
330 Boronda Road, Salinas CA
Photosims Produced on 8-15-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

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Exhibit F

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on Behalf of

ALTERNATIVE SITE ANALYSIS

DEVELOPMENT APPLICATION FOR AT&T SITE "Boronda Road"

AT&T SITE NUMBER: CCL07195

AUTHORIZED AGENT:

51 WIRELESS GROUP, LLC.

ZONING MANAGER:

NICHOLAS TAGAS; 916-990-1446; Nick.Tagas@51wireless.net

PROPERTY OWNER:

Maria M. Campos

APN: 261-081-022-000 & 261-061-028-000

330 Boronda Road, Salinas, CA 93907

---

1. **PROJECT'S BACKGROUND AND OBJECTIVES**
2. **SEARCH RING'S DESCRIPTION AND OBJECTIVES**
3. **POTENTIAL CO-LOCATIONS**
4. **ALTERNATIVE SITE ANALYSIS**
5. **CONCLUSION**

Project Background and objectives:

AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) on APN 261-081-022-000 & 261-016-028-000 in the unincorporated city of Salinas, CA located in Monterey County in order to provide wireless LTE services in the coverage area to service a significant gap in coverage and capacity for AT&T's customers in this area of Monterey County, CA.

The specific coverage objective in this geographic area is to provide coverage to commercial establishments and surrounding residential neighborhoods while establishing Band 14 FirstNet services for Monterey County's' and city of Salinas' first responders.

This proposed facility will vastly improve 4G, 5G, LTE services within this portion of Monterey County and the unincorporated city of Salinas, CA. Additionally, this tower will provide valuable FirstNet services which include but are not limited to: a designated spectrum (Band 14) which provides subscribed first responder agencies more enhanced and secure communications not only within the city limits but also interjurisdictional as well.

AT&T has chosen the least intrusive and most technically viable site location that will fill this significant gap in coverage and bring vital FirstNet services to this part of Salinas and Monterey County, CA. Six (6) other candidates/locations were investigated before selecting the Campos property as AT&T's primary candidate. All six (6) alternative sites are further discussed in the Alternative Site Analysis this report.

on Behalf of

Search Ring's Description and Objectives:

The specific coverage objective in this geographic area is to provide coverage to commercial establishments and surrounding residential neighborhoods while establishing Band 14 FirstNet services for Monterey County's' and city of Salinas' first responders.

AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 30' x 30' (900 square foot) enclosed compound [lease area]. The compound will include an 85' faux Monopine tower, one Walk-Up-Cabinet (WUC), and one 30KW standby Diesel Generator with a 150-gallon belly tank all mounted to a 6'-0" x 4'-0" concrete pad (7'-3"' tall). This facility will be located at 330 Boronda Road, Salinas CA, within Monterey County's jurisdiction on a 0.54-acre MDR/4-A-UR zoned property.

AT&T's objectives are to provide coverage to commercial establishments and surrounding residential neighborhoods and to provide FirstNet services to the city's and county's first responders. After running a coverage simulation at the site location, AT&T is anticipating a drastic improvement to their network and for their customers.

The site location is the least intrusive option in the area given its location to adjacent existing agricultural usage and situated in the least visually intrusive location as seen by nearby rural residential structures all while providing for strong, reliable, and fast LTE communication services. The Monopine design will take up the least amount of silhouette in the sky and is ideal for this agricultural area versus an unscreened monopole or lattice tower. The wireless facility adheres to all county restrictive setbacks to the front, rear and sides of the property within which it is proposed to be located on. This tower is not located within a costal zone or along a historic or scenic corridor.

Potential Co-locations:

There are no potential collocations within the Search Ring area located within the jurisdiction of Monterey County. There was one (1) colocation opportunity within the city of Salinas Jurisdiction which is the Echoes From Calvary Church located at 1025 Post Drive, Salinas, CA 93907. AT&T sent the church a letter of interest asking them if they would be willing to lease ground space and rooftop space to AT&T since the church already rents ground and rooftop space to T-Mobile and Verizon. Unfortunately, the church was not interested in leasing more church property to a third carrier. Initially the church never responded to any calls or letters mailed to them. Then our office went to the church and in person asked to speak

with the pastor of the church and presented the office assistant of the church with AT&T's bon fide offer letter and the church declined that offer. As such, AT&T was forced to find a non-collocatable property as its next best option.

Alternative Site Analysis:

The below maps and alternative site anlaysis desicribes all other rpoerties AT&T investigated, approached and offered a renatal lease agreement ot in an effort to find the most technically feasible, and least intrsive loctaion beofre deidign on the curent propsoed loctaion which is no presented to the County of Monterey of rpermission to construct, operate and mainatin this critical wireless telecommunciation infratsruture facitliy.

1. **Singh property**

17562 Calle Del Adobe, Salinas, CA 93907
APN: 261-131-030-000
Latitude/Longitude: 36°41'51.87"N, - 121°40'20.22"W (NAD83)
Proposal – Raw Land Build for New Tower

Considerations:

Mr. Singh was not interested in leasing space to AT&T after receiving his letter of interest from AT&T and told us over a phone conversation that he thanked AT&T for their offer but was not interested in leasing ground space to AT&T. As such, this candidate was disqualified from AT&T's search.

2. Washington Mutual Mortgage

1070 Fontes Lane, Salinas, CA 93907
APN: 261-071-026-000
Latitude/Longitude: 36°41'46.63"N, 121°40'18.74"W
Proposal – Raw Land Build for New Tower

Considerations:

This property appears to be a foreclosed property owned by a bank; at the time the title company had not yet updated the proper owning authority from Washington Mutual to Chase Bank. Regardless, AT&T sent bona fide certified letters of interest to the bank to lease space from them to install a new cell tower. The bank never responded to any of AT&T's letters of interest. As such, AT&T disqualified this candidate from their search.

3. **Brillante Property:**

1091 Fontes Lane, Salinas, CA 93907
APN: 261-073-012-000
Latitude/Longitude: 36°41'43.08"N, - 121°40'26.06"W (NAD83)
Proposal – Raw Land Build for New Tower

Considerations:

The property owner never responded to any of AT&T's letters of interest sent to them via certified USPS mail. Letters were sent to the owner on record to both their mailing address and their physical address. None of AT&T's letters were answered by the landlord. Asus such, AT&T disqualified this candidate from their search.

4. Salinas Transfer Station

Salinas, CA – Monterey County
APN: 261-051-007-000
Latitude/Longitude: 36°41'38.18"N, - 121°40'22.50"W (NAD83)
Proposal – Raw Land Build for New Tower

Considerations:

After receiving AT&T's bona fide letter of interest, the transfer stations corporate office reached out to AT&T and informed them via phone call that they were not interested in leasing space to AT&T for a new cell tower. A such, AT&T disqualified them from their search due to lack of interest o the part of the landowner.

Introduced: 3/11/2026 **Current Status:** Agenda Ready

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

PLN250350 - LAWRENCE ROBERT M & TILDEN-LAWRENCE LEONA W

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: 24672 Cabrillo Street, Carmel, CA 93923

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Luke Ingram
Property Owner: Robert M. Lawrence & Leona W. Tilden-Lawrence
APN: 009-083-004-000
Parcel Size: approximately 0.16 acre
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Imani Harrigan, Assistant Planner
harrigani@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION

The project is located at 24672 Cabrillo Street, a county-maintained road, in Carmel. On December 3, 2025, the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The site is developed with an existing single-family dwelling is 1,429 square feet, with three bedrooms, two bathrooms, an attached garage, and a kitchen (Exhibit C). The agent is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a California American Water, and the company Waste Management is providing solid waste services for the dwelling. If approved, the granting of this Coastal Development Permit would allow the establishment of the 7th commercial vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

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

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. Rio Road Fire Station is 6 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in

unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Steve Bellavance, resides at 316 Mid Valley Ctr, Suite approximately 13 minutes away (8-mile drive) from the subject property. Mr. Bellavance'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. Mr. Bellavance will also ensure that any neighbor or guest complaints are resolved within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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

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

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

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

same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 7th Commercial Vacation Rental out of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Imani Harrigan, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
-Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner, Robert M. Lawrence & Leona W. Tilden-Lawrence, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250350.

County of Monterey

Item No.4

Zoning Administrator

Legistar File Number: ZA 26-023

March 26, 2026

Introduced: 3/11/2026 **Current Status:** Agenda Ready

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

PLN250350 - LAWRENCE ROBERT M & TILDEN-LAWRENCE LEONA W

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: 24672 Cabrillo Street, Carmel, CA 93923

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Luke Ingram
Property Owner: Robert M. Lawrence & Leona W. Tilden-Lawrence
APN: 009-083-004-000
Parcel Size: approximately 0.16 acre
Zoning: Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Imani Harrigan, Assistant Planner
harrigani@countyofmonterey.gov; 831-755-5845

SUMMARY/DISCUSSION

The project is located at 24672 Cabrillo Street, a county-maintained road, in Carmel. On December 3, 2025, the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The site is developed with an existing single-family dwelling is 1,429 square feet, with three bedrooms, two bathrooms, an attached garage, and a kitchen (Exhibit C). The agent is proposing that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The property is currently served by a California American Water, and the company Waste Management is providing solid waste services for the dwelling. If approved, the granting of this Coastal Development Permit would allow the establishment of the 7th commercial vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

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

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the-Sea; therefore, it is subject to the 5-8 minutes response time. Rio Road Fire Station is 6 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in

unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Steve Bellavance, resides at 316 Mid Valley Ctr, Suite approximately 13 minutes away (8-mile drive) from the subject property. Mr. Bellavance'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. Mr. Bellavance will also ensure that any neighbor or guest complaints are resolved within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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

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

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

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

same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 7th Commercial Vacation Rental out of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Imani Harrigan, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
-Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Image

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner, Robert M. Lawrence & Leona W. Tilden-Lawrence, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250350.

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:
LAWRENCE ROBERT M &TILDEN-LAWRENCE LEONA W (PLN250350)

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.

[PLN250350 LAWRENCE ROBERT M & TILDEN-LAWRENCE LEONA, 24672 Cabrillo Street, Carmel (Assessor's Parcel Number 009-083-004-000), Carmel Area Land Use Plan, Coastal Zone]

The LAWRENCE ROBERT M & TILDEN-LAWRENCE LEONA W application (PLN250350) came on for a public hearing before the County of Monterey Zoning Administrator on March 26, 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 the is located at 24672 Cabrillo Street, a County-maintained Road, in Carmel subject to the Carmel Area Land Use Plan. The subject property is developed with an existing 1,429 square foot single family dwelling with an attached garage. The applicant proposes

to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. 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 parcel is zoned Medium Density Residential with a maximum gross density of 2 acres/unit with a Design Control Overlay, within the Coastal Zone or "MDR/2-D(CZ)." Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.16 acre in size), APN:009-083-004-000, is identified in its current configuration and under separate ownership in both the 1964 and 1972 Assessor's Parcel Maps as shown on Page 8 of Book 9. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 7 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. Condition No. 9 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. Condition No. 8 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property is within the Sphere of Influence for Carmel-by-the-Sea; therefore, is subject to the 5-8 minutes response time. Rio Road Fire Station is 6 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Additionally, the applicant provided the property manager, Steve Bellavance, will be available 24/7 to respond within the 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.

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: 009-083-004-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Cabrillo Street, a County

maintained road, and therefore is not required to comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250350.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250350.

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 Cabrillo Street, a County maintained road. No alterations to this driveway or access are required for the use (see evidence “m” 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.

e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250350.

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 PLN250350.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.
f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.
g) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.2 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.
h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
i) The project would not damage any historical resources.

j) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 7th Commercial Vacation Rental out of 118 in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250350.

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 PLN250350.

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 26th day of March 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN250350

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250350) for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 24672 Cabrillo Street, Carmel (Assessor's Parcel Number 009-083-004-000), 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 009-083-004-000 on March 26, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD.” Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. 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.

5. 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 March 26, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Coastal Development Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Sections 20.70.110 and 20.64.290.F.12.d.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Coastal Development Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to Monterey County Code Title 20 Section 20.64.290.F.5

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. 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.

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

9. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business 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 and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

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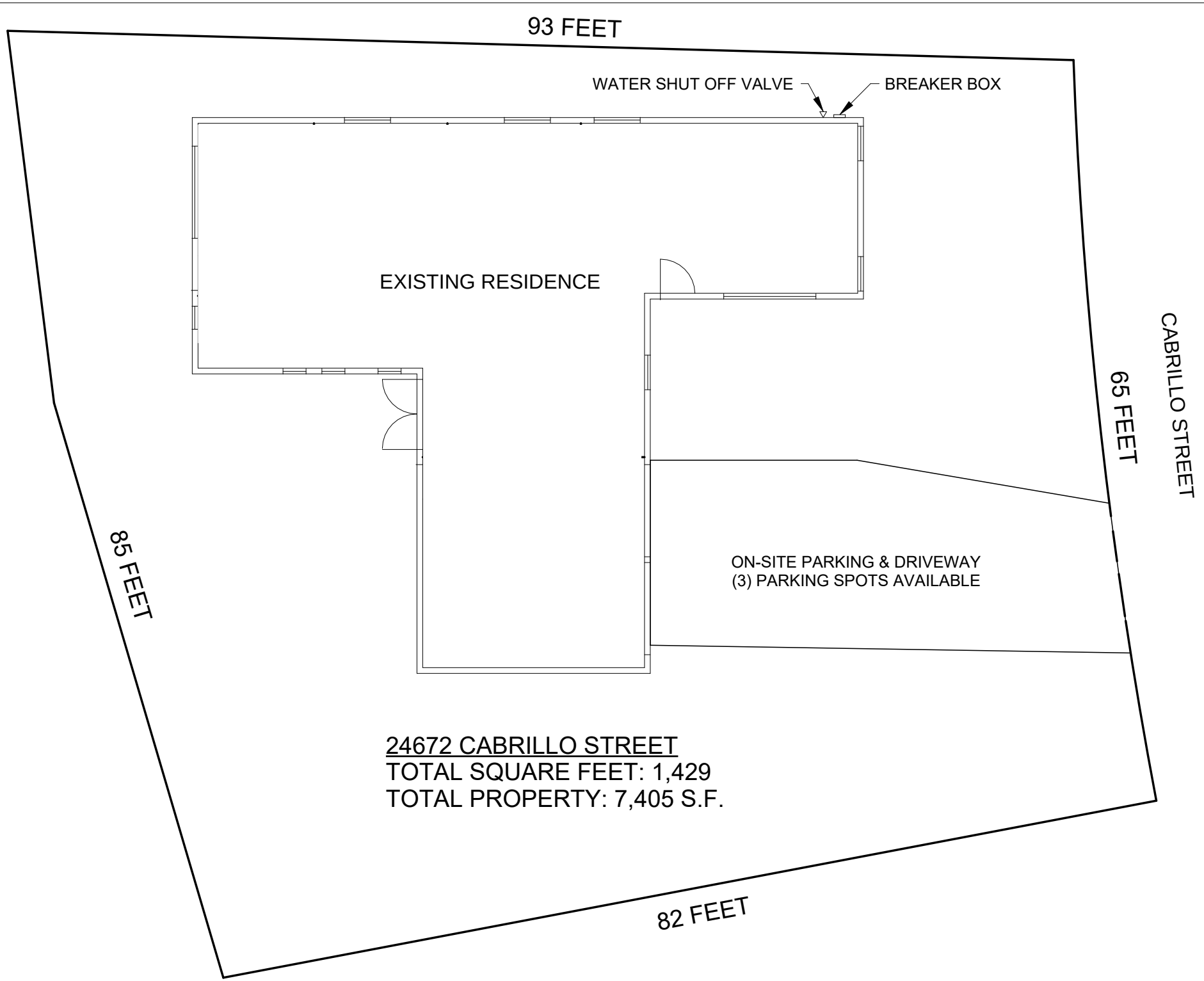
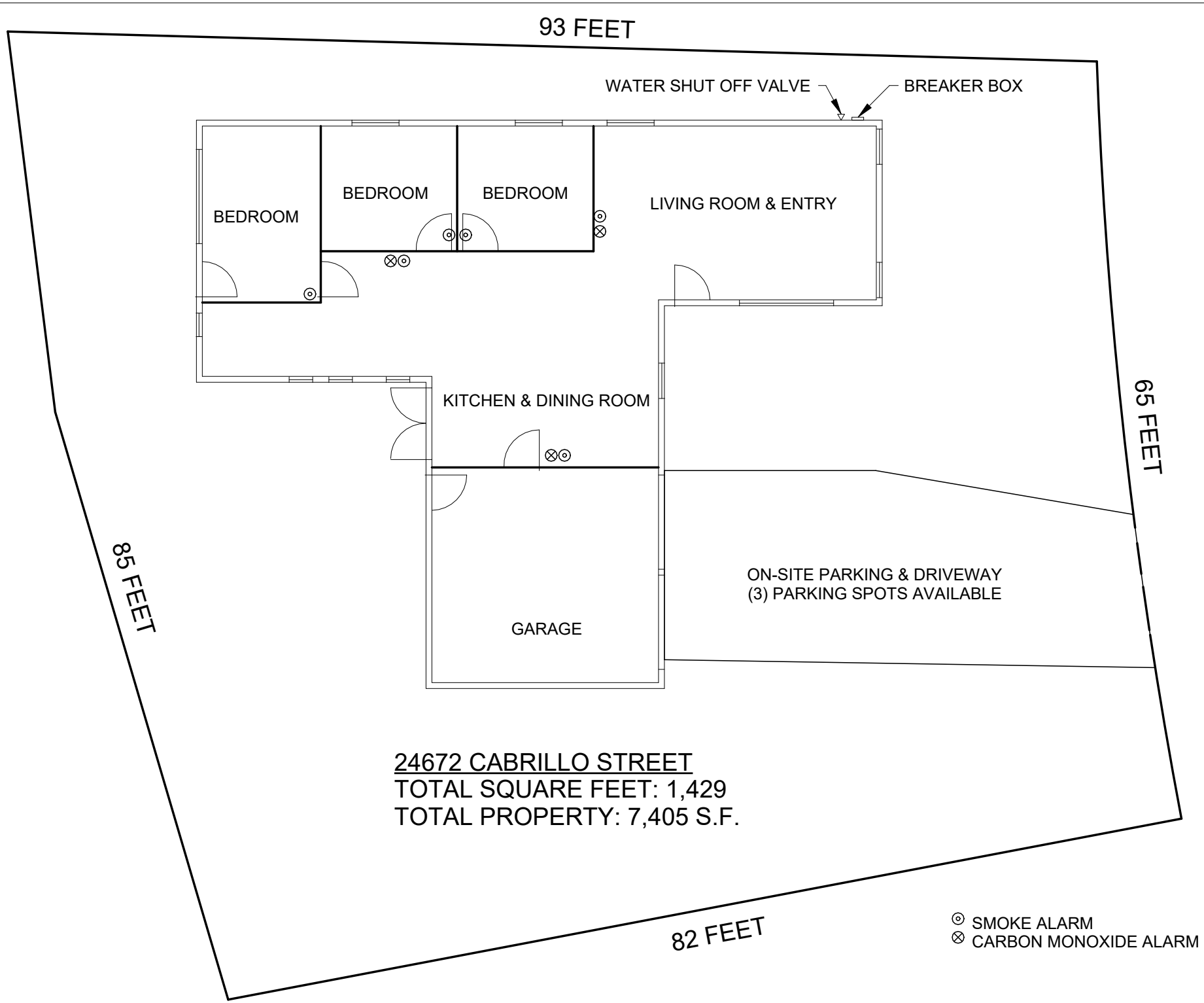

93 FEET
WATER SHUT OFF VALVE
BREAKER BOX
EXISTING RESIDENCE
65 FEET
CABRILLO STREET
313
85 FEET
ON-SITE PARKING & DRIVEWAY
(3) PARKING SPOTS AVAILABLE
24672 CABRILLO STREET
TOTAL SQUARE FEET: 1,429
TOTAL PROPERTY: 7,405 S.F.
82 FEET
24672 CABRILLO STREET



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TOTAL SQUARE FEET: 1,429
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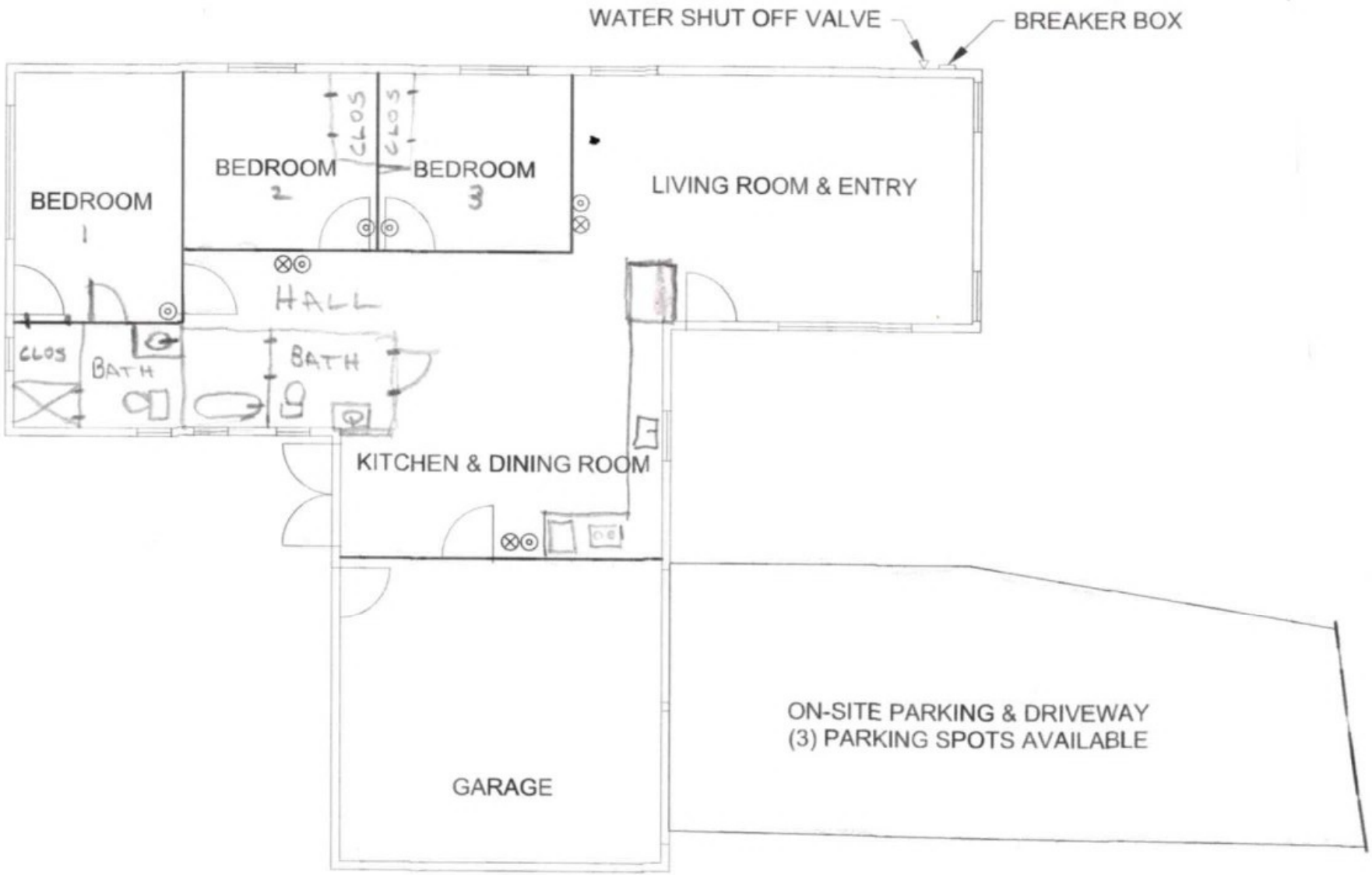
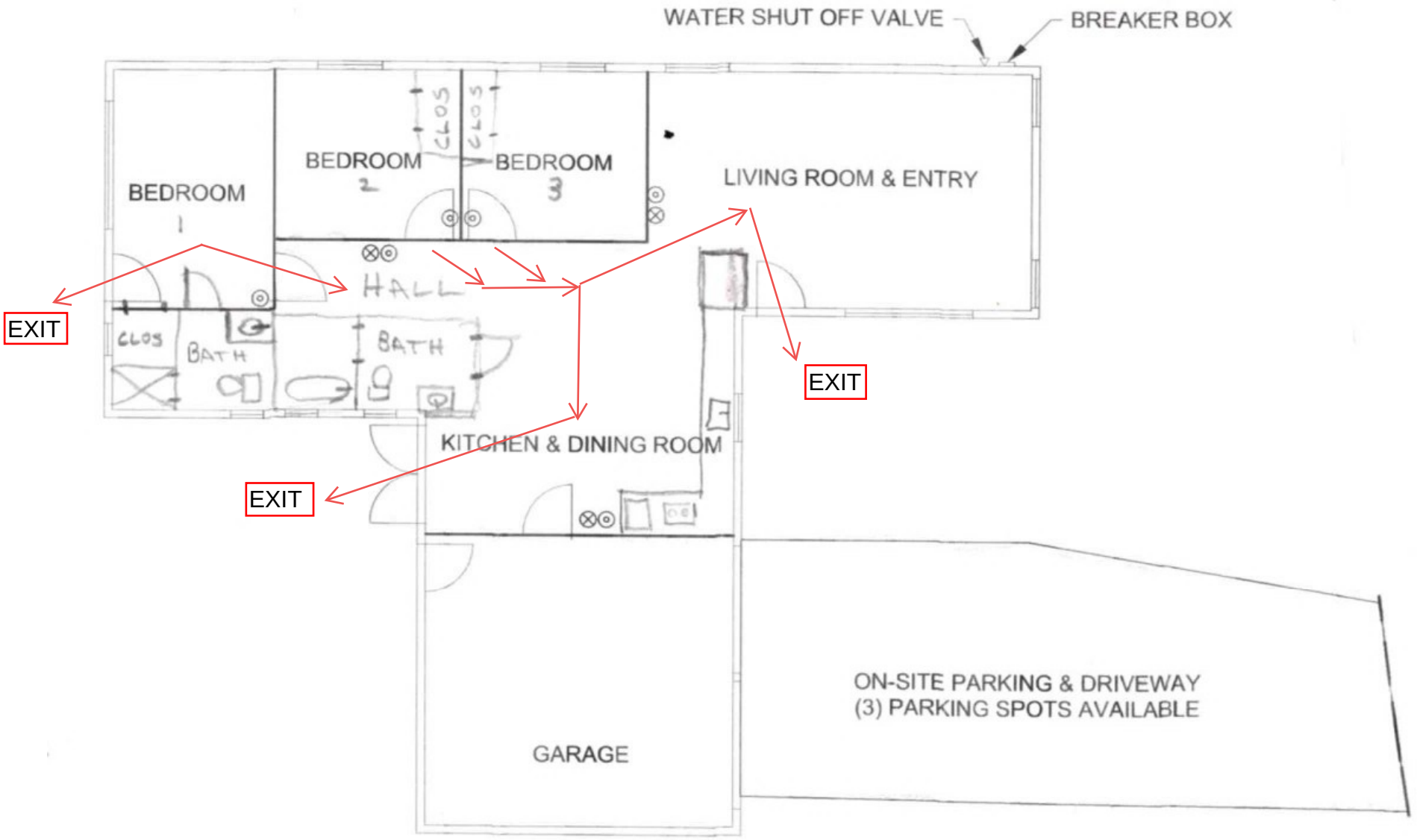
24672 CABRILLO STREET



24672 CABRILLO STREET
TOTAL SQUARE FEET: 1,429
TOTAL PROPERTY: 7,405 S.F.

◎ SMOKE ALARM
⊗ CARBON MONOXIDE ALARM



24672 CABRILLO STREET
TOTAL SQUARE FEET: 1,429
TOTAL PROPERTY: 7,405 S.F.

EVACUATION PLAN

⊙ SMOKE ALARM
⊗ CARBON MONOXIDE ALARM

HOME EVACUATION MAP — Exits & Utilities

24672 Cabrillo St, Carmel, CA 93923 • Prepared: October 05, 2025

EVACUATION PLAN & CHECKLIST

24672 Cabrillo St, Carmel, CA 93923 • Prepared: October 05, 2025

Primary Evacuation Route

- Proceed west/north on Cabrillo St to reach the nearest cross street toward Hwy 1.
- Follow signage or directions from officials to merge onto Hwy 1 North or South.
- Continue toward designated shelters or inland evacuation areas as instructed.

Alternate Route

- If Hwy 1 is inaccessible, proceed inland along local cross streets toward Carmel Valley Rd.
- Continue east toward high ground and safe inland zones.

Preparation & Alerts

- Use Monterey County A!ERT, Zonehaven AWARE, and Nixle for official updates.
- Radio: KAZU (90.3 FM) / KSCO (1080 AM).

Utilities

- Gas: shut off if leak suspected (1/4 turn).
- Electric: shut off at breaker if safe.
- Water: close valve if advised.

Checklist

- Car fuel >½ tank, go-bags ready, pets secured.
- Bring ID, meds, phone/charger, wallet, keys, glasses.
- Wear long sleeves/pants and sturdy shoes.

Contacts

- Out-of-area contact: _____
- Local contact: _____
- Vet/pet care: _____

Important Numbers

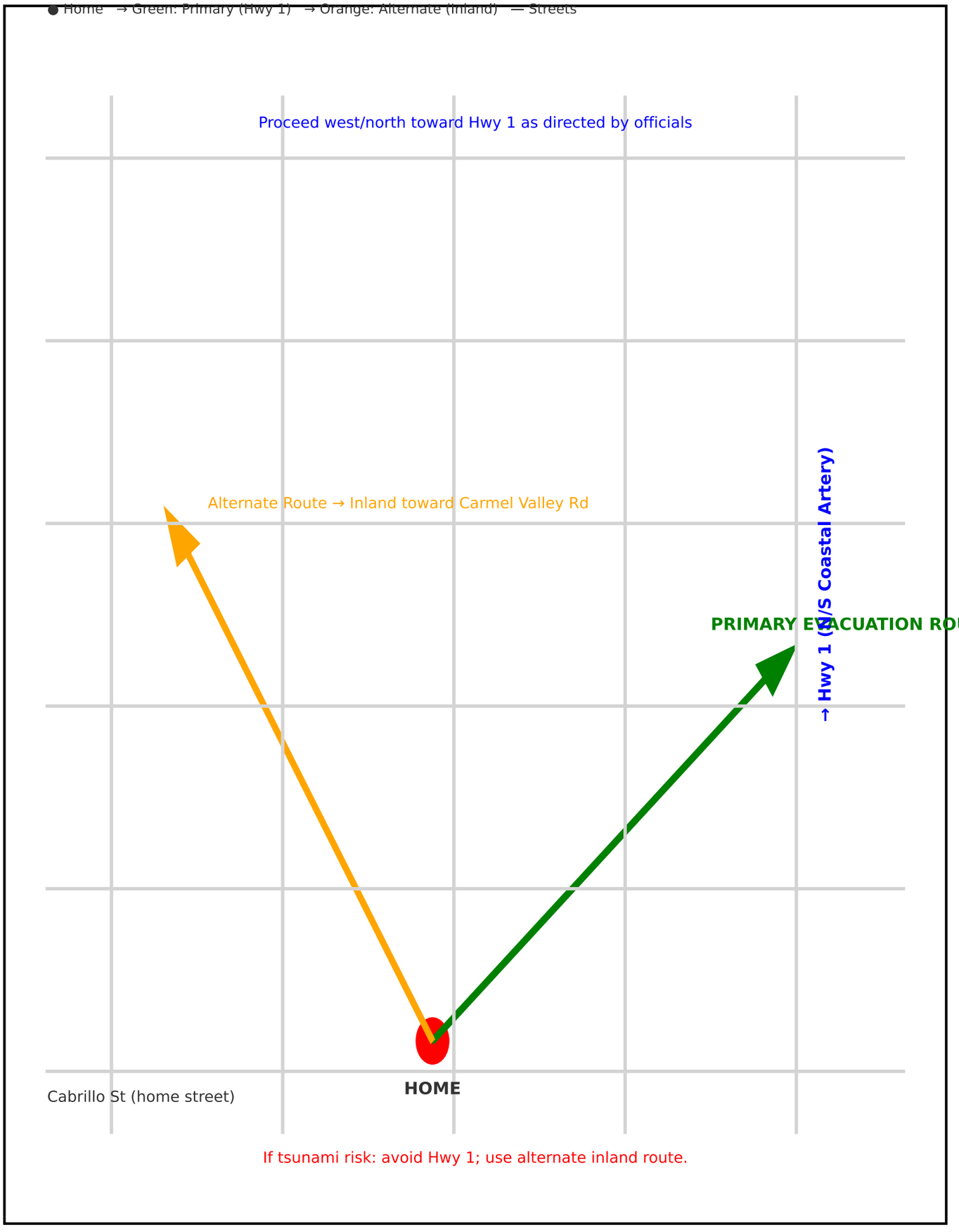
- Emergency 911 • Monterey County OES (831) 755-5128 • PG&E 1-800-743-5000
- Poison Control 1-800-222-1222 • SPCA (831) 373-2631

EVACUATION ROAD MAP — Route to Hwy 1

24672 Cabrillo St, Carmel, CA 93923 • Prepared: October 05, 2025

Legend:

● Home → Green: Primary (Hwy 1) → Orange: Alternate (inland) — Streets



Google Maps

24672 Cabrillo St, Carmel-By-The-Sea, CA 93923 to Carpenter St, Carmel, CA 93923

Drive 0.2 mile, 1 min

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

24672 Cabrillo St
Carmel-By-The-Sea, CA 93923

1. Head north on Cabrillo St toward Serra Ave

285 ft

2. Turn right onto Serra Ave

423 ft

3. Slight left onto Carpenter St

0.1 mi

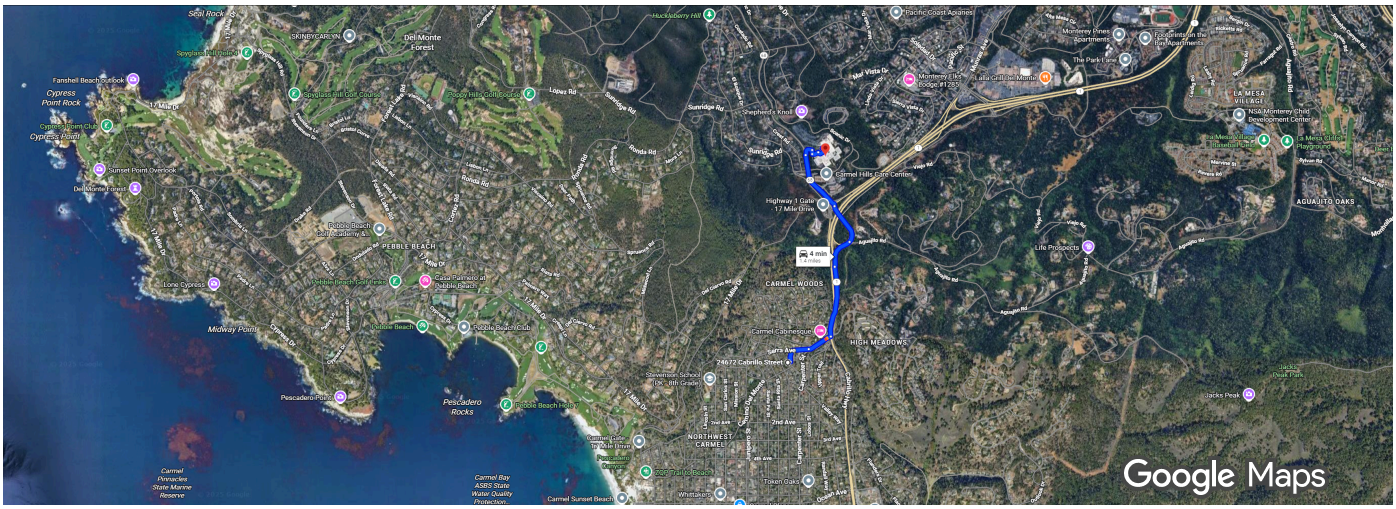
Carpenter St
Carmel, CA 93923

Google Maps

24672 Cabrillo St, Carmel-By-The-Sea, CA 93923 to Community Hospital of the Monterey Peninsula, 23625 Holman Hwy, Monterey, CA 93940

Drive 1.4 miles, 4 min

Map to Hospital



Imagery ©2025 Airbus, Data CSUMB SFML, CA OPC, Maxar Technologies, Map data ©2025 Google 1000 ft

24672 Cabrillo St
Carmel-By-The-Sea, CA 93923

1. Head north on Cabrillo St toward Serra Ave
   12 sec (285 ft)

Drive from CA-1 N and CA-68 to Del Monte Forest

3 min (1.2 mi)

2. Turn right onto Serra Ave
   423 ft
3. Slight left onto Carpenter St
   0.1 mi
4. Use the middle lane to turn left onto CA-1 N
   0.3 mi
5. Take exit 399A for CA-68 W toward Pacific Grove/Pebble Beach
   0.2 mi
6. Continue onto CA-68
   0.2 mi
7. At the traffic circle, continue straight onto CA-68 E
   0.3 mi

Drive to your destination in Monterey

8. Slight right — 1 min (0.2 mi)

269 ft

9. Turn right

102 ft

10. Turn left

161 ft

11. Turn right

Destination will be on the right

262 ft

Community Hospital of the Monterey Peninsula
23625 Holman Hwy, Monterey, CA 93940

Google Maps

24672 Cabrillo St, Carmel-By-The-Sea, CA 93923 to Rio Road Fire Station, 3775 Rio Rd, Carmel-By-The-Sea, CA 93923

Drive 2.5 miles, 6 min

Map to Fire Station

Imagery ©2025 Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, Map data ©2025 Google 2000 ft

24672 Cabrillo St
Carmel-By-The-Sea, CA 93923

1. Head north on Cabrillo St toward Serra Ave
   285 ft
2. Turn right onto Serra Ave
   423 ft
3. Slight left onto Carpenter St
   0.1 mi
4. Turn right onto CA-1 S
   1.6 mi
5. Use the middle lane to turn left onto Carmel Valley Rd
   0.2 mi
6. Turn right onto Carmel Rancho Blvd
   0.3 mi
7. Turn right onto Clock Tower Pl
   Destination will be on the left
   0.1 mi

Rio Road Fire Station
3775 Rio Rd, Carmel-By-The-Sea, CA 93923

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Vacation Rental Home Inspection Checklist

Property Information

- [x] **Vacation Rental Address and Unit/Suite/Apt #** 24672 CABRILLO ST CARMEL CA
- [x] **Total number of bedrooms** 3
- [x] **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

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**

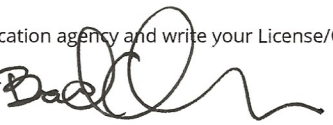
☐ **California Real Estate Inspection Association**

☐ **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: 10-8-25  LIC.# 797974

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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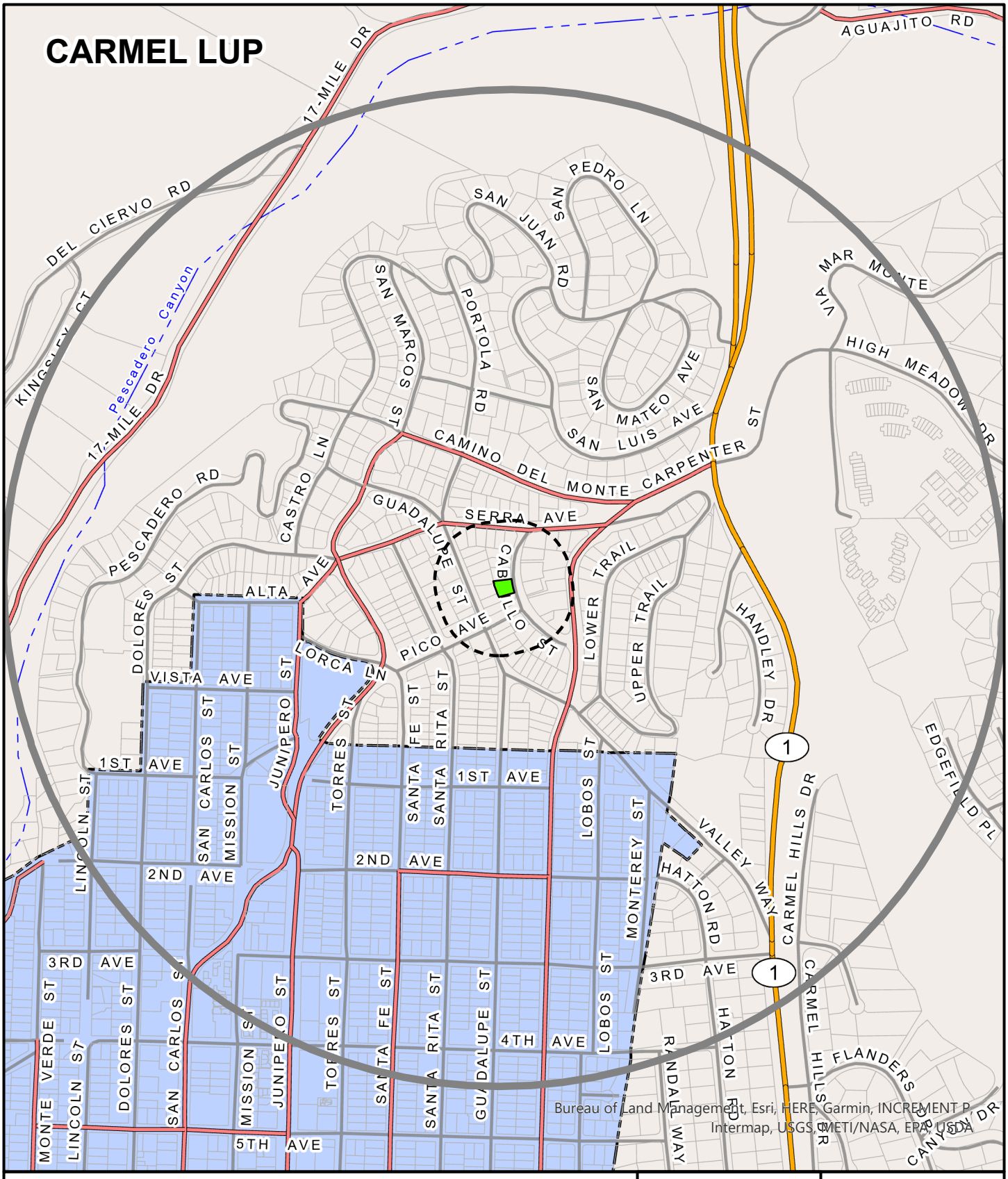

APPLICANT: LAWRENCE ROBERT M. & TILDEN-LAWRENCE LEONA W.

APN: 009-083-004-000 **FILE #** PLN250350

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: IMANI HARRIGAI

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Exhibit C

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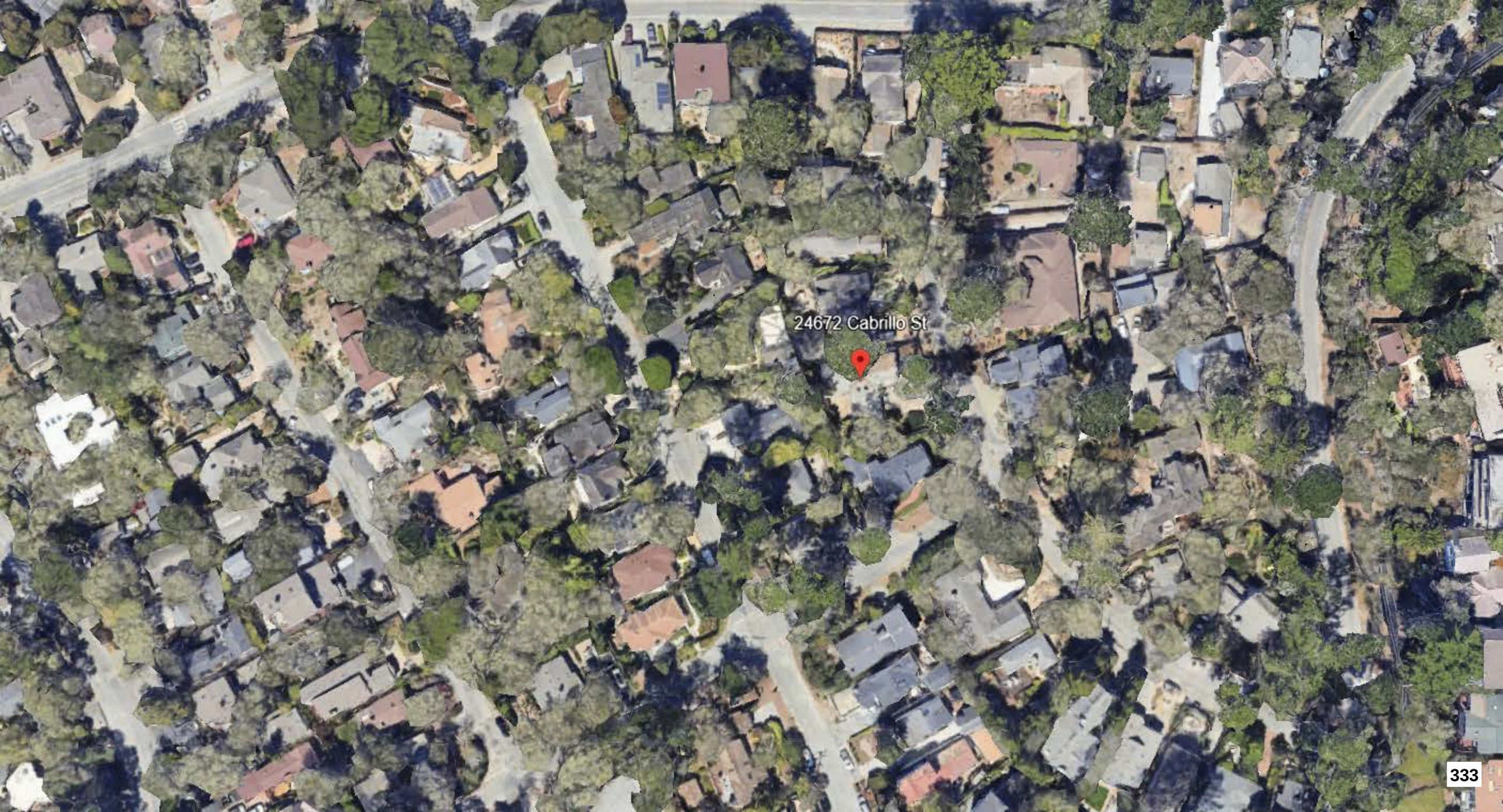
24672 Cabrillo St

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County of Monterey

Board Report

Legistar File Number: ZA 26-022

Item No.5

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

March 26, 2026

Introduced: 3/9/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250338 - GALLO JOHN R 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: 26319 Scenic Road, Carmel, CA 93923
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Property Owner: John Gallo
APN: 009-442-020-000
Parcel Size: approximately 0.09 acres
Zoning: Medium Density Residential with a maximum gross density of 2 units per acres with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2-D(18') (CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Jose A. Mendoza, Assistant Planner
mendozaj10@countyofmonterey.gov; (831) 755 5025

SUMMARY/DISCUSSION:
The project is located at 26319 Scenic Road, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On December 06, 2025, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

The subject property is currently developed with an existing 1,383 square foot single family dwelling with a detached 227 square foot garage. The single-family dwelling has 3 bedrooms, 2.5 bathroom, and a kitchen. The applicant is proposing that the residence be occupied by a maximum of 7 people overnight and 11 people during daytime hours at the property at a time. The property is currently served by a public water system, and a public sewer system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. If approved, the granting of this Coastal Development Permit would allow the establishment of the 8th commercial vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.B.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Monterey County Coastal Implementation Plan, Part 4 (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use

The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2-D(18') (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. 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's Sphere of Influence and is therefore subject to the 5-8-minute adequate response time. Cypress Fire Department is 8 minutes away, MoGo Urgent Care - Carmel is 8 minutes away. The Community Hospital of the Monterey Peninsula exits within adequate distance which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial

Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Trish Cosand 1700 17 Mile Drive Pebble Beach, CA, approximately 15 minutes from the subject property. Trish Cosand's contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 11 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. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally,

there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

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 or unavoidable impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 8th Commercial Vacation Rental out of a maximum of 118 in the Greater Monterey Peninsula Area Plan. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in a significant or unavoidable

OTHER AGENCY INVOLVEMENT
None

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner; John Gallo, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250338.

County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 26-022

March 26, 2026

Introduced: 3/9/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250338 - GALLO JOHN R TR

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As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Trish Cosand 1700 17 Mile Drive Pebble Beach, CA, approximately 15 minutes from the subject property. Trish Cosand's contact information will be provided to the guests of the property and the property manager, that will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 11 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. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

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

cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

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 or unavoidable impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 8th Commercial Vacation Rental out of a maximum of 118 in the Greater Monterey Peninsula Area Plan. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in a significant or unavoidable

OTHER AGENCY INVOLVEMENT
None

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map

cc: Front Counter Copy; Jacquelyn M. Nickerson, Principal Planner; John Gallo, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250338.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
GALLO JOHN R TR (PLN250338)
RESOLUTION NO. 26-
Resolution by the County of Monterey Zoning Administrator:

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

[PLN250338 GALLO JOHN R TR, 26319 Scenic Road, Carmel (Assessor's Parcel Number 009-442-020-000), Carmel Area Land Use Plan, Coastal Zone]

The GALLO JOHN R TR application (PLN250338) came on for a public hearing before the County of Monterey Zoning Administrator on March 26, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

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

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

b) Project Scope. The project is located at 26319 Scenic Road, a County-maintained road, in Carmel subject to the Carmel Area Land Use Plan. The subject property is currently developed with an existing 1,383 square foot single family dwelling with a detached 227 square foot garage. The single-family dwelling has 3 bedrooms, 2.5 bathroom, and a kitchen. . The applicant is proposes to use their existing single-family dwelling

located in a residentially developed neighborhood as a Commercial Vacation Rental.

c) Allowed Use. The parcel is zoned Medium Density Residential with a maximum gross density of 2 units per acre with a Design Control Overlay and a structure height limit of 18 feet within the Coastal Zone or "MDR/2-D(18') (CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (approx. 0.09 acres in size), APN: 009-442-020-000, is identified as Parcel 15, as shown in its current size and configuration and described in the 1972 Assessor's Map Book 9, Page 44. Therefore, the County recognizes the property as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 8 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. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The 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 does not fall under any of the specified categories; therefore, it is subject to 45 minutes for all other areas. Cypress Fire Department is 8 minutes away, MoGo Urgent Care – Carmel is 8 minutes away. The Community Hospital of the Monterey Peninsula exits within adequate distance which provides 24-hour emergency medical and fire response services. Additionally, the applicant provided the property manager Trish Cosand, that will be available 24/7 to respond within the 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.

i) Parking. Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.

j) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 20 Section 20.64.290.F.7, as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-442-020-000).

k) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.7 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicant would have in a Commercial Vacation Rental in the unincorporated Monterey County.

l) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

m) Access. The property is accessed through 26319 Scenic Road , a County maintained public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County.

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

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

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220025.

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

EVIDENCE:
a) The project was reviewed by HCD-Planning. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
c) The property has road access from Scenic Road, a county-maintained road. No alterations to this driveway or access are required for use.
d) Necessary facilities exist on the subject property which is served by California American Water, a public water company and Carmel Area Wastewater District a public sewer company. No additional fixtures are required as part of this application.
e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

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

EVIDENCE:
a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any current violations existing on subject property.
b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional

occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. This will be the 8th out of a maximum of 118 Commercial Vacation Rental for the Carmel Area Land Use Plan. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

g) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2 miles west of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

i) The project would not damage any historical resources.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

k) 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 in the Greater Monterey Peninsula Area Plan. It would be the 8th Commercial Vacation Rental out of a maximum of 118 in the Greater Monterey Peninsula Area Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other

past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

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

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250338.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030.A, an appeal of the Zoning Administrator's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Find that the project, allowing the use of an existing residence for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer.

The said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 26th day of March 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250380

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN250380) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 24964 VALLEY WAY, Carmel (Assessor's Parcel Number 009-151-007-000), Carmel Land Use Plan, Coastal Zone. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 009-151-007-000 on DATE. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. 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.

5. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is MONTH DAY, YEAR, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 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.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to Monterey County Code Title 20 Section 20.70.290.F.5.

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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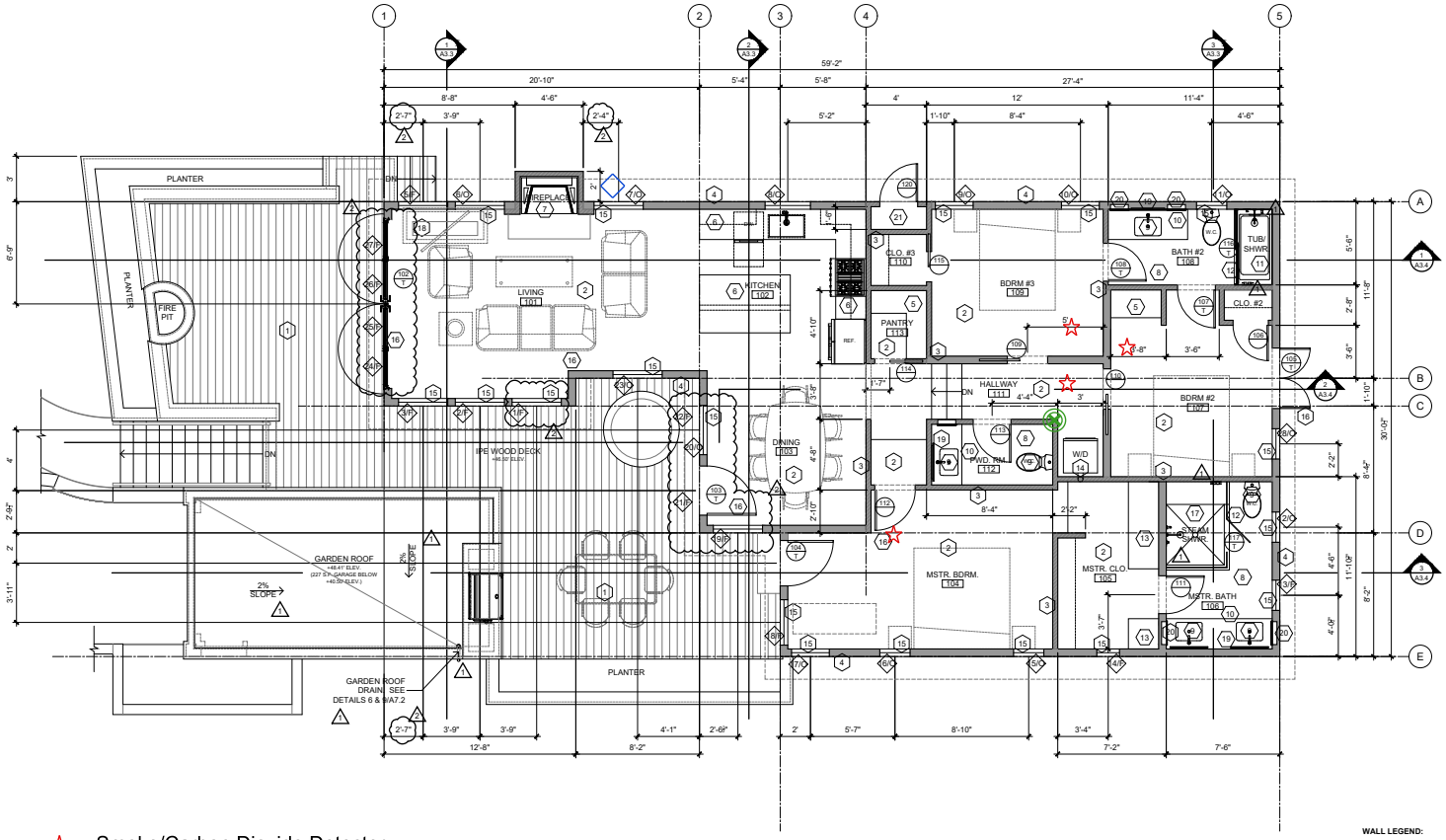


Smoke/Carbon Dioxide Detector

Water Shut Off Vale

Breaker Box

WALL LEGEND:

2x4 STUD WALL.

2x6 STUD WALL.

2x10 STUD WALL.

TRUE NORTH

PLAN NORTH

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

RESIDENCE LEVEL FLOOR PLAN

CONSTRUCTION KEYNOTES: ⟨#⟩

1. HARDWOOD PATIO DECK. WOOD TYPE, STYLE/LAYOUT, BOARD SIZE, COLOR AND FINISH AS SELECTED BY OWNER.

2. CHATEAU NAPOLEON - PARQUET CHÊNE FUMÉ, MONT BLANC STYLE, TRUE FRENCH OAK WIDE PLANK HARDWOOD FLOOR.

3. 2x INTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS. NEW WALL FINISHES AS SELECTED BY OWNER.

4. 2x EXTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS.

5. CUSTOM CABINETS AS DESIGNED BY OTHERS. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.

6. CUSTOM KITCHEN CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES, APPLIANCES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.

7. 36" LISTED MASONRY MODULAR CONVENTIONAL FIREPLACE SYTEM BY "FIREROCK MANUFACTURING INC.". INSTALL PER MANUFACTURER SPECIFICATIONS - COMPLIES WITH UL127. SEE SHEET A6.1 FOR ADDN'L INFO. AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.

8. STONE FLOOR TILE. STILE, PATTERN AND COLOR AS SELECTED BY OWNER.

9. BATHROOM SINK AND FAUCET AS SELECTED BY OWNER.

10. CUSTOM BATHROOM CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.

11. TUB/SHOWER COMBINATION, MANUFACTURER, STYLE AND MODEL AS SELECTED BY OWNER. TILE STILE, PATTERN AND COLOR AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.

12. CUSTOM TEMPERED GLASS SHOWER DOOR. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION. MAKE, MODEL, STYLE AND FINISH AS SELECTED BY OWNER.

13. NOT USED.

14. APPROX. LOCATION OF MIN. 4"Ø CLOTHES DRYER SMOOTH, MTL. EXHAUST DUCT W/(2) ELBOWS ONLY & 12' MAX. RUN.

15. WINDOW - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.2 & A4.3 FOR ADDN'L INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.

16. DOOR - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.4 & A4.5 FOR ADDN'L INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.

17. CUSTOM STEAM SHOWER ENCLOSURE. TILE STILE, PATTERN AND COLOR, PLUMBING FIXTURES AND ACCESSORIES AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.

18. CUSTOM TV FLOOR LIFT & SWIVEL MECHANISM WITH WALK ON DROP AND ROLL FLAP, BY "FUTURE AUTOMATION". INSTALL PER MANUFACTURER SPECIFICATIONS. SEE SHEET A6.2 AND STRUCTURAL DRAWINGS FOR ADDN'L INFORMATION AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.

19. VITALITY RECTANGLE LIGHTED PLUG-IN WALL MIRROR WITH EDGE LIT LIGHT PATTERN, BY ROBERN OR ACCEPTABLE EQUIVALENT.

20. M SERIES RECTANGULAR FLAT TOP BATHROOM CABINET WITH POLISHED EDGE, BY ROBERN OR ACCEPTABLE EQUIVALENT. SIZE AND UPGRADE OPTIONS AS SELECTED BY OWNER. FOR ELECTRIC WIRE LOCATION SEE SPECIFICATIONS AND INSTALLATION MANUAL.

21. CLOSET FOR TANKLESS WATER HEATER. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.

HOLDREN + LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	04/15/2022
SCALE:	1/4"=1'-0"
DRAWN:	A.P.
JOB NUMBER:	21.02

REVISION

1 PLAN CHECK REVISIONS 06/30/2022

2 BROMBAL REVISIONS 01/12/2023

LICENSED ARCHITECT — CRAIG HOLDREN — C-17168 — 06/30/2023 Renewal Date — STATE OF CALIFORNIA

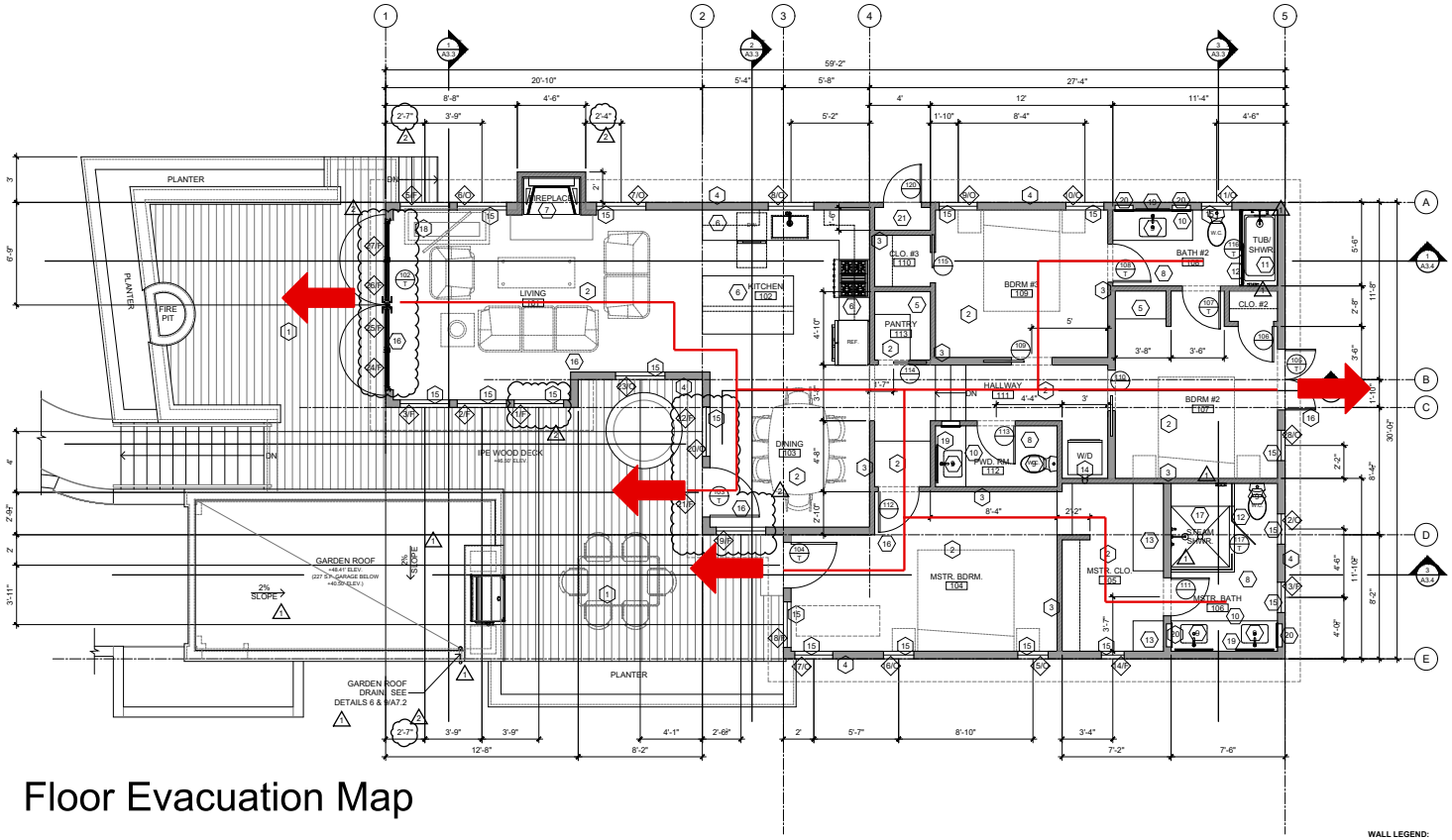
PROPOSED RESIDENCE LEVEL FLOOR PLAN

GALLO RESIDENCE

26319 SCENIC DRIVE
CARMEL CA. 93923
A.P.N. 009-442-020

A2.2

2/20/2023 10:05:39 AM



Floor Evacuation Map

Route

Exit

WALL LEGEND:

- 2x4 STUD WALL.
- 2x6 STUD WALL.
- 2x10 STUD WALL.

TRUE NORTH / PLAN NORTH

RESIDENCE LEVEL FLOOR PLAN

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

CONSTRUCTION KEYNOTES:

1. HARDWOOD PATIO DECK. WOOD TYPE, STYLE/LAYOUT, BOARD SIZE, COLOR AND FINISH AS SELECTED BY OWNER.
2. CHATEAU NAPOLEON - PARQUET CHÊNE FUMÉ, MONT BLANC STYLE, TRUE FRENCH OAK WIDE PLANK HARDWOOD FLOOR.
3. 2x INTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS. NEW WALL FINISHES AS SELECTED BY OWNER.
4. 2x EXTERIOR WALL SHOWN SHADED. SEE STRUCTURAL SHEETS FOR LOCATION OF NEW STRUCTURAL MEMBERS.
5. CUSTOM CABINETS AS DESIGNED BY OTHERS. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
6. CUSTOM KITCHEN CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES, APPLIANCES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
7. 36" LISTED MASONRY MODULAR CONVENTIONAL FIREPLACE SYTEM BY "FIREROCK MANUFACTURING INC.". INSTALL PER MANUFACTURER SPECIFICATIONS - COMPLIES WITH UL127. SEE SHEET A6.1 FOR ADDN'L INFO. AND THE INSTALLATION AND SPECIFICATIONS MANUAL PROVIDED ON SITE FOR FIELD INSPECTIONS.
8. STONE FLOOR TILE. STILE, PATTERN AND COLOR AS SELECTED BY OWNER.
9. BATHROOM SINK AND FAUCET AS SELECTED BY OWNER.
10. CUSTOM BATHROOM CABINETS AND COUNTERTOP AS DESIGNED BY OTHERS. COORDINATE WITH CABINET MANUFACTURER FOR LOCATION OF PLUMBING FIXTURES AND ELECTRICAL POWER OUTLETS PRIOR TO COMMENCEMENT OF WORK. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
11. TUB/SHOWER COMBINATION, MANUFACTURER, STYLE AND MODEL AS SELECTED BY OWNER. TILE STILE, PATTERN AND COLOR AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.
12. CUSTOM TEMPERED GLASS SHOWER DOOR. SEE INTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION. MAKE, MODEL, STYLE AND FINISH AS SELECTED BY OWNER.
13. NOT USED.
14. APPROX. LOCATION OF MIN. 4"Ø CLOTHES DRYER SMOOTH, MTL. EXHAUST DUCT W/(2) ELBOWS ONLY & 12' MAX. RUN.
15. WINDOW - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.2 & A4.3 FOR ADDN'L INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.
16. DOOR - SEE SCHEDULE SHEET A4.1 AND DETAILS SHEETS A4.4 & A4.5 FOR ADDN'L INFO. STYLE, MATERIAL, FINISHES, HARDWARE AND COLOR AS SELECTED BY OWNER.
17. CUSTOM STEAM SHOWER ENCLOSURE. TILE STILE, PATTERN AND COLOR, PLUMBING FIXTURES AND ACCESSORIES AS SELECTED BY OWNER. USE FULL HIGH NON-ABSORBENT WALL MATERIAL AT ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.
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21. CLOSET FOR TANKLESS WATER HEATER. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.

HOLDREN + LIETZKE ARCHITECTURE

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DATE:	04/15/2022
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DRAWN:	A.P.
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REVISION

1 PLAN CHECK REVISIONS 06/30/2022

2 BROMBAL REVISIONS 01/12/2023

LICENSED ARCHITECT — J. CRAIG HOLDREN — No. C-17068 — 06/30/2023 — Renewal Date — STATE OF CALIFORNIA

PROPOSED RESIDENCE LEVEL FLOOR PLAN

GALLO RESIDENCE
26319 SCENIC DRIVE
CARMEL CA. 93923
A.P.N. 009-442-020

A2.2

2/20/2023 10:05:39 AM

Vacation Rental Home Inspection Checklist

Property Information

☑ **Vacation Rental Address and Unit/Suite/Apt #** 26319 SCENIC DR., CARMEL, CA 93923

☑ **Total number of bedrooms** 3

☑ **Total number of onsite parking spaces (e.g. garage, driveway)** 1= GARAGE + 1= DRIVEWAY

Interior Inspection

☑ **Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.**

☑ **Every sleeping room has a functional smoke alarm.** + FIRE SPRINKLERS

☑ **Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.**

☑ **All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.**

☑ **Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.**

☑ **Other heating equipment is in safe operating condition and placed in an approved location.**

☑ **There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.**

☑ **The building conforms to the applicable state building and fire codes at the time the building was constructed.**

Exterior Inspection

☑ **There is no evidence of infestation, garbage, and debris at the site.**

☑ **The property has active garbage pick-up service.**

☑ **If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.**

☑ **Property is in an overall safe and sanitary condition.**

☑ **Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.**
☐ **Other heating equipment is in safe operating condition and placed in an approved location.**

Home Inspection Results

☑ **Passed**

☐ **Failed**

Remarks/Observations:

NONE

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement: GEOFF NORRIS, DBA GEOFFREY B. NORRIS GEN. BLDG. CONTR.

☑ **California Contractors State License Board License Classification Type B**

☐ **California Contractors State License Board License Classification Type B-2**

☐ **California Contractors State License Board License Classification Type C-47**

☐ **California Real Estate Inspection Association**

☐ **American Society of Home Inspectors**

☐ **International Code Council**

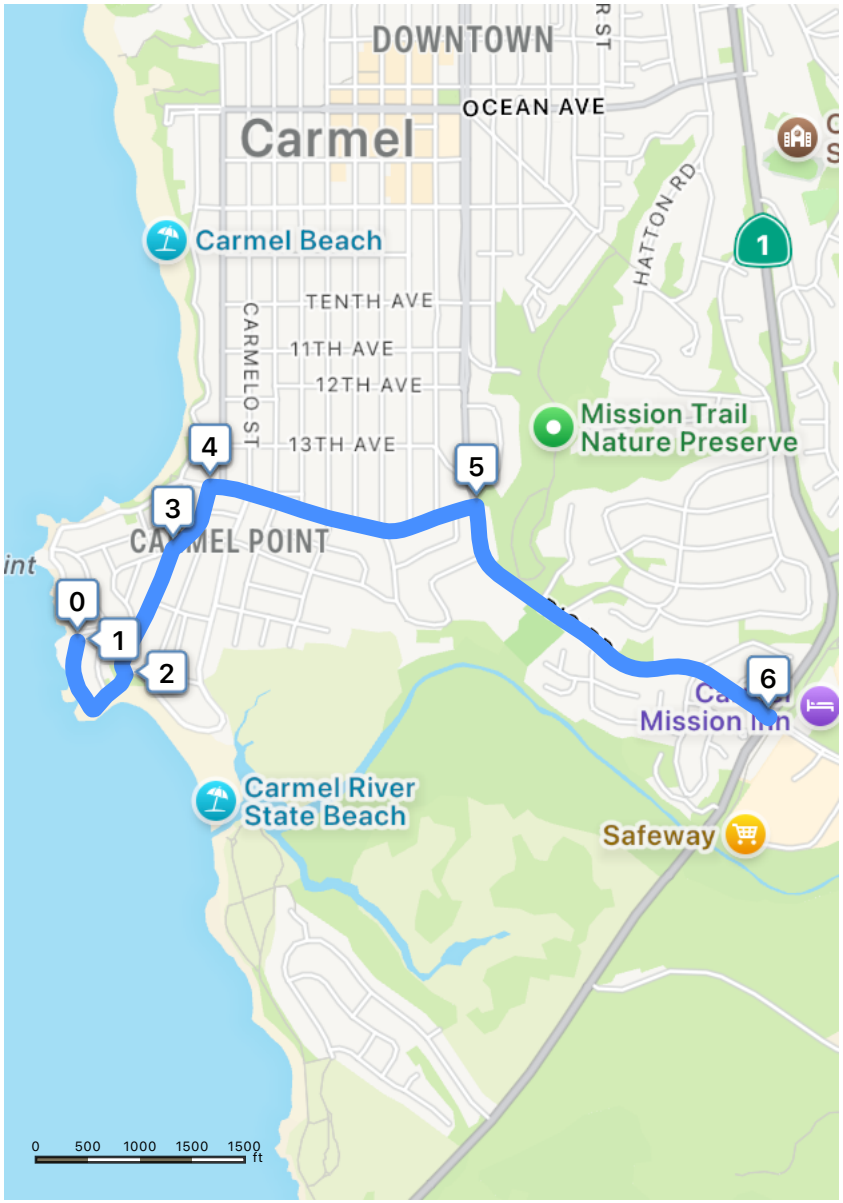
☐ **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:

Date: 09/12/2025 LIC# 728274

Click 'Print' at the top of this page and save as a PDF.

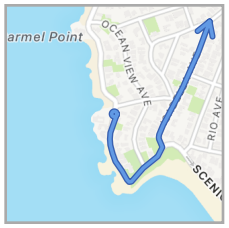
1.8 mi
8 minutes



26319 Scenic Rd, Carmel

CA-1, Carmel

1

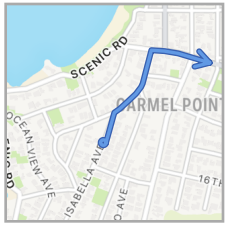


In 0.2 mi,
Turn left onto Isabella Ave

2

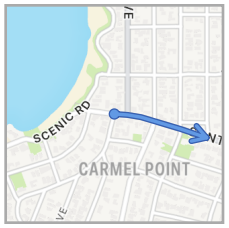
In 0.2 mi (2 min),
Take a slight right turn onto San Antonio Ave

3



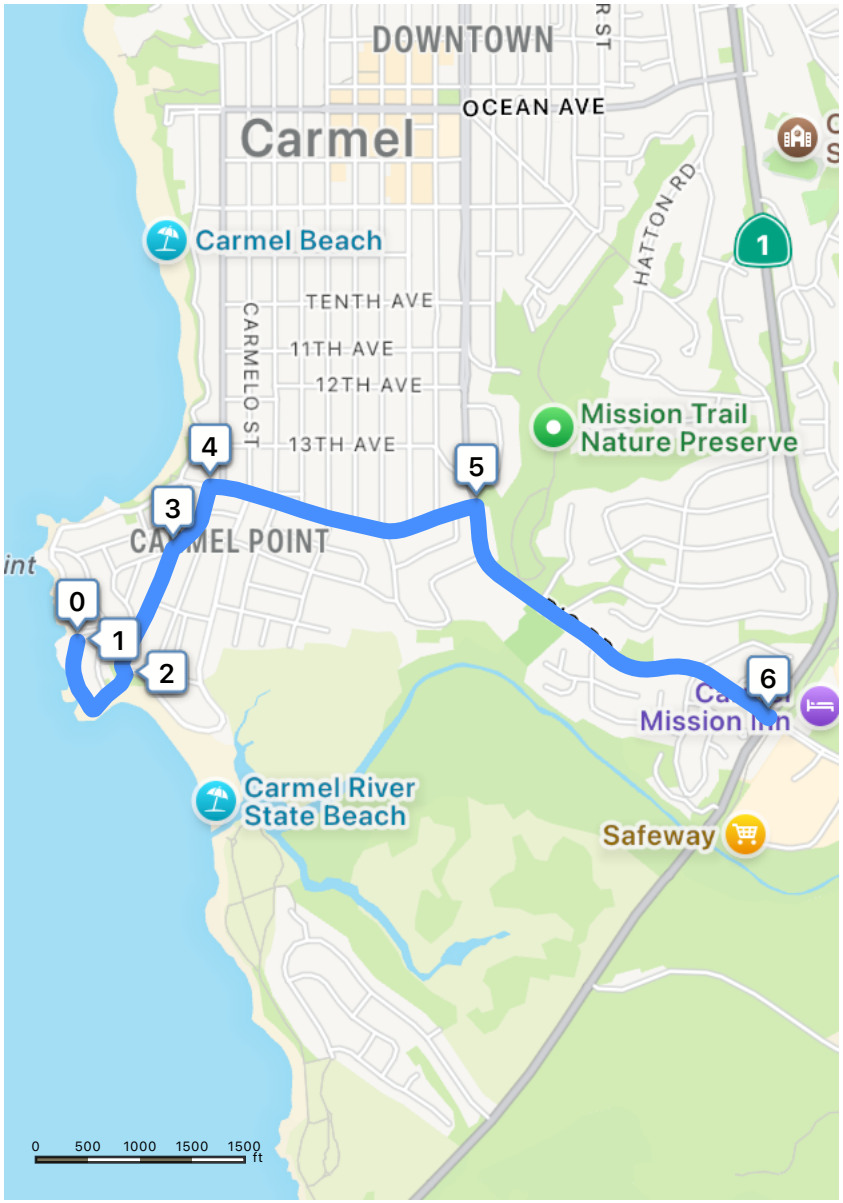
In 700 ft (2 min),
Turn right onto Santa Lucia Ave

4



In 0.5 mi (1 min),
Turn right onto Rio Rd

1.8 mi
8 minutes

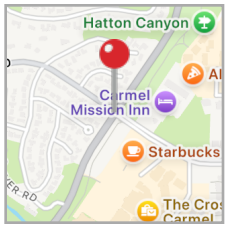


26319 Scenic Rd, Carmel

CA-1, Carmel

5

In 0.7 mi (3 min),
Turn left onto CA-1

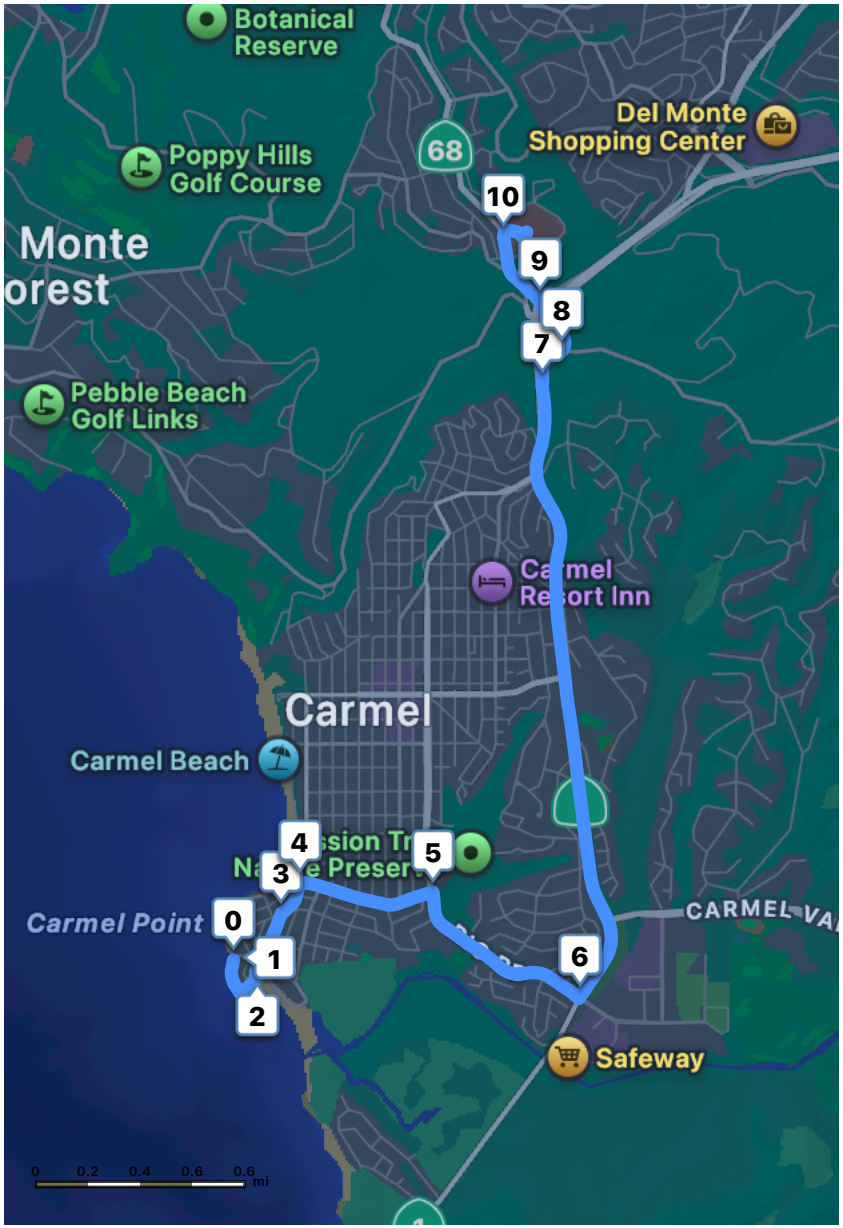


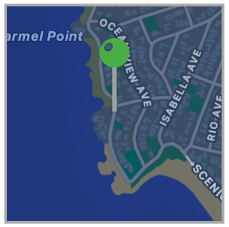
In 15 ft (3 min),
Arrive at the
destination

24-hr Emergency Services (Hospital)

4.8 mi
13 minutes

Printed from my iPhone





1

In 0.2 mi,
Turn left onto Isabella Ave

2

In 0.2 mi (2 min),
Take a slight right turn
onto San Antonio Ave

3

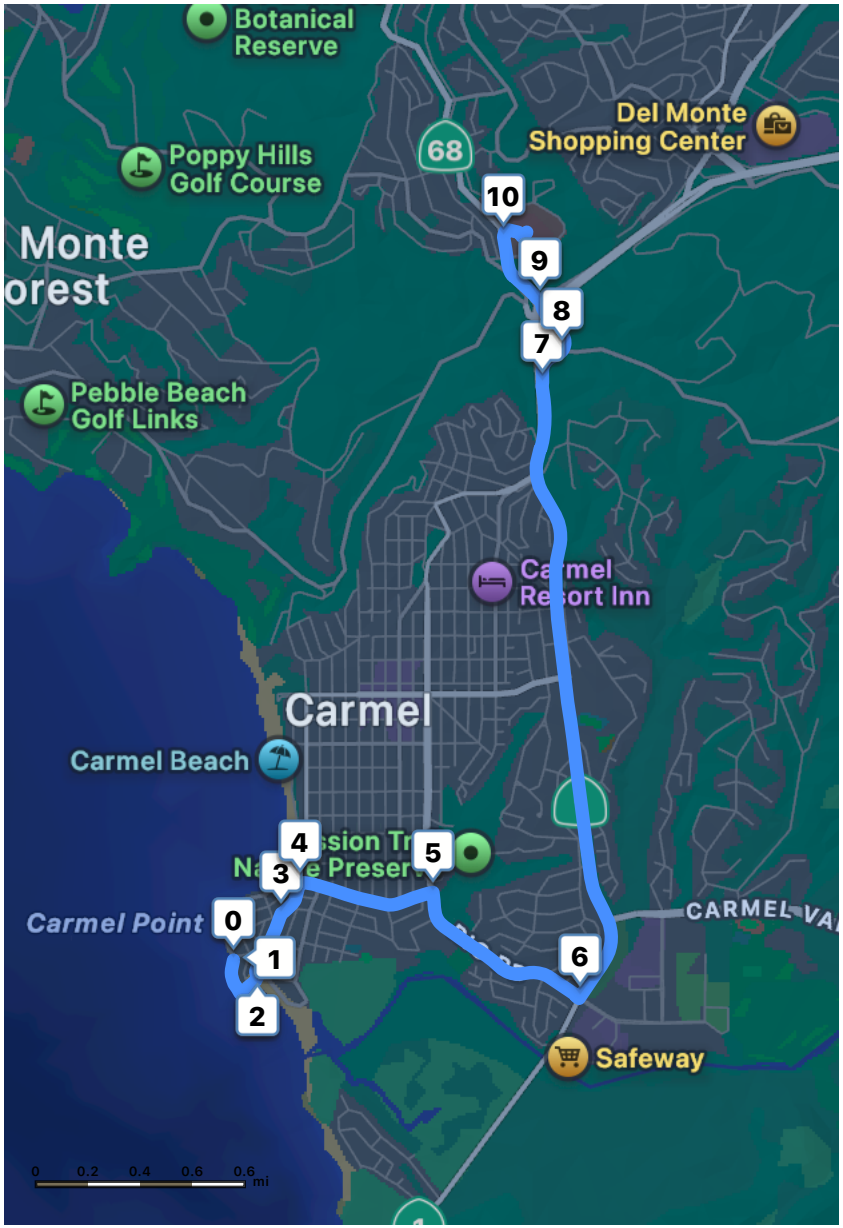
In 700 ft (2 min),
Turn right onto Santa
Lucia Ave

4

In 0.5 mi (1 min),
Turn right onto Rio Rd

26319 Scenic Rd,
Carmel

23625 Holman Hwy,
Monterey



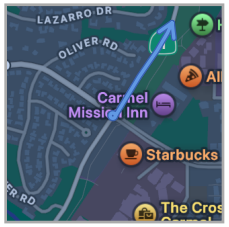
26319 Scenic Rd, Carmel

23625 Holman Hwy, Monterey

5

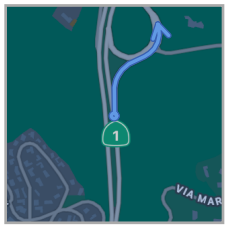
In 0.7 mi (2 min),
Turn left onto CA-1

6



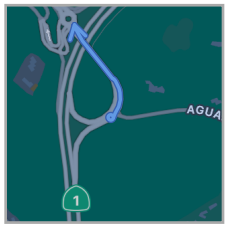
In 2.3 mi (2 min),
Take exit 399A toward Pacific Grove, Pebble Beach

7



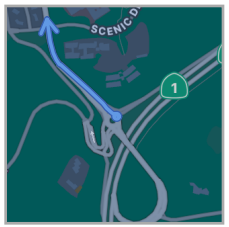
In 800 ft (4 min),
Continue onto Holman Hwy

8



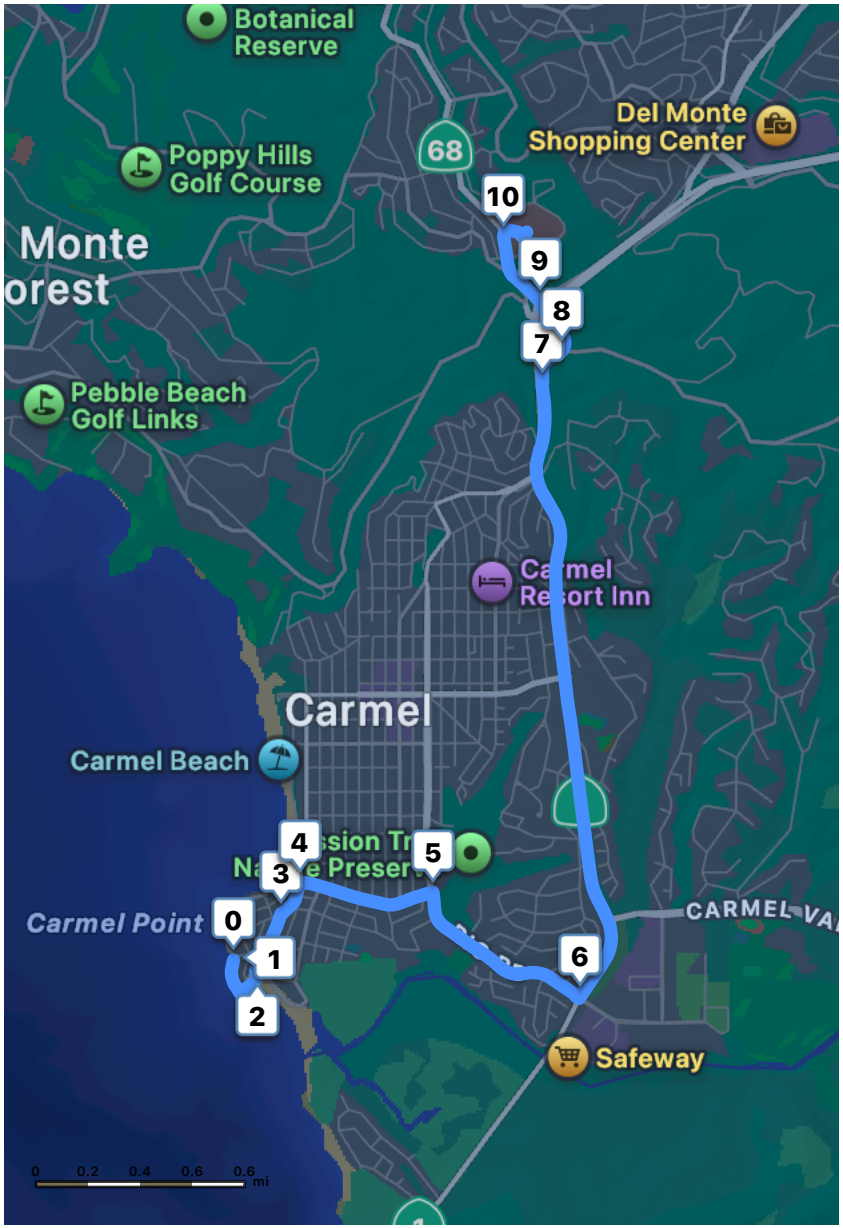
In 0.2 mi (1 min),
At the roundabout, take the first exit onto Holman Hwy

9



In 0.3 mi (1 min),
Take a slight right turn

4.8 mi
13 minutes



In 600 ft (1 min),
The destination is on your right

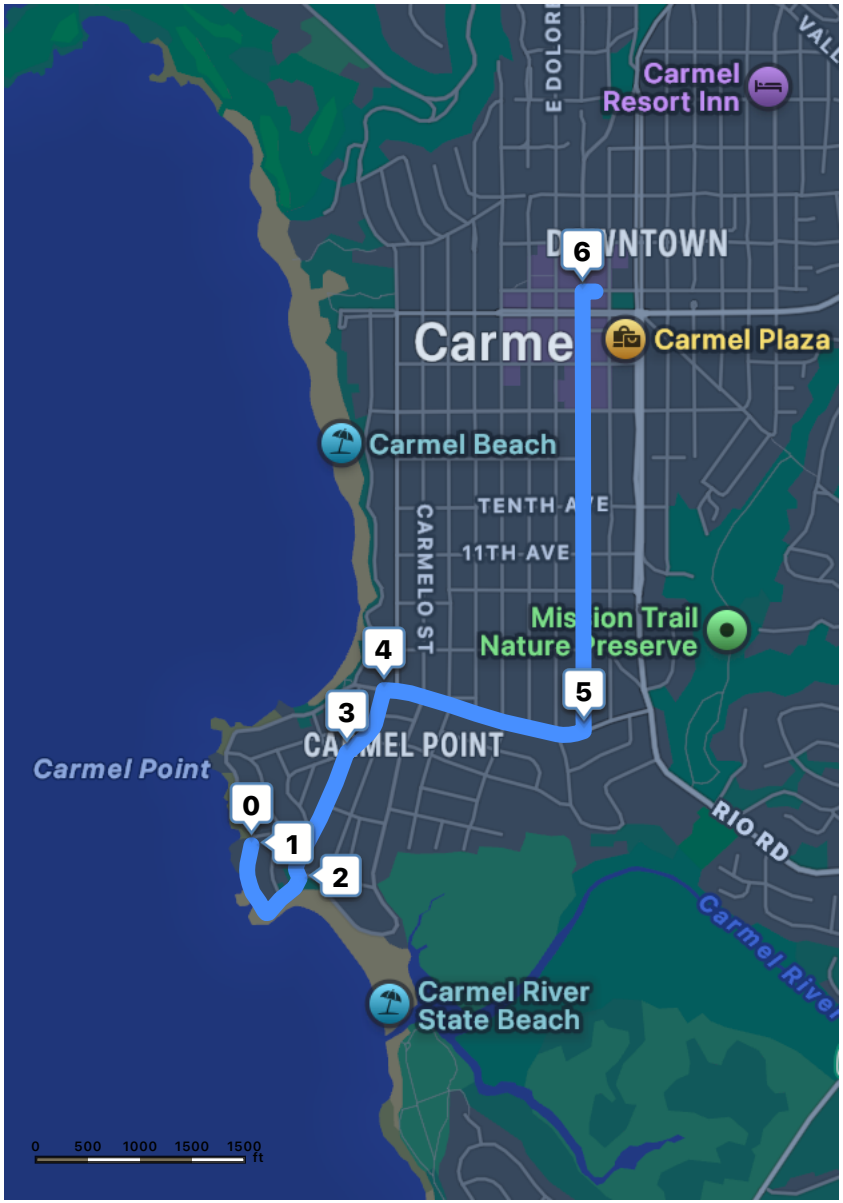
26319 Scenic Rd,
Carmel

23625 Holman Hwy,
Monterey

Fire Department

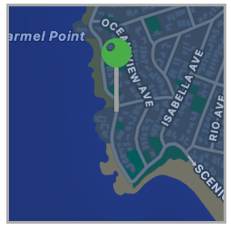
1.8 mi
9 minutes

Printed from my iPhone



26319 Scenic Rd, Carmel

Sixth Ave, Carmel



1

In 0.2 mi,
Turn left onto
Isabella Ave

2

In 0.2 mi (2 min),
Take a slight right
turn onto San
Antonio Ave

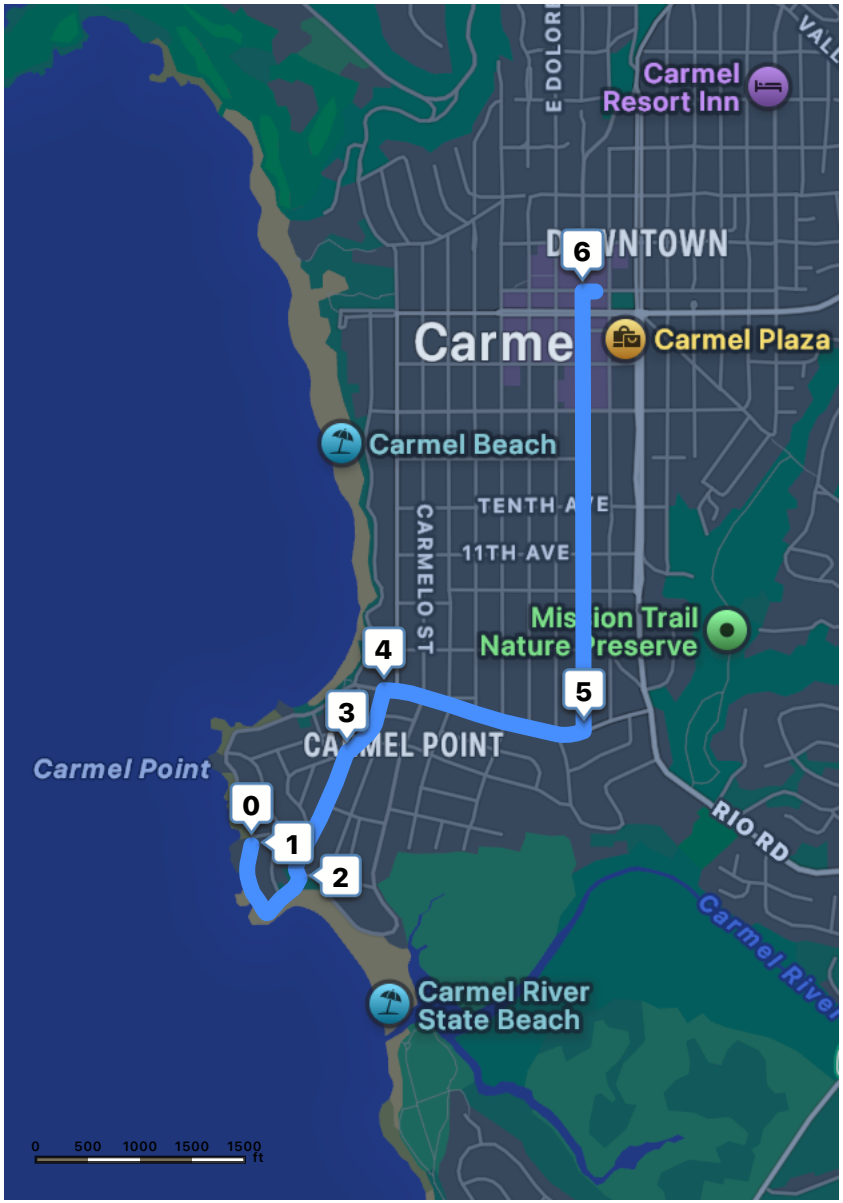
3

In 700 ft (2 min),
Turn right onto
Santa Lucia Ave

4

In 0.4 mi (1 min),
Turn left onto San
Carlos St

1.8 mi
9 minutes

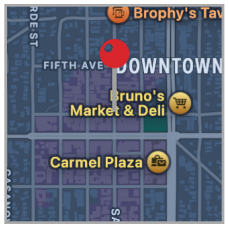


26319 Scenic Rd, Carmel

Sixth Ave, Carmel

5

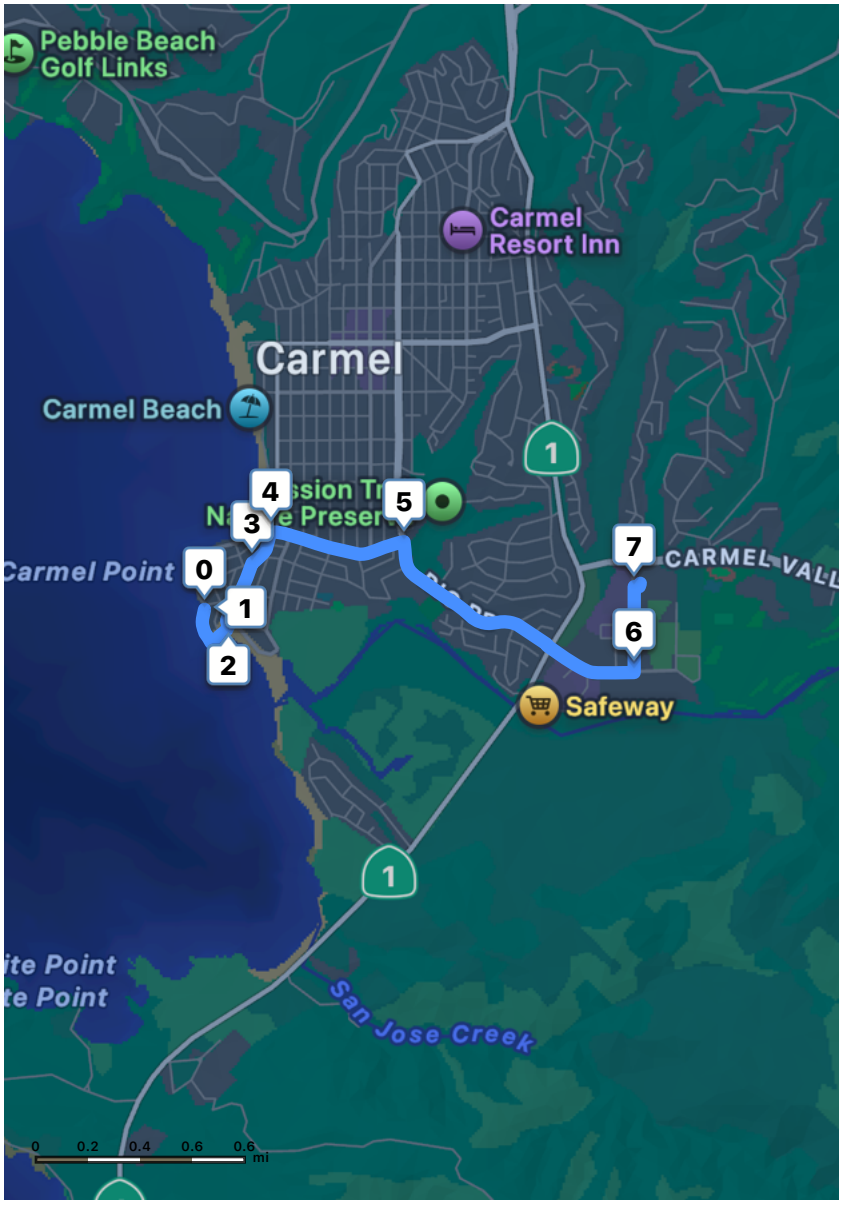
In 0.8 mi (2 min), Turn right onto Sixth Ave



In 100 ft (4 min), The destination is on your right

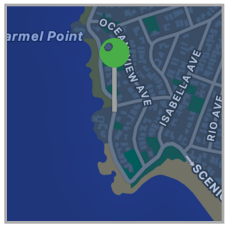
24-hr Clinic (Urgent Care)

2.5 mi
9 minutes



26319 Scenic Rd, Carmel

26135 Carmel Rancho Blvd, Carmel



1

In 0.2 mi,
Turn left onto Isabella Ave

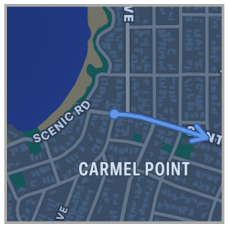
2

In 0.2 mi (2 min),
Take a slight right turn onto San Antonio Ave

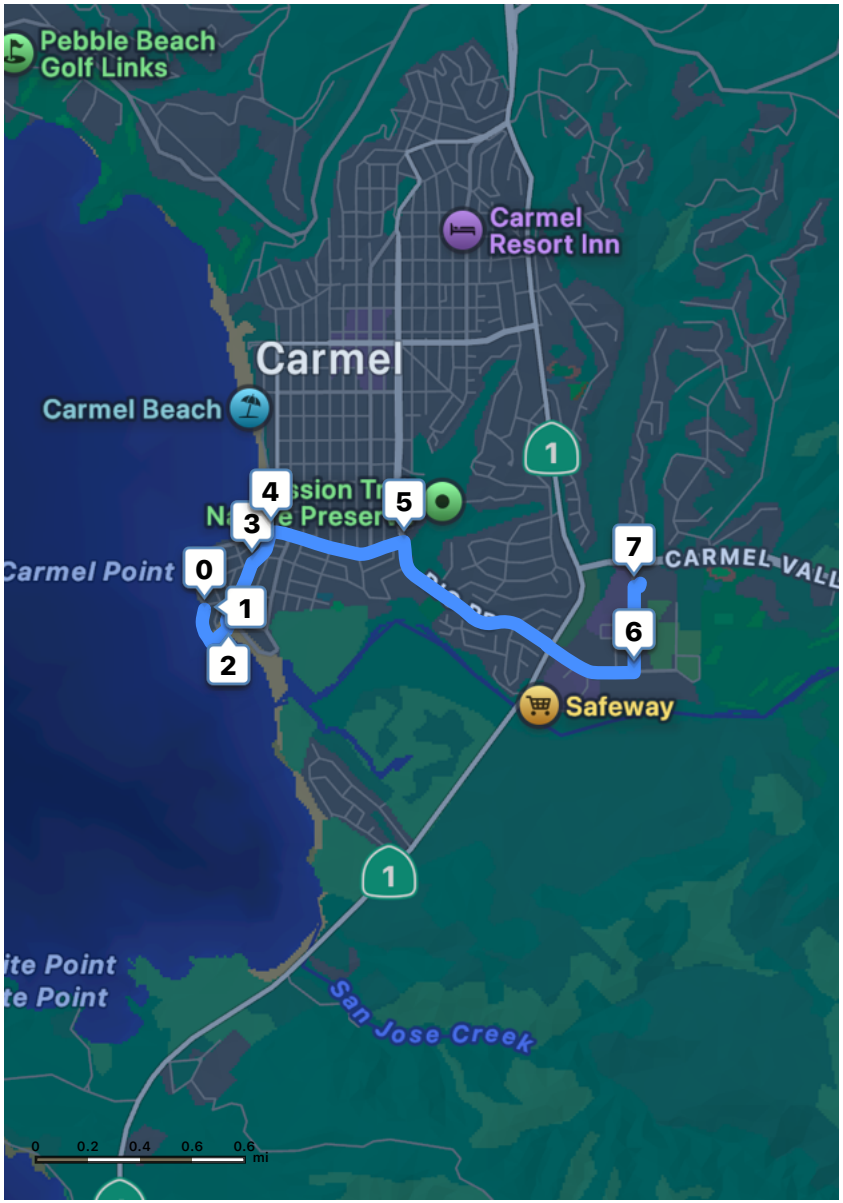
3

In 700 ft (2 min),
Turn right onto Santa Lucia Ave

4



In 0.5 mi (1 min),
Turn right onto Rio Rd



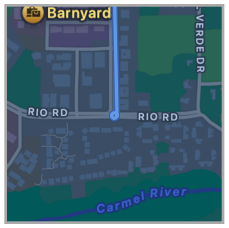
26319 Scenic Rd, Carmel

26135 Carmel Rancho Blvd, Carmel

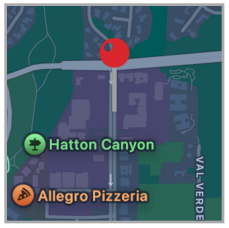
5

In 1.0 mi (2 min), Turn left onto Carmel Rancho Blvd

6



In 0.3 mi (3 min), Turn right into the parking lot



In 150 ft (1 min), Arrive at the destination

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Exhibit B

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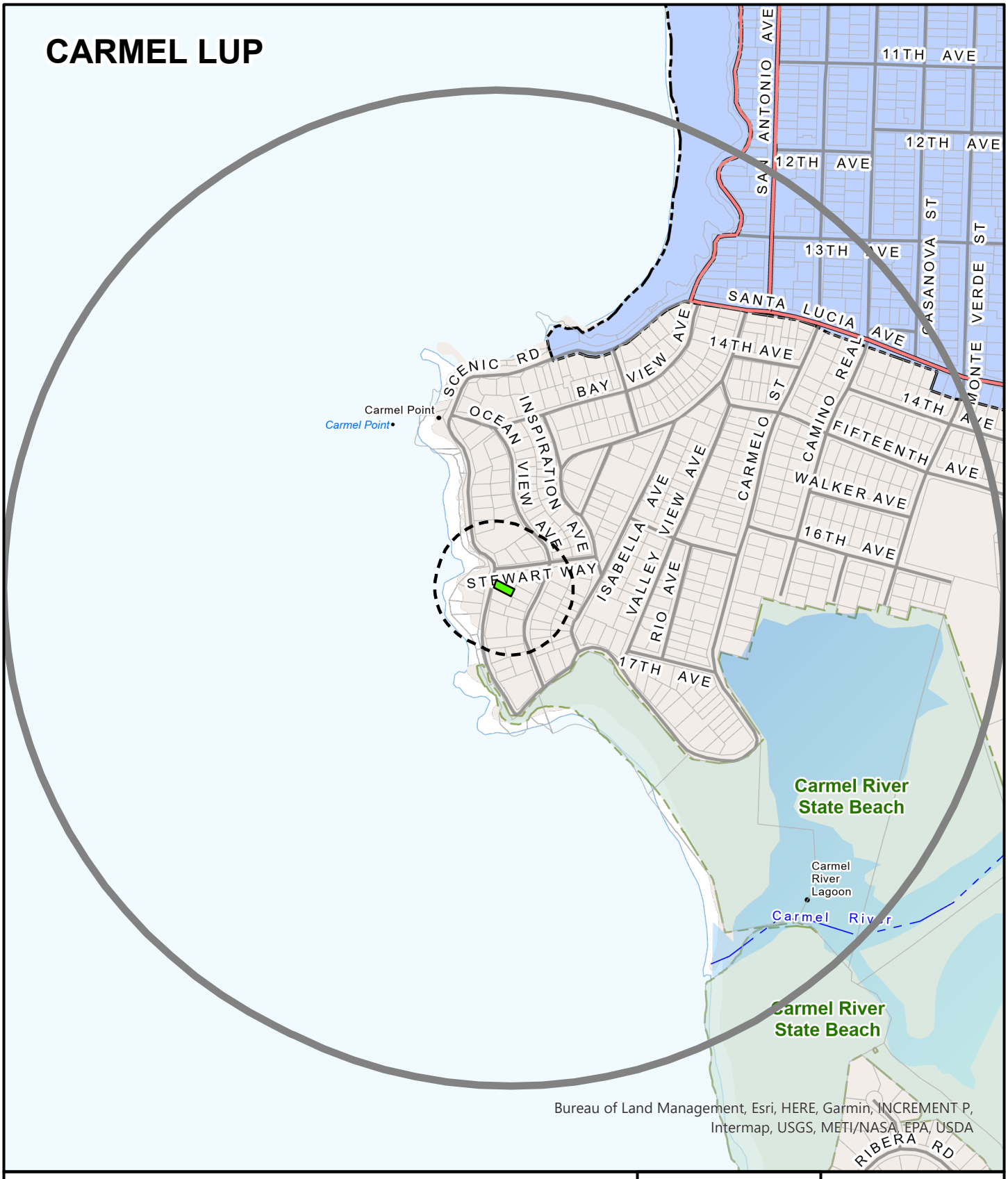
CARMEL LUP



APPLICANT: GALLO JOHN R TR

APN: 009442020000 **FILE #** PLN250338

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSE A MENDOZ

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Introduced: 3/17/2026 **Current Status:** Agenda Ready

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

PLN250352 - SUH ELLEN EUN 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: 26277 Isabella Ave, Carmel

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Mary Jane Caputo
Property Owner: Ellen Suh
APN: 009-404-027
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: Not Applicable
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov 831-784-5765

SUMMARY/DISCUSSION:

The project is located at 26277 Isabella Ave, a County-maintained road, in Carmel. On January 21, 2026 the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The site is developed with an existing 2,254 square foot two-story single family dwelling that has two bedrooms, two and half bathrooms, and a kitchen (Exhibit C). The agent is proposing that the residence be occupied by a maximum of 5 people overnight and 7 people during daytime hours at the property at a time. The property will retain its solid waste services to Waste Management, a waste management company, as well as retaining services to California American Water. If approved, the granting of this Coastal Development Permit would allow the establishment of the 9th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, 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.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea sphere of influence; therefore, it is subject to the 5-8 minutes for response times. Rio Road Fire Station is approximately 7 minutes away and the Community Hospital of the Monterey Peninsula is 12 minutes away, which provides 24-hour emergency medical and fire response services. Although the hospital is further than the 5-8 minute timeframe, MoGo Urgent Care is located within 8 minutes of the subject property. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

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 exceeds this by 2 spaces as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial

Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Mary Jane Caputo, resides at 10651 Hidden Mesa Place, Monterey, CA, approximately 28 minutes away (13.2-mile drive) from the subject property. Ms. Caputo's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive on site within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 5 overnight guests and 7 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access
The property is accessed through Isabella 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, 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 Carmel Area Land Use Plan. It would be the 9th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Ariel Image

cc: Front Counter Copy; HCD-Environmental Services; Environmental Health Bureau; Carmel Highlands Fire Department; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Ellen Suh, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250352.

County of Monterey

Item No.6

Zoning Administrator

Legistar File Number: ZA 26-025

March 26, 2026

Introduced: 3/17/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250352 - SUH ELLEN EUN 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: 26277 Isabella Ave, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Mary Jane Caputo
Property Owner: Ellen Suh
APN: 009-404-027
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: Not Applicable
Project Planner: Jack Sorensen, Assistant Planner
sorensenj@countyofmonterey.gov 831-784-5765

SUMMARY/DISCUSSION:
The project is located at 26277 Isabella Ave, a County-maintained road, in Carmel. On January 21, 2026 the agent submitted an application seeking to use their existing single-family dwelling located in a residentially developed neighborhood.

The site is developed with an existing 2,254 square foot two-story single family dwelling that has two bedrooms, two and half bathrooms, and a kitchen (Exhibit C). The agent is proposing that the residence be occupied by a maximum of 5 people overnight and 7 people during daytime hours at the property at a time. The property will retain its solid waste services to Waste Management, a waste management company, as well as retaining services to California American Water. If approved, the granting of this Coastal Development Permit would allow the establishment of the 9th permitted vacation rental in the Carmel Area Land Use Plan out of 118 Coastal Development Permits permitted pursuant to Title 20 Section 20.64.290.F.3.b.

The proposed project is subject to the policies and regulations of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Coastal Zoning Ordinance (Title 20).

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The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea sphere of influence; therefore, it is subject to the 5-8 minutes for response times. Rio Road Fire Station is approximately 7 minutes away and the Community Hospital of the Monterey Peninsula is 12 minutes away, which provides 24-hour emergency medical and fire response services. Although the hospital is further than the 5-8 minute timeframe, MoGo Urgent Care is located within 8 minutes of the subject property. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

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 exceeds this by 2 spaces as illustrated in the attached plans.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 20 Section 20.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 20 Section 20.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial

Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, Mary Jane Caputo, resides at 10651 Hidden Mesa Place, Monterey, CA, approximately 28 minutes away (13.2-mile drive) from the subject property. Ms. Caputo's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive on site within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

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To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Private Road/Access
The property is accessed through Isabella 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, 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 Carmel Area Land Use Plan. It would be the 9th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT
None

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Ariel Image

cc: Front Counter Copy; HCD-Environmental Services; Environmental Health Bureau; Carmel Highlands Fire Department; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Ellen Suh, Property Owner; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250352.

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:
SUH ELLEN EUN TR (PLN250352)

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.

[PLN250352 SUH ELLEN EUN TR, 26277 ISABELLA AVE, CARMEL, Carmel (Assessor's Parcel Number 009-404-027-000), Carmel Area Land Use Plan, Coastal Zone]

The SUH ELLEN EUN TR application (PLN250352) came on for a public hearing before the County of Monterey Zoning Administrator on MARCH 26, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 County of Monterey General Plan (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 26277 Isabella Ave, a County-maintained road, in Carmel. The site is developed with an existing 2,254 square foot two-story single family dwelling that has two bedrooms, two and half bathrooms, and a kitchen. The application includes the Commercial Vacation use of an existing single-family dwelling located

in a residentially developed neighborhood. The property has a maximum occupancy of 5 overnight guests and 7 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

c) Allowed Use. The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay, 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: 009-404-027-000, is illustrated as Lot 26 of Block b-7 as shown on Volume 2 page 24 of the Cities and Towns map, entitled "Map of addition No. 7 Carmel-by-the-Sea". 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. 8 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. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

h) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County

emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the City of Carmel-by-the-Sea sphere of influence; therefore, it is subject to the 5-8 minutes for response times. Rio Road Fire Station is approximately 7 minutes away and the Community Hospital of the Monterey Peninsula is 12 minutes away, which provides 24-hour emergency medical and fire response services. Although the hospital is further than the 5-8 minute timeframe, MoGo Urgent Care is located within 8 minutes of the subject property. 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, Mary Jane Caputo, resides at 10651 Hidden Mesa Place, Monterey, CA, approximately 28 minutes away (13.2-mile drive) from the subject property. Ms. Caputo's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns and has the ability to arrive on site within thirty minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 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: 009-404-027-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is accessed through Isabella Avenue, a public road, and therefore is not subject to the regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County.
o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250352.

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 that the site is not suitable for the development. Conditions recommended have been incorporated.
b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250352.

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. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
c) The property has road access from Isabella Avenue, a public road. No alterations to this driveway or access are required for the use.
d) All necessary public facilities currently exist and serve the single-family dwelling. Potable water is provided by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District
e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250352.

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 PLN250352.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residence for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Coastal Development Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Coastal Development Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 20 Section 20.64.290 establishes caps on the maximum amount of Coastal Development Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 20 Section 20.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 9th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable

future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 1.5 miles east of the property. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

j) The 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 PLN250352.

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 PLN250352.

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 26th day of March 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN250352

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250352) 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 26277 Isabella Avenue (Assessor's Parcel Number 009-404-027-000), 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 009-404-027-000 on March 26, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. 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.

5. 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 March 26, 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.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate. (Monterey County Code Title 20 Section 20.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business 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 and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. 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.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Coastal Development Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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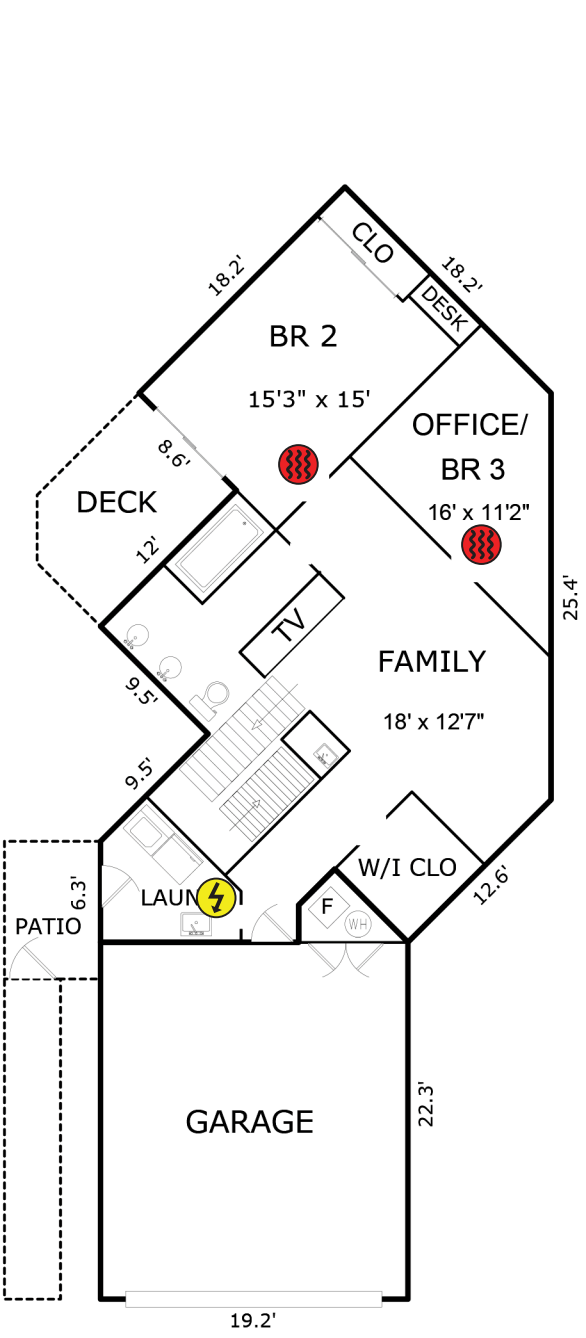
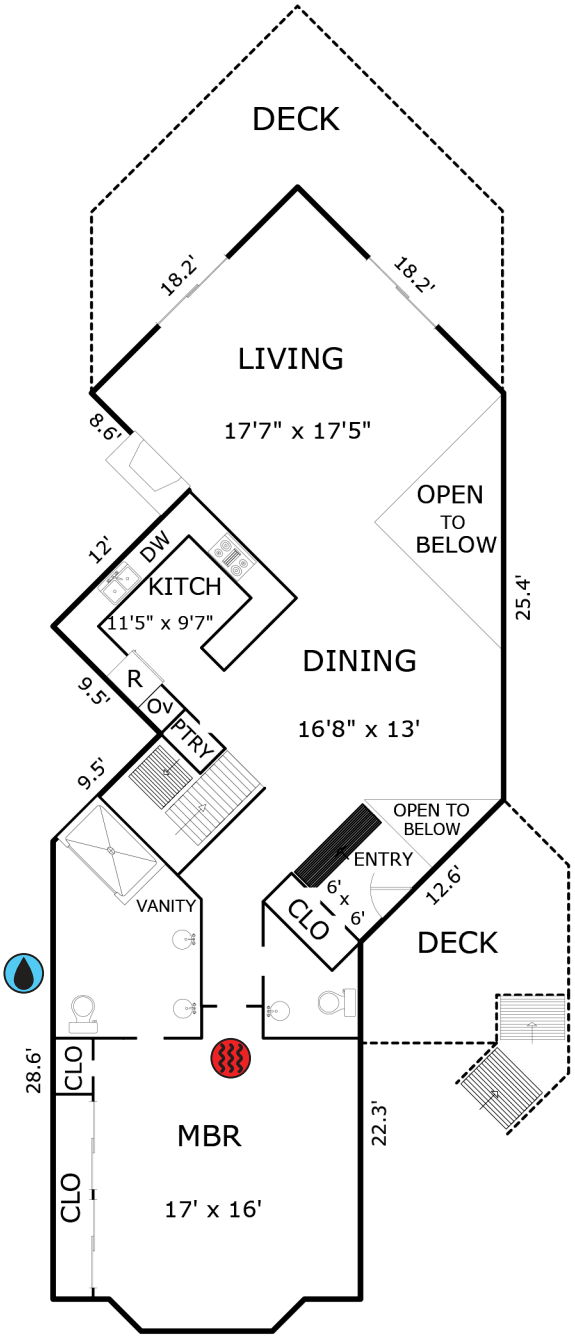
FLOOR PLAN

26277 Isabella Ave., Carmel, CA 93923



GROUND FLOOR



FIRST FLOOR

Water Shut-off Valve

Breaker Box

Smoke/CO2 Alarm

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Application Summary Sheet

Record Number: VR250169
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 10/28/2025
Parcel Number: 009-404-027-000
Project Name: SUH ELLEN EUN TR
Assigned To: Stacy Giles
Initiated by Product: ACA

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN250352. The property is located at 26277 Isabella Avenue, Carmel (Assessor's Parcel Number 009-404-027-000), 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		26277		ISABELLA	AVE					CARMEL	CA	93923	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		SUH ELLEN EUN TR	1019 S OAKLAND AVE	PASADENA CA 91106				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Property Manager	CAPUTO, MARY JANE	COAST ESTATES		mj@coastestate.net		10651 HIDDEN MESA PL	MONTEREY CA 93940			
Applicant	SUH, ELLEN			lnscreen@aol.com		1019 S OAKLAND AVE	PASADENA CA 91106			
Operator	SUH, ELLEN			lnscreen@aol.com		1019 S OAKLAND AVE	PASADENA CA 91106			

Custom Fields

Field Name	Field Value
# of bathrooms	3
# of bedrooms	2
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	8
Maximum Overnight Occupancy	5
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	3775 Rio Rd, Carmel-By-The-Sea, CA 93923
Nearest Fire Station Name	Rio Rd Firestation
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 & 4th Ave, Carmel, CA 93923

Nearest Police Station Name	Carmel Police Dept
Nearest Police Station Phone	(831) 624-6403
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	4
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Shared driveway	No
Transient Occupancy Tax (TOT) Number	001817
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	Ellen Suh

Custom Tables

Documents

Category	Name	Entity Type	Source	Group
License Documents	VROL_APP_VR250169	CAP	ADS	VACATION RENTAL

Fees

Fee Item	Assessed Amount	Assessed Date	Invoiced Amount	Invoice Number	Balance	Account Code	Allocation	Allo. Type
Document Storage/Scanning	18.62	10/28/2025	18.62	219148	0.00	001-3100-8543-4230-DOC		NONE
General Plan Implementation	96.50	10/28/2025	96.50	219148	0.00	001-3100-8543-4260-GPU		NONE
Technology Fee	72.28	10/28/2025	72.28	219148	0.00	001-3100-8543-4230-TEC		NONE
Vacation Rental Operator's License	965.00	10/28/2025	965.00	219148	0.00	001-3100-8543-4260		NONE
Totals:	**1,152.40**		**1,152.40**		**0.00**			

Payments

Payment Date	Payment Amount	Payment Status	Fee Item	Fee Amount	Tran Amount	Tran Date	Invoice Number	Account Code	Allocation	Allo. Type
10/28/2025	1,152.40	Paid	VROL1	965.00	965.00	10/28/2025	219148	001-3100-8543-4260		NONE
10/28/2025	1,152.40	Paid	TECH	72.28	72.28	10/28/2025	219148	001-3100-8543-4230-TEC		NONE
10/28/2025	1,152.40	Paid	DOC	18.62	18.62	10/28/2025	219148	001-3100-8543-4230-DOC		NONE
10/28/2025	1,152.40	Paid	GPUI	96.50	96.50	10/28/2025	219148	001-3100-8543-4260-GPU		NONE
Totals:				**1,152.40**	**1,152.40**					

Workflow

Workflow Task	Status Date	Task Status	Action By	Assigned To
Application Review and Routing	12/3/2025	Accepted	Stacy Giles	Stacy Giles
Planning Review		Comment	Stacy Giles	Stacy Giles
Health Review		Plan Review Start		Connor Cappi
Fire Review				
Code Enforcement Review				
Completeness Review				
Treasurer/Tax Collector Review				Jaqueline Morales
Compliance				

Inspections

Inspection Type	Scheduled Date	Completed Date	Status	Inspector

Inspection Guidesheets

Inspection Date	Inspection Type	Guidesheet Type				
Order	Text		Comment		Status	Visible

Comments

Comment Date	Comment Type	Comment Text

Conditions

Description	Type	Condition Comment	Effective Date	Issued By	Status	Status Date
Approved Land Use Permit	Planning	Approved Land Use Permit	10/28/2025	System Admin	Not Met	10/28/2025

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HOUSING AND COMMUNITY DEVELOPMENT

Vacation Rental Home Inspection Checklist

Property Information

- [x] **Vacation Rental Address and Unit/Suite/Apt #** 26277 Isabella Ave Carmel, CA 93923
- [x] **Total number of bedrooms**
- [x] **Total number of onsite parking spaces (e.g. garage, driveway)** 4 garage; 4 driveway

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

☑ 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

License: 621252

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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APPLICANT: SUH

APN: 009404027000 **FILE #** PLAN

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JACI

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Exhibit C

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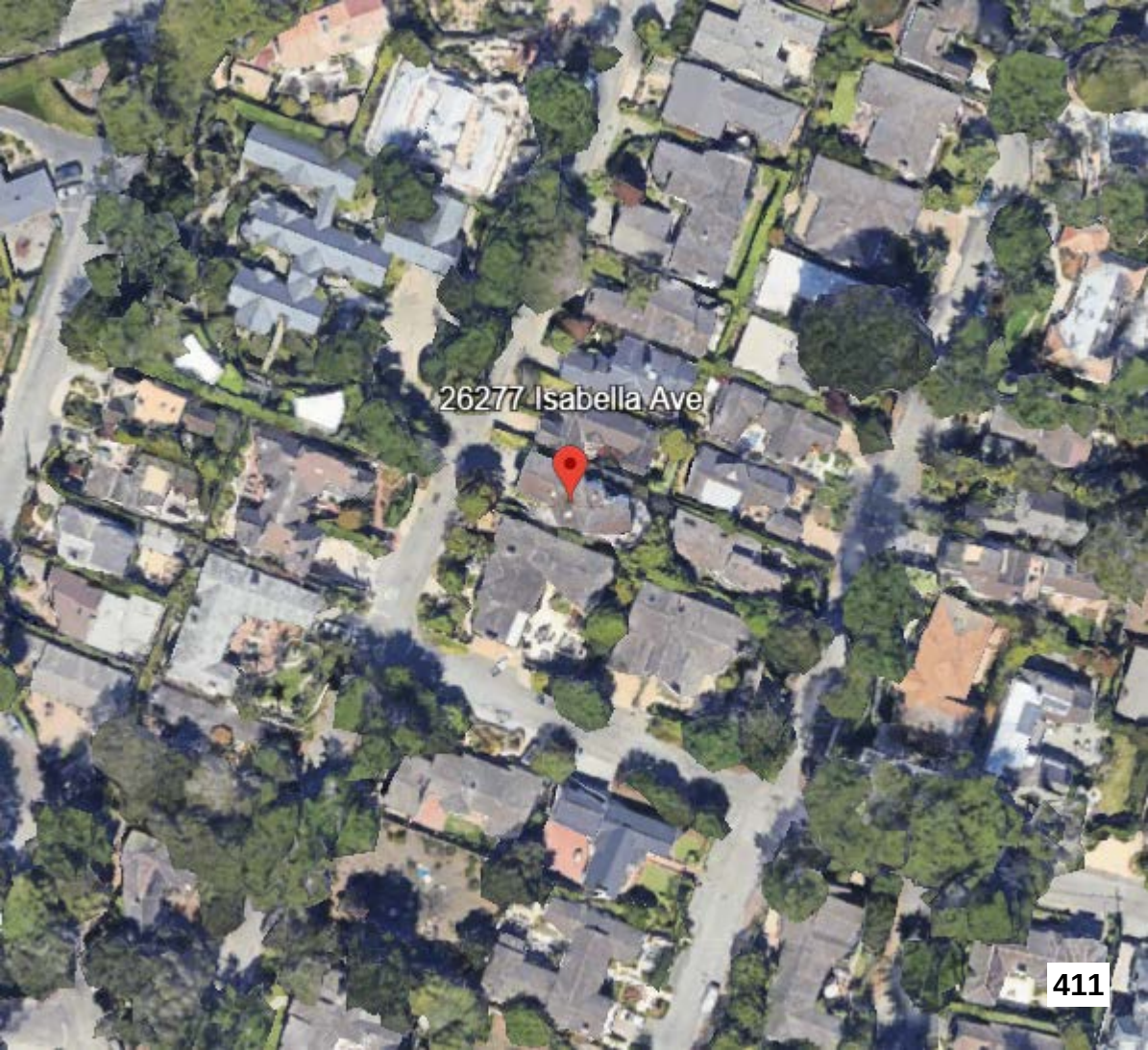
26277 Isabella Ave

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Introduced: 3/17/2026 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN260002 - CAPOZZI ANTHONY P & PAULA C
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: 2752 16th Avenue, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION
Agent: Luke Ingram
Property Owner: Capozzi Anthony P & Paula C
APN: 009-504-004-000
Parcel Size: 0.172 acres
Zoning: Medium Density Residential with a maximum Density of 2 units per acre and a Design Control and 18 feet maximum height overlay in the Coastal Zone or "MDR/2-D(18')(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Marlene Garcia, Assistant Planner
garciam19@countyofmonterey.gov; 831-755-5114

SUMMARY:
The project is located at 2752 16th Avenue, a county-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On January 22, 2026, the applicant submitted an application seeking to use their existing single-family dwelling and detached garage located in a

residentially developed neighborhood as a Commercial Vacation Rental.

The neighborhood is primarily residential in character and is within walking distance of coastal recreation areas including Carmel River State Beach and Carmel Mission Basilica. This property is directly south of the Carmel River Elementary School and adjacent to a green belt. The subject property is located behind the Carmel River Elementary School and is currently developed with an existing 1,609 square foot two story single-family dwelling with three bedrooms, three bathrooms, kitchen, and an attached garage. One of the three bedrooms is above the garage that has no internal circulation to the main single family dwelling. These structures are attached by a covered walkway (**Exhibits A and C**). 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 domestic water connections to California American Water, a private water provider, and Carmel Area Wastewater District will continue to provide sewer service. 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 10th 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 analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum Density of 2 units per acre and a Design Control and 18 feet maximum height overlay in the Coastal Zone or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the Sphere of Influence for the City of Carmel-By-The-Sea; therefore, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. The applicant identifies 4 available parking spaces which includes the two-car detached garage.

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, Steve Bellavance at 316 Mid Valley Ctr, Suite 306, Carmel, CA 93923, is approximately 15 minutes away (7.6 mile drive) from the subject property. Steve Bellavance's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property. 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. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development

Permit, the permit may be revoked for non-compliance.

Access
The property is accessed through 16th Avenue, a County maintained, public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County pursuant to Title 20 Section 20.64.290.F.4. The subject property is located at the end of a public road that abuts along the Carmel River Elementary School.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 10th 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: Marlene Garcia, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Imagery

cc: Front Counter Copy; Marlene Garcia, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Capozzi Anthony P & Paula C, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260002.

Introduced: 3/17/2026 **Current Status:** Agenda Ready

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

PLN260002 - CAPOZZI ANTHONY P & PAULA C

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: 2752 16th Avenue, Carmel

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Luke Ingram
Property Owner: Capozzi Anthony P & Paula C
APN: 009-504-004-000
Parcel Size: 0.172 acres
Zoning: Medium Density Residential with a maximum Density of 2 units per acre and a Design Control and 18 feet maximum height overlay in the Coastal Zone or "MDR/2-D(18')(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Marlene Garcia, Assistant Planner
garciam19@countyofmonterey.gov; 831-755-5114

SUMMARY:

The project is located at 2752 16th Avenue, a county-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On January 22, 2026, the applicant submitted an application seeking to use their existing single-family dwelling and detached garage located in a residentially developed neighborhood as a Commercial Vacation Rental.

The neighborhood is primarily residential in character and is within walking distance of coastal recreation areas including Carmel River State Beach and Carmel Mission Basilica. This property is directly south of the Carmel River Elementary School and adjacent to a green belt. The subject property is located behind the Carmel River Elementary School and is currently developed with an existing 1,609 square foot two story single-family dwelling with three bedrooms, three bathrooms, kitchen, and an attached garage. One of the three bedrooms is above the garage that has no internal circulation to the main single family dwelling. These structures are attached by a covered walkway (**Exhibits A and C**). 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 domestic water connections to California American Water, a private water provider, and Carmel Area Wastewater District will continue to provide sewer service. 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 10th 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 analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum Density of 2 units per acre and a Design Control and 18 feet maximum height overlay in the Coastal Zone or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the Sphere of Influence for the City of Carmel-By-The-Sea; therefore, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. The applicant identifies 4 available parking spaces which includes the two-car detached garage.

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, Steve Bellavance at 316 Mid Valley Ctr, Suite 306, Carmel, CA 93923, is approximately 15 minutes away (7.6 mile drive) from the subject property. Steve Bellavance's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property. 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. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access
The property is accessed through 16th Avenue, a County maintained, public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County pursuant to Title 20 Section 20.64.290.F.4. The subject property is located at the end of a public road that abuts along the Carmel River Elementary School.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 10th 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: Marlene Garcia, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans

- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Imagery

cc: Front Counter Copy; Marlene Garcia, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Capozzi Anthony P & Paula C, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260002.

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:
CAPOZZI ANTHONY P & PAULA C (PLN260002)

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 residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN260002 CAPOZZI ANTHONY P & PAULA C, 2752 16th Avenue, Carmel (Assessor's Parcel Number 009-504-004-000), Carmel Area Land Use Plan, Coastal Zone]

The CAPOZZI ANTHONY P & PAULA C application (PLN260002) came on for a public hearing before the County of Monterey Zoning Administrator on March 26, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 County of Monterey General Plan (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 property is located at 2752 16th Avenue, near a state scenic highway, in Carmel subject to the Carmel Area Land Use Plan, Coastal Zone. The subject property is located behind the Carmel River Elementary School and is currently developed with an existing 1,609

square foot two story single-family dwelling with three bedrooms, three bathrooms, kitchen, and an attached garage. One of the three bedrooms is above the garage that has no internal circulation to the main single family dwelling. These structures are attached by a covered walkway (**Exhibits A and C**). The neighborhood is primarily residential in character and is within walking distance of coastal recreation areas including Carmel River State Beach and Carmel Mission Basilica. This property is directly south of the Carmel River Elementary School and adjacent to a green belt. The applicant is proposing to use these existing structures as a Commercial Vacation Rental. The Applicant/Owner proposes that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time.

c) Allowed Use. The property is located at 2752 16th Avenue, Carmel within the Carmel Area Land Use Plan (APN: 009-504-004-000). The parcel is zoned Medium Density Residential with a maximum Density of 2 units per acre and a Design Control and 18 feet maximum height overlay in the Coastal Zone or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject parcel (Assessor's Parcel Number 009-504-004-000) is shown in its current size and configuration and described in the 1964 and 1972 Assessor's Map Book 9, Page 50. Therefore, the County recognizes the subject 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) Business License. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

g) Vacation Rental Operation License. Condition No. 8 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

h) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 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 for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the agent, Steve Bellavance, who resides at 316 Mid Valley Ctr, Suite 306, Carmel, CA 93923, is approximately 15 minutes away (7.6 mile drive) from the subject property. Steve Bellavance will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 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: 009-504-004-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider

this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The subject property is accessed by a county-maintained road, therefore 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 Monterey County HCD-Planning found in Project File PLN260002.

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 department and agency: 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 that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260002.

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) The property has road access from 16th Avenue, a public road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1.

c) 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).

d) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

e) To address emergency situations, the attached Operations Plan includes an evacuation map which is placed in a location that is easy to access by renters.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN260002.

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 PLN260002.

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 10th approved Commercial Vacation Rental. 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 10th Commercial Vacation Rental in the Carmel Area Land Use Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects

including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.

h) The project would not result to damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 1 mile 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) 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 PLN260002.

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 PLN260002.

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
2) 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.

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 26th day of March 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN260002

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development permit (PLN260002) 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. The property is located at 2752 16th Ave (Assessor's Parcel Number 009-504-004-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 009-504-004-000 on March 26, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

5. 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 March 26, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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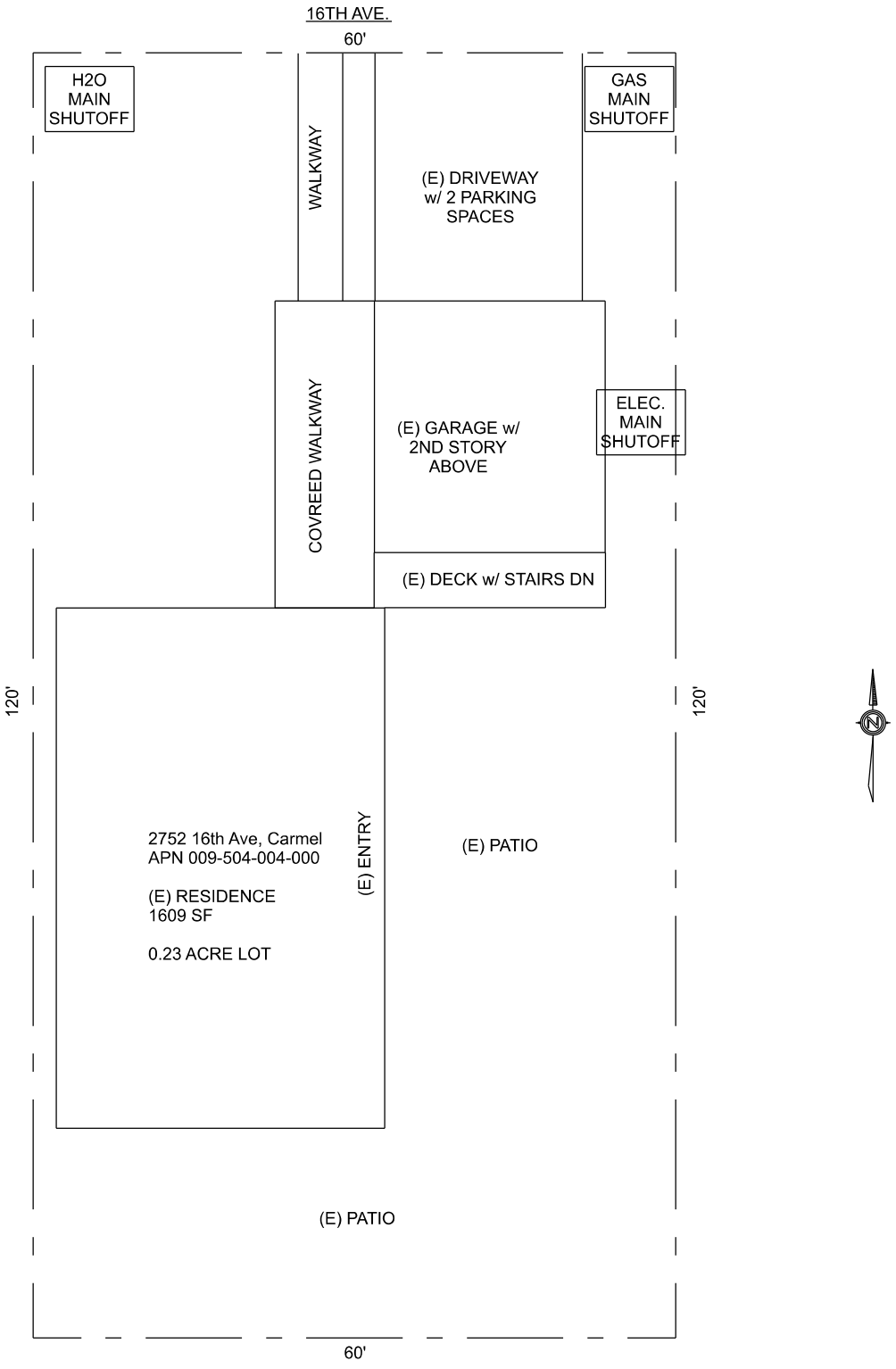
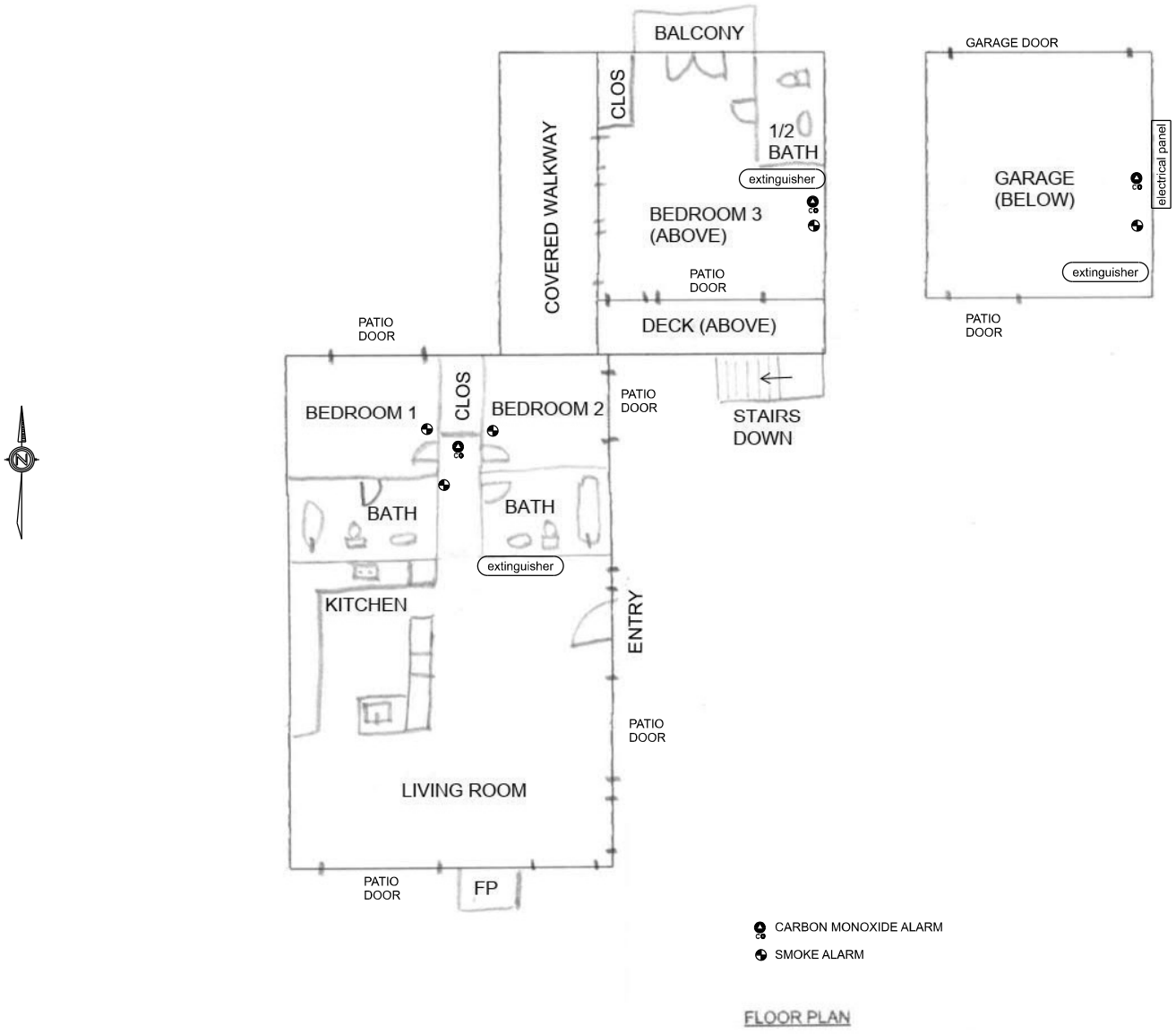
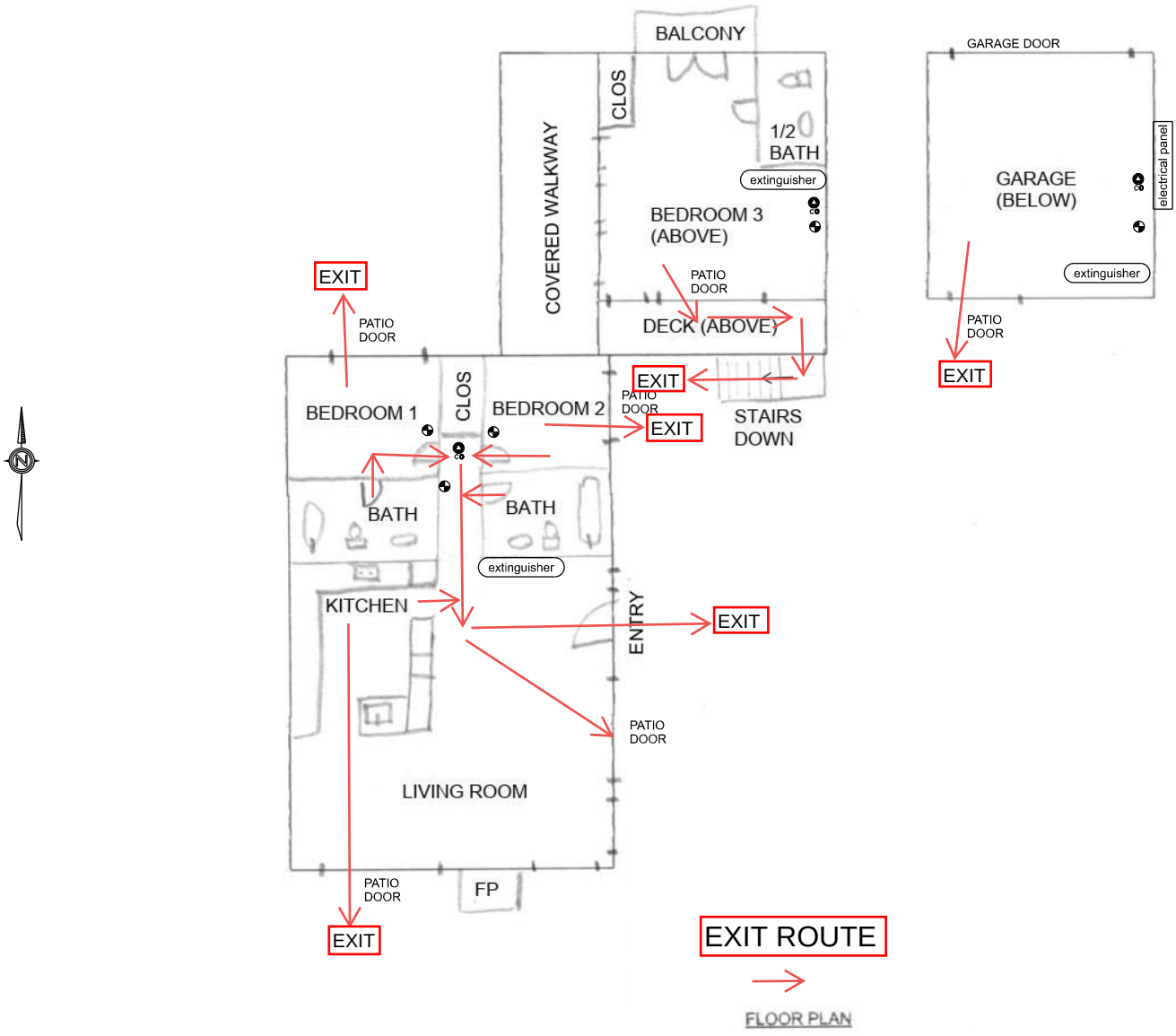

16TH AVE.
60'
H2O MAIN SHUTOFF
GAS MAIN SHUTOFF
WALKWAY
(E) DRIVEWAY w/ 2 PARKING SPACES
COVREED WALKWAY
(E) GARAGE w/ 2ND STORY ABOVE
ELEC. MAIN SHUTOFF
(E) DECK w/ STAIRS DN
120'
120'
2752 16th Ave, Carmel
APN 009-504-004-000
(E) RESIDENCE
1609 SF
0.23 ACRE LOT
(E) ENTRY
(E) PATIO
(E) PATIO
60'
N

SITE PLAN


BALCONY
CLOS
1/2 BATH
extinguisher
COVERED WALKWAY
BEDROOM 3 (ABOVE)
PATIO DOOR
DECK (ABOVE)
PATIO DOOR
GARAGE DOOR
GARAGE (BELOW)
electrical panel
extinguisher
PATIO DOOR
PATIO DOOR
BEDROOM 1
CLOS
BEDROOM 2
PATIO DOOR
STAIRS DOWN
BATH
BATH
extinguisher
KITCHEN
ENTRY
PATIO DOOR
LIVING ROOM
PATIO DOOR
FP
CARBON MONOXIDE ALARM
SMOKE ALARM

FLOOR PLAN

EVACUATION DIAGRAM



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Vacation Rental Home Inspection Checklist

Property Information

☑ **Vacation Rental Address and Unit/Suite/Apt #** 2752 16th AVE. CARMEL CA

☑ **Total number of bedrooms** - 3

☑ **Total number of onsite parking spaces (e.g. garage, driveway)** - 4

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.** YES

☑ **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: 10-8-2015 797974

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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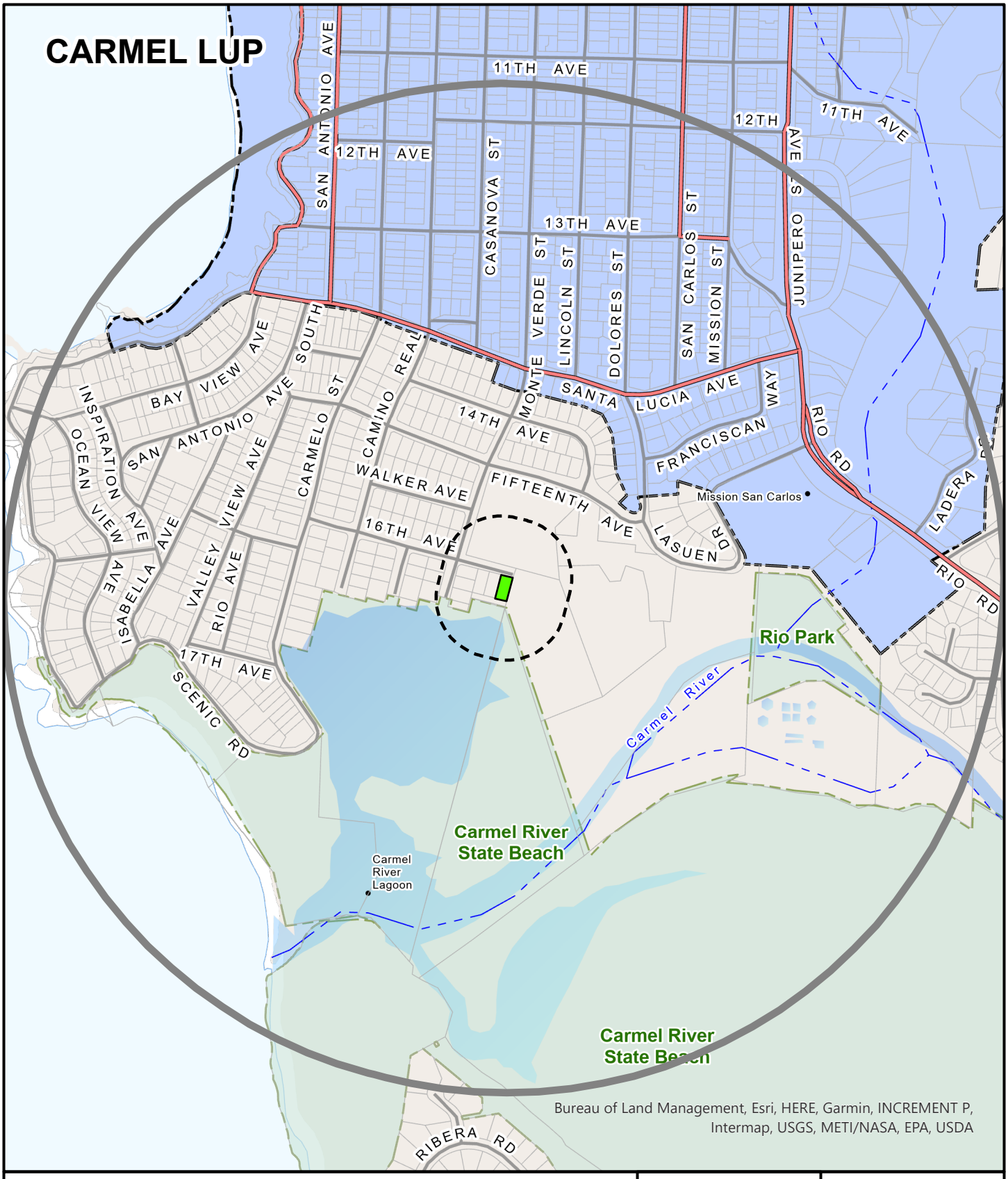

APPLICANT: CAPOZZI ANTHONY P & PAULA C

APN: 009504004000 **FILE #** PLN260002

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MARLENE GARCI

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Exhibit C

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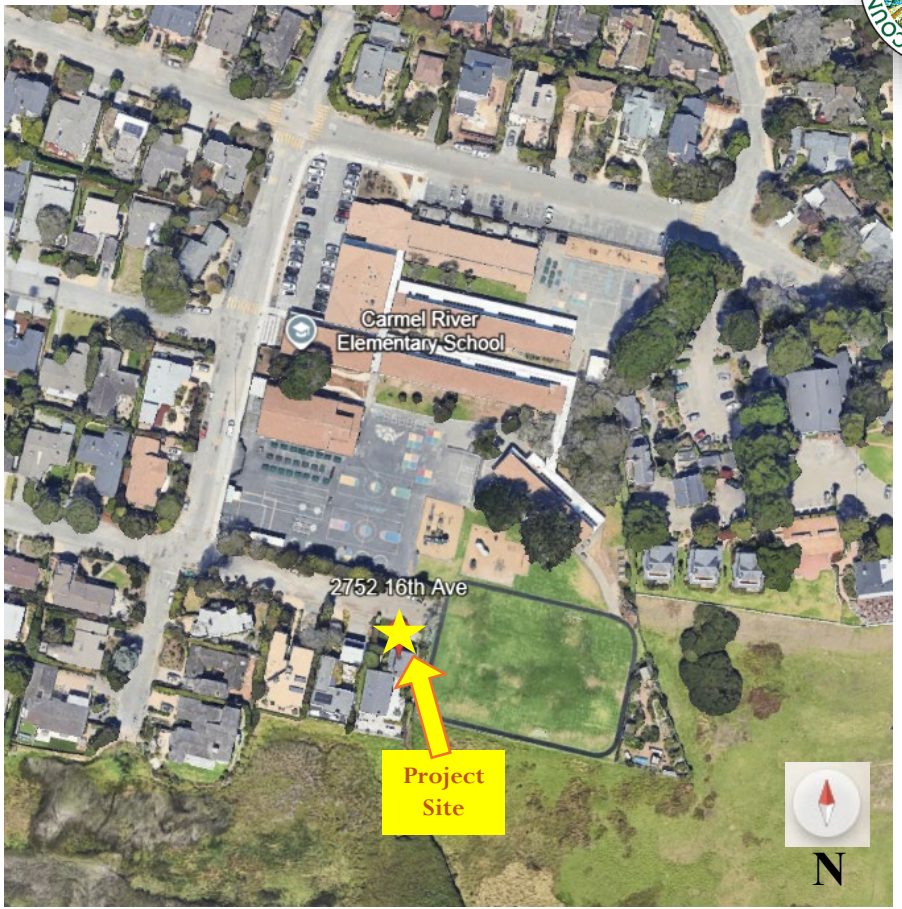
Aerial Imagery

- Hwy 1 proximity
- County-maintained road



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Introduced: 3/17/2026 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN250378 - 2740 16th AVENUE LLC ET AL
Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 2740 16th Avenue, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Luke Ingram
Property Owner: 2740 16th Avenue LLC ET AL
APN: 009-504-003-000
Parcel Size: 0.174 acres
Zoning: Medium Density Residential with a maximum Density of 2 units per acre and a Design Control and 18 feet maximum height overlay in the Coastal Zone or "MDR/2-D(18')(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Marlene Garcia, Assistant Planner
garciam19@countyofmonterey.gov; 831-755-5114

SUMMARY:
The project is located at 2740 16th Avenue, a county-maintained road, in Carmel subject to the Carmel Area Land Use Plan. On January 22, 2026, the applicant submitted an application seeking to use their existing single-family dwelling located in a residentially developed

neighborhood as a Commercial Vacation Rental.

The subject property is located behind the Carmel River Elementary School and is currently developed with an existing 2,120 square foot single-family dwelling with three bedrooms, three and a half bathrooms, kitchen, and an approximate 400 square foot detached garage with an approximate 300 square foot above the garage bedroom (Exhibit C). 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 domestic water connections to California American Water, a private water provider, and Carmel Area Wastewater District will continue to provide sewer service. 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 11th 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 analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 County of Monterey General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), Monterey County Code Title 7 Chapter 7.120, and the Monterey County Coastal Zoning Ordinance (Title 20).

Land Use
The parcel is zoned Medium Density Residential with a maximum Density of 2 units per acre and a Design Control and 18 feet maximum height overlay in the Coastal Zone or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the Sphere of Influence for the City of Carmel-By-The-Sea; therefore, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. The applicant identifies 3 available parking

spaces which includes the two-car detached garage.

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, Steve Bellavance at 316 Mid Valley Ctr, Suite 306, Carmel, CA 93923, is approximately 15 minutes away (7.6 mile drive) from the subject property. Steve Bellavance's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property. 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. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access

The property is accessed through 16th Avenue, a County maintained, public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80, which regulates private roads in

Monterey County pursuant to Title 20 Section 20.64.290.F.4. The subject property is located at the end of a public road that abuts along the Carmel River Elementary School.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 11th 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: Marlene Garcia, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map

Exhibit C - Aerial Imagery

cc: Front Counter Copy; Marlene Garcia, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; 2740 16th Avenue LLC ET AL, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250378.

County of Monterey

Item No.8

Zoning Administrator

Legistar File Number: ZA 26-027

March 26, 2026

Introduced: 3/17/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250378 - 2740 16th AVENUE LLC ET AL
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Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Not Applicable
Project Planner: Marlene Garcia, Assistant Planner
garciam19@countyofmonterey.gov; 831-755-5114

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The property will retain its domestic water connections to California American Water, a private water provider, and Carmel Area Wastewater District will continue to provide sewer service. 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 11th 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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The property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural centers, and 45 minutes for all other areas. The subject property falls within the Sphere of Influence for the City of Carmel-By-The-Sea; therefore, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 minutes away, which provides 24-hour emergency medical and fire response services. Staff incorporated Condition No. 6 to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 20 Sections 20.64.290.F.6 and 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans. The applicant identifies 3 available parking spaces which includes the two-car detached garage.

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, Steve Bellavance at 316 Mid Valley Ctr, Suite 306, Carmel, CA 93923, is approximately 15 minutes away (7.6 mile drive) from the subject property. Steve Bellavance's contact information will be provided to the guests of the property and will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within thirty minutes. This contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 7 overnight guests and 10 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property. 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. 4 has been incorporated to ensure that the property will not be an event venue, and Condition No. 5 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 20 section 20.64.290, and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance.

Access

The property is accessed through 16th Avenue, a County maintained, public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County pursuant to Title 20 Section 20.64.290.F.4. The subject property is located at the end of a public road that abuts along the Carmel River Elementary School.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

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

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Carmel Area Land Use Plan. It would be the 11th 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: Marlene Garcia, Assistant Planner
Reviewed/Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Aerial Imagery

cc: Front Counter Copy; Marlene Garcia, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; 2740 16th Avenue LLC ET AL, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250378.

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:
2740 16th AVENUE LLC ET AL (PLN250378)

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 residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN250378 2740 16th AVENUE LLC ET AL, 2740 16th Avenue, Carmel (Assessor's Parcel Number 009-504-003-000), Carmel Area Land Use Plan, Coastal Zone]

The 2740 16th AVENUE LLC ET AL application (PLN250378) came on for a public hearing before the County of Monterey Zoning Administrator on March 26, 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 site is developed with an existing 2,120 square foot single-family dwelling with three bedrooms, three and a half bathrooms, kitchen, and an approximate 400 square foot detached garage with an approximate 300 square foot above the garage bedroom. The applicant

is proposing to use these existing structures as a Commercial Vacation Rental. The Applicant/Owner proposes that the residence be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time.

c) Allowed Use. The property is located at 2740 16th Avenue, Carmel within the Carmel Area Land Use Plan (APN: 009-504-003-000). The parcel is zoned Medium Density Residential with a maximum Density of 2 units per acre and a Design Control and 18 feet maximum height overlay in the Coastal Zone or "MDR/2-D(18')(CZ)". Title 20 Section 20.12.050.DD allows for the Commercial Vacation Rental use, subject to the granting of a Coastal Development Permit. Title 20 Section 20.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject parcel (Assessor's Parcel Number 009-504-003-000) is shown in its current size and configuration and described in the 1964 and 1972 Assessor's Map Book 9, Page 50. Therefore, the County recognizes the subject 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) Business License. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

g) Vacation Rental Operation License. Condition No. 8 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

h) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residence as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 20 Section 20.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate. Adequate is defined as 5-8 minutes within Community Areas, Community Plans, and Sphere of Influence, 12 minutes within Rural

centers, and 45 minutes for all other areas. The subject property falls within the Sphere of Influence for the City of Carmel-By-The-Sea; therefore, it is subject to the 5-8 minute response time for County emergency services. Cypress Fire Protection District is 8 minutes away, and the Community Hospital of the Monterey Peninsula is 4 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. Additionally, the applicant has demonstrated compliance with the regulations for a property manager, Steve Bellavance at 316 Mid Valley Ctr, Suite 306, Carmel, CA 93923, is approximately 15 minutes away (7.6 mile drive) from the subject property. Steve Bellavance'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 can arrive within thirty minutes from the subject property. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 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: 009-504-003-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 20 Section 20.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application, before the Zoning Administrator, would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this Coastal Development Permit, pursuant to Title 20 Sub-Section 20.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residence as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 20 Section 20.70.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The subject property is accessed by a county-maintained road, therefore 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 Monterey County HCD-Planning found in Project File PLN250378.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250378.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) The property has road access from 16th Avenue, a public road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1.

c) 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).

d) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

e) To address emergency situations, the attached Operations Plan includes an evacuation map which is placed in a location that is easy to access by renters.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250378.

4. FINDING: **NO VIOLATIONS –** The subject property shall comply 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 PLN250378.

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 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, 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 10th 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.

f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.
g) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 0.30 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.
h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
i) The project would not damage any historical resources.
j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250378.

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 PLN250378.

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 residential property for transient lodging for a period of 30 calendar days or fewer.

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 26th day of March 2026,

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN250378

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN250378) 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. The property is located at 2740 16th Ave (Assessor's Parcel Number 009-504-003-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 009-504-003-000 on March 26, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

4. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

5. 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 March 26, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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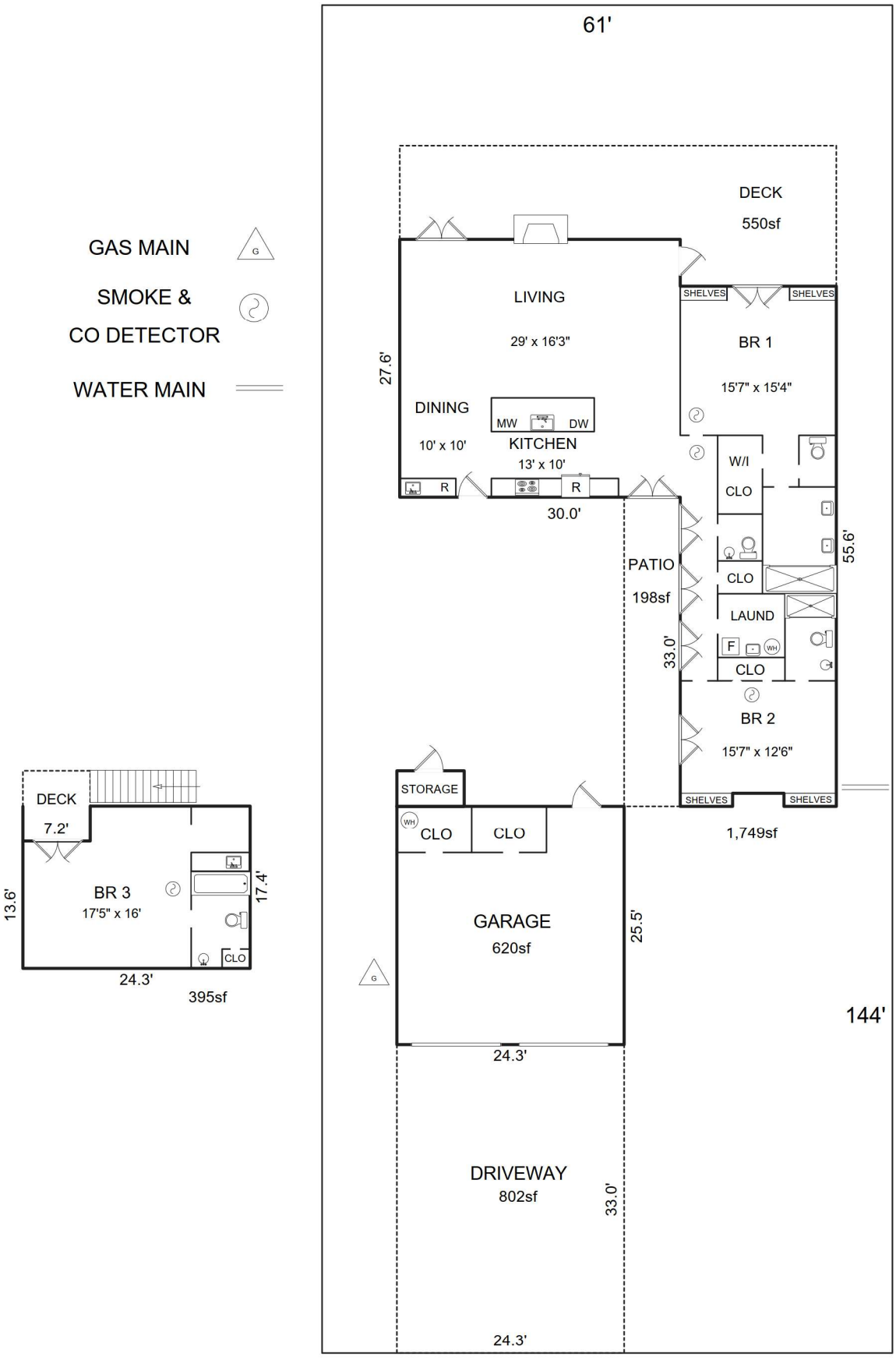
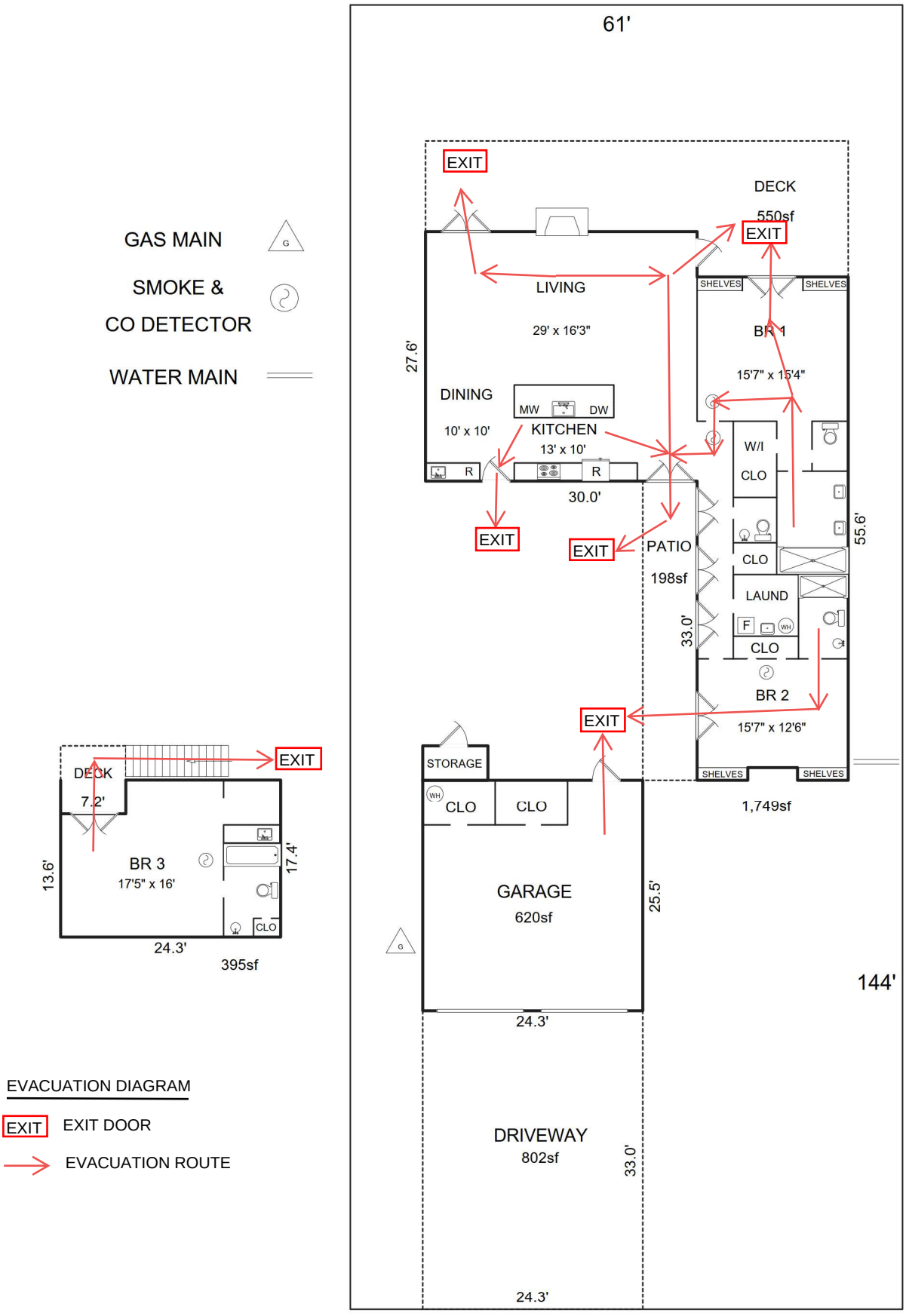
2740 16th AVENUE, CARMEL, CA 93923



2740 16th AVENUE, CARMEL, CA 93923



Vacation Rental Home Inspection Checklist

Property Information

- [x] **Vacation Rental Address and Unit/Suite/Apt #** 2740 16TH AVE. CARMEL
- [x] **Total number of bedrooms** 3
- [x] **Total number of onsite parking spaces (e.g. garage, driveway)** 3

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.** YES
- [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:

Bixby County of Monterey Let's Chat

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

☑ **California Contractors State License Board License Classification Type B**

☐ **California Contractors State License Board License Classification Type B-2**

☐ **California Contractors State License Board License Classification Type C-47**

☐ **California Real Estate Inspection Association**

☐ **American Society of Home Inspectors**

☐ **International Code Council**

☐ **International Association of Certified Home Inspectors**

Please check the relevant certification agency and write your License/Certification number below:

Date: 10-8-25 797974

Click 'Print' at the top of this page and save as a PDF.

Exhibit B

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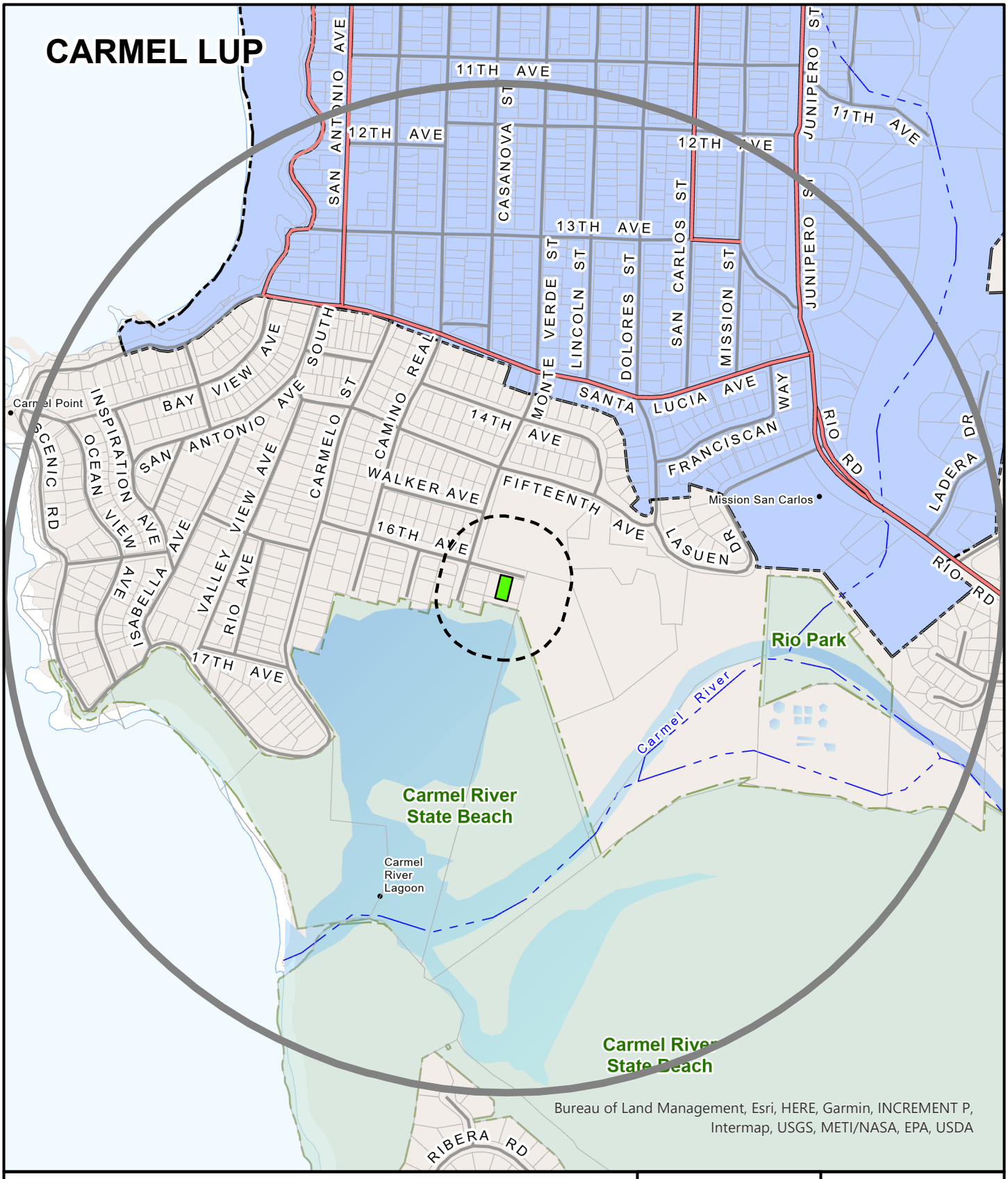

APPLICANT: 2740 16TH AVENUE LLC ET AL

APN: 009504003000 **FILE #** PLN250378

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MARLENE GARCI

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