County of Monterey

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

Meeting Agenda - Final

Wednesday, December 10, 2025
9:00 AM

County of Monterey Planning Commission

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

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

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

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

OR to participate by phone call any of these numbers below:
+ **1 669 900 6833 US (San Jose)**
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Enter this Meeting ID number 953 1627 6581 when prompted.

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

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

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection

at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

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

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

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

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

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

O para participar por teléfono, llame a cualquiera de estos números a continuación:
+ **1 669 900 6833 US (San Jose)**
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+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA,

LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

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

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

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

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

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del

Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

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

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

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

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

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC COMMENTS

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

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

APPROVAL OF CONSENT CALENDAR

1. **APPOINT STUART POULTER TO THE CARMEL UNINCORPORARED/HIGHLANDS LAND USE ADVISORY COMMITTEE.**

   Attachments: Cover Letter
   Exhibit A - Statement of Interest Information for Stuart Poulter

APPROVAL/ACCEPTANCE OF MINUTES

2. Approval of the November 12, 2025, Planning Commission Meeting Minutes.

Attachments: Cover Page
Draft_PC Minutes_111225

9:00 A.M. – SCHEDULED MATTERS

3. PLN240202-DEP - RANCHO CANADA VENTURES LLC

Public hearing to consider the construction of 40 inclusionary units in four two-story buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet with shared parking (88 spaces) and associated improvements on a five-lot parcel (Parcel A) designated for the proposed use within the Rancho Cañada Village Subdivision.

Project Location: No address assigned. between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1, Carmel Valley

Proposed CEQA action: Consider the previously certified Second Final Environmental Impact Report (SFEIR) for the Rancho Cañada Village Project subdivision (SCH#: 2006081150) and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Carmel Valley LUAC Minutes
Exhibit D - Board of Supervisors Resolution Nos. 21-307, 21-308 and 21-309 and related document links

4. PLN210348 - NAIK DEVANG & DESAI RUPA (KOASTAL STAR LLC)

Public hearing to consider demolition of an existing 2,860 square foot one-story single family dwelling and construction of a 5,781 square foot two-story single family dwelling with attached 775 square foot garage, a detached 800 square foot Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of associated stairs, landing, deck and jacuzzi, and associated site improvements including restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub. Project requires removal of up to three Cypress trees, approximately 2,090 square feet of development on slopes greater than 30%, and development within the Critical Viewshed, within 750 feet of archaeological resources, within 50 feet of a coastal bluff, and within 100 feet of Environmentally Sensitive Habitat Area (coastal bluff scrub).

Project Location: 36240 and 36242 Hwy 1, Big Sur.

Proposed CEQA action: Find that the project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

Attachments: Staff Report
Exhibit A - Discussion
Exhibit B - Draft Resolution
Exhibit C - Big Sur LUAC Meeting Minutes
Exhibit D - Vicinity Map
Exhibit E - Site Photos
Exhibit F - Tree Assessment and Replacement Plan (LIB220369)
Exhibit G - Geological Report (LIB220371)
Exhibit H - Biological Reports (LIB240077) and CEQA review memo

5. REFERRAL 19.01 - SEMI-ANNUAL REPORT OF AFFORDABLE AND WORKFORCE HOUSING APPLICATIONS WITHIN THE COUNTY

Consider receiving an update on affordable and workforce housing applications within the County.
Project Location: Countywide
Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Attachments: Staff Report
Exhibit A - 6 November 2025 Housing Pipeline
Exhibit B - April 2025 Housing Pipeline Materials

REFERRALS

6. PLANNING COMMISSION REFERRALS

Attachments: Cover Page
Exhibit A - PC Referral Spreadsheet

DEPARTMENT REPORT

ADJOURNMENT

Introduced: 11/18/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT STUART POULTER TO THE CARMEL UNINCORPORARED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Stuart Poulter to serve on the Carmel Unincorporated/Highlands Land Use Advisory Committee for a term ending June 30, 2027. This nomination was submitted by Commissioner Diehl, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On November 14, 2025, Staff received a Statement of Interest from Stuart Poulter, expressing interest in serving on the Carmel Unincorporated/Highlands Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Diehl.

Commissioner Diehl confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, (831) 783-7091
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Stuart Poulter

County of Monterey
Planning Commission

Agenda Item No.1

Legistar File Number: PC 25-093

Item No.1

Monterey County Government Center
Cayenne Conference Room
1441 Schilling Place, 1st Floor

December 10, 2025

Introduced: 11/18/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

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Approved by: Melanie Beretti, AICP, Chief of Planning

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Exhibit A - Statement of Interest Information for Stuart Poulter

Exhibit A

County of Monterey
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
Craig Spencer, Director

1441 Schilling Place
Salinas, CA 93901
O: 831 755 5025
F: 831 757 9516

Land Use Advisory Committee
Statement of Interest Information Sheet

Name: Stuart Poulter

Land Use Advisory Committee area: District 5, Carmel Unincorporated/Highlands Land Use Advisory Committee

Number of years residing in that land use area: 6

Occupation: Environmental/Land Use Consultant

Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:

1. 10+ years of professional experience in environmental and land use consulting; AICP certification.
2. Extensive experience with environmental (CEQA) and land use law/policy.
3. Wildfire planning & hazard mitigation specialization.

Reason that I wish to participate as a member of my land use advisory committee:

1. Opportunity to utilize my professional experience and expertise to positively impact my immediate community.
2. I recognize the importance and critical role that LUACs play in Monterey County in ensuring sustainable growth and land use policy development that serves the best interest of local residents.

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County of Monterey

Board Report

Legistar File Number: PC 25-094

Item No.2

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

December 10, 2025

Introduced: 11/20/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Approval of the November 12, 2025, Planning Commission Meeting Minutes.

County of Monterey
Planning Commission

Agenda Item No.2

Legistar File Number: PC 25-094

Item No.2

Monterey County Government Center
Cayenne Conference Room
1441 Schilling Place, 1st Floor

December 10, 2025

Introduced: 11/20/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Approval of the November 12, 2025, Planning Commission Meeting Minutes.

County of Monterey

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

Meeting Minutes - Draft

Wednesday, November 12, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order at 9:00AM

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Shaw.

ROLL CALL

Present:
Francisco Javier Mendoza
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts
Christine Shaw
Ramon Gomez
Etna Monsalve
Martha Diehl arrived at 9:01AM

Absent:
Paul C. Getzelman

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

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that additional correspondence was received and distributed for Agenda Item No.2 – PLN220308 – Lincoln Green Inn, LLC and Agenda Item No.5 – REF250037- Water Allocation Policy.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL/ACCEPTANCE OF MINUTES

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

   Public Comment:
   None

   It was moved by Commissioner Gomez, seconded by Commissioner Mendoza, with the following corrections to the meeting minutes of October 29, 2025, Commissioner Gomez noted on battery storage that the County of Santa Cruz

is considering a local ordinance on Battery Energy Storage Systems to create local control over the process and avoid having developers go directly to the State for approval by the following vote:

AYES: Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Getzelman
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. PLN220308 - LINCOLN GREEN INN LLC

Public hearing to consider a Local Coastal Program Amendment to change the zoning district of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)], and an amendment to the Monterey County Code Chapter 20.12 to remove reference to the "Lincoln Green Cottages".
Project Location: 26208 & 26200 Carmelo Street, Carmel
Area Land Use Plan
Proposed CEQA Action: Find the project Statutorily Exempt pursuant to CEQA Guidelines Section 15265.

Joseph Alameda, Project Planner presented the item.

Applicant Representative: Joel Panzer, Joe Water

Public Comment:
None

It was moved by Commissioner Diehl, seconded by Commissioner Shaw to continue the meeting to a date uncertain with the intent to look into the option of making Special Treatment Area or other mechanism, by the following vote:

AYES: Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Getzelman
ABSTAIN: None

The Commission recessed at 10:02am and returned at 10:17am

3. PLN250114 - LIVE BY THE SEA LLC

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

protected trees.
Project Location: 3387 Ocean Avenue, Carmel, Carmel Area Land Use Plan.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

Jordan Evans-Polockow, Project Planner presented the item.

Applicant Representative: Manjit Sandhu

Public Comment: Zoom Caller ending with 915

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

AYES: Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Getzelman
ABSTAIN: None

4. PLN240352 - FLORES PAUL H & LINDA S TRS

Public hearing to consider the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios, and the removal of 19 protected trees.
Project Location: 577 Monhollan Road, Carmel.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

McKenna Bowling, Project Planner presented the item.

Applicant Representative: Darren Davis

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Monsalve with updates to conditions of approval to remove conditions 7 and 13, revise condition 6 to include the specific replanting, and revise condition 2 to reflect 13 conditions, by the following vote:

AYES: Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Getzelman
ABSTAIN: None

5. REF250037 - WATER ALLOCATION POLICY

a. Conduct a public workshop to review and receive public input regarding policy options for a Water Allocation Policy and Ordinance for areas in unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD); and
b. Provide direction to staff.
Project Location: Unincorporated Monterey County MPWMD Water Service Area
Proposed CEQA action: A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

Sarah Wikle, Project Planner presented the item.

Public Comment: Daniel Alvarez, Rene Peinado, Zoom Call ending with 915, Dale Ellis, Patrick Orosco

Chair Gonzalez informed Commissioner Gomez left the meeting at 12:15pm.

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:54pm.

Introduced: 12/3/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN240202-DEP - RANCHO CANADA VENTURES LLC

Public hearing to consider the construction of 40 inclusionary units in four two-story buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet with shared parking (88 spaces) and associated improvements on a five-lot parcel (Parcel A) designated for the proposed use within the Rancho Cañada Village Subdivision.

Project Location: No address assigned. between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1, Carmel Valley

Proposed CEQA action: Consider the previously certified Second Final Environmental Impact Report (SFEIR) for the Rancho Cañada Village Project subdivision (SCH#: 2006081150) and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162.

RECOMMENDATIONS

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

1) Consider the certified Second Final Environmental Impact Report for the Rancho Cañada Village Project subdivision (SCH#: 2006081150), find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162 and find that the project, as designed and conditioned, demonstrates compliance with Mitigation Measure AES-1; and
2) Approve a Design Approval to allow the construction of four two-story apartment buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet, containing 40 units (28 inclusionary units [moderate-income level] and 12 workforce units [6 units of Workforce I and 6 units of Workforce II]), and associated site improvements including shared parking and associated improvements. Building colors and materials consist of a deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associated carports consist of beige wood, steel, and roof-mounted solar panels. Trash enclosures consist of beige concrete (three of 1,743 square feet and one of 3,423 square feet).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION

Agent: Cody Phillips

Property Owner: RANCHO CANADA VENTURES LLC

APN: 015-165-014-000 & 015-165-015-000

Parcel Size: 5 acres
Zoning: High Density Residential, 10 units per acre, with Design Control and Site Plan Review overlay districts or "HDR-D-S"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Project Planner: Mary Israel, Supervising Planner
(831) 755-5183, israelm@countyofmonterey.gov

SUMMARY

The subject property is a 5-acre parcel that was designated for affordable housing within the Rancho Cañada Village (RCV) subdivision located between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1 in Carmel Valley. The proposed project is a Design Approval to allow the construction of four apartment buildings totaling 40 units, with shared parking and improvements that will meet the inclusionary housing requirement of the RCV subdivision (28 moderate-income level units and 12 workforce units). The main structures would be Building #1 of 8,128 total square feet, Building #2 of 8,688 square feet, Building #3 of 13,448 square feet, and Building #4 of 8,688 square feet. While all buildings will have the same exterior design, the layout of these buildings differs: Buildings #2 and #4 incorporate the same "Model B" layout, while Building #1 would incorporate "Model C" layout, and Building #3 would incorporate "Model A" layout. Buildings 1 - 4 are all two stories with covered porches, associated carports, and trash enclosures. The parking provided meets Title 21 Chapter 21.58 required parking ratios with a total of 88 spaces (40 covered and 48 not covered).

With Resolution No. 21-308, the Board of Supervisors amended Carmel Valley Master Plan Policy CV-1.27, Special Treatment Area: Ranch Canada Village, to allow residential development up to a density of 10 units per acre and to provide a minimum of 20% Affordable Housing.

The approved RCV subdivision Combined Development Permit was for a "145-unit subdivision, including 40 affordable units consisting of twenty-eight units for moderate income households, six units of Workforce I housing (affordable to households earning between 120% and 150% of County median income) and six units of Workforce II housing (affordable to households earning between 150% and 180% of County median income)" and a blanket Administrative Permit for the overall Site Plan, including the subject parcel, Parcel A. The Administrative Permit granted in 2021 is the appropriate permit type for residential housing at the density of 8 units per acre, pursuant to Title 21's High Density Residential or "HDR" zoning district section 21.10.040.B.

The prior RCV subdivision entitlements did not include Design Approval. The proposed design has been reviewed for conformance with approved subdivision (Board of Supervisors Resolution No. 21-309), the Carmel Valley Master Plan (CVMP), the zoning code, and Design Control District Zoning Overlay. Staking and flagging is installed, and HCD-Planning staff, as well as the Carmel Valley Land Use Advisory Committee, determined that the project complies with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 County of Monterey General Plan, the CVMP, and Zoning Ordinance (Title 21). As described below and in the draft Resolution (Exhibit A), staff recommends support of the project.

DISCUSSION

Design Review

The site is in a Design Control (D) Zoning District. The purpose of the Design Control Zoning District is to provide a district that regulates the location, size, configuration, materials, and colors of structures and fences in those areas of the County where design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property.

The proposed colors and materials would be deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associate carports would be beige wood and steel, with roof-mounted solar panels, and each building will have an associated beige concrete trash enclosure (three of 1,743 square feet and one of 3,423 square feet). Per Staff's review of the structure renderings (see Attachment 2 of **Exhibit A**), the proposed design is consistent with the CVMP viewshed policies CVMP Policies CV-1.1 and CV-1.20 because of its natural colors and materials, use of rural themed roofing, window and lighting fixture design, and position relative to existing nearby vegetation and distance from public viewing areas. The development is set back approximately 0.28 miles from Carmel Valley Road and is behind the Carmel Middle School, which has a tall Cypress tree line on the rear and side property line, blocking most public views. Visual and neighborhood impacts were analyzed in the Second Final Environmental Impact Report (SFEIR) and found to be mitigated fully by Mitigation Measures AES-1, which is discussed below under Environmental Review. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity. (**Exhibit A**).

CVMP Policy CV-3.3 requires development to avoid significantly blocking views of the viewshed, the river, or the distant hills as seen from key public viewing areas, including along Carmel Valley Road. This project conforms with Policy CV-3.3 in that the view of the River and hills beyond from Carmel Valley Road is not significantly altered due to the location behind the existing Cypress tree line at Carmel Middle School.

Development Standards

The parcel's zoning district is High Density Residential, maximum gross density 10 units per acre, Site Review and Design Control per Zoning Ordinance No. 5360, which was adopted by the Board of Supervisors in 2021. This Inclusionary Housing parcel has a gross land area of 5 acres, and 40 units are proposed; therefore, the proposed density of 8 units/acre is below the maximum.

The development standards for the "HDR" zoning district are identified in Title 21 section 21.10.060. The setbacks for main structures are 20 feet (feet) front, 5 feet side, and 10 feet rear. The setbacks for nonhabitable accessory structures are 50 feet front or behind the main structure, 6 feet side in the front half of the property and 1 feet rear half, and 1 feet rear setback. The minimum distance between structures is 10 feet for main structures and 6 feet for main to accessory. The main structure setbacks would be met, as the nearest front setback is 32 ft and 6 inches, the closest side setback is 10 ft and 1 inch, and the rear setback is 20 ft and 3 inches or more. The main structures would be approximately 85 feet apart at minimum, and accessory structures would be sited 12 feet apart at minimum from the main structures. Building site coverage is 60% maximum. The proposed site coverage would be well below the maximum for the parcel (22%). The proposed height would 26 feet and 3.5 inches, which

meets the 35 ft height limitation for main structures. In sum, development standards are met.

Health and Safety
Necessary public facilities will be provided to serve the RCV subdivision. The project is located within the California American Water Company (Cal-Am) service area. RCV wells supply water to Cal-Am, and Cal-Am will supply the property with domestic water, which the State Water Resources Control Board (SWRCB) Division of Drinking Water found in substantial conformance to Titles 17 and 22 of the California Code of Regulations Water Works Standards. The proposed project would use a portion of the maximum 60-acre-feet per year (AFY) that is allowed for onsite residential development by the Rancho Cañada Village subdivision (Board Reso. No. 21-309). As described in Board Resolution No. 21-309, the project site has riparian rights for 180 AFY, which exceeds the water needs of the Proposed Project and build out of the RCV subdivision. SWRCB previously determined that the transfer of up to 60 AFY water rights to Cal-Am in order to serve development within the RCV subdivision did not violate Condition 2 of the State Water Board's Cease and Desist Order on Cal-Am's illegal diversions from the Carmel River (State Water Board Order WR 2009-0060).

Wastewater would be removed through a new sewer system that will connect to the Carmel Area Wastewater District (CAWD). CAWD reviewed the proposed sewer infrastructure under an associated grading permit (24CP01291). CAWD's recommendations were incorporated into the site plan design as 24CP01291-REV1. In sum, health and safety standards would be met.
Fire safety standards were applied to the previously approved Combined Development Permit for PLN040061-AMD1. The proposed plans conform with those requirements as applicable, such as driveway standards (Condition No. 21). The proposed driveways are at least 12 feet wide.

Operations
The project relates to PLN040061-AMD1, which had a requirement to establish a Home Owners Association (HOA) for maintenance of common areas (Condition No. 49). The subject parcel, Parcel A, may be excluded from that HOA and separately subdivided with a distinct HOA or similar entity. At the time of this hearing, there has been no subdivision of Parcel A. Therefore, Condition No. 11 has been applied to this permit to require that the Applicant/Owner provide an Operations Plan detailing how common areas shall be maintained, and safety of the occupants shall be ensured, as well as coordination with PLN040061-AMD1 Condition No. 112, prior to operation. If the Applicant/Owner subdivides Parcel A and establishes an HOA or similar entity with an Inclusionary Housing Marketing Plan prior to operation, then Condition No. 11 can be alternatively met.

Tree Removal and Landscaping
There are no trees proposed for removal to allow this Design Approval. However, one tree was removed for subdivision-wide improvements during an earlier construction phase, and replacement is planned within this site. With Board of Supervisors Resolution No. 21-309, up to 37 tree removals were allowed on the approximately 77 acres of land, and a restoration plan includes replacement planting. The Design Approval relates to the subdivision's entitlement, and tree replacement is tracked within the Mitigation Monitoring and Reporting for PLN040061-AMD1. With the tree removed within Parcel A, the current count of trees to be removed throughout the 77-acre subdivision is 33.

Similarly, Mitigation Measure AES-1 (PLN040061-ADM1) requires adequate landscaping with native plants and trees to improve the visual setting of the project, while complying with CVMP Policy CV-3.3. The locations of some of the vegetative buffers are anticipated to be across the new access road to the west. The view of the distant hills from Carmel Valley Road is not anticipated to be significantly impacted due to the orientation of the new tree line as perpendicular to Carmel Valley Road, and also at least 0.26 miles from the roadside. CVMP Policy CV-3.10 requires landscaping materials to be predominantly native plants to the valley. Condition No. 7 of this Design Approval requires a Final Landscape Plan that will conform to the native landscaping material requirements described in AES-1, CVMP Policies CV-3.3 and CV-3.10, and other County regulations, including fire fuel management.

Environmental Review
On July 27, 2021, the County certified the Rancho Cañada Village subdivision Second Final Environmental Impact Report (SFEIR) (SCH#: 2006081150); Resolution No. Resolution Nos. 21-307 and Resolution Nos. 21-309. All environmental impacts of the proposed development were previously analyzed as part of the environmental review for the RCV subdivision and the comprehensive site review conducted in public hearings prior to entitlement. The previous review included the conceptual siting, traffic, and use of the affordable housing. The "Increased Unit, Greater Affordability Alternative," Alternative 6b, allowing 145 units of housing, including the 40 units of Affordable Housing, was chosen among the SFEIR Project Alternatives. Mitigations and conditions of approval were adopted with certification of the SFEIR SCH#20006081150, Board Reso. No. 10-312) to ensure the potential is minimized. A Statement of Overriding Considerations (SOC) was approved by the Board of Supervisors for impacts to cumulative Land Use, as the SFEIR was adopted prior to adoption of Ordinance No. 5360. With the adoption of this ordinance amending Policy CV-1.27, the impacts became less than considerable. The SFEIR identified significant and unavoidable impacts to Transportation and Traffic impacts that, after mitigation was applied, could not be mitigated to a level of less-than-significant. These are construction traffic on the failing operation existing condition at certain locations, such as along Highway 1 and the Laureles Grade/Highway 68 intersection. Peak hour Level of Service (LOS) from the subdivision would also add traffic to deficient segments of Highway 1, which existing fee programs cannot address.

The certified SFEIR concluded that the subdivision would have potentially significant environmental impacts related to land use within the project area, but land use compatibility impacts are mitigated to a less than significant level with incorporation of Mitigation Measure AES-1, which requires the developer to implement measures to reduce light and glare and visual intrusion to surrounding land uses and other public viewpoints and requires that the developer plant a vegetative buffer with native tree/shrub/scrub cover with locally derived stock around the periphery of the project site including on the northern edge of the Rio Road extension, on the western edge of the project north of Rio Road, and the project boundary with Carmel Middle School. Vegetative buffering on the periphery of the subdivision required by AES-1 shall be installed after construction of subdivision improvements. The affordable housing design incorporates Mitigation Measure AES-1 by including matte neutral colors and materials, downlit lighting features, and a draft Landscaping Plan that has tree and shrub screening.

All other subdivision Mitigation Measures and Conditions of Approval are currently met for the stage of development (Grading Permit No. 24CP01291-REV1 and subdivision retaining wall Construction Permit No. 25CP02565 and Design Approval No. DA250217). The requirements of the measures pertain to the overall impacts in relation to geology and soils, hydrology and water quality, aesthetics, hazards and hazardous materials, transportation and traffic, air quality, noise, public services, utilities, recreation, cultural resources, population and housing, and greenhouse gas emissions. Potential impacts related to these are less than significant through ongoing adherence with the requirements of the approved Mitigation Monitoring and Reporting Plan (MMRP), except for Transportation and Traffic, which remain potentially significant after mitigation is applied. There are no additional impacts caused by or related to the Design Approval for the construction of the affordable housing on Parcel A that were not already considered in the SFEIR. The permit holder is in good standing for compliance with the Agreement to Implement the MMRP (Document No. 2023013641). The requirement to adhere to the subdivision's MMRP is Condition No. 5 of this permit.

Pursuant to the CEQA Guidelines Section 15162, when an EIR has been certified, no subsequent EIR or negative declaration shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. Here, no new information has been presented, no new circumstances exist, and no substantial changes to the SFEIR's scope of work (which considered 6 alternative projects) are proposed that warrant further environmental review. The SFEIR contemplated residential development of the lot, including sufficient construction to add 40 units of housing with at least 24 two-bedroom units and 8 three-bedroom units, and remaining units allowed to be one-bedroom with structural and hardscape improvements. The project includes approximately 31,850 square feet of structural improvements (roughly one-third of the maximum site coverage). The SFEIR contemplated five alternatives and one "no project" alternative to the original project and evaluated them separately for potential impacts. The proposed project conforms to the project description of Alternative 6b, "Increased Unit, Greater Affordability Alternative." There has been no change in the project alternative and no indication during review of the project, or in testimony from the public, that circumstances have changed since the EIR was certified. Circumstances of the conditions of this Carmel Valley neighborhood's buildout within the context of the Carmel Valley Master Plan remain the same. Therefore, none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

LAND USE ADVISORY COMMITTEE (LUAC) REVIEW

The proposed project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review as a project requiring a public design approval. The project was reviewed at a duly noticed LUAC meeting on November 3, 2025. After discussion that included comments from the public, the LUAC voted 5 ayes - 0 noes with 2 absent to support the project as proposed. The public shared support for the design and use of the site. One public comment voiced that it may be setting a positive precedent for affordable housing located near jobs in Carmel Valley. The LUAC committee members only commented that the inclusionary housing would be taken care of with this approval.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
HCD-Environmental Services
Environmental Health Bureau
Water Resources Agency
Cypress Fire Protection District
Public Works, Facilities and Parks

Prepared by: Mary Israel, Supervising Planner, x5183
Reviewed: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan & Elevations
- Colors and Materials

Exhibit B - Vicinity Map
Exhibit C - Carmel Valley LUAC Minutes from November 3, 2025 meeting
Exhibit D - Board of Supervisors Resolution Nos. 21-307, 21-308 and 21-309 and related document links

cc: Front Counter Copy; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Water Resources Agency; PWFP-Parks; Monterey County Regional Fire Protection District; Mary Israel, Supervising Planner; Fionna Jensen, Principal Planner; Rancho Canada Venture LLP, Property Owner; Cody Phillips, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis; Planning File PLN240202-DEP.

Introduced: 12/3/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN240202-DEP - RANCHO CANADA VENTURES LLC

Public hearing to consider the construction of 40 inclusionary units in four two-story buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet with shared parking (88 spaces) and associated improvements on a five-lot parcel (Parcel A) designated for the proposed use within the Rancho Cañada Village Subdivision.

Project Location: No address assigned. between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1, Carmel Valley

Proposed CEQA action: Consider the previously certified Second Final Environmental Impact Report (SFEIR) for the Rancho Cañada Village Project subdivision (SCH#: 2006081150) and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162.

RECOMMENDATIONS

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

1) Consider the certified Second Final Environmental Impact Report for the Rancho Cañada Village Project subdivision (SCH#: 2006081150), find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162 and find that the project, as designed and conditioned, demonstrates compliance with Mitigation Measure AES-1; and
2) Approve a Design Approval to allow the construction of four two-story apartment buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet, containing 40 units (28 inclusionary units [moderate-income level] and 12 workforce units [6 units of Workforce I and 6 units of Workforce II]), and associated site improvements including shared parking and associated improvements. Building colors and materials consist of a deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associated carports consist of beige wood, steel, and roof-mounted solar panels. Trash enclosures consist of beige concrete (three of 1,743 square feet and one of 3,423 square feet).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION

Agent: Cody Phillips
Property Owner: RANCHO CANADA VENTURES LLC
APN: 015-165-014-000 & 015-165-015-000

Parcel Size: 5 acres
Zoning: High Density Residential, 10 units per acre, with Design Control and Site Plan Review overlay districts or "HDR-D-S"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Project Planner: Mary Israel, Supervising Planner
(831) 755-5183, israelm@countyofmonterey.gov

SUMMARY
The subject property is a 5-acre parcel that was designated for affordable housing within the Rancho Cañada Village (RCV) subdivision located between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1 in Carmel Valley. The proposed project is a Design Approval to allow the construction of four apartment buildings totaling 40 units, with shared parking and improvements that will meet the inclusionary housing requirement of the RCV subdivision (28 moderate-income level units and 12 workforce units). The main structures would be Building #1 of 8,128 total square feet, Building #2 of 8,688 square feet, Building #3 of 13,448 square feet, and Building #4 of 8,688 square feet. While all buildings will have the same exterior design, the layout of these buildings differs: Buildings #2 and #4 incorporate the same "Model B" layout, while Building #1 would incorporate "Model C" layout, and Building #3 would incorporate "Model A" layout. Buildings 1 - 4 are all two stories with covered porches, associated carports, and trash enclosures. The parking provided meets Title 21 Chapter 21.58 required parking ratios with a total of 88 spaces (40 covered and 48 not covered).

With Resolution No. 21-308, the Board of Supervisors amended Carmel Valley Master Plan Policy CV-1.27, Special Treatment Area: Ranch Canada Village, to allow residential development up to a density of 10 units per acre and to provide a minimum of 20% Affordable Housing.

The approved RCV subdivision Combined Development Permit was for a "145-unit subdivision, including 40 affordable units consisting of twenty-eight units for moderate income households, six units of Workforce I housing (affordable to households earning between 120% and 150% of County median income) and six units of Workforce II housing (affordable to households earning between 150% and 180% of County median income)" and a blanket Administrative Permit for the overall Site Plan, including the subject parcel, Parcel A. The Administrative Permit granted in 2021 is the appropriate permit type for residential housing at the density of 8 units per acre, pursuant to Title 21's High Density Residential or "HDR" zoning district section 21.10.040.B.

The prior RCV subdivision entitlements did not include Design Approval. The proposed design has been reviewed for conformance with approved subdivision (Board of Supervisors Resolution No. 21-309), the Carmel Valley Master Plan (CVMP), the zoning code, and Design Control District Zoning Overlay. Staking and flagging is installed, and HCD-Planning staff, as well as the Carmel Valley Land Use Advisory Committee, determined that the project complies with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 County of Monterey General Plan, the CVMP, and Zoning Ordinance (Title 21). As described below and in the draft Resolution (Exhibit A), staff recommends support of the project.

DISCUSSION

Design Review

The site is in a Design Control (D) Zoning District. The purpose of the Design Control Zoning District is to provide a district that regulates the location, size, configuration, materials, and colors of structures and fences in those areas of the County where design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property.

The proposed colors and materials would be deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associate carports would be beige wood and steel, with roof-mounted solar panels, and each building will have an associated beige concrete trash enclosure (three of 1,743 square feet and one of 3,423 square feet). Per Staff's review of the structure renderings (see Attachment 2 of **Exhibit A**), the proposed design is consistent with the CVMP viewshed policies CVMP Policies CV-1.1 and CV-1.20 because of its natural colors and materials, use of rural themed roofing, window and lighting fixture design, and position relative to existing nearby vegetation and distance from public viewing areas. The development is set back approximately 0.28 miles from Carmel Valley Road and is behind the Carmel Middle School, which has a tall Cypress tree line on the rear and side property line, blocking most public views. Visual and neighborhood impacts were analyzed in the Second Final Environmental Impact Report (SFEIR) and found to be mitigated fully by Mitigation Measures AES-1, which is discussed below under Environmental Review. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity. (**Exhibit A**).

CVMP Policy CV-3.3 requires development to avoid significantly blocking views of the viewshed, the river, or the distant hills as seen from key public viewing areas, including along Carmel Valley Road. This project conforms with Policy CV-3.3 in that the view of the River and hills beyond from Carmel Valley Road is not significantly altered due to the location behind the existing Cypress tree line at Carmel Middle School.

Development Standards

The parcel's zoning district is High Density Residential, maximum gross density 10 units per acre, Site Review and Design Control per Zoning Ordinance No. 5360, which was adopted by the Board of Supervisors in 2021. This Inclusionary Housing parcel has a gross land area of 5 acres, and 40 units are proposed; therefore, the proposed density of 8 units/acre is below the maximum.

The development standards for the "HDR" zoning district are identified in Title 21 section 21.10.060. The setbacks for main structures are 20 feet (feet) front, 5 feet side, and 10 feet rear. The setbacks for nonhabitable accessory structures are 50 feet front or behind the main structure, 6 feet side in the front half of the property and 1 feet rear half, and 1 feet rear setback. The minimum distance between structures is 10 feet for main structures and 6 feet for main to accessory. The main structure setbacks would be met, as the nearest front setback is 32 ft and 6 inches, the closest side setback is 10 ft and 1 inch, and the rear setback is 20 ft and 3 inches or more. The main structures would be approximately 85 feet apart at minimum, and accessory structures would be sited 12 feet apart at minimum from the main structures. Building site coverage is 60% maximum. The proposed site coverage would be well below the maximum for the parcel (22%). The proposed height would 26 feet and 3.5 inches, which

meets the 35 ft height limitation for main structures. In sum, development standards are met.

Health and Safety
Necessary public facilities will be provided to serve the RCV subdivision. The project is located within the California American Water Company (Cal-Am) service area. RCV wells supply water to Cal-Am, and Cal-Am will supply the property with domestic water, which the State Water Resources Control Board (SWRCB) Division of Drinking Water found in substantial conformance to Titles 17 and 22 of the California Code of Regulations Water Works Standards. The proposed project would use a portion of the maximum 60-acre-feet per year (AFY) that is allowed for onsite residential development by the Rancho Cañada Village subdivision (Board Reso. No. 21-309). As described in Board Resolution No. 21-309, the project site has riparian rights for 180 AFY, which exceeds the water needs of the Proposed Project and build out of the RCV subdivision. SWRCB previously determined that the transfer of up to 60 AFY water rights to Cal-Am in order to serve development within the RCV subdivision did not violate Condition 2 of the State Water Board's Cease and Desist Order on Cal-Am's illegal diversions from the Carmel River (State Water Board Order WR 2009-0060).

Wastewater would be removed through a new sewer system that will connect to the Carmel Area Wastewater District (CAWD). CAWD reviewed the proposed sewer infrastructure under an associated grading permit (24CP01291). CAWD's recommendations were incorporated into the site plan design as 24CP01291-REV1. In sum, health and safety standards would be met.
Fire safety standards were applied to the previously approved Combined Development Permit for PLN040061-AMD1. The proposed plans conform with those requirements as applicable, such as driveway standards (Condition No. 21). The proposed driveways are at least 12 feet wide.

Operations
The project relates to PLN040061-AMD1, which had a requirement to establish a Home Owners Association (HOA) for maintenance of common areas (Condition No. 49). The subject parcel, Parcel A, may be excluded from that HOA and separately subdivided with a distinct HOA or similar entity. At the time of this hearing, there has been no subdivision of Parcel A. Therefore, Condition No. 11 has been applied to this permit to require that the Applicant/Owner provide an Operations Plan detailing how common areas shall be maintained, and safety of the occupants shall be ensured, as well as coordination with PLN040061-AMD1 Condition No. 112, prior to operation. If the Applicant/Owner subdivides Parcel A and establishes an HOA or similar entity with an Inclusionary Housing Marketing Plan prior to operation, then Condition No. 11 can be alternatively met.

Tree Removal and Landscaping
There are no trees proposed for removal to allow this Design Approval. However, one tree was removed for subdivision-wide improvements during an earlier construction phase, and replacement is planned within this site. With Board of Supervisors Resolution No. 21-309, up to 37 tree removals were allowed on the approximately 77 acres of land, and a restoration plan includes replacement planting. The Design Approval relates to the subdivision's entitlement, and tree replacement is tracked within the Mitigation Monitoring and Reporting for PLN040061-AMD1. With the tree removed within Parcel A, the current count of trees to be removed throughout the 77-acre subdivision is 33.

Similarly, Mitigation Measure AES-1 (PLN040061-ADM1) requires adequate landscaping with native plants and trees to improve the visual setting of the project, while complying with CVMP Policy CV-3.3. The locations of some of the vegetative buffers are anticipated to be across the new access road to the west. The view of the distant hills from Carmel Valley Road is not anticipated to be significantly impacted due to the orientation of the new tree line as perpendicular to Carmel Valley Road, and also at least 0.26 miles from the roadside. CVMP Policy CV-3.10 requires landscaping materials to be predominantly native plants to the valley. Condition No. 7 of this Design Approval requires a Final Landscape Plan that will conform to the native landscaping material requirements described in AES-1, CVMP Policies CV-3.3 and CV-3.10, and other County regulations, including fire fuel management.

Environmental Review
On July 27, 2021, the County certified the Rancho Cañada Village subdivision Second Final Environmental Impact Report (SFEIR) (SCH#: 2006081150); Resolution No. Resolution Nos. 21-307 and Resolution Nos. 21-309. All environmental impacts of the proposed development were previously analyzed as part of the environmental review for the RCV subdivision and the comprehensive site review conducted in public hearings prior to entitlement. The previous review included the conceptual siting, traffic, and use of the affordable housing. The "Increased Unit, Greater Affordability Alternative," Alternative 6b, allowing 145 units of housing, including the 40 units of Affordable Housing, was chosen among the SFEIR Project Alternatives. Mitigations and conditions of approval were adopted with certification of the SFEIR SCH#20006081150, Board Reso. No. 10-312) to ensure the potential is minimized. A Statement of Overriding Considerations (SOC) was approved by the Board of Supervisors for impacts to cumulative Land Use, as the SFEIR was adopted prior to adoption of Ordinance No. 5360. With the adoption of this ordinance amending Policy CV-1.27, the impacts became less than considerable. The SFEIR identified significant and unavoidable impacts to Transportation and Traffic impacts that, after mitigation was applied, could not be mitigated to a level of less-than-significant. These are construction traffic on the failing operation existing condition at certain locations, such as along Highway 1 and the Laureles Grade/Highway 68 intersection. Peak hour Level of Service (LOS) from the subdivision would also add traffic to deficient segments of Highway 1, which existing fee programs cannot address.

The certified SFEIR concluded that the subdivision would have potentially significant environmental impacts related to land use within the project area, but land use compatibility impacts are mitigated to a less than significant level with incorporation of Mitigation Measure AES-1, which requires the developer to implement measures to reduce light and glare and visual intrusion to surrounding land uses and other public viewpoints and requires that the developer plant a vegetative buffer with native tree/shrub/scrub cover with locally derived stock around the periphery of the project site including on the northern edge of the Rio Road extension, on the western edge of the project north of Rio Road, and the project boundary with Carmel Middle School. Vegetative buffering on the periphery of the subdivision required by AES-1 shall be installed after construction of subdivision improvements. The affordable housing design incorporates Mitigation Measure AES-1 by including matte neutral colors and materials, downlit lighting features, and a draft Landscaping Plan that has tree and shrub screening.

All other subdivision Mitigation Measures and Conditions of Approval are currently met for the stage of development (Grading Permit No. 24CP01291-REV1 and subdivision retaining wall Construction Permit No. 25CP02565 and Design Approval No. DA250217). The requirements of the measures pertain to the overall impacts in relation to geology and soils, hydrology and water quality, aesthetics, hazards and hazardous materials, transportation and traffic, air quality, noise, public services, utilities, recreation, cultural resources, population and housing, and greenhouse gas emissions. Potential impacts related to these are less than significant through ongoing adherence with the requirements of the approved Mitigation Monitoring and Reporting Plan (MMRP), except for Transportation and Traffic, which remain potentially significant after mitigation is applied. There are no additional impacts caused by or related to the Design Approval for the construction of the affordable housing on Parcel A that were not already considered in the SFEIR. The permit holder is in good standing for compliance with the Agreement to Implement the MMRP (Document No. 2023013641). The requirement to adhere to the subdivision's MMRP is Condition No. 5 of this permit.

Pursuant to the CEQA Guidelines Section 15162, when an EIR has been certified, no subsequent EIR or negative declaration shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. Here, no new information has been presented, no new circumstances exist, and no substantial changes to the SFEIR's scope of work (which considered 6 alternative projects) are proposed that warrant further environmental review. The SFEIR contemplated residential development of the lot, including sufficient construction to add 40 units of housing with at least 24 two-bedroom units and 8 three-bedroom units, and remaining units allowed to be one-bedroom with structural and hardscape improvements. The project includes approximately 31,850 square feet of structural improvements (roughly one-third of the maximum site coverage). The SFEIR contemplated five alternatives and one "no project" alternative to the original project and evaluated them separately for potential impacts. The proposed project conforms to the project description of Alternative 6b, "Increased Unit, Greater Affordability Alternative." There has been no change in the project alternative and no indication during review of the project, or in testimony from the public, that circumstances have changed since the EIR was certified. Circumstances of the conditions of this Carmel Valley neighborhood's buildout within the context of the Carmel Valley Master Plan remain the same. Therefore, none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

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HCD-Environmental Services
Environmental Health Bureau
Water Resources Agency
Cypress Fire Protection District
Public Works, Facilities and Parks

Prepared by: Mary Israel, Supervising Planner, x5183
Reviewed: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan & Elevations
- Colors and Materials

Exhibit B - Vicinity Map
Exhibit C - Carmel Valley LUAC Minutes from November 3, 2025 meeting
Exhibit D - Board of Supervisors Resolution Nos. 21-307, 21-308 and 21-309 and related document links

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Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
RANCHO CANADA VENTURES LLC (PLN240202-DEP)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning Commission:

1) Consider the previously certified Second Final Environmental Impact Report for the Rancho Cañada Village subdivision (SCH#: 2006081150), find that the project is consistent with the SFEIR and preparation of an additional environmental document is not required, pursuant to CEQA Guidelines section 15162, and find that the project, as designed and conditioned, demonstrates compliance with Mitigation Measure AES-1; and
2) Approve a Design Approval to allow the construction of four two-story apartment buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet, containing 40 units (28 inclusionary units [moderate-income level] and 12 workforce units [6 units of Workforce I and 6 units of Workforce II]), and associated site improvements including shared parking and associated improvements. Building colors and materials consist of a deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associated carports consist of beige wood, steel, and roof-mounted solar panels. Trash enclosures consist of beige concrete (three of 1,743 square feet and one of 3,423 square feet).

[PLN240202-DEP, Rancho Canada Ventures, located between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1, Carmel Valley Master Plan (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000)]

The RANCHO CANADA VENTURES LLC application (PLN240202-DEP) came on for a public hearing before the County of Monterey Planning Commission on December 10, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

RECITALS

WHEREAS, the proposed project (PLN240202-DEP), located between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1 (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000) is consistent with the policies of the Monterey County 2010 General Plan, the Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned High Density Residential, with Design Control and Site Review overlays (“HDR/10-D-S”), which allows for the construction of the high-density residential apartment buildings on a legal lot of record, subject to the granting of an Administrative Permit and Design Approval. Previously, Planning File No. PLN040061-AMD1,

Board of Supervisors Resolution No. 21-309 approved an Administrative Permit to allow the proposed 40-unit apartment buildings on Parcel A. However, a Design Approval was not previously approved and is therefore subject to the Planning Commission's consideration;

WHEREAS, as proposed, the project consists of construction of construction of four two-story buildings of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet with shared parking and associated improvements including four carports for a total of 40 covered parking spaces, 48 uncovered parking spaces, concrete trash enclosures (three of 1,743 square feet and one of 3,423 square feet), bike racks, and drive aisles;

WHEREAS, the project, as proposed, will meet the 28 inclusionary unit (moderate income levels) and 12 workforce unit (6 units of Workforce I and 6 units of Workforce II) affordable housing requirement of the previously approved Rancho Canada Village Subdivision that was entitled by the Combined Development Permit (Planning File No. PLN040061-AMD1, Board of Supervisors Resolution No. 21-309). As proposed, a minimum of 20% affordable housing will be provided, consistent with Carmel Valley Master Plan (CVMP) Policy CV-1.27 Special Treatment Area affordability levels, as amended by Ordinance 5360 (Board of Supervisors Resolution No. 21-308);

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in County of Monterey Title 21 section 21.10.060 as well as the requirements for driveways set forth in the Conditions of Approval for the previously approved development (PLN040061-AMD1, Condition No. 21);

WHEREAS, the proposed project, as mitigated, meets the Land Use Policy 2010 General Plan Policy LU-2.33(b), which requires the residential use to be subordinate to the character of the area. The certified Second Final Environmental Impact Report (SFEIR, SCH#20006081150) concluded that the subdivision would have potentially significant environmental impacts related to land use within the project area, but land use compatibility impacts are mitigated to a less than significant level with incorporation of Mitigation Measure AES-1, which requires the developer to implement measures to reduce light and glare and visual intrusion to surrounding land uses and other public viewpoints, and requires that the developer plant a vegetative buffer with native tree/shrub/scrub cover with locally derived stock around the periphery of the project site including on the northern edge of the Rio Road extension, on the western edge of the project north of Rio Road, and the project boundary with Carmel Middle School. Vegetative buffering on the periphery of the subdivision required by AES-1 shall be installed after construction of subdivision improvements. The affordable housing design incorporates Mitigation Measure AES-1 by including matte neutral colors and materials, downlit lighting features, and a draft Landscaping Plan that has tree and shrub screening;

WHEREAS, the proposed colors and materials are deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associate carports will be beige wood and steel and will have roof-mounted solar panels. Each building will have an associated beige concrete trash enclosure. Roofing, windows, and proposed exterior lighting fixtures suggest a rural theme. The proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood, consistent with CVMP Policies CV-1.1 and CV-1.20;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and, as sited, designed, and conditioned, will not result in adverse visual impacts that were not considered in the SFEIR and mitigated through the Mitigation Measure AES-1, described above. As designed and mitigated, the project shall be effectively screened to reduce potential visibility from Carmel Valley Road and is consistent with the applicable scenic resource policies of the 2010 General Plan and the CVMP;

WHEREAS, Condition No. 112 for Inclusionary Housing Requirements was applied to the previously approved subdivision (PLN040061-AMD1), and the required Inclusionary Housing Agreement (IHA) has been fully signed and recorded (Document No. 2023026086). Condition No. 112 and the IHA required, “of the twenty-eight moderate-income units, eight will have a minimum of one bedroom, and twenty will have a minimum of two bedrooms. Of the six Workforce I units, two will have a minimum of two bedrooms, and four will have a minimum of three bedrooms. Of the Workforce II units, two will have a minimum of two bedrooms, and four will have a minimum of three bedrooms.” The proposed project floor plans include eight one-

bedroom units, 24 two-bedroom units, and eight three-bedroom units, and therefore conforms to Condition No. 112 (of PLN040061-AMD1) and the IHA;

WHEREAS, PLN040061-AMD1 had a requirement to establish a Homeowners Association (HOA) for maintenance of common areas (Condition No. 49). Parcel A (subject parcel) may be excluded from that HOA and separately subdivided with a distinct HOA or similar entity. At the time of this hearing, there has been no subdivision of Parcel A. Therefore, Condition No. 11 has been applied to this permit to require that the Applicant/Owner provide an Operations Plan detailing how common areas shall be maintained, and safety of the occupants shall be ensured, as well as coordination with PLN040061-AMD1 Condition No. 112, prior to operation. If the Applicant/Owner subdivides Parcel A and establishes an HOA or similar entity with an Inclusionary Housing Marketing Plan prior to operation, then Condition No. 11 can be alternatively met.

WHEREAS, the subject 5-acre property is identified in its current configuration as Parcel A on a Final Map entitled “Rancho Canada Village”, recorded August 22, 2023 (Volume 24, Cities & Towns, Page 87). Therefore, the County recognizes the subject property as a legal lot of record;

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

WHEREAS, the proposed project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review as a project requiring a public design approval. The project was reviewed at a duly noticed LUAC meeting on November 3, 2025. After discussion that included supportive comments from the public, the LUAC voted 5 ayes – 0 noes with 2 absent to support the project as proposed;

WHEREAS, on July 27, 2021, the County certified the Rancho Cañada Village subdivision SFEIR (SCH#: 2006081150) and this development was analyzed in the document. This Design demonstrates consistency with applicable Mitigation Measure AES-1. Furthermore, as designed and conditioned and in all other respects, the developer is in compliance with the Mitigation Monitoring and Reporting Plan approved by the Board of Supervisors with Resolution Nos. 21-307 and 21-309, and compliance with all Mitigation Measures and conditions of approval is feasible with this design;

WHEREAS, pursuant to Title 21 section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Planning Commission, and the decision of the Board of Supervisors would be final and may not be appealed.

NOW, THEREFORE, BE IT RESOLVED, based on the above recitals, the County of Monterey Planning Commission does hereby:

1) Consider the certified Second Final Environmental Impact Report for the Rancho Cañada Village subdivision (SCH#: 2006081150), find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162, and find that the project, as designed and conditioned, demonstrates compliance with Mitigation Measure AES-1; and
2) Approve a Design Approval to allow the construction of four two-story apartment buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet, containing 40 units (28 inclusionary units [moderate-income level] and 12 workforce units [6 units of Workforce I and 6 units of Workforce II]), and associated site improvements including shared parking and associated improvements. Building colors and materials consist of a deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associated carports consist of beige wood, steel, and roof-mounted solar panels. Trash enclosures consist of beige concrete (three of 1,743 square feet and one of 3,423 square feet).

PASSED AND ADOPTED on this 10th day of December 2025, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

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

NOTES

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

County of Monterey HCD Planning

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

PLN240202-DEP

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN240202-DEP) allows construction of four two-story apartment buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet, containing 40 units (28 inclusionary units [moderate-income level] and 12 workforce units [6 units of Workforce I and 6 units of Workforce II]), and associated site improvements including shared parking and associated improvements. Building colors and materials consist of a deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associated carports consist of beige wood, steel, and roof-mounted solar panels. Trash enclosures consist of beige concrete (three of 1,743 square feet and one of 3,423 square feet). The property is located at between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1 (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000), Carmel Valley Master Plan area. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000 on December 10, 2025. The permit was granted subject to 11 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. EHSP08 - SEPARATE RECYCLABLES IN MULTI-FAMILY HOUSING

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility shall comply with California Assembly Bill AB 341 and Monterey County Code, Chapter 10.41

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables will be collected from common areas and consolidated prior to removal off site.

5. PDSP001: CONFORMANCE WITH CONDITIONS OF APPROVAL FOR PLN040061-AMD1

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Per Condition No. 4 of PLN040061-AMD1, a Mitigation Monitoring and Reporting Plan (MMRP) Agreement was prepared by staff and County Counsel, signed and notarized by the Applicant and the HCD Director, and recorded by the Applicant as County Document No. 2023013641. PLN240202-DEP, as permitted through Resolution No. 25----, is related to the Combined Development Permit approved by the Board of Supervisors on July 27, 2021 (Board of Supervisors Resolution Nos.21-307, 21-308, and 21-309). Work authorized under this Permit must comply with the Conditions of Approval/Mitigation Monitoring and Reporting Plan for PLN040061-AMD1, as memorialized in the MMRP Agreement prepared for it. This condition of approval memorializes that the MMRP approved through the PLN040061-AMD1 resolutions will continue as formalized in the MMRP Agreement, and this project and its conditions of approval are added to and in general conformance with them.

Compliance or Monitoring Action to be Performed: Comply with all Conditions of Approval herein and the Conditions of Approval/Mitigation Monitoring and Reporting Plan as formalized by the MMRP Agreement (County Document No. 2023013641).

6. EHSP01 - SEPARATE RECYCLABLES IN MULTI-FAMILY HOUSING

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility shall comply with California Assembly Bill AB 341 and Monterey County Code, Chapter 10.41

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables will be collected from common areas and consolidated prior to removal off site.

7. PDSP002: LANDSCAPING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: LANDSCAPING PLAN
The site shall be landscaped. Applicant/owner shall submit a Landscape Package Application in accordance with MCC Chapter 16.63 as required in Section 16.63.050 or Section 16.63.060, and subject to review and approval by the Chief of Planning. Plants shall be predominantly native to Carmel Valley pursuant to Carmel Valley Master Plan Policies CV-3.3 and CV-3.10. Landscaping shall improve visual compatibility with the immediate areas in compliance with PLN040061-AMD1 Mitigation Monitoring and Reporting Plan's Mitigation Measure AES-1.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, Applicant/owner shall submit Landscape Package Application to HCD Chief of Planning for review and approval.

Prior to final inspection, Applicant/owner shall installed landscaping in accordance with the provisions of the approved Landscape Package. Compliance with the approved Landscape Package shall be verified by inspections in accordance with Section 16.63.120.

8. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

9. 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.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

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

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

11. PDSP003: OPERATIONS PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: OPERATIONS PLAN. The project relates to PLN040061-AMD1, which has a requirement to establish a Home Owners Association (HOA) for maintenance of common areas (Condition No. 49). Parcel A may be excluded from that HOA and separately subdivided with a distinct HOA or similar entity. At the time of this project's hearing, there is no subdivision of Parcel A. Therefore, the Applicant/Owner shall be required to provide an Operations Plan for the site prior to operation, including but not limited to:
a) identify the management entity for ongoing maintenance of landscaping and shared areas,
b) describe operational planning for fire, earthquake and other emergency safety,
c) identify onsite management for compliance with state law regarding lease agreements, security deposits, repair procedures, and fair housing laws,
d) detail coordination with PLN040061-AMD1 permit Condition No. 112, including an Inclusionary Housing marketing plan submittal to HCD-Housing for review and approval.

Alternatively, in the case that the Applicant/Owner subdivides Parcel A after construction of the structures described in PLN240202-DEP, this condition shall be met by formation of a Home Owners Association or similar entity upon completion of the subdivision improvements (standard Public Works condition of approval of a subdivision) and an Inclusionary Housing marketing plan reviewed and approved prior to operation (meeting Condition No. 112, PLN040061-AMD1).
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to operation, the Applicant/Owner shall provide an Operations Plan that includes the items described in the body of this condition (with stand alone Inclusionary Housing Marketing plan required per Condition No. 112 of PLN040061-AMD1) for review and approval.

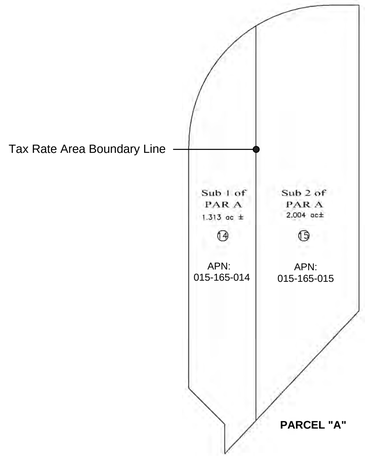
The HCD-approved Operations Plan shall be followed as an on-going condition.

In the case that the Applicant/Owner subdivides Parcel A after construction of the structures described in PLN240202-DEP, this condition shall be met by formation of a Home Owners Association or similar entity/entities upon completion of the subdivision improvements (standard Public Works condition of approval of a subdivision) and an Inclusionary Housing marketing plan reviewed and approved prior to operation (required by Condition No. 112 of PLN040061-AMD1).

Site Plan/ Design Review Application
for
Rancho Cañada Village

40 Unit Inclusionary Housing

Monterey County, California
Parcel: 015-165-014-000
015-165-015-000



Parcel Map

Sheet Index

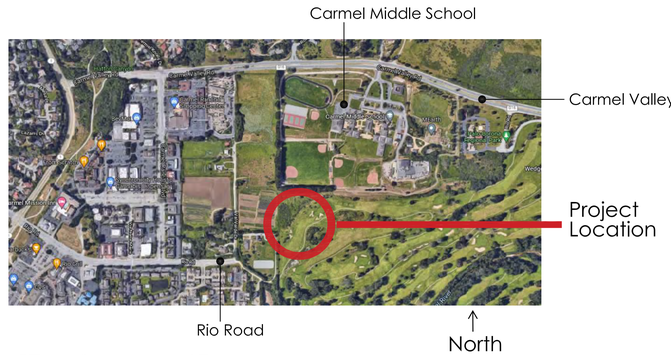
CS Cover Sheet
SP1.0 Overall Project Information Site Plan

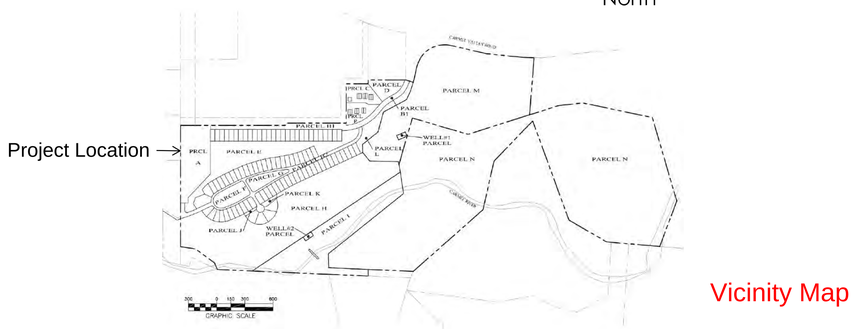
A1.0 Building "A1" First Level Floor Plan
A1.1 Building "A1" Second Level Floor Plan
A2 Building "A2" Roof Plan
A3 Building "A3" Elevations
B1.0 Building "B1" First Level Floor Plan
B1.1 Building "B1" Second Level Floor Plan
B2 Building "B1" Roof Plan
B3 Building "B1" Elevations
C1.0 Building "C1" First Level Floor Plan
C1.1 Building "C1" Second Level Floor Plan
C2 Building "C1" Roof Plan
C3 Building "C1" Elevations
D1.0 Carports and Trash Enclosures
D2.0 Building "A" Colored Elevations
D3.0 Building "B" Colored Elevations
D4.0 Building "C" Colored Elevations

L1 Landscape Sheet
L2 Landscape Sheet

I1 Civil Sheet

M1 Material Sheet





Vicinity Map

Team

Owner:
Rancho Cañada Ventures, LLC.
P.O. Box 450
Carmel, CA 93921
(831) 625-1066

Civil Engineer:
L and S Engineeering and Surveying, Inc.
2460 Garden Road
Monterey, CA 93940
(831) 655-2723

Landscape Design:
Town and Country Gardening & Landscape, Inc.
26485 Carmel Rancho Blvd Carmel, CA 93923
(831) 625-3105

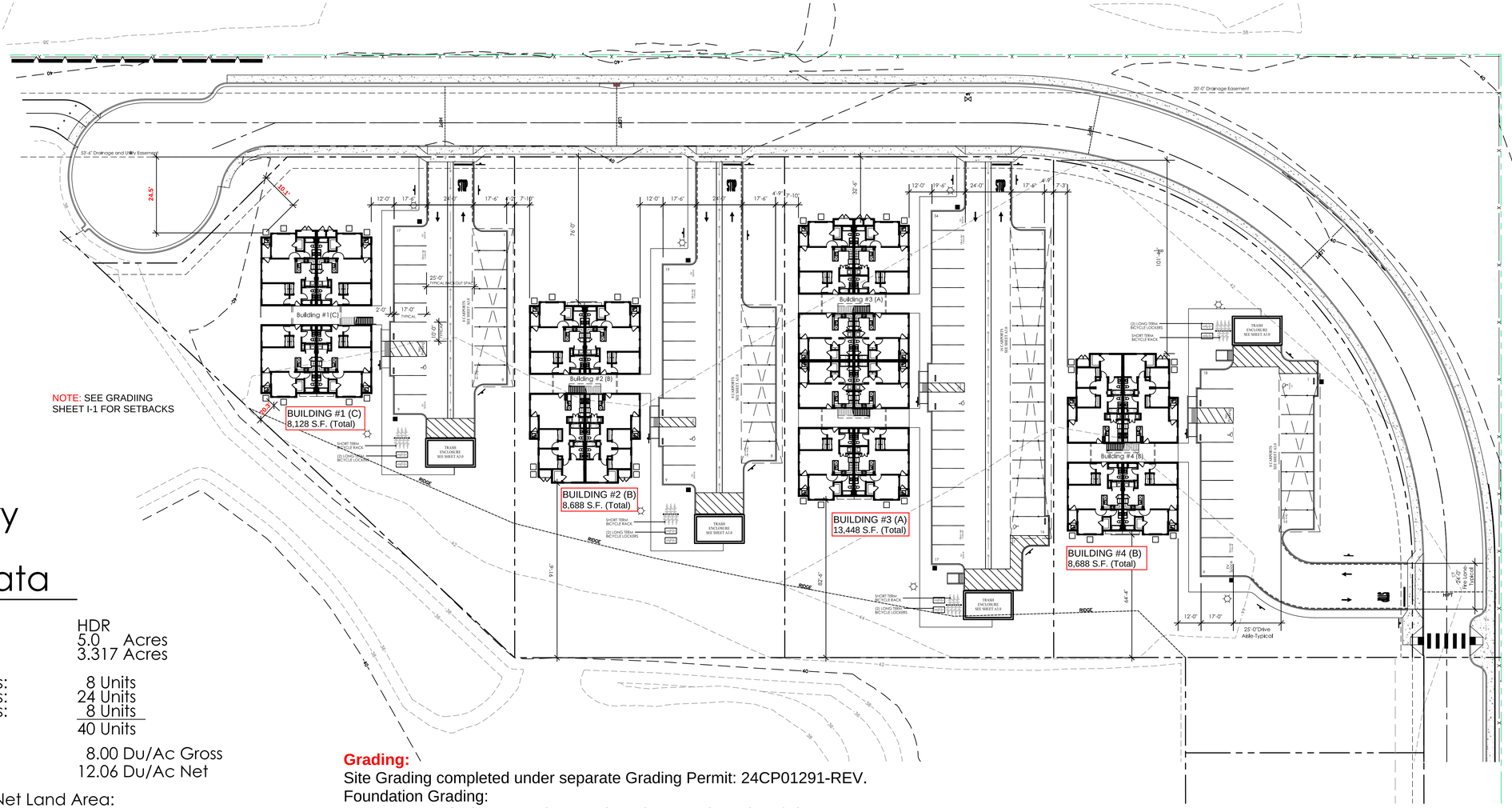
Architect:
Lee-Jagoe Architecture, Inc.
211 W. Franklin Street
Stockton, CA 93953
(831) 718-8172

CS

LEE • JAGOE ARCHITECTURE
INCORPORATED

October 30, 2025

Rancho Cañada Village
Monterey County, California



NOTE: SEE GRADIING SHEET I-1 FOR SETBACKS

Preliminary Concept Project Data

Zoning:	HDR	
Gross Land Area:	5.0 Acres	
Net Land Area:	3.317 Acres	
# of 1 Bedroom Units:	8 Units	
# of 2 Bedroom Units:	24 Units	
# of 3 Bedroom Units:	8 Units	
# of Total Units:	40 Units	
Density:	8.00 Du/Ac Gross 12.06 Du/Ac Net	

Coverage Base on Net Land Area:

Building Coverage:	19,476 SF	13.48%
Parking Coverage:	38,111 SF	26.38%
Landscaping Coverage:	89,801 SF	62.15%

Floor Area Ratio(Net): .214 to 1.00 without carports

# Parking Spaces:	1.5 per	One Bedroom	12 Spaces
	2.0 per	Two Bedroom	48 Spaces
	2.2 per	Three Bedroom	18 Spaces
	1 per 10	Guest	10 Spaces
Total Req'd Parking Spaces:			88 Spaces
Covered:			40 Spaces
Open:			48 Spaces
Total Parking Spaces:			88 Spaces

---------- Fire Lane, curb painted red
—o— Fire Lane, no parking signs or Accessible Parking Sign

Grading:
Site Grading completed under separate Grading Permit: 24CP01291-REV.
Foundation Grading:
Cut = 196 Cu. Yds. (approx., to be spread evenly across the project site)
Fill = 0 Cu. Yds.

Area Calcs:
Building #1 (C) = 8,128 SF Total (First Floor: 4,064 SF, 2nd Floor: 4,064 SF)
Building #2 (B) = 8,688 SF Total (First Floor: 4,344 SF, 2nd Floor: 4,344 SF)
Building #3 (A) = 13,448 SF Total (First Floor: 6,724 SF, 2nd Floor: 6,724 SF)
Building #4 (B) = 8,688 SF Total (First Floor: 4,344 SF, 2nd Floor: 4,344 SF)

Total:	= 38,952 SF Total (First Floor:	19,476 SF, 2nd Floor: 19,476 SF)
Covered Porch:	= 2,375 SF Total	
Carport:	= 8,652 SF Total	
Trash Enclosure:	= 1,344 SF Total	
Total Site Coverage:	= 31,847 SF or 22% (60% Max.)	

North

Rancho Cañada Village
Monterey County, California

Preliminary Concept Site Plan

Parcel: 015-165-014-000 & 015-165-015-000

Sheet SP1.0

Scale: 1" = 30'-0"
March 02, 2022

SP1

LEE • JAGOE ARCHITECTURE
INCORPORATED

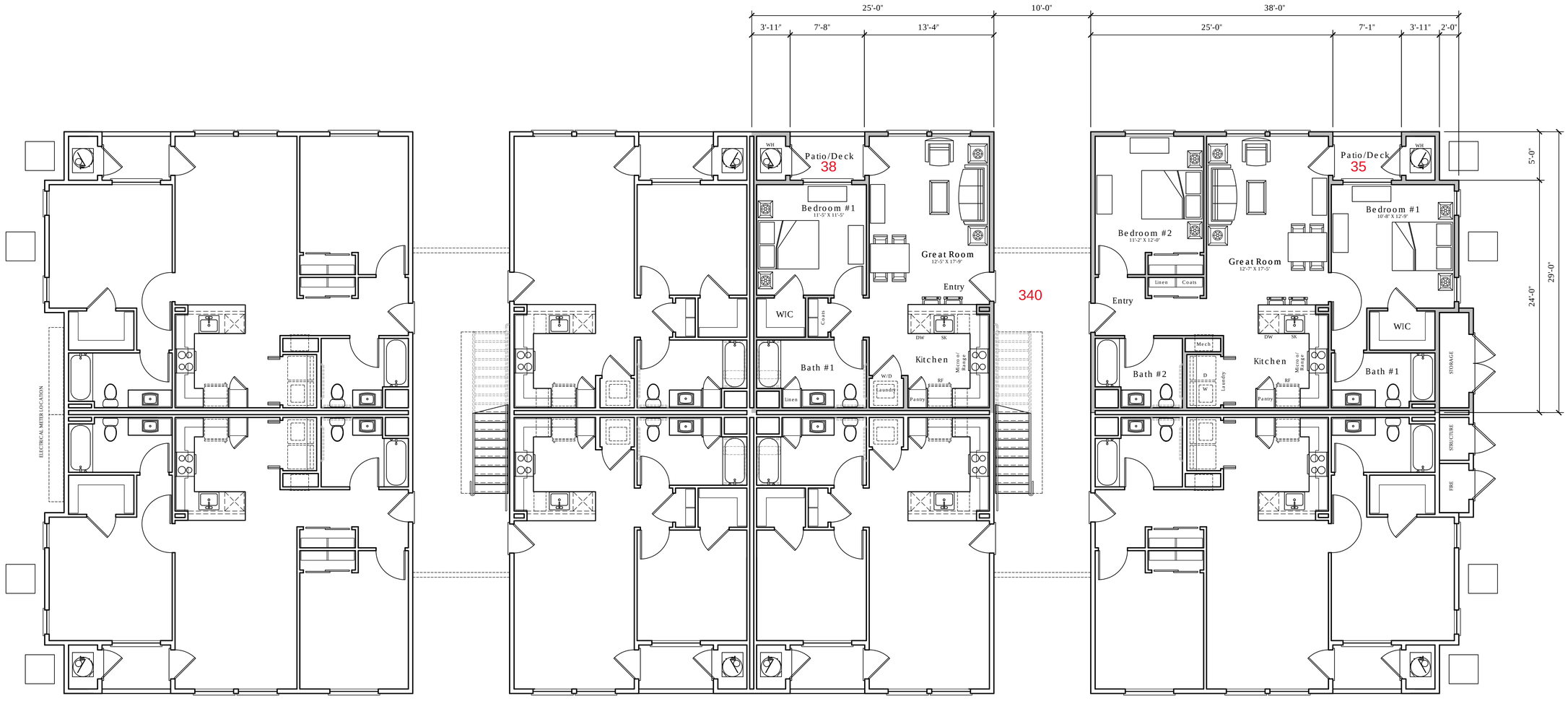
2291 W. MARCH LANE, SUITE B200
STOCKTON, CALIFORNIA 95207
(209) 957-9254
MLEE.LJARCH@GMAIL.COM

Rancho Cañada Ventures, LLC.

211 W. FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM

1 BEDROOM/1 BATH
665 SQ. FT.

2 BEDROOM/2BATH
1016 SQ. FT.



Cov. Porch:
340
340
35
35
38
38
38
38
35
35
= 972 total

Floor Area:
1,016
1,016
665
665
665
665
1,016
1,016
= 6,724 total

BUILDING 'A'-16 UNITS TOTAL

8 - TWO BEDROOM-TWO BATHROOM-INTERIOR UNITS
8 - ONE BEDROOM-ONE BATHROOM-END UNITS

1 - 16 UNIT BUILDING-TWO STORY

Sheet A1
First Floor
Building A/Unit Plans

March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California

LEE • JAGOE ARCHITECTURE
INCORPORATED

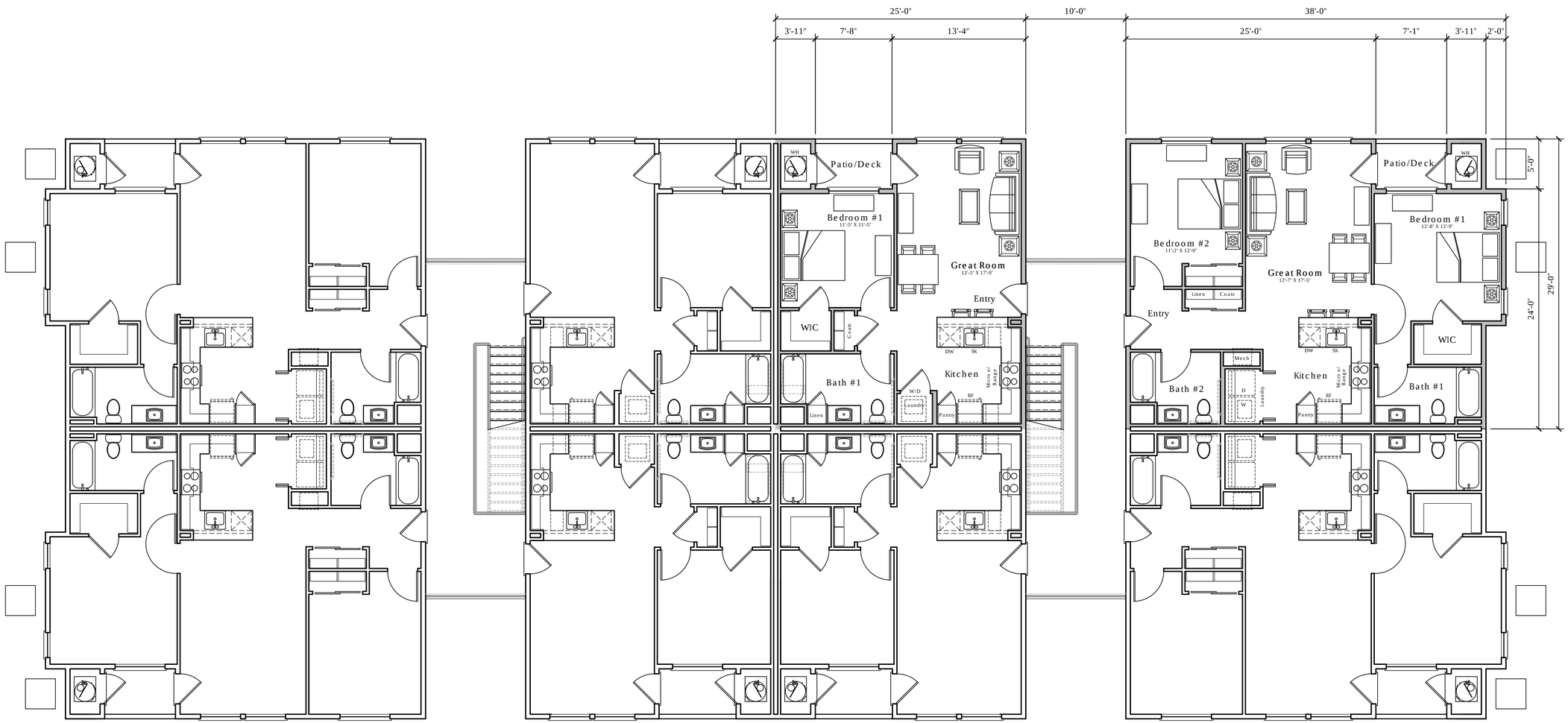
2291 W. MARCH LANE, SUITE B200
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MLEE.LJARCH@GMAIL.COM

Rancho Cañada Ventures, LLC.

211 W. FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM

1 BEDROOM/1 BATH
665 SQ. FT.

2 BEDROOM/2BATH
1016 SQ. FT.



Floor Area:
1,016
1,016
665
665
665
665
1,016
1,016
= 6,724 total

Sheet A1.1
Second Floor
Building A/Unit Plans

March 3, 2021
Scale: 3/16=1'-0"

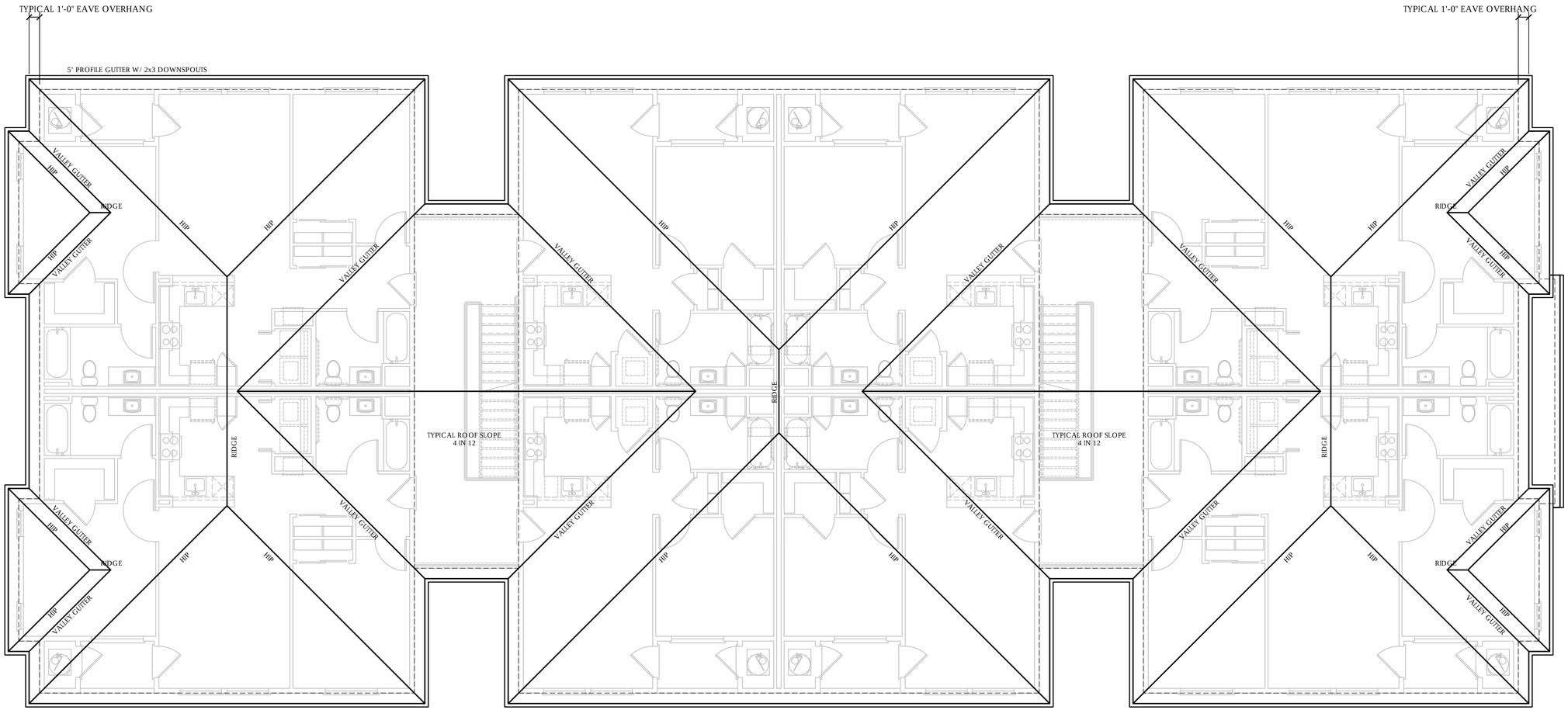
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Sheet A2
Building A
Roof Plan

March 3, 2021
Scale: 3/16=1'-0"

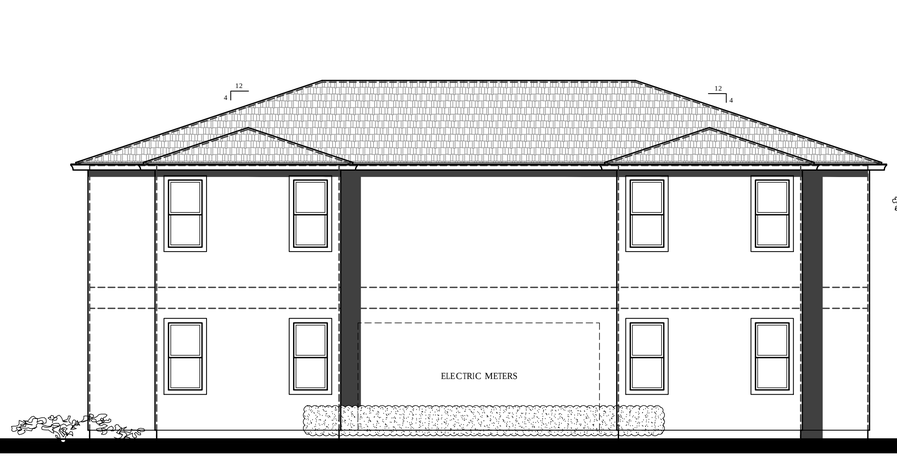
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Monterey County, California

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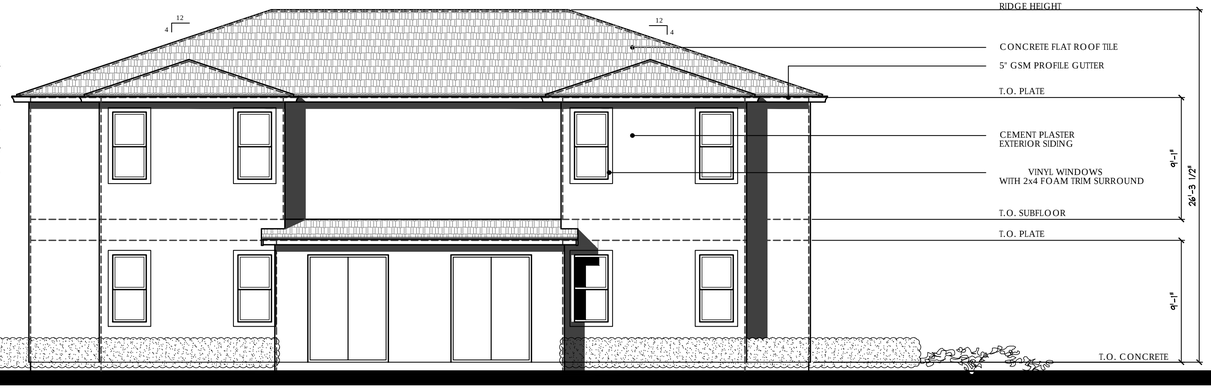
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End Unit-Side Elevation-
Two Story Elevation



End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



Rancho Cañada Village
Monterey County, California

Sheet A3
Prototype Elevation
March 3, 2021
Scale: 3/16=1'-0"

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(831) 718-8172
MLEE.LJARCH@GMAIL.COM

3 BEDROOM/2 BATH
1156 SQ. FT.

2 BEDROOM/2BATH
1016 SQ. FT.



BUILDING 'B'-

4 - TWO BEDROOM-TWO BATHROOM
4 - THREE BEDROOM-TWO BATHROOM

2 - 8 UNIT "B" BUILDINGS-TWO STORY

Cov. Porch:
340
36
36
36
36
= 484 total (x2)

Floor Area:
1,156
1,156
1,016
1,016
= 4,344 total (x2)

Sheet B1
First Floor
Building B/Unit Plans

March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California

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INCORPORATED

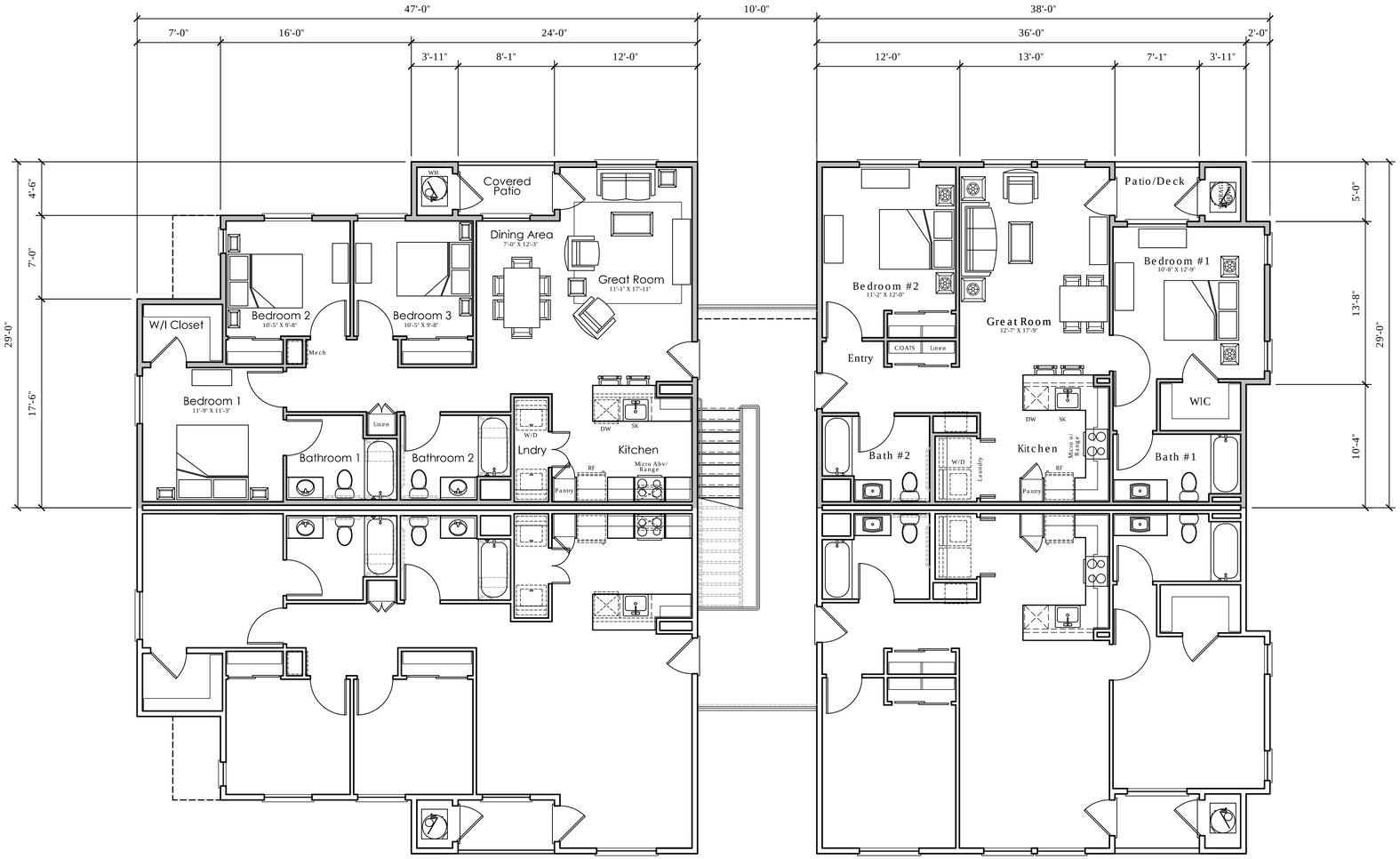
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3 BEDROOM/2 BATH
1156 SQ. FT.

2 BEDROOM/2BATH
1016 SQ. FT.



Floor Area:
1,156
1,156
1,016
1,016
= 4,344 total (x2)

Sheet B1.1
Second Floor
Building B/Unit Plans

March 3, 2021
Scale: 3/16=1'-0"

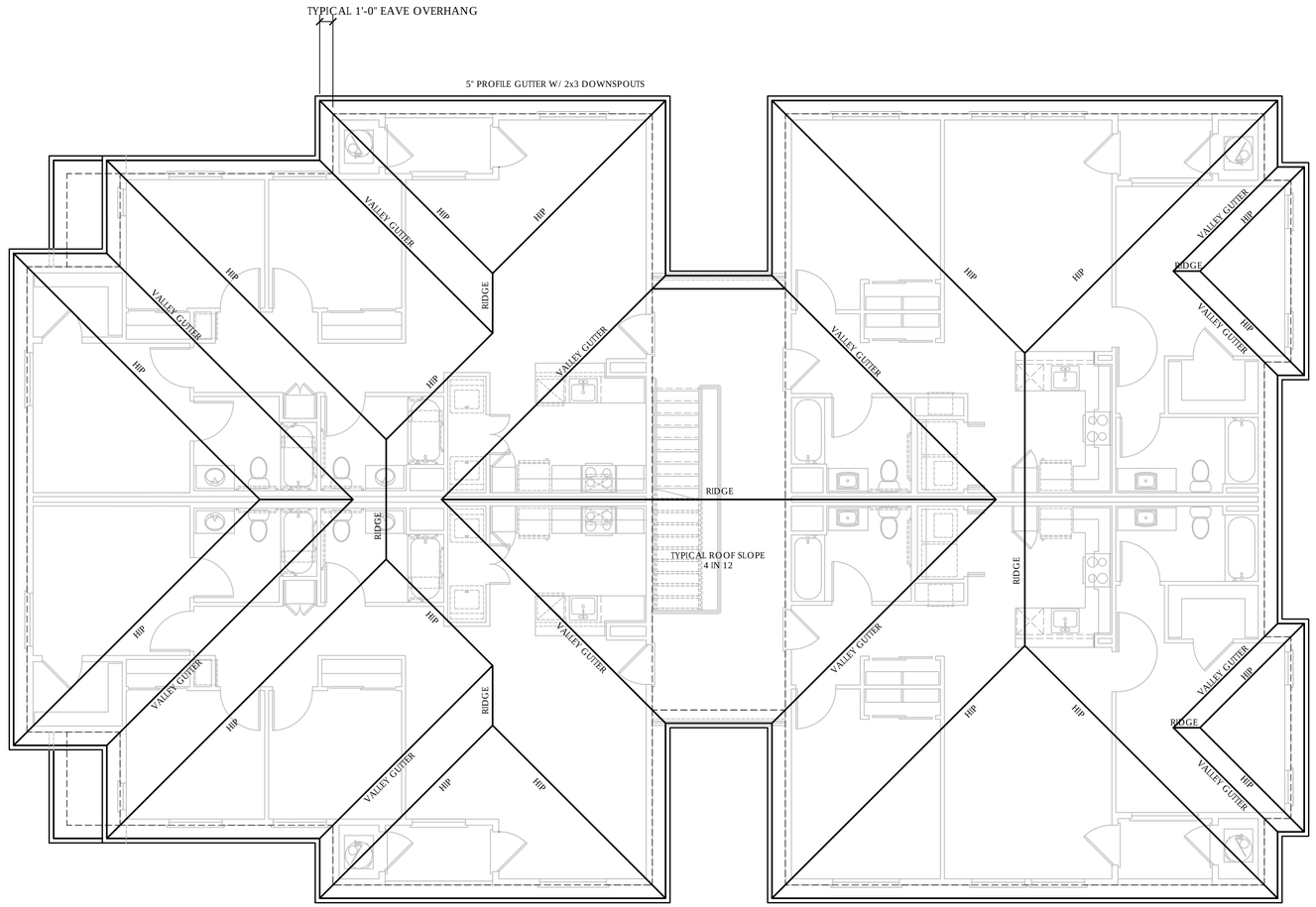
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Sheet B2
Building B
Roof Plan

March 3, 2021
Scale: 3/16=1'-0"

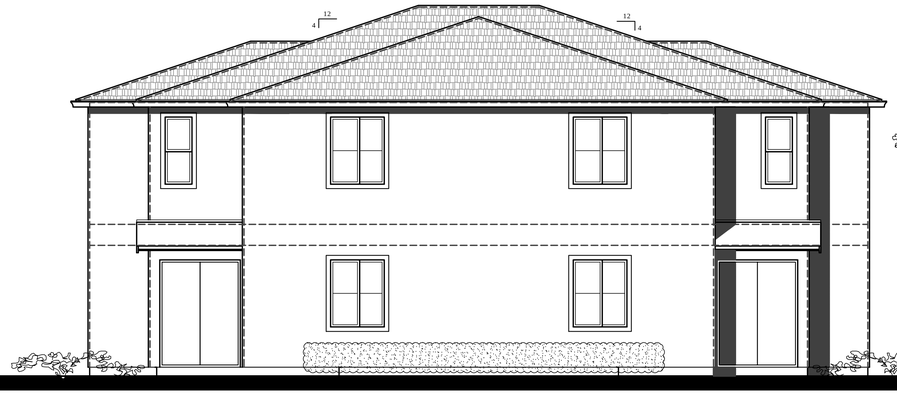
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Monterey County, California

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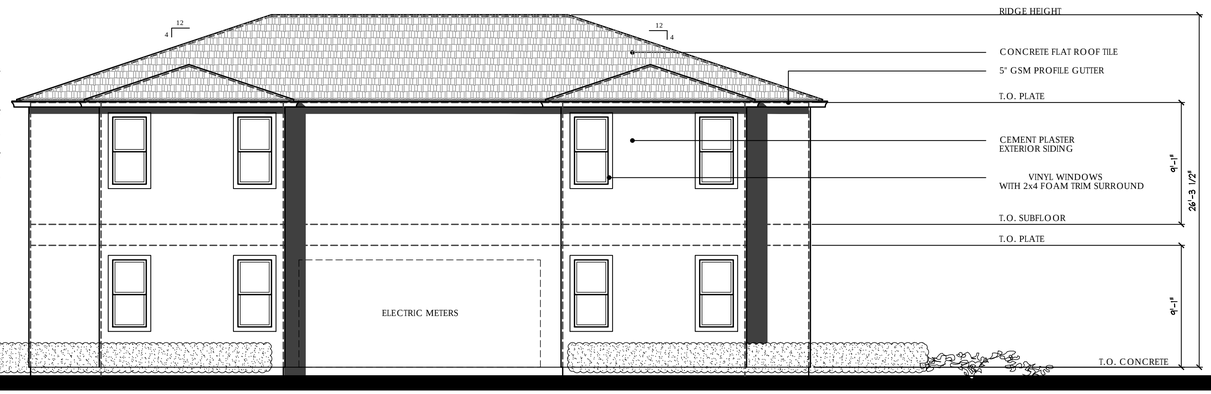
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End Unit-Side Elevation-
Two Story Elevation



End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



Front/Rear Elevation-
Two Story Elevation

Rancho Cañada Village
Monterey County, California

Sheet B3
Prototype Elevation
March 3, 2021
Scale: 3/16=1'-0"

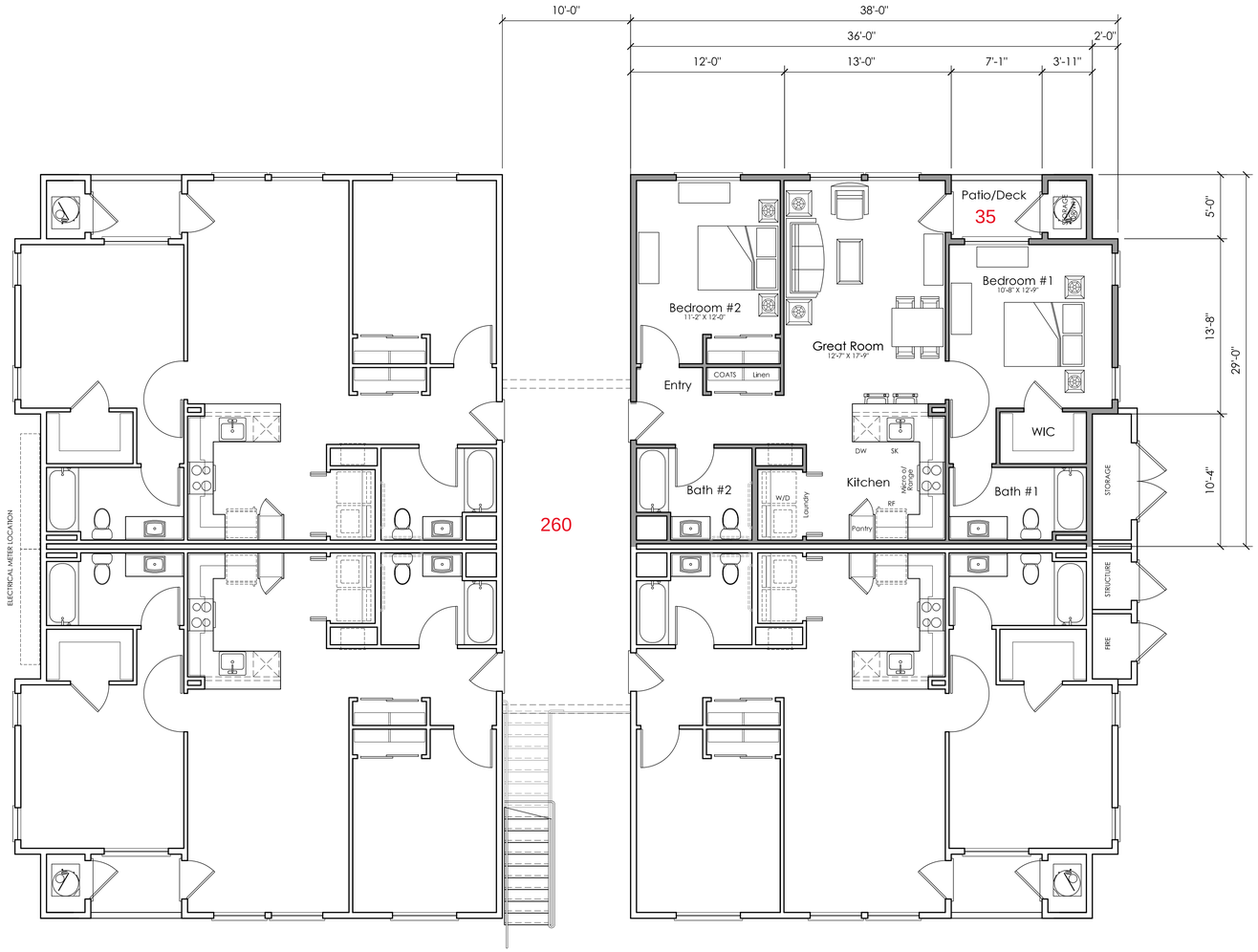
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MLEE.LJARCH@GMAIL.COM

2 BEDROOM/2BATH
1016 SQ. FT.



BUILDING 'C'-

8 - TWO BEDROOM-TWO BATHROOM

1 - 8 UNIT "B" BUILDINGS-TWO STORY

Cov. Porch:
260
35
35
35
35
= 435 total

Floor Area:
1,016
1,016
1,016
1,016
= 4,064 total

Sheet C1
First Floor
Building C/Unit Plans

March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California

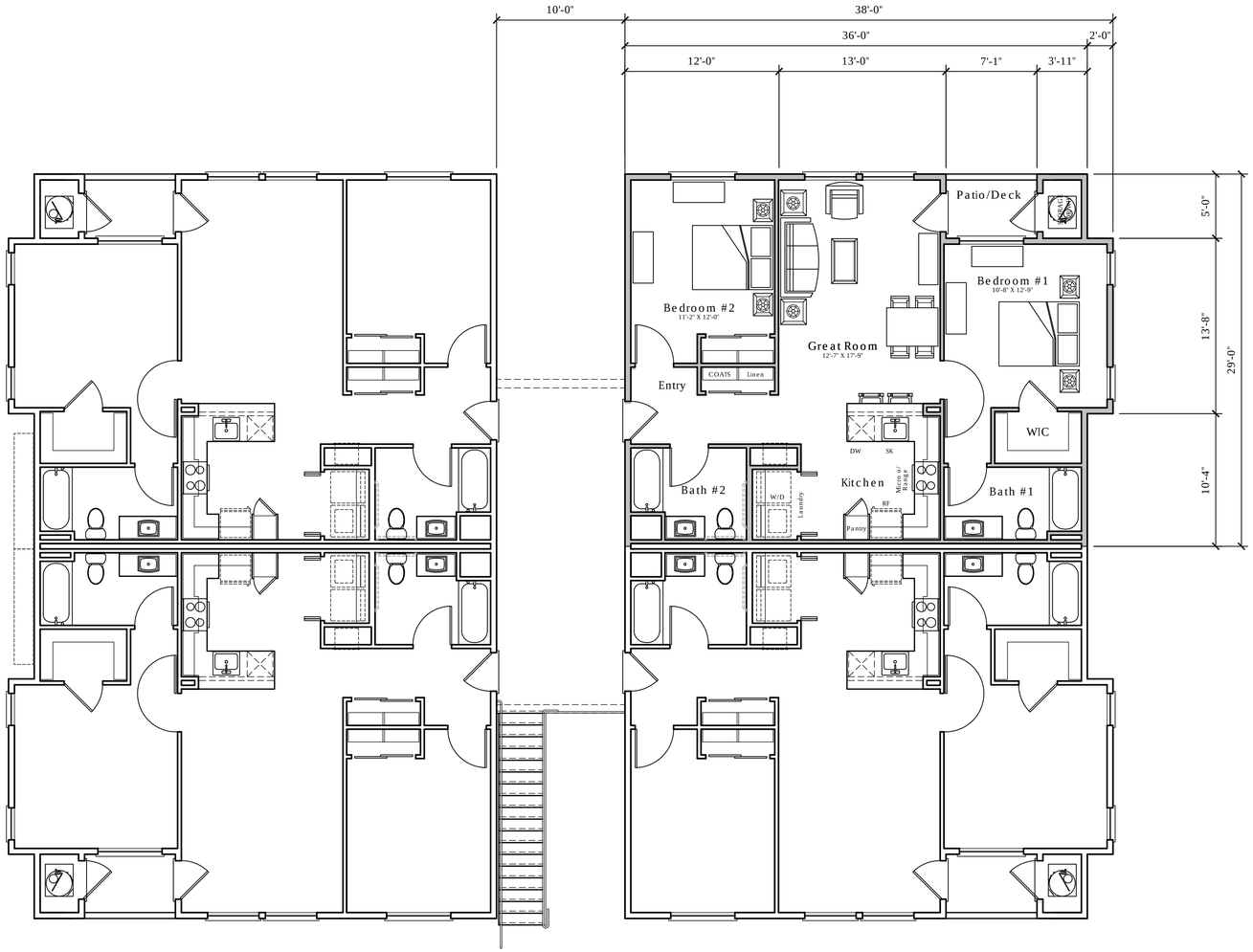
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MLEE.LJARCH@GMAIL.COM

2 BEDROOM/2BATH
1016 SQ. FT.



Floor Area:
1,016
1,016
1,016
1,016
= 4,064 total

Sheet C1.1
Second Floor
Building C/Unit Plans

March 3, 2021
Scale: 3/16=1'-0"

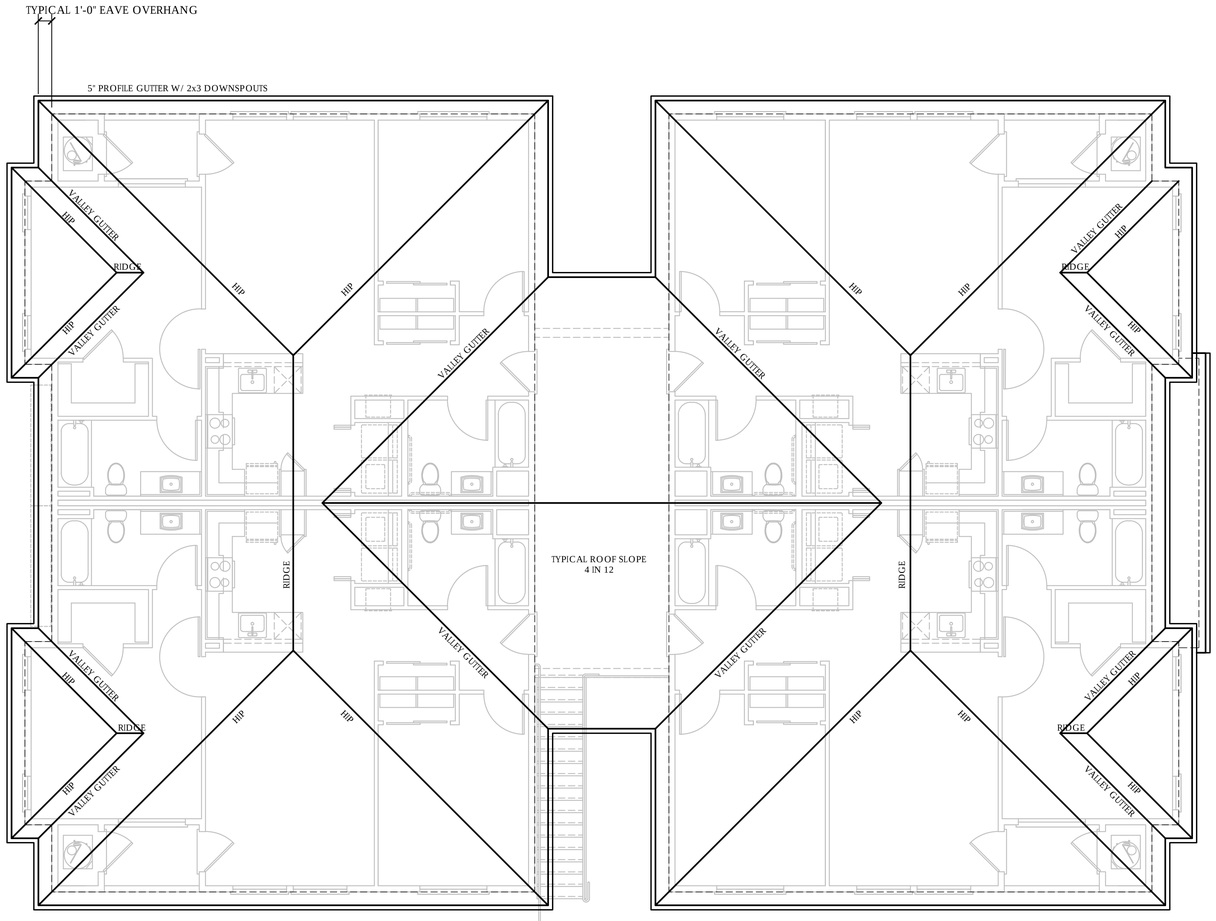
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Monterey County, California

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Sheet C2
Building C
Roof Plan

March 3, 2021
Scale: 3/16=1'-0"

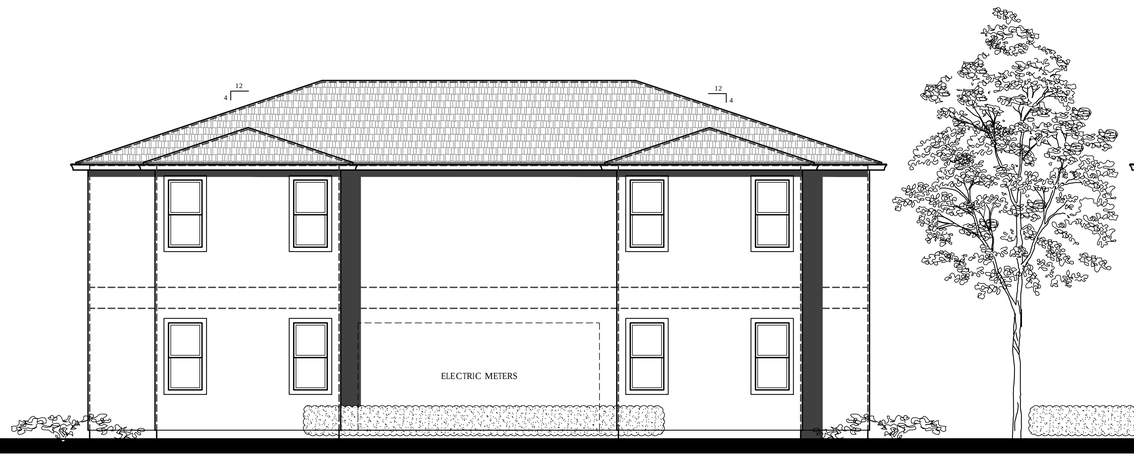
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Monterey County, California

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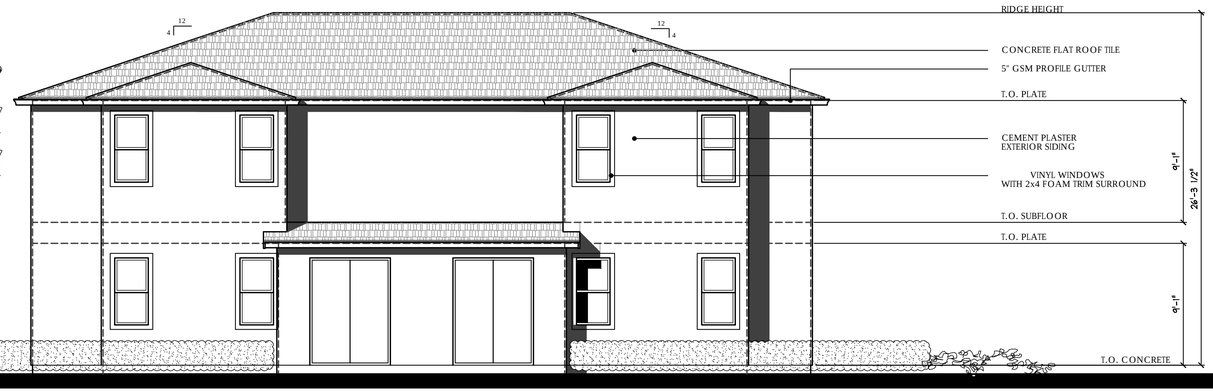
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MLEE.LJARCH@GMAIL.COM



End Unit-Side Elevation-
Two Story Elevation



End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



Front/Rear Elevation-
Two Story Elevation

Rancho Cañada Village
Monterey County, California

Sheet C3
Prototype Elevation
March 3, 2021
Scale: 3/16=1'-0"

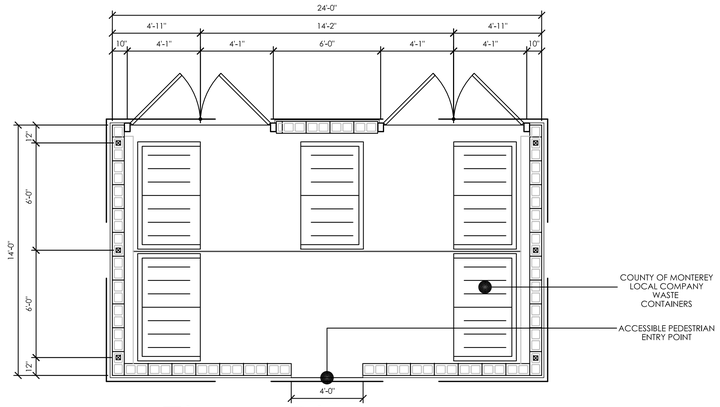
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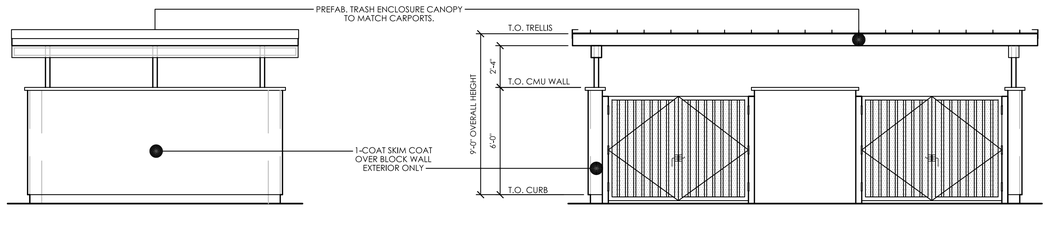
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MONTEREY, CALIFORNIA 93940
(831) 718-8172
MLEE.LJARCH@GMAIL.COM

Trash Area:
#1 336
#2 336
#3 336
#4 336
=1,344 total



Floor Plan

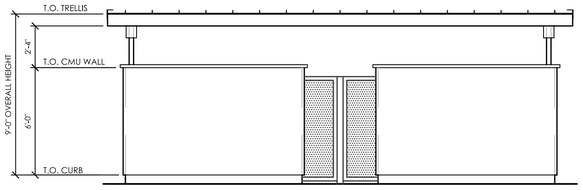


Side Elev.

Front Elev.



Canopy



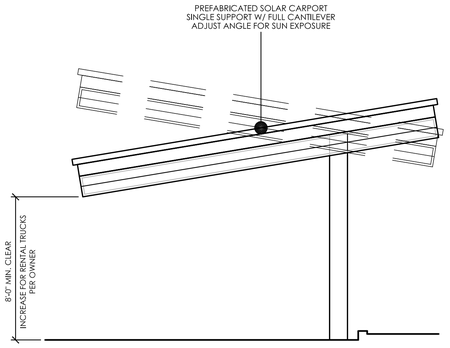
Rear Elev.

Trash Enclosure



Carport

PREFABRICATED SOLAR CARPORT



Side Elev.

Carport Area:
#1 1,743
#2 1,743
#3 3,423
#4 1,743
=8,652 total

Carports

SEE SHEET M-1 FOR
MATERIAL SAMPLES

Scale 1/4"=1'-0"
March 02, 2022

Trash Enclosure/ Carports

Rancho Cañada Village

Monterey County, California

D1.0

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MLEE.LJARCH@GMAIL.COM



End Unit-Side Elevation-
Two Story Elevation



End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



Front Elevation
Building "A"

SEE SHEET M-1 FOR
MATERIAL SAMPLES

Rancho Cañada Village
Monterey County, California

D2.0

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End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



End Unit-Side Elevation-
Two Story Elevation



Front/Rear Elevation-
Two Story Elevation
Building "B"

SEE SHEET M-1 FOR
MATERIAL SAMPLES

Rancho Cañada Village
Monterey County, California

D3.0

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MLEE.LJARCH@GMAIL.COM



End Unit-Side Elevation-
Two Story Elevation



End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



Front/Rear Elevation-
Two Story Elevation
Building "C"

SEE SHEET M-1 FOR
MATERIAL SAMPLES

Rancho Cañada Village
Monterey County, California

D4.0

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NOTE:
PROVIDE A REPLACEMENT OAK TREE FOR THE EXISTING OAK TREE THAT WAS REMOVED DUE TO BEING LOCATED IN THE PROJECT ROADWAY. SEE "RESTORATION PLAN UPDATE" PREPARED BY PAT REGAN, JANUARY 22, 2024 FOR AREAS AND PROTECTIONS TO TREES/VEGETATION AS REQUIRED.

HYDROSEEDED

GRAVEL

SOLAR

HYDROSEEDED

GRAVEL

SOLAR

HYDROSEEDED

GRAVEL

SOLAR

N

SCALE 1"=20'

ABBR	PLANT NAME	SIZE	QUAN
PLA	PLATANUS RACEMOSA CA. SYCAMORE	15G	2
ALS	ARCTOSTAPHYLOS LITTLE SUR	5G	56
ARJ	ARCTOSTAPHYLOS JOHN DOURLEY	5G	32
DIE	DIETES MOREA	5G	58
ELA	ELAEAGNUS EBBINGI GILT EDGE	5G	15
MUH	MUHLENBERGIA RIGENS	5G	72
OL	OLEA EUROPEA SWAN HILL	24"	53
SAL	SALIX SPP. WILLOW	24"	3
POD	PODOCARPUS BLUE ICEE	15G	18
QUE	QUERCUS AGRIFOLIA COAST	24"	2
RED	SEQUOIA REDWOOD BLUE APTOS	15G	6
SCH	SCHINUS MOLLE CALIFORNIA PEPPER	24"	5
SWD	POLYSTICHUM MUNITUM SWORD FERN	5G	44
TOY	TOYON HETEREMOLES ARBUTIFOLIA	15G	7
WOO	WOODWARDIA FIMBRIATA CHAIN FERN	5G	24

REVISIONS	BY
3/11/24	MML

RANCHO CANADA VILLAGE INCLUSIONARY HOUSING

MONTEREY COUNTY

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
26485 CARMEL RANCHO BLVD SUITE 2
CARMEL, CA 93923
831-596-2709, 831-625-3105

2

Date

Scale

Drawn

LANDSCAPE DESIGN **L.1**

2/19/2024 MML

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the
MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the
Rancho Canada Village Inclusionary Housing Village Park Road, Carmel CA 93923
by Mary Luster (831-601-0858, contact@tncgardenscarmel.com) for Town & Country Gardening & Landscape INC
3/6/24.

Maximum allowable landscape irrigation usage for this site is .21
ft. / year
Formula & Calculations:

$$MAWA = \frac{ETo \times ETadj \times LA \times 0.623}{325{,}851}$$

Where:

Eto	=	46.3" / yr (Zone 3)
ETadj	=	.80
LA	=	2992 sq. ft.

Calculated as:

4 sq. ft. / 5 gal. plant	301 plants	1204 sq ft
16 sq. ft. / 15 gal. plant	33 plants	528 sq ft
20 sq. ft. / 24" box tree	63 trees	1260 sq ft
	TOTAL	2992 SQ FT

MAWA for this site = $\frac{46.3 \times .80 \times 2992 \times 0.623}{325{,}851}$ = **.21 Acre Feet**

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the
Rancho Canada Village Inclusionary Housing Village Park Road, Carmel CA 93923
by Mary Luster (831-601-0858, contact@tncgardenscarmel.com) of Town & Country Gardening & Landscape INC
3/6/24

Maximum allowable landscape irrigation usage for this site is unknown.

Formula & Calculations:

$$ETwu = \frac{ETo \times ETadj \times ALA \times 0.623 \times IEF}{325{,}851}$$

Where:

Eto	=	46.3" / yr (Zone 3)
ETadj	=	.80
ALA	=	1041.6 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant
20 sq. ft. / 24" box tree
20 sq. ft. / 36" box tree
150 sq ft. for total of flats

Spec'd plants:

Very low water use plant square footage	= 240 x 0.1 = 24
Low water use plant square footage	= 2368 x 0.3 = 710.4
Medium water plant use square footage	= 512 x 0.6 = 307.2
High water plant use square footage	= 0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site = $\frac{46.3 \times .80 \times 1041.6 \times 0.623 \times .85}{325{,}851}$ = **.063 Acre Feet**

IRRIGATION
EACH PER BUILDING

RAIN GAUGE HUNTER IRRITROL RC/RS500
1" MAINLINE
1" DWYER FLOW METER
RAINBIRD ESP-ME SMT IRRIGATION CONTROLLER
1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE
4 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule
5 gal – 2
15 gal – 3
24"- 4
2.0gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)

Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

HYDROSEED AREA – TEMPORARY SURFACE WATER SYSTEM

Premium Grassland Mix lb x Acre: 36

	Species	Common name
25%	Elymus glaucus	Blue wild rye
25%	Stipa pulchra	Purple Needlegrass
25%	Bromus carinatus	California Brome
25%	Flower blend	

Flower Blend Content

Species	Common name
Achillea millefolium	White Yarrow
Trifolium ciliolatum	Foothill Clover
Castilleja exerta	Purple owl's clover
Eschscholzia californica	California Poppy
Sisyrinchium bellum	Blue eyed grass
Lupinus bicolor	Miniature lupine
Clarkia purpurea	Purple Clarkia

REVISIONS	BY

RANCHO CANADA VILLAGE INCLUSIONARY HOUSING
MONTEREY COUNTY

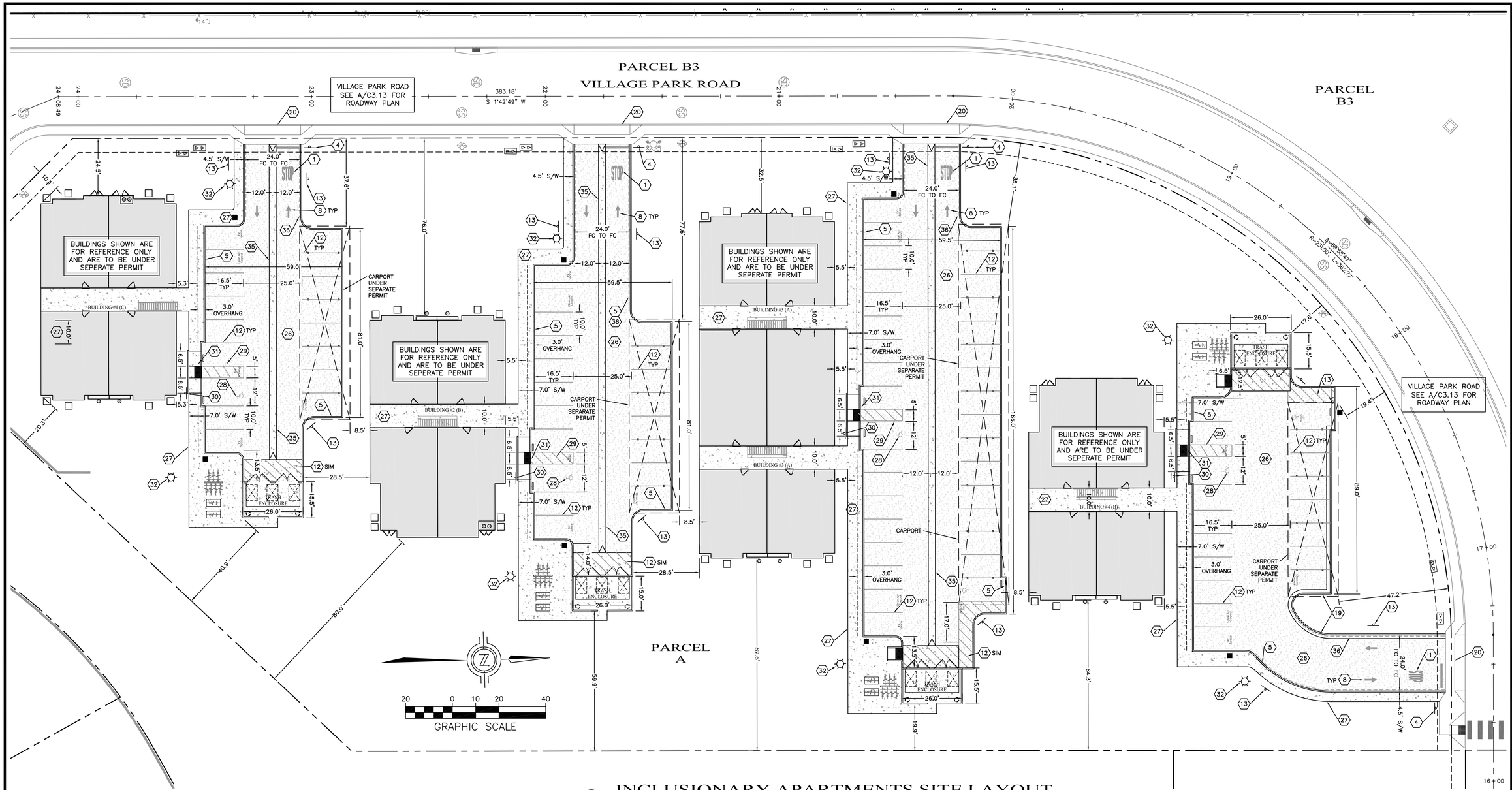
TOWN AND COUNTRY GARDENING & LANDSCAPE INC
26485 CARMEL RANCHO BLVD SUITE 2
CARMEL, CA 93923
831-596-2709, 831-625-3105

Date

SCALE 1"=20'

IRRIGATION **L.2**

3/6/24 MML



INCLUSIONARY APARTMENTS SITE LAYOUT

A
1–1

SCALE: 1"=20'

SITE PLAN KEYNOTES:

1. PAINT "STOP" AND 12" WIDE STOP BAR WITH (2) COATS OF WHITE ACRYLIC LATEX TRAFFIC PAINT, DRY BETWEEN COATS
2. 4" WIDE WHITE STRIPE, ACRYLIC LATEX TRAFFIC PAINT, DRY BETWEEN COATS. LENGTH = 25'
3. DIRECTIONAL SIGN "ONE-WAY" SIGN, R6-2, ARROW RIGHT. FOR SIGN INSTALLATION SEE DETAIL F/C6.0
4. "STOP" SIGN, R1-1 FOR SIGN INSTALLATION SEE DETAIL F/C6.0
5. CONCRETE CURB SEE DETAIL D/C6.0
6. TYPE "V" CONCRETE VEE GUTTER SEE DETAIL C/C6.0
7. EDGE OF NEW PAVEMENT
8. PAINT DIRECTIONAL ARROW WITH (2) COATS OF WHITE ACRYLIC LATEX TRAFFIC PAINT, DRY BETWEEN COATS. SEE DETAIL H/C6.0
9. DIRECTIONAL SIGN "ONE-WAY" SIGN, R6-2, ARROW LEFT. FOR SIGN INSTALLATION SEE DETAIL F/C6.0
10. OVER THE SIDE DRAIN. SEE DETAIL B/C6.7
11. CATCH BASIN AND APRON. SEE DETAIL E/C6.1
12. PARKING STALL STRIPE SEE DETAIL E/C6.0
13. "NO PARKING FIRE LANE" SIGN, R8-3 FOR SIGN INSTALLATION SEE DETAIL F/C6.0
14. "DO NOT ENTER" SIGN,R5-1 FOR SIGN INSTALLATION SEE DETAIL F/C6.0
15. "NO OUTLET" SIGN, W14-2 FOR SIGN INSTALLATION SEE DETAIL F/C6.0
16. "SPEED LIMIT 25" SIGN, R2-1 FOR SIGN INSTALLATION SEE DETAIL F/C6.0
17. STREET NAME SIGN FOR SIGN INSTALLATION SEE DETAIL F/C6.0
18. "SPEED LIMIT 15" SIGN, R2-1 FOR SIGN INSTALLATION SEE DETAIL F/C6.0
19. TYPE "A" CURB AND GUTTER. SEE DETAIL C/C6.0
20. DRIVEWAY SECTION (MOD). SEE DETAIL B/C6.6
21. PERIMETER FENCE. SEE DETAIL J/C6.0
22. CROSSWALK STRIPING. SEE DETAIL K/C6.0
23. ACCESSIBLE RAMP, CASE CH CURB RAMP. SEE DETAIL G/C6.6
24. SWING GATES W/ CFPD KNOX BOX & PADLOCK. SEE DETAIL L/C6.0
25. ROADWAY AC PAVEMENT. SEE SECTION DETAIL A/C6.0
26. PARKING/ACCESS ROADWAY AC PAVEMENT. SEE SECTION DETAIL B/C6.0
27. CONCRETE SIDEWALK. SEE SECTION DETAIL I/C6.0
28. ACCESSIBILITY STRIPING. SEE DETAIL C/C6.6
29. ACCESSIBLE LOADING STRIPING. SEE DETAIL D/C6.6
30. VAN ACCESSIBLE PARKING SIGN. SEE DETAIL E/C6.6
31. ACCESSIBLE RAMP, CASE "C" CURB RAMP. SEE DETAIL F/C6.6
32. STREET LIGHT. SEE DETAIL C/C6.7
33. RETAINING WALL. PT 3"X12" WITH PT 4"X4" POST AT 6' OC
34. 24" CONCRETE VEE GUTTER. SEE DETAIL D/C6.7
35. 36" CONCRETE VEE GUTTER. SEE DETAIL E/C6.7
36. "RED" PAINTED CURB OR STRIPE AT PAVEMENT EDGE PER FIRE DEPARTMENT REQUIREMENTS
37. EXTEND AC PAVING TO CREATE LANDING FOR CURB RAMP
38. DRIVEWAY SECTION (STD). SEE DETAIL B/C6.6
39. STREET MONUMENT. SEE DETAIL F/C6.7
40. CONCRETE WALKING PATH. SIMILAR TO DETAIL I/C6.0
41. CONFORM NEW WALKING PATH TO EXISTING CONCRETE WALKING PATH
42. ACCESSIBLE PARKING SIGN. SEE DETAIL E/C6.6
43. STREET ADDRESS SIGN. SIGN TO READ "94-105 VILLAGE PARK ROAD". FOR SIGN INSTALLATION SEE DETAIL F/C6.0
44. STREET ADDRESS SIGN. SIGN TO READ "94-99" WITH LEFT ARROW. "100-105" WITH A RIGHT ARROW. FOR SIGN INSTALLATION SEE DETAIL F/C6.0
45. MONUMENT ENTRY SIGN

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2723 F: 831 655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. STOUT
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	PJM
DESIGNED BY:	CJS
DATE:	APRIL 2023
SCALE:	AS SHOWN
JOB NUMBER:	16-051
LAST REVISED:	OCT 2025
REVISED BY:	PJM

INCLUSIONARY APARTMENTS SITE LAYOUT

RANCHO CAÑADA VILLAGE
SUBDIVISION
GRADING PLANS

SHEET I-1



Brown flat concrete roof tile:

NHD Flat Clay Roof Tile Brown TXT



Deep tan stucco finish - LRV 40:

Trail Dust DE6123



Brown vinyl window & trim:

Milgard Classic Brown



Gooseneck with hidden bulb :

EMONG Farmhouse Sconce



Painted iron railing:

Iron Ore SW 7069



Carport with solar array on roof:

Trail Dust DE6123



CMU trash enclosure (match stucco color):

Trail Dust DE6123



Trash enclosure roof:

Trail Dust DE6123

R. Alan Williams
Post Office Box 450
Carmel by the Sea, California 93921
Ph 831-625-1090 Fx 831-626-8069
Ca. St. Lic. 484304

Carmel Development Company

RCV- INCLUSIONARY HOUSING
for Rancho Canada Villages
Carmel, California 93923

Proposed:

A.P.N. : 015-165-014
015-165-015

DATE: 10-28-25
JOB:
DRAWN: B.B., E.C.
REVISED:

M-1

PROJECT FILE NO. PLN240202-DEP PHOTOGRAPHS



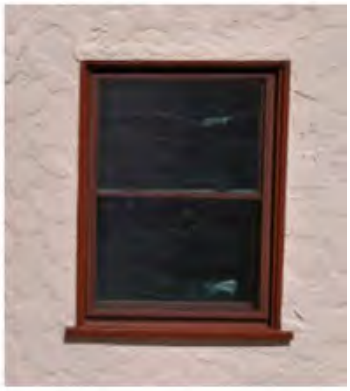
Brown flat concrete roof tile:

NHD Flat Clay Roof Tile Brown TXT



Deep tan stucco finish - LRV 40:

Trail Dust DE6123



Brown vinyl window & trim:

Milgard Classic Brown

Date: 10/30/25 Site Address: _____ Planner: _____

Description: _____

_____

_____

PROJECT FILE NO. PLN240202-DEP PHOTOGRAPHS



Gooseneck with hidden bulb :

EMONG Farmhouse Sconce



Painted iron railing:

Iron Ore SW 7069

Date: 10/30/25 Site Address: _____ Planner: _____

Description: _____

_____

_____

COLOR SAMPLES FOR PROJECT FILE NO. PLN240202-DEP



Carport with solar array on roof:

Trail Dust DE6123

Materials: Wood or Steel, Solar Panels Colors: _____

Description: _____



CMU trash enclosure (match stucco color):

Trail Dust DE6123

Materials: CMU Block (split face) Colors: _____

Description: _____



Trash enclosure roof:

Trail Dust DE6123

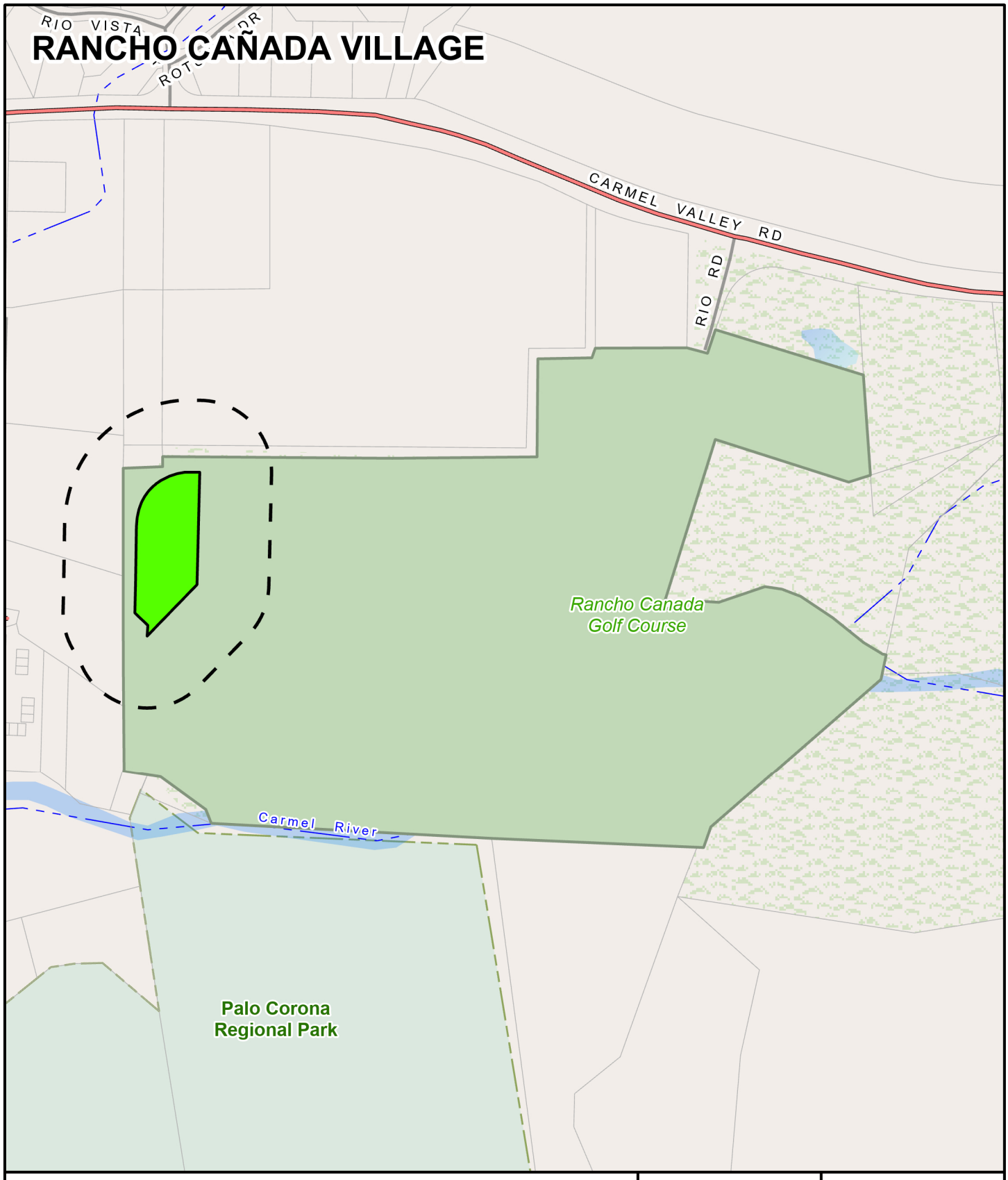
Materials: Wood or Steel, Metal Roof Colors: _____

Description: _____

Exhibit B

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RANCHO CAÑADA VILLAGE



APPLICANT: Lombardo Land Group

APNs 015-162-009-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-040-000, 015-162-048-000,

FILE # PLN240202-DEP

Project Site | 300 FT Buffer | Subdivision

N

0 600

Feet

PLANNER: MARY ISRAEL

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Exhibit C

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MINUTES
Carmel Valley Land Use Advisory Committee
November 3, 2025

1. Meeting called to order by Janet Brennan **at** 5:30 pm

2. Roll Call

Members Present:;

Judy MacClelland; Janet Brennan; David Burbidge; Chris Stewart; Eric Jacobson

Members Absent:
John Heyl; Charles franklin

3. Approval of Minutes:

A. **October 6, 2025** minutes

Motion: Judy MacClelland (LUAC Member's Name)

Second: Eric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland; Janet Brennan; David Burbidge; Chris Stewart; Eric Jacobson

Noes:

Absent: John Heyl; Charles Franklin

Abstain:

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

None

5. Scheduled Item(s)
PLN240202 - DEP

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

7. Meeting Adjourned: 5:53 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

1.

Project Name: LOMBARDO LAND GROUP I LP (RANCHO CANADA VILLAGE)
File Number: PLN240202-DEP
Project Location: Located between Carmel Valley Road and the Carmel River, east of Val Verde
Assessor's Parcel Number(s): 015-165-014-000 & 015-165-015-000
Project Planner: Mary Israel
Area Plan: Carmel Valley Master Plan
Project Description: Design Approval for 40 inclusionary units in four buildings on a single parcel as part of the Rancho Canada Village Subdivision. The properties are located between Carmel Valley Road and the Carmel River, east of Val Verde (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000), Carmel Valley Master Plan. Related to PLN040061 & PLN040061-AMD1.

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

(Please include the names of the those present)

Cody Phillips – designer; Allan Way;and

Was a County Staff/Representative present at meeting? Allan Beck **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Maryanne Gwane - CVA		X	Design OK. Has worked with CVA
Larry Bacon -CVA		X	Could set structural precedent

Margret Robbins	X		Glad to see it finally going

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Janet Brennan	*Inclusionary housing* taken care of	

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: David Burbidge (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Janet Brennan; David Burbidge; Chris Stewart; Eric Jacobson

Noes: _____

Absent: John Heyl; Charles Franklin

Abstain: _____

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Exhibit D

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Exhibit D

Board of Supervisors Resolution Nos. 21-307, 21-308 and 21-309 and related documents:

https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/library-current-major-projects/rancho-canada-village-subdivision

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Introduced: 12/3/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN210348 - NAIK DEVANG & DESAI RUPA (KOASTAL STAR LLC)
Public hearing to consider demolition of an existing 2,860 square foot one-story single family dwelling and construction of a 5,781 square foot two-story single family dwelling with attached 775 square foot garage, a detached 800 square foot Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of associated stairs, landing, deck and jacuzzi, and associated site improvements including restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub. Project requires removal of up to three Cypress trees, approximately 2,090 square feet of development on slopes greater than 30%, and development within the Critical Viewshed, within 750 feet of archaeological resources, within 50 feet of a coastal bluff, and within 100 feet of Environmentally Sensitive Habitat Area (coastal bluff scrub).
Project Location: 36240 and 36242 Hwy 1, Big Sur.
Proposed CEQA action: Find that the project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

RECOMMENDATION:
It is recommended that the County of Monterey Planning Commission approve a resolution:
1) Finding that the project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15033, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
2) Approving a Combined Development Permit consisting of the following.
- a. A Coastal Administrative Permit and Design Approval to allow:
  - i. demolition an existing 2,860 square foot single family dwelling,
  - ii. construction of a 6,556 square foot two-story single family dwelling inclusive of an attached 775 square foot garage and 1,498 square foot basement;
  - iii. construction of a 800 square foot two-bedroom Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of attached stairs, landing, deck, and jacuzzi;
  - iv. associated site improvements, including approximately 3440 cubic yards of cut and 120 cubic yards of fill and restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub plants;
- b. A Coastal Development Permit to allow development in the Critical Viewshed;
- c. A Coastal Development Permit to allow approximately 2,090 sf of structural development on slopes in excess of 30%;
- d. A Coastal Development Permit to allow removal of up to three Cypress trees;
- e. A Coastal Development Permit to allow development within 50 feet of a coastal bluff;

f. A Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (coastal bluff scrub); and
g. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 20 conditions of approval.

PROJECT INFORMATION:
Owner: Devang Naik and Rupa Desai (Koastal Star LLC)
Agents: Carla Hashimoto, Eric Miller Architects, Inc.; Anthony Lombardo, Anthony Lombardo & Associates
APN: 243-251-011-000
Zoning: Rural Density Residential with a Density of 40 acres a unit and a Design Control Overlay in the Coastal Zone or "RDR/40-D(14) (CZ)"
Parcel Sizes: 2.9 acres
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: Yes
Planner: Mary Israel, Supervising Planner
(831) 755-5183; israelm@countyofmonterey.gov

SUMMARY:
The Naik and Desai project consists of demolition of an existing 2,860 square foot one-story three bedroom single family dwelling (SFD) and construction of a 6,556 square foot two-story four-bedroom SFD inclusive of an attached four-car garage with approximately 4,800 square feet in associated site improvements and an approximately 800 square foot two-bedroom accessory dwelling unit (ADU) with approximately 333 square feet mechanical/storage room and approximately 880 square feet in attached stairs, landing, deck, and jacuzzi. Approximately 2,090 square feet of the structural development will be on natural and manmade slopes greater than 30 percent which cannot be avoided to build beyond the existing building pad. The site is situated on a coastal bluff. If the new SFD were to be constrained to the existing building pad, it would be within 100 year setback and would not meet the requirements of the project-specific geologic report (required to be followed pursuant to BSC LUP Hazards policies). Although previous owners installed a small corral, pathways and landscaping with nonnative succulents, remnants of environmentally sensitive habitat area coastal bluff scrub are present on site.

Many Cypress trees have been planted around the site, apparently for visual screening. Through the project review process, the owners have redesigned to minimize tree removal and visual impacts. This is addressed through construction of the bulk of the dwelling and ADU below grade and tiered down the slope, use of existing and proposed modification to the topography (earthen berm) and natural colors and materials (beige Carmel stone). As proposed, the project requires removal of two Cypress trees (27-inch diameter "landmark," protected, and a 11-inch diameter, not protected) and it is possible that two other Cypress trees may be impacted at the roots such that they would require replacement (34 inch diameter and 15 inch diameter, both protected). The two trees that may be impacted immediately adjacent to the south and west structural development and are proposed for

tree protection. The owner/applicant shall provide protection to ensure the best possible chance for survival. If one or both of these additional trees fail, they shall not require an additional Coastal Development Permit for removal but shall be replaced in 2:1 ratio for the 34-inch diameter tree and 1:1 ratio for the smaller tree. Overall, the development mitigates potential impacts by design and is appropriate for the location. Although there are constraints on the property, the project is a demolition of a residence that is now too close to the bluff and construction of a residence that expands in footprint while remaining behind the 100 year bluff setback. In this zoning district of Rural Density Residential (RDR), a replacement residence with restoration of native habitat and tree replacement in the form of three or more Cypress trees is reasonable redevelopment of the site.

The subject property is located along Highway 1, Big Sur and on Kaiser Point and thus exempt to Critical Viewshed Policies of the Big Sur Coast Land Use Plan (LUP Policy 3.2.5.F).This section of the LUP directs LUP Section 3.2.4 standards to be followed for the subject property. Therefore, the project is subject to LUP Section 3.2.4 and other guiding LUP Policies that protect viewshed and was specifically analyzed with criteria in CIP sections 20.145.030.B.6 and 20.145.030.C.2. Per these regulations, reconstruction that results in a reduced impact to the viewshed can be permitted. If the reconstruction of the main dwelling and construction of an ADU were not complemented with additional tree planting to fill in any gap in the current screening produced by the Cypress tree stand, and the project did not also include extension of the knoll with a new earthen berm between the southern extent of the main dwelling and the front of the property, the proposed project would be equivalent in impacts to viewshed. However, with these site improvements, impact to the public viewshed shall be less than the existing development. The third part of the project includes removal of over 25,000 square feet of invasive non-native ground cover and restoration to native coastal scrub in the Critical Viewshed. The sum of activity and development proposed as the project can be supported. Staff are also recommending conditions that would require managed retreat of the existing structures should they ever be threatened by coastal hazards (Cond. No. 15), and placement of conservation and scenic easements over the sensitive habitat areas, those visible from the Critical Viewshed, and on steeper slopes (Cond No. 14), to improve resource protection going forward.

DISCUSSION:
The project discussion is attached as **Exhibit A,** and details the project's components and site constraints, including water/wastewater, biological resources, Critical Viewshed, design, tree removal, historic resources, coastal bluff, development on steeper slopes, design review and development standards.

CEQA:
The project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15333. CEQA Guidelines section 15302, Replacement or Reconstruction of Existing Facilities, exempts the replacement of single family dwellings (SFDs) where additional impacts associated with the replacement are negligible. CEQA Guidelines section 15303, New Construction or Conversion of Small Structures, exempts construction of new, small structures such as ADUs and other site improvements in a residential zone. The site development would go from being a SFD with associated development including a paved courtyard, small corral, onsite wastewater treatment system, and previously graded natural slopes of 30 percent with retaining walls to a SFD with an attached garage and detached ADU with OWTS, grading on slopes, and retaining walls. The

primary and accessory uses of the site will remain the same after the project, and the overall site coverage (inclusive of the residence, garage, and ADU) would increase by 4,257 feet from 3,335 square feet to 7,592 square feet while clustering development. This represents an expansion of the primary use, but the use shall be controlled for posterity through Deed Restrictions that are conditions of approval. Impacts to public viewshed by the replacement dwelling were analyzed in a viewshed determination and found to be the same as the existing dwelling. Therefore, the rebuild is consistent with the intent of the Class 2 exemption reconstruction and the new ADU and site development are consistent with the Class 3 exemption for small new structures.
CEQA Guidelines section 15333, Small Habitat Restoration Projects, exempts projects not to exceed 5 acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The proposed project includes revegetation of a disturbed area of 25,076 square feet (0.57 acres) with native plant species.

None of the exceptions from CEQA Guidelines 15300.2 apply to the project
Class 2 categorical exemptions apply regardless of their location. Class 3 categorical exemption apply in relation to the location, discussed in CEQA section 15300.2. The project is located in an area where residential use is primary pursuant to the designated land use and zoning code and the site of construction is not within an environmental resource of hazardous or critical concern has been designated by a local, state, or federal agency and precisely mapped. The proposed land use is not being altered and there is a negligible expansion of existing use, and there are no potentially significant impacts associated with the project; therefore, the project would not cause or contribute to a cumulative environmental impact. There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility for a potentially significant environmental effect. The project is in view of Highway 1, a designated state Scenic Highway. However, as detailed in the discussion (**Exhibit A**), the project would not adversely affect scenic resources in view of the scenic highway. The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code. A phase I historical report (Anthony Kirk, September 16, 2022, LIB220373) was prepared for the project which assess the existing structures and determined that the existing residence was not a historical resource. Thus, the project's demolition does not impact any historical resources. As part of the project, the existing SFD's structure, which would one day be unsafe for habitation due to coastal erosion within 100 years, will be demolished. The new structure will reuse approximately half of the building footprint, refrain from structural development within a 100 year setback of the coastal bluff, and improve the foundation technique to securely found in the granitic bedrock as recommended by the geological report for the project (Gregory Easton, October 2, 2023 and May 8, 2025, HCD-Planning Library Document No. LIB220371). In this way, the project reduces the potential for the site's residential use to have significant adverse impact on both the coastal bluff and human safety.

Class 33 exempt projects must demonstrate that there would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065. The qualified project biologist, Patrick Regan, prepared a botanical report on the potential of the plants within the project site that are proposed for relocation which have California Native Plant Society California Rare Plant Rank 4.2. The memorandum concluded that the project impacts to the habitat of *Lomatium parvifolium* would not be significant adverse impact on the individuals or their habitat. Staff notes that a January 2, 2021 memorandum by Wade Crowfoot, Secretary, California Natural

Resources Agency clarified that the presence of endangered, rare, or threatened species, or the use of mechanized equipment, respectively, does not preclude the use of Class 33 categorical exemption. More recently, the biologist confirmed with a California Coastal Commission biologist that the project would not have direct impact to individual *Lomatium parvifolium* plants. Similar to the Class 3 exceptions to exemption, the site and project does not involve hazardous materials or have cumulative environmental impacts. Therefore, the project's small habitat restoration improves the quality of the environment overall and is categorically exempt from CEQA.

OTHER DEPARTMENT/AGENCY INVOLVEMENT:
The following County agencies or departments reviewed this project:
Environmental Health Bureau (EHB)
HCD-Engineering Services
HCD-Environmental Services
California Coastal Commission

HCD-Engineering Services recommended inclusion of a construction management plan condition (Cond. No. 5), which is included in staff's recommended conditions of approval. EHB recommended inclusion of a condition to encourage onsite wastewater treatment system design alternative analysis as a condition for the project (Cond. No. 12).

LUAC REVIEW:
The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review and recommendation in accordance with Board of Supervisors Resolution No. 15-103, as it involves a design approval subject to a public hearing. The Big Sur Coast LUAC reviewed this project on March 27, 2024 with a site visit. The LUAC's preliminary review included a recommendation to limit a then-proposed pool deck from placement on the saddle that is in the viewshed from the nearest turnout to the north on Hwy 1, and concern about the potential for the proposed structure to be visible above the existing dwelling when a person is directly next to the dwelling on Hwy 1. The Applicant/Owner took note of these comments and redesigned, including removing the pool area. The new design plans were circulated to the LUAC and new staking and flagging was set. The LUAC held a second site visit and then decided on a recommendation on the project on November 12, 2024. The updated staking and flagged demonstrated that the Applicant had moved the ADU considerably out of the northern viewshed but not entirely. Upon LUAC recommendation, the Applicant agreed reduce the northwest exposure by redesigning the ADU to move it entirely out of the view from Hwy 1. The Applicant also offered to lower the proposed main dwelling by another several feet so it appears no larger than the existing dwelling and add an earthen berm to mask the southern extent of the new development to protect views from directly inland on Hwy 1. With these changes and color changes suggested by the LUAC (darker beige stone), the LUAC recommended approval of the project (4 ayes, 0 noes, 2 absent).

Prepared by: Mary Israel, Supervising Planner x5183
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Discussion
Exhibit B - Draft Resolution, including:

- Recommended Condition of Approval
- Site Plans, Floor Plans, Elevations, and Colors and Materials
- Draft Restoration Plan

Exhibit C - Big Sur LUAC Meeting Minutes
Exhibit D - Vicinity Map
Exhibit E - Site Photos
Exhibit F - Tree Assessment and Replacement Plan (LIB220369)
Exhibit G - Geological Report (LIB220371)
Exhibit H - Biological Reports (LIB240077) and CEQA review memo

cc: Front Counter Copy; HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Mary Israel, Supervising Planner; Fionna Jensen, Principal Planner; Devang Naik and Rupa Desai, Applicants; Carla Hashimoto, Agent; Anthony Lombardo, Agent; Katherine Kafka, Interested Party; Robert Carver, Interested Party; The Open Monterey Project (Molly Erickson); Christina McGinnis, Landwatch; Lozeau Drury LLP; Project File PLN210348.

Introduced: 12/3/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN210348 - NAIK DEVANG & DESAI RUPA (KOASTAL STAR LLC)
Public hearing to consider demolition of an existing 2,860 square foot one-story single family dwelling and construction of a 5,781 square foot two-story single family dwelling with attached 775 square foot garage, a detached 800 square foot Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of associated stairs, landing, deck and jacuzzi, and associated site improvements including restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub. Project requires removal of up to three Cypress trees, approximately 2,090 square feet of development on slopes greater than 30%, and development within the Critical Viewshed, within 750 feet of archaeological resources, within 50 feet of a coastal bluff, and within 100 feet of Environmentally Sensitive Habitat Area (coastal bluff scrub).
Project Location: 36240 and 36242 Hwy 1, Big Sur.
Proposed CEQA action: Find that the project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

RECOMMENDATION:
It is recommended that the County of Monterey Planning Commission approve a resolution:
1) Finding that the project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15033, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
2) Approving a Combined Development Permit consisting of the following.
- a. A Coastal Administrative Permit and Design Approval to allow:
  - i. demolition an existing 2,860 square foot single family dwelling,
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  - iii. construction of a 800 square foot two-bedroom Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of attached stairs, landing, deck, and jacuzzi;
  - iv. associated site improvements, including approximately 3440 cubic yards of cut and 120 cubic yards of fill and restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub plants;
- b. A Coastal Development Permit to allow development in the Critical Viewshed;
- c. A Coastal Development Permit to allow approximately 2,090 sf of structural development on slopes in excess of 30%;
- d. A Coastal Development Permit to allow removal of up to three Cypress trees;
- e. A Coastal Development Permit to allow development within 50 feet of a coastal bluff;

f. A Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (coastal bluff scrub); and
g. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 20 conditions of approval.

PROJECT INFORMATION:
Owner: Devang Naik and Rupa Desai (Koastal Star LLC)
Agents: Carla Hashimoto, Eric Miller Architects, Inc.; Anthony Lombardo, Anthony Lombardo & Associates
APN: 243-251-011-000
Zoning: Rural Density Residential with a Density of 40 acres a unit and a Design Control Overlay in the Coastal Zone or "RDR/40-D(14) (CZ)"
Parcel Sizes: 2.9 acres
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: Yes
Planner: Mary Israel, Supervising Planner
(831) 755-5183; israelm@countyofmonterey.gov

SUMMARY:
The Naik and Desai project consists of demolition of an existing 2,860 square foot one-story three bedroom single family dwelling (SFD) and construction of a 6,556 square foot two-story four-bedroom SFD inclusive of an attached four-car garage with approximately 4,800 square feet in associated site improvements and an approximately 800 square foot two-bedroom accessory dwelling unit (ADU) with approximately 333 square feet mechanical/storage room and approximately 880 square feet in attached stairs, landing, deck, and jacuzzi. Approximately 2,090 square feet of the structural development will be on natural and manmade slopes greater than 30 percent which cannot be avoided to build beyond the existing building pad. The site is situated on a coastal bluff. If the new SFD were to be constrained to the existing building pad, it would be within 100 year setback and would not meet the requirements of the project-specific geologic report (required to be followed pursuant to BSC LUP Hazards policies). Although previous owners installed a small corral, pathways and landscaping with nonnative succulents, remnants of environmentally sensitive habitat area coastal bluff scrub are present on site.

Many Cypress trees have been planted around the site, apparently for visual screening. Through the project review process, the owners have redesigned to minimize tree removal and visual impacts. This is addressed through construction of the bulk of the dwelling and ADU below grade and tiered down the slope, use of existing and proposed modification to the topography (earthen berm) and natural colors and materials (beige Carmel stone). As proposed, the project requires removal of two Cypress trees (27-inch diameter "landmark," protected, and a 11-inch diameter, not protected) and it is possible that two other Cypress trees may be impacted at the roots such that they would require replacement (34 inch diameter and 15 inch diameter, both protected). The two trees that may be impacted immediately adjacent to the south and west structural development and are proposed for

tree protection. The owner/applicant shall provide protection to ensure the best possible chance for survival. If one or both of these additional trees fail, they shall not require an additional Coastal Development Permit for removal but shall be replaced in 2:1 ratio for the 34-inch diameter tree and 1:1 ratio for the smaller tree. Overall, the development mitigates potential impacts by design and is appropriate for the location. Although there are constraints on the property, the project is a demolition of a residence that is now too close to the bluff and construction of a residence that expands in footprint while remaining behind the 100 year bluff setback. In this zoning district of Rural Density Residential (RDR), a replacement residence with restoration of native habitat and tree replacement in the form of three or more Cypress trees is reasonable redevelopment of the site.

The subject property is located along Highway 1, Big Sur and on Kaiser Point and thus exempt to Critical Viewshed Policies of the Big Sur Coast Land Use Plan (LUP Policy 3.2.5.F).This section of the LUP directs LUP Section 3.2.4 standards to be followed for the subject property. Therefore, the project is subject to LUP Section 3.2.4 and other guiding LUP Policies that protect viewshed and was specifically analyzed with criteria in CIP sections 20.145.030.B.6 and 20.145.030.C.2. Per these regulations, reconstruction that results in a reduced impact to the viewshed can be permitted. If the reconstruction of the main dwelling and construction of an ADU were not complemented with additional tree planting to fill in any gap in the current screening produced by the Cypress tree stand, and the project did not also include extension of the knoll with a new earthen berm between the southern extent of the main dwelling and the front of the property, the proposed project would be equivalent in impacts to viewshed. However, with these site improvements, impact to the public viewshed shall be less than the existing development. The third part of the project includes removal of over 25,000 square feet of invasive non-native ground cover and restoration to native coastal scrub in the Critical Viewshed. The sum of activity and development proposed as the project can be supported. Staff are also recommending conditions that would require managed retreat of the existing structures should they ever be threatened by coastal hazards (Cond. No. 15), and placement of conservation and scenic easements over the sensitive habitat areas, those visible from the Critical Viewshed, and on steeper slopes (Cond No. 14), to improve resource protection going forward.

DISCUSSION:
The project discussion is attached as **Exhibit A,** and details the project's components and site constraints, including water/wastewater, biological resources, Critical Viewshed, design, tree removal, historic resources, coastal bluff, development on steeper slopes, design review and development standards.

CEQA:
The project qualifies for Class 2, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15333. CEQA Guidelines section 15302, Replacement or Reconstruction of Existing Facilities, exempts the replacement of single family dwellings (SFDs) where additional impacts associated with the replacement are negligible. CEQA Guidelines section 15303, New Construction or Conversion of Small Structures, exempts construction of new, small structures such as ADUs and other site improvements in a residential zone. The site development would go from being a SFD with associated development including a paved courtyard, small corral, onsite wastewater treatment system, and previously graded natural slopes of 30 percent with retaining walls to a SFD with an attached garage and detached ADU with OWTS, grading on slopes, and retaining walls. The

primary and accessory uses of the site will remain the same after the project, and the overall site coverage (inclusive of the residence, garage, and ADU) would increase by 4,257 feet from 3,335 square feet to 7,592 square feet while clustering development. This represents an expansion of the primary use, but the use shall be controlled for posterity through Deed Restrictions that are conditions of approval. Impacts to public viewshed by the replacement dwelling were analyzed in a viewshed determination and found to be the same as the existing dwelling. Therefore, the rebuild is consistent with the intent of the Class 2 exemption reconstruction and the new ADU and site development are consistent with the Class 3 exemption for small new structures.
CEQA Guidelines section 15333, Small Habitat Restoration Projects, exempts projects not to exceed 5 acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The proposed project includes revegetation of a disturbed area of 25,076 square feet (0.57 acres) with native plant species.

None of the exceptions from CEQA Guidelines 15300.2 apply to the project
Class 2 categorical exemptions apply regardless of their location. Class 3 categorical exemption apply in relation to the location, discussed in CEQA section 15300.2. The project is located in an area where residential use is primary pursuant to the designated land use and zoning code and the site of construction is not within an environmental resource of hazardous or critical concern has been designated by a local, state, or federal agency and precisely mapped. The proposed land use is not being altered and there is a negligible expansion of existing use, and there are no potentially significant impacts associated with the project; therefore, the project would not cause or contribute to a cumulative environmental impact. There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility for a potentially significant environmental effect. The project is in view of Highway 1, a designated state Scenic Highway. However, as detailed in the discussion (**Exhibit A**), the project would not adversely affect scenic resources in view of the scenic highway. The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code. A phase I historical report (Anthony Kirk, September 16, 2022, LIB220373) was prepared for the project which assess the existing structures and determined that the existing residence was not a historical resource. Thus, the project's demolition does not impact any historical resources. As part of the project, the existing SFD's structure, which would one day be unsafe for habitation due to coastal erosion within 100 years, will be demolished. The new structure will reuse approximately half of the building footprint, refrain from structural development within a 100 year setback of the coastal bluff, and improve the foundation technique to securely found in the granitic bedrock as recommended by the geological report for the project (Gregory Easton, October 2, 2023 and May 8, 2025, HCD-Planning Library Document No. LIB220371). In this way, the project reduces the potential for the site's residential use to have significant adverse impact on both the coastal bluff and human safety.

Class 33 exempt projects must demonstrate that there would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065. The qualified project biologist, Patrick Regan, prepared a botanical report on the potential of the plants within the project site that are proposed for relocation which have California Native Plant Society California Rare Plant Rank 4.2. The memorandum concluded that the project impacts to the habitat of *Lomatium parvifolium* would not be significant adverse impact on the individuals or their habitat. Staff notes that a January 2, 2021 memorandum by Wade Crowfoot, Secretary, California Natural

Resources Agency clarified that the presence of endangered, rare, or threatened species, or the use of mechanized equipment, respectively, does not preclude the use of Class 33 categorical exemption. More recently, the biologist confirmed with a California Coastal Commission biologist that the project would not have direct impact to individual *Lomatium parvifolium* plants. Similar to the Class 3 exceptions to exemption, the site and project does not involve hazardous materials or have cumulative environmental impacts. Therefore, the project's small habitat restoration improves the quality of the environment overall and is categorically exempt from CEQA.

OTHER DEPARTMENT/AGENCY INVOLVEMENT:
The following County agencies or departments reviewed this project:
Environmental Health Bureau (EHB)
HCD-Engineering Services
HCD-Environmental Services
California Coastal Commission

HCD-Engineering Services recommended inclusion of a construction management plan condition (Cond. No. 5), which is included in staff's recommended conditions of approval. EHB recommended inclusion of a condition to encourage onsite wastewater treatment system design alternative analysis as a condition for the project (Cond. No. 12).

LUAC REVIEW:
The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review and recommendation in accordance with Board of Supervisors Resolution No. 15-103, as it involves a design approval subject to a public hearing. The Big Sur Coast LUAC reviewed this project on March 27, 2024 with a site visit. The LUAC's preliminary review included a recommendation to limit a then-proposed pool deck from placement on the saddle that is in the viewshed from the nearest turnout to the north on Hwy 1, and concern about the potential for the proposed structure to be visible above the existing dwelling when a person is directly next to the dwelling on Hwy 1. The Applicant/Owner took note of these comments and redesigned, including removing the pool area. The new design plans were circulated to the LUAC and new staking and flagging was set. The LUAC held a second site visit and then decided on a recommendation on the project on November 12, 2024. The updated staking and flagged demonstrated that the Applicant had moved the ADU considerably out of the northern viewshed but not entirely. Upon LUAC recommendation, the Applicant agreed reduce the northwest exposure by redesigning the ADU to move it entirely out of the view from Hwy 1. The Applicant also offered to lower the proposed main dwelling by another several feet so it appears no larger than the existing dwelling and add an earthen berm to mask the southern extent of the new development to protect views from directly inland on Hwy 1. With these changes and color changes suggested by the LUAC (darker beige stone), the LUAC recommended approval of the project (4 ayes, 0 noes, 2 absent).

Prepared by: Mary Israel, Supervising Planner x5183
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Discussion
Exhibit B - Draft Resolution, including:

- Recommended Condition of Approval
- Site Plans, Floor Plans, Elevations, and Colors and Materials
- Draft Restoration Plan

Exhibit C - Big Sur LUAC Meeting Minutes
Exhibit D - Vicinity Map
Exhibit E - Site Photos
Exhibit F - Tree Assessment and Replacement Plan (LIB220369)
Exhibit G - Geological Report (LIB220371)
Exhibit H - Biological Reports (LIB240077) and CEQA review memo

cc: Front Counter Copy; HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Mary Israel, Supervising Planner; Fionna Jensen, Principal Planner; Devang Naik and Rupa Desai, Applicants; Carla Hashimoto, Agent; Anthony Lombardo, Agent; Katherine Kafka, Interested Party; Robert Carver, Interested Party; The Open Monterey Project (Molly Erickson); Christina McGinnis, Landwatch; Lozeau Drury LLP; Project File PLN210348.

Exhibit A

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DISCUSSION

The project was reviewed for compliance with the resource protection policies in the Big Sur Coast Land Use Plan (LUP) and their implementing regulations in the Monterey County Coastal Implementing Plan (CIP) and the Zoning Ordinance (Title 20). This site has constraints in the form of visual resource protections, tree protections, protection of slopes, geological hazards due to proximity to the coastal bluff, and protection required for ESHA that are typical native ground cover along the Big Sur coastal bluffs. The project site is within 750 feet of known archaeological resources, however a Phase 1 Archaeological Assessment was prepared which had negative finding for this property (Susan Morley and Brenna Wheelis, August 2022, HCD-Planning Library Document No. LIB220370). The following subsections of this discussion review constraints on the development and, in all cases, find the development can be supported as proposed. Although subsections allow for ease of reading, the project evaluation is, in this case most significantly, an intersection of these constraints. Hierarchy of Key LUP Policies was applied by the applicant and staff, with viewshed as the top constraint. Therefore, grading on slopes is substantial and tree replacement is strategically located to mask the proposed structures without impacting views of the ocean, and finally, a large restoration of degraded coastal scrub habitat in the Critical Viewshed is included in the project. The development standards of Rural Density Residential zoning district are reviewed in the last page of the discussion, with Design Review of colors and materials. The Big Sur Coast LUAC reviewed this development and influenced the design.

Water/Wastewater

The existing residence is connected to Garrapata Creek water system which is administered by Cal Am. Sufficient water is available from the Garrapata Creek water system for existing connections; there is currently a moratorium on new connections. Cal Am provided a can and will serve letter for the proposed replacement residence and ADU which do not constitute a new connection. Furthermore, an agent for the applicant provided evidence of the annual total water usage of the Garapata Creek water system in relation to the legal limit of 35 Acre-Feet per Year (AFY) over the last 20 years. The application included an estimate of current water usage at the project site and an estimate that implementation of the project (with more bathrooms and two, rather than one kitchen) would increase onsite water use by 0.247 AFY. Based on these sources of information, staff concludes that the additional 0.247 AFY of the new residence shall increase overall use of the Garapata Creek system, which was highest during the last ten years in 2018 at 34.5 AFY for the existing 46 residential connections, will not bring overall use of the system near the threshold of 35 AFY. Over the course of the application review, several site plans were brought forward and there were various redesigns of the onsite wastewater treatment system (OWTS). Among those provided to the Environmental Health Bureau for review in relation to the current site plan, at least one OWTS design is feasible and complies with County regulations. However, the project biologist suggested that an alternative location may be located in an area that has only disturbed vegetation and staff agree that alternatives should be explored if they can better preserve coastal scrub. Therefore, a condition of approval requires this potential to be investigated (Condition No. 12). As it is proposed in the plans attached to this resolution, the OWTS design meets County codes and may be the best of the alternatives.

Biological Resources/ESHA
The biological report (Pat Regan, March 24, 2025, HCD-Planning Library Document No. LIB240077) stated that the historical vegetation of the site was mixed coastal scrub, and that the neighboring property includes a continuous swath of similar scrub, so it's also reasonable to assume that a portion of this habitat was removed with the initial construction of the residence in 1964, prior to adoption of the Coastal Act. Removal was associated with the installation of a small corral, pathways toward the ocean, and nonnative landscaping. These developments appear to have altered natural slopes including slopes greater than 30 percent.

The proposed development is located within 100 feet of environmentally sensitive habitat and thus requires the granting of a Coastal Development Permit. The biological report concluded that grading and construction impacts necessary to build the proposed south wing of the main dwelling will permanently impact approximately 20 individual plants of *Lomatium parvifolium*, a California Rare Plant Rank (CRPR) list 4.2 species. However, once full staking and flagging was in place for the south wing, the biologist revisited the site and determined, with a California Coastal Commission biologist present, that the *Lomatium parvifolium* individuals would be outside the footprint of the proposed structure. The plant is of limited distribution along the Central Coast but locally abundant in County of Monterey. The biologist prepared a review of the potential for this plant's population within the subject parcel to be potentially significant as a CRPR 4 listed species. In a memorandum to staff dated August 8, 2025, Pat Regan attested that the *Lomatium parvifolium* found on this parcel is not biologically unusual nor is the population significant due to location, substrate, etc.

LUP Policy 3.3.2.4 requires the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) associated with development within environmentally sensitive habitat areas (ESHA) to be limited to that needed for the structural improvements themselves. To comply with this policy, during project review, as much as 3,040 square feet of improvements (a pool, patio stairs and landings) were removed from the site plan. Further, a design for habitat fencing was proposed by the project Biologist, reviewed by HCD-Planning and California Coastal Commission staff, and found sufficient to protect the indigenous vegetation. The proposed habitat fencing shown in the plans shall be installed as designed, with the habitat area and coastal bluff areas on the outside of development. The fencing shall remain intact for the duration of construction (Cond. No. 16).

LUP Policy 3.3.2.7 requires land uses adjacent to environmentally sensitive habitats to be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent significant habitat impacts, and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the adjoining habitat. The new land use of an ADU would not impact ESHA directly. Restoration is part of the project and the impact of an additional 11,116 square feet of development (ADU, replacement dwelling, driveway and OWTS as proposed) will be balanced with 25,076 square feet of restored coastal scrub habitat.

Furthermore, as part of the construction management plan, the job site shall remain free of all forms of trash at all times. All trash and/or construction debris shall be bagged and hauled away daily, or completely secured. No debris, soil, silt, sand, oil, petroleum products, cement,

concrete, or washings thereof shall be allowed to enter into, or be placed where they may be washed by rainfall or runoff, onto the adjacent bluff or into the Pacific Ocean (Cond. No. 5).

Viewshed and Design Control
The project site and portions of the existing development are visible from Highway 1 (Hwy 1) in Big Sur. The existing dwelling has some visibility from the nearest coast-side turnout on Hwy 1 facing Kaiser Point and from car windows when passing the property southbound and northbound. Note: visibility is considered in terms of normal, unaided vision in any direction for any amount of time at any season. Pursuant to LUP Policy 3.2.5.F, because the project site is within the Rocky Point and Kaiser Point residential area, all proposed and replacement development is exempt from LUP's strict Critical Viewshed policies (Key Policy 3.2.1 and Critical Viewshed Policy 3.2.3), and instead subject to LUP Policy 3.2.4, *Land Not in the Critical Viewshed*. LUP Key Scenic Resources Policy 3.2.1 prohibits all public and private development in the Big Sur Critical Viewshed, which includes everything within sight of Hwy 1. However, for development exempt from LUP Policy 3.2.1, LUP Policy 3.2.4 requires that all new development minimize Critical Viewshed visibility and be subordinate to the environment to the maximum extent feasible. To achieve this, LUP Policy 3.2.4 (implemented by CIP sections 20.145.030.B.6 and 20.145.030.C.2) encourages modifying a project's siting, structural design, size, shape, color, textures, building materials, access, and screening. Overall, the project proposes a demo/rebuild of a SFD and the construction of a new ADU, and the applicant has made every effort to reduce potential views of the structure to less than the existing condition. Consistent with LUP Policy 3.2.5.F, the proposed project uses roof treatments, colors and materials which will visibly blend with the surrounding environment; earthen berming and strategically placed tree replanting designed to minimize views of structures without blocking ocean vistas seen from Highway 1 and shall not include night flood lighting, window or glass that could produce offsite glare, or other improvements in view of Hwy 1 and includes the dedication of a scenic and conservation easement over the undeveloped portion of lot.

The replacement main dwelling and ADU were staked and flagged in accordance with LUP Policy 3.2.3.B.1. The planner conducted site visits on March 17, 2022, October 31, 2023, March 27, 2024, and November 12, 2024 to review the visual character of the site and the proposed project. The following is a description of the current viewshed for the traveling viewer going from north to south:

- The existing residence is visible along Hwy 1 from approximately 0.2 miles to the north for approximately 5 seconds while traveling southbound at the posted speed, and from a southbound turnout in the same location, which is frequently used by visitors.
- Driving south past the knoll that is within the subject site, the existing fence, gate, and roofline of the existing dwelling are visible against the sky. The ocean is not visible due to the elevation of the knoll.
- Continuing south, the elevation of the knoll increases and therefore, blocks the view of the existing dwelling and the ocean when looking north.

Accordingly, the proposed project is within the Critical Viewshed (and exempt from adherence to the Key Policy).

The staking and flagging of the originally proposed main dwelling and ADU were both visible from the northeast on October 31, 2023. The staking and flagging of the ADU created a silhouette against the sky and ocean when viewed from the southbound turnout north of the project site, due to a natural geographic saddle in the property that provides a view of the ocean. The originally proposed main dwelling's staking and flagging was also visible above the existing dwelling when standing directly adjacent to the residence on Hwy 1. Accordingly, staff recommended redesign prior to a viewshed determination. The applicant subsequently redesigned and resubmitted the application.

The first viewshed determination was performed by staff on the morning of March 27, 2024. The Big Sur Coast LUAC took part in this site visit and viewshed determination. As seen on March 27, 2024, the updated staking and flagging of the ADU was visible from the northeast (0.2 miles north on Hwy 1), and the main dwelling staking and flagging was only visible when standing or driving directly adjacent to the structure on Hwy 1. The determination was that the replacement structure appeared to have a larger visual impact than the existing structure and staff and LUAC members advised that it should not appear taller than the existing structure when viewed from the adjacent area on Hwy 1. The determination for the ADU was that it was in the Critical Viewshed and must be modified to ensure compliance with applicable LUP Policies. During the March 27, 2024 LUAC first public hearing review of the project (after site visit), the LUAC recommended redesign to lessen the height of the main dwelling and for the ADU to be relocated to avoid viewshed impacts from the southbound turnout to the north of the project site. The LUAC members also shared concern about glare that could be produced by a proposed pool and deck. Following this, the project plans were revised and new staking and flagging was installed.

An additional site visit/viewshed determination was set for prior to the November 2024 LUAC meeting. Staff and LUAC members noted that a previously proposed pool and patio were removed from the design and the ADU no longer impacted the view of the ocean from the turnout to the north, but was still slightly visible beyond the existing Cypress trees. Staff and LUAC members noted that the main structure (SFD) height had been lowered, but that the length of the structure had been extended to the south into the knoll. The applicant clarified that the new proposed design includes the use of an earthen berm to screen any view of that portion of the new residence from Hwy 1. CIP section 20.145.030.B.6 supports utilizes earth berms and landscaping to minimize a structures' visibility, but require that that ocean views from Hwy 1 not be obscured by artificial berming/mounding or landscaping. Staff and LUAC members confirmed that there is no ocean view from the vantage point that would be blocked by the proposed earthen berm and the use of an earthen berm in this case is allowable. The staking and flagging at the November 2024 visit demonstrated that the northern portion of the proposed SFD would be visible from Hwy 1 at immediately adjacent vantage points to the east. Landscaping is proposed very close to the development to ensure it will not block public views of the ocean seen from the north of the project site. The proposed restoration of coastal scrub will be done with native ground cover species, and the resulting view of the property will be enhanced. Restoration plantings are low scrub and would not be likely to block public views of the ocean. At the November 24, 2024 meeting after the site visit, the LUAC recommended minor redesign in the form of more locally natural colored stone veneer and even less height in the main dwelling.

In summary, the project includes demolition and rebuild of a single-family dwelling, and construction of an ADU. The first application was received in 2022. Over several years, the applicant made efforts to reduce the visibility of the proposed development. Overall, the main residence's height was reduced by 3.5 feet, approximately 3,430 square feet of raised patios, stairs, and pool improvements were removed due to concerns that these developments were not supported by Critical Viewshed Policies for the Rocky Point/Kaiser Point area, which require that a structure's visibility be reduced to the maximum extent feasible. The current staking and flagging demonstrate that the northeast corner of the existing structure is also the location of the new structure at the same height. Earthen berm and vegetative screening shall be utilized to reduce the visibility of the new development. The replacement SFD and ADU will be less visible from Hwy 1 than the existing dwelling, and thus is in compliance with LUP Policy 3.2.4.

As originally proposed, the structures were proposed as whitish beige with beige stone veneer and black window frames and doors. At the November 12, 2024 LUAC review, the applicant agreed to add darker Carmel stone as the veneer and to include a green roof, earthen berming, and to treat all windows for glare resistance. The revised colors, materials, and roof forms for the residence better subordinate those structures to the natural environment (Basic Objective 2.2.4 and LUP Policy 3.2.4.A.3). As discussed below, additional Cypress trees are proposed to be planted where they can block public views of the existing and proposed structure.

Design Review
Colors and materials for the project include beige board formed concrete body and stone veneer in neutral darker beige colors, black metal doors, and clerestory windows on the East elevation (toward Hwy 1). Smooth stone veneer continues around the other elevations on the main dwelling and ADU, while the north and west elevations will have large glass doors. An outdoor stair made to look like beige stone descends from the mail dwelling's rooftop lounge. The rooftop parking proposed on the ADU will be masked by planters and will have glass guard railing. Other rooftop areas will be covered with dark rubber membrane. This design is modern and low profile which is fitting for the location on the Big Sur coast. The neighborhood character is eclectic, and a few structures are in the public viewshed. The proposed design is within the range of architectural styles and will not have an adverse impact on the neighborhood or the coastal viewshed.

Tree Removal/Replacement
According to the project Arborist Report (Front Ono, September 27, 2023 updated February 11,2025, HCD-Planning Library Document No. LIB220369) there are 42 planted Cypress trees on the lot which surround the existing dwelling. The project's various redesigns reduced the proposed Cypress tree removal from six to four, and finally to the final design, which requires removal of two. Although the existing stand of Cypress trees effectively screens most of the existing residence, the ADU driveway will require removal of two Cypress trees, one of which is protected and landmark sized (27-inch diameter at breast height). The LUP only protects native trees with trunk diameters of 12 inches or greater, therefore the second tree proposed for removal (11 inches in diameter at breast height) does not require the granting of a Coastal Development Permit. Over the course of several redesigns, the applicant has reduced tree removal while meeting the housing need of the project. It is possible that the removal of the two trees would reduce the screening of the dwelling but, due to the proximity of the bluff, there is nowhere else

to place the structures and their access driveways. The proposed Coastal Development Permit would authorize the removal of the landmark Cypress tree.

The CIP Development Standards state the "in all cases, new land uses must remain subordinate to the character and grandeur of the Big Sur country. All proposed uses, whether public or private, must meet the same exacting environmental standards and must contribute to the preservation of Big Sur's scenery. (Ref. Policy 5.4.1)" Staff considered this direction while performing a visual impact assessment on March 17, 2022, March 27, 2024 and again with a new design staked and flagged on November 12, 2024. The applicant's proposal at the time of the March 17, 2022 site visit included removal of six trees, which may have increased the ability of the proposed development to be seen in the Critical Viewshed. The applicant heeded staff concern and increased tree protection. With the proposed development, only two trees on the side of the project that is in public view would be removed. Tree replacements at 2:1 ratio for the landmark tree is recommended at a size which will recreate screening in a shorter than normal period (24-inch box, see Condition No. 11).

The arborist found that it is possible that two other Cypress trees may be impacted at the roots during construction such that they would fail (a 34 inch diameter "landmark tree" and 15 inch diameter tree). The two trees are immediately adjacent to the south and west structural development and are proposed for tree protection. The owner/applicant shall provide protection, and an arborist shall be present during root cutting to ensure the best possible chance for survival. If one or both of these additional trees fail, they shall not require an additional Coastal Development Permit for removal but shall be replaced in 2:1 ratio for the 34 inch diameter tree and 1:1 ratio for the smaller tree. The final tree replacement shall be confirmed by HCD-Planning prior to final inspection of the subsequent building permits (Cond. Nos. 9 and 11). In sum, three trees are identified as being impacted or potentially impacted require the granting of a Coastal Development Permit. As designed and conditioned, the project conforms to the applicable policies and regulations of the LUP and CIP.

Historic Resources
The existing single family dwelling (SFD) was constructed in 1963 as a retirement home for an industrialist from Kansas, Thomas Manglesdorf. Because the SFD is proposed for demolition, an historic resource Phase I report was required. The report, prepared by Anthony Kirk (September 16, 2022, HCD-Planning Library Doc. No. LIB220373), architectural historian, concluded that the existing structure is and does not meet the criteria to be listed on any historical register. The structure is vernacular and would not meet architectural criteria for historical status. Although the original home and business office of Mr. Manglesdorf in Kansas would meet the Criterion B of the National Register of Historic Places, Mr. Manglesdorf had come to California only after he had retired, so the house that was built for him in California cannot be considered historically significant.

Coastal Bluff
Coastal Hazards, including storm damage, flooding, landslide, bluff erosion, and earth movement, and long-term maintenance requirements exist for this parcel. The existing SFD is setback approximately 80 feet from the coastal bluff. A geological report prepared for the project (Gregory Easton, October 2, 2023 with update memo dated May 8, 2025, HCD-Planning Library

Document No. LIB220371) evaluated the hazards and defined the location is a granitic knoll which is eroding slower than the mean retreat of bluff faces near the site (pursuant to Scripps Institution of Oceanography 2022 report, a mean rate of one-third of a foot per decade). The geological report described that coastal bluff recession hazards along this bluff edge are slower than other bluff sites due to the granitic knoll on the subject site. The report stated that erosion at this site in the 2010-2016 period was a mean rate of one-third of a foot per decade on similar sites, but on this site, it was comparatively none. However, the report found that bluff retreat has the potential to impact improvements situated too close to the steep bluff-face. As part of the geologic analysis, the author projected collected subsurface data onto cross sections of the bluff to analyze the morphology and configuration of the slopes. The geologist assumed the bluff-face above the degraded shore platform will retreat 10 feet over the next 100 years. Therefore, the report concluded that the development may proceed if it is setback at a line representing a 100 year worst case location of the coastal bluff. The proposed project is outside of the 100-year setback, therefore conforming to CIP section 20.145.080.A.2.h, which requires new development on blufftops to be set back sufficiently to avoid the need for seawall during the development's lifespan.

A geotechnical report prepared for the project (Yvette Wilson and John Buringa, October 28, 2022 with addendum by Yvette Wilson dated May 8, 2025, HCD-Planning Library Document No. LIB220372) also concluded the development at the proposed location can proceed as proposed with recommended measures that include the need for the geotechnician to be onsite during removal of the existing septic system, and all new footings for structures be founded on the dense quartz diorite for the main dwelling. LUP Hazards Policy 3.7.2.4 requires the owner to record a deed restriction on the property describing the nature of the property's hazards. To comply with this policy, a special condition of approval is applied to this permit for the permit holder to assume all risks to the owner/applicant and the properties that are the subject of this permit of injury and damage from such hazards in connection with this permitted development and to unconditionally waive any claim of damage or liability against the California Coastal Commission & the County of Monterey, and their officers, agents, and employees for injury or damage from such hazards. Any adverse effects to property caused by the permitted project shall be fully the responsibility of the permit holder. The condition also includes the requirement for a written indemnification agreement with the California Coastal Commission & the County of Monterey with respect to the County's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards. The condition also directs that shoreline armoring is prohibited. No shoreline armoring shall ever be constructed to protect the development approved pursuant to this permit, including in the event that the development is threatened with damage or destruction from coastal hazards in the future. Condition No. 15 shall be memorialized by both the indemnification agreement and a recorded deed restriction.

Development on Slopes
The LUP and CIP prohibits development on slopes in excess of 30 percent unless a Coastal Development Permit is obtained and the appropriate hearing body finds that there is no alternative which would allow development to occur on slopes less than 30 percent or that the proposed development better achieves the resource protection objectives and policies of the LUP.

Staff conducted a site visit on October 31, 2023 and confirmed that areas near the existing SFD contain slopes in excess of 30 percent. The location of the new structures cannot be sited in the exact footprint of the existing SFD due to coastal hazards discussed above. As such, development on slopes cannot be avoided.

As shown in the current topography plan sheet (Sheet 2 of 44 of the attached plans), the developed area of the parcel has been graded and terraformed for the existing SFD. As the existing building pad is not in an area than can be rebuilt upon while adhering to safety codes for habitable structures near coastal bluffs, the building site for new construction is closer to Hwy 1. The natural slope of the proposed building site is 21.26 percent, on average. This includes manmade slopes, such as the area discussed in the geotechnical report where there was deposition of graded material from the area of the existing building pad onto the side of the natural knoll to the south. The current proposal would excavate under the eastern side of the existing building pad and patio, remove the existing septic system, and excavate to the north and south of the existing building pad to accommodate the new structures while remaining out of the Critical Viewshed. The total cut is estimated at 3,440 cubic yards. Development includes tiering levels of the proposed SFD and ADU. During application reviews, staff observed that there would be less development on slopes if the new residence were smaller and communicated that to the applicant team. As shown on site plan overlay (Sheet A-1.3 of the attached plans), the size of the proposed residence was reduced in size during project reviews from 5 to 4 bedrooms, but the owner/applicant communicated that they could not reduce any further because they have a large family and need a larger residence. As shown on plan sheet A-1.4 of the attached plans, 1,676 square feet of the proposed building site would occur on slopes excess of 30 percent and another 900 square feet would be on similar slopes for related site improvement. The draft resolution's evidence for supporting development on slopes of 30 percent or greater are based on the lack of a feasible alternative which would allow development to occur entirely off of these steeper slopes.

Development Standards

The Rural Density Residential (RDR) zoning district has the following setback minimums and height maximums, as modified at this location by a 14-foot maximum height restriction. As shown in the following table, setback and height development standards are met.

Standard Setback/Height	Required	Project
Main dwelling front	30 ft	50 ft 3 in
Main dwelling side	20 ft	163 ft 6 in N side, 117 ft 10 in S side
Main dwelling rear	20 ft	More than 20 ft
Accessory habitable front	50 ft	63 ft 3 in
ADU side and rear	6 ft	23 ft 2 in E side, 130 ft 1 in N side, 246 ft 7 in S side, More than 40 ft rear
Setback between main and accessory structures	10 ft	10 ft
Main dwelling height	14 ft from Average Natural Grade (ANG)	9 ft 6 in from ANG
ADU height	16 ft from ANG	6 ft from ANG

The maximum allowable building site coverage is 25 percent (31,581 square feet), and the proposed coverage is 6.1% percent (7,592 square feet). This site coverage, which includes raised patios and 398 linear feet of retaining walls of at least 4 feet in height, is in compliance with the required limit. The minimum building site size in the RDR(40) zoning is 40 acres. The subject parcel is 2.9 acres in size and is legal nonconforming with this requirement. The maximum allowable floor area for accessory dwelling units (ADUs) in areas adjacent to resources that are to be conserved is 850 square feet. The proposed ADU is 800 square feet and therefore below the maximum allowed size.

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
NAIK DEVANG & DESAI RUPA (KOASTAL STAR LLC)
(PLN210348)
RESOLUTION NO. 25-
Resolution by the County of Monterey Planning Commission:

1) Finding that the project qualifies for Class 2 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
2) Approving a Combined Development Permit consisting of a:
   a. A Coastal Administrative Permit and Design Approval to allow:
      i. demolition an existing 2,860 square foot single family dwelling,
      ii. construction of a 6,556 square foot two-story single family dwelling, inclusive of an attached 775 square foot garage and 1,498 square foot basement;
      iii. construction of an 800 square foot Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of attached stairs, landing, deck, and jacuzzi;
      iv. associated site improvements, including approximately 3,440 cubic yards of cut and 120 cubic yards of fill and restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub plants;
   b. A Coastal Development Permit to allow development in the Critical Viewshed;
   c. A Coastal Development Permit to allow approximately 2,090 square feet of development on slopes in excess of 30%;
   d. A Coastal Development Permit to allow removal of up to three Cypress trees;
   e. A Coastal Development Permit to allow development within 50 feet of a coastal bluff;
   f. A Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (coastal scrub); and
   g. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

[PLN210348 Devang Naik and Rupa Desai, 36240 and 36242 Hwy 1, Big Sur Coast Land Use Plan (APN: 243-251-011-000)]

The DEVANG NAIK AND RUPA DESAI (KOASTAL STAR LLC) application (PLN210348) came on for a public hearing before the County of Monterey Planning Commission on December 10, 2025. Having considered all the written and documentary evidence, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the County of Monterey 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) 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 ("BSC LUP");
- The Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan ("CIP");
- The Monterey County Coastal Implementation Plan Part 1, the Zoning Ordinance ("Title 20").

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

b) Allowed Use. The property is located at 36242 and 36242 Hwy 1, Big Sur (APN: 243-251-011-000). The parcel is zoned Rural Density Residential with a Density of 40 acres a unit and a Design Control Overlay in the Coastal Zone or "RDR/40-D(14) (CZ)."

The project proposes an demolition of an existing 2,860 square foot (sq. ft.) one-story three bedroom single family dwelling (SFD) and construction of a 4,333 sq. ft. two-story four-bedroom SFD with an attached four-car 775 sq. ft. garage and a 1,498 sq. ft. basement, approximately 4,800 sq. ft. of associated site improvements, and a detached 800 sq. ft. two-bedroom accessory dwelling unit (ADU) with an attached 333 sq. ft. mechanical/storage room and approximately 880 sq. ft. of attached stairs, landing, deck, and jacuzzi on a 2.9-acre parcel on the west side of Highway 1 (Hwy 1) in the Rocky Point area of Big Sur. Associated site improvements include approximately 3,440 cubic yards of cut and 120 cubic yards of fill and restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub plants. The project is within 50 feet of a coastal bluff, 100 feet of environmentally sensitive habitat area, portions of the site are within the Critical Viewshed, and the project is within 750 feet of known archaeological resource. Additionally, development is proposed on slopes in excess of 30%.

The RDR/40-D(14) (CZ) zoning allows demolition and rebuild of the main dwelling on a legal lot of record and habitable accessory structures (ADU), subject to the granting of Coastal Administrative Permits in each case (Title 20 sections 20.17.040.A and 20.17.040.W, respectively). Development within the Critical Viewshed, within 50 feet of a coastal bluff, on slopes of 30 percent or greater, and within 100 feet of environmentally sensitive habitat area are all non-exempt development requiring a Coastal Development Permit in each case (BSC LUP Policies in section 3.2, Title 20 sections 20.17.030.C, 20.64.230.C.1 and 20.17.030.E, respectively). Although development is proposed within 750 feet of known archaeological resources, no archaeological resources exist on site, and therefore, a Coastal Administrative Permit is required. The necessary entitlements for the proposed development

are included in the project description, and all uses are either principally or conditionally allowable. Therefore, the project is an allowed use for this site.

c) Lot Legality. On March 8, 1961, Peter Klaussen legally divided a 5-acre parcel that was a portion of the 20.2-acre Rancho San Jose y Sur Chiquito ranch into two parcels. The parcel shown therein as a 2.9-acre parcel is the same size and shape in the same location as the subject parcel (Vol X-2 ROS page 166). Therefore, the County recognizes the parcel as a legal lot of record.

d) Development Standards and Density. The development standards for the RDR zoning are codified in Title 20 section 20.16.060. Additional regulations specific to ADUs are codified in Title 20 section 20.64.020. The project is consistent with the maximum allowable structure height, maximum building site coverage, setback, and minimum building site standards as detailed the subsequent evidence ("e" through "k"). Although the subject parcel is significantly less than 40 acres in size, the first single-family dwelling cannot be precluded because of non-conforming density. Accessory Dwelling Units are also not subject to density. Due to the 40 acres per unit density requirement, no additional dwelling units (in excess of the first SFD and ADU) could be constructed on the subject parcel.

e) Structure Height. Per the underlying zoning district and ADU standards, the maximum allowable structure height of main structures is 14 feet, while the ADU is subject to a 16 foot height limit, as measured from average natural grade. The proposed main dwelling and attached garage are 9 feet and 6 inches above average natural grade, and the proposed ADU is 6 feet above average natural grade. By constructing into and tiering along the existing slope, the proposed structure heights are kept within the allowable height maximums.

f) Building Site Coverage. The maximum allowable building site coverage is 25 percent (31,581 square feet), and the proposed coverage is 6.1% percent (7,592 square feet). This site coverage, which includes raised patios (24 inches above grade) and 398 linear feet of retaining walls of at least 4 feet in height, is in compliance with the required limit.

g) ADU Size. The maximum allowable floor area for accessory dwelling units (ADUs) in areas adjacent to resources that are to be conserved is 850 square feet. The proposed ADU is 800 square feet and therefore below the maximum allowed size. Also see Finding No. 11 and supporting evidence.

h) Minimum Building Site. The minimum building site size in the RDR(40) zoning is 5 acres. The subject parcel is 2.9 acres in size and is legal nonconforming with this requirement.

i) Setbacks – Main Structures. The minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The proposed setbacks for the main residence with an attached garage are 50 feet and 3 inches (front), 163 feet 6 inches (north side), 117 feet and 10 inches (south side), and over 20 feet rear (bluff side of

property). As demonstrated in finding No. 5 and supporting evidence, the siting of the residence also complies with the 100-year coastal bluff setback

j) Setbacks – Accessory Structures. The minimum setbacks for habitable accessory structures are 50 feet (front) and 6 feet (sides and rear). The project includes an ADU. The proposed ADU front setback is 63 feet 3 inches, its closest side setback is 23 feet 2 inches (east side), and its rear setback is greater than the main dwelling, approximately 25 feet more than the 100 year setback from bluff. Therefore, the ADU complies with the minimum setback requirements.

k) Setbacks – Between Structures. The required minimum setback between main and accessory structures is 10 feet. The setback between the proposed main dwelling and ADU is 10 feet, and meets this requirement.

l) Critical Viewshed and Design. The project is consistent with the BSC LUP policies protecting scenic resources and their implementing regulations in the related CIP, as detailed in Finding No. 2 and supporting evidence.

m) Environmentally Sensitive Habitat Areas. The project is consistent with the BSC LUP policies protecting environmentally sensitive habitat areas and their implementing regulations, as detailed in Finding No. 6 and supporting evidence.

n) Hazardous Areas. The project is consistent with the BSC LUP policies regarding development in hazardous areas and near coastal bluffs and their implementing regulations in the related CIP, as detailed in Finding No. 5 and supporting evidence.

o) Archaeological Resources. County records identify that the project site is within an area of high sensitivity for cultural resources. In accordance with CIP section 20.145.120.B.1, a Phase I archaeological report was prepared for the property by Susan Morley, M.A. and Brenna Wheeler (August 2022, HCD-Planning Library Document No. LIB220370). The report included archival research from the Northwest Regional Information Center and a field survey by a qualified archaeologist. Archival research did not identify any resources onsite, but identified the nearest prehistoric site as being less than 750 feet from the property. A pedestrian survey of the parcel did not identify any evidence of resources onsite. Therefore, project entitlements include a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources, including areas of known archaeological resources and the project does not require environmental assessment pursuant to CIP Section 20.145.120.C.1. The County's standard condition has been applied, which requires that the applicant stop work within 50 meters and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are uncovered during construction (Condition No. 3).

p) Development on Slopes in Excess of 30%. The project includes approximately 1,676 square feet of structural development on slopes of 30 % or more, which are a blend of natural and man-

made slopes. Another 900 square feet of development would be on steep slopes for related site improvements. Pursuant to Title 20 section 20.64.230, a finding can be made that there is no feasible alternative which would allow development to occur on slopes of less than 30% and the proposed development better achieves the goals, policies and objectives of the County of Monterey Local Coastal Program than other development alternatives. See Finding No. 3.

q) Tree Removal. The proposed redevelopment will require a minimum removal of two Cypress trees (27-inch diameter "landmark" and 11-inch diameter). These trees will be impacted by construction of the ADU's driveway. The arborist also found that the roots of two other Cypress trees (a 34-inch diameter "landmark tree" and a 15-inch diameter tree) may be impacted during construction and fail. The two trees identified as being potentially impacted are immediately adjacent to the south and west structural development and are proposed for tree protection. However, should these two trees fail, this Coastal Development Permit authorizes such removal and requires corresponding replanting. Per the BSC LUP, tree removal shall be the minimum required under the circumstances. Removal of the protected trees requires a Coastal Development Permit, pursuant to Title 20 and CIP Section 20.145.060.A and CIP attachment 2, *Native Trees*. The BSC LUP only protects native trees with trunk diameters of 12 inches or greater. Accordingly, only three of the four trees identified as being impacted or potentially impacted require the granting of a Coastal Development Permit. As designed and conditioned, the project conforms to the applicable policies and regulations of the BSC LUP and CIP. See Finding No. 4 and supporting evidence.

r) Historical Resources. County records indicated that the existing dwelling was constructed in the 1960s and is therefore older than 50 years. In accordance with CIP section 20.145.110.B, an historical report (Anthony Kirk, September 16, 2022, HCD-Planning Library Document No. LIB220373) was prepared to analyze the potential of the project to impact historical resources. According to the report, the existing residence was constructed in 1963 and was a retirement dwelling for an industrialist from Kansas. The report concluded that the dwelling lacked both significance and the potential significance of the owner would only apply to structures the prior owner occupied in Kansas during his career. Therefore, the project would not impact any historical resources.

s) Land Use Advisory Committee (LUAC) Review. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review and recommendation in accordance with Board of Supervisors Resolution No. 15-103, as it involves a Design Approval subject to a public hearing. The LUAC reviewed this project on March 27, 2024, with a LUAC site visit. The LUAC continued the item and expressed concerns with the development's potential to be in the Critical Viewshed. Their feedback included a

recommendation to reduce a previously proposed pool deck from placement on the hillside saddle that is in the viewshed from the nearest turnout to the north on Hwy 1, and to adjust colors and materials to better blend with the site. The LUAC shared concern with the potential for the proposed structure to be visible above the existing fence when a person is immediately next to the dwelling on Hwy 1. The applicant noted of these comments and redesigned. The new design plans were circulated to the LUAC, and new staking and flagging was installed. The LUAC held a second site visit and made a recommendation on the project on November 12, 2024. During this meeting, following LUAC discussion, the applicant agreed to further revise the plans to also include relocating the ADU out of the northern viewshed and reducing the northwest exposure by pulling the corner back horizontally by another three feet to move it out of the Critical Viewshed. The applicant also agreed to revise plans by lowering the main dwelling and adding an earthen berm to mask the southern extent of the new development to protect views from Hwy 1. With these changes and color changes suggested by the LUAC (darker beige stone), the LUAC recommended approval of the project (4 ayes, 0 noes, 2 absent). The attached project plans include these changes.

t) The project planner conducted site inspections on March 17, 2022, October 31, 2023, March 27, 2024, and November 12, 2024 to verify that the project on the subject parcel conforms to the plans listed above.

u) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210348.

2. FINDING: **CRITICAL VIEWSHED AND DESIGN –** The project preserves Big Sur's scenic resources and minimizes impacts to the Critical Viewshed in accordance with the applicable goals and policies of the BSC LUP and the CIP. The project assures protection of the public viewshed and neighborhood character in accordance with the Design Control "D" Overlay Zoning District.

EVIDENCE: a) Relevant Policies. The property is subject to the Scenic Resources Policies of the BSC LUP for visual resources and their implementing regulations in the CIP. T Pursuant to BSC LUP Policy 3.2.5.F, because the project site is within the Rocky Point and Kaiser Point residential area, all proposed and replacement development is exempt from BSC LUP's strict Critical Viewshed policies (Key Policy 3.2.1 and Critical Viewshed Policy 3.2.3), and instead subject to LUP Policy 3.2.4, Land Not in the Critical Viewshed. BSC LUP Key Scenic Resources Policy 3.2.1 prohibits all public and private development in the Big Sur Critical Viewshed, which includes everything within sight of Hwy 1. However, for development exempt from BSC LUP Policy 3.2.1, BSC LUP Policy 3.2.4 requires that all new development minimize Critical Viewshed visibility and be subordinate to the environment to the maximum extent feasible. To achieve this, BSC LUP Policy 3.2.4 (implemented by Coastal

Implementation Plan sections 20.145.030.B.6 and 20.145.030.C.2) encourages modifying a project's siting, structural design, size, shape, color, textures, building materials, access, and screening.

b) Setting. Hwy 1 in Big Sur is an iconic stretch of coastline and considered by the County to be Critical Viewshed for residents, visitors, and posterity. The BSC LUP section 3.2 states, "the aesthetic and scenic qualities and semi-wilderness character of the coast have received national and even international acclaim. Accordingly, the issue of visual resource protection is probably the most significant and far reaching question concerning the future of the Big Sur coast." Along the subject portion of Hwy 1, the visual character is views of the rocky coastline to the west and rolling hills with chaparral to the east. The viewshed is partially degraded by the presence of telephone poles, cables east of the highway, and the cut slopes along Hwy 1, as well as the few single-family dwellings and associated site improvements, such as fences, driveway entrances, and mailboxes, which are visible when traveling along this portion of the highway. These existing minimally visible structures are exempt from the Key Critical Viewshed Policy (Policy 3.2.1) but are still subject to other Visual Resources policies of the LUP (Development Not in the Critical Viewshed), as well as the underlying Design Control zoning district.

c) Critical Viewshed Determination. The replacement main dwelling and ADU were staked and flagged in accordance with BSC LUP policy LUP Policy 3.2.3.B.1. The planner conducted site visits on March 17, 2022, October 31, 2023, March 27, 2024, and November 12, 2024 to review the visual character of the site and the proposed project. The following is a description of the current viewshed for the traveling viewer going from north to south:

- The existing residence is visible along Hwy 1 from approximately 0.2 miles to the north for approximately 5 seconds while traveling at the posted speed, and from a southbound turnout in the same location, which is frequently used by visitors.
- Driving south past the knoll that is within the subject site, the existing fence, gate, and roofline of the existing dwelling are visible against the sky. The ocean is not visible due to the elevation of the knoll.

Continuing south, the elevation of the knoll increases and therefore, blocks the view of the existing dwelling and the ocean when looking north. Accordingly, the proposed project is within the Critical Viewshed (and exempt from adherence to the Key Policy).

The first viewshed determination was performed by staff on the morning of March 27, 2024. The BSC LUAC took part in this site visit and viewshed determination. As seen on March 27, 2024, the updated staking and flagging of the ADU was visible from the northeast (0.2 miles north on Hwy 1), and the main dwelling staking and flagging was only visible when standing or driving directly adjacent to the structure on Hwy 1. Staff and the BSC LUAC took part in this site visit and viewshed determination. The determination

was that the replacement structure appeared to have a larger visual impact than the existing structure and staff and LUAC members advised that it should not appear taller than the existing structure when viewed from the adjacent area on Hwy 1. The determination for the ADU was that it was in the Critical Viewshed and must be modified to ensure compliance with applicable BSC LUP Policies. In the March 27, 2024 first public hearing review of the project (after site visit), the LUAC recommended redesign to lessen the height of the main dwelling and for the ADU to be relocated to avoid viewshed impacts where a natural geographic saddle in the property provides a view of the ocean from the southbound turnout. The LUAC members also shared concern about glare that could be produced by a proposed pool and deck. Following this, the project plans were revised and new staking and flagging was installed.

An additional site visit was set for prior to the November 2024 LUAC meeting. Staff and LUAC members noted that previously proposed pool and patio were removed from the design and the ADU no longer impacted the view of the ocean from the turnout to the north. During the viewshed determination, staff and LUAC members noted that the main structure height had been lowered, but that the length of the structure had been extended to the south into the knoll. An additional site visit/viewshed determination was set for prior to the November 2024 LUAC meeting. Staff and LUAC members noted that a previously proposed pool and patio were removed from the design and the ADU no longer impacted the view of the ocean from the turnout to the north, but was still slightly visible beyond the existing Cypress trees. Staff and LUAC members noted that the main structure (SFD) height had been lowered, but that the length of the structure had been extended to the south into the knoll. The applicant clarified that the new proposed design includes the use of an earthen berm to screen any view of that portion of the new residence. Policy 3.2.3.B.1 states that ocean views from Hwy 1 shall not be obscured by artificial berming/mounding or landscaping. Staff and LUAC members confirmed that there is no ocean view from that vantage point that would be blocked by the proposed earthen berm. The staking and flagging at the November 2024 visit demonstrated that the northern portion of the proposed SFD would be visible from Hwy 1 at immediately adjacent vantage points to the east. Therefore, the use of an earthen berm in this case is allowable. At the November 24, 2024 meeting after the site visit, the LUAC recommended minor redesign in the form of more locally natural colored stone veneer and even less height in the main dwelling. To ensure that the replacement residence will not be more visible from Hwy 1 following the proposed tree removal, 24-inch box trees will be replanted near the front property line (Condition No. 11). The canopy of these trees will screen any views of the development. The proposed site improvements, including the driveway and auto-court, are sited in a similar configuration and behind existing fencing and Cypress trees, so they would not increase visibility or adversely impact the viewshed. The

driveway width has been minimized to be more subordinate to the scenic corridor (BSC LUP Policy 3.2.5.F).

Landscaping is proposed very close to the development to ensure it will not block public views of the ocean. The proposed restoration of coastal scrub will be done with native ground cover species, and the resulting view of the property will be enhanced. Restoration plantings are low scrub and would not be likely to block public views of the ocean.

In summary, the existing dwelling, which is exempt from the Key Critical Viewshed Policy, is slightly visible from limited sections of Hwy 1, but not visually prominent, and does not create a silhouette within the public view of the ocean. The proposed construction of an ADU does not create a silhouette against the sky and sea, and has the potential to be fully screened by existing and proposed Cypress trees. The first application was received in 2022. Over several years, the applicant made efforts to reduce the visibility of the proposed development. Overall, the main residence's height was reduced by 3.5 feet, the ADU was resited, and approximately 3,430 square feet of raised patios, stairs, and pool improvements were removed due to concerns that these developments could be in the Critical Viewshed. As discussed below, the revised colors, materials, and roof forms for the residence further subordinate those structures to the natural environment (Basic Objective 2.2.4 and BSC LUP Policy 3.2.4.A.3). Even with the many redesigns, it is likely that some of the driveway and a glimpse of the main dwelling will be visible for the travelling public immediately east of the site and remain visible for a brief period of time. These impacts are anticipated to be greatest during the period of construction and until replacement trees grow enough for full canopy and landscaping is installed. See also Finding 2, evidence "f." In the long term, the main dwelling and associated development will less visible from Hwy 1 than the previous dwelling. T

d) CIP criteria. The BSC CIP section 20.145.030, Visual Resources Development Standards, provides specific criteria for development to ensure compliance with the BSC LUP Visual Resources Policies. The criteria for the proposed reconstruction of main dwelling and construction of a new ADU are herein assessed with the criteria of CIP section 20.145.030.B.6:

   (a) The driveway is kept as narrow as possible;
   (b) The project includes roof treatments to reduce visual impact by flat-roof construction and partially green roof;
   (c) The project includes utilization of an earthen berm to screen the southern portion of the replacement main dwelling;
   (d) A condition of approval for Construction Management Plan (Condition No. 5) requires control of material stockpiling and trash during construction. Downlit, minimal exterior lighting is proposed. Due to the quantity of glass on the residence, the LUAC expressed concern both regarding glare and nighttime lanterning from lights in the residence. The applicant is

proposing an anti-glare glass; only clerestory windows that would be obscured by landscaping trees are proposed to face Hwy 1. Condition No. 18 requires an exterior lighting plan and evidence that window and glass treatments ensure no exterior lighting or glare are in view of Hwy 1;

(e) A scenic and conservation easement is required for the undeveloped portions of the parcel to protect scenic resources as well as ESHA and slopes in excess of 30%;

(f) The development application has been modified both in design, height, siting, colors, and addition of 25,075 square feet of coastal scrub restoration to reduce visual impacts (as well as impacts to ESHA);

(g) There is no guesthouse, so criteria "g" is not applicable.

In sum, the replacement single-family residence, new ADU, and related site improvements are consistent with these criteria.

e) Design Control. The proposed structures' exterior will incorporate beige with darker beige stone veneer (similar to Carmel stone) and black window frames and doors. The design is modern and tiered into the slope with a flat, partly green roof. The homes in the Rocky Point area are varied and generally out of the public viewshed. The proposed replacement dwelling and ADU will be constructed with less than significant impacts on the Critical Viewshed. Therefore, the design of the proposed project assures protection of the neighborhood character.

In accordance with CIP section 20.145.030.B.6.d, an exterior lighting plan condition has been applied, which will require that exterior lighting be shielded to ensure the light source is not visible. The applicant is proposing an anti-glare glass; only clerestory windows that would be obscured by landscaping trees are proposed to face Hwy 1. Staff shall review the construction plans to enforce that offsite glare is not produced by the project (Condition No. 18). Therefore, strict adherence to dark skies regulations, protection and replacement of trees limited to within the existing stand's area, restriction of structural heights and placement, and restoration of disturbed coastal scrub, the proposed project assures protection of the public viewshed.

f) Landscaping. Condition No. 11 is applied which will require the applicant to prepare a final landscaping plan that correlates to the Restoration Plan, follows Fire Fuel Management guidelines, and maintain it in perpetuity. Specific language has been included in this condition that requires that any landscaping within view from Hwy 1 be low-profile plants that would not block ocean views.

g) Scenic Easement. CIP section 20.145.030.B.6.e. requires that as a condition of approval for properties in the critical viewshed, that the owner grant a scenic easement to the County over undeveloped portions of the parcel. Condition No. 14 is applied to implement this regulation. The exact areas subject to the easement would be reviewed and approved by HCD-Planning, and then the easement will be taken to the Board of Supervisors for review and acceptance. BSC LUP Policy 3.3.2.3 requires conservation and scenic easements

(CSE) be conveyed over environmentally sensitive habitat areas, as well, so the easement would include sensitive habitat areas regardless of their visibility in the Critical Viewshed. The CSE Deed shall describe that the easement protects the coastal scrub, coastal bluff, and scenic value areas which often coincides with steeper slopes. An established private trail to the bluff and a stone circle area used for private viewing shall be allowed for continued use within the CSE.

h) The project planner conducted site inspections on March 17, 2022, October 31, 2023, March 27, 2024 and November 12, 2024 to verify that the project on the subject parcel conforms to the policies and regulations listed above.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210348.

3. FINDING: **DEVELOPMENT ON SLOPES** – There is no feasible alternative which would allow development to occur on slopes of less than 30% and, as sited and designed, the project better achieves the goals and policies of the BSC LUP.

EVIDENCE:

a) The project includes approximately 1,676 square feet of structural development on slopes of 30 % or more, which are a blend of natural and man-made slopes. Another 900 square feet of development would be on steep slopes for related site improvements.

b) Title 20 section 20.64.230 prohibits development on slopes in excess of 30% unless a finding can be made that either there is no feasible alternative which would allow development to occur on slopes of less than 30% or the proposed development better achieves the goals, policies and objectives of the County of Monterey Local Coastal Program than other development alternatives.

c) In this case, the development on slopes is unavoidable due to the site restrictions of an encroaching coastal bluff, a grove of Cypress trees between the existing building site and Hwy 1, and because LUP Policies in section 3.2.4 require that replacement structures be less visible than existing structures, the proposed design accomplished that by encroaching on to steeper slopes. Building into the slope better meets the protection of the Hwy 1 viewshed.

d) BSC LUP Policy 3.2.3.A.4 indicates that grading or excavations shall not be allowed to damage or intrude upon the Critical Viewshed, including all alterations of natural landforms. In this case the changes would not alter the natural landform that is within the Critical Viewshed. The slopes that are proposed to be disturbed are hidden from public view and do not contribute to the scenic quality or character of the site or surrounding area.

e) BSC LUP Policy 3.3.2.7 indicates that where structures are permitted on properties with environmentally sensitive habitat areas, structures shall be clustered in the least sensitive habitat areas. In this case, the residence clusters the parking and development away from the bluff and the areas of less disturbed coastal scrub, in conformance with this policy. Highly disturbed coastal scrub will be impacted, but no

protected species shall be directly impacted. To achieve this, the proposed replacement dwelling and ADU are built into the steeper hillside.

f) An erosion control plan would be required prior to issuance of construction permits by Monterey County Code section 16.12.060, which would prevent any erosion related impacts from grading operations, including this sloped portion of the property.

g) The project planner conducted site inspections on March 17, 2022, March 27, 2024 and November 12, 2024 to verify that the project on the subject parcel conforms to the policies and regulations listed above.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210348.

4. FINDING: **TREE REMOVAL** – The siting, location, size and design of the project minimizes tree removal in accordance with BSC LUP policies and CIP section 20.145.060. The removal will not impact the overall health and long-term maintenance of the planted tree stand (Cypress) found on the property.

a) In accordance with the applicable policies of LUP and CIP Section 20.145.060.A, a Coastal Development is required for the removal of the trees and the criteria to grant said permit have been met. This Coastal Development Permit allows the removal of one 27-inch Cypress tree and authorizes the removal of two other trees (34-inch diameter "landmark" and 15-inch diameter) that may not successfully be protected in place.

b) Pursuant to Section 20.145.060.B of the Big Sur Coast CIP, an arborist visited the site and reviewed the project plans in relation to the trees on the site. The arborist reported that onsite trees are almost all planted Monterey cypress, with some non-native ornamental understory present. There is no forest on or surrounding this site. The Cypress grove of 42 trees is in good condition. The two trees required to be removed are in fair health, and the arborist did not recommend replacement. However, the arborist noted that replacement tree planting is planned in the northeast area of the parcel for development screening purposes. The two trees will be impacted by the construction of the ADU's driveway. Relocation of this driveway would continue to impact an equal or greater number of native trees. However, only one of these trees is protected by the BSCLUP due to its diameter being greater than 12 inches (27 inches). Two other trees (34-inch diameter "landmark" and 15-inch diameter) adjacent to the single-family dwelling on the south and west sides are considered likely to fail even with tree protection in place. Should evidence demonstrate to HCD-Planning that these trees cannot be saved or were damaged beyond saving after installation of tree protection measures, this Coastal Development Permit authorizes such removal. In an effort to maintain the screening of the development site, tree replanting at a ratio of at least 1:1 for the smaller tree (less than 24 inches) and 2:1 for the larger trees (greater than 24 inches) is proposed in the draft Landscape Plan along the front

property line. Adherence to this replanting is incorporated in this permit as part of Condition No.11.

c) The project has been designed and sited to minimize the removal of protected trees to the greatest extent possible. The replacement residence is primarily within the footprint of the existing residence and nearby natural clearings. The specific choice of location for the structural development within the parcel avoided proximity to the coastal bluff, avoided impacts to Critical Viewshed, and avoids more removal of protected trees.

d) The project, as proposed, will not significantly reduce the availability of wildlife habitat over the long term, as the site has approximately 40 surrounding Cypress trees, which will be managed for long-term health. To ensure there are no impacts to trees, a standard condition of approval has been applied that requires an arborist to oversee tree and root protections prior to issuance of the demolition permit (Condition No. 9).

e) Staff conducted site inspection on November 12, 2024 to verify that the tree removal is the minimum necessary for the project.

f) The location of the replanting to replace this tree shall be coordinated through the Landscape Plan (Condition No. 16), which includes a Fire-Safe Fuel Management requirement. Therefore, the placement of the tree will not increase fire risk to the development nor degrade the overall health and long-term maintenance of the Cypress stand and other natural communities found on the property.

g) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN210348.

5. FINDING: DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF – The project is consistent with the BSC LUP policies addressing hazardous areas and development in proximity to coastal bluffs, and their implementing regulations in the CIP.

EVIDENCE: a) <u>Geotechnical Report.</u> BSC LUP Policy 3.7.3.A.9 and 3.7.3.A.11 require preparation of geological and geotechnical reports for development in proximity to a coastal bluff, and in areas of known or suspected geologic hazards, to assess geologic hazards and provide recommendations to address them. A geological report was prepared (Gregory Easton, October 2, 2023 with update memo dated May 8, 2025, HCD-Planning Library Document No. LIB220371), and a geotechnical report was also prepared (Yvette Wilson and John Buringa, October 28, 2022 with addendum by Yvette Wilson dated May 8, 2025, HCD-Planning Library Document No. LIB220372). The project geologist defined the location as a granitic knoll, which is eroding slower than the mean retreat of bluff faces near the site (See Finding 5, evidence “e” for details).

The geological report discussed hazards related to faults, landslide, bluff erosion and calculated a 100-year setback for the proposed development. The geotechnical report states that there are no significant geotechnical or geologic hazards at the site which would prohibit the proposed development, provided the recommendations presented in it

are followed in development of project plans and specifications. These include the need for the geotechnician to be onsite during removal of the existing septic system, and all new footings for structures be founded on the dense quartz diorite for the main dwelling. Such recommendations will be incorporated into the final construction plans in accordance with Title 16 section 16.08.110.

b) Notice of Report. CIP section 20.145.080.A.2.a. requires that the recommendations of geological and geotechnical reports be incorporated into the project design where there are hazards. To ensure that both the geologist and geotechnical engineers' recommendations are adhered to, Condition No. 20, Notice of Report is applied. This will require the applicant to record a notice on the property stating that all development will be in accordance with the recommendations of the geological and geotechnical reports.

c) Faults. The geologic report described the property as within the San Gregorio-Hosgri fault zone because the main trace of the San Gregorio fault passes offshore west of the site, and several related potentially active faults are mapped 1,000 feet or more feet from the parcel. One geologist had depicted an inferred fault transecting the property west of the existing residence and parallel to the bluff, but the geologist found that it is considered inactive and saw no evidence for active faulting on the parcel.

d) Earthquakes and Landslides. The geologic report described that seismic shaking is anticipated to be strong during the next major earthquake along local fault systems. The report concluded that construction design must be maximally prepared for seismic shaking.

   The geologic report noted that fractured quartz diorite that is found in the area may be prone to landsliding where "dipping joints or shears underlie the slope" and found no evidence of landsliding at the subject site, noting that new large scale landslides are not anticipated. However, the geologic report found that shallow landsliding has the potential to affect improvements situated too close to the steep bluff-face at the site is high.

e) Bluff Recession. The geological report described that coastal bluff recession hazards along this bluff edge are slower than other bluff sites due to the granitic knoll on the subject site. The report stated that erosion at this site in the 2010-2016 period was a mean rate of one-third of a foot per decade on similar sites, but on this site, it was comparatively none. However, the report found that bluff retreat has the potential to impact improvements situated too close to the steep bluff-face. As part of the geologic analysis, the author projected collected subsurface data onto cross sections of the bluff to analyze the morphology and configuration of the slopes. The geologist assumed the bluff-face above the degraded shore platform will retreat 10 feet over the next 100 years. Therefore, the report concluded that the development may proceed if it is set back at a line representing a 100 year worst case location of the coastal bluff.

f) Coastal Hazards Deed Restriction. BSC LUP Policy 3.7.2.4 requires that in locations determined to have significant hazards, development

permits include a special condition requiring the owner to record a deed restriction describing the nature of the hazard and long-term maintenance requirements, and BSC LUP Policy 3.9.1.1 requires that bluff top setbacks be adequate to avoid the need for sea walls during developments lifetime. In this case, the property areas seaward of the 100-year bluff setback (land and non-habitable accessory site improvements) are subject to bluff erosion. However, the proposed residence and ADU are sited adequately from the projected bluff erosion. Therefore, Condition No. 15 is applied, which requires the applicant to record a deed restriction identifying that the site is subject to coastal hazards, assuming the risks of such development, waiving liability, indemnifying the Coastal Commission and County of Monterey for any damages due to coastal hazards, and prohibiting coastal armoring.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210348.

6. FINDING: **DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA) –** The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE: a) In accordance with CIP section 20.145.040.A, a biological report (Pat Regan, March 24, 2025, HCD-Planning Library Document No. LIB240077) was prepared. The report reviewed the site's biotic conditions and the potential for the project to impact environmentally sensitive habitats or sensitive species. The report stated that there is a prevalence of non-native plants on the inland side and around the existing dwelling, while degraded coastal scrub communities exist on vegetated areas of the property. There are also Cypress and a few ornamental trees planted as part of the landscaping.

b) CIP section 20.145.020 defines environmentally sensitive habitat areas (ESHA) as locations where plant or animal life or their habitats are particularly valuable because of their special nature or role in an ecosystem. Examples of ESHA include habitat for rare and endangered species. Seacliff buckwheat, when found in dense strands of coastal sage and bluff scrub, is habitat to the federally endangered Smith's Blue Butterfly. The biologist did not encounter dense stands of this buckwheat, but instead found occasional individuals interspersed with other common native and nonnative scrub plants. Growing as such, he did not consider the property to have Smith's Blue Butterfly habitat. A few patches of coastal scrub are within 100 feet of the project, containing Blue dips, Fremont's lily, Fairy lantern, Coast morning glory, Golden yarrow, California goldenrod, Poison oak, California blackberry, Wood mint, California sand aster, leafy bentgrass, silver bush lupine, etc. The biologist and California Coastal Commission biologist agree that the property's coastal scrub habitat is ESHA. Development within 100 feet of ESHA is non-exempt development requiring a Coastal Development Permit.

c) The biological report stated that grading and construction impacts necessary to build the south wing of the main dwelling will permanently impact approximately 20 individual plants of *Lomatium parvifolium*, a California Rare Plant Rank (CRPR) list 4.2 species. However, once full staking and flagging was in place for the south wing, the biologist revisited the site and determined, with a California Coastal Commission biologist present, that the *Lomatium parvifolium* individuals would be outside the footprint of the proposed structure. There were no other CRPR ranked plants in the construction zone. Therefore, the project will not directly impact ESHA.

d) BSC LUP Policy 3.3.3.A.10 states, "County encourages residents and public agencies to undertake restoration of Big Sur's natural environment by removal of exotic plants such as Scotch and French Broom, Eucalyptus, Kikiyu grass, Vinca, Pampas grass, Gorse, and other non-native invasive species providing such removal does not increase potential erosion problems." Within the landscaping area and interface with the undeveloped portions of the site, the biologist identified several invasive plant species, most of which appear to have been planted in the landscape including nonnative succulents like Aloe and Delosperma, Cotyledon, Crassula and Carpobrotus, as well as Pride of Madeira and Norfolk Island Pine. The project includes the removal of the non-native plants and restoration of coastal scrub on an area of approximately 25,076 square feet.

e) BSC LUP Policy 3.3.2.9 requires the use of native landscaping species in proposed landscaping. Condition No. 16, requiring a landscaping plan, has been applied. The applicant shall prepare a final landscaping plan with appropriate native planting materials compatible with the surrounding habitats and accurate tree removal counts. This will ensure consistency with BSC LUP Policy 3.3.2.9, as well as BSC LUP policy 3.3.2.7, that land uses adjacent to ESHA be compatible with the long-term maintenance of these resources, including incorporating all site planning and design features needed to prevent significant habitat impacts.

f) BSC LUP Policy 3.3.2.3 requires permanent conservation of ESHA when new development is proposed on parcels containing such habitats. While the dwelling on the property is an existing development, the project includes demolition and construction of a larger dwelling and an ADU; therefore, this policy is applicable to the project. Condition No. 14 is applied, which will require that the portions of the parcel that are existing vegetated areas in which the development would be located in the critical viewshed be put into permanent conservation. The area in question is partially ESHA; therefore, a qualified biologist shall review the easement area to verify that the area includes all ESHA is contained in the CSE. An established private trail to the bluff and a stone circle area used for private viewing crosses the area to be restored. The established trail to the bluff and stone seating circle shall be allowed for continued use within the CSE but shall not be improved with manmade surfaces such as decomposed gravel or boardwalk.

g) The project planner conducted site inspections on March 17, 2022, March 27, 2024 and November 12, 2024 to ensure that the project on the subject parcel conforms to the policies and regulations listed above.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210348.

7. 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, EHB, and CalFire. 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 the need to analyze site suitability and potential impacts to coastal hazards, historic, archaeological, biotic, and forest resources. The following reports have been prepared to address these issues:

- "Krimson Coast Holdings Residence Forest Management Plan" (LIB220369) prepared by Frank Ono, Ono Consulting, Pacific Grove, CA, October 11, 2022 and up dated February 11, 2025.
- "Biological Assessment of 36240 Highway One, Big Sur CA" (LIB240077) prepared by Patrick Regan, Regan Biological & Horticultural Consulting, Carmel Valley, CA, March 24, 2025.
- Geologic Investigation, Krimson Coast Holdings, LLC" (LIB220371) prepared by Gregory Easton, Easton Geology, Inc., Santa Cruz, CA, October 28, 2022 and addenda dated May 8, 2025.
- "Geotechnical Investigation and Coastal Hazard Investigation" (LIB220372) prepared by Yvette Wilson and John Buringa, Rocksolid Engineering, Inc., Watsonville, CA, October 28, 2022 with addendum May 8, 2025.
- "Historic Survey for the residential property located at 36240 Highway 1" (LIB220373) prepared by Anthony Kirk, Santa Barbara, CA, September 16, 2022.
- "Phase I Preliminary Archaeological Assessment in Support of the 36240 Highway 1 Project, Big Sur Monterey County, California (APN 243-251-011-000" (LIB220370) prepared by Susan Morley and Brenna Wheelis, Achasta Archaeological Services, Marina, CA, August 2022.

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

c) The property contains an existing single-family residence and associated site improvements on a property zoned to allow such uses. The proposed project consists of the demolition of the existing house

and replacement with a new house, and the construction of a detached ADU. As the proposed alterations would not substantially change the existing use of the subject property, and the project is designed to meet a 100-year coastal bluff setback recommended by the geologist, the site is suitable for the proposed development. See Finding No. 5 and supporting evidence.

d) Staff conducted site inspections on March 17, 2022, March 27, 2024 and November 12, 2024 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210348.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, EHB, and CalFire. 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 will be provided. The property is served by the Garapata Creek water system. Although there is a moratorium on new connections to this system, CalAm provided a “can and will serve” letter that attests that the current connection to the system is within the allowed connection limit. Evidence was provided as part of the application that demonstrates the increase to existing water use with the project (0.247 acre-feet per year, or AFY) will not cause the legal limit of 35 AFY of the Garrapata Creek water system to be reached. The construction permit plans shall be reviewed by HCD-Planning to ensure the fixture count matches what is proposed and that irrigation is the minimum necessary to start native vegetation for landscaping.

c) The site is able to support an existing onsite wastewater treatment system (OWTS) that would meet County codes. The existing OWTS will be removed, and a replacement Advanced OWTS will be installed. EHB applied Condition No. 12, which states that an adequate area exists for an OWTS and that the plans attached to this resolution meet County codes, but that other alternative locations may be explored to better maximize leach field development on areas already disturbed. The currently proposed OWTS is sufficient, and the area is part of the measured impacted area for development evaluation that is part of the findings of this permit resolution. However, Condition No. 12 encourages the applicant/owner to resubmit the OWTS design prior to construction permits so that EHB and HCD staff can review it for both adherence with Chapter 15.20 and best management practices for development within 100 feet of ESHA.

d) The project is consistent with the BSC LUP policies regarding development in hazardous areas and near coastal bluffs and their implementing regulations in the CIP, as detailed in Finding No 5, Development within 50 Feet of a Bluff, and Finding No. 8, Health and Safety.
e) Staff conducted site inspections on March 17, 2022, March 27, 2024 and November 12, 2024 to verify that the site is suitable for this use.
f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210348.

9. 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 found there was a complaint of a short term rental reported June 5, 2025. The inspector found the project's address listed on several vacation rental websites, but did not find that the rentals were available to rent on any date. The inspector received an email from the owner that indicated that they had requested that those vacation rental webpages be taken down. The owner also stated in writing that they do not intend to use the property as a short term rental. The code violation inquiry (25CE00293) was closed on November 18, 2025 due to this testimony and a lack of evidence of active renting. Staff is not aware of any active violations existing on subject property.
b) Staff conducted a site inspection on March 17, 2022, March 27, 2024 and November 12, 2024 and researched County records to assess if any violation exists on the subject property.
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210348.

10. 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) The project qualifies for Class 1, 3 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 5301, 15303 and 15033, as detailed in evidences "b" through "d", and none of the exceptions from CEQA Guidelines 15300.2 apply to the project as detailed in evidences "e" through "k".
b) CEQA Guidelines section 15302, Replacement or Reconstruction of Existing Facilities, exempts the replacement of single family dwellings (SFDs) where additional impacts associated with the replacement are negligible. The project replaces a residence in approximately the same location with impacts to ESHA, viewshed, slopes that are fully mitigated through adherence to the regulatory environment of Title 16, Title 18, Title 20, and the BSC LUP. The primary use of the site will remain the same after the project, and therefore this Class 2 exemption is applicable.

c) CEQA Guidelines section 15303, New Construction or Conversion of Small Structures, exempts construction of new, small structures such as an ADU in a residential zone. The site is zoned Rural Density Residential. The primary use of the site will remain the same after the project, and the overall site coverage (inclusive of the residence, garage, and ADU) would increase by 4,257 feet from 3,335 square feet to 7,592 square feet. This represents an expansion of the primary use, but the use is clustered and consistent with the intent of the Class 3 exemption.

d) CEQA Guidelines section 15333, Small Habitat Restoration Projects, exempts projects not to exceed 5 acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife. The proposed project includes revegetation of a disturbed area of 25,076 square feet (0.57 acres) with native plant species.

e) Class 2 and Class 33 categorical exemptions apply regardless of their location, but Class 3 categorical exemption apply in relation to the location, discussed in CEQA section 15300.2. The project is located in an area where residential use is primary pursuant to the designated land use and zoning code. The project consists of demolition of an existing single-family dwelling, replacement with a new, larger and more safely located single family dwelling, construction of an ADU of a size that is exempt pursuant to State Government Code Section 66314, associated site improvements. The proposed land use is not being altered and there is a controlled and clustered expansion of existing use. The restoration and establishment of a Coastal Bluff Hazard Deed Restriction as well as a CSE Deed ensures the clustering of development shall be maintained.

f) The site of construction is not within an environmental resource of hazardous or critical concern that has been designated by a local, state, or federal agency and precisely mapped and there are no potentially significant impacts associated with the project, therefore the project would not cause or contribute to a cumulative environmental impact.

g) There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility for a potentially significant environmental effect.

h) The project is in view of Highway 1, a designated state Scenic Highway. However, as detailed in Finding Nos. 2 and 11, the project would not adversely affect scenic resources in view of the scenic highway.

i) The project is not located on a hazardous waste site included on any list compiled by Section 65962.5 of the Government Code.

j) A phase I historical report (Anthony Kirk, September 16, 2022, HCD-Planning Library Doc. No. LIB220373) was prepared for the project which assess the existing structures and determined that the existing residence was not a historical resource. Therefore, the project would, not impact any historical resources.

k) No adverse environmental effects were identified during staff review of the development application during site visits on March 17, 2022, October 31, 2023, March 27, 2024 and November 12, 2024.

l) See supporting Finding Nos. 1, 2, 3, 4, 5, and 6. The application, project plans, and related support materials submitted by the project

applicant to Monterey County HCD-Planning are found in Project File PLN210348.

11. FINDING: **ACCESSORY DWELLING UNIT–** The project meets the established regulations and standards for Accessory Dwelling Units as identified in Title 20 section 20.64.030.

EVIDENCE:

a) In accordance with the Title 20 section 20.64.030.A, a Coastal Development Permit is required for the construction of an Accessory Dwelling Unit (ADU) and the criteria to grant said permit have been met. At 800 square feet, the proposed ADU meets the maximum 1,200 square foot floor area standard set in MCC section 20.64.030 and the State's current guidance. This would be the only ADU on the lot, the lot is 2.6 acres in size, onsite parking for at least two cars is provided, and zoning and development standards are met, as described below in evidences "c" through "g".

b) The ADU is designed in a manner that is visually consistent and compatible with the principal dwelling. Both are consistent with the neighborhood. See also Finding 2, Critical Viewshed and Design.

c) Setbacks – Accessory Structures. The minimum setbacks for habitable accessory structures in Title 20 section 20.16.060.C are 50 feet (front), and 6 feet (sides and rear). The proposed ADU front setback is 63 feet 3 inches, its closest side setback is 23 feet 2 inches (east side), and its rear setback is greater than the main dwelling, approximately 25 feet more than the 100 year setback from bluff. Therefore, the ADU complies with the minimum setback requirements.

d) The proposed height of the ADU is 6 feet above average natural grade, which meets the required height limitation pursuant to Title 20 section 20.16.060.C

e) Pursuant to Title 20 section 20.64.030.E.4, ADUs are subject to the build out limitations established by each LUP. The BSC LUP limit for ADUs is 50 and includes all caretaker units. The current number of these units is 29. Therefore, with this added ADU, the current total is 30 and the project will not exceed the BSC LUP threshold.

f) As designed and conditioned, the ADU meets the required site development standards for resource protection as defined in Title 20 20.64.030.E.11. The ADU is sited near ESHA but does not remove ESHA. The ADU height and location were modified during application review to ensure it will not cause a substantial adverse impact on visual resources or be in the Critical Viewshed. The ADU siting is near the main dwelling, sharing the same driveway, and tucked behind Cypress trees which shall, through condition of approval for replanting of trees after two removals in that area, continue to screen the residential development. The Garrapata water system has a moratorium on new connections, and no new connections shall be made with this project. The ADU would be constructed on slopes, including slopes that exceed 30%. However, the criteria to grant the required Coastal Development Permit have been met in this case. See Finding No. 3.

g) As part of the application review by County of Monterey Environmental Health Bureau – Land Use (EHB), County staff investigated both

potable water supply and sewage disposal are suitable to serve the ADU. EHB made the determination that the property will have adequate potable water from the existing connection to the Garrapata water system, and wastewater will be able to be served by an OWTS.

h) The LUAC review, while recommending the project with changes proposed, included one Committee member's comment about the importance of restricting Short Term Rental (STR) of the ADU. The applicant confirmed that the purpose of the ADU is for family visits and there is no plan for STR use. The rental of the ADU is regulated by MCC section 21.64.280.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN210348.

12. 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 BSC LUP Chapter 6 guidance, and does not interfere with 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 20.145.150 of the CIP can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. BSC LUP Chapter 6 does not describe the subject property as within an area in private ownership with existing public use.

c) The subject property is described as Priority 3, “other areas suitable for access” in Figure 2 of the BSC LUP. The plan describes these areas as “attractive destinations where safety hazards or resource conflicts can be mitigated, and with the potential for improved parking.” It is also shown in a potential corridor for a public trail in Figure 3 of the Bug Sur Land Use Plan, Trails Plan.

d) In relation to the Coastal Development Permits of this entitlement, Title 20 section 20.70.050.B.4.c states that for single-family development on an existing lot, no access shall be required if no substantial adverse impact can be demonstrated, either individually or cumulatively, on historic access, public trust, or the recreational value of, accessibility to, use of, or safety of public beaches, trails, recreation areas, or recreation support areas; or, the shoreline, by affecting either processes of sources of sand necessary to maintain public beaches or tidelands, or by siting in a manner that would necessitate a shoreline protective device or other public maintenance of the area; then access shall not be required. The project is a demolition/rebuild of an existing single-family residence with no public access present; therefore, it would not impact any historic or public trust access, the recreational value or accessibility of any recreational areas. The project would also not impact the shoreline, as the proposed residence shall be sited behind a 100-year setback from the bluff, and Condition No. 15 requires a deed restriction that would prohibit armoring of the site.

e) Public Access Policy 6.1.4.4 states that visual access should be protected for long term public use. The project would not impact visual access. None of the structures proposed would block existing ocean views. As discussed in Finding No. 2, the colors and materials of the structures are natural, include low heights, and structures are predominantly blocked from view by existing and additional trees and earthen berm. Exterior lighting shall be controlled by application of Condition No. 18. Therefore, the project is visually unobtrusive and shall not detract from the public's viewing experience of the shoreline or ocean.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210348.

12. 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. Title 20 section 20.86.030 of the County Monterey Zoning Ordinance allows an appeal to 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. This project is appealable to the California Coastal Commission pursuant to Title 20 sections 20.86.080.A.1 and 20.86.080.A.3, as it includes development between the see and the first public road paralleling the sea (Highway 1) and involves development that is permitted in the zoning district as a conditional use. The project includes development on slopes in excess of 30%, development within the Critical Viewshed, native tree removal, and development within 100 feet of environmentally sensitive habitat areas which are non-exempt development requiring Coastal Development Permits and considered conditionally allowable regardless of the property’s underlying zoning designation.

DECISION

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

1) Finding that the project qualifies for Class 2, 3, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15302, 15303, and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply; and
2) Approve a Combined Development Permit consisting of:
    a. A Coastal Administrative Permit and Design Approval to allow:
        i. demolition an existing 2,860 square foot single family dwelling,
        ii. construction of a 6,556 square foot two-story four-bedroom single family dwelling inclusive of an attached 775 square foot garage and 1,498 square foot basement;
        iii. construction of a 800 square foot two-bedroom Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet in attached stairs, landing, deck, and jacuzzi;
        iv. associated site improvements including approximately 3440 cubic yards of cut and 120 cubic yards of fill and restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub plants); and
    b. A Coastal Development Permit to allow development in the Critical Viewshed;
    c. A Coastal Development Permit to allow approximately 2,090 square feet development on slopes in excess of 30%;
    d. A Coastal Development Permit to allow removal of up to three Cypress trees;
    e. A Coastal Development Permit to allow development within 50 feet of a coastal bluff;
    f. A Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (coastal scrub); and
    g. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

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 10th day of December, 2025, upon motion of Commissioner _____ , seconded by Commissioner _____ , by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO

THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

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

NOTES

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

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

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from 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

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County of Monterey HCD Planning

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

PLN210348

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN210348) allows (a) demolition an existing 2,860 square foot single family dwelling, (b) construction of a 6,556 square foot two-story single family dwelling, inclusive of an attached 775 square foot garage and 1,498 square foot basement; (c) construction of an 800 square foot Accessory Dwelling Unit with an attached 333 square foot mechanical/storage room and approximately 880 square feet of attached stairs, landing, deck, and jacuzzi; and (d) associated site improvements, including approximately 3,440 cubic yards of cut and 120 cubic yards of fill and restoration of approximately 25,075 square feet of disturbed areas with native coastal scrub plants.
Project requires removal of up to three Cypress trees, development within 50 feet of a coastal bluff, approximately 2,090 sf structural development on slopes greater than 30%, and development within 750 feet of archaeological resources; and 100 feet of Environmentally Sensitive Habitat Area. The property is located at 36240 & 36242 Highway 1 Big Sur, California (Assessor's Parcel Number 243-251-011-000), Big Sur Coast 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 HCD Chief of 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 Planning Commission for Assessor's Parcel Number 243-151-011-000 on December 10, 2025. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD - Planning."

Proof of recordation of this notice shall be furnished to the HCD Chief of 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 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. County of Monterey 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 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. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
- Types of construction vehicles and number of trucks and/or vehicle trips/day.
- Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
- Hours of operation.
- Project scheduling (dates) and duration of construction.
- Map illustrating:
- Location of project (vicinity map).
- Proposed route for hauling material.
- Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
- Location of stockpiles and parking for construction vehicles.
- Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

- Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
- Include a parking plan that includes measures to reduce the visual impacts seen by Highway 1 travelers and the surrounding communities during the construction.
- Include measures that shall be taken to prevent construction vehicles from queuing on Highway 1 at any time during the construction.
- Prohibit blocking of access roads.
- Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of driveways or access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
- Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
- Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
- If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
- The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
- Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the

person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

- The job site must remain free of all forms of trash at all times of the day and night. All trash and/or construction debris shall be bagged and hauled away daily, or completely secured.
- No debris, soil, silt, sand, oil, petroleum products, cement, concrete, or washings thereof shall be allowed to enter into, or be placed where they may be washed by rainfall or runoff, onto the adjacent bluff or into the Pacific Ocean.
- Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP. (HCD - Planning)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

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

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

7. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

8. 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.

9. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay 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.
(HCD - Planning)

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 inspection activities as required by the Air District.

11. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio recommended by arborist: 2:1 for 27" landmark Cypress tree, with additional new Cypress trees as shown in the draft Landscape Plan. Replacement tree(s) shall be 24-inch box trees to minimize temporary impacts to the Critical Viewshed and shall be located within the same general location as the tree being removed.

It is possible that two other Cypress trees may be impacted at the roots such that they would require replacement (34 inch diameter and 15 inch diameter). The two trees are immediately adjacent to the south and west structural development and are proposed for tree protection. The owner/applicant shall provide protection, and an arborist shall be present during root cutting to ensure the best possible chance for survival. If one or both of these additional trees fail, they shall not require an additional Coastal Development Permit for removal but shall be replaced in 2:1 ratio for the 34 inch diameter tree and 1:1 ratio for the smaller tree. Replacement tree(s) for these trees that may not survive shall be with normal sized saplings, as there is no anticipated impact to the Critical Viewshed if they fail. The replanted trees shall be located within the same general location.
The final tree impact and replacement ratios and sizes shall be confirmed by HCD-Planning prior to final inspection of the subsequent building permits.(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.

12. EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board, and Monterey County Local Agency Management Program (LAMP). Furthermore, the OWTS design shall be sited in areas of previous habitat disturbance to the maximum extent. Location shall be subject to EHB and HCD-Planning review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit an OWTS application and design plans for review and approval by the EHB and HCD-Planning. Applicant shall obtain a permit to install the OWTS from EHB.

13. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

14. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where all ESHA, including areas proposed for restoration by the PLN210348, undeveloped slopes in excess of 30%, and portions of the property within the critical viewshed exist. The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: A qualified biologist shall review the easement area to verify that the area includes all ESHA, including areas proposed for restoration by the PLN210348 project. The Owner/Applicant shall install flagging on the perimeter of the easement area so HCD staff can verify it includes the portions of the property within the critical viewshed. The Owner/Applicant shall contact the project planner to schedule a site visit once the flagging is in place and plat/legal descriptions are submitted for review.

Prior to the issuance or grading or building permits, the Owner/Applicant shall submit the scenic easement deed and corresponding map showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, and biologist's verification letter to the HCD-Planning Department for review and approval.

Prior to the issuance or grading or building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to HCD- Planning for review and approval.

Prior to the commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD - Planning.

15. PDSP002: COASTAL HAZARDS DEED RESTRICTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In accordance with Big Sur Coast Land Use Plan Hazards Policy 3.7.2.4, the owner shall record a deed restriction on the property describing the nature of the property's hazards (Coastal Hazards, including but not limited to waves, storms, flooding, landslide, shoreline retreat, erosion, and earth movement, many of which will worsen with future sea level rise) and long-term maintenance requirements. This deed restriction shall also ensure consistency with Policy 3.9.1.1, that bluff top setbacks for development be adequate to avoid the need for sea walls during development's economic lifespan. The deed restriction shall refer to Geological Report prepared for this site by Easton Geology, Inc. (Oct 28, 2022, HCD-Planning Library Doc. No. LIB220371) and include the following sections:
Assumed Risks. To assume all risks to the Permittee and the properties that are the subject of this permit of injury and damage from such hazards in connection with this permitted development.
Liability Waiver. To unconditionally waive any claim of damage or liability against the California Coastal Commission & the County of Monterey, and their officers, agents, and employees for injury or damage from such hazards.
Indemnification. To indemnify and hold harmless the California Coastal Commission & the County of Monterey, and their officers, agents, and employees with respect to the County's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards. This indemnification obligation is imposed by Condition No. 19. Property owner understands and agrees that both indemnification obligations shall be memorialized in the indemnification agreement.

Permittee Responsible. That any adverse effects to property caused by the permitted project shall be fully the responsibility of the Permittee.

Shoreline Armoring Prohibited. That no shoreline armoring shall ever be constructed to protect the development approved pursuant to this CDP, including in the event that the development is threatened with damage or destruction from coastal hazards in the future.

Waiver of Rights to Construct Armoring. The Permittee hereby waives, on behalf of itself and all successors and assigns, any rights to construct such armoring that may exist under applicable law."
(HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, owner/applicant shall record a coastal hazards deed restriction, and provide HCD-Planning with evidence that it has been recorded. Such evidence shall be in the form of a copy of the recorded document with the recorders seal.

16. PDSP001: FINAL RESTORATION PLAN/LANDSCAPING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

The parcel includes some intact areas of coastal scrub and areas of highly disturbed coastal scrub of various sub-communities, as indicated in the project Biological Report (Pat Regan, revision dated March 24, 2025, HCD-Planning Library Document No. LIB240077). Development is anticipated to directly impact the highly disturbed coastal scrub areas (a portion of the approx. 11,116 sq. ft. of new development area). The project includes a proposed Restoration Plan which was reviewed as part of the decision on Planning Commission Reso. No. ---.

The draft Restoration Plan was found acceptable in concept, as it will restore approx. 25,076 sq. ft. of the parcel to native coastal scrub consistent with the existing habitat on the parcel, a ratio of 1:2.5 impact to restoration. A draft Landscape Plan was submitted prior to the project hearing which includes habitat protection fencing which was found acceptable but other elements of the plan require update to match the Restoration Plan. Therefore, Applicant/Owner shall cause a final Restoration Plan and integrated Landscape Plan to be prepared.

LUP Policy 3.3.2.4 requires the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) associated with development within environmentally sensitive habitats to be limited to that needed for the structural improvements themselves. To comply with this policy, during project review, a design for habitat fencing was proposed by the project Biologist, reviewed by HCD-Planning and California Coastal Commission staff, and found sufficient to protect the indigenous vegetation. The proposed habitat fencing shown in the plans attached to Planning Commission Resolution No. ---- shall be installed as designed, with the habitat area and coastal bluff areas on the outside of development. The project biologist shall oversee the installation of the protective fencing. The protective fencing shall be in place prior to the Preconstruction Meeting (Cond. No. 13) and prior to issuance of construction permits. Photographic evidence of the installed fencing shall be submitted to HCD-Planning prior to demolition permit issuance. Throughout all phases of demolition and construction, the contractor shall maintain, and improve as necessary, the fencing in the same location. Prior to final inspection of grading and/or construction permits from Building Services, the Applicant/Owner shall demonstrate to HCD-Planning that the protective fencing remained intact.

The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. Any landscaping on the saddle below the development shall be low-profile plants that would not block ocean views. New trees shall not block ocean views from Highway 1 or the turnouts from which the parcel is visible.

The landscaping plan shall include current Fire Fuel Management requirements and shall comply with County's Fuel Management Plan design standards.

The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. The Restoration Plan/Landscape Plan shall be reviewed by HCD-Planning for approval prior to issuance of construction permits. There shall be three years of monitoring.

(HCD-Planning)

Compliance or Monitoring Action to be Performed:

Prior to issuance of construction permits submit restoration and landscape plans to HCD-Planning for review and approval.

Prior to construction final, submit photographic evidence and restoration professional's written report that the restoration plan is underway in full compliance with the final Restoration Plan. Also prior to final, submit photographic evidence of all landscaped areas. If required, Applicant/Owner shall schedule a site inspection by staff at HCD-Planning.

All landscaped areas and fences shall be continuously maintained; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

17. 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.

18. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. Glass proposed in the design, if left untreated, may also produce glare. Therefore, windows and glass shall be effectively glazed or treated with anti-glare treatments.
The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture and all glass treatments. 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 and type/treatment of windows and glass 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 and windows/glass specifications to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting, windows and glass have been installed according to the approved plan and specifications.

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

19. 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.

20. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A geological report was prepared for the PLN210348 project by Gregory Easton on October 2, 2023 with update memo dated May 8, 2025, and they are on file in HCD-Planning Library as Document No. LIB220371).
A geotechnical report was prepared for the PLN210348 project by Yvette Wilson and John Buringa on October 28, 2022 with addendum by Yvette Wilson dated May 8, 2025, and they are on file in HCD-Planning Library as Document No. LIB220372. All development shall be in accordance with these reports."
(HCD - Planning)

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

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

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NAIK-DESAI RESIDENCE

36240 & 36242 Highway 1
Carmel, California 93923

PROJECT DESCRIPTION

DEMOLITION OF EXISTING SINGLE FAMILY DWELLING. CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 4 FULL BATHS, 1 HALF BATH & ATTACHED 4 CAR GARAGE, CONSISTING OF 4,333 S.F. LIVING SPACE, 775 S.F. GARAGE & 1,498 BASEMENT GARAGE / MECHANICAL. CONSTRUCTION OF NEW DETACHED SINGLE STORY 798 S.F. ADU.

PROJECT ADDRESS: 36240 & 36242 CA-1, CARMEL, CA 93940

ASSESSOR'S PARCEL NUMBER: 243-251-011-000

EXISTING DATA

FAR	2,861 S.F.	= 2.3 %
BUILDING SITE COVERAGE	3,335 S.F.	= 2.6 %

MAIN RESIDENCE:	ALLOWED	EXISTING
FRONT SETBACK:	30.0'	46'-9"
REAR SETBACK:	20.0'	N/A
NORTH SIDE SETBACK:	20.0'	185'-9"
EAST SIDE SETBACK:	20.0'	37'-9"
SOUTH SIDE SETBACK:	20.0'	185'-3"

UTILITIES

1. WATER: CAL-AM
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: PRIVATE SEPTIC SYSTEM

TREE REMOVAL

REMOVAL OF (2) CYPRESS TREES (27" & 11" DIAMETER).

REMOVAL OF (1) ORNAMENTAL TREE (16" DIAMETER).

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT DATA

LOT SIZE:	2.9 ACRES (126,324 S.F.)
BUILDING HEIGHT:	ALLOWABLE 14' MAX.
ZONING:	RDR/40-D(14)(CZ)

MAIN RESIDENCE:	ALLOWED	PROPOSED
FRONT SETBACK:	30.0'	50'-3"
REAR SETBACK:	20.0'	N/A
NORTH SIDE SETBACK:	20.0'	163'-6"
EAST SIDE SETBACK:	20.0'	34'-5"
SOUTH SIDE SETBACK:	20.0'	117'-10"
MAX. HEIGHT:	14.0'	9'-6"
DISTANCE BETWEEN STRUCTURES:	10.0'	10'-0"

ADU:		
FRONT SETBACK:	50.0'	63'-3"
REAR SETBACK:	6.0'	N/A
NORTH (SIDE) SETBACK:	6.0'	130'-1"
EAST (SIDE) SETBACK:	6.0'	23'-2"
SOUTH (SIDE) SETBACK:	6.0'	246'-7"
MAX. HEIGHT:	16.0'	6'-0"

PROPOSED MAIN RESIDENCE FLOOR AREA RATIO			
MAIN LEVEL (LIVABLE)		4,333 S.F.	
GARAGE		775 S.F.	
	TOTAL	5,108 S.F.	= 4 %
BASEMENT GARAGE / MECHANICAL		1,498 S.F.	
	TOTAL	6,606 S.F.	= 5.2 %

PROPOSED ADU FLOOR AREA RATIO			
FIRST FLOOR LEVEL (LIVABLE)	TOTAL	798 S.F.	= 0.6 %
MECHANICAL		333 S.F.	
	TOTAL	1,131 S.F.	= 1.0 %

ALLOWABLE BUILDING SITE COVERAGE = 25% = 31,581 S.F.

BUILDING SITE COVERAGE		
MAIN BUILDING SITE COVERAGE	6,461 S.F.	= 5.1 %
ADU BUILDING SITE COVERAGE	1,131 S.F.	= 1.0 %
TOTAL	7,592 S.F.	= 6.1 %

SITE COVERAGE		
MAIN RESIDENCE RETAINING WALLS	278 S.F.	
MAIN RESIDENCE PATIOS	908 S.F.	
MAIN RESIDENCE UTILITY ENCLOSURE	118 S.F.	
MAIN RESIDENCE AUTOCOURT / ENTRY	1,425 S.F.	
MAIN RESIDENCE DRIVEWAY	1,893 S.F.	
MAIN RESIDENCE STAIR	184 S.F.	
	4,801 S.F.	
ADU STAIR & LANDINGS	122 S.F.	
ADU RETAINING WALLS	92 S.F.	
ADU PATIO	664 S.F.	
	878 S.F.	
TOTAL	5,679 S.F.	= 4.5 %

PROJECT TEAM

OWNER:	KRIMSON COAST HOLDINGS RUPA DESAI & DEVANG NAIK 1509 LAURELWOOD CROSSING TERRACE SAN JOSE, CA 95138
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE, MONTEREY, CA 93940 PH: 831-372-0410 CONTACT: CARLA HASHIMOTO
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CIVIL:	L&S ENGINEERING AND SURVEYING 2460 GARDEN ROAD, SUITE G MONTEREY, CA 93940 PH: (831) 655-2723 FAX: (831) 655-3425 CONTACT: MARK STERNER
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ARBORIST:	F.O. CONSULTING 1218 MILES AVENUE PACIFIC GROVE, CA 93450 PH: (831) 373-7086 CONTACT: FRANK ONO
BIOLOGIST	PAT REGAN 8 ALISO ROAD CARMEL VALLEY, CA 93924 PH: (831) 747-7756
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HISTORIC:	ANTHONY KIRK, PH.D 2644 STATE STREET, NO. 22 SANTA BARBARA, CA 93105 PH: (831) 831-2424
LANDSCAPE:	HALL LANDSCAPE DESIGN 582 LIGHTHOUSE AVE, SUITES 3+4 PACIFIC GROVE, CA 93450 PH: (831) 901-0150

SHEET INDEX

ARCHITECTURAL:

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A-1.6	RETAINING WALLS-ADU/GARAGE
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CIVIL:

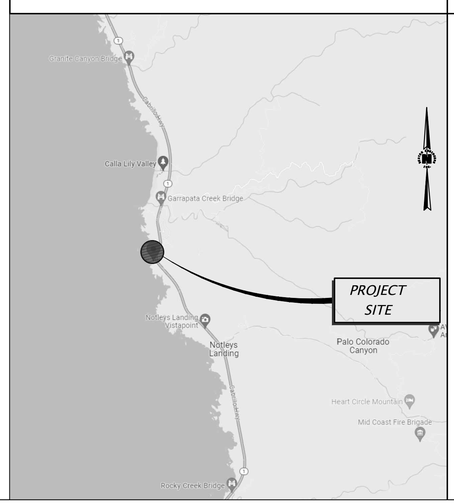
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C5	SITE CROSS SECTIONS
C6	SITE DRAINAGE PLAN
C7	EROSION CONTROL PLAN
C8	CONSTRUCTION MANAGEMENT PLAN

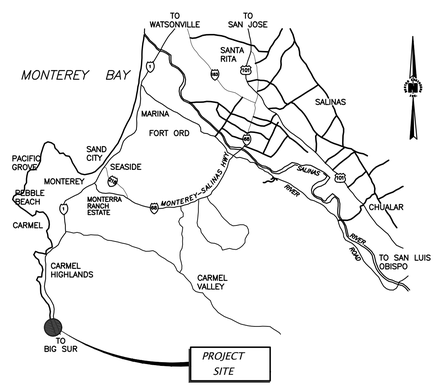
ONSITE WASTE TREATMENT:

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WW2	EXISTING SITE LAYOUT
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REVISION	No.

CONSULTANT:

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COVER SHEET

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE:	11/11/2025
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	21.14

A-0.1

SHEET OF

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156

Map Legend:

Vertical Datum: Assumed.

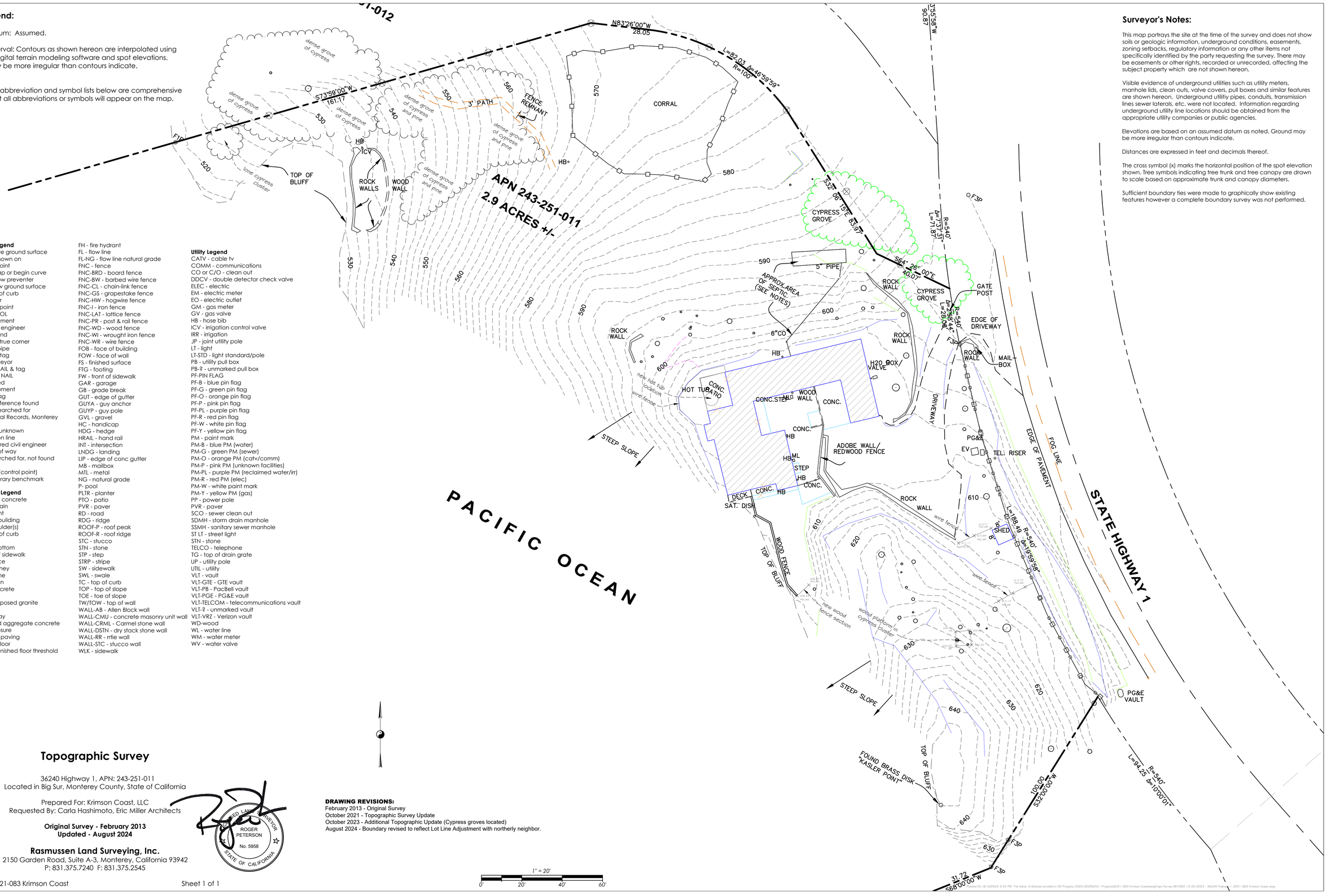
Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend
A.G.S.- above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S.- below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P- pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve



Topographic Survey

36240 Highway 1, APN: 243-251-011
Located in Big Sur, Monterey County, State of California

Prepared For: Krimson Coast, LLC
Requested By: Carla Hashimoto, Eric Miller Architects

Original Survey - February 2013
Updated - August 2024

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

LICENSED LAND SURVEYOR ROGER PETERSON No. 5958 STATE OF CALIFORNIA

DRAWING REVISIONS:
February 2013 - Original Survey
October 2021 - Topographic Survey Update
October 2023 - Additional Topographic Update (Cypress groves located)
August 2024 - Boundary revised to reflect Lot Line Adjustment with northerly neighbor.

1" = 20'
0' 20' 40' 60'

RLS W.O. # 2021-083 Krimson Coast

Sheet 1 of 1

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utilitiy pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.



PROJECT NORTH

N

PROPOSED SITE PLAN

0 16' 32' 64'

SCALE: 1/32" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT

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

Proposed Site Plan

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE: 10/29/2025

SCALE: 1/32" = 1'-0"

DRAWN: HRM

JOB NUMBER: 21.14

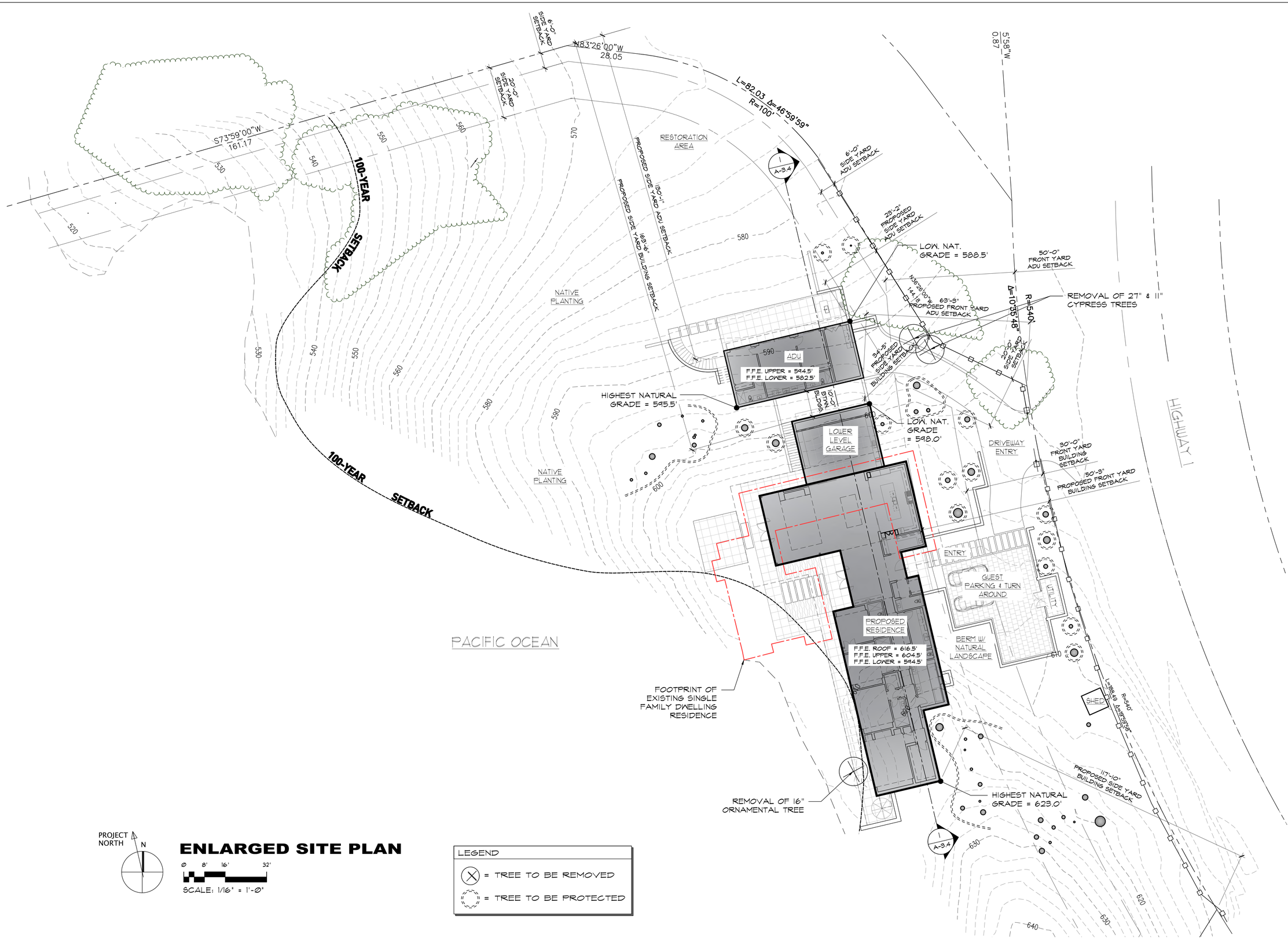
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ENLARGED SITE PLAN

LEGEND

⊗ = TREE TO BE REMOVED

= TREE TO BE PROTECTED

REVISION	No.

CONSULTANT:

ARCHITECT

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Enlarged Site Plan

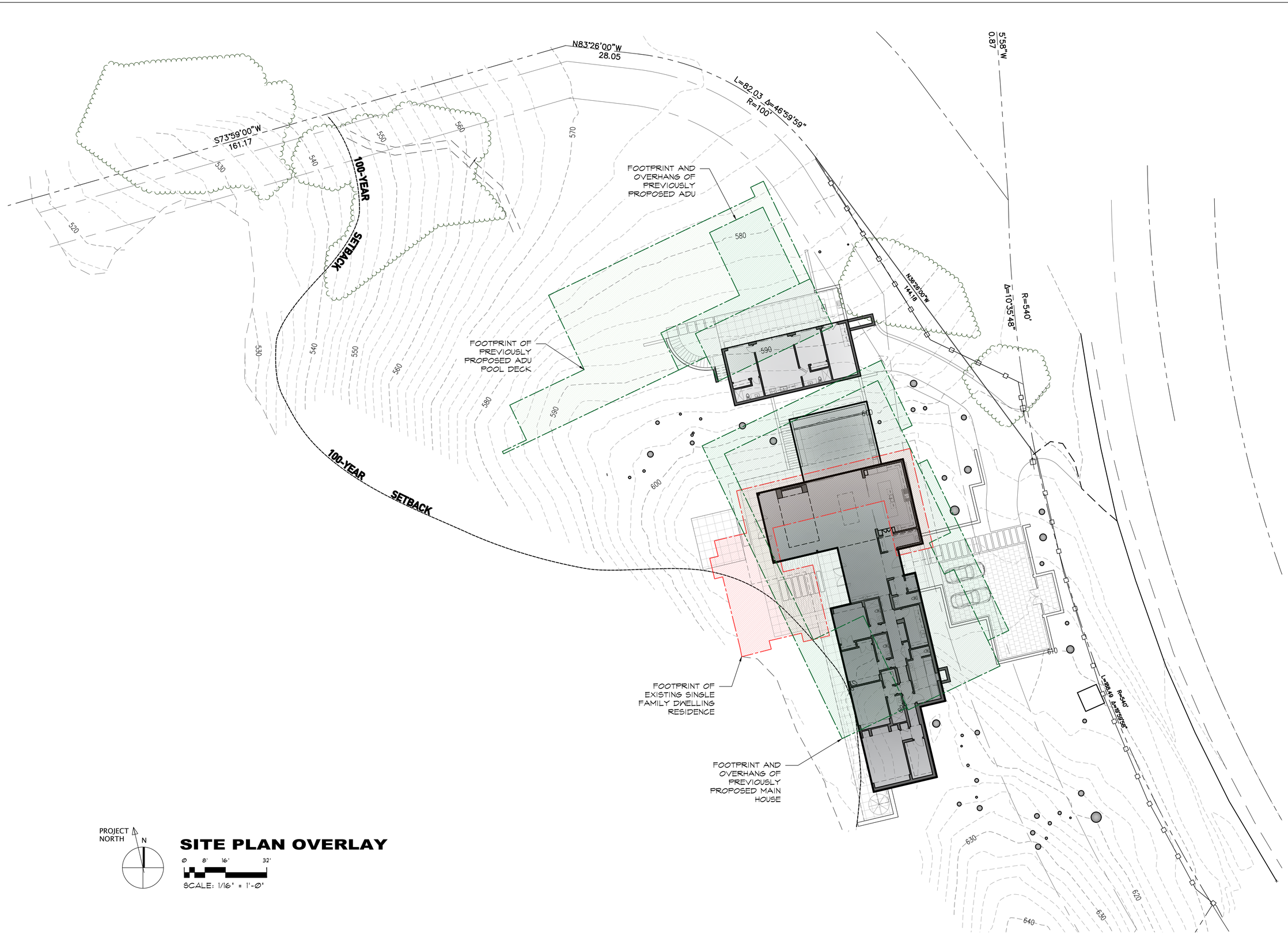
JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE: 10/29/2025
SCALE: 1/16" = 1'-0"
DRAWN: HRM
JOB NUMBER: 21.14

A-1.2
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PROJECT NORTH

N

SITE PLAN OVERLAY

0 8' 16' 32'

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

REVISION	No.

CONSULTANT:

ARCHITECT

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211 HOFFMAN AVENUE MONTEREY, CA 93940

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Site Plan Overlay

JOB NAME: Naik-Desai Residence

36240 & 36242 CA Highway 1

Monterey, CA 93940

A.P.N. 243-251-011-000

DATE: 10/29/2025

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

DRAWN: HRM

JOB NUMBER: 21.14

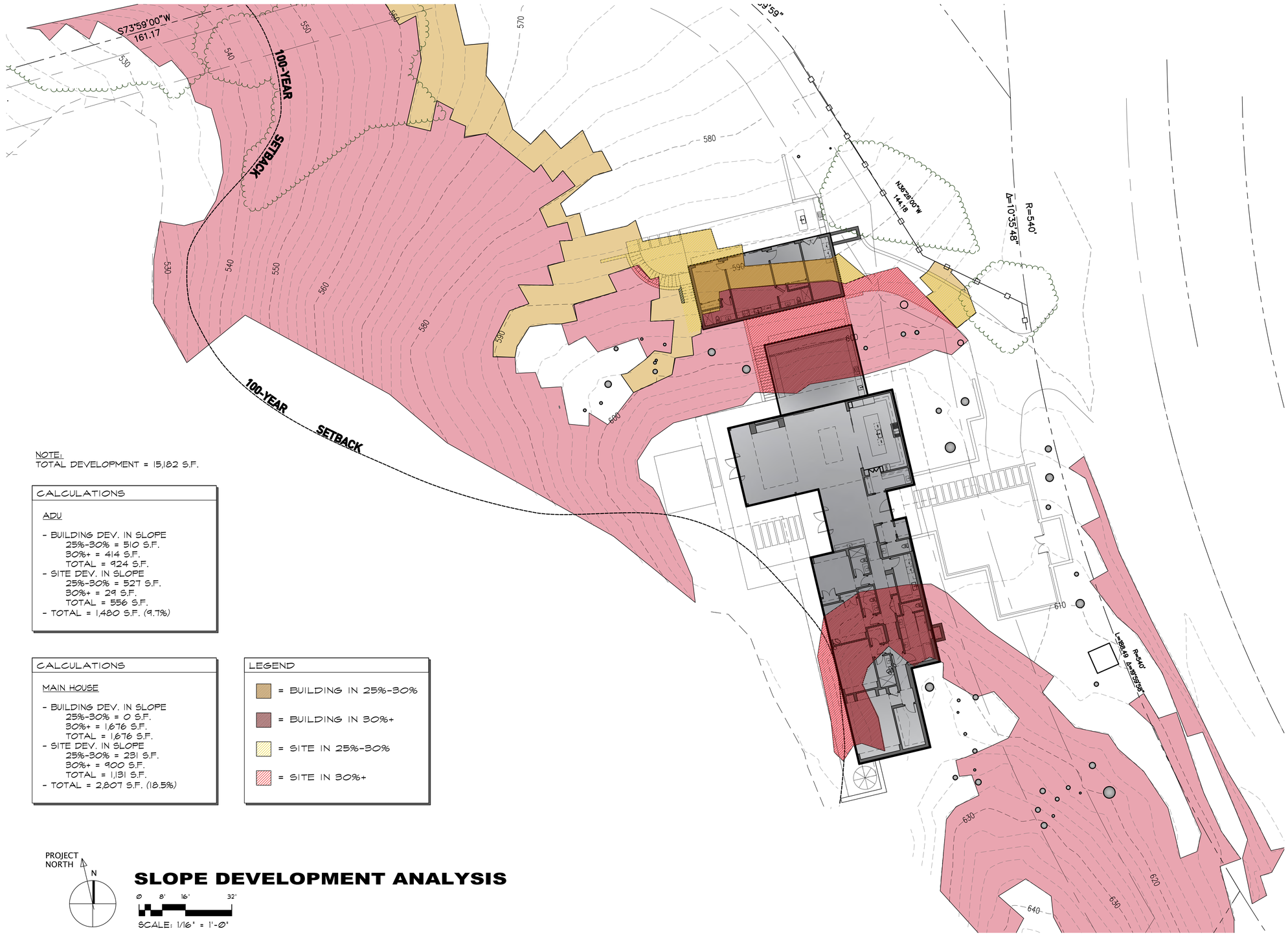
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NOTE:
TOTAL DEVELOPMENT = 15,182 S.F.

CALCULATIONS
ADU
- BUILDING DEV. IN SLOPE
25%-30% = 510 S.F.
30%+ = 414 S.F.
TOTAL = 924 S.F.
- SITE DEV. IN SLOPE
25%-30% = 527 S.F.
30%+ = 29 S.F.
TOTAL = 556 S.F.
- TOTAL = 1,480 S.F. (9.7%)

CALCULATIONS
MAIN HOUSE
- BUILDING DEV. IN SLOPE
25%-30% = 0 S.F.
30%+ = 1,676 S.F.
TOTAL = 1,676 S.F.
- SITE DEV. IN SLOPE
25%-30% = 231 S.F.
30%+ = 900 S.F.
TOTAL = 1,131 S.F.
- TOTAL = 2,807 S.F. (18.5%)

LEGEND
= BUILDING IN 25%-30%
= BUILDING IN 30%+
= SITE IN 25%-30%
= SITE IN 30%+

PROJECT NORTH
N

SLOPE DEVELOPMENT ANALYSIS

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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Proposed Site Plan

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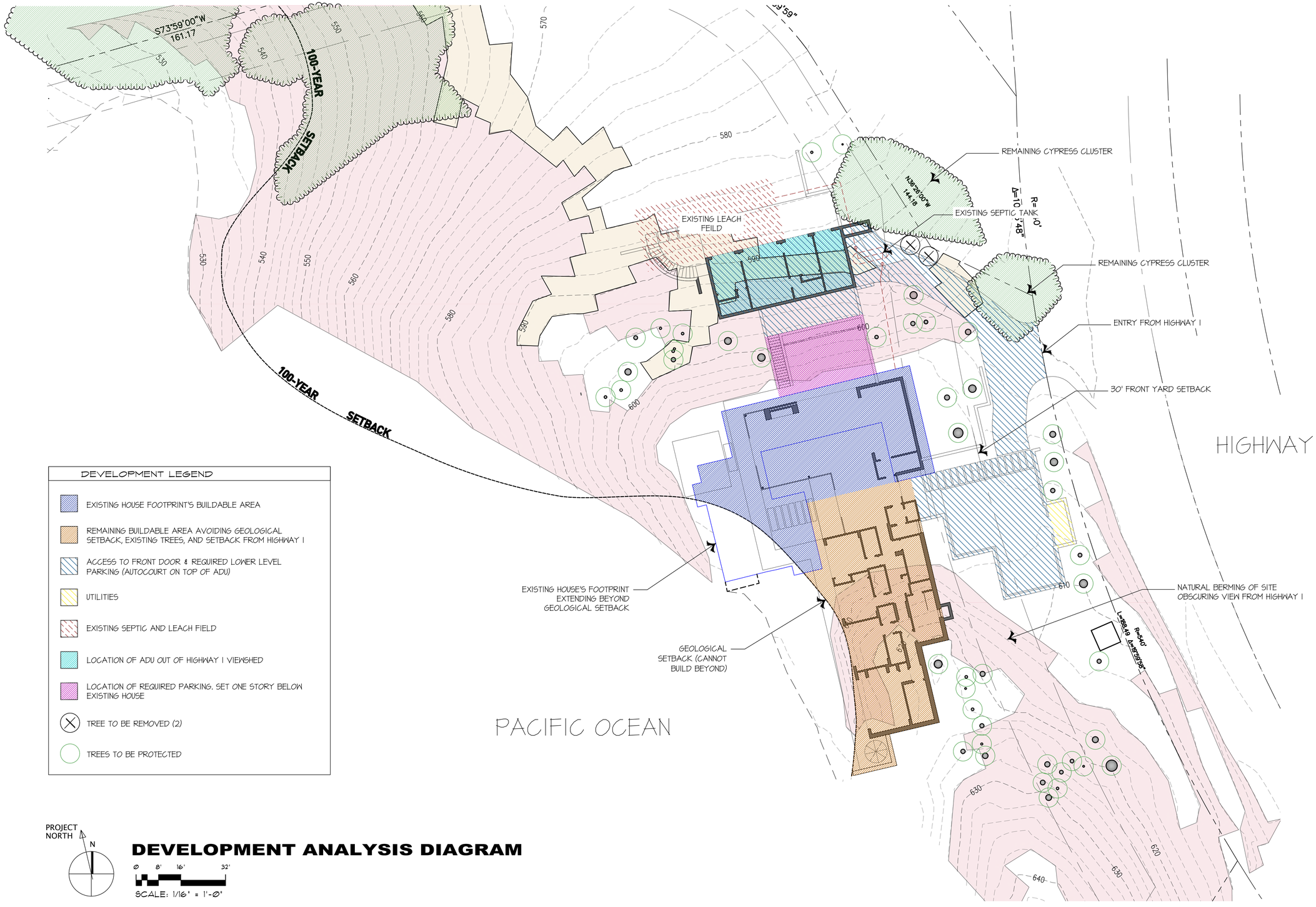
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JOB NUMBER: 21.14

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DEVELOPMENT LEGEND

- EXISTING HOUSE FOOTPRINT'S BUILDABLE AREA
- REMAINING BUILDABLE AREA AVOIDING GEOLOGICAL SETBACK, EXISTING TREES, AND SETBACK FROM HIGHWAY 1
- ACCESS TO FRONT DOOR & REQUIRED LOWER LEVEL PARKING (AUTOCOURT ON TOP OF ADU)
- UTILITIES
- EXISTING SEPTIC AND LEACH FIELD
- LOCATION OF ADU OUT OF HIGHWAY 1 VIEWSHED
- LOCATION OF REQUIRED PARKING. SET ONE STORY BELOW EXISTING HOUSE
- TREE TO BE REMOVED (2)
- TREES TO BE PROTECTED

PROJECT NORTH

N

0 8' 16' 32'

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

DEVELOPMENT ANALYSIS DIAGRAM

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Development Analysis Diagram

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Desai #21.14
7/29/2025

Retaining Walls - Main House

Wall	Linear Feet	Height	Decimal
RW1	14'-5"	C*	14.42
RW2	11'-6"	C	11.50
RW3	9'-0"	A	9.00
RW4	16'-2"	A	16.17
RW5	15'-6"	B	15.50
RW6	18'-0"	B	18.00
RW7	23'-0"	B	23.00
RW8	13'-8"	B	13.67
RW9	8'-6"	B	8.50
RW10	17'-0"	B	17.00
RW11	8'-6"	B	8.50
RW12	19'-6"	A	19.50
RW13	3'-0"	A	3.00
RW14	23'-6"	A	23.50
RW15	15'-0"	A	15.00
RW16	5'-0"	A	5.00
RW17	13'-8"	A	13.67
Total Wall Length (LF)			**234.93**

Retaining Walls - ADU/Garage Level

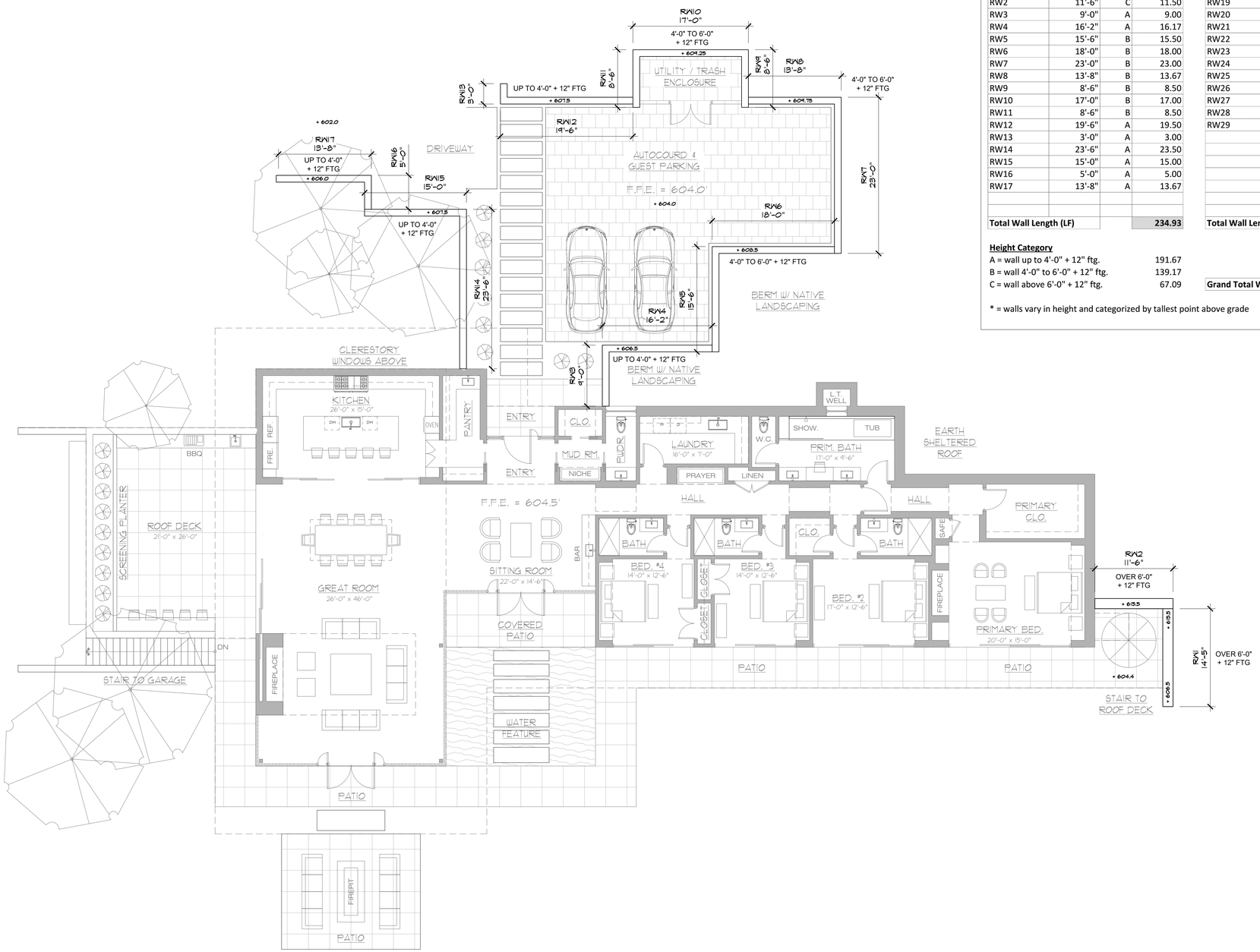
Wall	Linear Feet	Height	Decimal
RW18	6'-0"	A	6.00
RW19	10'-0"	A	10.00
RW20	18'-0"	C*	18.00
RW21	11'-0"	B	11.00
RW22	20'-4"	A	20.33
RW23	15'-6"	A	15.50
RW24	23'-2"	C*	23.17
RW25	9'-0"	A	9.00
RW26	14'-0"	B	14.00
RW27	10'-0"	B	10.00
RW28	16'-0"	A	16.00
RW29	10'-0"	A	10.00
Total Wall Length (LF)			**163.00**

Height Category

A = wall up to 4'-0" + 12" ftg.	191.67
B = wall 4'-0" to 6'-0" + 12" ftg.	139.17
C = wall above 6'-0" + 12" ftg.	67.09

Grand Total Wall Length (LF)	**397.93**

* = walls vary in height and categorized by tallest point above grade



PROJECT NORTH

RETAINING WALLS - MAIN HOUSE

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

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REVISION	No.

Retaining Walls - Main House

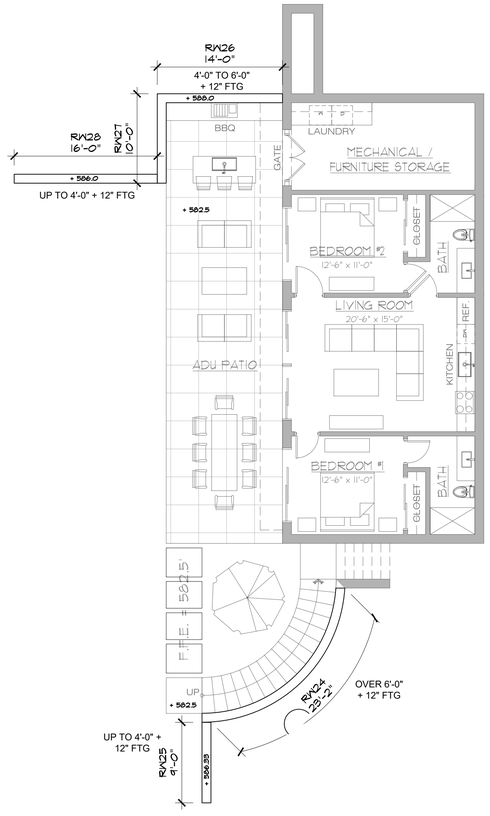
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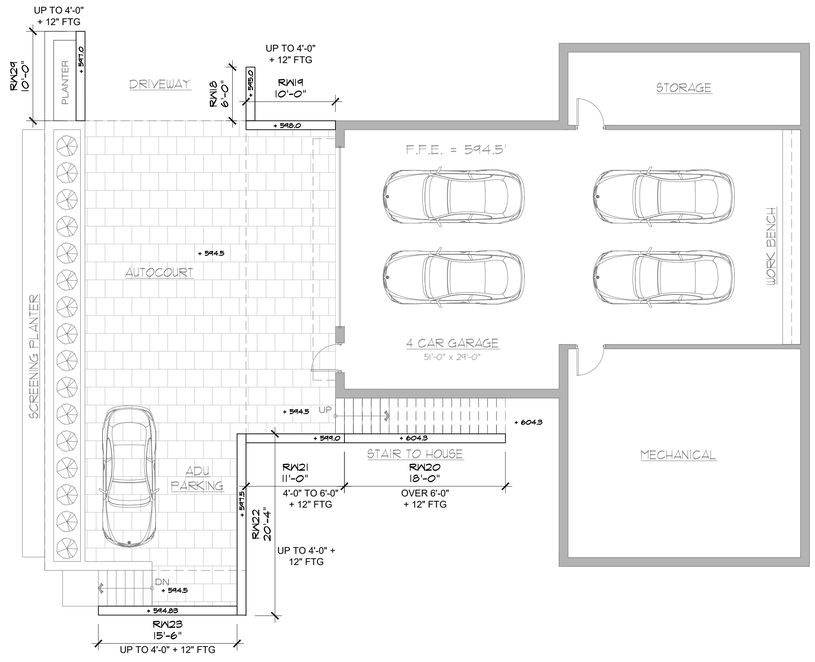
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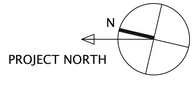
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RETAINING WALLS - ADU / GARAGE

0 4' 8' 16'

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

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Retaining Walls - ADU / Garage

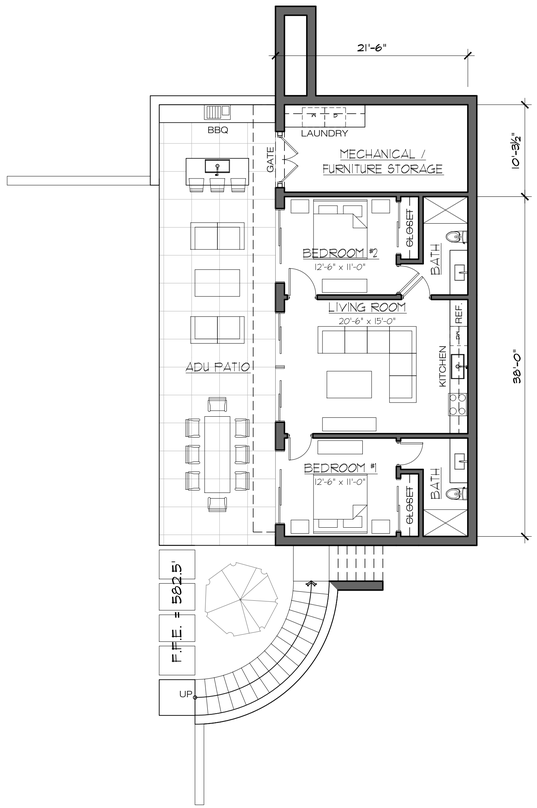
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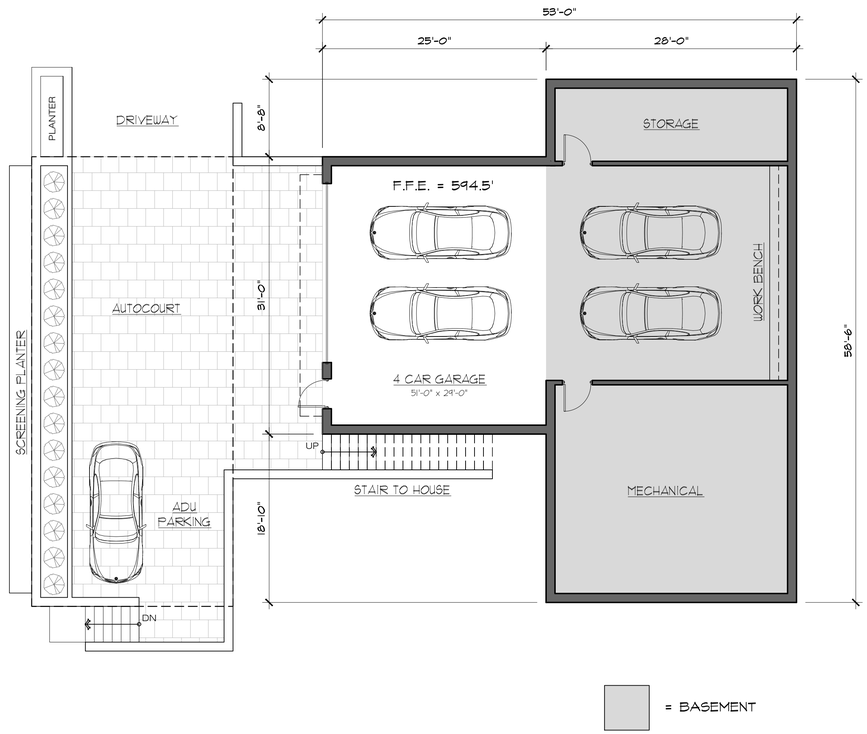
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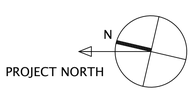
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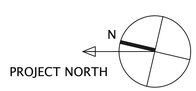
= BASEMENT



PROPOSED ADU FLOOR PLAN

0 4' 8' 16'

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



PROPOSED GARAGE AND BASEMENT FLOOR PLAN

0 4' 8' 16'

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

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Proposed Basement & ADU

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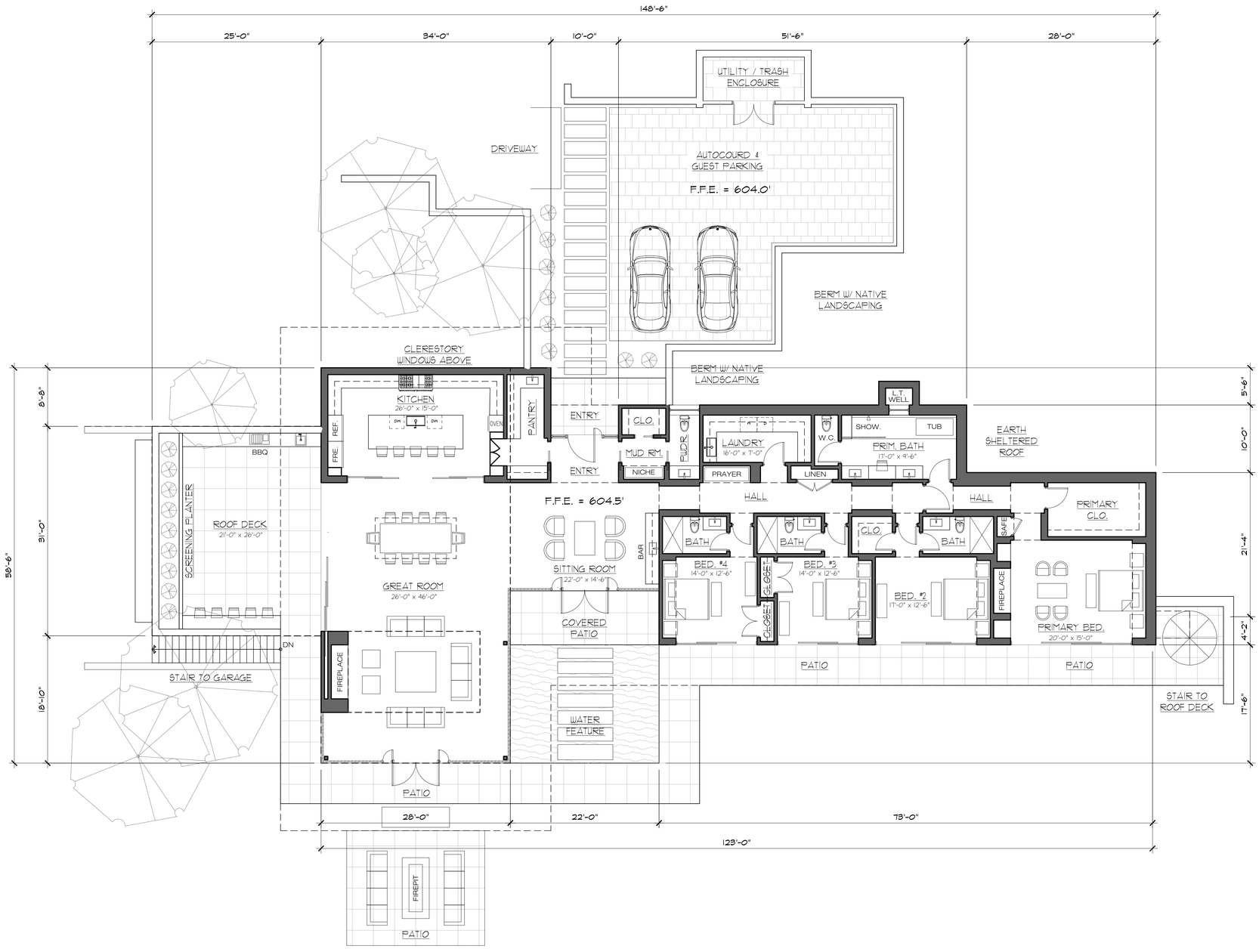
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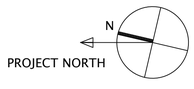
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PROPOSED MAIN LEVEL FLOOR PLAN

0 4' 8' 16'

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

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Proposed First Floor Plan

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
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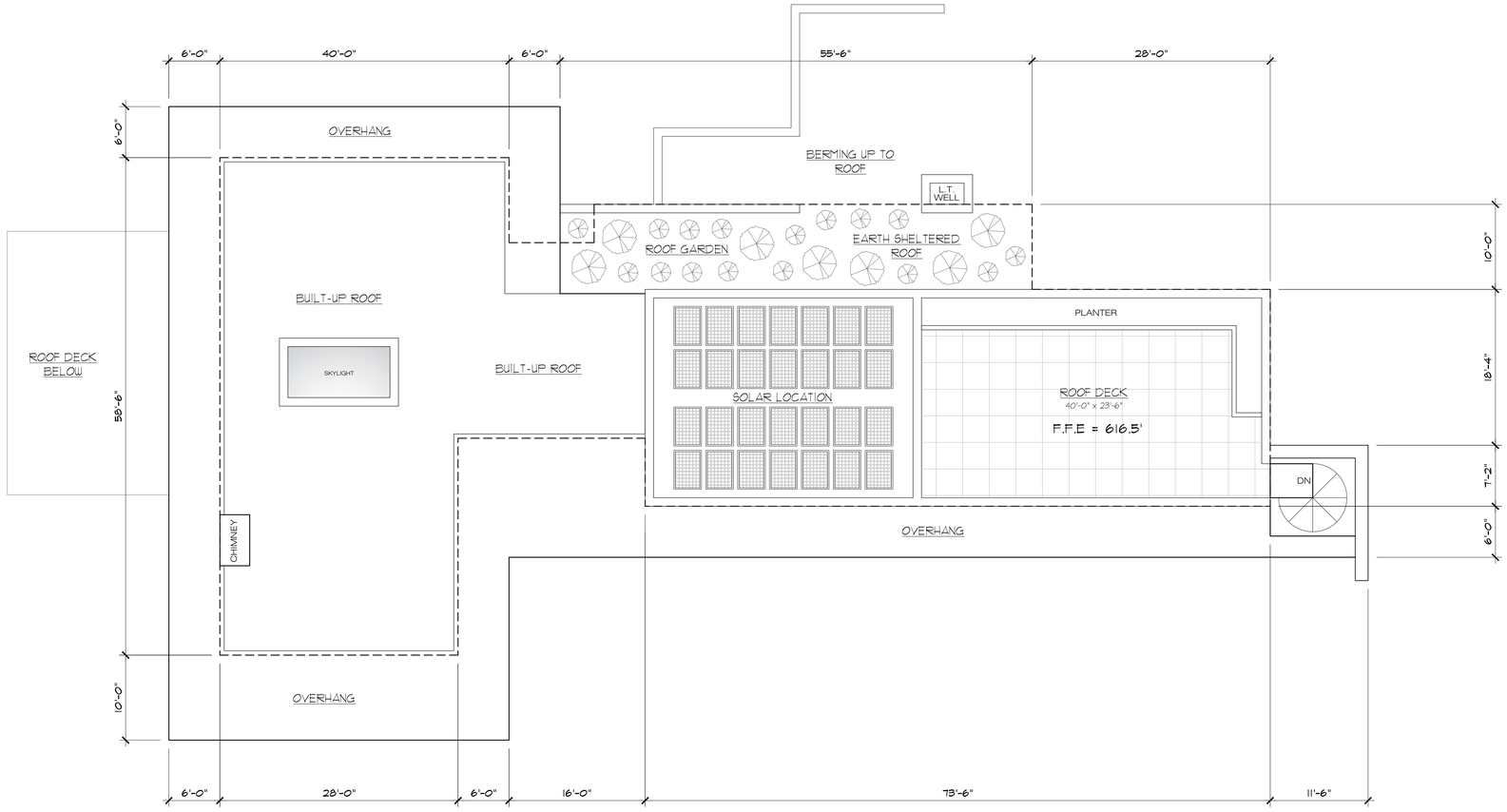
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N

PROJECT NORTH

PROPOSED ROOF PLAN

0 4' 8' 16'

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

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Proposed Roof Plan

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

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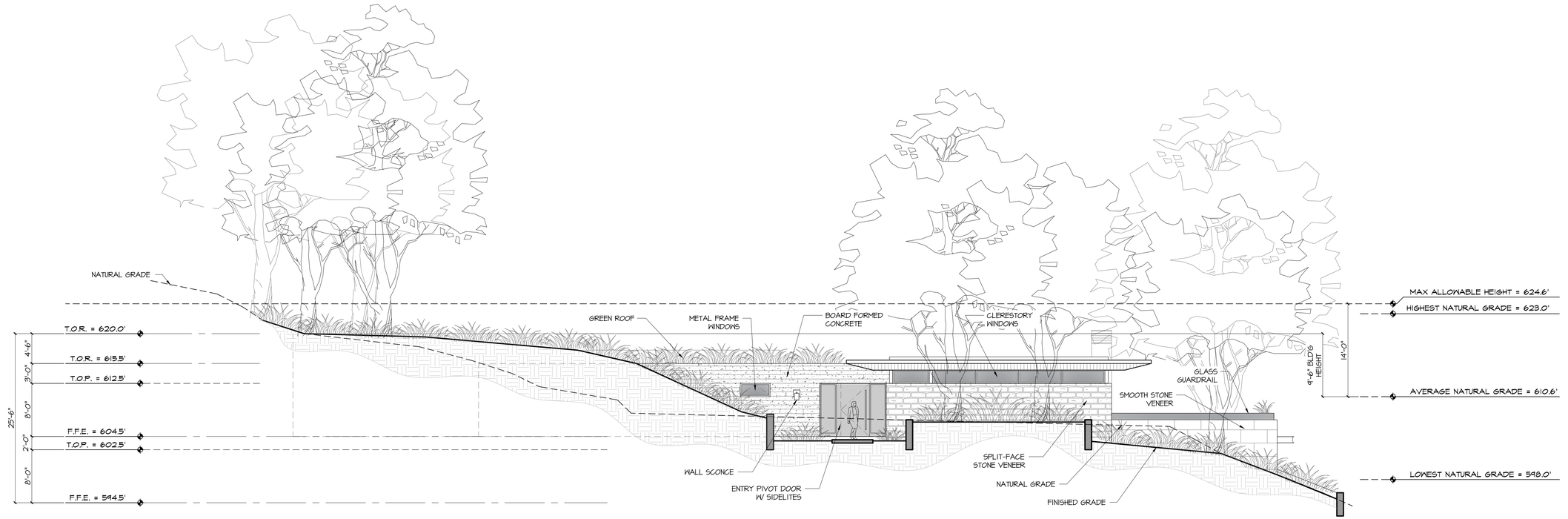
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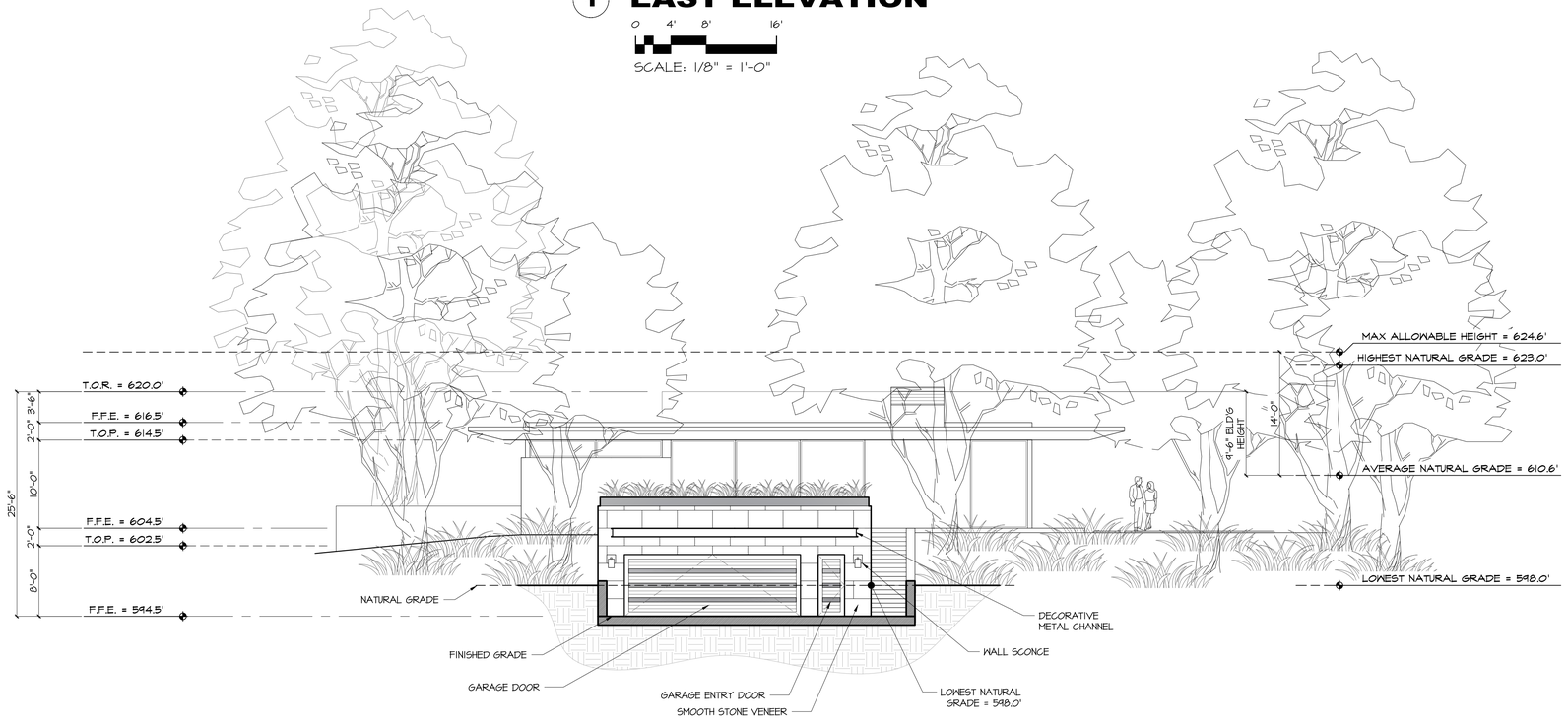
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1 EAST ELEVATION

0 4' 8' 16'

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



2 NORTH ELEVATION

0 4' 8' 16'

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

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EAST & NORTH ELEVATION

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DATE: 10/29/2025

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

DRAWN: HRM, KJL

JOB NUMBER: 2114

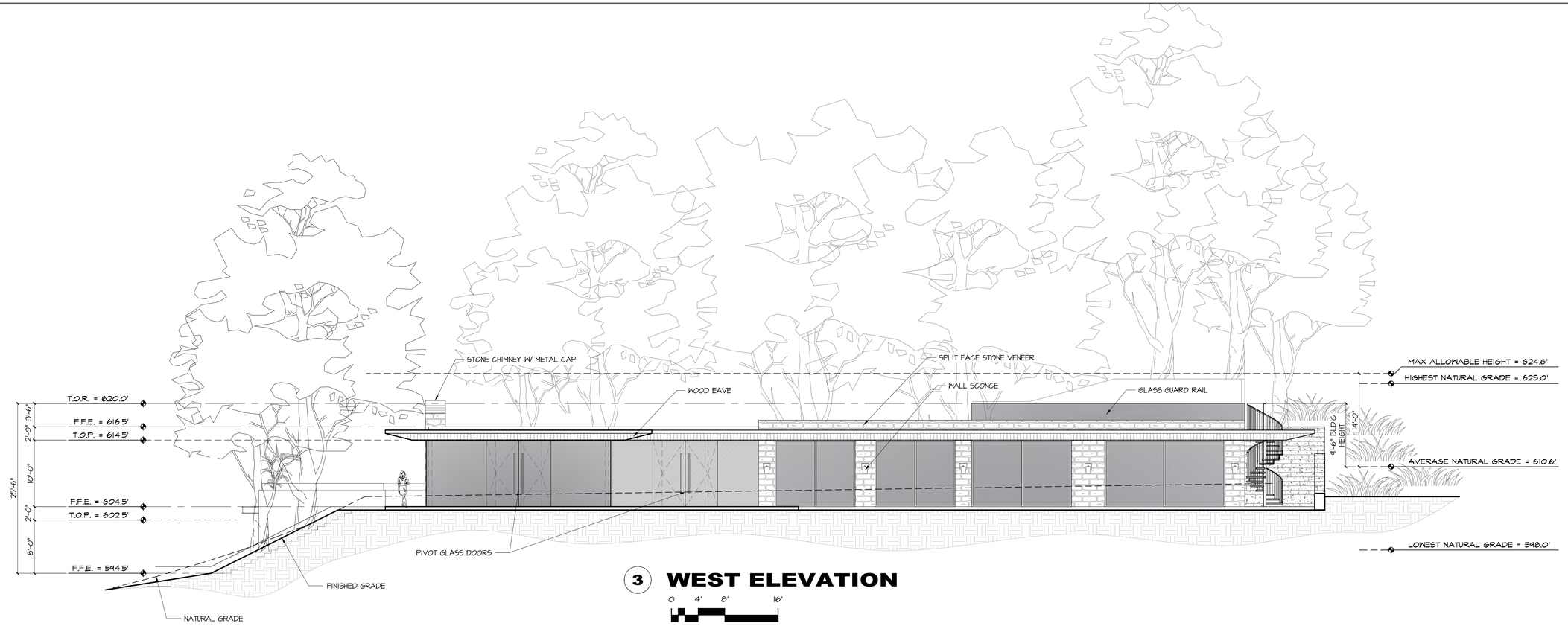
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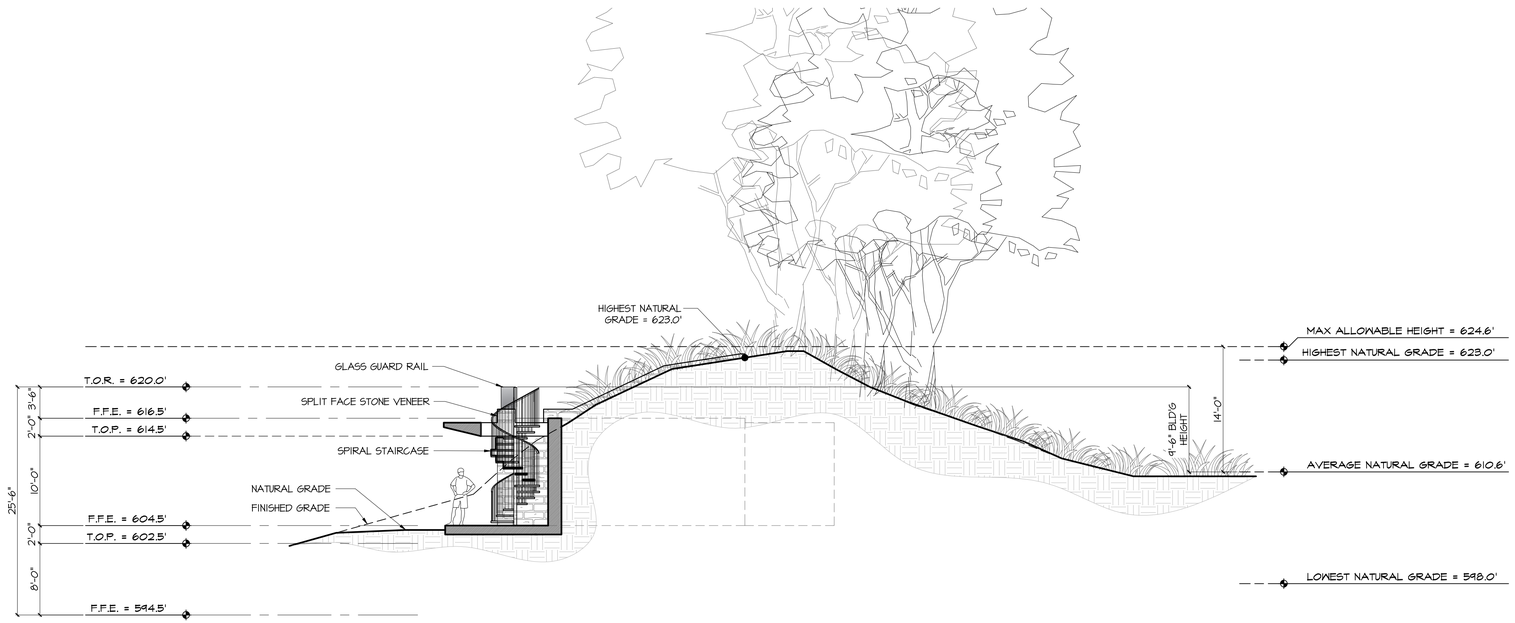
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3 WEST ELEVATION

0 4' 8' 16'

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



4 SOUTH ELEVATION

0 4' 8' 16'

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

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WEST & SOUTH ELEVATION

JOB NAME: Naik-Desai Residence
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Monterey, CA 93940
A.P.N. 243-251-011-000

DATE: 10/29/2025

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

DRAWN: HRM, KJL

JOB NUMBER: 21.14

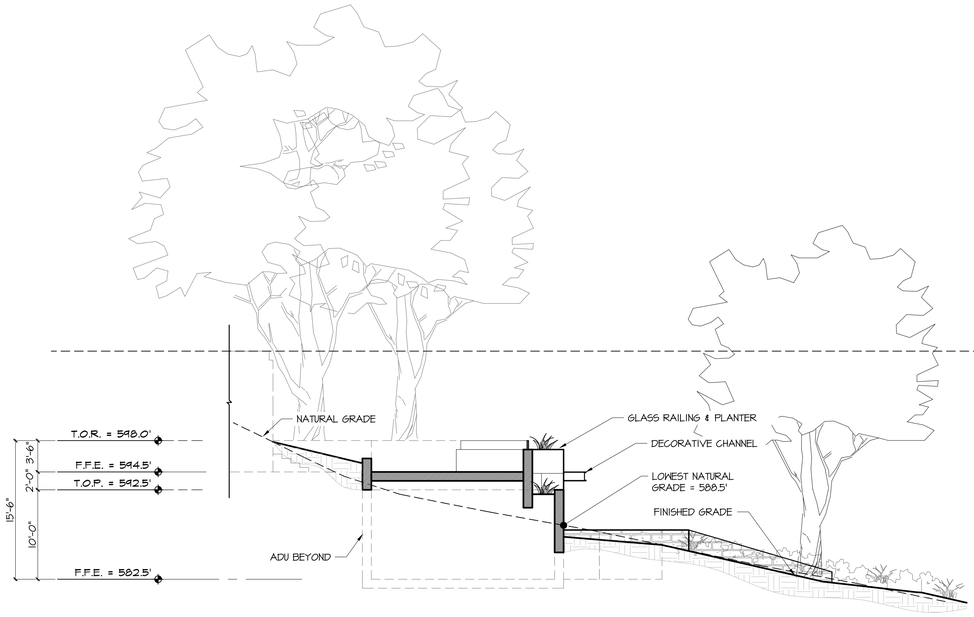
A3.2

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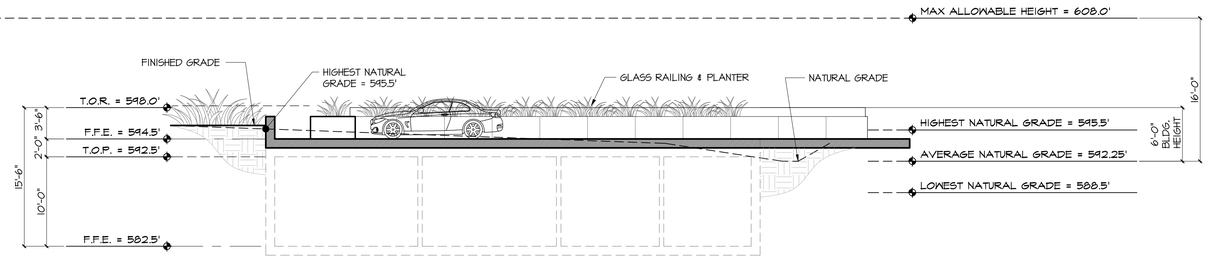
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1 EAST ELEVATION

0 4' 8' 16'

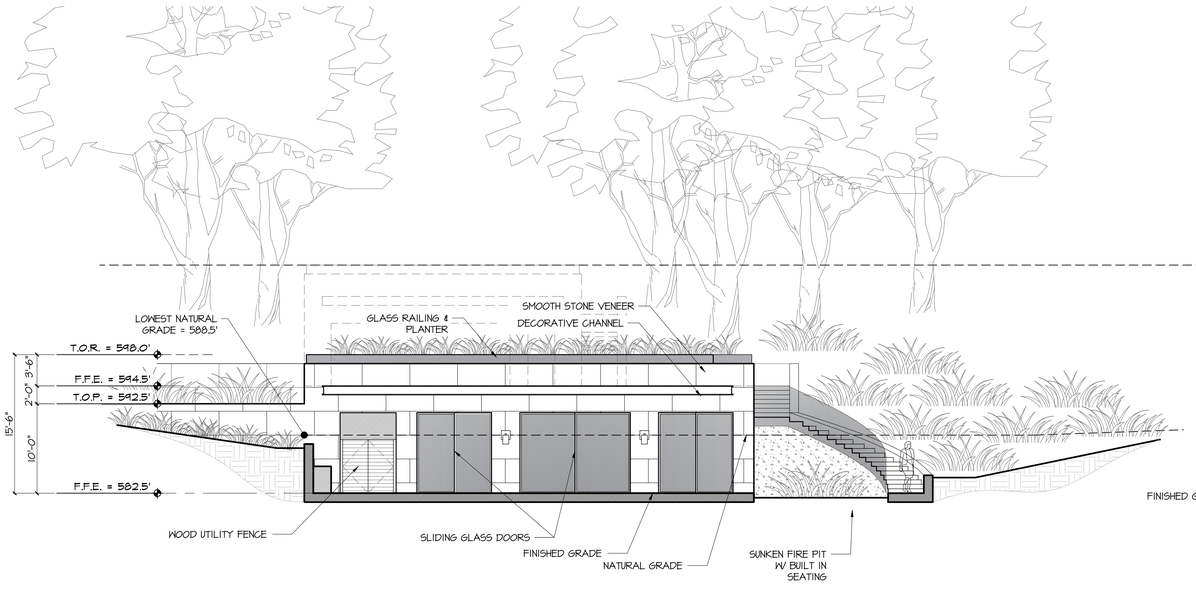
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

0 4' 8' 16'

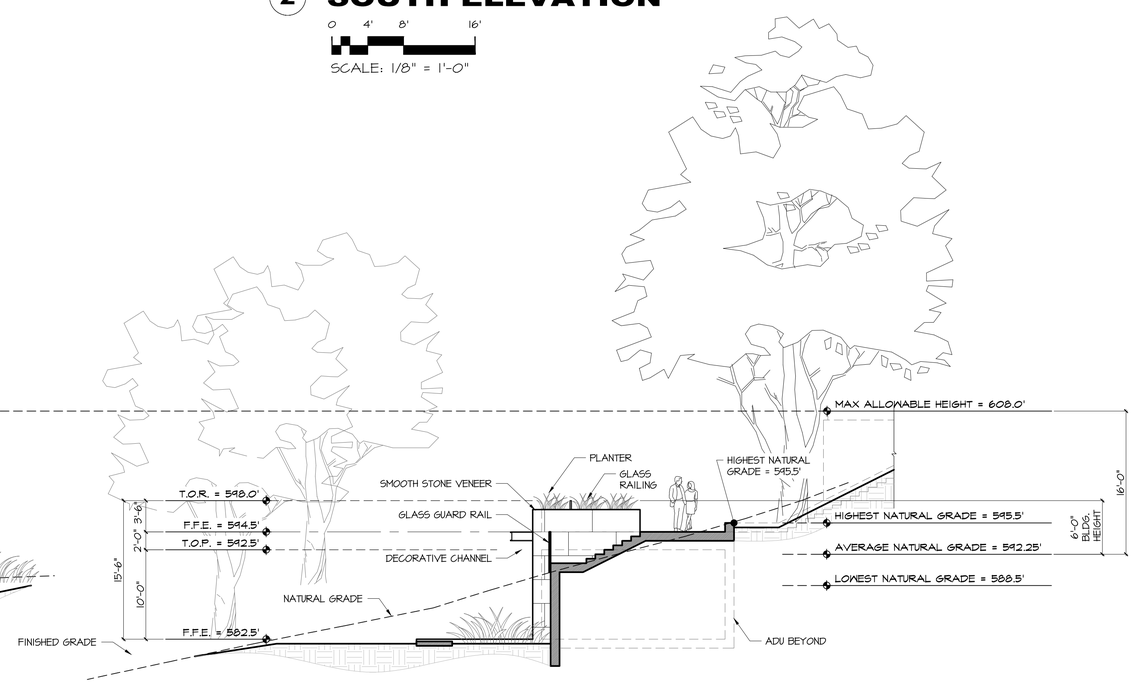
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

0 4' 8' 16'

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



4 WEST ELEVATION

0 4' 8' 16'

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

REVISION	No.

CONSULTANT:

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

ADU ELEVATIONS

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE: 10/29/2025
SCALE: 1/8"=1'-0"
DRAWN: HRM, KJL
JOB NUMBER: 21.14

A3.3
SHEET OF

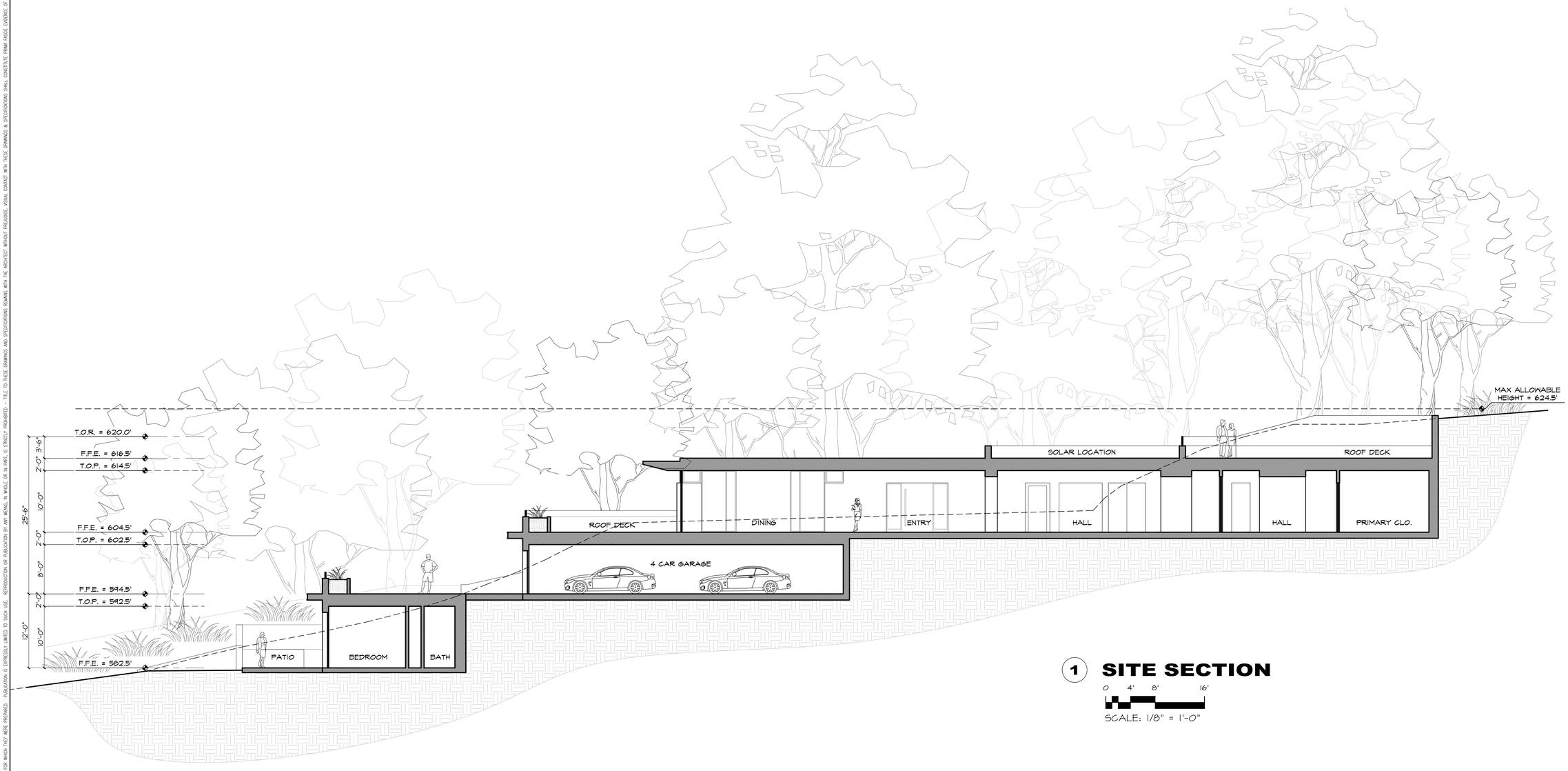
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1 SITE SECTION

0 4' 8' 16'

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

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SITE SECTION

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE: 10/29/2025

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

DRAWN: HRM, KJL

JOB NUMBER: 2114

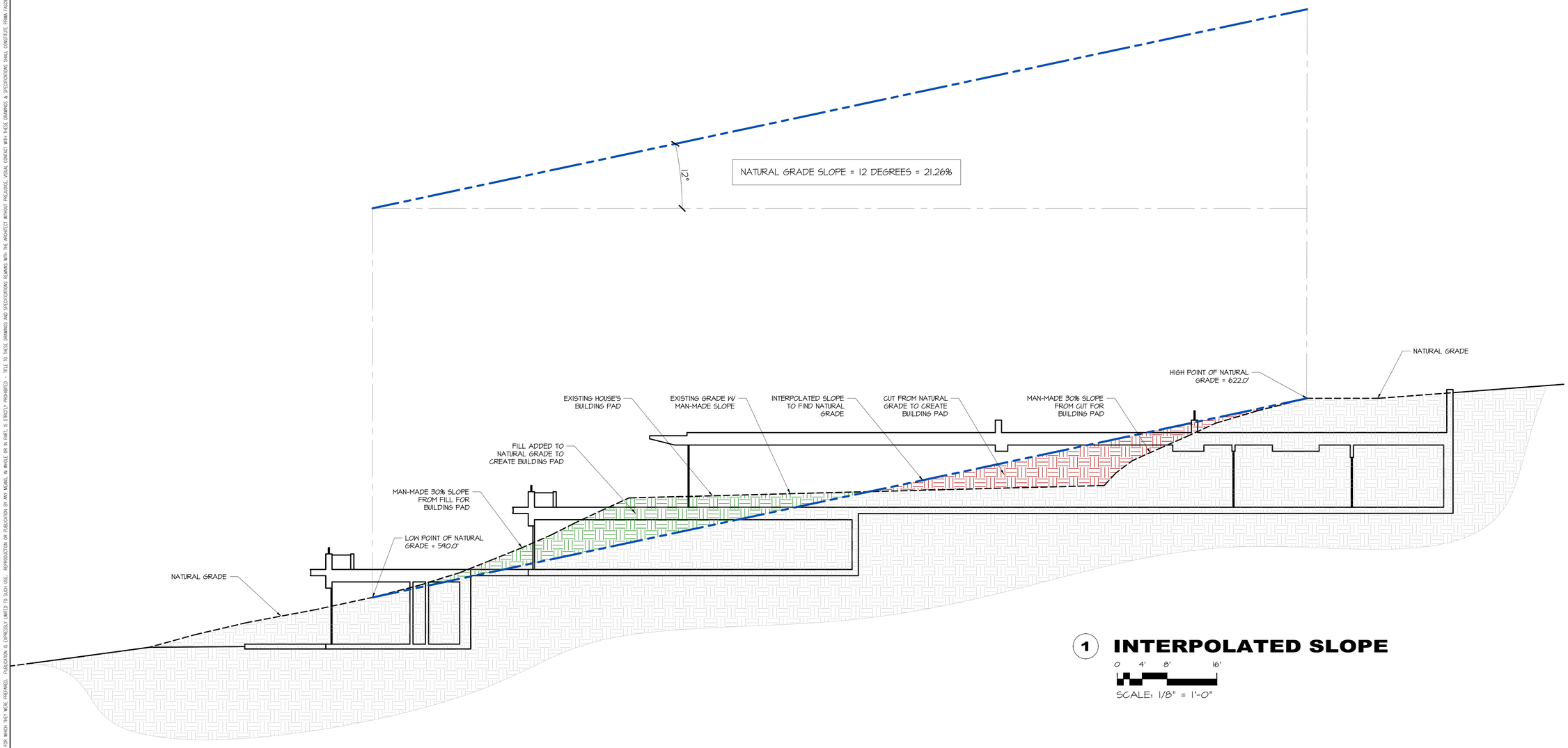
A3.4

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DD



1 INTERPOLATED SLOPE

0 4' 8' 16'

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

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INTERPOLATED SLOPE

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36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE: 10/29/2025

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

DRAWN: HRM

JOB NUMBER: 2114

A3.5

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PDF

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DD



TRENCH GRATES - URBAN ACCESSORIES
"FLOW" IN BRONZE



DRAIN COVER - URBAN ACCESSORIES
"OPCB" IN BRONZE

10 DRAIN COVERS



RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED



WALL SCONCE
BRONZE BRUSHED
6.6W LED

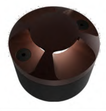
11 EXTERIOR LIGHTING



PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

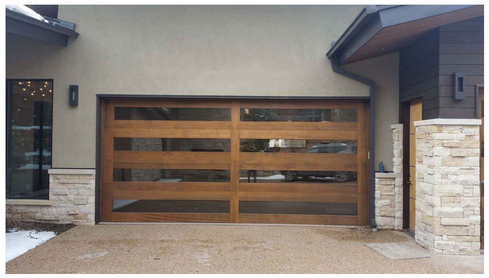


WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



DRIVEWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

12 LANDSCAPE LIGHTING



BOARD FORMED DYED CONCRETE

7 CONCRETE



FRAMELESS GLASS RAILING

9 GLASS RAILING





EXTERIOR: TEAK, INTERIOR: WHITE OAK

4 WOOD CEILING & SOFFIT





EXTERIOR FLOOR TILE SAMPLE
COLOR: SILVERDALE
MANUFACTURER: US STONE



COLOR: VERONA
MANUFACTURER: BASALITE - ITALIAN RENAISSANCE

5 STONE FLOOR & PAVERS



EXTERIOR STEPS & FIRE PIT SAMPLE



EXTERIOR STEPPING STONE SAMPLE

6 SITE WORK



RUBBER MEMBRANE ROOF SYSTEM

1 FLAT ROOF



BLACKENED STEEL PIVOT DOOR

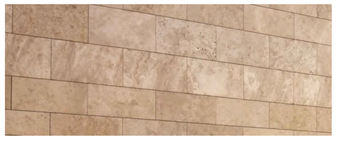


MINIMAL FRAME SLIDING
GLASS DOOR

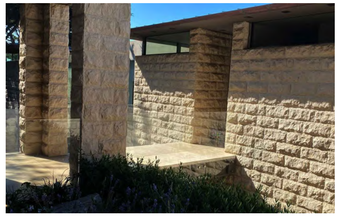


METAL FRAME WINDOWS

2 WINDOWS & DOORS



SMOOTH STONE VENEER



SPLIT FACE STONE VENEER

3 STONE VENEER

REVISION	No.

CONSULTANT:

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MATERIAL SAMPLES

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36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE:	10/29/2025
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	2114

A7.1
SHEET OF



FRONT ENTRY PERSPECTIVE



REAR PERSPECTIVE



GARAGE PERSPECTIVE



DETACHED ADU AND POOL PERSPECTIVE

REVISION	No.

CONSULTANT:

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RENDERINGS

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE: 10/29/2025
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 21.14

A7.2
SHEET OF

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HIGHWAY 1

PAVEMENT FOG STRIPE

(E) EDGE OF PAVEMENT

FULL DEPTH SAWCUT OF (E) AC PAVEMENT SECTION

(E) AC DRIVEWAY ENTRY TO BE PROTECTED IN PLACE

(E) ROCK WALL TO BE DEMOLISHED

(E) UTILITY BOXES TO BE REMOVED. CONTRACTOR TO COORDINATE WORK WITH PG&E AND UTILITY PROVIDERS

PROPERTY LINE

(E) FENCE TO BE PROTECTED IN PLACE

(E) SHED TO BE PROTECTED IN PLACE

CYPRESS GROVE TO BE PROTECTED

(E) ROCK WALL TO BE DEMOLISHED

(E) AC DRIVEWAY TO BE DEMOLISHED

(E) WATER BOX TO BE REMOVED. CONTRACTOR TO COORDINATE WORK WITH UTILITY PROVIDER

(E) ROCK WALL TO BE DEMOLISHED

(E) SEPTIC TANK AND DISPOSAL FIELD TO BE REMOVED

(E) CORRAL TO BE REMOVED

(E) CONC PATIO TO BE DEMOLISHED

(E) WOOD FENCE TO BE DEMOLISHED

TOP OF BLUFF

(E) HOT TUB TO BE REMOVED

(E) HOUSE TO BE DEMOLISHED

(E) CONCRETE WALK TO BE DEMOLISHED

(E) WOOD FENCE TO BE DEMOLISHED

TOP OF BLUFF

(E) CONCRETE PATIO TO BE DEMOLISHED

(E) WOOD DECK TO BE DEMOLISHED

(E) ROCK WALL TO BE PROTECTED IN PLACE

(E) PATH

CYPRESS & PINE GROVE

STEEP SLOPE BEYOND TOPOGRAPHIC SURVEY LIMITS

(E) ROCK WALLS TO BE PROTECTED IN PLACE

CYPRESS GROVE

TOP OF BLUFF

LEGEND

- BUILDING TO BE DEMOLISHED
- AC PAVEMENT TO BE DEMOLISHED
- CONCRETE PAVEMENT TO BE DEMOLISHED

NOTES:

1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SHOWN UNDERGROUND UTILITY LOCATIONS, NOR FOR THE EXISTENCE OF OTHER BURRIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.

2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

3. ALL UTILITIES AND STORM DRAIN TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE ON THIS PLAN.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE DEMOLISHED OR REMOVED.

5. IF HAZARDOUS MATERIAL IS FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO ADDITIONAL PERMITTING AND WORK CONTROLS. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND PERMITTING REQUIRMENTS FOR REMOVAL OF TYPE OF HAZARDOUS MATERIAL FOUND.

6. ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE ON THIS PLAN

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE
X TREE TO BE REMOVED

16 0 8 16 32
1" = 16'

A / C1 SITE DEMOLITION PLAN

SCALE: 1"=16'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. [illegible]
No. [illegible]
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 6-17-2025
SCALE: AS SHOWN
JOB NUMBER: 22-82
LAST REVISED: N/A
REVISED BY: N/A

SITE DEMOLITION PLAN

DESAI RESIDENCE
36240 & 36242 CA HIGHWAY 1
MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C1
OF
8 SHEETS

HIGHWAY 1

PAVEMENT FOG STRIPE

(E) AC DRIVEWAY ENTRY TO BE PROTECTED IN PLACE

(E) EDGE OF PAVEMENT

(E) EDGE OF PAVEMENT

(N) DRIVEWAY

(N) DRIVEWAY

AREA OF DEVELOPMENT WITHIN 25% TO 30% SLOPE=178 SFT

AREA OF DEVELOPMENT WITHIN 30% OR GREATER SLOPE=1793 SFT

AREA OF DEVELOPMENT WITHIN 25% TO 30% SLOPE=1478 SFT

PROPERTY LINE

PROPOSED ADU & PATIO FF=582.50

PROPOSED RESIDENCE MAIN LEVEL FF=604.50 LOWER LEVEL FF=594.50

(E) FENCE TO BE PROTECTED IN PLACE

PROPERTY LINE

AREA OF DEVELOPMENT WITHIN 30% OR GREATER SLOPE=1840 SFT

TOP OF BLUFF

100 YEAR EROSION SETBACK PER EASTON GEOLOGY, INC

TOP OF BLUFF

AREA OF DEVELOPMENT WITHIN 30% OR GREATER SLOPE=257 SFT

100 YEAR EROSION SETBACK PER EASTON GEOLOGY, INC

STEEP SLOPE BEYOND TOPOGRAPHIC SURVEY LIMITS

100 YEAR EROSION SETBACK PER EASTON GEOLOGY, INC

TOP OF BLUFF

LEGEND

SLOPE 30% AND GREATER
TOTAL AREA OF DEVELOPMENT WITHIN 30% SLOPE LIMITS=3890 SFT

SLOPE 25% TO 30%
TOTAL AREA OF DEVELOPMENT WITHIN 25% SLOPE LIMITS=1656 SFT

16 0 8 16 32
1" = 16'

A C2 TOPOGRAPHY SLOPE MAP

SCALE: 1"=16'

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REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMS No. 84985 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 6-17-2025
SCALE: AS SHOWN
JOB NUMBER: 22-82
LAST REVISED: N/A
REVISED BY: N/A

TOPOGRAPHY SLOPE MAP

DESAI RESIDENCE
36240 & 36242 CA HIGHWAY 1
MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C2
OF
8 SHEETS

NOTE:
ALL TREES TO BE PROTECTED IN PLACE
UNLESS SHOWN OTHERWISE
TREE TO BE REMOVED

FIRE DEPARTMENT NOTE:
LOWER LEVEL DRIVEWAY DOES NOT MEET FIRE DEPARTMENT REQUIREMENTS. DRIVEWAY SLOPE AND INITIAL TURN AT MAIN ENTRY DO NOT ALLOW FOR FIRE TRUCK ACCESS. DRIVEWAY DESIGN CONFINED TO (E) CONDITIONS.

FIRE DEPARTMENT NOTE:
MAIN DRIVEWAY IS LESS THAN 100 LINEAR FEET. NO FIRE DEPARTMENT TURN AROUND PROVIDED. IT IS ANTICIPATED THAT ANY FIRE TRUCK ACCESSING THE SITE WOULD NEED TO BACK DOWN DRIVEWAY IN ORDER TO LEAVE THE SITE.

(E) AC DRIVEWAY PROTECTED IN PLACE
CONTRACTOR TO CONFORM (N) PAVING TO (E) PAVEMENT
(E) EDGE OF AC PAVEMENT, HIGHWAY 1
(E) FENCE TO BE PROTECTED IN PLACE
PROPERTY LINE
(E) SHED PROTECTED IN PLACE
(N) MAIN DRIVEWAY CENTERLINE ALIGNMENT SEE PROFILE A/C4
(N) LOWER LEVEL DRIVEWAY CENTERLINE ALIGNMENT SEE PROFILE B/C4
(N) RETAINING WALL TO BE DESIGNED BY OTHERS (TYPICAL)
CYPRESS GROVE
STACKED BOULDERS TO MAINTAIN (E) 2' CUT AT 24" CYPRESS. TREE TO BE PROTECTED
PROPOSED RESIDENCE
MAIN LEVEL FF=604.50
LOWER LEVEL FF=594.50
COVERED PATIO
WATER FEATURE
FIRE PIT
ADU ROOF TOP PARKING
ADU FF=582.50
100 YEAR EROSION SETBACK PER EASTON GEOLOGY, INC.
SLOPE TOP OF WALL WITH (E) SLOPE. TW=0.5' ABOVE (E) SLOPE
TOP OF BLUFF

EARTHWORK

CUT=3440 CY
FILL=120 CY
NET=3320 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. NO ALLOWANCE WAS MADE FOR SLAB OR PAVEMENTS SECTIONS. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

LEGEND

- (N) BUILDING, SEE ARCHITECTURAL PLANS
- (N) STONE TILES OR PAVERS SET IN PLACE OVER CONCRETE
- (N) CONCRETE DRIVEWAY & SITE WORK

AD	AREA DRAIN	FG	FINISHED GRADE
BS	BOTTOM OF STEP	FP	FINISHED PAVEMENT
CB	CATCH BASIN	ME	MATCH EXISTING
E	EXISTING	N	NEW
EG	EXISTING GRADE	TD	TRENCH DRAIN
FF	FINISHED FLOOR	TS	TOP OF STEP
FL	FLOW LINE	TW	TOP OF WALL

SITE GRADING PLAN

A / C3

SCALE: 1"=10'

10 0 5 10 20
1" = 10'

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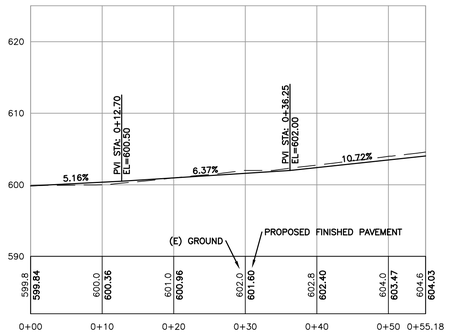
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMMONS
No. 84485
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
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DATE: 6-17-2025
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JOB NUMBER: 22-82
LAST REVISED: N/A
REVISED BY: N/A

SITE GRADING PLAN

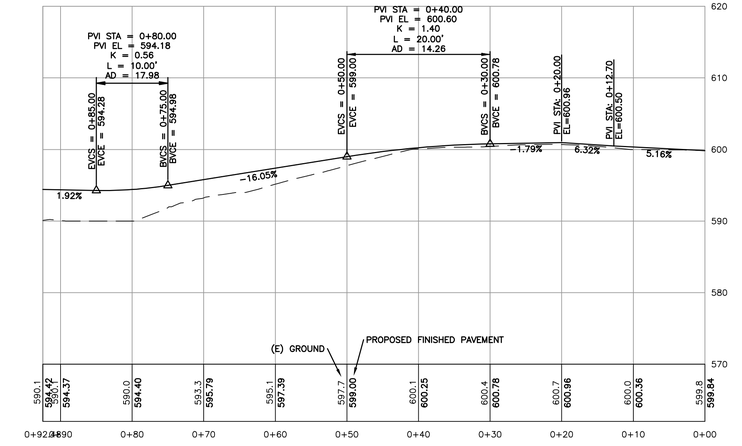
DESAI RESIDENCE
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APN 243-251-011

SHEET C3
OF
8 SHEETS



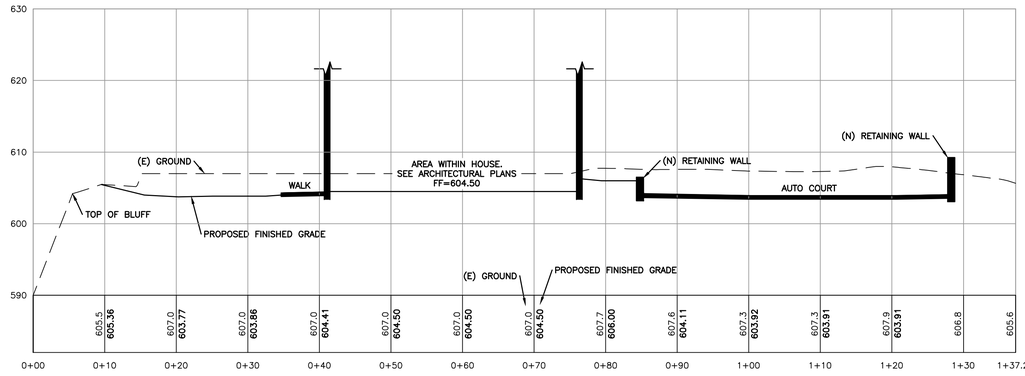
A C4 MAIN DRIVEWAY CENTERLINE PROFILE

SCALE: 1"=10'



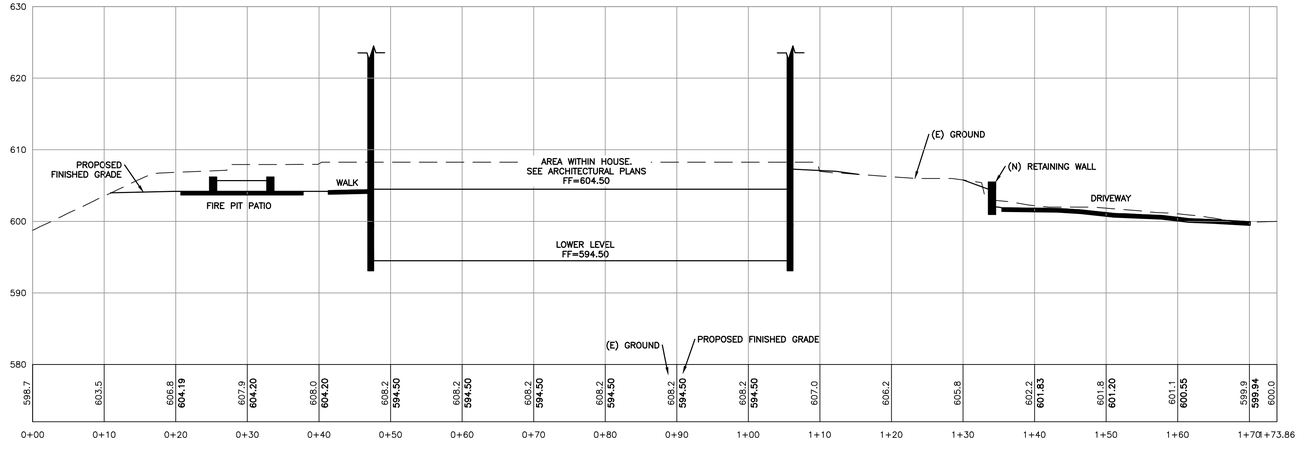
B C4 LOWER LEVEL DRIVEWAY CENTERLINE PROFILE

SCALE: 1"=10'



C C4 SITE CROSS SECTION AT MAIN HOUSE–LOOKING NORTH

SCALE: 1"=10'



D C4 SITE CROSS SECTION AT MAIN HOUSE–LOOKING NORTH

SCALE: 1"=10'

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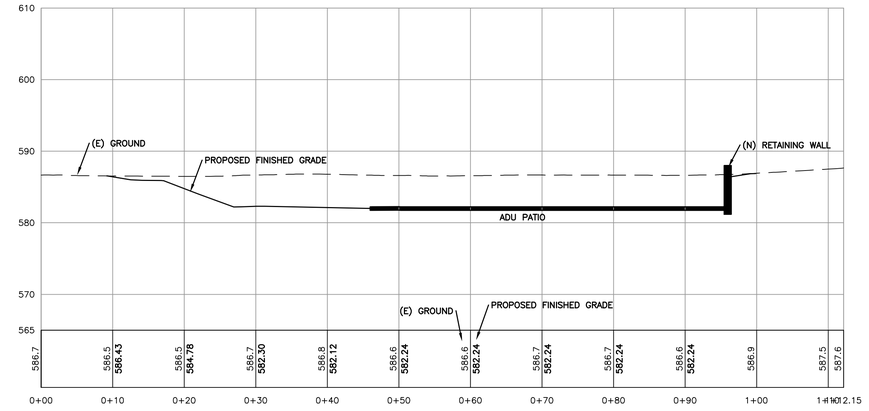
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMS
No. 84985
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 6-17-2025
SCALE: AS SHOWN
JOB NUMBER: 22-82
LAST REVISED: N/A
REVISED BY: N/A

DRIVEWAY PROFILES
& SITE CROSS SECTIONS

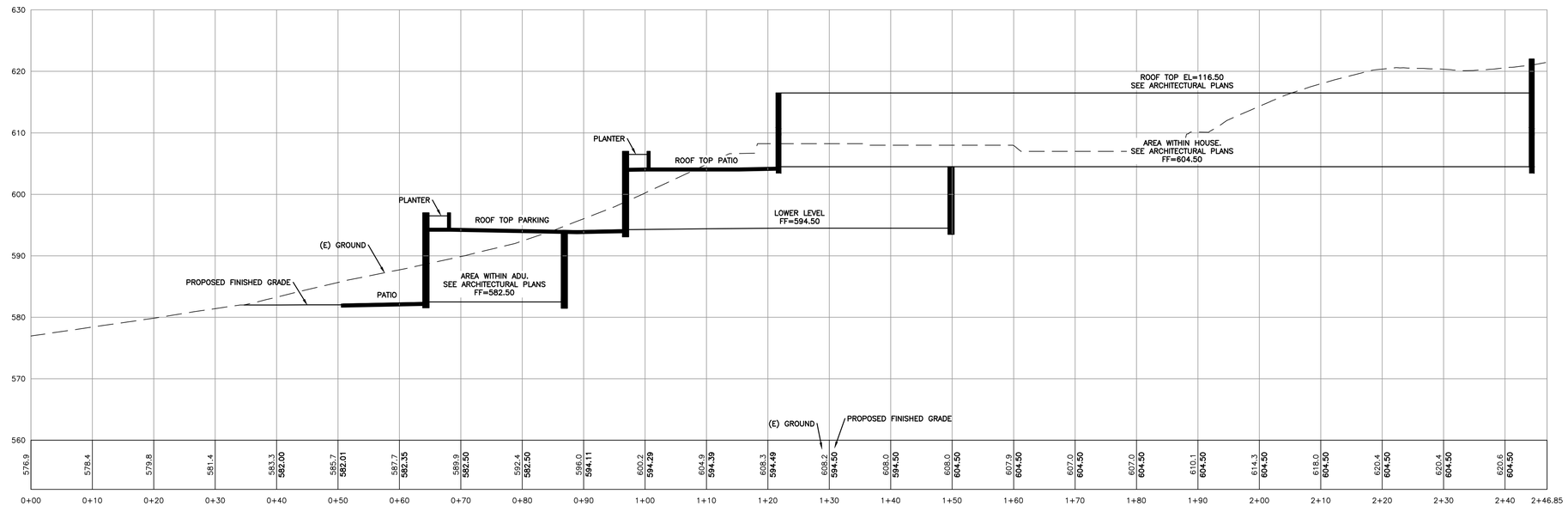
DESAI RESIDENCE
36240 & 36242 CA HIGHWAY 1
MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C4
OF
8 SHEETS



A C5 SITE CROSS SECTION AT ADU PATIO–LOOKING NORTH

SCALE: 1"=10'



B C5 SITE CROSS SECTION – LOOKING NORTH EAST

SCALE: 1"=10'

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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. [illegible]
No. [illegible]
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA

PLANNING SUBMITTAL

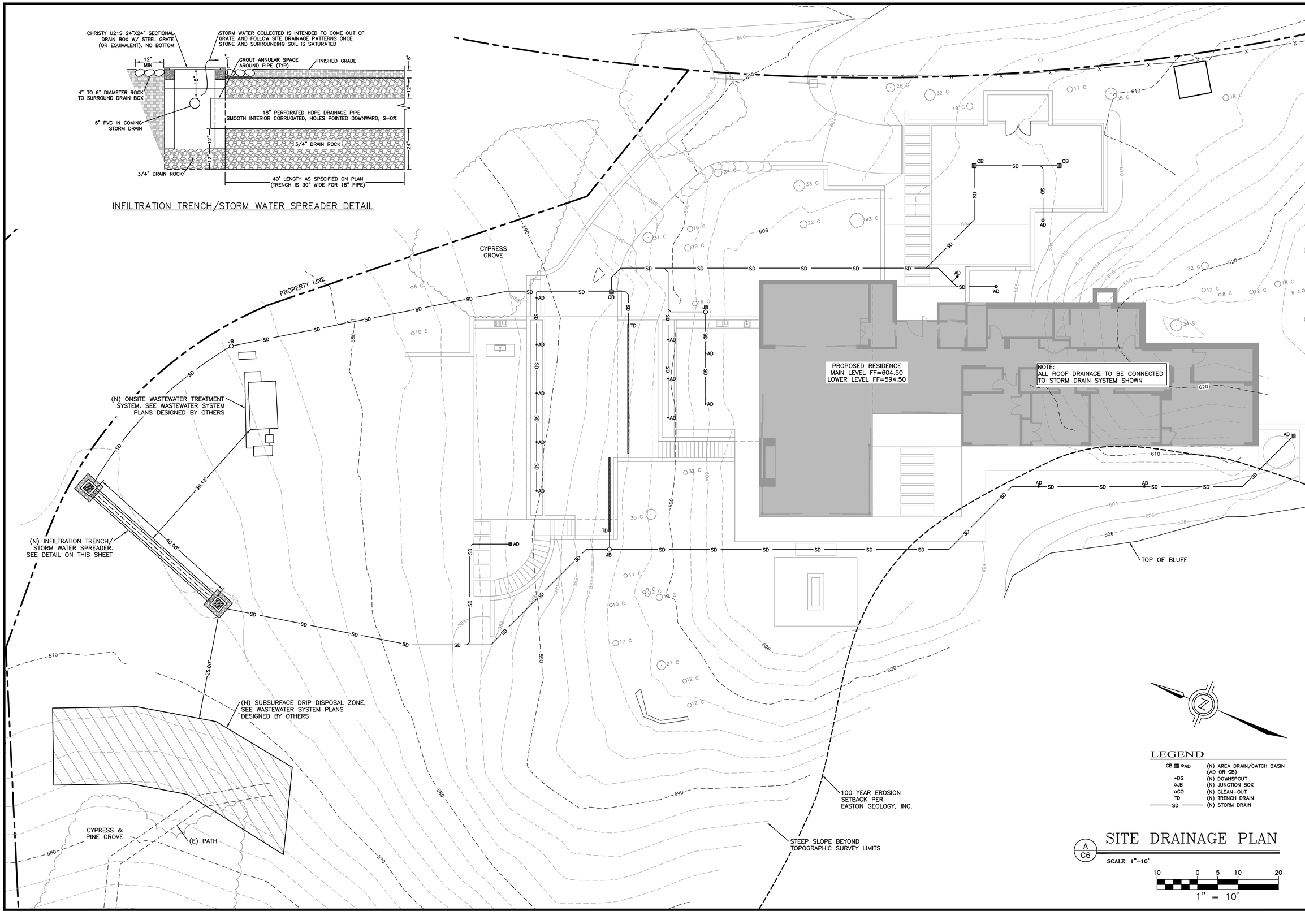
DRAWN BY: MRS
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SITE CROSS SECTIONS

DESAI RESIDENCE
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MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C5
OF
8 SHEETS

INFILTRATION TRENCH/STORM WATER SPREADER DETAIL



LEGEND

CB ▥ ⊙AD	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
•DS	(N) DOWNSPOUT
○JB	(N) JUNCTION BOX
○CO	(N) CLEAN-OUT
TD	(N) TRENCH DRAIN
SD	(N) STORM DRAIN

A C6 SITE DRAINAGE PLAN

SCALE: 1"=10'

10 0 5 10 20

1" = 10'

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REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. [illegible] No. [illegible] EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

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REVISED BY: N/A

SITE DRAINAGE PLAN

DESAI RESIDENCE
36240 & 36242 CA HIGHWAY 1
MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C6
OF
8 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8 CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONCRETE WASHOUT

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

WASTE COLLECTION AREA

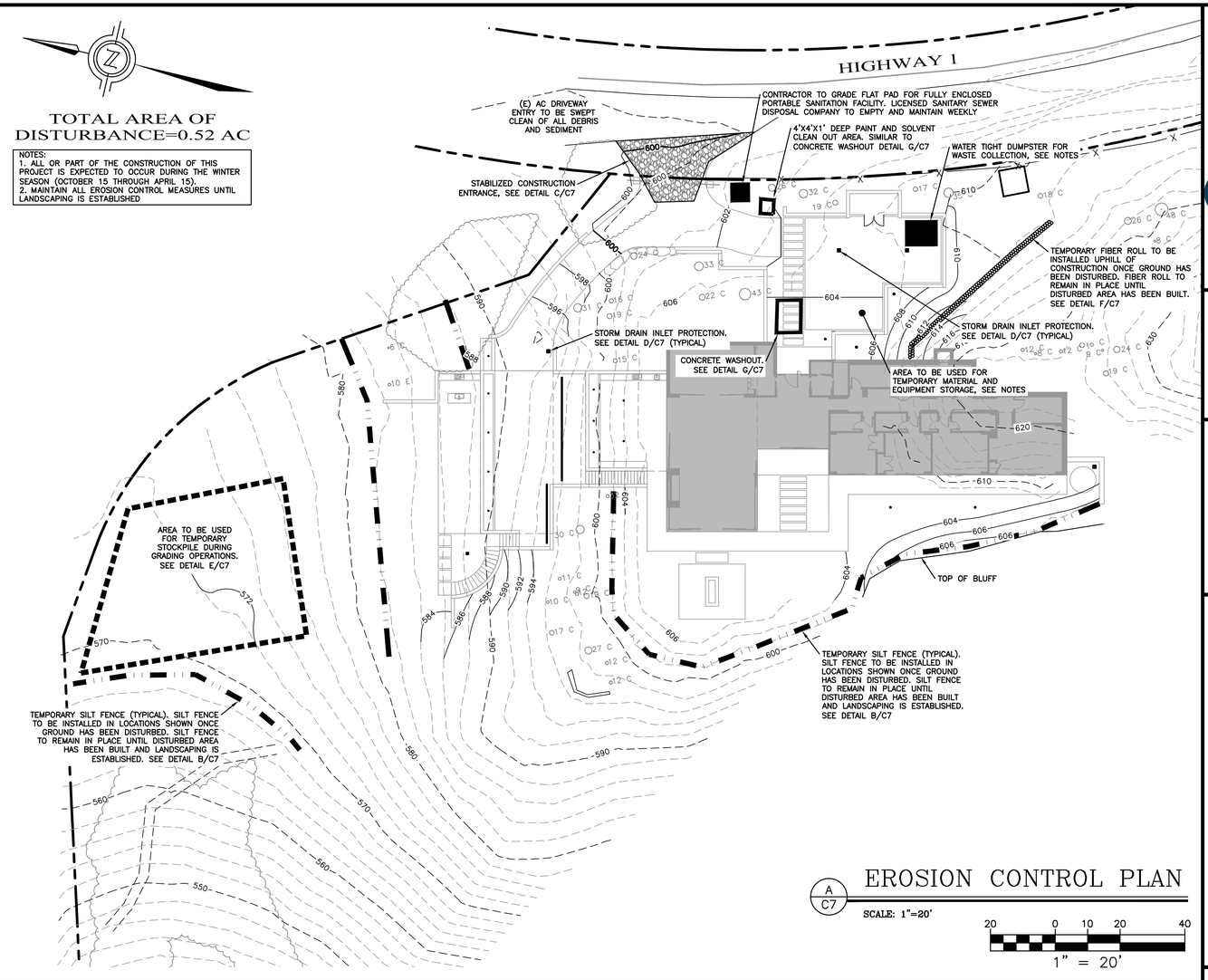
1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

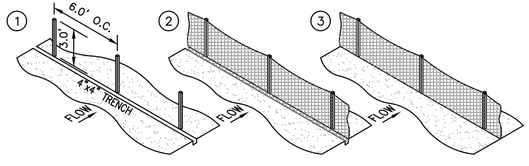
TOTAL AREA OF DISTURBANCE=0.52 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

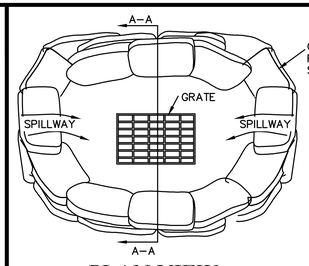


A C7 EROSION CONTROL PLAN
SCALE: 1"=20'
20 0 10 20 40
1" = 20'

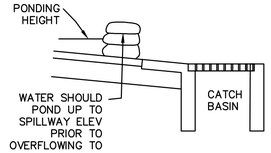
TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.
INSTALLATION
1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



B C7 SILT FENCE DETAIL
NTS



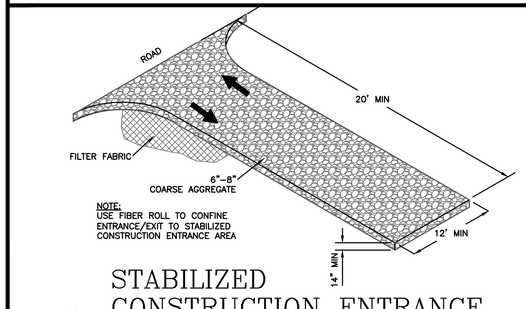
PLAN VIEW



SECTION A-A

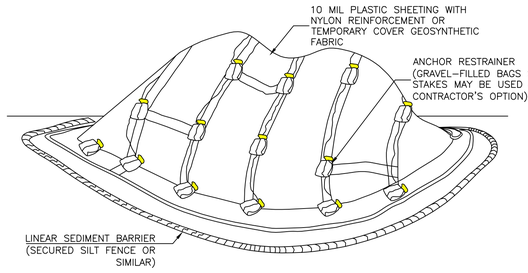
INSTALLATION
1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

D C7 INLET PROTECTION
NTS



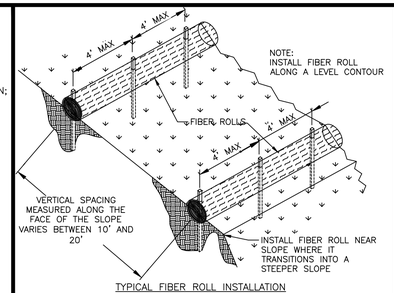
NOTE:
USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

C C7 STABILIZED CONSTRUCTION ENTRANCE
NTS

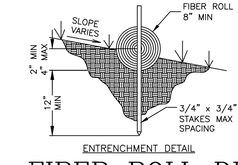


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE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

E C7 STOCKPILE COVER DETAIL
NTS

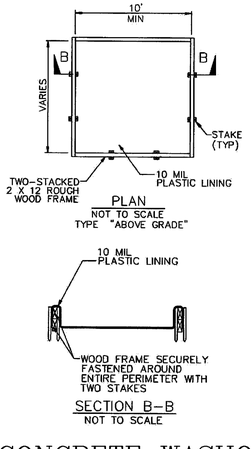


TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

F C7 FIBER ROLL DETAIL
NTS



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

SECTION B-B
NOT TO SCALE

G C7 CONCRETE WASHOUT
NTS

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REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. No. 24015 EXP. 3-31-25 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

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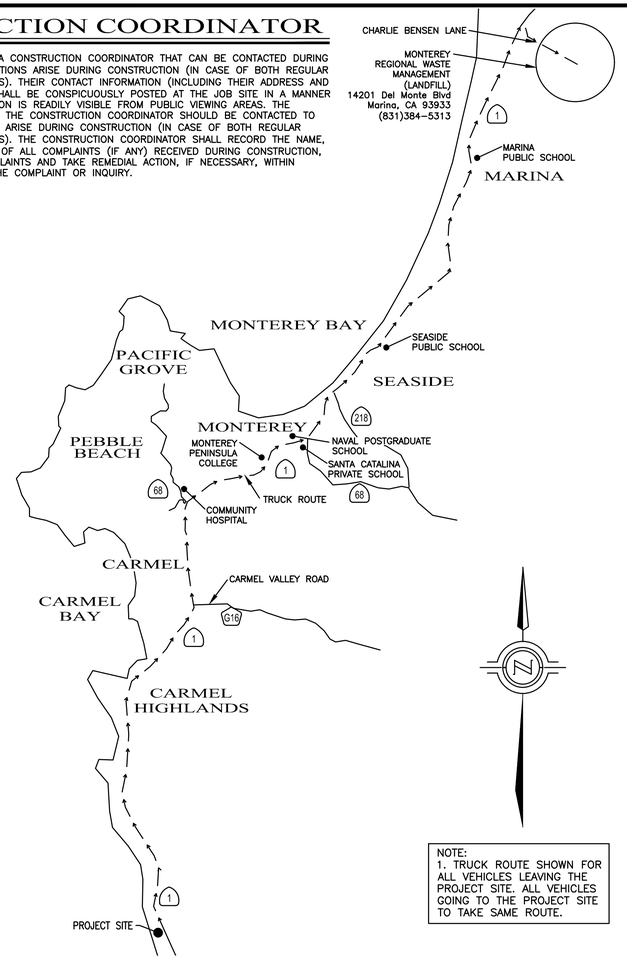
EROSION CONTROL PLAN

DESAI RESIDENCE
36240 & 36242 CA HIGHWAY 1
MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C7
OF
8 SHEETS

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24–HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24–HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.

A / C8

OVERALL TRUCK ROUTING PLAN

SCALE: 1"=8000'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) 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. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION–RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
   1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
   2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
   3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. – NOT APPLICABLE TO SITE
   4. APPLY NON–TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE TO SITE
   5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
   6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
   7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION–NOT APPLICABLE TO SITE
   8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
   9. COVER INACTIVE STORAGE PILES.
   10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS.
   11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
   12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE
   13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
   14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

   THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
8. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM–UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
9. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
10. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE–GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
11. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Construction Entrances and Perimeter

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

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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



PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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



CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



DEWATERING

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

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

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

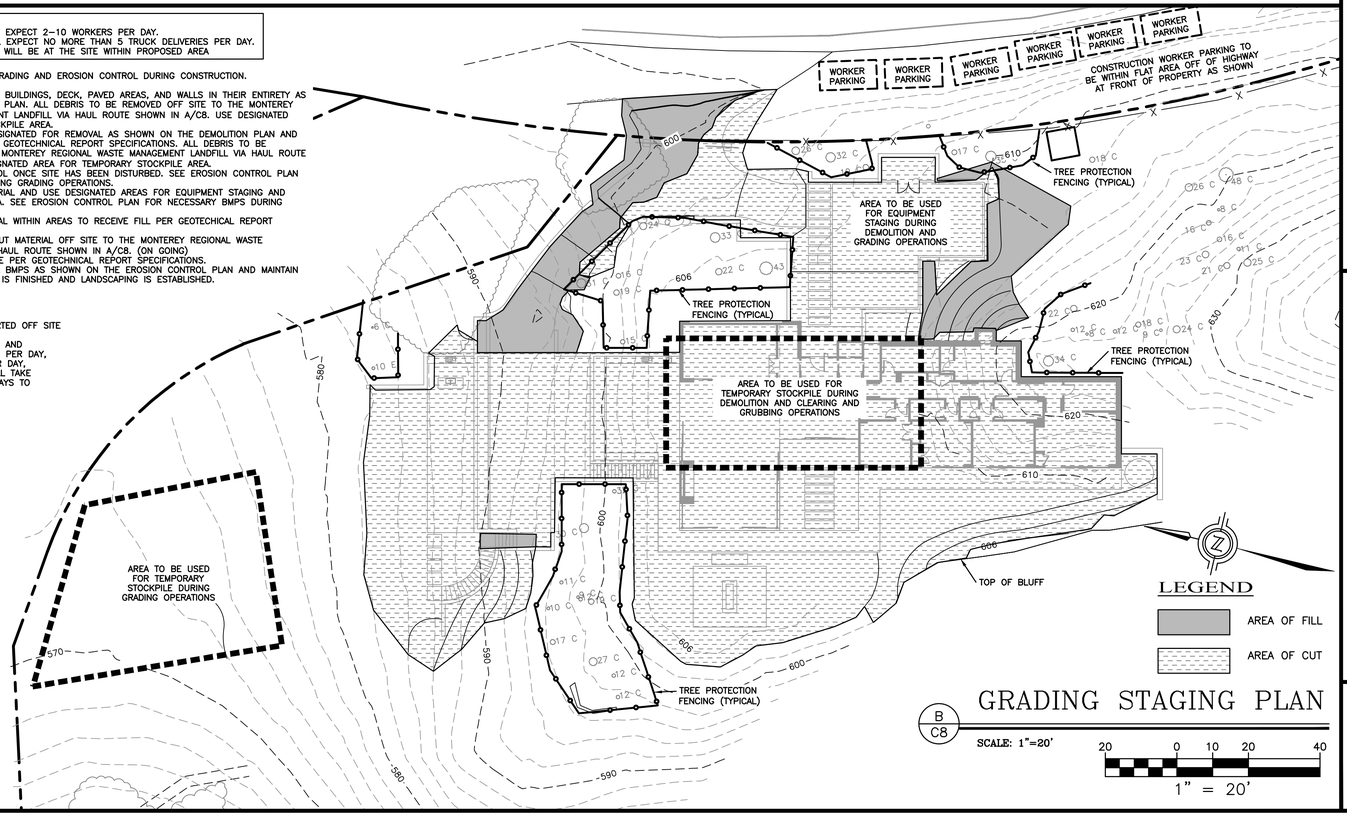
ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2–10 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA

GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.

STEP 1: DEMOLISH EXISTING BUILDINGS, DECK, PAVED AREAS, AND WALLS IN THEIR ENTIRETY AS SHOWN ON THE DEMOLITION PLAN. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C8. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE AREA.
STEP 2: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN ON THE DEMOLITION PLAN AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C8. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE AREA. IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 3: REMOVE CUT MATERIAL AND USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 4: PLACE CUT MATERIAL WITHIN AREAS TO RECEIVE FILL PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 5: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C8. (ON GOING)
STEP 6: PREPARE SUBGRADE PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 7: INSTALL ADDITIONAL BMPS AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPS UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

EARTHWORK QUANTITIES:
3440 CY CUT
120 CY FILL
3320 CY CUT TO BE EXPORTED OFF SITE

AT 10 CY PER TRUCK LOAD AND LIMITED TO 10 TRUCK TRIPS PER DAY, OR 100 CY OF EXPORT PER DAY, IT IS ESTIMATED THAT IT WILL TAKE 332 TRUCK TRIPS OR 33 DAYS TO OFF HAUL EXCESS DIRT



B / C8

GRADING STAGING PLAN

SCALE: 1"=20'

20 0 10 20 40
1" = 20'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2723 F: 831 655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMMLER No. 58485 EXP. 6-30-25 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 6-17-2025
SCALE: AS SHOWN
JOB NUMBER: 22-82
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

DESAI RESIDENCE
36240 & 36242 CA HIGHWAY 1
MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C8
OF
8 SHEETS

ABBREVIATIONS

Ø	DIAMETER	MAX	MAXIMUM
		MEP	MECHANICAL/ELECTRICAL/PLUMBING
AB	AGGREGATE BASE	MH	MANHOLE
ABDN	ABANDONED	MIN	MINIMUM
AC	ACRE, ASPHALT CONCRETE	MIPT	MALE IRON PIPE THREAD
ACP	ASBESTOS CEMENT PIPE	MJ	MECHANICAL JOINT
ACM	ASBESTOS CONTAINING MATERIAL	MPVC	MIDPOINT OF VERTICAL CURVE
AD	AREA DRAIN	MON	MONUMENT
AGG	AGGREGATE		
ALGN	ALIGNMENT	N	NORTHING COORDINATE
ARV	AIR RELEASE VALVE	(N)	NEW
ASB	AGGREGATE SUBBASE	NC	NORMALLY CLOSED
ASPH	ASPHALT	NIC	NOT IN CONTRACT
		NO	NUMBER
BC	BEGIN CURVE	NTS	NOT TO SCALE
BEG	BEGIN		
BFP	BACK FLOW PREVENTER		
BLDC	BUILDING CORNER	OHE	OVERHEAD ELECTRIC
BLDG	BUILDING	O.R.	OFFICIAL RECORDS
BMP	BEST MANAGEMENT PRACTICES		
BOD	BOTTOM OF DOCK	(P)	PROPOSED
BOL	BOLLARD	P	PAVEMENT ELEVATION
BSW	BACK OF SIDEWALK	PA	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BW	FINISHED GRADE AT BOTTOM OF WALL	PCC	POINT OF COMPOUND CURVATURE
			PORTLAND CEMENT CONCRETE
C	CONCRETE OR CIVIL	PE	PLAIN END
CB	CATCH BASIN	PED	PEDESTRIAN
C&G	CURB AND GUTTER	PERF	PERFORATED
CG&S/W	CURB, GUTTER & SIDEWALK	PH	POTHOLE
CI	CAST IRON OR CURB INLET	PID	POINT ID
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CL	CENTERLINE	PL	PROPERTY LINE
CLR	CLEAR	PM	PARKING METER
CLSM	CONTROLLED LOW-STRENGTH MATERIAL	PMH	POWER MANHOLE
CMN	COMMUNICATION	PO	PUSH-ON
CMP	CORRUGATED METAL PIPE	POC	POINT ON CURVE
CO	CLEAN OUT	POI	POINT OF INTERSECTION
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCTION OR CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONF	CONFORM TO EXISTING	PRV	PRESSURE REDUCING VALVE
CSC	CITY OF SANTA CLARA	PRUE	PRIVATE UTILITY EASEMENT
CU	CUBIC	PT	POINT OF TANGENCY
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
		PVC	POLYVINYL CHLORIDE PIPE
D=	DELTA (CURVE)		
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	R	RIGHT
DEMO	DEMOLISH	R=	RADIUS (CURVE)
DEPT	DEPARTMENT	RC	RELATIVE COMPACTION
DET	DETAIL	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET, DUCTILE IRON	RJ	RESTRAINED JOINT
DIA	DIAMETER	RP	RADIUS POINT
DIP	DUCTILE IRON PIPE	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
DOM	DOMESTIC	RPPA R	EDUCED PRESSURE PRINCIPLE ASSEMBLY
DW	DOMESTIC WATER	RSC	RECEIVING AND SUPPORT CENTER
DWG	DRAWING	RW	RECYCLED WATER
		R/W, ROW	RIGHT OF WAY
E	EASTING COORDINATE, ELECTRIC		
EC	END CURVE	S	SOUTH, SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL, ELEV	ELEVATION	SD	STORM DRAIN
ELEC	ELECTRICAL	SDCB	STORM DRAIN CATCH BASIN
EP	EDGE OF PAVEMENT	SDI	STORM DRAIN INLET
EVA	EMERGENCY VEHICLE ACCESS	SDMH	STORM DRAIN MANHOLE
EX,EXIST, (E)	EXISTING	SDCO	STORM DRAIN CLEANOUT
		S.E.D.	SEE ELECTRICAL DRAWINGS
(F)	FUTURE	SF	SILT FENCE
FA	FIRE ALARM	SG	SUBGRADE
F/C,FC	FACE OF CURB	SHLDR	SHOULDER
FD	FOUND	SHT	SHEET
FDC	FIRE DEPARTMENT CONNECTION	SL	STREETLIGHT
FF,FFE	FINISHED FLOOR ELEVATION	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISH GRADE	SMH	SIGNAL MANHOLE
FH	FIRE HYDRANT	S.M.D	SEE MECHANICAL DRAWINGS
FIPT	FEMALE IRON PIPE THREAD	S.P.D	SEE PLUMBING DRAWINGS
FL	FLOW LINE, FLANGE	SS	SANITARY SEWER
FLG	FLANGE	S.S.D.	SEE STRUCTURAL DRAWINGS
FM	FLOWMETER/FORCE MAIN	SSD	SUBSURFACE DRIP
FOUND	FOUNDATION	SSCO	SANITARY SEWER CLEANOUT
FS	FINISHED SURFACE	SSFM	SANITARY SEWER FORCE MAIN
FT	FOOT, FEET	SSMH	SANITARY SEWER MANHOLE
FW	FIRE WATER	SSPS	SANITARY SEWER PUMP STATION
		STA	STATION
G	GAS, GROUND ELEVATION	STD	STANDARD
GB	GRADE BREAK	STL	STEEL
GI	GALVANIZED IRON	S/W	SIDEWALK
GRD, G	GROUND	SVP	SILICON VALLEY POWER
GV	GATE VALVE		
		T	TELEPHONE
HMA	HOT MIX ASPHALT	TC	TOP OF CURB
HORIZ	HORIZONTAL	TD	TRENCH DRAIN
HT	HEIGHT	TEL	TELEPHONE
HP	HIGH POINT	TEMP	TEMPORARY
		TFC	TOP FACE OF CURB
INV	INVERT	THK	THICK
INST	INSTALL	TOD	TOP OF DOCK
IRR	IRRIGATION	TOE	TOE OF SLOPE
		TW,TOW	TOP OF WALL
JP	JOINT POLE	TS	TOP OF SLAB
JT	JOINT TRENCH	TYP	TYPICAL
		UON	UNLESS OTHERWISE NOTED
L	LEFT	U/G	UNDERGROUND
L=	LENGTH (CURVE)		
LF	LINEAR FEET	VC	VERTICAL CURVE
LAT	LATERAL		
LIP	LIP OF GUTTER	W	WEST, WATER
LP	LIGHT POLE, LOW POINT	WM	WATER METER
LPFH	FIRE HYDRANT	WV	WATER VALVE
LS	LANDSCAPE	WWF	WELDED WIRE FABRIC
LSA	LANDSCAPE ARCHITECT	W/	WITH
MA	MEDICAL AIR	YDS	YARDS

CIVIL SYMBOLS LEGEND

SURVEY TOPO AND SITE IMPROVEMENTS

6" CURB & GUTTER	STORM DRAIN CLEANOUT
EDGE OF AC PAVEMENT	ELECTRIC VAULT COVER
6" VERTICAL CURB	PULL BOX
DOMESTIC WATER MAIN	HIGH VOLTAGE ELECTRIC
ELECTRIC LINE	TELEPHONE MANHOLE
FLUSH LINE	POWER POLE
FORCE MAIN	GUY WIRE & ANCHOR
GAS LINE	JOINT POLE
IRRIGATION LINE	STREET LIGHT
OVERHEAD WIRES	ELECTROLIER
OVERHEAD ELECTRIC	TRAFFIC SIGNAL
OVERHEAD TELEPHONE	TRAFFIC SIGNAL
RECYCLED WATER	PEDESTRIAN LIGHT
SANITARY SEWER LINE	PEDESTRIAN PUSH BUTTON
STORM DRAIN LINE	CROSSWALK DETECTOR
STREET LIGHT CONDUIT	STREET LIGHT PULLBOX
TELECOMMUNICATIONS	SIGN (AS NOTED)
TELEPHONE LINE	THRUST BLOCK
TELEVISION LINE	CAP
WATER LINE	GATE VALVE
UNDERGROUND ELECTRIC	BUTTERFLY VALVE
TRENCH DRAIN	DEMO
METAL BEAM GUARD RAIL	WELL
SILT FENCE	PUMP
CHAIN LINK FENCE	BALL VALVE
FLOW LINE	ACTUATED BALL VALVE
CONTOUR ELEVATION LINE	SOLENOID VALVE
CENTER LINE	AIR/VACUUM BREAKER
PROPERTY LINE	PRESSURE REGULATOR
MONUMENT LINE	SSD FILTER
EASEMENT LINE	ISOLATION VALVE
FINISH GRADE	CHECK VALVE
SURFACE DRAINAGE SLOPE	FLOW METER
SPOT ELEVATION	PRESSURE GAUGE
GRADE BREAK	PRESSURE SWITCH
LIMIT OF WORK/GRADING	FLOAT VALVE
IRRIGATION BOX	
GAS METER	
GAS VALVE	
WATER METER	
WATER VALVE	
WATER METER OR BFP	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	
WATER TAPPING SADDLE	
SEWER MANHOLE	
SEWER CLEANOUT	
SEWER LAMP HOLE	
SEWER VENT	
STORM DRAIN MANHOLE	
CATCH BASIN	
CURB INLET	
DRAINAGE INLET	

ANNOTATION

KEYNOTE

DEMOLITION NOTE

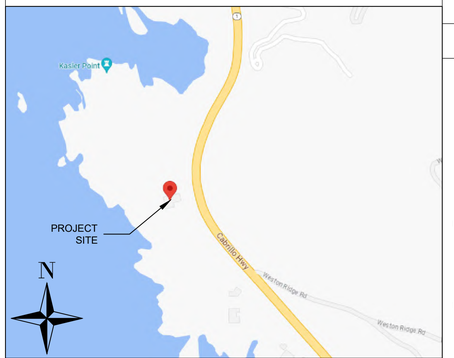
DETAIL INDICATOR: DETAIL NUMBER 1, C-501 — SHEET NUMBER ON WHICH DETAIL APPEARS

SECTION INDICATOR: SECTION LETTER A, C-301 — SHEET NUMBER ON WHICH SECTION APPEARS

SITE VICINITY



SITE LOCATION



PROJECT DESCRIPTION

GENERAL: NEW SEPTIC SYSTEM

BASIS: REMODELED HOME AND NEW ADU

GENERAL SHEET NOTES

1. ABBREVIATIONS AND SYMBOLS ON THIS SHEET APPLY ONLY TO THE CIVIL DRAWINGS, REFER TO OTHER DISCIPLINES FOR APPLICABLE ABBREVIATIONS AND SYMBOLS NOT PROVIDED HERE.
2. THIS IS A STANDARD ABBREVIATION AND LEGEND SHEET, THEREFORE, SOMEABBREVIATIONS AND LEGEND SYMBOLS MAY APPEAR ON THIS SHEET AND MAY NOT BE UTILIZED ON THIS PROJECT.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE CURRENTLY REQUIRED VERSION OF THE FOLLOWING CODE:
   - 4.1. CALIFORNIA BUILDING CODE
   - 4.2. CALIFORNIA PLUMBING CODE
   - 4.3. CALIFORNIA MECHANICAL CODE
   - 4.4. CALIFORNIA ELECTRICAL CODE
   - 4.5. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES
5. NOTHING ON THE ENCLOSED DRAWINGS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE CODES, ORDINANCES, OR REGULATIONS DESCRIBED ABOVE.
6. ANY DEVIATIONS FROM THE PROPOSED PLANS SHALL BE DISCUSSED WITH THE PROJECT ENGINEER PRIOR TO MAKING CHANGES IN THE FIELD.

INDEX

WASTEWATER SHEETS

NO.	SHEET	TITLE
1	WW 1	COVER SHEET
2	WW 2	EXISTING SITE LAYOUT
3	WW 3	WASTEWATER SYSTEM PLAN
4	WW 4	WASTEWATER SYSTEM SCHEMATIC AND DETAILS
5	WW 5	WASTEWATER SYSTEM SPECIFICATIONS (AND EROSION CONTROL NOTES)

PROJECT DESIGN AND OPERATION NOTES

DESIGN FLOWS, VOLUMES, AND TREATMENT

FACILITY TYPE: RESIDENTIAL
UNIT FLOW BASIS: # OF BEDROOMS
OF UNITS: REMODELED 4 BEDROOM HOME + (N) 2 BEDROOM ADU
DESIGN FLOWS: 750 GPD
TREATMENT CATEGORY: ALTERNATIVE
WASTEWATER STRENGTH: DOMESTIC RESIDENTIAL STRENGTH
DOMESTIC STRENGTH DEFINITION: <220 MG/L BOD, <60 MG/L TSS, <60 MG/L TN

SOIL TESTING RESULTS AND DISPOSAL DESIGN

SITE TEST PIT:
ROCK SOLID ENGINEERING, INC. OBSERVED THE SOIL CHARACTERISTICS AT THE DISPOSAL SITE WITH EXPLORATORY BORING (B3) TO A DEPTH OF 12' BELOW GROUND LEVEL (BGL). THE LOCATION OF THE EXPLORATORY BORINGS IS PROVIDED ON THE PROJECT DESIGN PLANS. THE FOLLOWING SOIL PROFILE WAS OBSERVED:

EXPLORATORY BORING B3: SOUTH PORTION OF (E) EAST CORRAL

0'- 2.5' BGL: TOPSOIL: DARK GRAY CLAYEY, SAND.

2.5'- 4.5' BGL: REMNANT ALLUVIAL FAN/TERRACE: YELLOWISH BROWN CLAYEY SAND. MOIST MEDIUM DENSE. MEDIUM PLASTIC. FINE TO COARSE GRAINED SAND. CLASTS OF GRANITE UP TO 1.5" ANGULAR TO SUBROUND

4.5'- 6' BGL: YELLOWISH BROWN CLAYEY SAND. MOIST, DENSE, MEDIUM PLASTIC. OXIDIZED.

6'-12' BGL: HIGHLY WEATHERED QUARTZ DIORITE. BECOMING MORE DENSE AND LESS WEATHERED WITH INCREASING DEPTH.

GROUNDWATER WAS NOT ENCOUNTERED AND GROUNDWATER INDICATORS WERE NOT PRESENT.

SITE PERCOLATION TEST:
TEST HOLE #1 (P-1): DEPTH = 2', RATE = 2.56 MPI
TEST HOLE #2 (P-2): DEPTH = 2.33', RATE = 15.3 MPI
TEST HOLE #3 (P-3): DEPTH = 2', RATE = 1.2 MPI
TEST HOLE #4 (P-4): DEPTH = 1.5', RATE = 1.3 MPI
TEST HOLE #5 (P-5): DEPTH = 1.5', RATE = 1.6 MPI
TEST HOLE #6 (P-6): DEPTH = 1.5', RATE = 1.4 MPI
TEST HOLE #5 (P-7): DEPTH = 3.5', RATE = 240 MPI
TEST HOLE #6 (P-8): DEPTH = 3.5', RATE = 240 MPI

DESIGN AREA APPLICATION RATE: 1.2 GPD/SF

WATER SUPPLY: GARRAPATA WC, INC.

OWNER IS RESPONSIBLE FOR GENERAL OPERATION AND MAINTENANCE OF THE WASTEWATER SYSTEM

THE SEPTIC/WASTEWATER SYSTEM SHALL BE INSTALLED BY A QUALIFIED PROFESSIONAL.

COVER SHEET

Desai Site Improvement Project
36240 & 36242 Hwy 1
Monterey CA 93940
APN: 243-251-011-000

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REGISTERED PROFESSIONAL ENGINEER — PAUL MYER — C 80522 EXP 03/31/27 — CIVIL — STATE OF CALIFORNIA — RENEWAL

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Project No.	Scale
202322	AS SHOWN
Date	
JUNE 2025	
Sheet No.	
WW1	
1 OF 5	

No.	Revision/Issue	Date

PEM 6/17/2025 MYE_Desai_DWTS Plans_rev4.dwg



1 EXISTING SITE LAYOUT
SCALE: 1" = 20'

SOIL TESTING LEGEND:

P-# PERCOLATION TEST HOLE

B-# SOIL BORING

N

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

No.	Revision/Issue	Date

EXISTING SITE LAYOUT

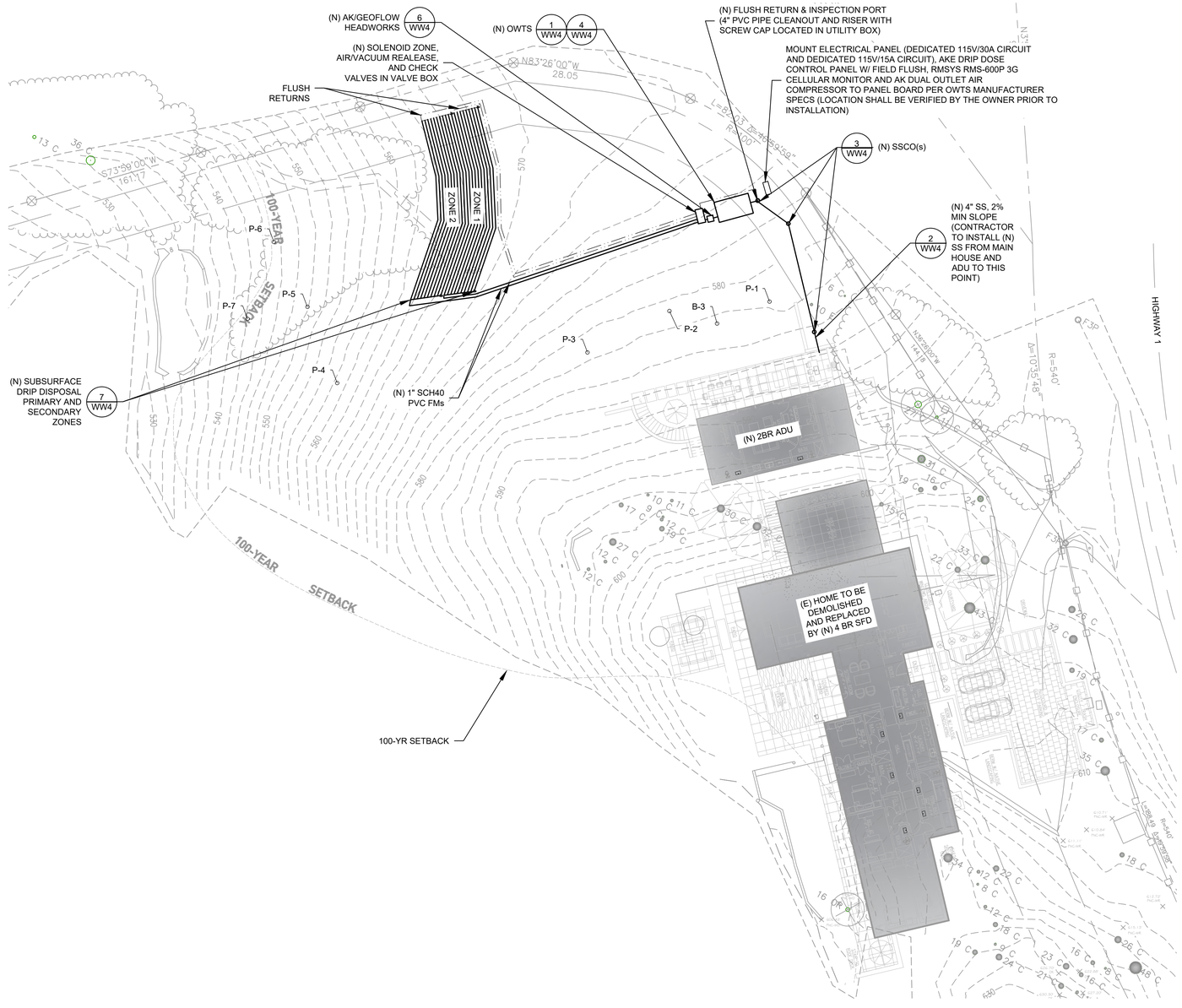
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CIVIL
STATE OF CALIFORNIA

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Project No. 202322	Scale AS SHOWN
Date JUNE 2025	
Sheet No. WW2	



1 WASTEWATER SYSTEM PLAN
SCALE: 1" = 20'

PRIMARY & SECONDARY DISPERSAL (ZONES 1 & 2)

750 gpd, **maximum flow**	**Definitions:** 1. Day = 24 hours
1.200 gpd/ft², soil loading rate	2. Lateral = supply to return connection total length
100% usuable acres for dispersal	3. Run = number and length within each lateral
625 ft², total	
0.0 acres, minimum	
G-WFPC-16-4-12-PRO drip tubing p/n	
1.0 ft, dripline spacing	
625 ft, dripline required	
1 ft, dripper (emitter) spacing	
1 ft² per dripper	
1.20 gpd, per dripper	
0.9 gph, per dripper rate	
1.33 **hrs/d**, per dripper max run time	
80 **min/d**, per dripper max run time	
12 max hrs/d, pump run time *(12 hrs default)*	
9 max theoretical zones, no.	
1 select number of zones	
625 ft², each zone	
625 ft, dripline run length per zone	
No drip lateral length >10% (shortest to longest)	
61 ft, lateral length	
10 calculated laterals per zone	
1.00 fps, flush velocity	
9 gpm, dispersal flow rate	
17 gpm, flushing flow rate	
8 gpm, return flow rate	
4 input cycles per day per zone, no. *(all zones dosed invidually each cycle)*	
20.00 calculated run time (fully pressurized) per zone per dose, min	
20.00 total "on" time per dose cycle, min	
340.00 "off" time per dose cycle, min	
80 min/d, run time, *or* **1.33** hrs/d	
1360 min/d, off time, *or* **22.67** hrs/d	

N

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

No.	Revision/Issue	Date

WASTEWATER SYSTEM PLAN

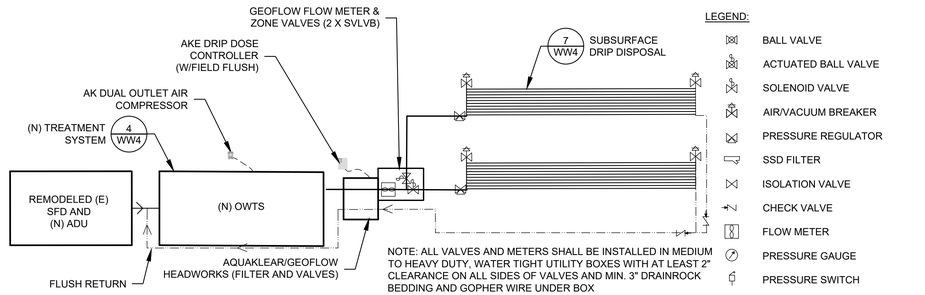
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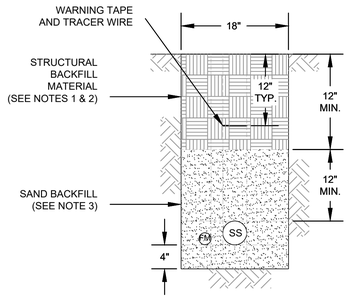
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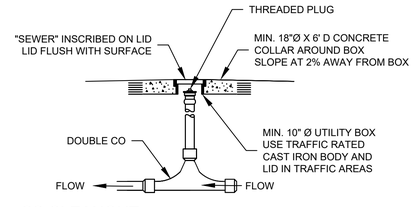
1 WASTEWATER TREATMENT AND DISPOSAL SYSTEM SCHEMATIC
SCALE: AS DIMENSIONED



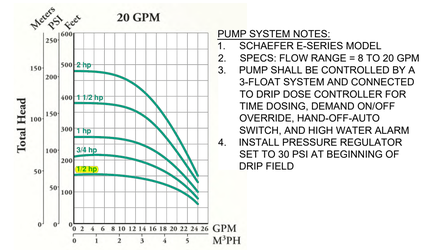
UTILITY TRENCH NOTES:

1. UTILITY TRENCH STRUCTURAL BACKFILL UNDER DRIVEWAYS AND ROADS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. UTILITY TRENCH STRUCTURAL BACKFILL UNDER NON-TRAFFIC AREAS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
3. ALL SAND BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
4. SS=SANITARY SEWER
5. SANITARY SEWER LINES SHALL BE INSTALLED WITH A 10' MINIMUM SEPARATION FROM ALL POTABLE WATER LINES.
6. IF SANITARY SEWER AND WATER LINES MUST CROSS, THE SANITARY SEWER SHALL BE LOCATED AT LEAST 2' BELOW THE WATER LINE.

2 SS UTILITY TRENCH DETAIL
SCALE: AS DIMENSIONED



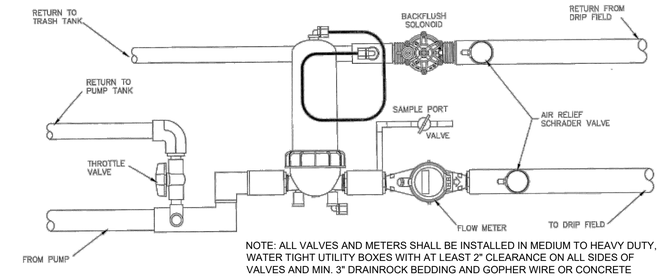
3 SS CLEANOUT
SCALE: AS DIMENSIONED



PUMP SYSTEM NOTES:

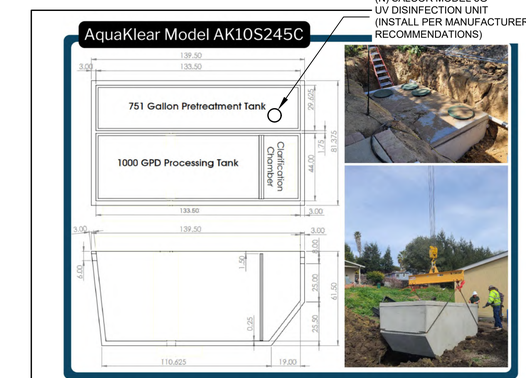
1. SCHAEFER E-SERIES MODEL
2. SPECS: FLOW RANGE = 8 TO 20 GPM
3. PUMP SHALL BE CONTROLLED BY A 3-FLOAT SYSTEM AND CONNECTED TO DRIP DOSE CONTROLLER FOR TIME DOSING, DEMAND ON/OFF OVERRIDE, HAND-OFF-AUTO SWITCH, AND HIGH WATER ALARM
4. INSTALL PRESSURE REGULATOR SET TO 30 PSI AT BEGINNING OF DRIP FIELD

5 EFFLUENT PUMP
SCALE: AS DIMENSIONED



NOTE: ALL VALVES AND METERS SHALL BE INSTALLED IN MEDIUM TO HEAVY DUTY, WATER TIGHT UTILITY BOXES WITH AT LEAST 2" CLEARANCE ON ALL SIDES OF VALVES AND MIN. 3" DRAINROCK BEDDING AND GOPHER WIRE OR CONCRETE UNDER BOX

6 AQUAKLEAR/GEOFLOW HEADWORKS BOX
SCALE: AS DIMENSIONED



(N) SALCOR MODEL 3G UV DISINFECTION UNIT (INSTALL PER MANUFACTURER RECOMMENDATIONS)

ANSI/NSF Std 245 Certified

Our accelerated biological process produces high quality treated water



- 97% Reduction CBOD5
- 97% Reduction TSS
- 60%+ Reduction Total Nitrogen
- E.coli <14 MPN/100 mL with UV

Benefits of AquaKlear

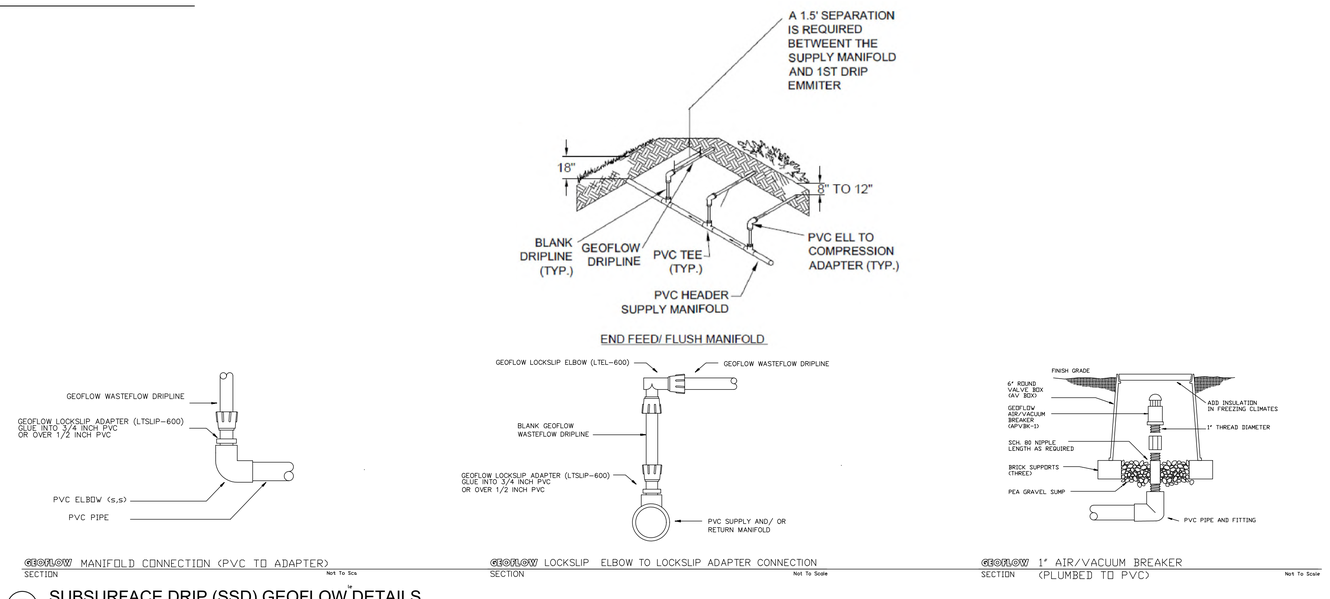
- Addresses difficult site constraints including high groundwater, steep slopes, poor soils & small lots
- Preserves property values, the health of your family & the community by protecting land quality & groundwater
- A family of four can save more than 100,000 gallons of irrigation water each year with subsurface drip
- Our cost effective solutions help you build, renovate & solve problems without breaking the bank
- Includes FOUR FREE service visits

aquaklear treatment systems -Better Than Septic- California • Hawaii (844) 224-2782 (AQUA) www.BetterThanSeptic.com

AQUAKLEAR SYSTEM NOTES:

1. AQUAKLEAR TANK SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
2. TANK HOLE EXCAVATION MUST BE SMOOTH AND LEVEL - USE A 4" LAYER OF WELL COMPACTED SAND IF DESIRED
3. TANK LID AND RISERS MUST BE SEALED BY CONTRACTOR PRIOR TO CONDUCTING THE WATER TIGHTNESS TEST
4. START FILLING TANK WITH WATER BEFORE BEGINNING BACKFILL - FILL WITH 20-30" OF WATER THEN START BACKFILLING; BACKFILL IN 12" LAYERS WITH WELL COMPACTED SAND OR SOIL UNTIL FILLED; TAMP AND COMPACT WHILE BACKFILLING; USE CAUTION AROUND ALL PIPES
5. AQUAKLEAR CONTROL PANEL REQUIRES A DEDICATED 30 AMP (SINGLE-PHASE) CIRCUIT BREAKER FOR OPERATION - AUDIBLE AND VISUAL ALARM IS LOCATED IN THE CONTROL PANEL
6. INSTALL EFFLUENT PUMP IN PUMP TANK PER PLAN
7. CONTROL PANEL AND DUAL OUTLET COMPRESSOR SHALL BE LOCATED NO MORE THAN 90' FROM TANK
8. OPERATE COMPRESSOR AND CHECK AIR PIPING JOINTS FOR LEAKAGE USING A SOAPY WATER SOLUTION
9. RMSYS MONITORING SYSTEM REQUIRES AN ACTIVE PHONE LINE OR VOIP CONNECTION

4 AQUAKLEAR WASTEWATER TREATMENT SYSTEM W/ DISINFECTION (MODEL AK10S245C- 1000 GPD)
SCALE: AS DIMENSIONED



GEOFLOW MANIFOLD CONNECTION (PVC TO ADAPTER) SECTION Not To Scale

GEOFLOW LOCKSLIP ELBOW TO LOCKSLIP ADAPTER CONNECTION SECTION Not To Scale

GEOFLOW 1" AIR/VACUUM BREAKER (PLUMBED TO PVC) SECTION Not To Scale

7 SUBSURFACE DRIP (SSD) GEOFLOW DETAILS
SCALE: AS DIMENSIONED

No.	Revision/Issue	Date

WASTEWATER SYSTEM SCHEMATIC AND DETAILS

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REGISTERED PROFESSIONAL ENGINEER PAUL MYER C 80522 EXP 03/31/27 CIVIL STATE OF CALIFORNIA

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Project No. 202322	Scale AS SHOWN
Date JUNE 2025	
Sheet No. WW4	

GENERAL SPECIFICATIONS

THE FOLLOWING SPECIFICATIONS ARE FOR THE INSTALLATION OF THE ENHANCED WASTEWATER TREATMENT SYSTEM AT THE PROJECT LOCATION SPECIFIED ON THE COVER SHEET AND BORDER OF THESE PLANS. THE ACCOMPANIED PLANS PRESENT THE GENERAL LAYOUT, PLUMBING CONFIGURATION, AND CONSTRUCTION DETAILS.

MATERIAL SPECIFICATIONS

THE FOLLOWING ARE MATERIAL SPECIFICATIONS FOR THE WASTEWATER SYSTEM COMPONENTS. ALL MATERIALS USED FOR THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AND AS DESCRIBED IN THE ACCOMPANIED PLANS OR AN ENGINEER APPROVED EQUIVALENT.

1. SUBSURFACE TANKS

THE SUBSURFACE TANKS INCLUDE THE AQUAKLEAR TREATMENT SYSTEM.

1.1. AQUAKLEAR SYSTEM. DIMENSIONS, FITTING SIZES AND LOCATIONS, AND OPTIONAL ACCESSORIES SHALL BE INCLUDED AS SHOWN ON TANK DRAWINGS. THE TANK SHALL BE WATERTIGHT AND TESTED IN THE FIELD AFTER INSTALLATION.

1.2. ROTH PUMP TANK: INSTALL THE ROTH TANK PER MANUFACTURER RECOMMENDATIONS AND LOCAL REVIEWING AGENCY REQUIREMENTS. THE TANK SHALL BE WATERTIGHT AND TESTED IN THE FIELD AFTER INSTALLATION.

1.3. PRODUCT STORAGE. THE SUBSURFACE TANKS SHALL BE CAPABLE OF STORING SEPTAGE LIMITED TO THE COLLECTION AND STORAGE OF HUMAN SOLID OR LIQUID ORGANIC WASTE.

1.4. PIPING. SDR35 PVC PIPE SHALL BE USED FOR INLET AND OUTLET PIPING AS SHOWN ON DRAWINGS. ALL PIPING SHALL BE FACTORY SEALED TO ENABLE FIELD TIGHTNESS TESTING WITH AT LEAST ONE PIPE OPENING PROVIDED WITH A THREADED FITTING FOR CONNECTING A PRESSURE TEST MANIFOLD.

1.5. ACCESS OPENINGS. ALL ACCESS OPENINGS SHALL BE 30 INCHES IN DIAMETER OR LARGER AS SHOWN ON THE PLANS, SHALL BE MANUFACTURED OF FIBERGLASS, CONCRETE OR CAST IRON WITH RESPECT TO SPECIFIED TRAFFIC RATING. LOCATIONS SHALL BE AS SHOWN ON TANK DRAWINGS. EACH MANHOLE SHALL HAVE A WATERTIGHT RISER TO FINISH GRADE.

1.6. RISERS. RISERS SHALL BE REQUIRED FOR ACCESS TO INTERNAL VAULTS. ALL RISERS SHALL BE CONSTRUCTED WITH WATERTIGHT SEALS PROVIDED. RISERS SHALL BE A MINIMUM OF 30" IN NOMINAL DIAMETER WHEN THE DEPTH OF BURY IS 36" OR GREATER. TO ENSURE PRODUCT COMPATIBILITY, RISERS, LIDS, AND ATTACHMENT COMPONENTS SHALL BE SUPPLIED BY A SINGLE MANUFACTURER AND, WHERE APPLICABLE, SHALL BE FACTORY EQUIPPED WITH THE FOLLOWING:

1.6.1. ADHESIVE. WHEN BONDING TO THE RISER RINGS, AN EPOXY PROVIDED BY THE MANUFACTURER SHALL BE USED. ADHESIVES AND SEALANTS SHALL BE WATERPROOF, CORROSION RESISTANT, AND APPROVED FOR THE INTENDED APPLICATION. THE RISER-TO-TANK CONNECTION SHALL BE WATERTIGHT AND STRUCTURALLY SOUND. THE RISER-TO-TANK CONNECTION SHALL BE CAPABLE OF WITHSTANDING A VERTICAL UPLIFT OF 5,000 POUNDS TO PREVENT RISER SEPARATION DUE TO TANK SETTLEMENT, FROST HEAVE, AND VEHICLE TRAFFIC OVER THE TANK.

1.6.2. LIDS. ONE LID SHALL BE FURNISHED WITH EACH ACCESS RISER. LIDS SHALL BE WATERPROOF, CORROSION RESISTANT, AND UV RESISTANT. LIDS SHALL BE FLAT, WITH NO NOTICEABLE UPWARD DOME. LIDS SHALL NOT ALLOW WATER TO POND ON THEM. LIDS SHALL FORM A WATERTIGHT SEAL WITH THE TOP OF RISER. TRAFFIC-RATED LIDS SHALL BE CAPABLE OF WITHSTANDING A TRUCK WHEEL LOAD (36 SQUARE INCHES) OF 2500 POUNDS FOR 60 MINUTES WITH A MAXIMUM VERTICAL DEFLECTION OF 1-1/2". LIDS SHALL BE PROVIDED WITH TAMPER-RESISTANT STAINLESS STEEL FASTENERS AND A TOOL FOR FASTENER REMOVAL. TAMPER-RESISTANT FASTENERS INCLUDE RECESSED DRIVES, SUCH AS HEX, TORX, AND SQUARE. FASTENERS THAT CAN BE REMOVED WITH COMMON SCREWDRIVERS, SUCH AS SLOTTED AND PHILLIPS, OR FASTENERS THAT CAN BE REMOVED WITH STANDARD TOOLS, SUCH AS PLIERS OR CRESCENT WRENCHES, ARE NOT CONSIDERED TAMPER-RESISTANT. TO PREVENT A TRIPPING HAZARD, FASTENERS SHALL NOT EXTEND ABOVE THE SURFACE OF THE LID.

1.6.3. RISER INSTALLATION. RISER INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

2. PIPING AND FITTINGS

THE TYPE OF PIPE MATERIALS AND FITTINGS SHALL BE AS DESIGNATED ON THE PLANS AND SHALL COMPLY WITH THE FOLLOWING:

2.1. FITTINGS AND COUPLINGS
THE FITTINGS AND COUPLINGS FOR PVC PIPES SHALL BE THREADED OR SLIP-FITTED TAPERED SOCKET SOLVENT WELD. THREADED ADAPTERS SHALL BE PROVIDED WITH SOCKET PIPE FOR CONNECTIONS TO THREADED PIPE.

3. VALVES

3.1. GENERAL
VALVES SHALL BE OF THE SIZE, TYPE, AND CAPACITY DESIGNATED ON THE PLANS OR IN THE SPECIFICATIONS AND SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED HEREIN. ALL VALVES ON PRESSURIZED PORTIONS OF THE SYSTEM SHALL BE CAPABLE OF SATISFACTORY PERFORMANCE AT WORKING PRESSURE OF 150 PSI. ALL VALVES ON GRAVITY PORTIONS OF THE SYSTEM SHALL BE RATED FOR AT LEAST TWICE THE ESTIMATED STATIC HEAD ABOVE THE VALVE. VALVES SHALL BE DESIGNED TO PERMIT DISASSEMBLY TO REPLACE SEALING COMPONENTS WITHOUT REMOVAL OF THE VALVE BODY FROM THE PIPELINE, SUCH AS TRUE UNION BALL VALVES AND CHECK VALVES.

4. AERATION SYSTEM

THE AERATION SYSTEM SHALL BE AS SHOWN IN THE PLANS AND INSTALLED PER MANUFACTURER RECOMMENDATIONS.

5. PUMP SYSTEM

THE PUMP SYSTEM SHALL BE AS SHOWN IN THE PLANS AND INSTALLED PER MANUFACTURER RECOMMENDATIONS.

6. ADDITIONAL COMPONENTS

ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN MANUFACTURER RECOMMENDATIONS, AND THE DESIGN PLANS, THE PROJECT ENGINEER SHALL BE CONTACTED FOR APPROVAL OF INSTALLATION CONFIGURATION.

7. SUBSURFACE DRIP SYSTEM

THE SUBSURFACE DRIP SYSTEM SHALL PROVIDE ADDITIONAL TREATMENT AND DISPOSAL OF THE WASTEWATER. THE SYSTEM SHALL BE CONSTRUCTED PER MANUFACTURER RECOMMENDATIONS AND AS SHOWN ON PLANS.

7.1. SOIL COVER
THE SOIL COVER (CAP) SHALL BE PLACED OVER THE DISPOSAL SYSTEM TO PROVIDE A SUBSTRATE FOR VEGETATION AND REDUCE EROSION CONTROL. THE SOIL SHALL BE A SANDY LOAM TO INCREASE THE POTENTIAL FOR AIR THROUGH THE DEPTH OF THE SOIL.

CONSTRUCTION SPECIFICATIONS

THE CONSTRUCTION OF THE PROJECT SHALL CONFORM TO THE PLANS AND FOLLOWING SPECIFICATIONS. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ALL SITE WORK.

1. PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH THE ENGINEER AND OWNER AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF SITE WORK. THE ENGINEER SHALL BE CONTACTED 48 HOURS PRIOR TO THE MEETING CONFERENCE. THE MEETING SHOULD BE CONDUCTED TO REVIEW THE DESIGN, MATERIAL, AND CONSTRUCTION SPECIFICATIONS. ALL CONTRACTOR PROPOSED REVISIONS IN THE DESIGN SHALL BE APPROVED BY THE ENGINEER. THE INSTALLATION MUST BE INSPECTED BY THE ENGINEER FOR CONFORMANCE TO THE DESIGN.

2. STAKING

THE CONTRACTOR WILL PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL CONTROL FOR INSTALLATION OF THE WORK AT DATUM POINTS NECESSARY TO ESTABLISH ALIGNMENT AND GRADE. THE PROTECTION AND CARE OF THE STAKES ONCE SET, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. EXCAVATION

ALL EXCAVATION WORK SHALL BE MADE TO THE LINES, GRADES AND DIMENSIONS SHOWN IN THE ACCOMPANIED PLANS. EXCAVATIONS SHALL BE PERFORMED IN THE DAY AND IN A MANNER THAT MINIMIZES EROSION, FLOODING AND SEDIMENTATION. EXCAVATED SOILS THAT ARE TO BE STOCKPILED ON-SITE SHALL BE PLACED IN A LOCATION AND MANNER THAT MINIMIZES EROSION AND CONTROLS SEDIMENTATION.

THE CONTRACTOR SHALL TAKE EXTRA PRECAUTION WHERE EXCAVATION EQUIPMENT MAY ENCOUNTER EXISTING UNDERGROUND UTILITIES AND OTHER FACILITIES OF ANY NATURE. CONTRACTOR SHALL PERSON HIS OPERATION IN SUCH A MANNER AND SHALL EXERCISE THE GREATEST OF CARE SO AS NOT TO INJURE IN ANY MANNER EXISTING UNDERGROUND UTILITIES, MAINS OR FACILITIES OF ANY NATURE. SHOULD THE CONTRACTOR INJURE, BREAK OR DAMAGE EXISTING UNDERGROUND UTILITIES, MAINS, OR FACILITIES OF ANY NATURE IN ANY MANNER, THEY SHALL REPAIR THE SAME AT THEIR OWN EXPENSE. IF IT DOES NOT APPEAR FEASIBLE THAT THE CONTRACTOR CAN MAKE NEEDED REPAIRS, THEN SUCH REPAIRS SHALL BE MADE BY THE OWNER AND THE CONTRACTOR SHALL BE CHARGED FOR SUCH REPAIRS.

4. POLLUTION CONTROL

4.1. WATER POLLUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PERMITTING REQUIREMENTS RELEVANT TO THE CONSTRUCTION OF THE PROJECT ARE MET AT ALL TIMES. ACTIONS BY THE CONTRACTOR, THE SUBCONTRACTORS OR EMPLOYEES THEREOF RESULTING IN NONCOMPLIANCE OF PERMITTING REQUIREMENTS MAY BE GROUNDS FOR TERMINATION OF THIS CONTRACT.

4.2. NOISE POLLUTION
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP NOISE POLLUTION, DUE TO THESE CONSTRUCTION ACTIVITIES, AS LOW AS POSSIBLE.

4.3. SOIL CONTAMINATION
THE CONTRACTOR SHALL NOT ALLOW REGULATED MATERIALS TO SPILL ON THE PROJECT SITE. ANY SPILLAGE OR REGULATED MATERIALS RESULTING FROM THE CONTRACTOR'S OPERATION SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4.4. STORAGE OF REGULATED MATERIALS
THE STORAGE AND USE OF ANY REGULATED MATERIALS SHALL MEET ALL REQUIREMENTS OF LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY THE REQUIREMENTS OF ANY REGULATORY AGENCY FOR THE STORAGE, MONITORING, USAGE, TRANSPORTATION, SAFETY, REPORTING, OR ANY OTHER REQUIREMENTS REGARDING THE MANAGEMENT OF REGULATED MATERIALS ON AND OFF THE PROJECT SITE.

5. SITE WORK

5.1. MOBILIZATION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATORY WORK AND PLACEMENT OF MATERIALS IN A STAGING AREA REQUIRED FOR CONSTRUCTION OPERATIONS INCLUDING, BUT NOT LIMITED TO, THOSE NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES, AND INCIDENTALS TO THE PROJECT SITE; FOR THE ESTABLISHMENT OF FACILITIES NECESSARY FOR WORK ON THE PROJECT; PROVIDING POLLUTION CONTROL MEASURES; AND FOR ALL OTHER WORK AND OPERATIONS WHICH MUST BE PERFORMED.

THE CONTRACTOR SHALL PROVIDE MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR PROPER COMPLETION OF THE WORK OF THIS SECTION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE COUNTY.

5.2. CLEARING AND GRUBBING
CLEAR THE SITE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN THIS SECTION. CLEARING AND GRUBBING SHALL CONSIST OF ALL WORK INCLUDING, BUT NOT LIMITED TO, SALVAGED MATERIALS REMOVAL, PROVIDING AND INSTALLING TEMPORARY EROSION CONTROL, AND PLACEMENT OF TREES, TREE BRANCHES, TREE STUMPS, BRUSH, ROOTS, BOULDERS, SHRUBS, SEDIMENT, AND ALL OBJECTIONABLE MATERIALS IN AN AGREED UPON LOCATION ADJACENT TO THE WORK SITE.

EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

ALL WASTES DISPOSAL SHALL BE CONDUCTED AS FOLLOWS:
A. REMOVE WASTE FROM CLEARING OPERATIONS.
B. DISPOSE OF AWAY FROM THE SITE IN A LEGAL MANNER.
C. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE JOB SITE.
D. DO NOT BURN DEBRIS AT THE SITE.

6. SUBSURFACE DRIP INSTALLATION

6.1. SITE PREPARATION
6.1.1. GRASS AND SHRUBS MUST BE CUT CLOSE TO THE GROUND SURFACE AND REMOVED FROM THE SITE.
6.1.2. ANY FRUIT TREES SHALL BE TRANSPLATED TO THE EXTENT POSSIBLE.
6.1.3. TRENCH AND PLACE THE INFLUENT LINE FROM THE WET WELL TO THE DISPOSAL SITE. THIS WILL AVOID COMPACTION OF THE DISPOSAL SITE FOLLOWING PLOWING.

6.2. INSTALLATION
6.2.1. INSTALL THE SUBSURFACE DRIP PER MANUFACTURER RECOMMENDATIONS
6.2.2. PLACE CLEAR WATER IN THE WET WELL AND TEST THE PUMP, CONTROLS AND DISTRIBUTION SYSTEM, CHECKING FOR UNIFORM STREAMS OF WATER FROM EACH HOLE.
6.2.3. PLACE SUITABLE SOIL COVER ON THE DRIP SYSTEM. THE SOIL COVER SHOULD SUPPORT VEGETATION. FINAL GRADE THE DISPOSAL AREA SO SURFACE WATER MOVES AWAY FROM THE SYSTEM.
6.2.4. SEED AND MULCH THE ENTIRE EXPOSED AREA TO AVOID EROSION. AVOID DEEP ROOTED VEGETATION ON THE TOP OF THE MOUND TO MINIMIZE ROOT PENETRATION INTO THE DISTRIBUTION NETWORK.

7. DELETERIOUS MATERIALS

MATERIALS CONTAINING AN EXCESS OF 5% (BY WEIGHT) OF VEGETATION OR OTHER DELETERIOUS MATTER MAY BE UTILIZED IN AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL FILLS. DELETERIOUS MATERIAL INCLUDES ALL VEGETATIVE AND NON-MINERAL MATTER, AND ALL NON-REDUCIBLE STONE, RUBBLE AND/OR MINERAL MATTER OF GREATER THAN 6 INCHES.

8. UTILITY TRENCHES

A. A SELECT, NONCORROSIVE, GRANULAR, EASILY COMPACTED MATERIAL SHOULD BE USED AS BEDDING AND SHADING IMMEDIATELY AROUND UTILITY PIPES. THE SITE SOILS MAY BE USED FOR TRENCH BACKFILL ABOVE THE SELECT MATERIAL. IF OBTAINING COMPACTION IS DIFFICULT WITH THE SITE SOILS, USE OF A MORE EASILY COMPACTED SAND MAY BE DESIRABLE. THE UPPER FOOT OF BACKFILL IN LANDSCAPED OR OTHER OPEN AREAS SHOULD CONSIST OF NATIVE MATERIAL TO REDUCE THE POTENTIAL FOR SEEPAGE OF WATER INTO THE BACKFILL.
B. TRENCH BACKFILL IN THE UPPER 12 INCHES OF SUBGRADE BENEATH AREAS TO RECEIVE PAVEMENT SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY. TRENCH BACKFILL IN OTHER AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY. JETTING OF UTILITY TRENCH BACKFILL SHOULD NOT BE ALLOWED.

9.0 PIPE INSTALLATION

9.1 GENERAL
PIPE SHALL BE JOINED BY SOCKET TYPE SOLVENT-WELDED FITTINGS OR THREADED FITTINGS. PLASTIC PIPE SHALL BE CUT SQUARE, EXTERNALLY CHAMFERED APPROXIMATELY 10 TO 15 DEGREES, AND ALL BURRS AND FINS REMOVED. SOLVENT-WELDED JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D 2855. THE SOLVENT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.

CARE SHALL BE EXERCISED IN ASSEMBLING A PIPELINE WITH SOLVENT WELDED JOINTS SO THAT STRESS ON PREVIOUSLY MADE JOINTS IS AVOIDED. HANDLING OF THE PIPES FOLLOWING JOINTING, SUCH AS LOWERING THE ASSEMBLED PIPELINE INTO THE TRENCH, SHALL NOT OCCUR PRIOR TO THE SET TIMES SPECIFIED BY THE MANUFACTURER.
SOLVENTS SHALL BE APPLIED TO PIPE ENDS IN SUCH A MANNER THAT NO MATERIAL IS DEPOSITED ON THE INTERIOR SURFACE OF THE PIPE OR EXTRUDED INTO THE INTERIOR OF THE PIPE DURING JOINTING. EXCESS CEMENT ON THE EXTERIOR OF THE JOINT SHALL BE WIPED CLEAN IMMEDIATELY AFTER ASSEMBLY.

THREADED PIPE JOINTS SHALL BE MADE USING TEFLON TAPE OR OTHER APPROVED JOINTING MATERIAL. SOLVENT SHALL NOT BE USED WITH THREADED JOINTS. PLASTIC PIPE WHICH HAS BEEN NICKED, SCARRED, OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED. PLASTIC PIPE SHALL BE SNAKED FROM SIDE TO SIDE IN THE TRENCH TO ALLOW 1 FOOT OF EXPANSION AND CONTRACTION PER 100 FEET OF STRAIGHT RUN.
THE PIPELINE SHALL NOT BE EXPOSED TO WATER FOR 24 HOURS AFTER THE LAST SOLVENT-WELDED JOINT IS MADE.

9.2 GRAVITY PIPE
GRAVITY PIPE FOR WASTEWATER SHALL PROVIDE 2 FT VERTICAL AND 10 FT HORIZONTAL CLEARANCE FROM WATER LINES, AND SHALL CROSS SUCH LINES AS NEARLY AS POSSIBLE TO 90 DEGREES, IF CROSSING CAN NOT BE AVOIDED.

PIPE SLOPES SHALL NOT BE LESS THAN 2% FOR 4"Ø PIPE. PIPES SHALL ENTER AND LEAVE CONNECTIONS AS CLOSE TO PARALLEL AS POSSIBLE, BUT IN NO WAY TO EXCEED AN ANGLE OF 45°. 90° TEE CONNECTIONS ARE NOT ALLOWED.

9.3 GENERAL TRENCHING
EXCAVATION OF PIPE TRENCHES SHALL FOLLOW NEAT AND PARALLEL LINES, WITH TRENCH WIDTH, IN GENERAL, TO BE ONE FOOT, WITH SUCH WIDENING, AS REQUIRED TO PLACE VALVES AND FITTINGS WITH A MINIMUM OF 4 INCH CLEARANCE TO TRENCH WALL. THE TRENCH SHALL BE NO LESS THAN 24 INCHES DEEP, EXCEPT WHEN IT IS NECESSARY, TO AVOID UNDERGROUND OBSTRUCTIONS OR ROCKY CONDITIONS. IN ALL CASES, THE PIPE SHALL BE PLACED ON A BEDDING OF IMPORTED OR NATIVE MATERIAL PROVIDING CONTINUOUS SUPPORT THROUGHOUT ITS LENGTH.

BACKFILL FOR THE PIPE TO THE TOP OF THE PIPE PLUS 4 INCHES SHALL BE SELECTED OR IMPORTED SANDY MATERIAL, FREE OF STONE, CLAY, LIMBS OR OTHER DELETERIOUS MATERIALS IN EXCESS OF 1/2 INCH MAXIMUM DIMENSION, PLACED AND TAMPED AND/OR PADDLED ABOUT THE PIPE TO ENSURE PROPER BEDDING PRIOR TO COMPLETION OF TRENCH FILL. THE REMAINING BACKFILL SHALL BE PLACED AT 90% RELATIVE COMPACTION.

10. FLUSHING AND TESTING

AFTER COMPLETION, ALL PIPELINES SHALL BE THOROUGHLY FLUSHED TO REMOVE DIRT, SCALE, OR OTHER MATERIAL. AFTER FLUSHING, THE LINE SHALL BE PRESSURE TESTED. ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS SHALL BE FURNISHED BY THE CONTRACTOR AND ALL TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER OR ENGINEER.

THE CONTRACTOR SHALL PERFORM A TEST TO DEMONSTRATE THAT THE TANKS AND BASINS ARE WATER TIGHT. THE INLET AND OUTLET PIPES OF THE TANKS SHALL BE CAPPED AND THE TANKS SHALL BE COMPLETELY FILLED WITH WATER. THE WATER LEVEL SHALL REMAIN CONSTANT FOR MORE THAN 24 HOURS, OR DURATION BY THE REVIEWING AGENCY JURISDICTION, WHICHEVER IS GREATER, TO DETERMINE IF IT IS WATER TIGHT.

11. OPERATIONAL TEST

THE PERFORMANCE OF ALL COMPONENTS OF THE PUMPING SYSTEMS AND CONTROL SYSTEMS SHALL BE EVALUATED FOR MANUAL AND AUTOMATIC CONTROL.

DURING THE TEST PERIOD AND AT LEAST 15 DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL SET THE CONTROLLER ON AUTOMATIC OPERATION, AND THE SYSTEM SHALL OPERATE SATISFACTORILY DURING SUCH PERIOD. ALL NECESSARY REPAIRS, REPLACEMENTS, AND ADJUSTMENTS SHALL BE MADE UNTIL ALL EQUIPMENT, ELECTRICAL WORK, CONTROLS, AND INSTRUMENTATION ARE FUNCTIONING IN ACCORDANCE WITH THE CONTRACTORS DOCUMENTS OR MANUFACTURER SPECIFICATIONS.

12. AS-BUILT DRAWINGS

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS-BUILT DRAWINGS OF THE LAYOUT AND CONSTRUCTION OF THE SYSTEM.

13. OTHER ITEMS

ANY PROCEDURES NOT NOTED OR INCLUDED IN THE ENGINEERING PLANS OR SPECIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO IMPLEMENTATION.

EROSION CONTROL NOTES:

GENERAL. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE LOCAL JURISDICTION.

1.1. THE CONSTRUCTION OF THIS PROJECT IS NOT EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

1.3. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE, EROSION CONTROL ORDINANCES, AND CALIFORNIA BUILDING CODE.

1.4. ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS CONTROL SHALL CONSIST OF: A. EFFECT TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATION SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL; B) PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES, OR OTHER VEGETATION. PURSUANT TO THE COUNTY'S LANDSCAPE CRITERIA, WHEN THE PROJECT IS COMPLETED; C) MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION, ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.

1. SEED AND MULCH: ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR HAND BROADCASTING OF THE FOLLOWING STERIL, WEED FREE, SEED MIX AND INCORPORATED OVER ALL DISTURBED SLOPES:

BROMUS CARINATUS 10#/ACRE
LEYMUS TRITICOIDES 8#/AC.
HORDEUM BRACHYANTHERUM 5#/AC.
FESTUCA RUBRA 8#/AC.
DESCHAMPSIA CESPITOSA 8#/AC.

THE MIX/APPLICATION SHALL ALSO CONTAIN:
- FERTILIZER (6-3-3) SHALL BE HAND BROADCAST AND INCORPORATED AT 30-LB/ACRE OVER ENTIRE AREA.
- MYCHORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
- IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

2.1 ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

3. CONCRETE WASHOUT. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. THE CONCRETE WASHOUT FACILITY SHALL BE BELOW GRADE AND CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET. TEMPORARY CONCRETE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT SHALL HAVE A 10 MIL POLYETHYLENE PLASTIC LINER. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE AND MATERIALS FOR THE WASHOUT SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT SHOULD BE BACKFILLED AND REPAIRED.

4. OTHER PROVISIONS

4.1. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. AFTER APRIL 15TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER.

4.2. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE BY THE CONTRACTOR UNTIL NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER (MINIMUM 70% COVER).

No.	Revision/Issue	Date

WASTEWATER SYSTEM SPECIFICATIONS

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Drawn By	Checked By
PEM	PEM
Project No. 202322	Scale AS SHOWN
Date JUNE 2025	
Sheet No. WW5	

GENERAL NOTES:

ARBORIST SURVEY : Refer to Sheet L -4

- REMOVAL OF 6 MONTEREY CYPRESS IS FROM A PLANTED GROVE ON THE SITE IS DUE TO CONFLICT WITH PROPOSED BUILDING EDGES AND REQUIRED DRIVEWAY WIDTHS REPLACEMENT FOR THE SIX (6)REMOVED & TREES PROXIMATE TO THE BUILDING ZONE IS NOT A REQUIREMENT

- THE LANDSCAPE ARCHITECT HAS VOLUNTEERED EIGHT (8) NEW SMALL CYPRESS ALONG THE NORTHEAST BOUNDARY WHICH WILL IN THE FUTURE OFF MORE SCREENING FROM HIGHWAY 1 AND ACT TO STEWARD THE FUTURE GROVE AS A SUCCESS.

- TREE MANAGEMENT STARTS WITH IDENTIFYING THE CRITICAL ROOT ZONE (CRZ) AND EXPANDS AND INCLUDES TO TREE PROTECTION DURING CONSTRUCTION PLAN (See SHEET L-5)

SITE PLAN LANDSCAPE : REFER TO SHEET L -1 INDEX

- EXISTING TOPOGRAPHY IS SHOWN AT TWO FT (2') CONTOURS
- BUILDING FOOTPRINT WITH FINISHED FLOOR GRADES, DRIVEWAY, PARKING AREA, FIRE TRUCK ACCESS AS A DRY HYDRANT - SEE CIVIL ENGINEER PRELIMINARY PLANS.
- ADDITIONALLY PATIOS, WALLS, FENCES, PATHS & STORAGE AREA ARE IDENTIFIED PROPERTY IDENTIFICATION SIGN IS AT THE BOTTOM OF THE DRIVEWAY

- GRADING & DRAINAGE PLAN: REFER TO THE CIVIL ENGINEER'S DRAWINGS
- DRAINAGE SOLUTIONS BEST FOR THE SITE. BEST MANAGEMENT CONSTRUCTION PROTECTIONS. ALSO REVIEW L-4 + L-5 LANDSCAPE ARCHITECT'S AND ARBORISTS PRESCRIPTIONS
- BEST MANAGEMENT PRACTICES ALSO FOLLOWS WITHIN THE CIVIL PLAN SET TO MANAGE EXISTING AND FUTURE HABITAT RESTORATION AREAS

LANDSCAPE PROPOSED LAYOUT AND PLANTING ZONES: SHEET L-2

FIRE PROTECTION ZONES : SHEETS L-3

DEMONSTRATES THE HORIZONTAL DISTANCES FOR CALIFORNIA FIRE MANAGEMENT ZONES INVOLVING FIRE FUEL LOAD REDUCTION

ARBORIST SURVEY AND TREE PROTECTION: REFER TO SHEETS L-4 + L -5

- TREE EVALUATIONS FOR 43 TREES ON THE SITE
- TREE PROTECTION BEFORE, DURING & AFTER THE CONSTRUCTION

LANDSCAPE PLANTING PLANS: REFER TO SHEET L-10

- SHOWS ALL PLANT BOTANICAL + COMMON NAMES SIZE IN LOCATION
- SEEDING ZONES AND CALL OUTS PER PLANT SPECIES & AMOUNT PER ACRE
- PLANTING PREPARATION SPECIFICATIONS
- SKETCH SITE LAYOUT & PLANT SECTIONS REFER TO SHEET L-11

LANDSCAPE LIGHTING PLAN: REFER TO SHEET L 6

THE LIGHTING SCHEMATIC LINE DIAGRAM LOCATES AND CALLS OUT IN SYMBOL FORM THE LIGHT TYPE

- ALL LIGHTS ARE DOWN CAST ILLUMINATION
- ALL LIGHTS ARE MADE WITH A SHIELD TO DIRECT SPREAD THE LIGHT DOWN
- ALL LIGHTS MEET THE COUNTY MONTEREY DARK SKY REQUIREMENT WATTS PER FIXTURE MAXIMUM SPECIFICATIONS APPROVED & ADOPTED COUNTY DESIGN GUIDELINES FOR EXTERIOR LIGHTING

LANDSCAPE IRRIGATION PLAN: REFER TO SHEET L -7

- HYDROZONES & SPECIFIC PLANTS FOR AREAS DEFINED ARE LISTED & CALLED OUT ON PLAN. PLANT SPECIES FOLLOW DESIGN GUIDELINE PLANTING LISTS (PREFERRED & PROHIBITED) FROM THE COASTAL FLORA. WATER USE IS CATEGORIZED AS MEDIUM, LOW & VERY LOW STATE OF CALIFORNIA WUCOLS V (Adopted March 25, 2025) PLANT CLASSIFICATIONS
- TEMPORARY IRRIGATION IS USED IN THE CASE OF RE-VEGETATION TO ESTABLISH NEW PLANT MATERIALS. THESE ZONES WILL BE ABANDONED AFTER THE *3 -YEAR MONITORING HAS BEEN COMPLETED

LANDSCAPE HABITAT RESTORATION PLAN: REFER TO SHEET L -9 & L-10

- PLANTS ARE SPECIFIC TO THIS PART OF CENTRAL COASTAL CALIFORNIA . IN MANY CASES THE PLANS ARE PARTICULAR TO THIS MONTEREY COASTLINE
- THE MAJORITY OF THE SELECTED PLANT SPECIES ARE SELECTED FROM THIS SITE OR NEAR-BY COASTAL MARITIME CHAPARRAL FROM ROCKY POINT TO SOBERANES POINT AND INCLUDE HURRICANE POINT FOR A CALIFORNIA NATIVE PLANT FLORA AND PARTICULAR TO THE MONTEREY SOUTH COASTLINE. SELECTIONS COLLECTED FROM SEED AND ASEXUAL VEGETATIVE CUTTINGS BY BIOLOGICAL / NURSERY FIRMS WITH A HISTORY OF PERMITTING ALONG THE BIG SUR COASTLINE.
- ALL PLANTS IN THE DESIGNATED HABITAT WEST / SOUTHWEST QUADRANT OF THE PLAN ARE TO BE GROWN FROM A MARITIME CHAPARRAL SPECIFIC TO THE AREA AND APPROVED BY THE PROJECT BIOLOGIST AND LANDSCAPE ARCHITECT

LANDSCAPE PLANTING PLAN PROXIMATE TO BUILDING STRUCTURES: REFER TO SHEET L -10 & L-11

- PLANTING IN MOST CASES INCORPORATES NATIVE CALIFORNIA FLORA FOR COASTAL CHAPARRAL PLANT COMMUNITIES APPROPRIATE TO AND ACCEPTED WITH UNIQUE SENSE OF PLACE AND THE ARCHITECTURE OF THE BUILDING.
- ALL PLANTINGS FOLLOW LOW WATER USE AND LOCAL CLIMATE ADAPTATIONS FOR YEAR AROUND PLANT VIGOR WITH MINIMAL SUPPLEMENTAL IRRIGATION.

Landscape Design Statement:

PROJECT LAYOUT, MATERIALS, & IRRIGATION

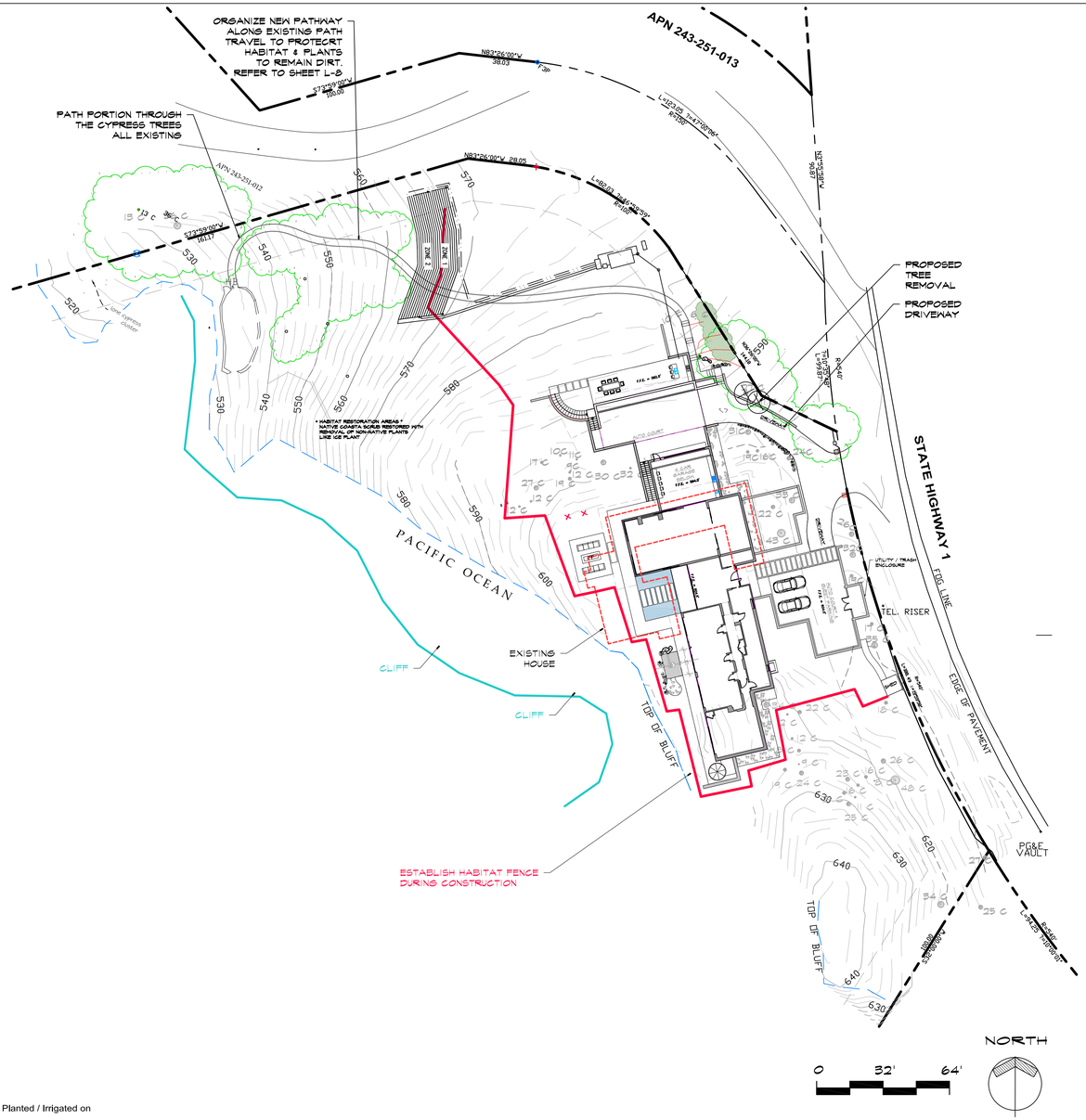
This nearly 2.9 Acres are highly disturbed into the native Coastal Scrub Plant Habitat ONLY be Planted / Irrigated on concentrated zones adjacent to the house.
ALL other area plantings are native plant restoration areas where construction overlap has a history of disturbance to this marginal native primarily located outside of the building envelope. Refer to Project Botanist, Patrick Regan's Biological Assessment Report revised March 2025 & updated 'Northern Coastal Scrub Habitat Restoration Plan report dated October 31, 2025. At the time of the survey no Rare, Threatened or Endangered Native California Plants were documented. That said, the landscape Plans work within the Native California Plant species particular to the site environs for this 'Northern Coastal Scrub Habitat ' and the Restoration Plan proposed.

I Scott Hall, a registered California Landscape Architect (#3405), certify that these landscape Preliminary Planting and Irrigation Plans comply with all conditions for and as set forth for conditions for approval and intent have been addressed. The landscape design follows use water saving plant choices in the allowable planted areas along with water saving delivery system design & follows MPWMD Rule #142.1 The rule focuses on water use efficiency in plant selection, landscape design for the proposed Irrigation system.

The Planting Plans include the use of Native California Water Saving ("drought tolerant") plant species and plants from a Mediterranean only near or proximate the house and used from the period of original construction and garden and does not include non-native or invasive plant species.
The total planted area 87% of the chosen plant species classified 'L' or low water use per the WUCOLS V Water Use Classification of Landscape Species The responsible and appropriate Water Saving plant species selected here is reflected in the Irrigation use of a LOW FLOW water saving Drip Delivery for Irrigation delivery Zones. No formal lawn is part of this design.

Scott Hall

Scott Hall, registered California Landscape Architect #3405





LOCATION



INDEX SHEET

L- 1 INDEX SHEET / SITE PLAN
L- 2 SITE LAYOUT / PLANT ZONES & MATERIALS
L- 3 FIRE PROTECTION ZONES & COMMENTS
L- 4 ARBORIST SURVEY
L- 5 TREE PROTECTION ZONES
L- 6 LIGHTING PLAN
L- 7 IRRIGATION PLAN
L- 8 EXISTING HABITAT PLANTING
L-9 HABITAT RESTORATION PLANTING PLAN
L- 10 PLANTING ADJACENT TO BUILDING ZONE
L- 11 PLANTING PLAN ROOF & SECTIONS
L- 12 PLANTING SPECS / LNDSCP LIGHT CUT SHEETS

Naik - Desai Residence

PRELIMINARY LANDSCAPE PLANS

INDEX - SITE MAP - PROJECT NOTES

SCALE : 1/32"= 1' - 0"

PRELIMINARY PLAN REVISED FOR REVIEW 11/10/2025

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH HALL LANDSCAPE DESIGN WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Revisions

1. REVISION BASED UPON LUAC COMMENTS
2. REVISION FOLLOWING COASTAL COM.
3. REPRESENTATIVES SITE WALK 10/21/2025
4. PLANNER DIRECTION FOR SEPTIC & AREA Square Footage 11/10/2025

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REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE 7-26-25 DATE STATE OF CALIFORNIA

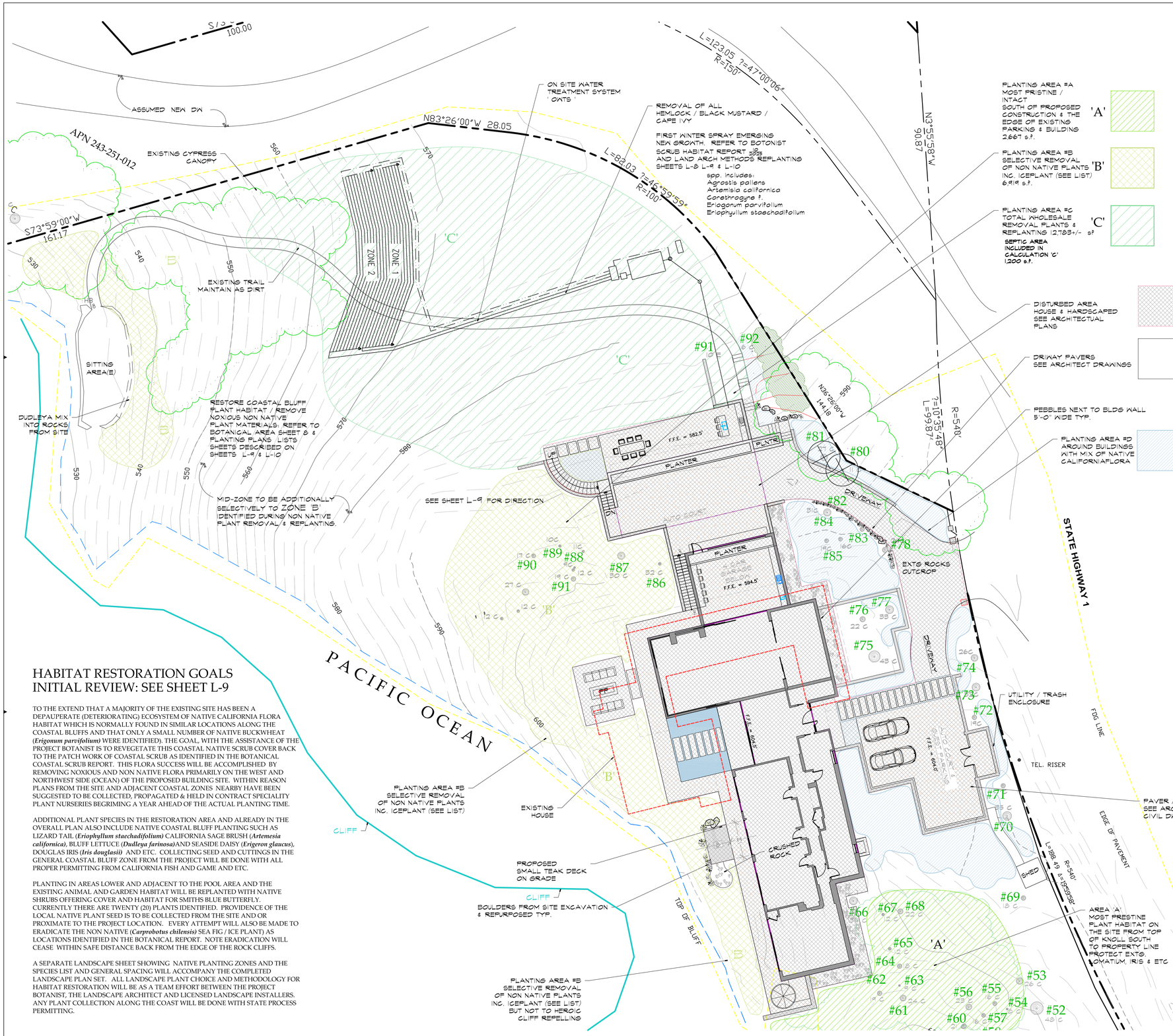
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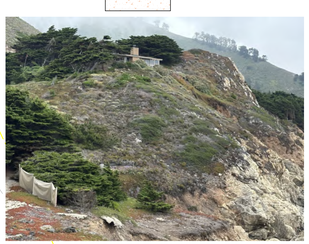
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PLANT LIST Habitat:

Botanical Name	Common Name
Achillea millefolium	White Yarrow
Arctosaphylos crustacea spp rosei	Roses manzanita Garrapata
Artemisia californica	Calif sage brush 'Montara'
Baccharis pilularis spp. pilularis	Prostrate coyote bush
Berberis pinnatta	Coast bareberry 'Ken
Calochortus albus	White fairy lanterns
Calystegia purpurata spp purpurata	Beach Morning Glory
Carex panza / alternative praegracilis	Native field & dune sedge
Ceanothus thyrsiflorus var. Thyrsiflorus	Blue blossom ceanothus
Diplacus aurantiacus	Monkey Flower
Dipterostemon capitatus	Blue Dicks perennial
Dudleya caespitosa	Sea Lettuce
Dudleya farinosa	Bluff Lettuce
Eschscholzia Californica	California Poppy
Erigeron glaucas spp. Glaucas	Seaside Daisy
Eriognum parvifolium	Buckwheat
Eriophyllum stachaedifolium	Lizzard's Tail
Eschscholzia Californica	California Poppy
Frangula californica spp. Californica	California Coffee Berry
Hespercyparis macrocarpa	Monterey Cypress
alternative: Hespercyparis 'Gowen'	alternative: Carmel Highlands
Iris douglasiana 'Stanta Lucia'	Iris Brett's choice
Lepechinia calycina	Pitcher sage 'Rocky Point'
Lomatium parvifolium	Little leaf tomatum
Lupinus albifrons var. douglasii	Douglas silver lupine
Lupinus arboreus	Yellow Bus Lupin
Salvia mellifera	Black Sage
Sanicula crassicaulus	Gamble weed
Big Sur Coast California Native Flora	
Monterey County Native Coastal Flora	
Plants Habitat & transition zones / landscape and restoration Native California Flora worth propagating cuttings & harvesting seed	
Achillea millefolium	Common Yarrow
Arctostaphylos edmundsii 'Little Sur'	Manzanita ground cover
Atemesia californica	California Sage brush
Baccharis pilularis ssp pilularis	Prostrate coyote bush
Berberis pinnatta	Coast barberry (local BSC)
Ceanothus thyrsiflorus var. griseus 'Yankee Pt.'	Carmel Creeper
Ceanothus thyrsiflorus var. thyrsiflorus	Blue Blossom
Diplacus aurantiacus	Bush Monkey flower
Dudleya caespitosa	Sea Lettuce
Dudleya farinosa	Bluff Lettuce
Erigeron glaucus	Seaside Daisy
Eriogonum parvifolium	Sea Cliff Buckwheat
Eriophyllum staechadifolium	Lizard Tail
Frangula californica	Coffee Berry
Iris douglasii	Douglas Iris inc. 'Brett's Choice'
Leperchinia calycina	pitcher sage 'Rocky Point'
Lupinus albifrons var douglasii	Douglas Silver lupin
Salvia mellifera	Black Sage
Stachys bullata	Wood Mint
General Plant List to be REMOVED from the Site	
Acca sellowiana	Pinapple guava
Aeonium arboreum*	Tree Aeonium
Aloe sp.*	Aloe
Aptenia cordifolia*	Baby Sun-Rose
Brassica nigra	Black Mustard
Carpobrotus chilensis*	Sea Fig
Conium maculatum*	poison Hemlock
Crassula sp.*	Crassula
Delairea odorata*	Cape Ivy
Echium candicans*	Pride of Madera
Eucalyptus globulus*	Blue gum
Mesembryanthemum nodiflorum *	Slender leaf ice plant
Myoporum laetum*	Mousehole tree
Tetragonia tetragoniodes*	New Zealand Spinach



EXISTING HOUSE VIEW BACK FROM OUTCROP

HABITAT RESTORATION GOALS
INITIAL REVIEW: SEE SHEET L-9

TO THE EXTEND THAT A MAJORITY OF THE EXISTING SITE HAS BEEN A DEPAUPERATE (DETERIORATING) ECOSYSTEM OF NATIVE CALIFORNIA FLORA HABITAT WHICH IS NORMALLY FOUND IN SIMILAR LOCATIONS ALONG THE COASTAL BLUFFS AND THAT ONLY A SMALL NUMBER OF NATIVE BUCKWHEAT (***Erigonum parvifolium***) WERE IDENTIFIED). THE GOAL, WITH THE ASSISTANCE OF THE PROJECT BOTANIST IS TO REVEGETATE THIS COASTAL NATIVE SCRUB COVER BACK TO THE PATCH WORK OF COASTAL SCRUB AS IDENTIFIED IN THE BOTANICAL COASTAL SCRUB REPORT. THIS FLORA SUCCESS WILL BE ACCOMPLISHED BY REMOVING NOXIOUS AND NON NATIVE FLORA PRIMARILY ON THE WEST AND NORTHWEST SIDE (OCEAN) OF THE PROPOSED BUILDING SITE. WITHIN REASON PLANS FROM THE SITE AND ADJACENT COASTAL ZONES NEARBY HAVE BEEN SUGGESTED TO BE COLLECTED, PROPAGATED & HELD IN CONTRACT SPECIALITY PLANT NURSERIES BEGRIMING A YEAR AHEAD OF THE ACTUAL PLANTING TIME.

ADDITIONAL PLANT SPECIES IN THE RESTORATION AREA AND ALREADY IN THE OVERALL PLAN ALSO INCLUDE NATIVE COASTAL BLUFF PLANTING SUCH AS LIZARD TAIL (***Eriophyllum staechadifolium)*** CALIFORNIA SAGE BRUSH (***Artemesia californica)***, BLUFF LETTUCE (***Dudleya farinosa)***AND SEASIDE DAISY (***Erigeron glaucus***), DOUGLAS IRIS (***Iris douglasii)*** AND ETC. COLLECTING SEED AND CUTTINGS IN THE GENERAL COASTAL BLUFF ZONE FROM THE PROJECT WILL BE DONE WITH ALL PROPER PERMITTING FROM CALIFORNIA FISH AND GAME AND ETC.

PLANTING IN AREAS LOWER AND ADJACENT TO THE POOL AREA AND THE EXISTING ANIMAL AND GARDEN HABITAT WILL BE REPLANTED WITH NATIVE SHRUBS OFFERING COVER AND HABITAT FOR SMITHS BLUE BUTTERFLY. CURRENTLY THERE ARE TWENTY (20) PLANTS IDENTIFIED. PROVIDENCE OF THE LOCAL NATIVE PLANT SEED IS TO BE COLLECTED FROM THE SITE AND OR PROXIMATE TO THE PROJECT LOCATION. EVERY ATTEMPT WILL ALSO BE MADE TO ERADICATE THE NON NATIVE (***Carprobotus chilensis)*** SEA FIG / ICE PLANT) AS LOCATIONS IDENTIFIED IN THE BOTANICAL REPORT. NOTE ERADICATION WILL CEASE WITHIN SAFE DISTANCE BACK FROM THE EDGE OF THE ROCK CLIFFS.

A SEPARATE LANDSCAPE SHEET SHOWING NATIVE PLANTING ZONES AND THE SPECIES LIST AND GENERAL SPACING WILL ACCOMPANY THE COMPLETED LANDSCAPE PLAN SET. ALL LANDSCAPE PLANT CHOICE AND METHODOLOGY FOR HABITAT RESTORATION WILL BE AS A TEAM EFFORT BETWEEN THE PROJECT BOTANIST, THE LANDSCAPE ARCHITECT AND LICENSED LANDSCAPE INSTALLERS. ANY PLANT COLLECTION ALONG THE COAST WILL BE DONE WITH STATE PROCESS PERMITTING.

NORTH

0 16' 32'

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

REVISED REVIEW SITE LAYOUT MATERIALS + PLANT SPECIES ZONES

PRELIMINARY PLAN FOR HOUSING & COMMUNITY SERVICES REVIEW 11/2025

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Revisions

1. REVISION BASED UPON LUAC COMMENTS
2. REVISION FOLLOWING COASTAL COM.
3. REPRESENTATIVES SITE WALK 10/21/2025
4. PLANNER DIRECTION FOR SEPTIC & AREA
5. Square footage 11/10/2025

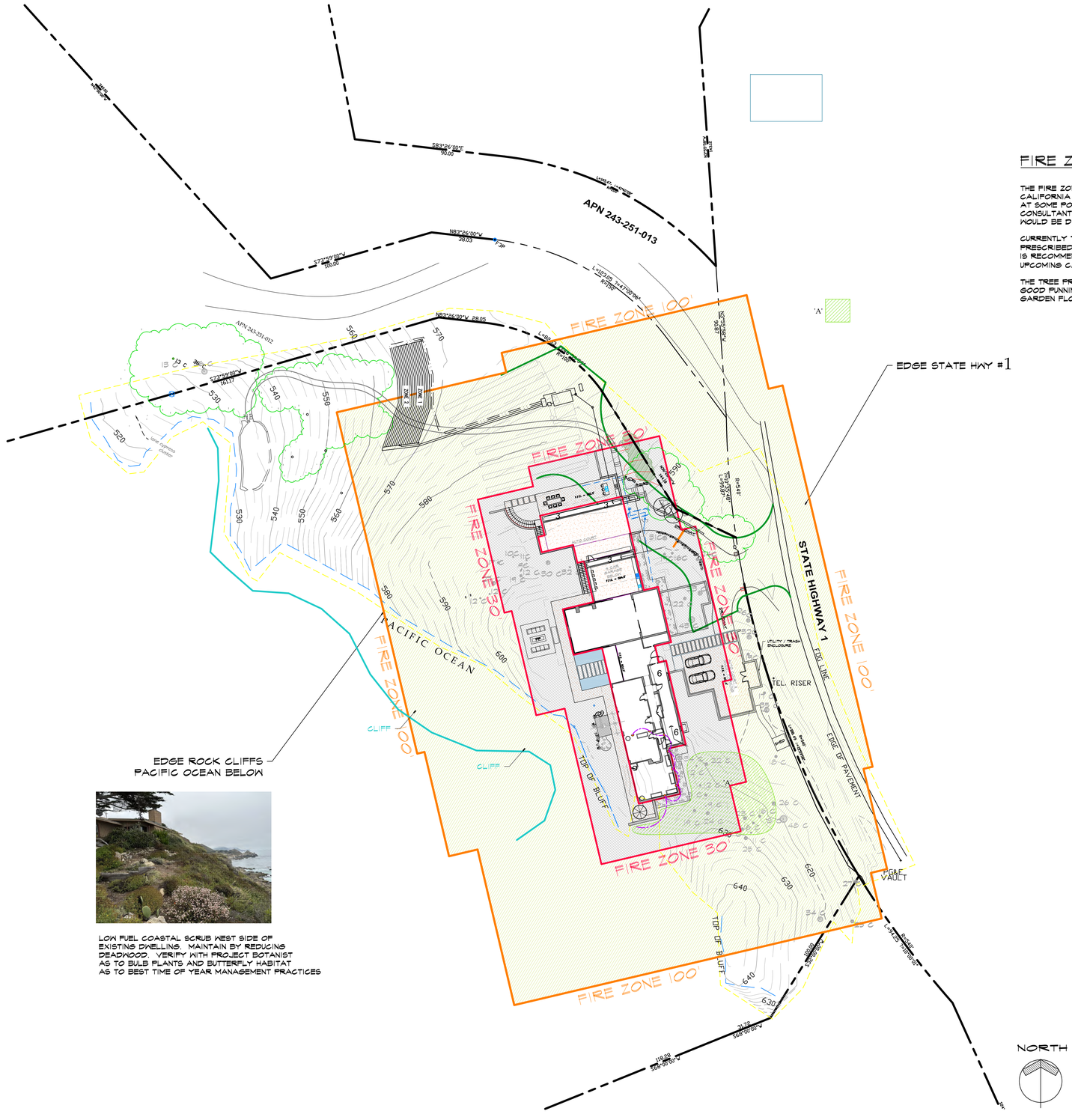
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Page Title: Layout Zones Plant + Materials

Job #	05-2023
Date Printed:	11/10/2025
Revision	
Drawn By	MASH
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FIRE ZONED AND VEGETATION MANAGEMENT COMPLIANCE

THE FIRE ZONES ARE SHOW IN COMPLIANCE WITH THE CALIFORNIA FIRE CODE SECTION 4906 WHICH INCLUDES THE CALIFORNIA PUBLIC RESOURCES CODE 4291,AND THE GOVERNMENT DOC SETON 51181W. AT SOME POINT It is IS RECOMMENDED THE OWNER ENLIST ET SERVICES OF A WILDLAND FIRE MANAGEMENT CONSULTANT. THAT REPORT WILL DELVE INTO FUEL TREATMENT ZONES. ADDITIONALLY FLAME STUDY IMPACTS WOULD BE DIAGRAMED AS WELL AS DEFINING THE FUEL TREATMENT ZONES.

CURRENTLY THE LANDSCAPE ARCHITECT HAS DEFINED THE APPROPRIATE DISTANCES OUT FROM THE STRUCTURES AS PRESCRIBED IN THE FIRE CODE. IN ADDITION A FIVE (5) FOOT NON COMBUSTIBLE ZONE AROUND THE HOUSE EXTERIOR IS RECOMMENDED TO BE A CRUSHED ROCK OR FLAT ORNAMENTAL 1/2-1.5 INCH STONE. THE PLAN ADDRESSES UPCOMING CAL FIRE LEGISLATION EFFECTING FORESTRY FIRE HAZARD SEVERITY ZONES (FHSZ).

THE TREE PROTECTION PLAN DEFINES ONGOING TREE CARE WHICH INCLUDES less BROKEN, CROSSED AND GENERAL GOOD PUNNING PRACTICES AS WELL AS PICKING UP FOREST CLUTTER TO MAKE LESS COMBUSTIBLE MATERIAL ON THE GARDEN FLOOD WITH WHICH TO CONTRIBUTE TO LADDER FUEL SCENARIOS.



VIEW SOUTH ROCK WEST OF PROPOSED DWELLING

LOW FUEL COASTAL SCRUB WEST SIDE OF EXISTING DWELLING. MAINTAIN BY REDUCING DEADWOOD. VERIFY WITH PROJECT BOTANIST AS TO BULB PLANTS AND BUTTERFLY HABITAT AS TO BEST TIME OF YEAR MANAGEMENT PRACTICES



SITE VIEW IN TO BUILDING AREA TOP
VIE OUT TO VEGETATION TO THE NORTH. NOTICE LOW STATURE WIND BLOWN TREE GROWTH (KRUMOLTZ).

FIRE PROTECTION PLAN

0 32' 64'

SCALE : 1/32"= 1' - 0"

PRELIMINARY PLAN FOR HOUSING & COMMUNITY SERVICES / 11/2025

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Revisions

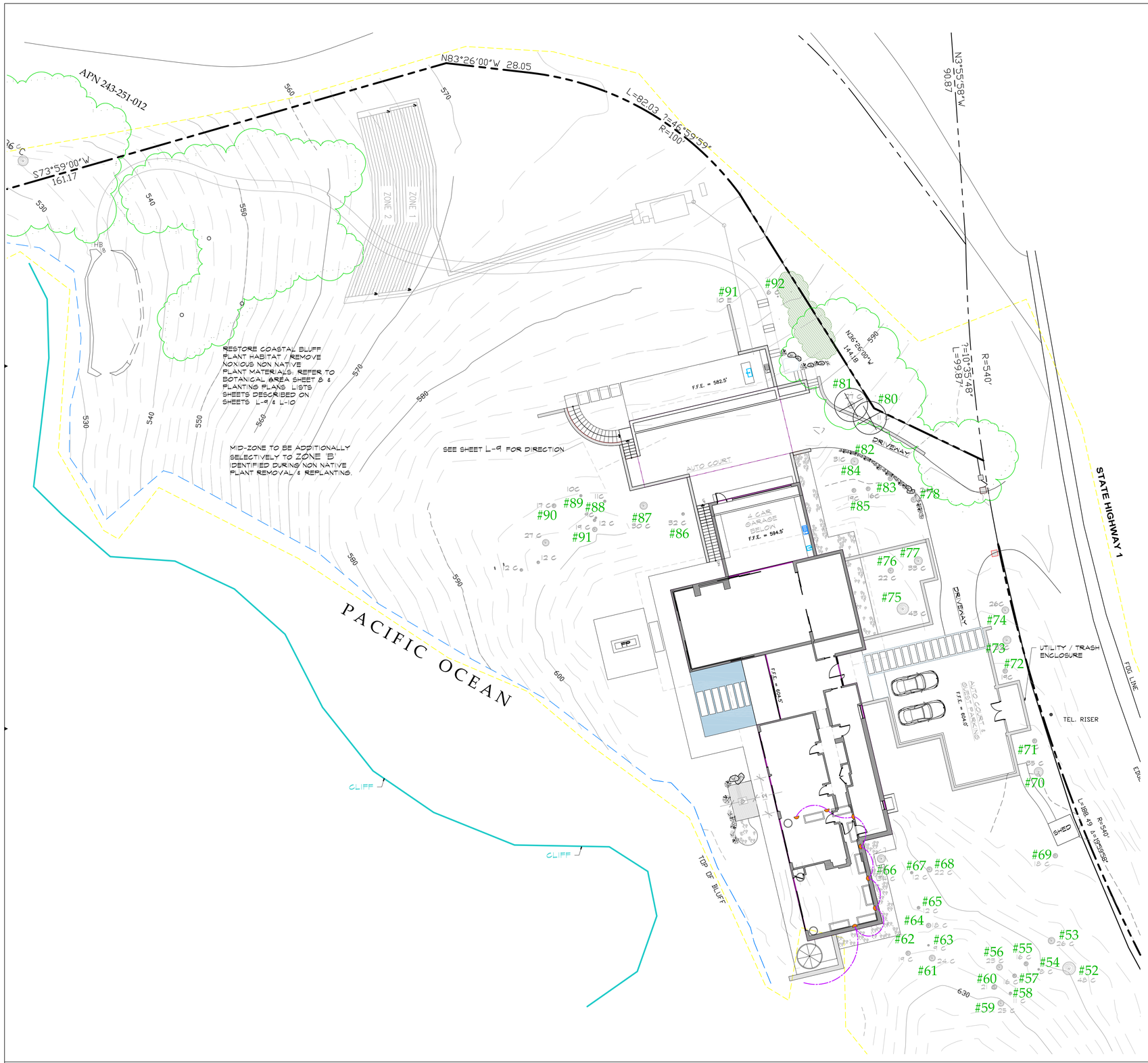
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Page Title: Fire Protection Plan

Job #	05-2023
Date	Printed 11/10/2025
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Drawn By	MASH
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	of: 12 Sheets



Tree Chart

Tag	Diameter			Species	Condition	Remove	Comments
51	27			MC	Fair		
52	48			MC	Fair		
53	26			MC	Fair		
54	8			MC	Poor		Suppressed
55	16			MC	Fair		
56	23			MC	Fair		
57	16			MC	Fair		
58	11			MC	Fair		
59	25			MC	Fair		
60	21			MC	Fair		
61	24			MC	Fair		
62	19			MC	Fair		
63	9			MC	Poor		Suppressed
64	24			MC	Fair		
65	12			MC	Poor		Suppressed
66	34			MC	Fair		Monitor grading
67	12			MC	Poor		Suppressed
68	22			MC	Fair		
69	18			MC	Fair		
70	35			MC	Fair		
71	17			MC	Fair		
72	19			MC	Fair		
73	32			MC	Fair		
74	26			MC	Fair		
75	43			MC	Fair		
76	22			MC	Fair		
77	33			MC	Fair		
78	24			MC	Fair		
79	Various			MC	Fair		Cypress Grove
80	11			MC	Fair		Remove
81	27			MC	Fair		Remove
82	31			MC	Fair		
83	16			MC	Fair		
84	19			MC	Fair		
85	15			MC	Fair		Monitor Grading
86	30			MC	Fair		
87	30			MC	Fair		
88	11			MC	Fair		
89	10			MC	Fair		
90	17			MC	Fair		
91	19	12	9	MC	Fair		
91E	10			Euc	Fair		
92	6			MC	Fair		

MC = **Monterey Cypress**

Euc = **Eucalyptus**

GENERAL TREE NOTES:

- THE ARBORIST REPORT, FRANK ONO CERTIFIED MASTER ARBORIST ORIGINAL 2023 HAS BEEN UPDATED IN THIS PLAN PACKAGE ON FEBRUARY 11, 2025 WHICH FOLLOWED ARCHITECT ERIC MILLER'S SITE DESIGN CHANGE FOR THE BUILDING.
- THE REPORT FOLLOWS COUNTY OF MONTEREY, TITLE 20 FOR THE COUNTY COASTAL ZONING ORDINANCE, AND MITIGATION REQUIREMENTS FOR THE TREE MANAGEMENT REPORT.
- ALL ARBORIST PERFORMANCE NOTES & BEST PRACTICES FOR FUTURE TREE CARE FOUND ON SHEET L-9 TREE PROTECTION PLAN
- NO ADDITIONAL PLANTED TREES HAVE BEEN REQUIRED FOR THE TWO TREES (2) QUALIFIED TO BE REMOVED HOWEVER THE LAND ARCH ADDED 20 MONTEREY CYPRESS (*Hesperocyparis macrocarpa*) ON THE NORTH EASTERN EDGE OF THE DRIVEWAY / BOUNDARY
- TEMPORARY IRRIGATION IS TO BE USED DURING THE TREE PLANTING ESTABLISHING & THE PULLED FROM THE SITE TWO YEARS AFTER ESTABLISHING TREES

NORTH

0 16' 32

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

ARBORIST SURVEY

PRELIMINARY PLAN FOR HOUSING & COMMUNITY SERVICES / REVIEW 11/2025

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Revisions

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Page Title:

Arborist Survey

Job #	05-2023
Date	Printed: 11/10/2025
Revision	01/2025
Drawn By	MASH
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of: 12 Sheets

PROTOCOL & PROTECTION FOR EXISTING CYPRESS TREES & FIRE MANAGEMENT DIRECTIVES

Trees located in relatively close proximity to the proposed project site will be pruned to maintain and preserve tree health, improve aesthetics, provide adequate clearance around structures, reduce combustible fuel loads (i.e., ladder fuels) and improve defensible space for wildland fire protection. Pruning operations should occur during the proper time of year (preferably fall through early winter) and will utilize proper pruning best management practices (BMP's) to minimize impacts to retained trees

Construction Tree Protection Measures:

Per Monterey County Community Development-Planning Department requirements and resource preservation BMP's, tree and resource protection measures shall be implemented for this home development . Proper implementation of tree and resource
preservation BMP's and regular construction site monitoring will assist in protecting and preserving the health and welfare of trees, habitat and surrounding resources. The location of tree protection measures will be determined on-site by the project arborist and project design team, and tree and resource preservation measures will be regularly inspected and properly maintained for the duration of the project to ensure they are functioning effectively:

1) Prior to commencing with grading and construction activities install high visibility exclusionary fencing that clearly defines the work area, limits unnecessary disturbance to surrounding areas, and protects the critical root zone (i.e., area defined by the outermost portion of the canopy dripline, 360 degrees around the tree) of individual trees and tree groupings. Perform necessary repairs, modifications and maintenance on a as needed basis.

2) Install appropriate sedimentation control measures (e.g., silt fence) along down slope perimeter of construction site, and if necessary apply soil stabilization and source control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Perform routine monitoring as well as necessary maintenance and improvements to ensure that erosion & sedimentation control measures are functioning effectively. It should be noted, that erosion problems and sediment deposition around trees can adversely affect tree health and stability.
REFER TO CIVIL ENGINEERING PLANS.

3) Where grading and construction activities are occurring within 3 feet of trees install trunk and stem protection measures (e.g., 2x4 lumber forming protective barrier around circumference of lower stem of tree). Tree protection measures should be securely installed to trees with rope and high visibility exclusionary fencing. If it is necessary to perform any pruning use proper tree pruning practices to minimize stress and maximize wound healing.

4) If it is necessary to temporarily store construction materials or equipment within the canopy dripline of nearby oak trees (which will be avoided and should not be necessary), apply 2 to 5 inches of clean and properly source woodchip mulch to limit soil disturbance and prevent soil compaction within the critical root zone area.

5) Where possible, avoid damaging or cutting roots located within the critical root zone (i.e. canopy dripline) of trees, especially roots that are 2 inches diameter or larger, and avoid grading or significant soil disturbance within a radius that is a minimum three times (3X) the diameter (DBH) of a subject tree, which is the most sensitive portion of a tree's critical root zone (CRZ) area. Trees with a DBH of approximately 12 inches should have a minimum protective radius of 4 feet, but preferably a greater area within the CRZ should be protected with limited soil disturbance. It should be noted that 3X the trunk diameter is the minimum CRZ area that must be protected and, where possible, ideally root zone disturbance should be avoided within the entire canopy dripline (i.e., the outer most portion of the canopy dripline 360 degrees around the tree) and even expanded to the area beyond the canopy dripline and primary root zone. Construction footings should be designed and excavation activities performed in a manner to minimize impacts to primary roots, or alternative foundation designs (e.g., pier and grade beam) that are less impact to critical root systems should be considered. If significant roots are encountered efforts should be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Grading or trenching operations that may occur within the critical root zone of retained trees should be performed under the guidance and monitoring of the project arborist; however, no such activities are planned or anticipated for this project. Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for an extended period of time a project attendant shall be assigned the task of regularly wetting burlap covered roots to prevent root desiccation. Additionally, it may be necessary to perform supplemental irrigating (i.e., regular deep watering throughout the remaining portions of the critical root zone) to construction impacted trees. Frequency, quantity and duration of supplemental watering should be determined by the project arborist.

6) As previously stated, coast live oaks can be fairly tolerant of low to moderate levels of root pruning and root loss; however, they are generally less tolerant to increases (i.e., introduction of fill material) or decreases (i.e., cut slopes) in natural grade. Obviously, where possible, root loss and root system impacts should be avoided and minimized to the greatest extent possible and this important consideration should be factored in when developing a construction design plan. Per the site assessment and analysis of the current development design plan, it appears that retained

trees in the vicinity of home and driveway construction activities will likely tolerate construction impacts with minimal or insignificant adverse affects and are suitable for being retained, protected and preserved.

7) Avoid storing construction tools, materials and equipment within the critical root zone (i.e., canopy dripline) of trees, and do not wash out or dispose of excess materials (e.g., paint, plaster, concrete, or other potentially harmful substances) within critical root zone areas. As previously noted, if it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the dripline of trees, apply 2 to 5 inches of clean and properly soured wood chip mulch to prevent significant soil compaction and root zone disturbance.

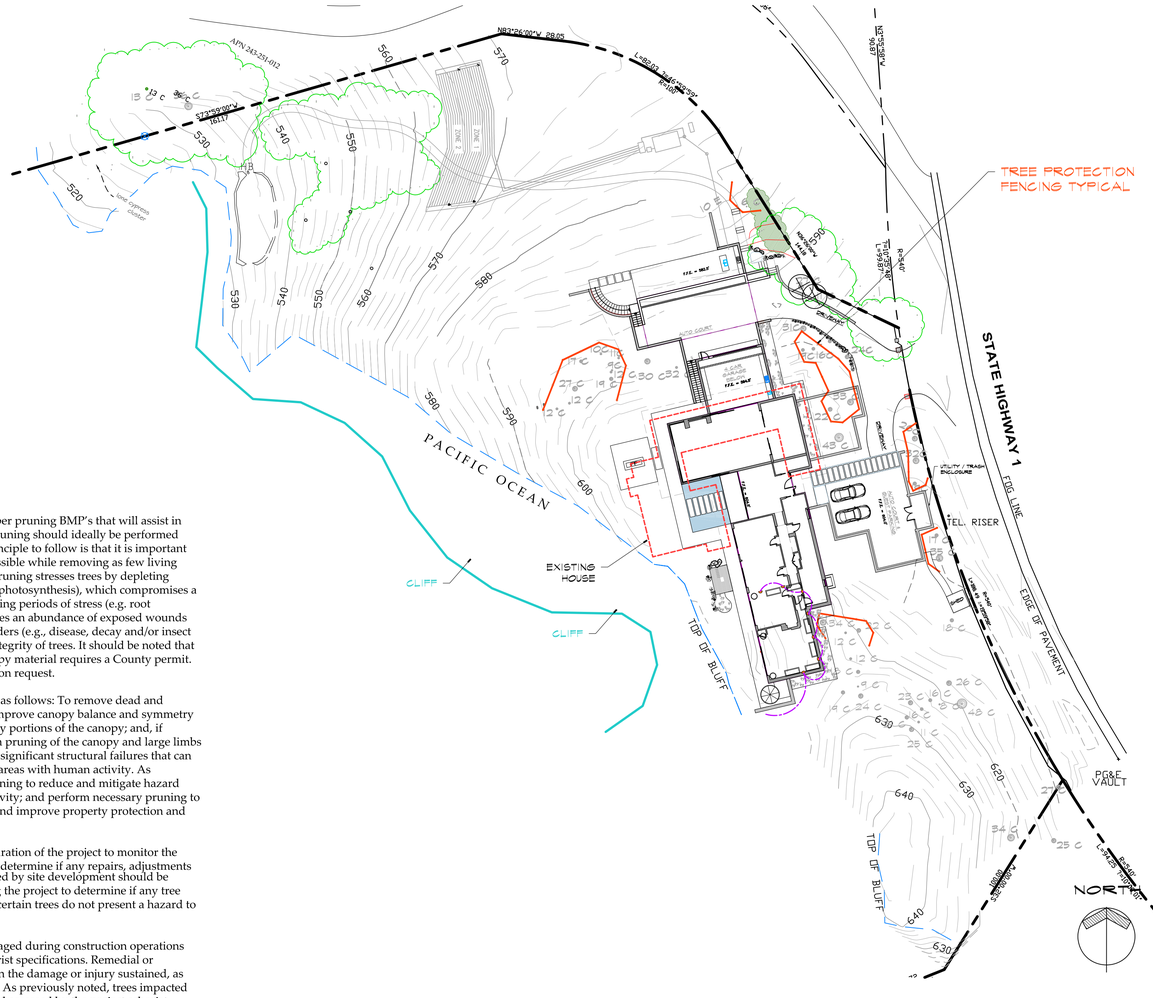
8) Where possible, avoid altering the natural grade within the critical root zone of trees to reduce the likelihood of causing stress, decline or mortality. Lowering natural grade can result in significant root damage and raising the grade (i.e., introducing fill material, particularly around the lower trunk and root crown) can lead to trunk and root decay disorders that are detrimental to the health and structural integrity of trees.

9) If tree pruning is necessary it is important to utilize proper pruning BMP's that will assist in minimizing harmful impacts to trees. In most cases, tree pruning should ideally be performed during the fall through early winter months. A general principle to follow is that it is important to make proper pruning cuts, keeping them as small as possible while removing as few living branches as necessary to achieve the objective. Excessive pruning stresses trees by depleting energy reserves and reducing food making processes (i.e., photosynthesis), which compromises a trees ability to recover and replenish essential reserves during periods of stress (e.g. root disturbance and drought conditions). Additionally, it creates an abundance of exposed wounds providing entry points for potentially harmful biotic disorders (e.g., disease, decay and/or insect pests) that can adversely affect the health and structural integrity of trees. It should be noted that pruning involving the removal of 30% or more living canopy material requires a County permit. Additional pruning BMP's and guidelines are available upon request.

10) The primary objective of pruning operations should be as follows: To remove dead and unhealthy limbs and branches (i.e., deadwood removal); improve canopy balance and symmetry and maintain natural form; thin out overly dense and heavy portions of the canopy; and, if necessary, perform targeted and selective weight reduction pruning of the canopy and large limbs (i.e., end weight reduction pruning) to assist in preventing significant structural failures that can be detrimental to tree health and potentially hazardous to areas with human activity. As suggested in the previous sentence, perform necessary pruning to reduce and mitigate hazard concerns to occupied structures and areas with human activity; and perform necessary pruning to reduce wildland fire hazards and combustible fuel loads, and improve property protection and defensible space around structures.

11) Perform regular construction site inspections for the duration of the project to monitor the condition of tree and resource protection measures, and to determine if any repairs, adjustments or modifications are necessary. Additionally, trees impacted by site development should be periodically monitored and assessed during and following the project to determine if any tree care and management actions are necessary, and to make certain trees do not present a hazard to property and/or nearby structures.
C. Tree Repair & Replacement:
Per tree care and preservation BMP's, if any trees are damaged during construction operations they should be promptly repaired and/or treated per arborist specifications. Remedial or mitigation treatments may vary and will depend largely on the damage or injury sustained, as well as the condition of a specific tree at the time of injury. As previously noted, trees impacted by project operations should be periodically monitored and assessed by the project arborist during and following the project to determine if any tree care and management actions are necessary that will assist in preserving and improving tree health and preventing tree hazards.

CONCLUSION
in conclusion, for the reasons provided in this report Cypress trees located on the property are proposed for removal in preparation for planned home construction activities. Additionally, tree and resource measures shall be installed prior to construction activities commencing and properly and maintained for the duration of the project. Given the proper implementation rooftree and resource protection measures provided in this report, construction related impacts respected to be minimal and insignificant to tree health.
Additionally, in the interest of complying with Monterey County RMA-Planning Department tree removal permit conditions and preserving and sustaining the health and character of Cypress replacement oak trees shall be planted on the subject lot and survive a TWO year monitoring period.



TREE PROTECTION PLAN ARBORIST UPDATE

SCALE : 1/32"= 1' - 0"

PRELIMINARY PLAN FOR HOUSING & COMMUNITY SERVICES 11/2025

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Revisions

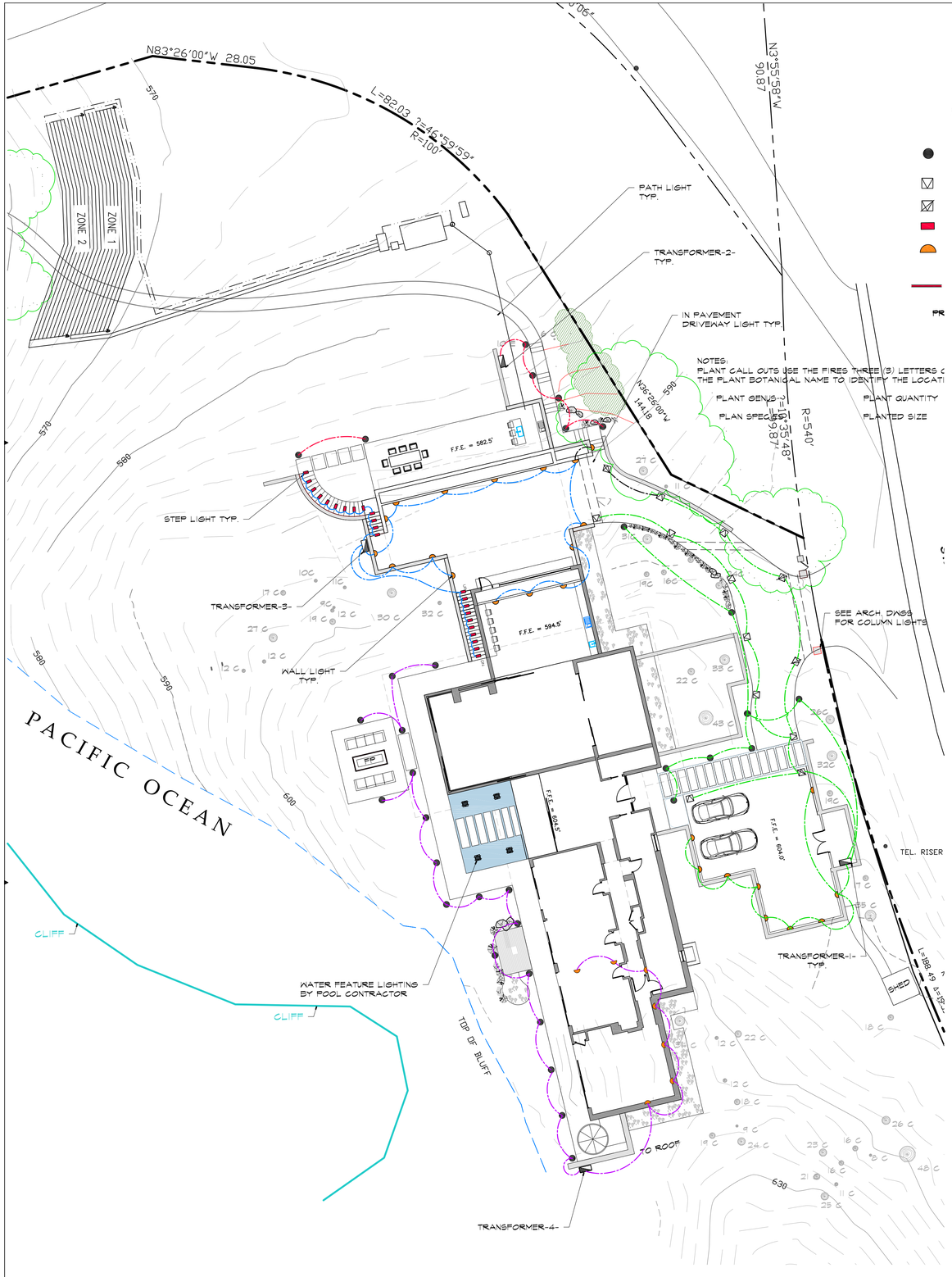
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Page Title:
Tree Protection Plan

Job #	05-2023
Date Printed:	11/10/2025
Revision	06/2025
Drawn By	MASH
Sheet	L-5
	of: 12 Sheets



LIGHTING LANDSCAPE LIST

36240 Highway One Prelliminary Mar-25

Quantity	SKU	LED	FINISH	ADD ONS	Auroralight mfg. for all products Lights to type	Model	Watts	Lumens	Led Color
35	**321204 Martillio**	2700	BLP	GS MGS001612	**Pathlight Stem**	LPL2 Martillio	4 Watts	162 lm	2700k
10	**IGR035102 SONOMA 4" Directional**	2700	BLP	MJB112502	**Driveway ground light 180 deg**	Sonoma 180 deg	4 Watts	63 lm	2700k
4	**IGR035203 SONOMA 4"**	2700	BLP	MJB112502	**Driveway ground light 270 deg**	Sonoma 180 deg	4 Watts	63 lm	2700k
29	**STW530203 VERTEX (LSR5 L)**	2700	BLP	adj. back box	**Step Light**	Vertex	4 Watts	501m	
32	**STW 025304 SONOMA WALL**	2703	BLP	SCE008 Side	Wall Light	Somoma Wall	3 Watts	651m	2703
	UNDER BENCH STRIP LIGHT	TBD							

NOTES :

° ALL LIGHTING SHALL FOLLOWS MONTEREY COUNTY CODES GUIDELINES MAINTAINING LESS THAN 5 WATTS & DOWNCAST LIGHT FIXTURES + MONTEREY COUNTY EXTERIOR LIGHTING GUIDELINES 16-010 OF THE MONTEREY GENERAL PLAN. PERFORMANCE CRITERIA SHALL FOLLOW STATE OF CALIFORNIA ENERGY EFFICIENCIES (TITLE 24, PART 6) . USE OF LED LIGHTS SHIELDED AND DOWN CASTING TO ENHANCE 'DARK SKY.'

- SPECIFICATION SHEETS FOR EACH FIXTURE ARE LOCATED ON SHEET L-9 ANY CHANGE IN TYPE OR MANUFACTURER SHALL BE REVIEWED WITH LANDSCAPE ARCH. PRIOR TO ORDERING ANY FIXTURES.
- ALL FINISH IS TO BE BRONZE PATINA / Auroralight BLP-XD BRONZE
- ALL FIXTURES ARE LED
- LINE VOLTAGE JUNCTION BOXES SHALL BE INSTALLED BY LICENSED ELECTRICIAN
- ALL LANDSCAPE LIGHTING WIRE INSTALL PLACED INTO SCHEDULE 40 / ¾" PIPE THROUGHOUT ALL LOCATIONS. RUN WIRE IN PIPE TO LOCATION, CAP & SEAL & LEAVE 5-FT MINIMUM COILED AT FIXTURE LOCATION FOR ADJUSTMENTS.
- GROUND LIGHTS SHALL BE MOUNTED ON EPCO POSTS W/ BRASS CAPS
- POOL LIGHT SHALL BE INCORPORATED INTO THE POOL PERMIT / SELECTION AT TIME OF CONSTRUCTION DOCUMENTS
- ALL EXCAVATION FOR LIGHTING RUNS SHALL ALSO FOLLOW STRICT FOREST MANAGEMENT CRITERIA WHEN EXCAVATING, ESPECIALLY NEAR ALL TREES AND CRITICAL ROOT ZONES



MARTILLIO STEM
PATH LIGHT



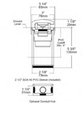
IGR 4"
SONOMA
DRIVEWAY
LIGHT



SOMOMA 4"
WALL LIGHT



STEP LIGHT
LSR5-L VERTEX



COMPASS
PATH LIGHT



COMPASS
PATH LIGHT
ALTERNATIVE

NORTH

LIGHTING PLAN PRELIMINARY IDEAS / LOCATIONS & PRODUCTS / SPECIFICATIONS

0 16 32

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

PRELIMINARY PLAN FOR HOUSING & COMMUNITY SERVICES 11/2025

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Revisions

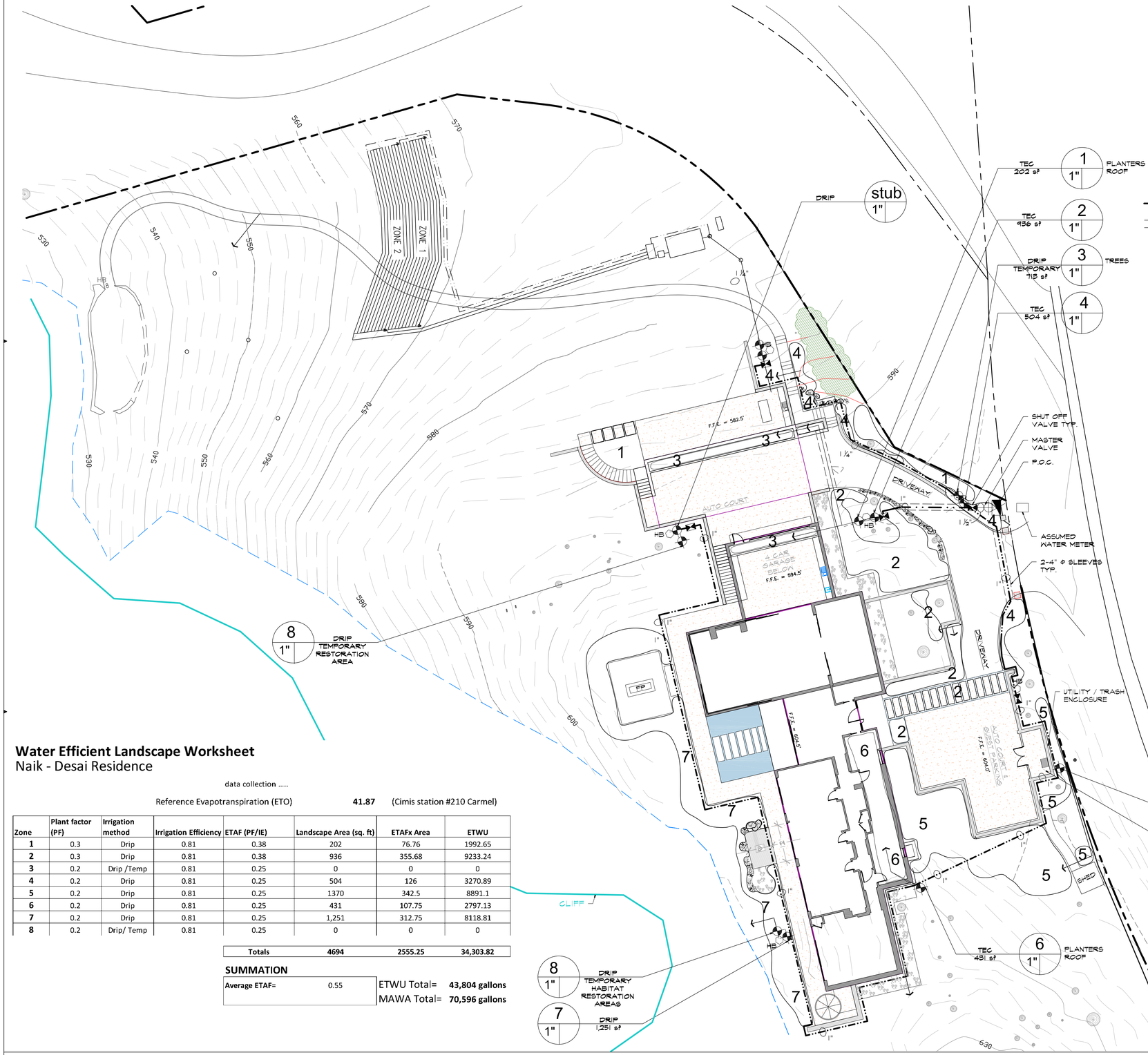
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SCOTT HALL
#3405
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DATE
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Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940 apn 243-251-011

Page Title:
Lighting Plan

Job #	05-2023
Date	Printed: 11/10/2025
Revision	11/10/2025
Drawn By	MASH
Sheet	L-6
	of: 12 Sheets



IRRIGATION MATERIALS LIST

IRRIGATION CONTROLLER:
- Hydrawise HCC Pro Series 12 Station with expansion Module Hunter ICM-800 Clock w/ wifi
- 110v weatherproof outlet verify / Power 110v. to be provided by Building Contractor in approved location

RAIN SENSOR / Hunter Wireless Rain Clik
Attach rain sensor to building South East Wall Corner open area & Interface with the Controller

- P.O.C. Point of Connection
- Static Pressure provided T.B.D. in next BLDG Phase
- SCH 80 Ball Valve Gate Valve no less than ¾" Below Pipe Diameter
- Backflow Assembly / Wilkens or Equal - A certified Test shall be made after the installation

MAIN LINE: Schedule 40 PVC

SLEEVE : 4" SDR 35/ PVC Pipe

LATERAL LINE:
Schedule PVC/ SCH40 Pipe to the Plant Irrigating Zone

IRRIGATION VALVE:
- WEATHERMATIC 21000 / 1" REMOTE VALVES Place each valve into a Carson mfg box 14X rectangular (2 Valves)

DRIP SETUP: Emitters & Techline
- Netafim ARKAL ¾" Drip Filter at each Valve
- Regulator after Filter shall be 30 PSI Senniger Regulator
- Regulator 40psi for Dripline

HOSE BIB:
- 4 Hunter ¾" HQ33DRC Quick Coupler (Provide in box) Provide 4 (Four) QK Hose Keys
- Alternative Spot Champion ¾" Hose Bibs mounted on 4x4 posts (detailed) RDW / Sepale

BACKFLOW PROTECTOR ASSEMBLY:
- WILKINS 975 xl 1"
- WILKINS BR4100 Pressure Regulator 1"
- Gate Valve Before Back FLow Assembly

WIRE: #18 Multi-conductor wire Direct Burrial Wire
Optional place in Sch 40 electrical conduit Adjacent To Bldg wall

- MASTER VALVE AT P.O.C.
- FLOW SENSOR also @ P.O.C Creative Sensor Technology Model 1" FSI-T-SP3 Wire back to the Controller 4 strand 18 gauge communication wire placed into ¾" conduit

NOTES:

DRIP LINE & EMITTERS:
- PVC Schedule 40 Pipe ¾" shall install as the run to planted areas
- DRIP LINE shall be Polyethylene Tubing mfg. Argifim or Netafim with individual pressure
- compensating emitters (Netifim or Argifim to be added at delivery points.)
- EMITTERS shall be 1/4 gallon / 2 gallon per hour to be used with Polyethylene tubing .
- Pressure compensating range: 10.15 to 58 psi
- EMITTER NUMBERS vary per plant container size (T.B.D.) in Final Working Drawings
- 1Gallon / 1 - 2 Gallon / 1 - 5 Gallon / 2 -15 Gallon / 3

TECHLINE:
- Techline HCVXR mfg Netafim Co. is a continuous self-cleaning, recycled content, pressure compensating drip line with built-in check valve and 'Cupron' (Mfg. copper oxide) infused for root intrusion deterrent. This low volume dripline has integral evenly space pressure compensating vale emitters formed to the inside of the tubing.
- Emitter inline evenly spaced varies on a roll from 6", 12", 18" or 24" apart
- Emitters discharge rates from 0.33, 0.53, 0.77 and 1.16 gallons per hour (GPH)
- Techline HCVXR is available in 100', 250', 500' & 1,000' coils

Notation:

- TEMPORARY IRRIGATION ZONES SHALL BE INSTALLED ABOVE GROUND & ARE TO BE DISBANDED / ALL PIPING REMOVES ONCE PLANTING IS DEEMED SUCCESSFULLY ESTABLISHED. THIS MAY BE TWO YEARS BUT WILL BE APPROVED BY BIOLOGIST AND LAND ARCH FOLLOWING MULTIPLE YEARLY REVIEWS WORKING WITH PROJECT INSTALLERS
- AS SUCH SQUARE FOOTAGE FOR THE IRRIGATED AREAS ARE SHOWN NEXT TO THE IRRIGATION VALVE CALL OUTS BUT NOT INCLUDED IN THE MAWA & ETWU CALCULATIONS FOR LONG TERM WATER USE
- ALL IRRIGATION EXCAVATION SHALL FOLLOW THE TREE / FOREST MANAGEMENT PLAN AS REVISED 2/11/2025
- NO EXCAVATION SHALL OCCUR AROUND ANY OF THE EXISTING CYPRESS TREES / REFER TO ARBORIST SPECIFICATIONS L-5 TREE PROTECTION SHEET

Water Efficient Landscape Worksheet
Naik - Desai Residence

data collection .....

Reference Evapotranspiration (ETO) **41.87** (Cimis station #210 Carmel)

Zone	Plant factor (PF)	Irrigation method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAFx Area	ETWU
1	0.3	Drip	0.81	0.38	202	76.76	1992.65
2	0.3	Drip	0.81	0.38	936	355.68	9233.24
3	0.2	Drip /Temp	0.81	0.25	0	0	0
4	0.2	Drip	0.81	0.25	504	126	3270.89
5	0.2	Drip	0.81	0.25	1370	342.5	8891.1
6	0.2	Drip	0.81	0.25	431	107.75	2797.13
7	0.2	Drip	0.81	0.25	1,251	312.75	8118.81
8	0.2	Drip/ Temp	0.81	0.25	0	0	0
		Totals	**4694**			**2555.25**	**34,303.82**

SUMMATION

Average ETAF=	0.55	ETWU Total=	**43,804 gallons**
		MAWA Total=	**70,596 gallons**

IRRIGATION PRELIMINARY PLAN STUDY

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

PRELIMINARY PLAN REVISED PLANNER REVIEW 11/2025

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Revisions
1
2
3

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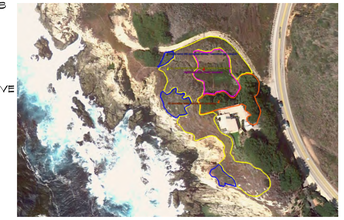
of: 12 Sheets

LOW SMALL LEAVED COASTAL SCRUB
INVADED BY CARPOBROTUS
GROSS AREA 31,760 SF

HIGHLY DISTURBED-MOSTLY NONNATIVE
GROSS AREA 9,875 SF

ALL NONNATIVE TREES, SHRUBS
AND UNDERSTORY PERENNIALS
GROSS AREA 9,140 SF

COASTAL SCRUB / EVERGREEN SHRUBS:
CEANOTHUS AND FRANSULA
SOUTHERN MOST EXTENT ON PROPERTY
IS THE MOST EXISTING PRESTNE & EXAMPLE OF THE RESTORATION
GOAL GROSS AREA 7,815 SF



MAPPING PROJECT BIOLOGIST
EXISTING PLANT COMMUNITIES

GENERAL REVIEW: HABITAT

Review of the Biological Assessment Report:
Soberanes quadrangle and evaluated under the Big Sur Land Use Local Coastal Plan
Biologist contributed the Northern Coastal Scrub Habitat Restoration Plan written summary October 31, 2025. The Biologist original survey 2-8-2023 --- focused survey continued 5-10-2023 & Winter / Spring & Fall 2025

1. Invasive planted area into the native coastal scrub
suggests converting the invasive planted area into a native coastal scrub. This endeavor is plausible and will achieve better results thorough killing the weeds and dealing with their seed bank initially.

2. Bluff dominated by Coastal Scrub prostrate and herbaceous due to wind and salt
Replanting for the Coastal Maritime Plant Flora suggests to strengthen this community and recommends collecting seed and propagating from very local sources coastal local along the Big Sur Coastline. Adherence to this collection for the most critical Habitat Zone and Not using nursery "native plant cultivars" is the best argument and practice to obtain selection of plants and the success for the general planting outcome.

3. None of the Rare, Threatened or Endangered Native Ca plant species were documented to occur in the Coastal Scrub and Coastal Bluff scrub zone. The Botanist recommends that the introduction of locally rare and listed species using propagation from local populations

4. The project Botanist viewed ***Lomatium parvifolium*** viewed in May 2025 & October 2025 site visits Approx. 20 plants of this rare California Plant were observed mixed with ***Calachortus albus, Toxicocordioin fremontii*** and ***Dipterostemon capitatus*** (Blue Dicks) and Sea lettuce, ***Dudleya caespitosa*** all these can be propagated. Refer to the Project Botanist Report Spring 2025. Non are to be moved. All occur at the South end of the project and will are easily cordened off from construction due the existing outcrop at the end of the existing driveway.

Mitigation Recommendations

5. How are plants within of the mitigation zone protected ? The landscape architect has provided a graphic delineation with oversight from the Project Biologist assisting in the Identification of the **Three (3) Coastal Scrub Habitat Areas as the designated 'Habitat Restoration Zones'**. Additionally, following the Proposed Restoration Sites:
   1.) **Invasive Plants & Weeds are Identified**
   2.) **Plants for Restoration Areas are listed**
   3.) **Plant Renovation Scheduling, Methods for Restoration, Maintenance and Monitoring are identified as Performance Standards on following Plan Sheets and in the October 2025 Biologist Northern Coastal Scrub Habitat Restoration Plan**

6. FENCING as currently understood as a fair amount of room for grading equipment to maneuver for the site work without wandering into the edges of the most beneficial area to recreate a Coastal Plant Habitat has been designated. This zone shall be walked with the Builder and the Design team early on and monitored during the construction at bi-monthly intervals and documented.

- Fencing materials shall consider using a 4-ft tall minimum chain link with a fabric screen rather than typical "Snow or Fabric Fencing material for best protection to the designated areas. While not considered a rail safety barrier at cliffs edge, fencing shall be installed in a stout manner

7. Bird nesting (refer to page 5 of the Biological Report)

8. Measures to reduce potential impacts nesting ; Qualified observer survey within 300 feet of the nesting site. Tree removal timed before February 22 to August 1 st

9. Grading for he new garage and covered patio on the south side potential to permanently impact Approx. 20 Lomatium parvifolium rare plant rank 4.2 Flag and move plants if required under direction of the Coastal Biologist for temporary storage and replanting

10. Smiths Blue Butterfly on east and south of property flag the Eriogonmum remain flagged recommend planting heaps of locally sources ***Eriogonum parvifolium***

11. Offset the potential for increased spread of invasive and nonnative species a weed identification and eradication plan should be delineated and is included and specified in this Plan Set and will continue into the Construction Document Permit Plan set.

PLANT HABITAT RESTORATION ZONE

ZONE 1

ZONE 2

CORRAL AREA TO BE REVEGETATED IN SHARED SPACE WITH SEPTIC FIELDS.

REFER TO CIVIL SEPTIC PLAN FOR CONSTRUCTION INFORMATION. CURRENT THOUGHT IS 18" SOIL DEPTH COVER / NATIVE SOILS EXISTING WILL PROVIDE SUFFICIENT GROWING HABITAT FOR LOCAL COLLECTED CALIFORNIA GRASSES & HERBS IN THIS LOCATION.

REFER TO PLANT LIST IN THIS PLAN SET & INFORMATION WITHIN THE BIOLOGICAL RESTORATION REPORT 10/30/2025



PATHWAY ESTABLISHED IN THIS 2007 PHOTO

CLIFF

TRAIL / FOOTPATH SHOWN IN 2007 PHOTO

CURRENT PLAN IS TO USE AS A DIRT PATH INFREQUENTLY MAINTAINED THROUGH NATIVE EXISTING AND INFILLED NATIVE PLANTINGS. WIDTH NOMINALLY VARIES FROM 32" - 36" AS CURRENTLY FOUND

CLIFF

EXISTING HOUSE

DRIVEWAY

UTILITY / TRASH ENCLOSURE

SHED

F.F.E. = 582.5'

F.F.E. = 594.5'

F.F.E. = 604.5'

F.F.E. = 624.0'

NORTH

HABITAT PLANTING EXISTING BOTANICAL AREAS DEFINED ON THE SITE / PROJECT BOTANIST

0 16' 32'

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

PRELIMINARY PLAN REVISED PLANNER REVIEW 11/2025

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Revisions
1. REVISION BASED UPON LUAC COMMENTS
2. REVISION FOLLOWING COASTAL COM REPRESENTATIVES SITE WALK 10/21/2025
3.
4.

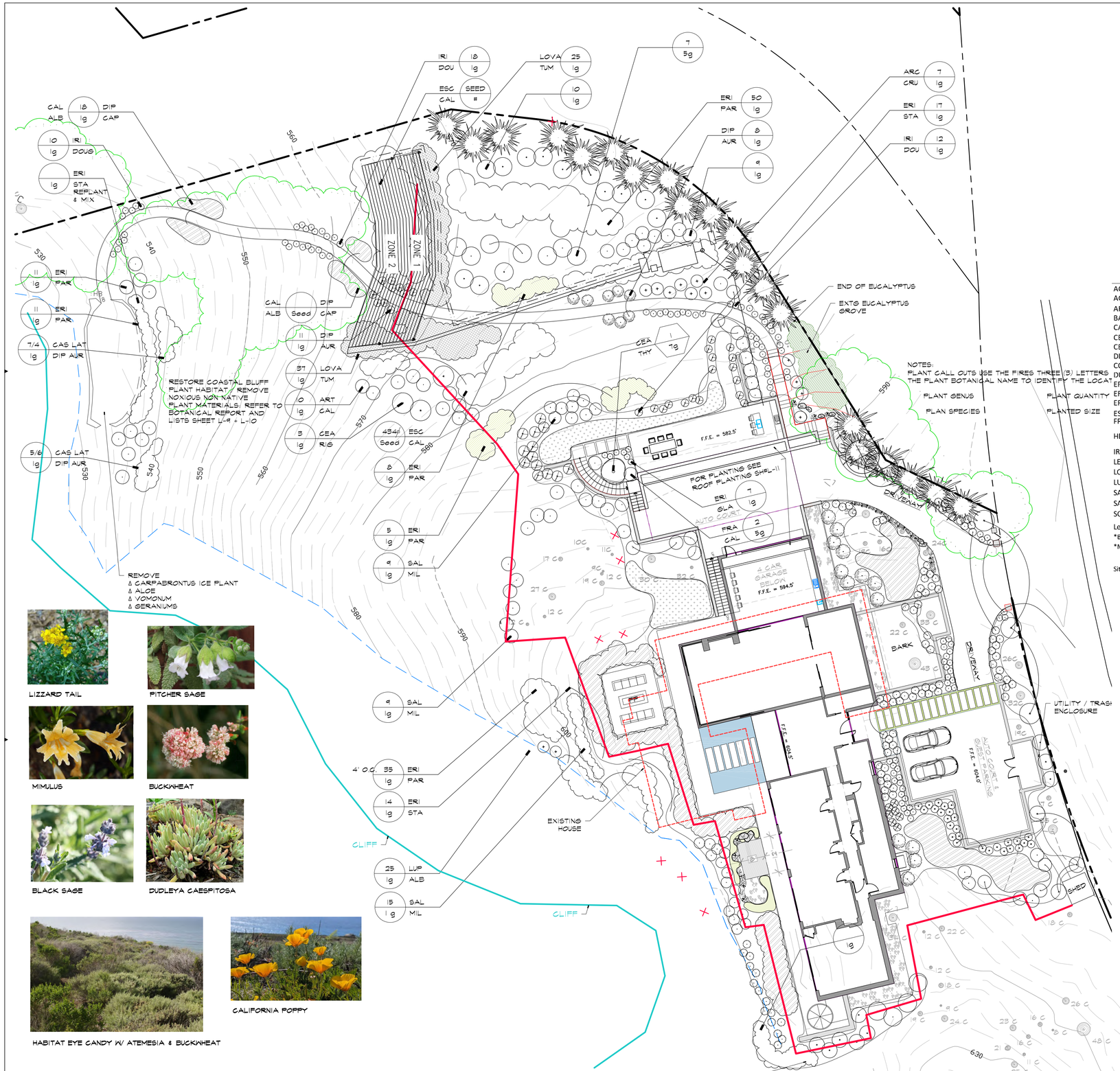
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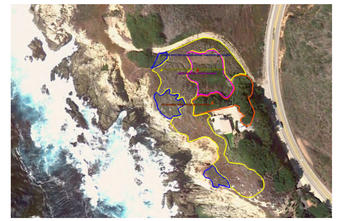
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Page Title:
Habitat Existing Plant Zones

Job #	05-2023
Date Printed:	11/10/2025
Revision	01/2025 #4
Drawn By	MASH
Sheet	L-8
of:	12 Sheets





PLANT LIST Habitat:

	Botanical Name	Common Name	Water Use	Native CA Flora
ACH MIL	Achillea millefolium	White Yarrow	L seed	Site
AGR PAL	Argostis pallens	Roses manzanita Garrapata	L 1 gallon	*BSC
ART CAL	Artemisia californica	Calif sage brush 'Montara'	L tubes	*BSC
BAC PIL	Baccharis pilularis spp. pilularis	Prostrate coyote bush	L 1 gallon	*BSC
CAL PUR	Calystegia macrostegia ssp cyclostegia	Coast Morning Glory	L 1 gallon	*BSC
CEA THY	Ceanothus thyrsiflorus var. griseus	Carmel Ceanothus	L	Site
CEA THY	Ceanothus thyrsiflorus var. thysiflorus	Blue blossom ceanothus	L	Site
DIP AUR	Diplacus aurantiacus	Monkey Flower	L 1 gallon	*Site
COR FIL	Corethrogyne filaginifolia	Branching Beach aster	L cell	Site
DUD CAE	Dudleya caespitosa	Sea Lettuce	L cell	*Site
ERI GLA	Erigeron glaucas spp. Glaucas	Seaside Daisy	M 1 gallon	*BSC
ERI PAR	Eriognum parvifolium	Buckwheat	L 1 gallon	*BSC
ERI STA	Eriophyllum stachaedifolium	Lizzard's Tail	L cell	*BSC
ESC CAL	Eschscholzia California (Coastal form)	California Poppy	L seed	*BSC
FRA CAL	Frangula californica spp. Californica	California Coffee Berry	L 1 gallon	*BSC
HES MAC	Hespercyparis macrocarpa alternative: Hespercyparis 'Gowen'	Monterey Cypress alternative: Carmel Highlands	L 5 gallon	*BSC
IRI DOU	Iris douglasiana 'Stanta Lucia'	Iris Brett's choice	L cell	*Site
LEP CAL	Lepechinia calycina	Pitcher sage 'Rocky Point'	L 4"	*BSC
LOU TUM	Lomatium parvifolium	Little leaf tomatum	L Seed	*BSC
LUP ALB	Lupinus albifrons var. douglasii	Douglas silver lupine		*BSC
SAL MEL	Salvia mellifera	Black Sage	L 1 gallon	*Site
SAN LAC	Sanicula crassicaulus	Gamble weed	4"	*Site
SOL VEL	Solidago velutina spp. California	California Golden Rod	1 gallon	*Site

Legend:
*BSC Big Sur Coast California Native Flora
*MC Monterey County Native Coastal Flora
Site Plants Habitat & transition zones / landscape and restoration Native California Flora worth propagating cuttings & harvesting seed

Achillea millefolium	Common Yarrow	seed
Arctostaphylos edmundsii 'Little Sur'	Manzanita ground cover	cuttings
Atemesia californica	California Sage brush	seed
Baccharis pilularis ssp pilularis	Prostrate coyote bush	cuttings
Ceanothus thyrsiflorus var. griseus 'Yankee Pt.'	Carmel Creeper	cuttings
Ceanothus thyrsiflorus var. thyrsiflorus	Blue Blossom	cuttings
Diplacus aurantiacus	Bush Monkey flower	cuttings
Dudleya caespitosa	Sea Lettuce	cuttings
Dudleya farinosa	Bluff Lettuce	cuttings
Erigeron glaucus	Seaside Daisy	seed
Eriogonum parvifolium	Sea Cliff Buckwheat	seed
Eriophyllum staechadifolium	Lizard Tail	seed
Frangula californica	Coffee Berry	cuttings
Iris douglasii	Douglas Iris inc. 'Brett's Choice'	cuttings
Leperchinia calycina	pitcher sage 'Rocky Point'	cuttings
Lupinus albifrons var douglasii	Douglas Silver lupin	seed
Salvia mellifera	Black Sage	seed
Stachys bullata	Wood Mint	seed

General Plant List to be REMOVED from the Site

Acca sellowiana	Pinapple guava
Aeonium arboreum*	Tree Aeonium
Aloe sp.*	Aloe
Aptenia cordifolia*	Baby Sun-Rose
Araucaria heterophylla*	Cook Island Pine
Brassica nigra	Black Mustard
Carpobrotus chilensis*	Sea Fig
Conium maculatum*	poison Hemlock
Crassula sp.*	Crassula
Delairea odorata*	Cape Ivy
Echium candicans*	Pride of Madera
Eucalyptus globulus*	Blue gum
Mesembryanthemum nodiflorum *	Slender leaf ice plant
Myoporum laetum*	Mousehole tree
Opluntia ficus-indica*	Indian fig
Pinus mugo*	Mugo pine
Tetragonia tetragoniodes*	New Zealand Spinach

NORTH

0 16' 32'

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

HABITAT PLANTING / NORTHERN COASTAL SCRUB HABITAT RESTORATION

PRELIMINARY PLAN REVISED PLANNER REVIEW 11/2025

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Page Title: Habitat Planting

Job #	05-2023
Date Printed:	11/10/2025
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Drawn By	MASH
Sheet	L-9
of:	12 Sheets

PROJECT PLANT Selections :

Master List All Zones 3REVISED 6/20/2025

Plants Collected ..... *Site
Big Sur Coast ..... *BSC
Monterey coastline ..... *MC

Botanical Name	Common Name	Water Use		Native CA Flora	Qty.
Arctostaphylos edmundsii 'Little Sur'	low growing manzanita	L	1 gallon	*BSC	73
Arctosaphylos crustacea spp rosei	Roses manzanita Garrapata	L	1 gallon	*BSC	11
Artemisia californica	California sage brush 'Montara'	L	1 gallon	*Site	10
Armeria maritima	Sea Pinks	M	qts.	CN	
Baccharis pilularis spp. pilularis	Prostrate coyote bush	L	1 gallon	*BSC	35
Berberis pinnatta	Coast bareberry 'Ken Taylor'	L	1 gallon	*Site	25
Calochortus albus	White fairy lanterns	L	collect	*Site	100
Calamagrostis nutkaensis	Calamagrostis	M	tubes	*MC	512
Calystegia purpurata spp purpurata	Beach Morning Glory	L	1 gallon	*MC	
Carex panza / alternative praegracilis	Native field & dune sedge	M	tubes	*MC	242
Castilleja latifolia	Seaside Painted Cup	L	tube	*Site/BSC	45
Ceanothus 'hearstorium'	low growing Ceanothus	L	1 gallon	*NC	
Ceanothus rigidus	Monterey ceanothus	L	1 gallon	*BSC	15
Ceanothus thyrsiflorus var. griseus	Carmel creeper	L	quarts	*MC	91
Ceanothus thyrsiflorus var. Thyrsiflorus	Blue blossom ceanothus	L	1 gallon	*Site	16
Chlondopedlum 'El Campo'	Dwarf Reistos	L	1 gallon		12
Diplacus aurantiacus	Monkey Flower	L	1 gallon	Site	19
Dipterostemon capitatus	Blue Dicks perennial	L	seed	*Site	3 lbs
Dryoptreris arguta	Wood fern	M	1 gallon	*MC	11
Dudleya caespitosa	Sea Lettuce	L		site	
Dudleya farinosa	Bluff Lettuce	L		site	
Eschscholzia Californica 'Maritima'	California Poppy	L	seed	*BSC	5 lbs.
Erigeron glaucas spp. Glaucas	Seaside Daisy	M	1 gallon	*MC	35
Eriognum parvifolium	Buckwheat	L	tubes	*BSC	104
Eriophyllum stachaedifolium	Lizzard's Tail	L	tubes	*MC	62
Frangula californica spp. Californica	California Coffee Berry	L	1 gallon	*BSC	17
Helleborus HGC Series 'Ice N Roses'	Lenten Rose	M	2 gallon		24
Hespercyparis macrocarpa	Monterey Cypress	L	5 gallon	*MC	20
Heteromeles arbutifolia	Toyon	L	5 gallon	*MC	5
Iris douglasiana 'Stanta Lucia'	Iris Brett's choice	L		site	
Lepechinia calycina	Pitcher sage 'Rocky Point'	L	4"	*BSC	30
Lomandra 'Seascape'	Mat Rush	L	1 gallon		25
Lomatium parvifolium	Little leaf tomatum	L	tubes	*BSC	86
Lupinus albifrons var. douglasii	Douglas silver lupine 'Kaitlyn'	L	tubes	*BSC	25
Lupinus arboreus	Yellow Bus Lupin placed	L		*BSC	12
Morella (Myrica) californica	Pacific Wax Myrtle		1 gallon	*MC	9
Penstemon 'Tubular Bells Red' x Advena Hybrid	Red Beards tongue (pots)	L	qts	*MC	20
Polystichium californicum	Wood fern	L	1 gallon	*MC	
Polypodium californicum	Native Crocker Grove Fern	L	1 gallon	*MC	34
Polystichmum munitum	Wood fern	M	1 gallon	*BSC	39
Salvia mellifera	Black Sage	L	1 gallon	*Site	34
Sanicula crassicaulus	Gamble weed places	L	tubes	*Site	45
Woodwardia frimbriata	Western chain fern	M	1 gallon	*BSC	16

CALL OUT KEY

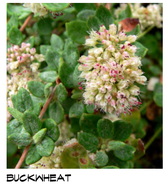
GENERA SPECIES — IRI DOU — 7 — 1g — PLANT QTY — CONTRAINER SIZE


PACIFIC REED GRASS


SEASIDE DAISY


SEA THRIFT


WOOD FERN


BUCKWHEAT


CA COFFEE BERRY


CA CHAIN FERN


GAMBLE WEED


TOYON


DOUGLAS IRIS


LOMANDRA


WESTERN SWORD FERN

NORTH

PLANTING PLAN ADJACENT TO HOUSE & PATH / FENCE PERIMETERS

0 16' 32'

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

PRELIMINARY PLAN REVISED FOR REVIEW 11/2025

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Revisions

1. REVISION BASED UPON LUAC COMMENTS
2. REVISION FOLLOWING COASTAL COM. REPRESENTATIVES SITE WALK 10/21/2025
3.

Hall Landscape Design Inc.
Landscape Architects #3405
582 Lighthouse Avenue
Pacific Grove, Ca 93950
(831) 655-3808
e-mail scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE DATE STATE OF CALIFORNIA

Naik-Desai Residence

36240 & 36242 CA Highway 1
Monterey, CA 93940 apn 243-251-011

Planting Plan

Page Title:

Job #	05-2023
Date Printed:	11/10/2025
Revision Cstl Mtg.	10/21/25
Drawn By	MASH
Sheet	L-10
of:	12 Sheets

HABITAT RESTORATION AREAS
REFER TO L-8 + L-9 PLANTING PLANS

HABITAT RESTORATION AREAS
REFER TO L-9 + L-10 PLANTING PLANS

HABITAT RESTORATION AREAS
NATIVE COASTA SCRUB RESTORED WITH
REMOVAL OF NON-NATIVE PLANTS
LIKE ICE PLANT

N83°26'00"W 28.05

L=82.03 ?=46°59'59"
R=100'

N3°55'58"W
90.87

?=47°00'06"

?=10°35'48"
L=99.87'
R=540'

N36°26'00"W
44.18

L=188.49 ?=19°59'38"
R=540'

ZONE 1

ZONE 2

F.F.E. = 582.5'

F.F.E. = 594.5'

F.F.E. = 604.0'

F.F.E. = 616.5'

CRUSHED ROCK

14 / 1g	ERI / GLA
12 / 1g	CHL / ECL
10 / 1g	LOM / SEA
5 / 1g	POL CAL / POL MOO
8 / 2g	HEL / HSC
17 / 1g	IRI / DOU
15 / 1g	MOO / FIM

LOM SEA 1g

2'X 6' PLANTER BOX TYP.
SEE PLANTING LIST
WATER BY HAND

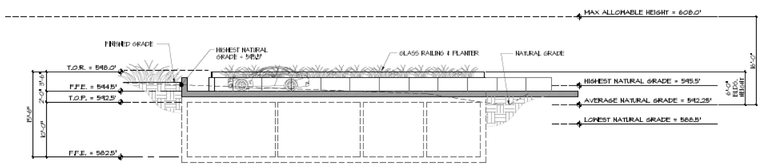
FLOWERING POT TYP.
SEE PLANTING LIST
WATER BY HAND

NORTH

CAREX PANZA

SALVIA MILIFERA

LOMANDRA 'SEASCAPE'



PARKING ABOVE ADU / PLANTING
N.T.S.



COLLECTION CAL FLORA
NATIVE FERNS FRONT SHADE

PLANTING PLAN ROOF & SECTIONS

0 16 32
SCALE : 1/16"= 1' - 0"

PRELIMINARY PLAN PLANNER REVIEW 11/2025

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Revisions
1 REVISION BASED UPON LUAC COMMENTS
2 REVISION FOLLOWING COASTAL COM. REPRESENTATIVES SITE WALK 10/21/2025
3

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REGISTERED LANDSCAPE ARCHITECT
SCOTT HALL
#3405
SIGNATURE
DATE
STATE OF CALIFORNIA

Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940 apn 243-251-011

Page Title:
Planting Plan
Roof & Sections

Job #	05-2023
Date	Printed: 11/10/2025
Revision	10/ 2025
Drawn By	MASH
Sheet	L-11
	of: 12 Sheets

REVEGETATION IN HABITAT AREAS:

1. FINISH GRADING FOLLOWING GENERAL SITE GRADING AS PER PLAN. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE WITH THE LANDSCAPE ARCHITECT . FINISH GRADING AND SOIL PREPARATION ON OPEN SLOPES SHALL BE TRACKED BY A METAL CLEATED TRACTOR DURING SHALLOW RIPPING TO SIX - EIGHT INCH DEPTH. FINE RAKING SHALL CONTINUE ON THE ENTIRE SITE BY RAKING OR GROOMING WITH A CHAIN / BOX RIG TOWED BEHIND A SMALL TRACTOR OR CART TO PREPARE THE SEED BED PREPARATION.

2. WATER / WEED ERADICATION: FOLLOWING FINISH GRADING, WATER THE AREA TO BE PLANTED THOROUGHLY. THE GRADED & WATERED SITE SHALL CONTINUE FOR 1 WEEK OR UNTIL ANNUAL SEED CROP APPEARS. EVALUATE THE WEED POPULATION TWO (2) WEEKS FOLLOWING INITIAL WATERING. ANY WEED PRODUCT APPLICATION SHALL BE VETTED ON THE MONTEREY COUNTY DEPARTMENT OF AGRICULTURE. AMPLY WEEDER AND SECONDARY APPLICATION AS NECESSARY. DO NOT RE-GRADE AREA AT THIS POINT IN TIME.

3. SEEDING METHODS. ALL GRADING SHALL BE COMPLETED PRIOR TO SEEDING & WATER / WEED ERADICATION. SOIL SHALL NOT BE DISTURBED AT THIS POINT IN SEEDING . ALL SOIL CLARIFICATIONS BE COMPLETED PRIOR TO THIS WORK

4. SEED METHODS:
   1.) METHOD A: FALL TIMING BROADCAST SEED & RECOMMENDED FLOWER SEEDS
   2.) HYDRO MULCH : INITIAL WETTING FOLLOWED BY TWO PASSES SEED APPLICATION.
THE THIRD PASS SHALL BE MADE WITH ADDITIONAL MULCH MATERIALS. APPLY WITH
   100% SILVA FIBER OR 90% WOOD FIBER & 10% RECYCLED PAPER AT THE RATE OF 2,000 LBS PER ACRE.

5. ALL LEGUME SEED (LUPINES) MUST BE INOCULATED WITH A RHIZOBIUM COATING. THE SEED SUPPLIER WILL SUPPLY UPON REQUEST.

6. FERTILIZE THE SEED BED WITH 16-20-12 (N-P-K) AT 300 LBS DRY PRODUCT PER ACRE 7 BROADCAST OVER THE SEEDED AREA

7. MOWING & MAINTENANCE: THE SUCCESS TO REVEGETATION THIS SAVANNA GRASSLAND FOR THE SEEDED AREAS SHALL BE MAINTAINED & REVIEWED FOR TWO (2) SEASONS AT A MINIMUM FOLLOWING A FALL SEEDING . THIS SHALL BE A SEPARATE BID ITEM. THE MOST EFFICIENT METHOD OF MOWING SHALL BE DETERMINED AS THE FIELD MOWER HEIGHT WHICH BEST REMOVES EARLY FORMING SEED HEADS. MOW ANNUAL WEEDS EARLY IN SEASON AND

HABITAT RESTORATION GOALS INITIAL REVIEW:

TO THE EXTEND THAT A MAJORITY OF THE EXISTING SITE HAS BEEN DEPOPORATE OF THE NATIVE HABITAT WHICH IS NORMALLY FOUND IN SIMILAR LOCATIONS ALONG THE COASTAL BLUFFS AND THAT ONLY A SMALL NUMBER OF NATIVE BUCKWHEAT (***ERIOGONUM PARVIFOLIUM*** WERE IDENTIFIED); THE GOAL WITH THE ASSISTANCE OF THE PROJECT BOTANIST IS TO REVEGETATE THIS COASTAL NATIVE PLANT COVER.

ADDITIONAL PLANT SPECIES IN THE RESTORATION AREA AND ALREADY IN THE OVERALL PLAN ALSO INCLUDE NATIVE COASTAL BLUFF PLANTING SUCH AS LIZARD TAIL (***ERIOPHYLLUM STAECHADIFOLIUM***), CALIFORNIA SAGE BRUSH (***ARTEMESIA CALIFORNICA***), BLUFF LETTUCE (***DUDLEYA FARINOSA***) AND SEASIDE DAISY (***ERIGERON GLAUCUS***), DOUGLAS IRIS (***IRIS DOUGLASII***) AND ETC. COLLECTING SEED AND CUTTINGS IN THE GENERAL COASTAL BLUFF ZONE FROM THE PROJECT WILL BE DONE WITH ALL PROPER PERMITTING FROM CALIFORNIA FISH AND GAME AND ETC.

PLANTING IN AREAS LOWER AND ADJACENT TO THE POOL AREA AND THE EXISTING ANIMAL AND GARDEN HABITAT WILL BE REVEGETATED WITH NATIVE SHRUBS OFFERING COVER AND HABITAT FOR SMITHS BLUE BUTTERFLY. CURRENTLY THERE ARE TWENTY (20) PLANTS IDENTIFIED. PROVIDENCE OF THE LOCAL NATIVE PLANT SEED IS TO BE COLLECTED FROM THE SITE AND OR PROXIMATE TO THE PROJECT LOCATION. EVERY ATTEMPT WILL ALSO BE MADE TO ERADICATE THE NON NATIVE ***CARPOBROTUS CHILENSIS*** (SEA FIG / ICEPLANT) AS IDENTIFIED IN THE BOTANICAL REPORT.

A SEPARATE LANDSCAPE SHEET SHOWING THREE NATIVE PLANTING ZONES AND THE SPECIES LIST AND GENERAL SPACING WILL ACCOMPANY THE COMPLETED LANDSCAPE PLAN SET. CURRENTLY THE BOTANIST IS REQUESTING ADDITIONAL CLARIFICATION FROM THE COUNTY PLANTER TO ASSIST THE LANDSCAPE ARCHITECT.

SOIL STUDY & RECOMMENDATIONS:

SOIL shall be tested from three (3) locations on the site. Take samples from well spaced front and back yard zones. These soil samples will better assist in review with combining the recommended topsoil import (Refer Sheet L-4 Soil Management Report).

1. MULCH: Three (3) inches of Mulch shall be spread over all Shrub and Tree planting and one gallon Ground Cover specified areas.

2. MYCORRHIZAL : Mycorrhizal shall be added to the soil mix during the planting soil preparation. Plant pits shall be hydrated prior to planting.

3. FERTILIZER : Fertilizer shall be applied during planting as a "Tea Bag" type or 'Green Diamond Mykos Start Pro" (4-2-2 analysis organic fertilizer or approved equal.

4. PLANT WATERING: At time of Planting water plants thoroughly during planting and create water basins minimum 3X (times) the size of the Root Ball.

TOPSOIL IMPORT MIX SPECIFICATIONS:

Chemical Properties:
- Soil reaction (ph) shall be slightly acid to alkaline in reaction as a saturated paste.
- The concentrations of soluble salt as measured on the extract from a saturated paste shall be less than 4.0 dS/m.
- Cation exchange capacity shall be a minimum of 30.0 milliequivalents per 100 grams
  Nitrogen shall be sufficient to provide for decomposition of the organic matter of the mix

Physical Properties:
- Moisture holding capacity shall be a minimum of 40% after drainage on a volume basis
- Air filled porosity shall be a minimum of 15% on a volume basis.
- Water infiltration rate shall be a minimum of 2 inches per hour at saturation

SITE SOIL IMPORT / NOT COMPOST
40% loamy sandy soil (70% Sand, 10-15% clay, 0-30% silt)
30% neutralized redwood shavings and shredded bark
30% organic humus such as aged chicken manure
The topsoil salinity level is not to exceed 3.5 - 4mm mole (elec. conductivity).

A soil Sample with soil report shall be provided to the Landscape Architect prior to soil delivery.

AURORALIGHT — PROJECT: 37600 HWY ONE — SKU #: PTA321204 — TYPE: PATH

MARTILLO
PTA321204

The Martillo Path Light is a stylistic LED luminaire featuring a sleek, precisely sculpted brass body and stem. Incomparable engineering, materials, and innovation put the Martillo in a class of its own.
- Field Serviceable LED module
- Solid brass construction
- Modern & versatile square stem to match any project
- Ideal for driveways, wide pathways & walkways



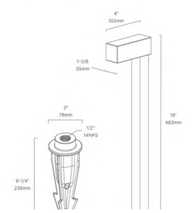
CONFIGURATOR:

	LED	FINISH
PTA321204	2700	BLP
( ) = Most common configuration	(27043) 2700K 4W (3004) 3000K 4W	(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD

AVAILABLE FINISHES:



FIXTURE DIMENSIONS	W1-3/8" x H19" x L4"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	4W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	162lm (3000K)
DIMMABLE	Yes, Dim to ~10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MD000109
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, Dark Sky



PATH LIGHTS / LOW PROFILE

AURORALIGHT — PROJECT: 37600 HIGHWAY ONE — SKU #: IGR030101 — TYPE: FLAT PATH

COMPASS
IGR030101

The Compass is based on the award-winning micro well light design. It will provide subtle illumination on drives, walks, and pathways.
- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XLAMP® (XP-L)
- Drive-Over rated for up to 6000lbs.
- Ideal for driveways, wide pathways & walkways



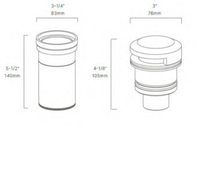
CONFIGURATOR:

	LED	FINISH
IGR030101	2700	BLP
( ) = Most common configuration	(27043) 2700K 3W (3003) 3000K 3W	(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD

AVAILABLE FINISHES:



FIXTURE DIMENSIONS	D3" x H4-1/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	17lm (3000K)
DIMMABLE	Yes, Dim to ~10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Included PJB782303
BEAM SPREAD	180°
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Interior & Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, Drive Over



PATH LIGHTS / LOW PROFILE

AURORALIGHT — PROJECT: 37600 HIGHWAY ONE — SKU #: STW035102 — TYPE: TYI

SONOMA
STW035102

The Sonoma directional marker is a high flux; low wattage LED luminaire. Coupled with a brass body, our Thermally Integrated® LED Module provides superior heat dissipation, longer life, and higher performance.
- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XLAMP® Extreme High Power (XHP)
- IC Rated for Interior, Exterior and Wet Location Use
- Ideal for driveways, wide pathways & walkways



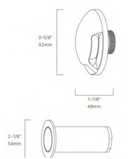
CONFIGURATOR:

	LED	FINISH
STW035102	2704	BLP
( ) = Most common configuration	(27043) 2700K 4W (3004) 3000K 4W	(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD

AVAILABLE FINISHES:



FIXTURE DIMENSIONS	D3-5/8" x W1-7/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	4W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	34lm (3000K)
DIMMABLE	Yes, Dim to ~10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Included CJB112705
BEAM SPREAD	180°
FINISH	Included Natural Brass
MATERIAL	Brass & Copper



WALL LIGHT SURFACE MOUNT

AURORALIGHT — PROJECT: 37600 HIGHWAY ONE — SKU #: IGR035102 — TYPE: DRIVEWAY

SONOMA
IGR035102

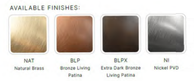
The Sonoma directional marker is a high flux; low wattage LED luminaire. Coupled with a brass body, our Thermally Integrated® LED Module provides superior heat dissipation, longer life, and higher performance.
- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XLAMP® Extreme High Power (XHP)
- IC Rated for Interior, Exterior and Wet Location Use
- Ideal for driveways, wide pathways & walkways



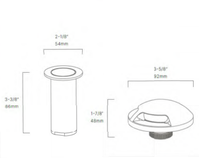
CONFIGURATOR:

	LED	FINISH
IGR035102	2704	BLP
( ) = Most common configuration	(27043) 2700K 4W (3004) 3000K 4W	(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD

AVAILABLE FINISHES:



FIXTURE DIMENSIONS	D3-5/8" x W1-7/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	4W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	34lm (3000K)
DIMMABLE	Yes, Dim to ~10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Included CJB112705
BEAM SPREAD	180°
FINISH	Included Natural Brass
MATERIAL	Brass & Copper



IN GROUND / PAVER - LOW PROFILE

AURORALIGHT — PROJECT: 37600 HIGHWAY ONE / NAIK - DESI — SKU #: STW530203 — TYPE: STEP LIGHT

VERTEX
STW530203

The Vertex is a low-energy recessed mount LED step light that offers excellent low-level illumination. Designed to fit any standard single-gang junction box.
- Cree LED™ XLAMP® (XP-L)
- Thermally Integrated® w/ Copper Core Technology®
- Solid brass construction
- Ideal for stairs, pathways and architecture



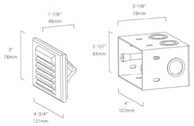
CONFIGURATOR:

	LED	FINISH
STW530203		
( ) = Most common configuration	(27043) 2700K 4W (3004) 3000K 4W	(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD

AVAILABLE FINISHES:



FIXTURE DIMENSIONS	L4-3/4" x W3"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	4W
CRI (RA)	90 CRI
VOLTAGE	12V
DELIVERED LUMENS	53lm (3000K)
DIMMABLE	Yes, Dim to ~10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Included Steel Single-Gang J-Box
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Exterior Wet



STEP LIGHT SURFACE MOUNT

PRELIMINARY LANDSCAPE PLANTING / RESTORATION NOTES & LIGHTING CUT SHEETS

0 16' 32' SCALE : 1/16"= 1' - 0"

Revisions

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e-mail scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT — SCOTT HALL #3405 — SIGNATURE — DATE — STATE OF CALIFORNIA

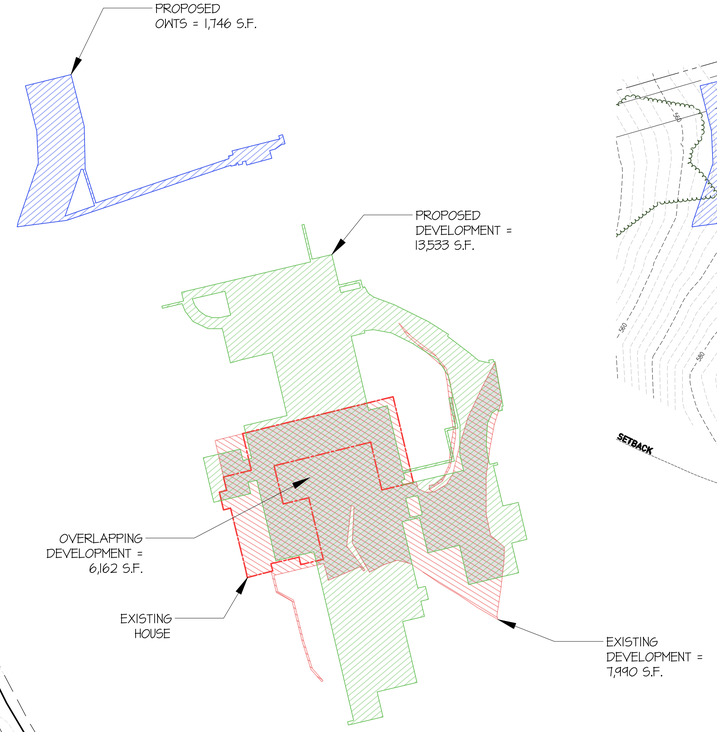
Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940 apn 243-251-011

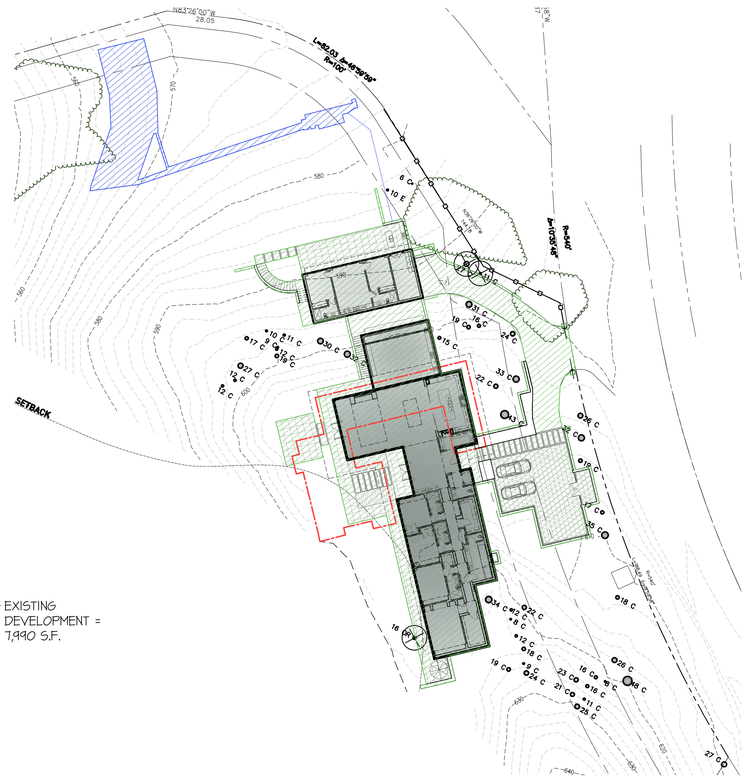
Page Title: Initial Restoration & Lighting Specs

Job #	05-2023
Date	Printed: 03/27/2025
Revision	
Drawn By	MASH
Sheet	L-12
	of: 12 Sheets

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PROJECT NORTH

N

EXISTING SITE PLAN

0 16' 32' 64'

SCALE: 1/32" = 1'-0"

CUMULATIVE AREAS OF:

EXISTING DISTURBANCE =	7,990 S.F.
PROPOSED DISTURBANCE =	13,533 S.F.
PROPOSED OWTS =	1,746 S.F.
TOTAL =	15,278 S.F.

PROPOSED DISTURBANCE OUTSIDE OF EXISTING DISTURBANCE FOOTPRINT = 11,116 S.F.

PROPOSED RESTORATION ZONE = 25,076 S.F.

DEVELOPMENT TO RESTORATION = 1 : 2.3

PROJECT NORTH

N

PROPOSED SITE PLAN

0 16' 32' 64'

SCALE: 1/32" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
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Development Overlap Diagrams

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE: 11/11/2025

SCALE: 1/32" = 1'-0"

DRAWN: HRM

JOB NUMBER: 21.14

A-1.6

SHEET OF

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Exhibit C

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, August 27, 2024

Site visit at 9:00 AM at 36240 HWY 1, MONTEREY, CA 93940 (NAIK DEVANG & DESAI RUPA)

Attendees: Steve Beck (Chair), Trey Kropp (fill in Secretary), Marcus Foster, Christina DiPaci, John Wilson, Mary Israel, Eric Miller, Hanna Miller, Rob Carver, Kate Kafca.

Members Absent: Dave Smiley

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Steve Beck **at** 10:46 **am**

2. Roll Call

Members Present:

Steve Beck, Trey Kropp, Christina DiPaci, Marcus Foster, John Wilson

Members Absent:

Dave Smiley

3. Approval of Minutes:

A. **March 27, 2024** minutes

Motion: **Marcus Foster** (LUAC Member's Name)

Second: **John Wilson** (LUAC Member's Name)

Ayes: All

Noes:

Absent:

Abstain:

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

Steve Beck - Thanked the group / supports / who sprayed all the Jubata Grass at Hurricane Point

Marcus Foster - Thanked the owners for being present at the meeting today.

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Eric presented the project.

Steve Beck pointed out the KEY POLICY of the BSLUP, the Critical Viewshed. Long discussion on why it exists, and how the proposed development does not follow the policy. There was a misunderstanding by Eric that it only meant the view of the ocean and not the view of the development.

The proposed house, ADU, and the pool retaining wall were a concern that they would be in the critical view shed. Also an area where cars would park above ADU.

Other discussion regarding the non native trees, replanting natives, making more of an effort to have the house not be seen at all from the highway.

The color of the Stone being so light was discussed. Recommend darker colors that would blend more with the coastal rocks.

Lighting discussed and how there is potential with so much glass that the light could create a glow seen from the highway.

Eric said he will come back to the LUAC with a new design and graphical presentation of edits made from comments received from the LUAC

B) Announcements

Steve Beck would like to have a meeting with LUAC members and public to discuss non native plants.

7. Meeting Adjourned: 1200 am/pm

Minutes taken by: Trey Kropp

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Big Sur LUAC

1.

Project Name: NAIK DEVANG & DESAI RUPA

File Number: PLN210348

Project Location: 36240 & 36242 Highway 1, MONTEREY, CA 93940

Assessor's Parcel Number(s): 243-251-011-000

Project Planner: Mary Israel

Area Plan: Big Sur Coast Land Use Plan, Coastal Zone

Project Description: A Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to demolish existing single family dwelling and construct new 9,400 square foot two-story six-bedroom residence inclusive of an attached three-car garage with 330 square feet of decks; 2) Coastal Administrative Permit to construct an 800 square foot accessory dwelling unit with 360 square foot covered deck with stairs and rooftop deck above, 155 square feet of mechanical rooms and three-car rooftop parking. Site improvements include a 3,040 square foot pool deck, hot tub, and pool area. Colors and materials of both structures include natural teak and white oak wood and beige stone veneer body and glass walls, beige stone veneer, dark gray rubber membrane roof and beige tile rooftop deck and dark bronze windows and doors; 3) Coastal Development Permit for removal of six Cypress trees including five landmark trees; 4) Coastal Development Permit for development within 50 feet of a coastal bluff; 5) Coastal Development Permit for development on slopes greater than 30%; 6) Coastal Administrative Permit for development within 750 feet of archaeological resources; and 7) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA).

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

(Please include the names of those present)

Steve Beck (Chair), Trey Kropp (fill in Secretary), Marcus Foster, Christina DiPaci, John Wilson, Mary Israel, Eric Miller, Hanna Miller, Rob Carver, Kate Kafca.

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

PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Critical Viewshed	3.2.1	Come back with design that is not visible from Highway 1 or Vista Point
Color of materials chosen		Darker color stone that blends in more

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: **Marcus Foster** (LUAC Member's Name)

Second by: **John Wilson** (LUAC Member's Name)

	Support Project as proposed
	Support Project with changes
X	Continue the Item
	Reason for Continuance: Design does not meet policies in BSLUP, client wants to redesign it to work.

Continue to what date: September

Ayes: All

Noes:

Absent:

Abstain:

MINUTES
Big Sur Land Use Advisory Committee
Tuesday, November 12, 2024

Site visit at 9:00 AM at 36240 & 36242 Highway 1, Monterey (NAIK DEVANG & DESAI RUPA)

Attendees: Steve Beck, Marcus Foster, Trey Kropp, David Smiley, John Grigsby, Rob Carver, Kate Kafka, Mary Israel, Eric Miller, Carla Hashimoto, Hannah Miller, Rupa Desai

Members Absent: John Wilson, Christina Dipaci

ADJOURN TO REGULAR SCHEDULED MEETING

1. **Meeting called to order by** Steve Beck **at** 10:27 **am**

2. **Roll Call**

Members Present:
Steve Beck, Marcus Foster, Trey Kropp, David Smiley

Members Absent:
John Wilson, Christina Dipaci

3. **Approval of Minutes:**

A. **August 27, 2024** minutes

Motion: **Trey Kropp** (LUAC Member's Name)

Second: **David Smiley** (LUAC Member's Name)

Ayes: 4

Noes: **0**

Absent: **2**

Abstain:

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

None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Mary Israel noted that Cal Trans has a FEIR that she will send to the LUAC members soon.

7. **Meeting Adjourned:** 11:24 ***am***/pm

Minutes taken by: David Smiley

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: _____

1.

Project Name: NAIK DEVANG & DESAI RUPA
File Number: PLN210348
Project Location: 36240 & 36242 Highway 1, Monterey
Assessor's Parcel Number(s): 243-251-011-000
Project Planner: Mary Israel
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: An application for Combined Development Permit consisting of: 1) Coastal Administrative Permits and Design Approvals to demolish existing single family dwelling and construct new approximately 9,400 square foot two-level single family residence inclusive of an attached three-car garage as well as a new single story 1,131 square foot accessory dwelling unit with approximately 2,250 square foot deck and pool; Colors and materials include natural teak wood and beige stone veneer body and glass walls; 2) Coastal Development Permit for removal of four trees including three landmark Cypress trees; 3) Coastal Development Permit for development within 50 feet of a coastal bluff; 4) Coastal Development Permit for development on slopes greater than 30%; 5) Coastal Administrative Permit for development within 750 feet of archaeological resources.

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

(Please include the names of those present)

Rupa Desai, Eric Miller, Carla Hashimoto and Hannah Miller

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

PUBLIC COMMENT:

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

Eric Miller Architect		**X**	They Lowered the visible structure to better conform to the critical viewshed requirements and are willing to lower it up to 4' below the flagging existing today. Eric volunteered that a story pole could be set up by survey to assure that the proper height will be guaranteed.
			They also moved the ADU out of the northern viewshed and will reduce the northwest exposure by pulling the corner back horizontally by 3' to move it out of the view.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Exterior needs to blend with the surroundings. Darker stone in a shade of Taupe to darker beige.		The roadside face of the house will be dark beige stone and berming will be added to hide the house from the highway. A green roof will be created to allow dangling vines to further hide the top edge of the house.
As currently staked the main house is visble from the road.	3.2.3.A.7 and 3.2.3.B.1	Possible berming to block visibility and lowering of roofline of the new addition by 4'
		The view from the north will be satisfactory as long as the trees stay undisturbed. Oak or other native trees will replace 2 Cypress trees that will be removed to creat a driveway.

ADDITIONAL LUAC COMMENTS

One suggestion made is to make the roadside view of the house disappear and enjoy the westerly views.

It was brought up that this property has been used as an STR and noted that it is not permitted in the Big Sur LUP. Rupa stated that it is not currently being used as an STR and would not be used as an STR in the future.

RECOMMENDATION:

Motion by: **Marcus Foster** (LUAC Member's Name)

Second by: **David Smiley** (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: 4

Noes: **0**

Absent: **2**

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: _____

2.

Project Name: EVANS PETER H TR
File Number: PLN170932
Project Location: 38793 Palo Colorado Rd, Carmel, Ca 93923
Assessor's Parcel Number(s): 418-161-006-000
Project Planner: Zoe Zepp
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: An application for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,324 square foot single family dwelling, an 838 square foot porch and approximately 1,650 cubic yards of cut and 10 cubic yards of fill; 2) a Coastal Development Permit to allow the removal of eight (8) protected trees (three [3] Oaks and five [5] Madrones); and 3) a Coastal Development Permit to allow development on slopes exceeding 30 percent.

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

(Please include the names of those present)

_____

_____

_____

_____

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

PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

____ Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: _____

Noes: _____

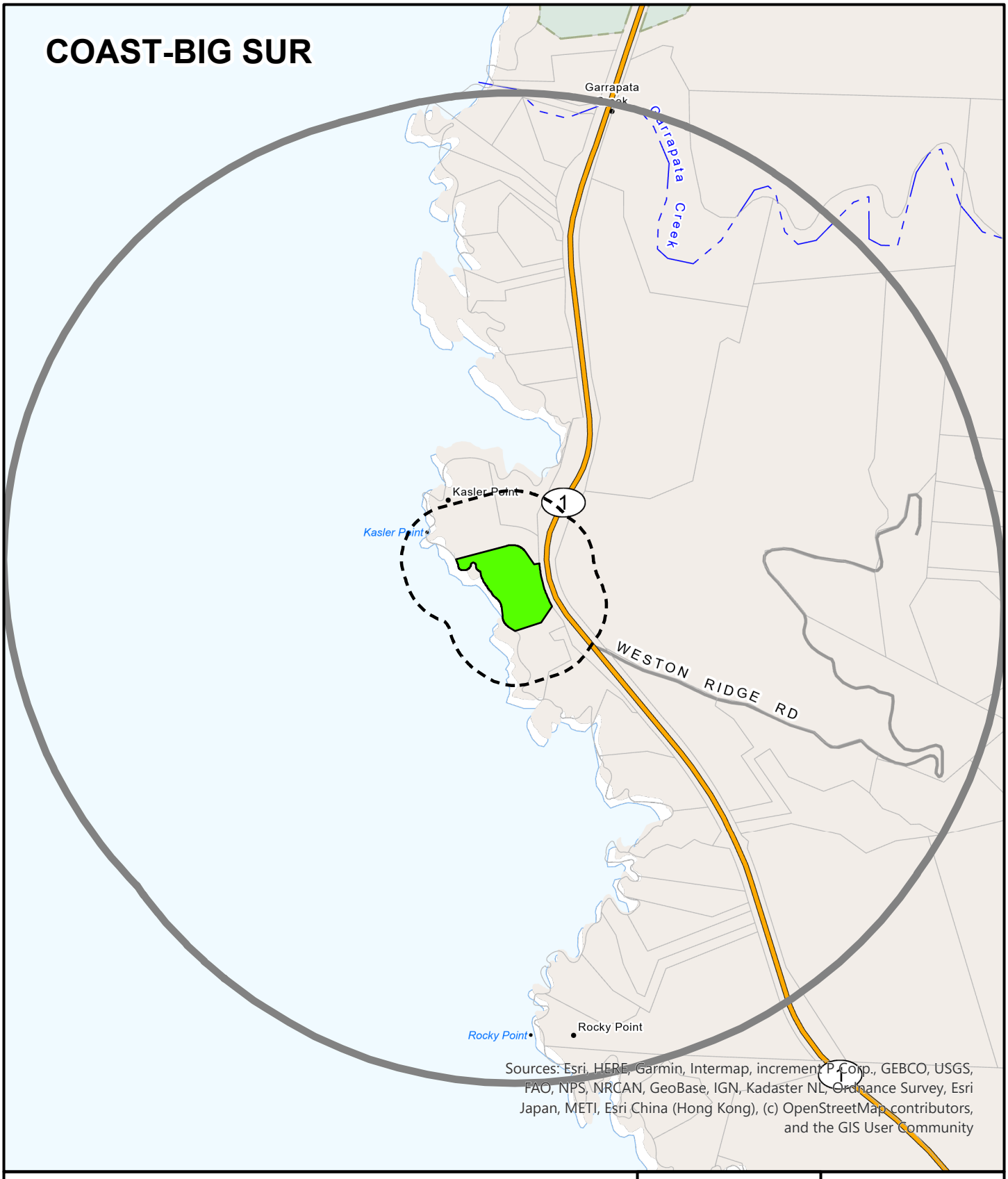
Absent: _____

Abstain: _____

Exhibit D

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COAST-BIG SUR



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

APPLICANT: NAIK, DEVANG AND RUPA DESAI (KOASTAL STAR LLC)

APN: 243251011000 **FILE #** PLN210348

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MARY ISRAE

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Exhibit E

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Photographs taken Tuesday, November 25, 2025

First Set:

Looking East from Southbound Hwy 1 Toward Project Site Visible: existing fence, a portion of the existing dwelling, some staking and flagging of proposed main dwelling

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Next Set:

Looking East from Northbound Hwy 1 Toward Project Site Visible: existing fence, a portion of the existing dwelling, some staking and flagging of proposed main dwelling

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Next Set:

Traveling from South to North on Hwy 1 Toward Project

Site Visible: existing fence

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Next Set:

Traveling from North to South on Hwy 1 Toward Project Site Visible: existing fence, existing dwelling, some staking and flagging of proposed main dwelling

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Exhibit F

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Krimson Coast Holdings Residence

36240 Highway One
Forest Management Plan

Prepared for:

Krimson Coast Holdings

Prepared by:

Ono Consulting
Members Society of American Foresters
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Avenue
Pacific Grove, CA 93950

September 27, 2023

Owner:

Krimson Coast Holdings
1509 Laurelwood Crossing Terrace
San Jose, CA 95138

Architect:

Eric Miller Architects, Inc.
211 Hoffman Avenue
Monterey, CA 93940

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
311 forest Avenue
Pacific Grove, CA 93950

SUMMARY

Proposed development requests the following:

Combined Development Permit consisting of:

1. Coastal Administrative Permit and Design Approval to demolish existing single-family dwelling and construct a new two-level single-family residence.
2. A new single-story accessory dwelling unit with a new driveway
3. Coastal Development Permits for development within 50 feet of a coastal bluff, on slopes greater than 30%, and within 750 feet of archaeological resources

The project as designed requires the removal of six (6) Cypress trees and a small eucalyptus as designed because the site is constrained by slope and space. The trees that are proposed for removal are either located within the building footprint or so close to excavation that they will not survive or be safe. A tree resource assessment/construction impact assessment in the form of a forest management plan has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on site as well as a list of recommendations for the project that requires the protection of other cypresses adjacent to construction.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on site, the property owner, Krimson Coast Holdings has requested an assessment of the trees in proximity to proposed development areas and a tree resource assessment/ forest management plan prepared for this property.

To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Eric Miller, Architect.
- Make recommendations for preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me by Eric Miller, architects Inc., dated September 12, 2023, to assess the effects of potential construction to trees within or adjacent to construction activities. While other designs were reviewed, this assessment is of this plan specifically. Only minor grading and erosion details are discussed in this report as they relate to tree health.

PURPOSE AND GOAL

This tree resource assessment/forest management report is prepared for this parcel due to proposed construction activities located at 36240 Highway One, Carmel CA. The purpose of this independent assessment is to determine what trees will be affected by the proposed project and mitigation for removed trees. Native Monterey Cypress trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

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

INTRODUCTION

This forest management plan is prepared for Krimson Coast Holdings, the owner of the property at 36240 Highway One, Carmel CA, by Ono Consulting, Urban Foresters and Certified Arborists. The site is located within the Coast Big Sur Planning area and in the coastal zone RDR/40-D(14)(CZ). Monterey County's Coastal Implementation Plan Sec. 20.146. requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies the Monterey cypress as a tree species that requires special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 243-251-011-000

2) Location: 36240 Highway One, Carmel CA

3) Parcel size: approximately 3 Acres

4) Existing Land Use: The parcel is developed, zoned RDR/40-D(14)(CZ)

5) Slope: The parcel has slopes that range from 10% to over 25%

6) Soils: The parcel is located on Sheridan (SoG) and Rock outcrop-Xerorthents association (Rc) soil. Sheridan soil is a steep and very steep soil on hills and mountains. Runoff is rapid or very rapid, and the erosion hazard is high or very high, however, seedling mortality is slight or moderate, and the windthrow hazard is slight. RC soil has generally rapid runoff and the erosion hazard is very high where the soil is exposed. Drainage, permeability, effective rooting depth, and available water capacity are extremely variable within short distances. Some roots will penetrate the rock where it is fractured or weathered.

7) Vegetation Condition and Health: The vegetation is almost all planted Monterey cypress with some non-native ornamental understory present. There is no forest on or surrounding this site; the upper canopy is a planted stand in good condition, given the harsh coastal climate of the area.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by Eric Miller Architects, who requested an assessment of trees that are adjacent to or within the proposed construction areas on the site owned by Krimson Coast Holdings. Miller Architects requested the findings from our review of trees and property assessment be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application.
Several site visits were taken to the property to assess trees for health and condition and focus on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. During these site visits, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed, and general aesthetic quality of the area while complying with county codes.

The study of the individual trees determined the treatments necessary to complete the project as designed and meet the goals of the landowner. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded and the assessment of each tree concluded with an opinion of whether the tree should be removed or preserved, based on the extent and effect of construction activity to the short- and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

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

- The site is forested mainly with Monterey cypress (*Hesperocyparis macrocarpa*), and a smaller diameter eucalyptus is within the area where the access would be for the ADU. Six Monterey cypress trees are necessary for removal due to the configuration of the proposed structure. The trees on the property are of varying diameter sizes composing the majority of the stand of trees. 15 trees are 24” in diameter or more, 22 trees are 11-23” in diameter, and 5 trees are 6-10” in diameter.
- Six trees are proposed for removal to accommodate construction:
    - #75 is a 43” diameter cypress tree within the new footprint, this tree is in fair health but has poor structure and has half its crown already removed.
    - #78 is a 24” diameter cypress tree located within the lower driveway footprint.
    - #82 is a 31” diameter Monterey cypress also located within the new lower driveway footprint.
    - #85 is a 15” diameter cypress tree within the new footprint. It has a severe lean and poor structure.
    - #86 is a 32” diameter cypress tree within the footprint and also has poor structure and well-developed lean.
    - #87 is a 30” diameter cypress tree located within the area adjacent to the lower driveway area and impacted by grading.

- Other trees adjacent to construction will most likely need crown reduction pruning (some significant) where grading may encroach into root zones for the Main house foundation and the ADU driveway.
- The site has been previously graded to accommodate the existing structure with a small pathway where the driveway is proposed. Going down the pathway a small stonewall elevates the area where the driveway is to be placed. Trees #77, #76, and #84 are in this area to the south of the driveway, grading will likely not affect these trees, however, these trees have tall extended stems that may need additional crown reduction and monitoring for safety due to the presence of high winds in this area.
- Trees #80 and #81 are located on the north side of the proposed driveway. Access will be limited to installing the driveway, therefore these trees, at a minimum, require pruning. Retention and pruning or removal of these trees is dependent on the required cut or fill for the driveway especially #81 (27" diameter tree), this tree and any adjacent to it may need some of its roots to be removed and branches pruned to accommodate access.
- Two cypress groves that consist of smaller diameter stems also will need to be pruned back for the driveway. The cypress grove nearest tree #79 has multiple dead limbs that need to be removed to assist in making space to accommodate the driveway access.
- Two trees were not tagged but are numbered near the proposed ADU site. The 6" diameter cypress (#92) will not be affected, however, the 10" diameter eucalyptus (#91E) may require significant pruning.
- An additional small and topped Eucalyptus was not noted on the site map but will also need to be removed because it sits in the ADU footprint.
- The site is constrained by pre-existing conditions and a lack of available space for the size of the structure.

PROJECT ASSESSMENT/CONCLUSION

Whenever construction activities take place near trees, the potential exists for those trees to experience a decline in the long term. The greatest attempt has been made to identify safe tree retention treatments and recommend the removal of those trees likely to experience such a decline.

Trees proposed for removal all have poor structure and are within or immediately adjacent to the proposed construction footprint, consequently, their proposed removal is warranted concerning the design. The majority of the property contains tree cover, most of which will remain. Two smaller cypress groves and trees adjacent to the ADU driveway will require pruning and protection from construction impacts. At this time what effects grading and cut or fill may have on the stability of the taller remaining trees adjacent south of the lower driveway, is unclear due to the dynamic nature of the environmental factors (winds) therefore these trees will need to be monitored as to their success.

The site is well hidden from the highway and the proposed tree removals will not be noticed as the bulk of trees screen the property. No significant long-term impacts on the stand's ecosystem are anticipated. The project as proposed retains most of the trees on-site and is not likely to significantly reduce the availability of wildlife habitat over the long term. No significant effects from erosion to the stand are anticipated, however, it is recommended that taller cypress trees that remain be judiciously pruned and reduced in height and mass in anticipation of limb breakage or instability of remaining cypresses.

RECOMMENDATIONS

Tree Removal or Pruning for Construction

Trees #75, #78, #82, #85, #86, and #87 will need to be removed for the new structure and the driveway.

Trees #72, #76, #77, #75, #83, #82, #79, #80, #81, #87, and #81 will require pruning, some significant. These are the trees closest to the proposed structure improvements and driveway.

Pruning shall consist of the removal of only limbs required for access, structural clearance, or to improve fire defensibility. Tree pruning will be a crown raising of limbs 2–4-inch diameters unless the situation requires a larger diameter for safety or clearance. Tree pruning and removal shall conform to ANSI A-300 standards. Pruning may also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated.

Trees should be monitored on occasion for health and vigor after pruning. Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified forester/arborist should monitor trees adjacent to the area of the improvement and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

Replacement Tree Planting

The site is well stocked with planted Monterey cypresses therefore the replacement of removed trees does not appear n however necessary, if any planting occurs, native trees and/or plants that can accommodate windy salt-laden environments should be planted in the immediate areas just to the north and west of the proposed structures to assist in screening of the new structures and those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps onsite is permissible.

Tree Protection

The health of trees remaining should not be affected if the following practices are adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.

D) Oak material greater than 2 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

E) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

F) If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented by the contractor and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. No grading or stripping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

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

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

A) Maintain a spark arrester screen atop each chimney.
B) Maintain spark arresters on gasoline-powered equipment.
C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases, and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering around trees.

11. Exotic Plants: Care will be taken to eradicate and avoid the introduction of the following pest species:

A) Pampas grass
B) Genista (Scotch broom, French broom)
C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon the sale of the property.

Report Prepared By:



Frank Ono, SAF #48004, ISA Certified Arborist #WE-0536A — September 27, 2023 Date

Recommendations Agreed to by the landowner:

_____ _____

Landowner — Date

Forest Management Plan approved by:

_____ _____

Director of Planning — Date

PHOTOGRAPHS (not all trees are pictured)



Tree #75 has half its crown removed



The trunk of #75 with significant stem removal



Tree #85 is located within the structure footprint; this tree has a significant lean as well as other adjacent trees.



Tree #85 is located within the structure



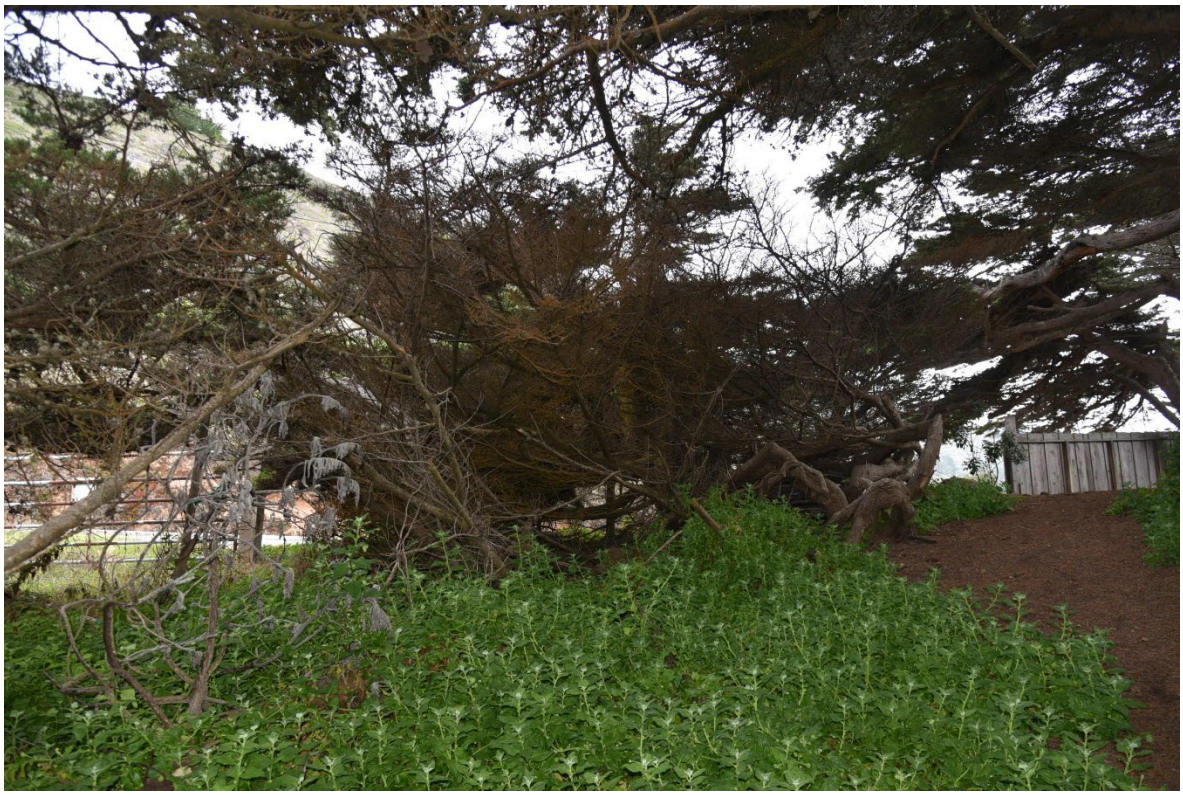
Tree #86 is a 32” diameter cypress. The tree is in the footprint as well as tree #87. Both trees have significant leans and are already recipients of large limb removal.



Tree #86

The footpath where the ADU driveway is to be constructed will require pruning of dead wood and over-extended limbs.





View looking up to driveway entrance, the small cypress grove will require pruning



View looking down from the driveway entrance toward the proposed ADU site. This will require pruning of several larger diameter limbs for access on the right. Trees #78 and #82 are to the left of the pathway and will need to be removed to accommodate the driveway.

Tree Chart

Tag	Diameter			Species	Condition	Remove	Comments
51	27			MC	Fair		
52	48			MC	Fair		
53	26			MC	Fair		
54	8			MC	Poor		Suppressed
55	16			MC	Fair		
56	23			MC	Fair		
57	16			MC	Fair		
58	11			MC	Fair		
59	25			MC	Fair		
60	21			MC	Fair		
61	24			MC	Fair		
62	19			MC	Fair		
63	9			MC	Poor		Suppressed
64	24			MC	Fair		
65	12			MC	Poor		Suppressed
66	34			MC	Fair		
67	12			MC	Poor		Suppressed
68	22			MC	Fair		
69	18			MC	Fair		
70	35			MC	Fair		
71	17			MC	Fair		
72	19			MC	Fair		
73	32			MC	Fair		
74	26			MC	Fair		
75	43			MC	Fair	x	Remove
76	22			MC	Fair		
77	33			MC	Fair		
78	24			MC	Fair	x	Remove
79	Various			MC	Fair		Cypress Grove
80	11			MC	Fair		
81	Various			MC	Fair		Cypress Grove
82	31			MC	Fair		
83	16			MC	Fair		
84	19			MC	Fair		
85	15			MC	Fair	x	Remove
86	30			MC	Fair	x	Remove

Tag	Diameter			Species	Condition	Remove	Comments
87	30			MC	Fair	x	Remove
88	11			MC	Fair		
89	10			MC	Fair		
90	17			MC	Fair		
91	19	12	9	MC	Fair		
91E	10			Euc			
92	6			MC			
							MC = Monterey cypress
							Euc = Eucalyptus



PROPOSED SITE PLAN

LEGEND

⊗ = TREE TO BE REMOVED

REVISION	No.

CONSULTANT:

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

Proposed Site Plan

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE:	9/12/2023
SCALE:	1/16" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	21.14

A-1.1
SHEET OF

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE, OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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Krimson Coast Holdings Residence

36240 Highway One
Forest Management Plan

Prepared for:

Krimson Coast Holdings

Prepared by:

Ono Consulting
Members Society of American Foresters
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Avenue
Pacific Grove, CA 93950

February 11, 2025

Owner:

Krimson Coast Holdings
1509 Laurelwood Crossing Terrace
San Jose, CA 95138

Architect:

Eric Miller Architects, Inc.
211 Hoffman Avenue
Monterey, CA 93940

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
1213 Miles Avenue
Pacific Grove, CA 93950

SUMMARY

Proposed development requests the following:

Combined Development Permit consisting of:

1. Coastal Administrative Permit and Design Approval to demolish existing single-family dwelling and construct a new two-level single-family residence.
2. A new single-story accessory dwelling unit with a new driveway
3. Coastal Development Permits for development within 50 feet of a coastal bluff, on slopes greater than 30%, and within 750 feet of archaeological resources

The project as designed requires the removal of two (2) Cypress trees and a small ornamental tree as designed. The site is constrained by slope and space. The trees proposed for removal are located close to excavation so they will not survive or be safe if retained. This tree resource assessment/construction impact assessment in the form of a forest management plan is prepared to identify and address the effects that the project will have on the existing tree resources on site as well as list recommendations for the project requiring the protection of other cypresses adjacent to construction.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on site, the property owner, Krimson Coast Holdings has requested an assessment of the trees in proximity to proposed development areas and a tree resource assessment/ forest management plan prepared for this property.

To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Eric Miller, Architect.
- Make recommendations for preconstruction treatments to facilitate tree retention.
- Create preservation specifications for numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; and mitigation requirements for those affected.
- Document findings are a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me by Eric Miller, architects Inc., dated January 13, 2025, to assess the effects of potential construction to trees within or adjacent to construction activities. While other designs were reviewed, this assessment is of this design specifically. Only minor grading and erosion details are discussed in this report as they relate to tree health.

PURPOSE AND GOAL

This tree resource assessment/forest management report is prepared for this parcel due to proposed construction activities at 36240 Highway One, Carmel CA. Its purpose is to determine what trees will be affected by the proposed project and mitigation for removed trees. Native Monterey Cypress trees are protected trees, defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

The goal is to protect and maintain the Big Sur Coast forested resources by adhering to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, this Arborist report aids in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Krimson Coast Holdings, the owner of the property at 36240 Highway One, Carmel CA, by Ono Consulting, Urban Forester, and Certified Arborist. The site is located within the Coast Big Sur Planning area and in the coastal zone RDR/40-D(14)(CZ). Monterey County's Coastal Implementation Plan Sec. 20.146. requires a forest management plan when native trees six inches in diameter or greater are removed to preserve and maintain the forest and its beneficial uses. The County identifies the Monterey cypress as a tree species that requires special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 243-251-011-000

2) Location: 36240 Highway One, Carmel CA

3) Parcel size: approximately 3 Acres

4) Existing Land Use: The parcel is developed, zoned RDR/40-D(14)(CZ)

5) Slope: The parcel has slopes that range from 10% to over 25%

6) Soils: The parcel is located on Sheridan (SoG) and Rock outcrop-Xerorthents association (Rc) soil. Sheridan soil is a steep and very steep soil on hills and mountains. Runoff is rapid or very rapid, and the erosion hazard is high or very high, however, seedling mortality is slight or moderate, and the windthrow hazard is slight. RC soil generally has rapid runoff, and the erosion hazard is very high where the soil is exposed. Drainage, permeability, effective rooting depth, and available water capacity are extremely variable within short distances. Some roots will penetrate the rock where it is fractured or weathered.

7) Vegetation Condition and Health: The vegetation is almost all planted Monterey cypress with some non-native ornamental understory present. There is no forest on or surrounding this site; the upper canopy is a planted stand in fair to good condition, given the harsh coastal climate of the area.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by Eric Miller Architects, who requested a re-assessment of trees that are adjacent to or within the proposed construction areas on the site owned by Krimson Coast Holdings. A previous site design requiring six cypress trees for removal was submitted in 2023 but has now changed with fewer trees for removal. Miller Architects requested the findings from our recent review of trees and property assessment be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application. Several site visits were taken to the property to assess trees for health and condition and focus on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner.

During these site visits, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed, and general aesthetic quality of the area while complying with county codes. The study of the individual trees determined the treatments necessary to complete the project as designed and meet the goals of the landowner. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded and the assessment of each tree concluded with an opinion of whether the tree should be removed or preserved, based on the extent and effect of construction activity to the short- and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

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

- The site is forested mainly with Monterey cypress (*Hesperocyparis macrocarpa*), and smaller diameter eucalyptus near the area of the pool and ADU.
- The trees on the property are of varying diameter sizes composing the majority of the stand of trees. 15 trees are 24” in diameter or more, 22 trees are 11-23” in diameter, and 5 trees are 6-10” in diameter.
- Two Monterey cypress trees are necessary for removal due to the proposed driveway and retaining wall. This area was previously graded with a small pathway and now will require a retaining wall where root pruning will destabilize these trees:
    - #80, an 11” diameter Monterey cypress adjacent to the new lower driveway footprint.
    - #81, a 27” diameter cypress tree adjacent to the new driveway footprint.
- Two additional trees adjacent to construction will most likely need monitoring due to construction where grading encroaches close into root zones for the garage and main house foundation:
    - #66, a 32” diameter cypress tree adjacent to the main residence’s footprint. This tree is located on a high berm that will be partially excavated. Significant surface roots are exposed to the west side of the tree.
    - #85, a 15” diameter cypress tree adjacent to the lower-level garage area and rots are impacted by grading. This tree has a poor structure and well-developed lean.

- Two cypress groves that consist of smaller diameter stems also will need to be pruned back for the driveway. The cypress grove nearest tree #79 has multiple dead limbs that need to be removed to assist in making space to accommodate the driveway access.

PROJECT ASSESSMENT/CONCLUSION

Whenever construction activities take place near trees, the potential exists for those trees to experience a decline in the long term. The greatest attempt has been made to identify safe tree retention treatments and recommend the removal of those trees likely to experience such a decline.

Trees proposed for removal are within or immediately adjacent to the proposed construction footprint, consequently, their proposed removal is warranted concerning the design. The majority of the property contains tree cover, most of which will remain. Two smaller cypress groves and trees adjacent to the ADU driveway will require pruning and protection from construction impacts. At this time what effects grading and cut, or fill may have on the stability of the taller remaining trees adjacent south of the lower driveway, is unclear due to the dynamic nature of the environmental factors (winds) therefore these trees will need to be monitored as to their success.

Two cypresses are located adjacent to the structure.

- #85 is located near the lower garage. This tree is proposed for retention but leans significantly. Roots will be disturbed during construction excavation, so the tree must be monitored for stability. Its removal may be necessary if it becomes unstable.
- #66 is a shorter stout cypress that appears stable and well-rooted. This tree's roots will be disturbed during excavation. The tree crown will need pruning, and its roots severed. It will likely survive the construction process but will need monitoring for stability.

The site is obscured from the highway, and the proposed tree removals will not be visible as the majority of trees screen the property. No significant long-term impacts on the stand's ecosystem are expected. The project retains most of the on-site trees and is not likely to significantly reduce the availability of wildlife over the long term. No significant effects from erosion to the stand are expected. It is recommended that the remaining tall cypress trees should be pruned to reduce height and mass, preventing limb breakage or instability in the remaining cypresses.

RECOMMENDATIONS

Tree Removal or Pruning for Construction

Trees #80 and 81 need to be removed for the new structure's driveway retaining wall.

Trees #66, and #85 require root pruning, potentially some significant. These are the trees closest to the proposed structure improvements, therefore will need monitoring for stability.

Pruning shall consist of the removal of only limbs required for access, structural clearance, or to improve fire defensibility. Tree pruning will be a crown raising of limbs 2–4-inch diameters unless the situation requires a larger diameter for safety or clearance. Tree pruning and removal shall conform to ANSI A-300 standards. Pruning may also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated.

Trees should be monitored on occasion for health and vigor after pruning. Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified forester/arborist should monitor trees adjacent to the area of the improvement and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

Replacement Tree Planting

The site is well stocked with planted Monterey cypresses therefore the replacement of removed trees does not appear to be necessary, if any planting occurs, native trees and/or plants that can accommodate windy salt-laden environments should be planted in the immediate areas just to the north and west of the proposed structures to assist in screening of the new structures and those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps onsite is permissible.

Tree Protection

The health of trees remaining should not be affected if the following practices are adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) Root cutting should occur outside of springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.

D) Oak material greater than 2 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

E) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

F) If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented by the contractor and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. No grading or stripping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no striping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

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

Agreement by Landowner

The following standard conditions are made as part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fires.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal that is not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

A) Maintain a spark arrester screen atop each chimney.
B) Maintain spark arresters on gasoline-powered equipment.
C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases, and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering around trees.

11. Exotic Plants: Care will be taken to eradicate and avoid the introduction of the following pest species:

A) Pampas grass
B) Genista (Scotch broom, French broom)
C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

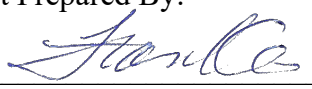
Compliance

It is further understood that failure to comply with this Plan will be considered a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon the sale of the property.

Report Prepared By:



Frank Ono, SAF #48004, ISA Certified Arborist #WE-0536A — February 11, 2025 Date

Recommendations Agreed to by the landowner:

_____ _____

Landowner — Date

Forest Management Plan approved by:

_____ _____

Director of Planning — Date

PHOTOGRAPHS (not all trees are pictured)



Tree #66 will require pruning and root removal on the new structure side.



#66. Significant surface roots will need to be severed to accomplish grading for the structure. The tree will require monitoring during excavation.



#85 is adjacent to the structure footprint. This tree is leaning significantly like other nearby trees. This tree is to be retained, however, because grading will be close to its roots, it will require judicious root pruning and monitoring.



Tree #85 is located adjacent to the new structure

Trees 80 and 81 are to be removed for the driveway



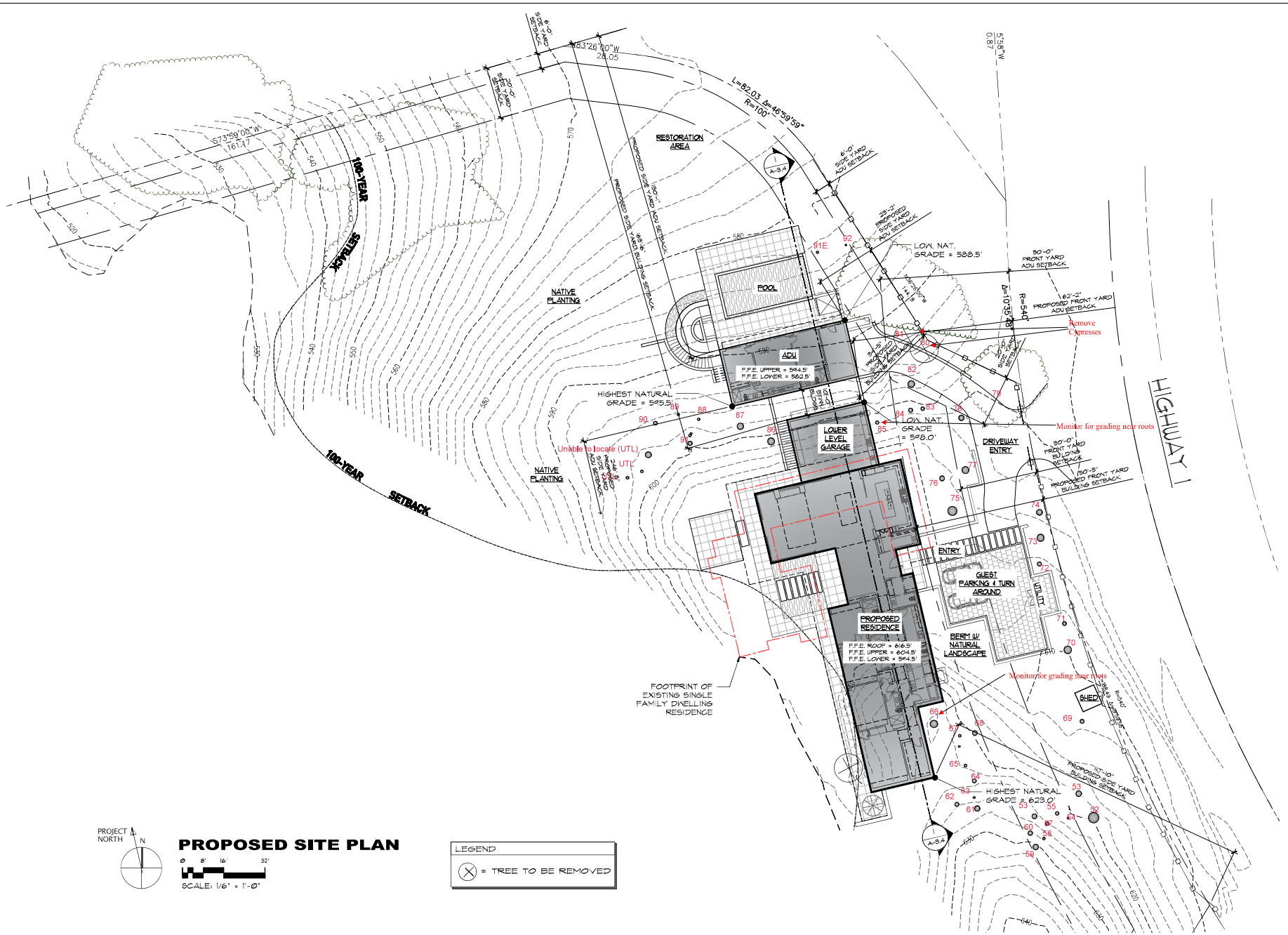


The footpath where the driveway will be constructed. It requires pruning of dead wood and over-extended limbs.

Tree Chart

Tag	Diameter			Species	Condition	Remove	Comments
51	27			MC	Fair		
52	48			MC	Fair		
53	26			MC	Fair		
54	8			MC	Poor		Suppressed
55	16			MC	Fair		
56	23			MC	Fair		
57	16			MC	Fair		
58	11			MC	Fair		
59	25			MC	Fair		
60	21			MC	Fair		
61	24			MC	Fair		
62	19			MC	Fair		
63	9			MC	Poor		Suppressed
64	24			MC	Fair		
65	12			MC	Poor		Suppressed
66	34			MC	Fair		Monitor grading
67	12			MC	Poor		Suppressed
68	22			MC	Fair		
69	18			MC	Fair		
70	35			MC	Fair		
71	17			MC	Fair		
72	19			MC	Fair		
73	32			MC	Fair		
74	26			MC	Fair		
75	43			MC	Fair		
76	22			MC	Fair		
77	33			MC	Fair		
78	24			MC	Fair		
79	Various			MC	Fair		Cypress Grove
80	11			MC	Fair		Remove
81	27			MC	Fair		Remove
82	31			MC	Fair		
83	16			MC	Fair		
84	19			MC	Fair		
85	15			MC	Fair		Monitor grading
86	30			MC	Fair		

Tag	Diameter			Species	Condition	Remove	Comments
87	30			MC	Fair		
88	11			MC	Fair		
89	10			MC	Fair		
90	17			MC	Fair		
91	19	12	9	MC	Fair		
91E	10			Euc			
92	6			MC			
							MC = Monterey cypress
							Euc = Eucalyptus



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-3410 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

Proposed Site Plan

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

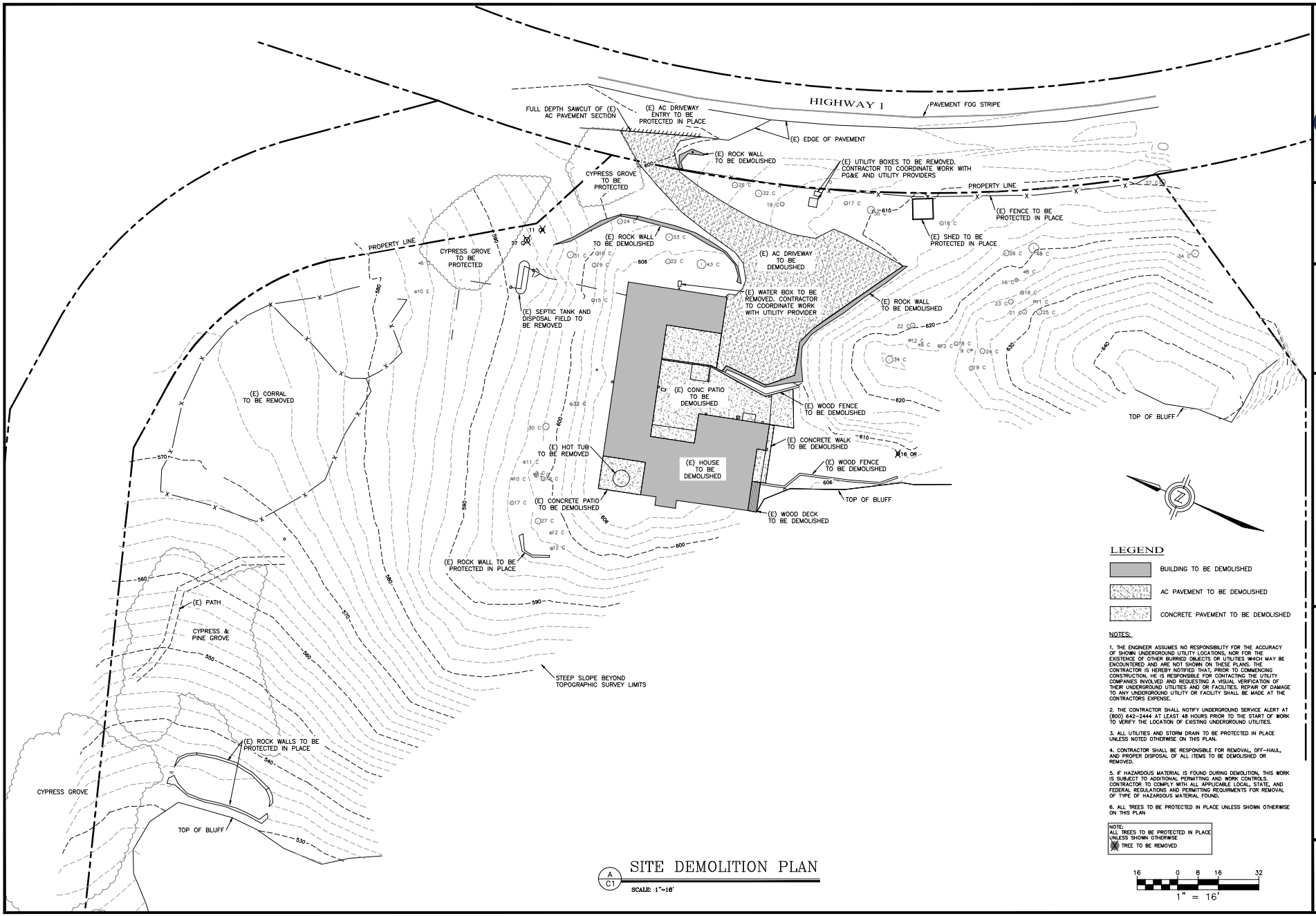
DATE: 1/13/2025
SCALE: 1/16" = 1'-0"
DRAWN: HRM
JOB NUMBER: 2114

A-1.1
SHEET OF

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J:\21 Jobs\2114 Desai, Rupa_DD\2114A1.1.dwg 1-13-25 11:30:49 AM



A C1 SITE DEMOLITION PLAN

SCALE: 1"=16'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER A. PLATTEL No. EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-9-2025
SCALE: AS SHOWN
JOB NUMBER: 22-82
LAST REVISED: N/A
REVISED BY: N/A

SITE DEMOLITION PLAN

DESAI RESIDENCE
36240 & 36242 CA HIGHWAY 1
MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C1
OF
8 SHEETS

Exhibit G

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Easton Geology, Inc.
P.O. Box 3533, Santa Cruz, CA 95063
831.247.4317 info@eastongeology.com

UPDATE GEOLOGIC INVESTIGATION

Krimson Coast Holdings, LLC
36240 Highway 1
Big Sur, California
Monterey County APN 243-251-011-000

Latitude: 36.4101°
Longitude -121.9151°

This report details the findings from our geologic investigation of the above-referenced property.

Easton Geology Job No. C21014
2 October 2023



EASTON GEOLOGY, INC.
P.O. Box 3533, Santa Cruz, CA 95063
info@eastongeology.com
831.247.4317

2 October 2023

Rupa Desai
Krimson Coast Holdings, LLC
1509 Laurelwood Crossing Terrace
San Jose, CA 95138

Job No. C21014

Re: Update Geologic Investigation of Coastal Property
36240 Highway 1, Big Sur, California
Monterey County APN 243-251-011-000

Dear Ms. Desai:

We are pleased to present the findings from our geologic investigation of the above-referenced parcel, where an existing residence is slated to be razed and a new single-family residence with a basement constructed in the same general location. An accessory dwelling unit is also proposed in the northern portion of the parcel, below the residence. The western portion of the parcel is bordered by a steep bluff above the Pacific Ocean.

The purpose of our work was to investigate the potential geologic hazards which may pose a risk to the proposed development on the property and provide recommendations to help mitigate the identified hazards. We worked closely with the geotechnical engineering firm of Rock Solid Engineering during our investigation. The results of our work indicate that redevelopment of the parcel is geologically feasible provided the recommendations contained in this report, and those of the project geotechnical engineer are closely followed.

Please contact us if you have any questions regarding this report.

Sincerely,

EASTON GEOLOGY, INC.



Gregory Easton
Principal Geologist
C.E.G. No. 2502

Copies: Addressee (1 and pdf)
Eric Miller Architects, attn: Carla Hashimoto (2 and pdf)
Rock Solid Engineering, attn: Yvette Wilson (pdf)

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INTRODUCTION

This update report presents the findings from our investigation of the geologic and geomorphic conditions at the subject property, located at 36240 Highway 1 in Big Sur, California (Figure 1). The parcel is situated between Highway 1 and the Pacific Ocean, just south of Kasler Point, and is comprised of a high granitic knoll and a lower terrace surface. We understand you propose to raze an existing residence on the parcel on the knoll and construct a new single-family residence with a basement in approximately the same location, and construct an ADU on the terrace surface to the northwest. A very steep coastal bluff bounds the western portion of the parcel and a conspicuous erosional feature on the bluff-face lies seaward of the existing residence. The primary geologic concerns for the site are slope instability, long-term coastal erosion, and seismic shaking.

For this update we have addressed the relocation of the proposed residence subsequent to our initial report, extended the 100-year setback along the bluff and analyzed newly proposed blufftop improvements, and we respond to a comment from the Monterey County Planning Department pertaining to the position of the formerly proposed residence with respect to long-term bluff stability. This update report supersedes our earlier report.

A review comment from Monterey County Housing and Community Development (2023) for an initial development project application requested that the project geologist *recommend any alterations to the design that would improve the long-term stability and safety of the proposed development.* Portions of the proposed residence at that time encroached seaward of our stipulated 100-year setback. We worked closely with the project team to evaluate options for improving the long-term stability of the development, and it was decided to relocate the residence such that it is situated landward of the 100-year setback.

The scope of work performed for this investigation included: 1) review of published and unpublished maps and literature relevant to the site and vicinity; 2) analysis of lidar imagery and vertical stereoscopic and oblique aerial photographs covering the subject area; 3) geologic mapping and reconnaissance of the site; 4) co-logging of exploratory borings advanced at the site; 5) compilation and analysis of collected data; 6) coordination with project professionals; and 7) preparation of this report and accompanying illustrations, including a geologic map and cross sections.

REGIONAL GEOLOGIC SETTING

The subject site is situated atop a tall, very steep granitic coastal bluff at the base of the Santa Lucia Mountains between Carmel Highlands and Big Sur. The bluff has formed due to local faulting and shoreline erosion of the late Mesozoic Salinian basement underlying the area.

Relatively rapid tectonic uplift and local faulting have given rise to the Santa Lucia Mountains which dominate the region. The Santa Lucia Mountains are characterized by a steep rangefront rising abruptly from the Pacific Ocean, displaying a series of rugged, linear ridges and valleys aligned with the pronounced northwest to southeast structural grain of central California geology. The Santa Lucia Mountains are underlain by what has been termed by some geologists as the Monterey terrane; a large, elongate, allochthonous segment of continental crust underlying the California Coast Ranges. Others characterize the area as underlain by the Salinian block, a

basement rock composed of metamorphic and granitic rocks, separated from subjacent accretionary wedge rocks by local faults. In the Big Sur region, the Monterey terrane has been grouped to incorporate three contrasting tectonic units; the Salinian block, the Sierra de Salinas block, and the Nacimiento block (Ducea et al., 2009). The Nacimiento basement rock consists of Franciscan Complex and Coast Range Ophiolite and is bounded to the northeast by the Sur fault. The Salinian basement consists of igneous and metamorphic rocks bounded by the Sur fault to the southwest and the Salinas shear zone to the northeast. Northeast of the Salinas shear zone, the Sierra de Salinas basement consists of metamorphosed sedimentary rocks. The Monterey terrane as a whole has been displaced northwestward by the San Andreas fault since the Cenozoic (about 65 million years ago). The basement rocks are locally overlain by Cretaceous and Late Mesozoic sedimentary rocks (Figure 2; Regional Geologic Map).

Throughout the Cenozoic and Late Cenozoic Era, this portion of California has been dominated by tectonic forces associated with lateral or "transform" motion between the North American and Pacific crustal plates, producing long, northwest-trending faults such as the San Andreas and San Gregorio faults, with horizontal displacements measured in tens to hundreds of miles. Compressive stresses have also resulted in reverse and oblique thrust movements along local faults.

The seismicity of the area is influenced primarily by the northwest-trending San Gregorio fault located west of the subject property. The seismicity of the site will be discussed in more detail below.

REGIONAL SEISMIC SETTING

California's broad system of strike-slip faulting has a long and complex history. Several local and regional faults present seismic hazards to the subject property. The most important of these are the San Andreas, San Gregorio, and Monterey Bay-Tularcitos fault zones (Figure 2). These faults are either active or considered potentially active (Buchanan-Banks et al., 1978; Burkland and Associates, 1975; Greene, 1977; Hall et al., 1974; Jennings et al., 1975; Schwartz et al., 1990; Wallace, 1990; Working Group on Northern California Earthquake Potential [WGNCEP], 1996; and Working Group on California Earthquake Probabilities, 2008. Each fault is discussed below. The intensity of seismic shaking that could occur at the site in the event of a future earthquake on one of these faults will be discussed in a later section.

San Andreas Fault

The San Andreas fault is active and represents the major seismic hazard in northern California (Jennings et al., 1975; Hall et al., 1974; Bryant and Lundberg, 2002a; Bryant and Lundberg, 2002b). The main trace of the San Andreas fault trends northwest-southeast and extends over 700 miles from the Gulf of California through the Coast Ranges to Point Arena, where the fault extends offshore.

Geologic evidence suggests that the San Andreas fault has experienced right-lateral, strike-slip movement throughout the latter portion of Cenozoic time, with a cumulative offset of hundreds of miles. Surface rupture during historical earthquakes, fault creep, and historical seismicity confirm that the San Andreas fault and its branches, the Hayward, Calaveras, and San Gregorio faults, are all active today.

Historical earthquakes along the San Andreas fault and its branches have caused significant seismic shaking in the Santa Cruz County area. The two largest historical earthquakes on the San Andreas to affect the area were the moment magnitude (M_w) 7.9 San Francisco earthquake of April 18, 1906 (actually centered near Olema) and the M_w 6.9 Loma Prieta earthquake of October 17, 1989. The San Francisco earthquake caused severe seismic shaking and structural damage to many buildings in Santa Cruz County. The Loma Prieta earthquake appears to have caused more intense seismic shaking than the 1906 event in localized areas of the Santa Cruz Mountains, even though its regional effects were not as extensive. There were also significant earthquakes in northern California along or near the San Andreas fault in 1838, 1865, and possibly 1890 (Sykes and Nishenko, 1984; WGNCEP, 1996).

Geologists have recognized that the San Andreas fault system can be divided into segments with earthquakes of different magnitudes and recurrence intervals (Working Group on California Earthquake Probabilities, 1988 and 1990). A study by the WGNCEP in 1996 redefined the segments and the characteristic earthquakes for the San Andreas fault system in northern and central California. Two overlapping segments of the San Andreas fault system represent the greatest potential hazard to the subject property. The first segment is defined by the rupture that occurred from Cape Mendocino to San Juan Bautista along the San Andreas fault during the great 1906 M_w 7.9 earthquake. The WGNCEP (1996) has hypothesized that this "1906 rupture" segment experiences earthquakes with comparable magnitudes in independent cycles about two centuries long.

The second segment is defined by the rupture zone of the M_w 6.9 Loma Prieta earthquake, despite the fact that the oblique slip and depth of this event does not fit the ideal of a typical, right-lateral strike-slip event on the San Andreas fault. Although it is uncertain whether this "Santa Cruz Mountains" segment has a characteristic earthquake independent of great San Andreas fault earthquakes, the WGNCEP (1996) assumed an "idealized" earthquake of M_w 7.0 with the same right-lateral slip as the 1989 Loma Prieta earthquake and a multi-segment recurrence interval of 400 years, and the WGCEP (2008) has determined that the San Andreas – Santa Cruz Mountains Section has a recurrence interval of about 190 years. Field et al. (2014) determined that the Santa Cruz Mountains Section of the San Andreas fault has about a 16% probability of generating an M_w 6.7 or greater earthquake in the next 30 years.

Aagaard, et al., (2016) determined that a given segment of the San Andreas fault within the San Francisco Bay region has a 22% probability of generating an M_w 6.7 or greater earthquake in the next 30 years.

San Gregorio-Hosgri Fault Zone

The San Gregorio fault, as mapped by Greene (1977), Weber et al. (1979), Weber and Lajoie (1974), and Weber et al. (1995), skirts the coastline of Santa Cruz County northward from Monterey Bay and trends onshore at Point Año Nuevo. Northward from Año Nuevo, it passes offshore again, touching onshore briefly at Seal Cove just north of Half Moon Bay, and eventually connects with the San Andreas fault near Bolinas. Southward from Monterey Bay, the fault may trend onshore north of Big Sur (Greene, 1977) to connect with the Palo Colorado fault, but more likely it continues offshore and southward through Point Sur to connect with the Hosgri

fault in south-central California. Based on these two proposed correlations, the San Gregorio fault zone has a length of at least 100 miles and possibly as much as 250 miles.

The on-land exposures of the San Gregorio fault at Point Año Nuevo and Seal Cove show evidence of late Pleistocene displacement (Jennings, 1975; Buchanan-Banks et al., 1978) and Holocene displacement (Weber and Cotton, 1981; Simpson et al., 1997). In the Big Sur region, onshore strands of the San Gregorio fault are characterized by linear and deflected drainages and an alignment of saddles, benches, and scarps within marine terraces. Although stratigraphic offsets indicate a history of horizontal and vertical displacements, the San Gregorio is considered predominantly right-lateral strike slip by most researchers (Greene, 1977; Weber and Lajoie, 1974; and Graham and Dickinson, 1978).

In addition to stratigraphic evidence for Holocene activity, historical seismicity in the region is partially attributed to the San Gregorio fault (Greene, 1977). Due to inaccuracies of epicenter locations, the magnitude the 6+ earthquakes of 1926 (tentatively assigned to the Monterey Bay fault zone), may have actually occurred on the San Gregorio fault (Greene, 1977).

The WGNCEP (1996) divided the San Gregorio fault into the "San Gregorio" and "San Gregorio, Sur Region" segments. The segmentation boundary is located west of Monterey Bay, where the fault appears to have a right step-over (Figure 2). The San Gregorio segment is assigned a slip rate that results in a M_w 7.3 earthquake with a recurrence interval of 400 years. This value was assigned based on the preliminary results of a paleoseismic investigation at Seal Cove by Lettis and Associates (see Simpson et al., 1997) and on regional mapping by Weber et al. (1995). Simpson et al. (1997) discovered prior displacements consistent with a moment magnitude of 7 to 7¼ in their paleoseismic study at Seal Cove. The Sur Region segment is assigned a slip rate that results in a M_w 7.0 earthquake with an effective recurrence interval of 411 years. Within the Sur Region many geologists, including Greene (1977), map the San Gregorio fault zone as continuing along the Palo Colorado fault. Graham and Dickinson (1978) and Hall (1991) show the San Gregorio fault continuing along the Sur fault zone. Field et al. (2014) has determined that the probability of the San Gregorio fault generating a M6.7 or greater earthquake in the next 30 years is about 4%.

Monterey Bay-Tularcitos Fault Zone

The Monterey Bay fault zone is a 6 to 9 mile wide, 25 mile long zone of short, northwest-striking en echelon faults trending between the San Gregorio fault zone in the northwest portion of Monterey Bay and the Seaside-Monterey area in the southern end of the bay (Bryant, 2001). The Monterey Bay fault zone is part of the larger Monterey Bay-Tularcitos fault zone which extends 50 miles southeast from the San Gregorio fault to near the crest of the Sierra de Salinas range. Other faults within the greater Monterey Bay fault zone include, from southwest to northeast, the Tularcitos-Navy, Berwick Canyon, Chupines, Seaside, and Ord Terrace faults. These faults exhibit evidence of possible late Quaternary and Holocene age right-lateral slip. Several of these onshore fault traces which intersect the coast in the vicinity of Seaside and Fort Ord have been tentatively correlated with offshore traces in the middle of Monterey Bay (Greene, 1977; Clark et al., 1973; Burkland and Associates, 1975). Geomorphic expression of the Monterey Bay fault zone is revealed by fault strands offsetting the seafloor of southern Monterey Bay.

Seismically, the Monterey Bay-Tularcitos fault zone may be historically active. The largest historical earthquakes *tentatively* located in the Monterey Bay-Tularcitos fault zone are two events, estimated at 6.2 on the Richter Scale, in October 1926 (Greene, 1977). Because of possible inaccuracies in locating the epicenters of these earthquakes, it is possible that they actually occurred on the nearby San Gregorio fault zone (Greene, 1977).

Petersen et al. (1996) calculated an M_w 7.1 earthquake for the Monterey Bay-Tularcitos fault zone with a recurrence interval of 2,841 years and a slip rate of about 0.5 millimeters per year. Field et al. (2014) determined that the Monterey Bay-Tularcitos fault zone has about a 1% probability of generating an M_w 6.7 or greater earthquake in the next 30 years.

DESCRIPTION OF SITE AND VICINITY

The Site Location Map (Figure 1), Local Geologic Map (Figure 3), Site Geologic Map (Plate 1), Geologic Cross Sections (Plate 2), and Logs of Exploratory Borings (Appendix B) depict the relevant topographic and geologic information on the subject property.

Geomorphology

The subject property encompasses a high, elongate granitic knoll (a fossil seastack) and lowland area comprised of remnant debris fan deposits (a marine terrace) which overlie an eroded granitic surface. Grading for the existing residence, constructed circa 1964, created a cut and fill pad at the north end of the granite knoll. The proposed ADU site in the north portion of the property is situated upon fan deposits and is currently sited with a horse corral. The residence site is situated about 130 feet above sea level, and the proposed ADU site lies approximately 100 feet above sea level. A gentle slope of approximately 25 percent grade descends from the residence site to the ADU site.

The fossil seastack and fan deposits are many tens of thousands of years old and formed during the last interglacial and at the onset of the most recent glacial period. Ongoing coastal erosion since the last glacial maximum has led to the formation of the very steep bluff to the west. Coastal erosion and its associated geomorphic features at the site are the result of the combined processes of sea level fluctuation, tectonic uplift, and erosion over tens to hundreds of thousands of years.

The typical process of coastal bluff formation is as follows: During rising sea levels, waves erode a relatively planar surface into the bedrock of a headland or preexisting bluff. This surface is termed a shore platform and is backed by the freshly eroded coastal bluff. As sea level lowers (as it did during the last ice age), sediment from inland streams and adjacent slopes is deposited upon the retreating shoreline and across the newly emergent coastal plain. During this time, steady tectonic uplift elevates the coastal plain and region, forming a terrace. With a subsequent rise in sea level (as it has been for about the last 18,000 years) a new bedrock shore platform and bluff is eroded into the seaward edge of the uplifted terrace. The rate of bluff retreat is primarily controlled by the rate of sea level rise but also by the strength, structure, and erodibility of the bedrock; and with continued sea level rise the bluff erodes further inland. Preferential erosion of the densely jointed and faulted granitic rock has created the craggy, irregular topography commonly seen along this stretch of coastline. Where strong, erosion resistant bedrock is present, seastacks may form which project above the ocean's surface. A series of elevated marine terraces are present in the northern

Monterey Bay and locally along the areal coastline - testament to the steady tectonic uplift of the region coupled with repeated fluctuations in sea level for the past several hundred thousand years. Highway 1 traverses an elevated marine terrace throughout much of the subject area.

The bluff immediately west of the residence on the property consists of granitic bedrock and is host to a debris fan remnant situated on a degraded wave cut platform (Qf on Plates 1 thru 3). The fan deposits exposed in the upper portion of the bluff are interpreted to be the last remnant of a coastal terrace which extended westward during the last ice age and has been eroded through wave attack and shoreline retreat. The exposed fan deposits are prone to slumping and form a steep arcuate scar across the slope below the homesite. We analyzed several sets of vertical and oblique aerial photographs dating back nearly 100 years to evaluate the history of coastal retreat and slope stability at the site. From our analysis, shoreline retreat at the site is very slow – perhaps one foot every ten years. Throughout the photo record, the steep slope immediately west of the residence has remained essentially unchanged. The bluff underlying the fan deposits consists of strong granitic bedrock, and it appears wave runup occasionally reaches the back edge of the degraded wave cut platform.

Earth Materials and Geologic Structure

The earth materials underlying the subject property consist of Cretaceous age (65 to 145 million years old) granitic bedrock (qd – Figure 3; Plates 1 thru 3) overlain by Pleistocene age terrace deposits approximately 125,000 years old (Qf – Plates 1 thru 3). Our observations of the earth materials underlying the site are in general agreement with the published geologic map by Dibblee (2007) of the subject area except that the locally mapped terrace deposits are more representative of proximal debris fan deposits, not the *marine terrace sand* that Dibblee (2007) denotes in the area (Qm – Figure 3).

We co-logged the exploratory borings advanced by the project geotechnical engineer. The exploratory borings in the vicinity of the residence revealed fill and thin fan deposits overlying quartz diorite (Appendix B; Plates 1 thru 3). The fill was up to 4.5 feet thick where explored and consisted of colluvial soils and bedrock fragments. The native colluvial soils encountered in the borings were up to 3.5 feet thick and consisted of dark brown colored clay, silt, and sand with scattered granitic gravels. Fan deposits at the site consisted of soil and subrounded granitic gravels. The quartz diorite bedrock underlying the site and as encountered in the borings was highly weathered in ungraded areas and became less weathered and very strong with depth. Where graded, less weathered and stronger quartz diorite was encountered at shallower depths. Much of the moderate to steeply sloping portions of the site expose shallow granitic bedrock.

During our field mapping, we observed rounded lag deposits at the base of the very steep erosional scar immediately west of the residence. The lag deposits consisted mostly of rounded, coarse gravel to small boulder sized granitic gravels which are typical of a lag deposit found along the contact between an uplifted shore platform and overlying terrace deposit. The rounded gravels were overlain by fan deposits consisting of angular, clast supported, predominately cobble to large boulder sized rocks of different lithologies. The upper portions of the fan deposits were matrix supported.

The quartz diorite bedrock underlying the site, and the Salinian basement as a whole, has been extensively faulted and sheared, with the north-northwesterly aligned tectonic fabric controlling

the trend of the local shoreline. Dibblee (2007) depicts the subject property as being transected by an inferred fault. As depicted on Figure 3, the fault trends in a northwesterly direction just southwest of the existing homesite and the elongate granitic knoll, and does not offset the marine terrace sand (Qm) mapped to the southeast. The Palo Colorado fault trends north-northwesterly approximately 1,300 feet east of the parcel and is mapped as concealed beneath the marine terrace sand (the terrace is not offset).

Due to its tectonic history, the quartz diorite in the subject area is highly fractured. Notwithstanding the inherent weaknesses and discontinuities in the areal bedrock, the granite underlying the site is strong and very erosion resistant. Planes of weaknesses such as joints, shears, and inactive faults, however, do control the overall configuration of the bluff at the site as it slowly erodes. We did not observe any perched groundwater during our subsurface investigation, and we saw no springs or seeps during our field reconnaissance at the site.

GEOLOGIC HAZARDS

Seismic Shaking

Seismic shaking at the subject site will be strong during the next major earthquake along local fault systems. Modified Mercalli Intensities of up to VI are possible at the site (see Table 1) based on the intensities reported by Lawson et al. (1908) for the Great 1906 San Francisco earthquake and by Stover et al. (1990) for the 1989 Loma Prieta earthquake. It is imperative that seismic shaking be considered in the design of any proposed improvements.

Deterministic Seismic Shaking Analysis

The seismicity of the area is influenced primarily by the northwest-trending San Gregorio-Hosgri fault which passes west of the site. For the purpose of evaluating deterministic peak ground accelerations at the site, we have considered several local and regional faults in addition to the San Gregorio-Hosgri fault zone. While other faults or fault zones in the region are active, their potential contribution to seismic shaking at the site is overshadowed by the high predicted ground accelerations and relatively short recurrence interval of earthquakes along the San Gregorio-Hosgri fault. Table 2 shows the moment magnitude of the characteristic or maximum earthquake, its estimated recurrence interval, and the distance from the causative fault to the site. We took the fault data from “The Uniform California Earthquake Rupture Forecast, Version 2” (WGCEP, 2008), “2008 United States National Seismic Hazard Maps” (Petersen et al., 2008) and “Probabilistic Seismic Hazard Assessment for the State of California” (Petersen et al., 1996).

Also shown on Table 2 are our deterministically derived accelerations for the site. These accelerations are based on attenuation relationships developed from the analysis of historical earthquakes. It is important to understand that shaking estimates of potential future earthquakes are based on the statistical analysis of shaking generated by past earthquakes. The calculated accelerations listed in Table 2 are the best estimates given the current methods and their application to the current database of past earthquakes. Therefore, we caution that the listed values are approximations, rather than precise predictions. Actual measured "free-field" accelerations at the site may be larger. Because the historical data can be interpreted in different ways, there are a number of different attenuation relationships available.

We have employed a set of up to five attenuation relationship models compiled by the Pacific Earthquake Engineering Research Center (PEER, 2015) in estimating the acceleration values. The resulting accelerations listed are based upon numerous factors, including magnitude, closest distance to the rupture plane, fault type (strike slip, normal, or reverse), as well as site soil classification. In addition, the regressions are adapted for the specific setting of shallow crustal earthquakes in active tectonic regions (e.g., western North America). The attenuation models therefore provide region-specific flexibility within the tectonic setting of California. We have not performed site-specific seismic shaking evaluations, and no on-site or laboratory measurements were made to evaluate site-specific seismic response. The values listed, however, do reflect the site soil classification.

TABLE 1 Modified Mercalli Intensity Scale	
The modified Mercalli scale is a measure of the intensity of ground shaking as determined from observations of an earthquake's effect on people, structures, and the Earth's surface. The scale assigns a Roman numeral from I to XII to an earthquake event as follows:	
I Not Felt	Not felt except by very few under especially favorable conditions.
II Weak	Felt only by a few people at rest, especially on upper floors of buildings. Some hanging objects may swing.
III Weak	Felt quite noticeably by people indoors, especially on upper floors of buildings: Many people do not recognize it as an earthquake. Standing cars may rock slightly. Vibrations are similar to the passing of a truck, with duration estimated. Hanging objects may swing slightly.
IV Light	Felt indoors by many, outdoors by few during the day: At night, some are awakened. Dishes, windows, and doors are disturbed; walls make cracking sounds. Sensations are like a heavy truck striking a building. Standing cars rock noticeably. Hanging objects swing.
V Moderate	Felt by nearly everyone; many awakened: Some dishes and windows are broken. Unstable objects are overturned. Pendulum clocks may stop.
VI Strong	Felt by all, and many are frightened. Some heavy furniture moved; a few instances of fallen plaster occur. Damage is slight.
VII Very Strong	Damage is negligible in buildings of good design and construction; but slight to moderate in well-built ordinary structures; damage is considerable in poorly built or badly designed structures; Some chimneys are broken.
VIII Severe	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX Violent	Damage is considerable in specially designed structures; well-designed frame structures are thrown out of plumb. Damage is great in substantial buildings, with partial collapse. Buildings are shifted off foundations. Liquefaction occurs.
X Extreme	Some well-built wooden structures are destroyed; most masonry and frame structures are destroyed with foundations. Rails are bent.
XI Extreme	Few, if any masonry structures remain standing. Bridges are destroyed. Broad fissures erupt in the ground. Underground pipelines are rendered completely out of service. Earth slumps and landslides in soft ground. Rails are bent greatly.
XII Extreme	Damage is total. Waves are seen on ground surfaces. Lines of sight and level are distorted. Objects thrown upward into the air.

TABLE 2 Faults, Earthquakes and Deterministic Seismic Shaking Data						
Fault Segment(s)	Moment Magnitude of Characteristic or Maximum Earthquake (M_w)	Estimated Recurrence Interval (years)	Site Soil Classification	Distance from Site (km)	Estimated Mean Peak Ground Acceleration (g)	Estimated Mean + One Dispersion Ground Acceleration (g)
San Andreas (1906 rupture)	7.9	210	**C** Very Dense Soil / Soft Rock	58.7	0.11	0.20
Monterey Bay - Tularcitos	7.1	2,800		15.9	0.22	0.46
San Gregorio-Hosgri (Sur segment)	7.0	400		2.2	0.53	0.96

The seismic shaking data provided in Table 2 is provided for informative purposes and may be considered for use in a slope stability analysis performed by the project geotechnical engineer provided our reported values meet or exceed values determined through the methods prescribed by the governing or reviewing agency.

Although a strong earthquake may occur on any number of active faults in the region, we recommend utilizing the accelerations generated by an earthquake on the nearby San Gregorio-Hosgri fault. This is due to the high predicted ground accelerations and the relatively short recurrence interval of the San Gregorio fault zone. Based on the results listed in Table 2, the estimated earthquake ground motion (mean plus one dispersion) at the subject property will be approximately 0.96g resulting from a 7.0 moment magnitude (M_w 7.0) earthquake centered on the San Gregorio fault, about 1¼ miles west of the site. The duration of strong shaking is dependent on magnitude. Bray & Rathje (1998) have suggested a relationship between magnitude, distance, and duration of strong shaking. On the basis of their relationship, the duration of strong shaking at the site associated with a design earthquake on the San Gregorio fault is 14 seconds. For comparison purposes, the duration of strong shaking at the site associated with a design earthquake on the San Andreas fault is about 38 seconds. The duration of seismic shaking associated with a seismic event on the San Andreas fault may be more critical a design parameter than the peak acceleration on the San Gregorio fault.

Fault Ground Surface Rupture

The subject property lies within the San Gregorio-Hosgri fault zone. The main trace of the San Gregorio fault passes offshore west of the site, and several potentially active faults are mapped 1,000 feet or more feet from the parcel (Figures 2 & 3). Dibblee (2007) depicts an inferred fault transecting the property west of the existing residence and roughly parallel to the bluff (Figure 3). As mapped, this fault and another inferred fault to the northeast do not offset the Pleistocene age (approximately 100,000 year old) marine terrace in the vicinity of the site and are considered inactive, by definition. Although the Cretaceous age granitic bedrock at the subject site is highly fractured and in places faulted and sheared, we saw no evidence for active faulting on the subject

property. We saw no fault line scarps or offset of the terrace deposits during our air photo reconnaissance and field mapping of the site. Active faulting is considered to be having been ruptured within the last 11,000 years.

Coastal Erosion

The shoreline along the base of the bluff at the site is subject to direct wave attack and erosion. Oversteepening at the base of the bluff resulting from wave erosion causes episodic failure of the bluff-face. Instability on the upper bluff-face as a consequence of shoreline retreat lags behind the active surf processes below. The oversteep bluff also fails through weathering and erosion, and seismic shaking as it seeks a more stable profile.

From our analysis of aerial photographs of the site which date back to 1929, we estimate the long-term historic rate of coastal bluff erosion at the site has at most been about one foot per ten years. The Scripps Institution of Oceanography (2022) reports that the mean rate of retreat of the bluff-face near the subject site between 2010 and 2016 was less than 0.033 feet per year (one third of a foot in 10 years), and the average rate of retreat of the blufftop for this time interval was nil.

Formal projections of future sea-level rise along the California coast suggest that the rate of coastal erosion below the site will increase over the next century. It is difficult to say with any certainty what future rates of sea level rise will be, but current estimates of sea level rise in the next 100 years anticipate the most rapid rise will be toward the end of the 21st century. Hence, higher rates of bluff retreat will occur toward the end of the century as well. Given the very low bluff erosion rate at the site, a hypothetical 25% increase in the erosion rate over the next century would have a negligible impact on the development during its anticipated lifetime.

Slope Instability

As previously mentioned, the subject property will be subjected to strong ground shaking in the event of a large magnitude earthquake centered on the nearby San Gregorio-Hosgri fault zone. No earthquakes greater than about 6.2 Richter magnitude are known to have occurred historically in the Big Sur area; however, past ground shaking has triggered numerous failures of varying size along the coastal bluffs in the Santa Cruz region. In 1989, for example, the Loma Prieta earthquake generated numerous coastal bluff failures in the Santa Cruz area. Review of the local newspaper coverage (Youd and Hoose, 1978), and the Carnegie Commission Report (Lawson et al., 1908) of the 1906 earthquake found no documented accounts of large-scale sea cliff failure in Santa Cruz County due to the earthquake, though there was much sloughing of "earth" from the bluffs near Capitola (Lawson et al., 1908, p. 272).

Deep-seated landsliding, incorporating a large portion of, or the entire slope at the site is possible; however, the initiation of new large landslides is quite rare. The fractured quartz diorite underlying the subject area may be prone to landsliding where adversely dipping joints or shears underlie the slope, however, the lack of topographic evidence indicative of preexisting large, deep-seated landslides (i.e., scarps, bowl-shaped swales, hummocky topography) suggests large-scale landsliding has not occurred at the subject site. We could not feasibly map the bedrock structure of the entire bluff at the site, but it should be noted that the overall configuration of the bedrock bluff is controlled by its structure and the main force controlling the morphology of the bluff is wave attack at its base.

The tall steep seaward portion of the bluff at the site is subject to instability under seismic and aseismic conditions. Shallow topples within the quartz diorite bedrock and slumping of the remnant fan deposits are the chief process affecting the oversteepened bluff-face and blufftop at the site as it adjusts to long-term erosion at its toe. The colluvium and subjacent fan deposits which comprise the uppermost portion of the steep bluff west of the residence are also susceptible to slumping and erosion under saturated conditions.

We identified a relatively small erosional scar immediately west of the existing residence during our site reconnaissance and air photo analysis of the site (Plate 1). The upper portion of the scar exposes remnant fan deposits, and lag gravels are present at its base. The lag gravels indicate that the fan deposits rest on the back edge of an ancient shore platform. The erosional scar appears to have been in existence for a very long time; with piecemeal slumping of the fan deposits likely occurring during periods of intense prolonged rainfall and possibly strong regional earthquakes. We saw no significant enlargement of the erosional feature during the nearly 100 year aerial photographic record of the site.

For determining setback and/or foundation recommendations for the proposed new residences, we conducted geologic mapping of the site and surveyed several geologic cross sections through the proposed development areas on the property. We projected collected subsurface data onto our cross sections to analyze the morphology and configuration of the slopes. We utilized the site topographic map and current proposed project plans to assist with our analysis (Plates 1 thru 3). To determine the 100-year bluff setback for the site, we assumed the bluff-face above the degraded shore platform will retreat 10 feet over the next 100-years. The 100-year bluff profile and setback is depicted on Plates 1 thru 3.

In our opinion, the risk of bluff retreat and shallow landsliding to affect improvements situated too close to the steep bluff-face at the site is high. However, the likelihood of landsliding and/or bluff retreat to impact well founded and/or adequately set back improvements at the site during the project lifetime is low.

CONCLUSIONS

The subject property is located at 36240 Highway 1 and is comprised of a granitic knoll (a fossil seastack) and a lower terrace between Highway 1 and a steep coastal bluff above the Pacific Ocean. The existing residence at the site was constructed circa 1964 on a cut/fill pad excavated into the edge of the granitic knoll. A gentle slope descends northward from the residence to the lower terrace where an accessory dwelling unit is proposed. An erosional scar on the upper portion of the coastal bluff lies seaward of the proposed residence.

Bedrock underlying the site consists of Salinian block quartz diorite. The granitic bedrock is overlain by relatively thin Pleistocene fan deposits and colluvial soils. Remnant fan deposits and the underlying granitic bedrock are exposed in the erosional scar seaward of the residence.

The oversteepened bluff-face bordering the western portion of the parcel is prone to instability resulting from slow, gradual coastal erosion and periodic regional earthquakes. The long term average erosion rate at the site is less than one foot in 10 years.

The site is located in an area of high seismic activity and will be subject to strong seismic shaking in the future. Modified Mercalli Intensities of up to VI are possible. The controlling seismogenic source for the subject property is the San Gregorio-Hosgri fault, about 1¼ miles to the west. The design earthquake magnitude anticipated on this fault is M_w 7.0, with an expected duration of strong shaking of about 14 seconds. Deterministic seismic shaking analysis for the site yields an estimated ground acceleration of 0.93g (mean peak plus one dispersion).

Provided the design and construction of the proposed improvements is carried out in accordance with our recommendations and the recommendations of the project geotechnical engineer, the improvements at the site will be subject to "ordinary" risks (as defined in Appendix C). Appendix C should be reviewed in detail by the property owner to determine whether an "ordinary" level of risk is acceptable. If "ordinary" risks as defined are unacceptable, then the geologic hazards in question should be further mitigated to reduce the corresponding risks to a lower level.

RECOMMENDATIONS

1. Foundations for the new residence shall either be set back beyond the surface projection of the 100-year setback line depicted on Plate 1, and/or penetrate below the 100-year setback line depicted in profile view on Plates 2 and 3, and be embedded into competent bedrock. The residence, its basement, and the accessory dwelling unit shall be founded according to the recommendations of the project geotechnical engineer.

   We must observe and inspect all excavations and pierholes prior to the installation of any rebar or concrete, or placement of any fill. We must be notified a minimum of seven days prior to any drilling or excavation. Any unexpected geologic conditions encountered during drilling or excavation may require supplemental recommendations by our firm.

   We recommend that a grading contractor familiar with excavating and shoring into strong competent granite should be considered for foundation work for the project. Additionally, excavation conditions near the edge of the bluff may encounter loose earth materials and may require hand-dug excavations to embed foundations into granitic bedrock at depth.

2. All drainage from improved or impervious surfaces, such as walkways, patios, roofs, and driveways on the property should be collected in impermeable gutters or pipes and discharged in an area where it will not cause erosion of the loose underlying soils. At no time should any concentrated drainage be released onto the ground surface above or adjacent the residences. The control of runoff at the site is essential for minimizing the potential for erosion, shallow landsliding, and infiltration resulting from ponding at the site.

3. We request the privilege of reviewing all geotechnical, civil, and structural engineering; and drainage and architectural reports and plans pertaining to the proposed mitigation measures.

INVESTIGATION LIMITATIONS

1. The conclusions and recommendations contained herein are based on probability and in no way imply that the proposed development will not possibly be subjected to ground failure, seismic shaking, coastal erosion, faulting or landsliding of such a magnitude that

it overwhelms the site. The report does suggest that using the site for residential purposes in compliance with the recommendations contained herein is an acceptable risk.

2. This report is issued with the understanding that it is the duty and responsibility of the owner or his representative or agent to ensure that the recommendations contained in this report are brought to the attention of the architect and engineers for the project, incorporated into the plans and specifications, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

3. If any unexpected variations in soil conditions or if any undesirable conditions are encountered during construction, Easton Geology, Inc. should be notified so that supplemental recommendations may be given.

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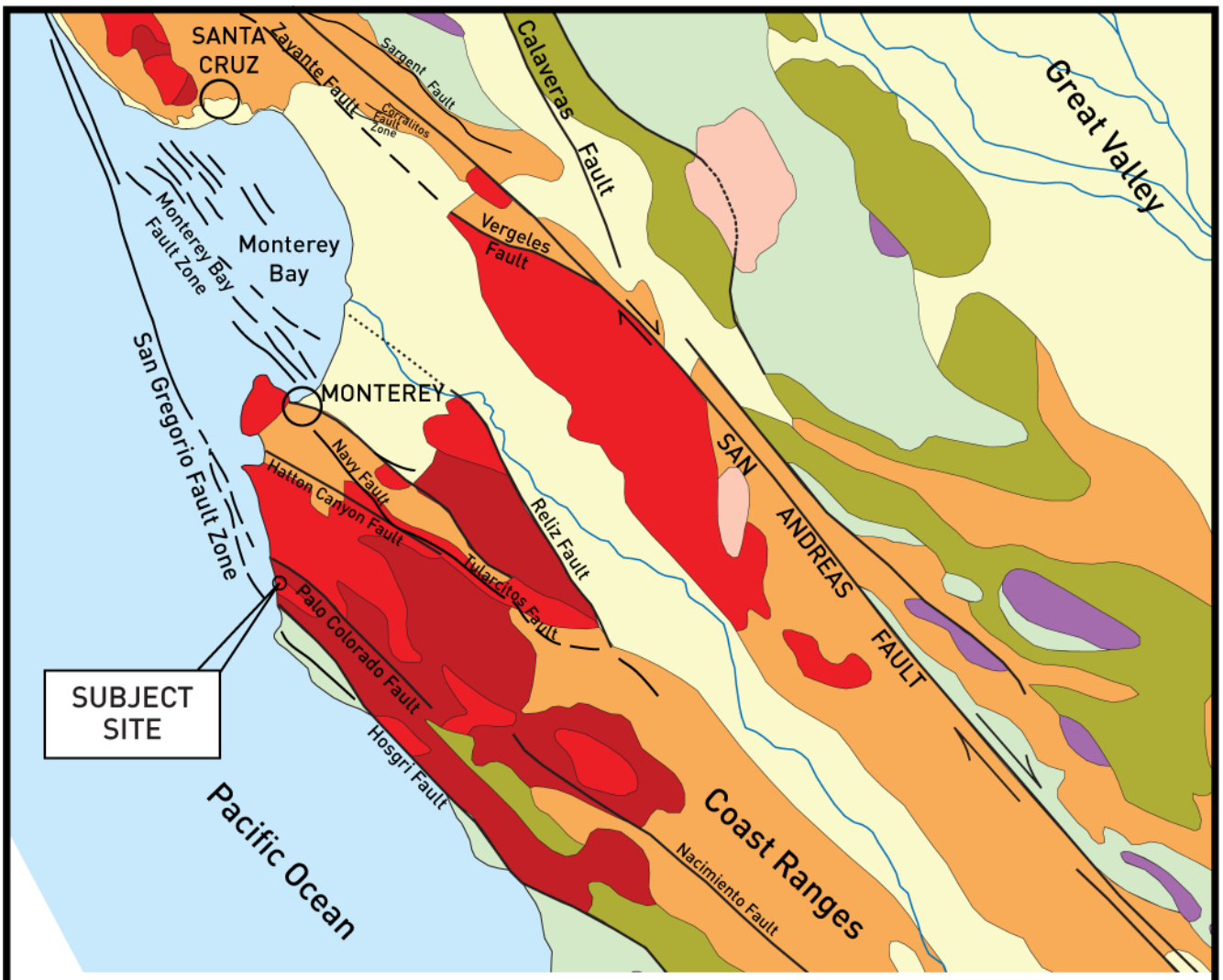
APPENDIX A

FIGURES 1 through 3



Base Map: U.S. Geological Survey, 2012, Soberanes Point Quadrangle, California, 7.5-Minute Series.

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	**SITE LOCATION MAP** Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	FIGURE # **1** JOB # C21014



EXPLANATION

This map is based on the Simplified Geologic Map of California, Map Sheet 57

SEDIMENTARY AND VOLCANIC ROCKS

- Cenozoic nonmarine (continental) sedimentary rocks and alluvial deposits
- Cenozoic marine sedimentary rocks
- Cenozoic volcanic rocks

kilometers: 0 10 20 30 40 50

miles: 0 10 20 30

N

INTRUSIVE AND IGNEOUS METAMORPHIC ROCKS

- Granitic rocks - chiefly Mesozoic
- Serpentinized ultramafic rocks - chiefly Mesozoic
- Pre-Cenozoic metamorphic rocks of unknown age
- Late Mesozoic (latest Jurassic and Cretaceous) marine sedimentary rocks; Great Valley Sequence and related rocks
- Late Mesozoic (latest Jurassic and Cretaceous) rocks of the Franciscan Complex

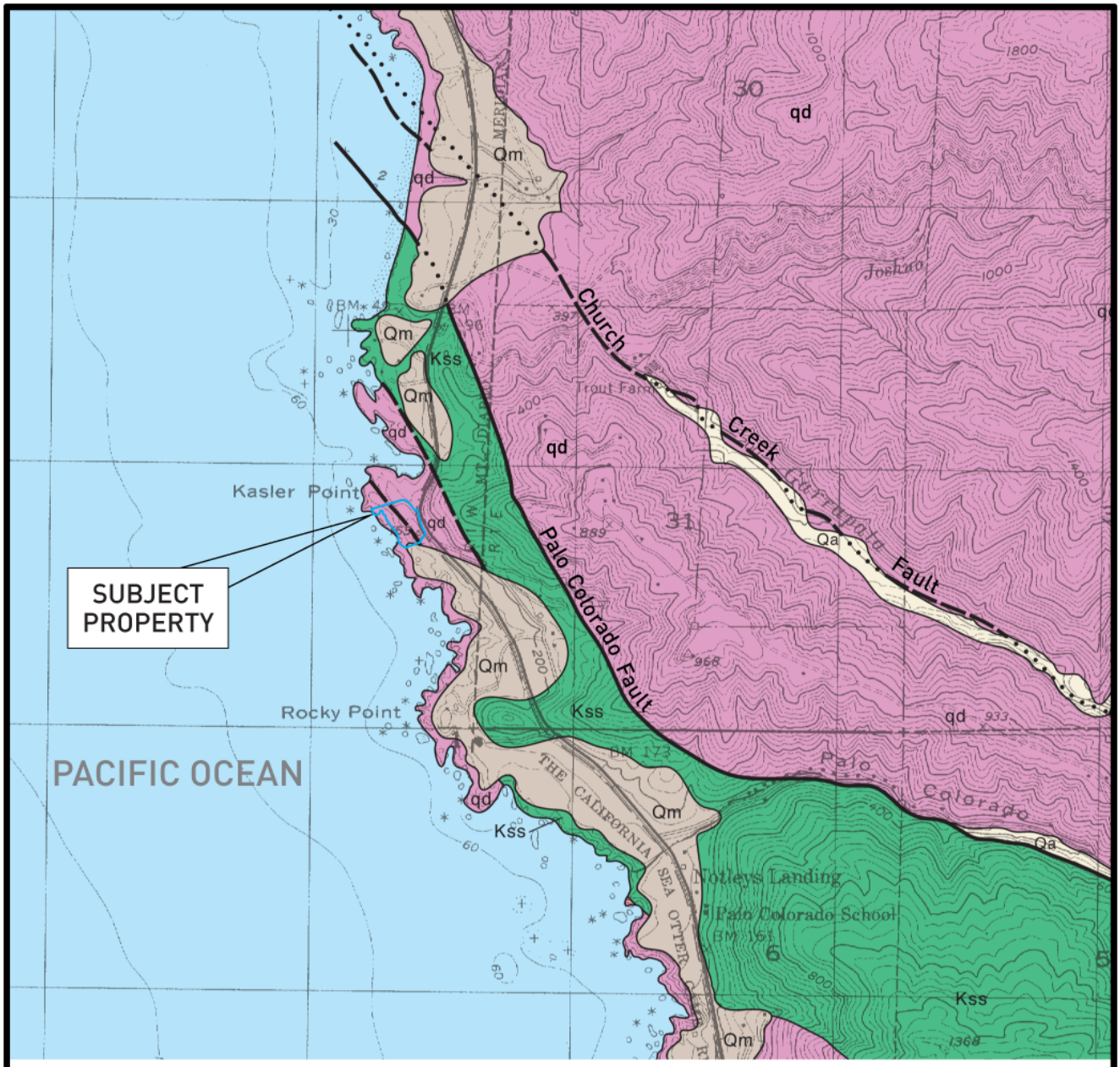
SYMBOLS

- Contact
- Fault - dotted where concealed; arrows indicate relative movement on strike-slip faults

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REGIONAL GEOLOGIC MAP
Desai Property
36240 Highway 1
Big Sur, California
Monterey County APN 243-251-011-000

FIGURE # 2
JOB # C21014



EXPLANATION

Qa Surficial Sediments - alluvium

Qm Older Surficial Sediments - marine terrace sand

Kss Unnamed marine sedimentary rocks - hard buff sandstone, cobble conglomerate, and micaceous shale

qd Granitic Rocks - biotite-hornblende quartz diorite to granodiorite

Fault, dashed where inferred, dotted where concealed

Geologic contact, dashed where inferred

N

0 feet 2,000

Base Map: Dibblee, T.W., 2007, Geologic Map of the Soberanes Point and Mount Carmel Quadrangles,Monterey County, California.

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	**LOCAL GEOLOGIC MAP** Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	FIGURE # **3** JOB # C21014

APPENDIX B

LOGS OF EXPLORATORY BORINGS 1 through 8

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	LOG OF EXPLORATORY BORING Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	BORING # **B-1** JOB # C21014

Depth (ft)	Graphic Log	Sample and Type		Description
				1.5 inches of asphalt concrete driveway surface
1		L 50/6"		**Lightly Weathered Quartz Diorite - becoming unweathered with depth**
		T 50/5"		Light olive brown (2.5Y 5/4) sand to fine gravel sized angular grains of granite, weak to strong, slightly moist, moderately weathered, with dark red iron oxide staining along fracture surfaces.
2				
3				
				Hard drilling.
4				
5		T 50/4"		Grayish brown to dark grayish brown (2.5Y 5/2 to 4/2) angular, disaggregated fine to medium grained grains and gravel sized clasts of granite, 'platey' appearance resulting from sampling, micaceous, weak to friable as a result of sampling.
6				
7				
8				Harder drilling.
9				Cuttings are powdery.
		T		
10		50/2"		Light yellowish brown to light brownish gray (2.5Y 6/4 to 6/2) medium to coarse grained granite, moderately strong, dry.
11				
12				
				Hard drilling.
13				
14				Medium to strong lightly weathered quartz diorite, angular broken clasts resulting from sampling.
15		T 50/1"		
				Bottom of boring at 15.1 feet, no groundwater encountered.
16				
17				
18				
19				
20				
21				

Boring depth: 15.1 feet
Logged by: GFE
Date drilled: 2-17-22
Boring type: 8" Hollow Stem

Explanation:
T Terzaghi sample
M Medium sample
L Large sample

Free Water Elevation
Earth materials contact, queried where uncertain
Gradational contact

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	LOG OF EXPLORATORY BORING Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	BORING # B-2 JOB # C21014

Depth (ft)	Graphic Log	Sample and Type		Description
				Topsoil/Fill?
1			22	Upper liner: Dark grayish brown (2.5Y 4/2) stiff sandy clay to clayey sand with occasional fine grains of angular granite. Middle and lower liner: Matrix to clast supported angular clasts of granite to 1/2 inch diameter with clayey sand matrix.
2		L	22	
			22	**Highly Weathered Quartz Diorite**
3			17	
		T	18	Light yellowish brown (2.5Y 6/4) fine to medium grained highly weathered granite with soil infilled fractures.
4			33	
5		L	50/3"	**Less Weathered Quartz Diorite - becoming unweathered with depth**
				No recovery.
6		T	50/3"	Highly fractured, moderately strong quartz diorite, dry.
7				Hard drilling.
8				
9				Strong quartz diorite, powdered from sampling, fracturing is likely both natural and sampler induced.
10		T	50/1"	
				Bottom of boring at 10.1 feet, no groundwater encountered.
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				

Boring depth: 10.1 feet
Logged by: GFE
Date drilled: 2-17-22
Boring type: 8" Hollow Stem

Explanation:
T Terzaghi sample
M Medium sample
L Large sample

Free Water Elevation
Earth materials contact, queried where uncertain
Gradational contact

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	LOG OF EXPLORATORY BORING Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	BORING # B-3 JOB # C21014

Depth (ft)	Graphic Log	Sample and Type*		Description
				Topsoil
1				Very dark brown (10YR 2/2) clayey sand to sandy clay with occasional clasts of 1 inch
		L	16	diameter highly weathered granite - sand derived from quartz diorite, medium dense to
2		L	28	stiff, slightly moist.
		L	28	
	? ?	M	16	**Remnant alluvial fan/terrace?**
3		M	18	Strong brown (7.5YR 4/6) micaceous gravelly sandy clay with some subrounded fine
		M	33	granitic gravel.
4		T	30	
		T	30	Light gray (10YR 7/2) angular (broken) 1 inch clasts of moderately strong to strong quartz
5		T	30	diorite, dry, slight iron oxide staining on fracture surfaces (sampled through qd boulder).
6				
				Highly Weathered Quartz Diorite
7		L	30	Large sample captured bottom 12 inches of previous T sample (T overdriven or not drilled
		L	30	out?) - true depth of sample unknown. Strong brown (7.5YR 5/6) highly weathered in-place
8		L	36	quartz diorite. Large sample also appears overdriven.
		M	27	
9		M	36	Color consistent, with zones of coarse quartz rich angular gravel sized clasts of granite,
		M	43	with relict shear fabric (very old).
10		T	27	
		T	41	Material consistent - slightly less weathered and increase in relict shear fabric, fabric is
11		T	50/5"	laminar, contorted to undulatory.
		T	50/4"	
12				**Bottom of boring at 11.75 feet, no groundwater encountered.**
13				
14				
15				
16				
17				
18				
19				
20				
21				

Boring depth: 11.75 feet
Logged by: GFE
Date drilled: 2-17-22
*Boring type: 3" Hand Auger - 70# hammer

Explanation:
T Terzaghi sample
M Medium sample
L Large sample

Free Water Elevation
Earth materials contact, queried where uncertain
Gradational contact

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	LOG OF EXPLORATORY BORING Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	BORING # **B-4** JOB # C21014

Depth (ft)	Graphic Log	Sample and Type*		Description
				Topsoil
1		L	6	Black (10YR 2/1) clayey sand - A soil horizon.
			13	Shoe - very dark grayish brown (10YR 3/2) sandy clay, slightly moist.
2			23	
		M	11	
3			12	**Remnant alluvial fan/terrace?**
			15	Shoe - similar material - with fine subrounded gravel sized clasts of granite.
4	??	T	11	**Very Highly Weathered Quartz Diorite**
			12	Strong brown (7.5YR 4/6) sandy clay with gray (7.5YR N5/) clay lined seams (dessication
5			17	cracks or relict joint infill), faint relict bedrock structure, no soil structure apparent.
		L	15	
6			34	Material consistent - clay and sand, slightly less weathered, stiff, slightly moist.
			45	
7		M	15	**Weathered Quartz Diorite**
			23	Increasing relict structure with sharp decrease in gray clay linings.
8			37	
		T	15	Strong brown (7.5YR 5/8) weathered quartz diorite, fine to coarse grains with coarse
9			25	angular gravel sized clasts of fractured granite (mechanical breakage) increasing relict
			18	structure, friable, slightly moist.
10				
		T	14	Material consistent - zones of more and less weathered granite, friable.
11			15	
			28	
12				Olive yellow (2.5Y 6/6) weathered quartz diorite with gray to dark gray (2.5Y N5/ to N4/) firm
		T	26	plastic clay, clay infills fractures, friable with some coarse angular unweathered clasts of
13			40	granite.
			45	
14				**Bottom of boring at 13.9 feet, no groundwater encountered.**
15				
16				
17				
18				
19				
20				
21				

Boring depth: 13.9 feet
Logged by: GFE
Date drilled: 2-17-22
*Boring type: 3" Hand Auger - 70# hammer

Explanation:
T Terzaghi sample
M Medium sample
L Large sample

Free Water Elevation
Earth materials contact, queried where uncertain
Gradational contact

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	LOG OF EXPLORATORY BORING Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	BORING # B-5 JOB # C21014

Depth (ft)	Graphic Log	Sample and Type*		Description
				Topsoil
1				12 inches of dark loose topsoil, becoming firmer below 1 foot.
		L	17	Shoe - mottled yellowish brown (10YR 5/4) and very dark grayish brown (10YR 3/2) clay and
2		L	17	sand, slightly moist, medium dense to stiff, roots.
		L	25	Clayey medium to coarse grained sand with fine gravel. Shoe - similar material - with fine
3		M	17	subrounded gravel sized clasts of granite.
		M	50/6"	**Highly Weathered Quartz Diorite - becoming less weathered with depth**
4		T	50/6"	Brown (10YR 5/3) mechanically fractured (sampler) and highly fractured fine to coarse
				gravel sized angular clasts of weathered granite, sample overdriven.
5		L	50/6"	Weathered in place granite, friable, iron oxide staining, L sample captured previous T.
		M	50/6"	Dark yellowish brown (10YR 4/4) weathered micaceous granite, friable to weak to strong,
6		T	50/6"	slightly moist - M and T samples are consistent.
				Bottom of boring at 6.0 feet, no groundwater encountered.
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				

Boring depth: 6.0 feet
Logged by: GFE
Date drilled: 2-18-22
*Boring type: 3" Hand Auger - 70# hammer

Explanation:
T Terzaghi sample
M Medium sample
L Large sample

Free Water Elevation
Earth materials contact, queried where uncertain
Gradational contact

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	LOG OF EXPLORATORY BORING Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	BORING # **B-6** JOB # C21014

Depth (ft)	Graphic Log	Sample and Type*		Description
				Artificial fill
1		L 6		Large cobble sized angular clasts of quartz diorite with matrix of topsoil, clast supported.
		L 10		
2		10		
		M 13		Material consistent
3		M 7		
		7		**Topsoil**
4		T 8	15	Having difficulty advancing T sample due to large strong granitic clasts, resample with L
		T 8	L 21	Black (10YR 2/1) silty clayey sand with organics, roots, occasional weathered granite
5		T 9	23	gravels.
		L 12		Upper portion of sample is dark grayish brown (2.5Y 4/2) stiff clay with sand and scattered
6		L 20		granitic clasts (B-soil).
		L 49		**Highly Weathered Quartz Diorite - becoming less weathered with depth**
7		M 50/6"		Bottom 6 inches of L sample is brownish yellow (10YR 6/8) highly weathered in place
		T 50/6"		quartz diorite, friable with coarse gravel sized angular clasts, slightly moist.
8				M sample is brownish yellow (10YR 6/8) weathered to highly weathered in place granite,
9				friable to weak.
				T sample - Consistent - with red iron oxide mottling/staining, friable.
10				**Bottom of boring at 8.0 feet, no groundwater encountered.**
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				

Boring depth: 8.0 feet
Logged by: GFE
Date drilled: 2-18-22
*Boring type: 3" Hand Auger - 70# hammer

Explanation:
T Terzaghi sample
M Medium sample
L Large sample

Free Water Elevation
Earth materials contact, queried where uncertain
Gradational contact

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LOG OF EXPLORATORY BORING
Desai Property
36240 Highway 1
Big Sur, California
Monterey County APN 243-251-011-000

BORING # B-7
JOB # C21014

Depth (ft)	Graphic Log	Sample and Type*		Description
1				**Artificial fill**
2		L	5 12 15	Mixed soil and clasts of strong quartz diorite.
3		M	15 20 20	
4		T	15 14 20	**Topsoil** Bottom 3 to 4 inches of M sample are native topsoil.
5		L	30 50/6"	Top 2 inches of T sample is topsoil, brown (10YR 4/3) fine to coarse clayey sand with zones of whitish coarse gravel. Very highly weathered quartz diorite in remainder of sample.
6		M	50/6"	**Weathered Quartz Diorite - becoming less weathered with depth**
7				Pinkish white to reddish yellow (7.5YR 8/2 to 6/6) highly fractured, moderately strong to weak weathered in place granite, dry to slightly moist, angular clasts to 2.5 to 3 inches, becomes less weathered with depth.
8				**Bottom of boring at 6.0 feet, no groundwater encountered.**
9				
10				
11				
12				
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17				
18				
19				
20				
21				

Boring depth: 6.0 feet
Logged by: GFE
Date drilled: 2-18-22
*Boring type: 3" Hand Auger - 70# hammer

Explanation:
T Terzaghi sample
M Medium sample
L Large sample

Free Water Elevation
Earth materials contact, queried where uncertain
Gradational contact

EASTON GEOLOGY, INC. P.O. Box 3533 Santa Cruz, California 95063 831.247.4317	LOG OF EXPLORATORY BORING Desai Property 36240 Highway 1 Big Sur, California Monterey County APN 243-251-011-000	BORING # **B-8** JOB # C21014

Depth (ft)	Graphic Log	Sample and Type*		Description
				Artificial fill
1		L	18	Sandy and gravelly, no soil matrix.
			19	Shoe - yellowish brown (10YR 5/6) medium to coarse grained silty sand with coarse
2			38	angular granitic gravels, slightly moist.
		M	5	**Weathered Quartz Diorite - becoming less weathered with depth**
3			5	Clayey sand to sand with clay, sand sized grains of weathered disaggregated quartz diorite,
			6	soft, very friable, frequent rootlets.
4		T	12	Yellowish brown to light grayish brown (10YR 5/4 to 6/2) weathered in place quartz diorite,
			15	with moderate to lightly weathered zones of granite, friable to moderately strong, dry to
5			50/6"	slightly moist.
		M	50/4"	Material consistent - with light pinkish white strong angular granite.
6		T	50/4"	
7				**Bottom of boring at 6.2 feet, no groundwater encountered.**
8				
9				
10				
11				
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16				
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18				
19				
20				
21				

Boring depth: 6.2 feet
Logged by: GFE
Date drilled: 2-18-22
*Boring type: 3" Hand Auger - 70# hammer

Explanation:
T Terzaghi sample
M Medium sample
L Large sample

Free Water Elevation
Earth materials contact, queried where uncertain
Gradational contact

APPENDIX C

SCALE of ACCEPTABLE RISKS from GEOLOGIC HAZARDS

SCALE OF ACCEPTABLE RISKS FROM SEISMIC GEOLOGIC HAZARDS		
Risk Level	Structure Types	Extra Project Cost Probably Required to Reduce Risk to an Acceptable Level
Extremely low[1]	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intake systems, plants manufacturing or storing explosives or toxic materials.	No set percentage (whatever is required for maximum attainable safety).
Slightly higher than under "Extremely low" level.[1]	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police, and emergency communication facilities; fire station; and critical transportation elements such as bridges and overpasses; also dams.	5 to 25 percent of project cost.[2]
Lowest possible risk to occupants of the structure.[3]	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or non-critical bridges and overpasses.	5 to 15 percent of project cost.[4]
An "ordinary" level of risk to occupants of the structure.[3,5]	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases).[4]

1 Failure of a single structure may affect substantial populations.

2 These additional percentages are based on the assumptions that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable risk category are to embody sufficient safety to remain functional following an earthquake.

3 Failure of a single structure would affect primarily only the occupants.

4 These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and following an earthquake, but otherwise not necessarily to remain functional.

5 "Ordinary risk": Resist minor earthquakes without damage: resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural damage as well as non-structural damage. In most structures it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Structural Engineers Association of California)

Source: *Meeting the Earthquake,* Joint Committee on Seismic Safety of the California Legislature, Jan. 1974, p.9.

SCALE OF ACCEPTABLE RISKS FROM NON-SEISMIC GEOLOGIC HAZARDS[6]		
Risk Level	Structure Type	Risk Characteristics
Extremely low risk	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intake systems, plants manufacturing or storing explosives or toxic materials.	1. Failure affects substantial populations, risk nearly equals nearly zero.
Very low risk	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police, and emergency communication facilities; fire station; and critical transportation elements such as bridges and overpasses; also dams.	1. Failure affects substantial populations. Risk slightly higher than 1 above.
Low risk	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or non-critical bridges and overpasses.	1. Failure of a single structure would affect primarily only the occupants.
"Ordinary" risk	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1. Failure only affects owners /occupants of a structure rather than a substantial population. 2. No significant potential for loss of life or serious physical injury. 3. Risk level is similar or comparable to other ordinary risks (including seismic risks) to citizens of coastal California. 4. No collapse of structures; structural damage limited to repairable damage in most cases. This degree of damage is unlikely as a result of storms with a repeat time of 50 years or less.
Moderate risk	Fences, driveways, non-habitable structures, detached retaining walls, sanitary landfills, recreation areas and open space.	1. Structure is not occupied or occupied infrequently. 2. Low probability of physical injury. 3. Moderate probability of collapse.

[6] Non-seismic geologic hazards include flooding, landslides, erosion, wave runup and sinkhole collapse

NOTES: (surveyor)

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY 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.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFOR-MATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED.

GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

THE CROSS SYMBOL (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

CO = CLEAN OUT
EV = ELECTRIC VAULT
ML = METAL LID
F1P = FOUND 1/2" IRON PIPE
10 C = 10" CYPRESS TREE
10 OR = 10" ORNAMENTAL TREE
HB = HOSEBIB
ICV = IRRIGATION CONTROL VALVE
RP = ROOF PEAK
F3P = FOUND 3/4" IRON PIPE
10 E = 10" EUCALYPTUS TREE

SET LATH AT APPROXIMATE BOUNDARY LINE

FENCE LINE

LOT COVERAGE (INCLUDING STABLE AND SHED):
3048 S.F. +/- (2%)
FLOOR AREA RATIO: 3048 S.F. (2%)
IMPERVIOUS COVERAGE: 4656 S.F. +/- (3%)

GEOLOGIC MAP EXPLANATION

Symbols

- Geologic contact - dashed where approximate, queried where uncertain.
- B-8 — Exploratory boring (advanced 17 February 2022; Rock Solid Engineering).
- Top of scarp.
- 20% — Slope gradient and direction.
- Cut slope.
- Fill slope.
- F — F' — Geologic cross-section line.

Earth Materials

af	Placed fill
Qls	Slump within fan deposits - Holocene
Qf	Fan deposits - Quaternary
qd	Quartz diorite - Cretaceous

SITE GEOLOGIC MAP

Desai Property
36240 Highway 1
Monterey, California
Monterey County APN 243-251-011

Scale: 1" = 20'	Date: 10/28/22	Project # G21014	Drawing Number PLATE 1
By: GFE, gfe	Revised: 10/2/23		

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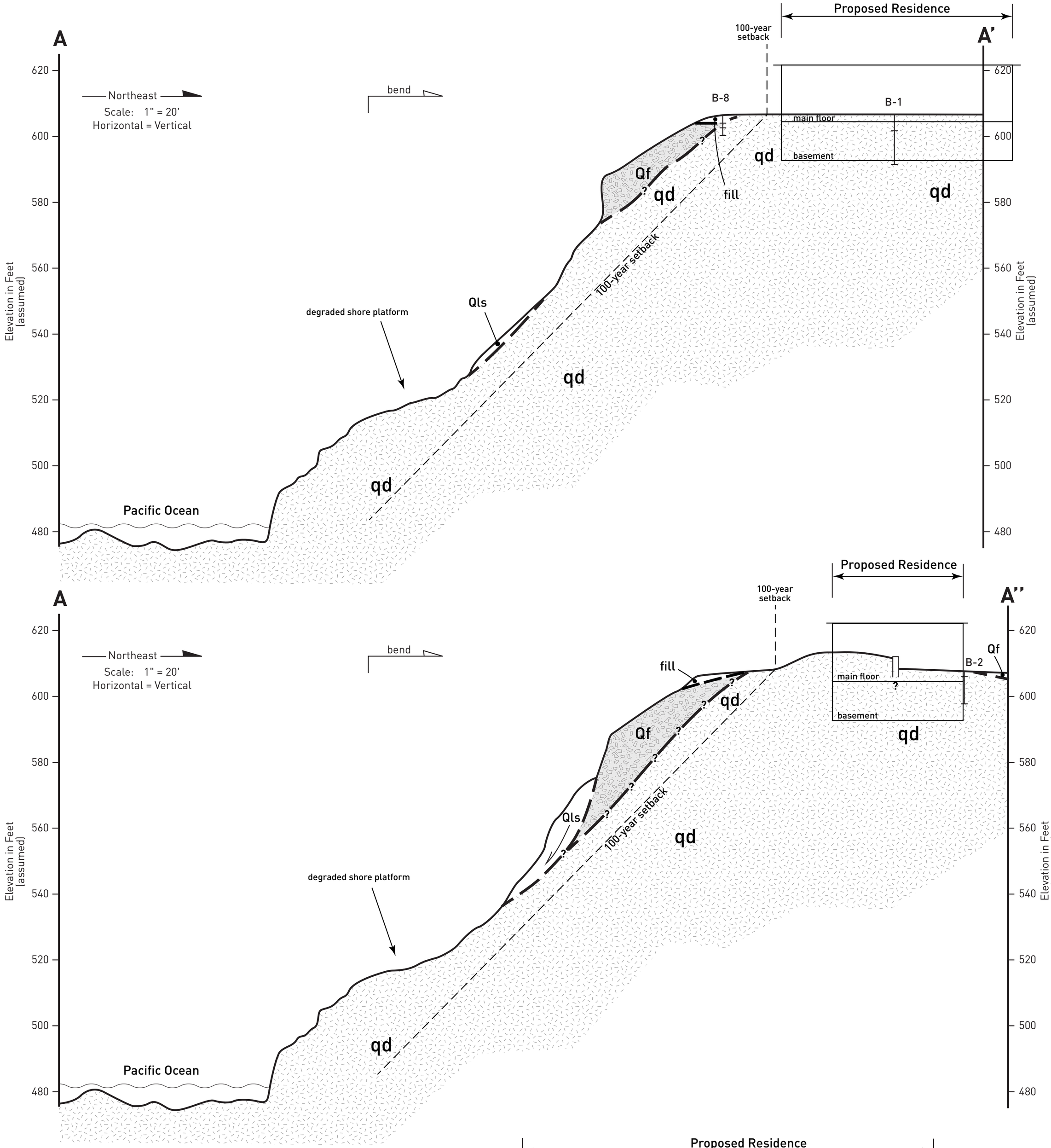
BASE MAP: Rasmussen Land Surveying, 2013

0 Feet 20

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

APN 243-251-011
2.9 ACRES +/-

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GEOLOGIC CROSS-SECTION EXPLANATION

Symbols

? — Geologic contact - dashed where approximate, queried where uncertain.

B-8 — Exploratory boring (advanced 17 February 2022; Rock Solid Engineering).

Earth Materials

af	Placed fill
Qls	Slump within fan deposits - Holocene
Qf	Fan deposits - Quaternary
qd	Quartz diorite - Cretaceous

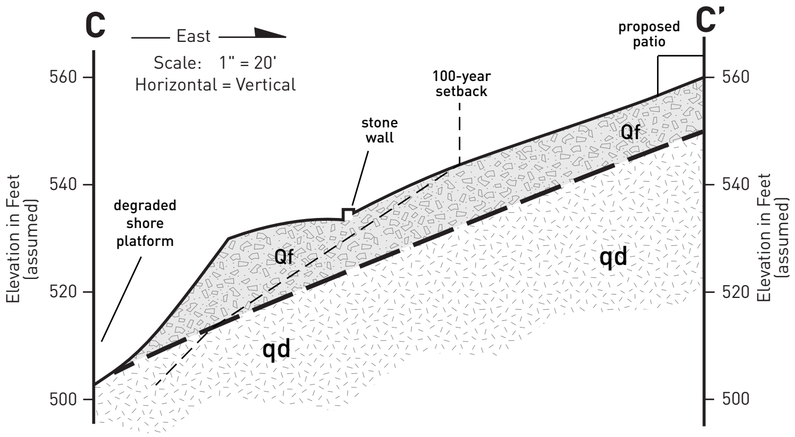
GEOLOGIC CROSS-SECTIONS

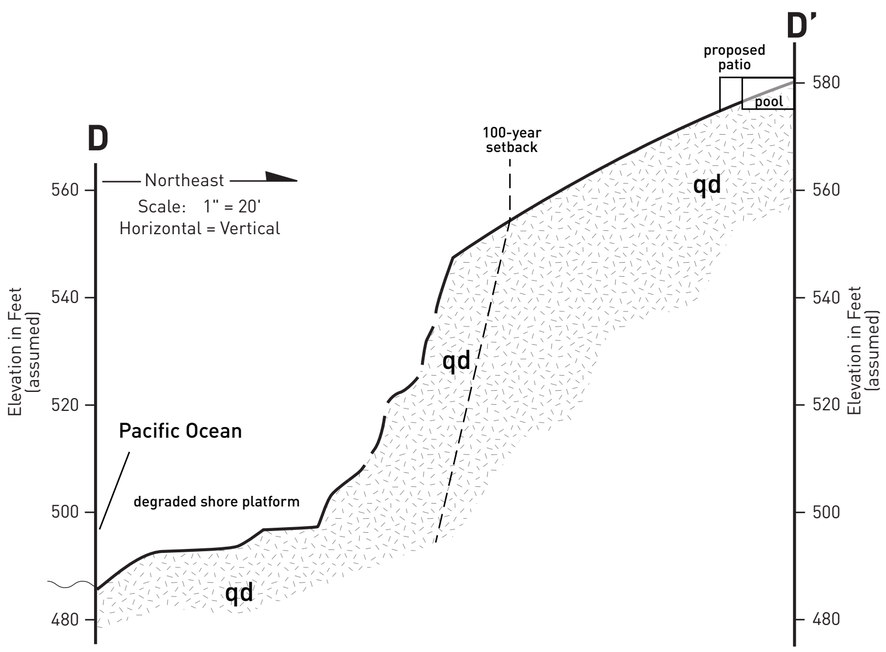
Desai Property
36240 Highway 1
Monterey, California
Monterey County APN 243-251-011

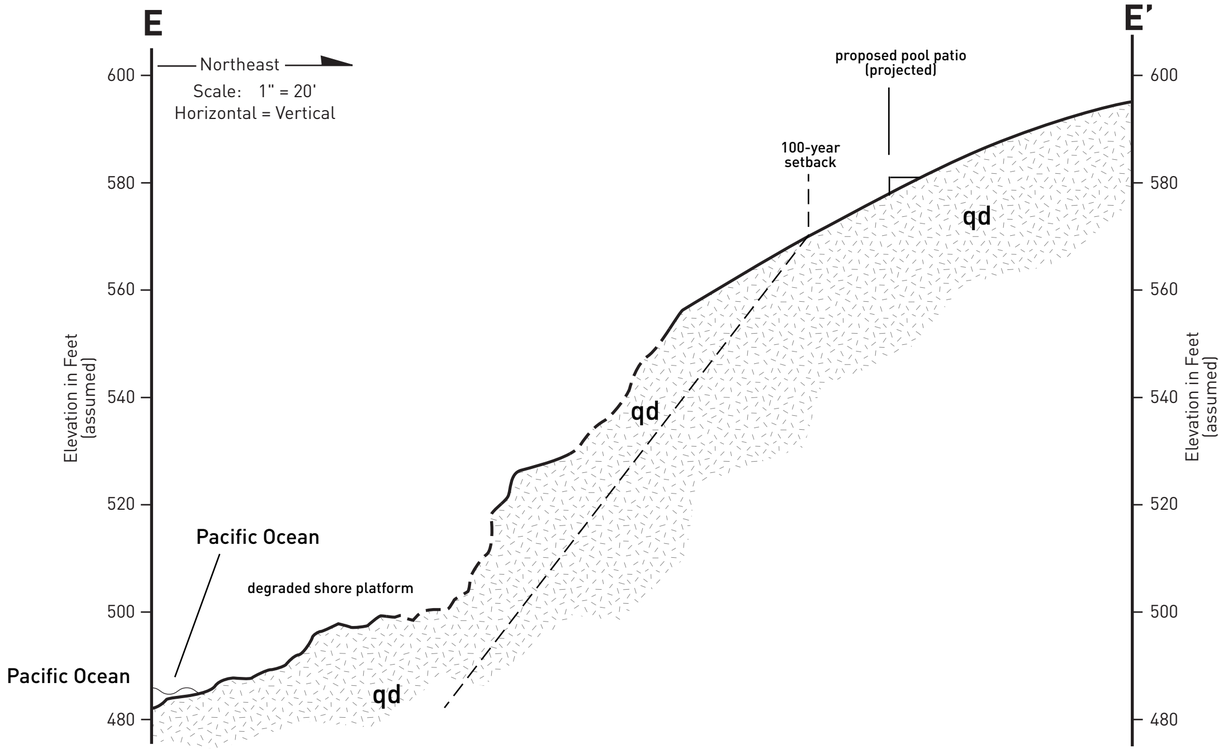
Scale: 1" = 20' H=V	Date: 10/28/22	Project # G21014	Drawing Number PLATE 2
By: GFE, gfe	Revised: 10/2/23		

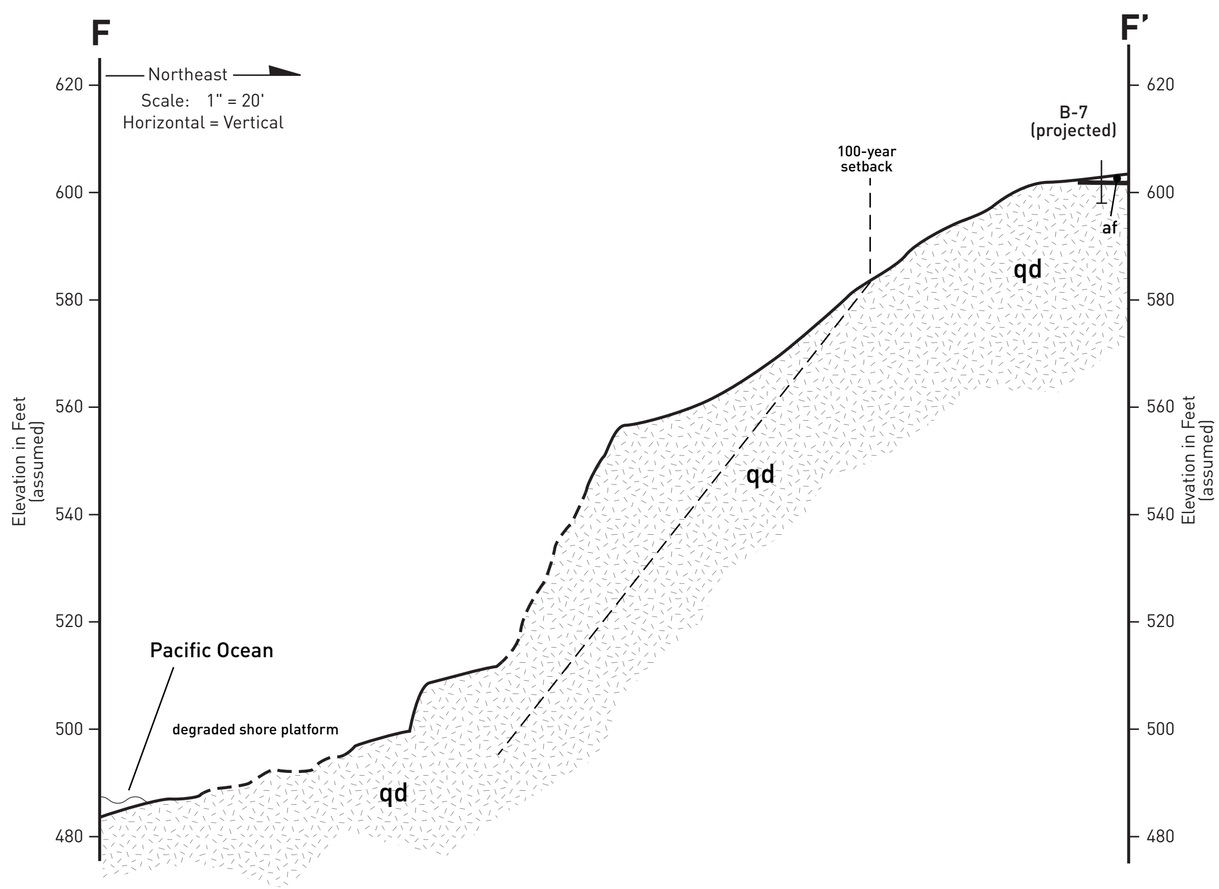
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GEOLOGIC CROSS-SECTION EXPLANATION

Symbols

Geologic contact - dashed where approximate, queried where uncertain.

B-8

Exploratory boring (advanced 17 February 2022; Rock Solid Engineering).

Earth Materials

af	Placed fill
Qls	Slump within fan deposits - Holocene
Qf	Fan deposits - Quaternary
qd	Quartz diorite - Cretaceous

GEOLOGIC CROSS-SECTIONS C, D, E, F

Desai Property
36240 Highway 1
Monterey, California
Monterey County APN 243-251-011

Scale: 1" = 20' H=V	Date: 10/2/23	Project # G21014	Drawing Number PLATE 2
By: GFE, gfe	Revised:		

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Exhibit H

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BIOLOGICAL ASSESSMENT

AN ASSESSMENT OF THE BIOLOGICAL RESOURCES ON THE LOTS AT 36240 & 36242 HIGHWAY ONE AND THE POTENTIAL IMPACTS FROM THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE, AND NEW CONSTRUCTION OF A 9,392 SQUARE-FOOT 2-STORY SINGLE-FAMILY RESIDENCE, WITH ATTACHED GARAGE AND A DETACHED ADU AND POOL, AND THE REMOVAL OF 5 TREES.
UPDATED AND REVISED MARCH 24, 2025

Patrick Regan

Rupa Desai is proposing a development project at their residence on a 2.9-acre lot at 37600 Highway one, Big Sur CA 93940

The project consists of the demolition of an existing single-family residence, and new construction of a four bedroom 4 and a half bathrooms, 6556 square-foot (4333 square foot upper floor livable) two-story single-family residence, with a 2223 Square foot attached garage and mechanical room below and a detached 798 square foot ADU, pool and firepit at the north end of the property with extensive outdoor patio areas around both dwelling units. The project will have a net disturbance area of .59 acres which include 3575 cubic yards of cut and 180 cy that will be used on site for a net export offsite of 3395 cubic yards. The grading cuts will be done in phases with fill temporarily stockpiled in several locations on site throughout the construction process. Four (4) trees are proposed for removal to accommodate the new construction. They are all Monterey Cypress trees that were planted as part of the original landscape. Though they are abundant in this landscape, Monterey Cypress trees are not native to the site. The project will have no direct impacts on special status (rare, threatened, or endangered) plants or wildlife and no direct impacts to special status native plant communities.

The Desai residence is in Big Sur along Highway 1 In the Soberanes Point quadrangle of USGS. This project is evaluated under the Big Sur Land Use Local Coastal Plan as implemented by Monterey County. I visited the Site on several occasions for this assessment. February 8, 2023, May 10. 2023, February 23, 2024, and January 30 of 2025. I walked the entire site taking photographs and notes on what was seen.



February is not an ideal month for a floristic survey on the Central coast. While several shrubs and perennials do bloom this early along the coast, several of the rare species documented in this quadrangle are spring and summer blooming annual and perennial species and some would not yet be easy to locate or confirm identities of at this time of year. After completing the February visit, I recommended that an additional spring survey would be wise. On May 10, 2023, I returned to the site to conduct a focused survey within the impact zone of the project.


Legend
Outline of closed canopy of landscape Cypresses

The existing residence is approximately 50 years old. It has a mature landscape with an aging, hardscape and primarily nonnative plant material surrounding the entire structure and escaping into the interface with sage scrub and bluff scrub. The lot is dominated by the Monterey Cypress planted on the south, east and north of the house which shields it from Highway 1. (Aerial image of the Lot on the previous page illustrates the canopy cover of the Cypress) The understory of the Cypress is sparsely vegetated with various nonnative succulents (Aloe, Crassula, Aeonium) and several large shrubs and trees including many other smaller plants from other Mediterranean climate regions of the world including the ubiquitous Iceplant or Hottentot fig (*Carpobrotus*). Where the landscape has invaded into the surrounding native coastal sage scrub and bluff scrub plant communities, several native shrubs and perennials are struggling to coexist including Carmel Ceanothus (*Ceanothus thyrsiflorus* var*. griseus*), Douglas' iris (*Iris douglasiana*), lizard tail (*Eriophyllum staechadifolium*) , Seaside daisy (*Erigeron glaucus*), Woodmint (*Stachys bullata*), California sage brush (*Artemisia californica*), Bluff buckwheat (*Eriogonum parvifolium*[1]*)*

The Habitat or Plant community types that were native to the site are Coastal bluff scrub, and Coastal Sage scrub. (Per CNDDB, Munz and Holland descriptions) Remnants of both occur on the steep west facing bluff on which the house perches and to the northwest and at the south end of the lot. The neighboring property across Highway One to the east of the lot is a continuous swath of the Coastal Sage scrub. Along the Big Sur Coast, common overstory species of Coastal sage scrub are Black sage, California sagebrush, blue blossom Bluff buckwheat, yellow bush lupine and Lizard tail. On moist north facing slopes and bluffs, Bracken fern is dominant in the understory; common cow parsnip, Indian paintbrush, yerba buena and California oatgrass are typically present. Some of the most common plants of these plant communities remain on site including the Carmel Ceanothus, and lizard tail, California sage brush, California blackberry and Poison Oak.

Pinning down a specific CNPS plant alliance is difficult on the site. The dominant species on site is Carpobrotus which has become ubiquitous along the Coast of California. The overall vegetative cover of the entire 2.9-acre property is 50-60% Carpobrotus edulis or chilense with smaller patches of Mesembryanthemum and other ice plant cousins. The CNPS Manual of California vegetation calls this Mesembryanthemum spp. - Carpobrotus spp. Herbaceous Semi-Natural Alliance. Ice plant mats.

Mixed into the Ice plant mats are small areas where the some of the typical native species are more abundant. Like over the septic leach field north of the existing house where Coast hedge nettle (*Stachys bullata)* and Lizard tail (*Eriophyllum staechadifolium*) are codominant with Carpobrotus but shrinking in coverage. This would not fit into the CNPS Eriophyllum staechadifolium - Erigeron glaucus - Eriogonum latifolium Herbaceous Alliance. Seaside woolly-sunflower - seaside daisy - buckwheat patches. Beyond the immediate areas adjacent to the house and leach field and corral, the native mix is diverse with no shrub or perennial ever appearing to dominate. Thus, the working definition will remain the older, broader terms of Coastal Scrub and Coastal Bluff scrub.

Coastal Bluff scrub is dominated by low shrubs and prostrate herbaceous species found on steep, exposed bluffs above the ocean. Vegetative cover may be dense or sparse depending on slope steepness. The bluff scrub community may grow on either sandy or serpentine soils. The species composition is very similar to and intergrades into the coastal scrub community, but differs in containing species better adapted to the extreme wind, salt spray, and steep slopes of the bluffs including the live forever's (*Dudleya farinosa* and *Dudleya caespitosa*), Seaside daisy (*Erigeron glaucus*), and surprisingly tough Douglas' iris (*Iris douglasii*) and

[1] Eriogonum parvifolium is a host plant for the Smith's Blue butterfly. The six scattered plants observed were not in the project impact area of the property and save for one larger plant were all small straggling plants. They would not constitute "breeding habitat."

several bulbs forming species like Blue dicks (*Dipterostemon capitatus*) and Fremont's death camas (*Toxicoscordion fremontii*).

A continuous swath of Monterey Cypress (*Hesperocyparis macrocarpa*) trees surrounds the house on the north and along Highway 1 south to the end of the lot effectively screening the structures from the road. These were all introduced as part of the landscaping or subsequent volunteer seedlings and are not native to the site. Five (5) of these trees (three of them over twenty-four" dbh) are being proposed for removal for the project. While they are not protected species in this area, they are considered Landmark size trees at greater than twenty-four inches dbh.

Prior to visiting the project site, I conducted a query of the California Natural Diversity Database (CNDDB) and the California Rare Plant inventory for the Soberanes Point quadrangle. From those databases I created a master list of Rare, Threatened and Endangered (RTE) Plants, Animals and Plant communities to focus on during the onsite field work. Rare, Threatened or Endangered species of plants documented to occur nearby in the Coastal sage scrub and/or Coastal Bluff scrub include Little Sur manzanita (*Arctostaphylos edmundsii*), ocean bluff milk-vetch (*Astragalus nuttallii var. nuttallii*), Monterey Coast paintbrush (*Castilleja latifolia*), Douglas's spineflower (*Chorizanthe douglasii*), Lewis's clarkia (*Clarkia lewisii*), Seaside birds beak (*Cordylanthus rigidus ssp. littoralis*), Hutchinson's larkspur (*Delphinium hutchinsoniae*), sand-loving wallflower (*Erysimum ammophilum*), harlequin lotus (*Hosackia gracilis*), large-flowered leptosiphon (*Leptosiphon grandiflorus*), Michael's rein orchid (*Piperia michaelii*), Yadon's rein orchid (*Piperia yadonii*), and maple-leaved checkerbloom (*Sidalcea malachroides*). None of these species were found in the project impact area on the Desai property in February. Based on the known habitat requirements of these species and the location of the project impact area, several of these species would be considered likely to have occurred here. For this reason, a species-specific follow up survey was conducted in May 2023 to look for ten of these plants, all of which would not have been in bloom in February but would be in May. In addition to looking more carefully for individual plants of *Eriogonum parvifolium*, the primary habitat plant for Smith's Blue butterfly (see discussion below), during my May 10 floristic survey I looked specifically for: Douglas's spineflower (*Chorizanthe douglasii*), Lewis's clarkia (*Clarkia lewisii*), Seaside birds beak (*Cordylanthus rigidus ssp. littoralis*), Hutchinson's larkspur(*Delphinium hutchinsoniae*), sand-loving wallflower (*Erysimum ammophilum*), harlequin lotus (*Hosackia gracilis*), large-flowered leptosiphon (*Leptosiphon grandiflorus*), Michael's rein orchid (*Piperia michaelii*), Yadon's rein orchid (*Piperia yadonii),* and maple-leaved checkerbloom (*Sidalcea malachroides*) A complete table of all RTE plants, animals and Plant communities is appended at the end of this report and provides habitat requirements for each as well as an evaluation of whether they would be likely to be found on the Desai property and if they were observed on site.

The May 10 survey yielded one new observation of plants not seen during the February assessment. I would have expected to find small-leaved lomatium (Lomatium parvifolium) during my February 8 visit. I have seen it in flower in several locations this year in December and January and assumed it was not present on the property because of the negative findings in February. It is situated on the rocky slope south of the current parking area where a new wing of the house will be built. Approximately twenty individuals of this California Rare Plant Rank List 4.2[2] species were observed, mixed with White fairy lanterns (*Calochortus albus*) Fremont's death camas (*Toxicoscordion fremontii*), Blue dicks (*Dipterostemon capitatus*) and Sea lettuce

[2] California Rare Plant Rank 4: Plants of limited distribution, a watch list. Some of the plants constituting California Rare Plant Rank 4 meet the definitions of the California Endangered Species Act of the California Fish and Game Code, and few, if any, are eligible for state listing. While they do not automatically qualify for protection under CEQA, the California Native plant society recommends their protection.

(*Dudleya caespitosa*). Some or all of these may be impacted by the new garage and covered patio.

The search for Eriogonum parvifolium plants turned up six individual plants: five small plants south of the proposed new house wing and one large plant off the NW corner of the existing house at the top of the bluff slope. None of these plants will be impacted by the development project.

Wildlife

Twelve (12) species of RTE animals including insects are documented in the Soberanes Point Quadrangle. Only two, both insect species: The Smith's blue butterfly (*Euphilotes enoptes smithii*) and Monarch butterfly (*Danaus plexippus plexippus*) would be expected to potentially occur on or near the property.

Smith's blue butterflies are entirely dependent on one species of buckwheat plant along the Big Sur coast. Seacliff wild buckwheat (*Eriogonum parvifolium*) is the host plant for Smith's blue butterfly (SBB) larvae and the plant that adults utilize primarily for nectar gathering during their short life span. Where Seacliff wild buckwheat is found in dense, dominant stands in the Coastal sage and coastal bluff scrub, it is assumed that the SBB are present as well. No seacliff buckwheat plants were observed in the project impact area but six total individual plants were documented in 2 locations outside of the construction impact area of the property in the Coastal scrub and bluff scrub habitat on the South and northwest sides of the Desai property. Individual isolated plants along a windy bluff would not provide the adequate density or protection to support a breeding population of SBB and the lack of a continuous swath of Buckwheat plants would prevent the site from becoming a "steppingstone" connection for breeding adults travelling between other occupied buckwheat stands. This butterfly has an approximate one-week lifespan in which to find a mate and reproduce. They remain within the small area where they metamorphosed from egg to caterpillar to adult and rarely fly more than 50-100 yards away (though in wind protected areas further inland they have been found to move over ¾'s of a mile) No Smith's blue butterflies are likely to be impacted by this project.

Currently, individual adult monarchs are candidate species for Federal listing. Previously the winter gathering locations (referred to as overwintering sites) that generations of Monarchs consistently return to year after year are considered special status and protected. The time during which I visited the site was in the middle of the period in which Monarch butterflies annually return to the Central Coast and gather in large groups in stands of trees where they spend the next 4-6 months in a state of paused reproduction. They gather in large masses and hang from tree branches during the night or cloudy stormy days and only fly around away from the trees on warm sunny days when they go in search of flower nectar. On the days I visited the Desai Property, in 2023, 2024 and 2025 no monarch butterflies were seen.

The only terrestrial wildlife species observed during either survey were several western fence lizards – *Sceloperus occidentalis*, and a single Coast Gartersnake - *Thamnophis elegans terrestris*. Both common species with no special status.

Impacts

The Demolition, rebuild and additional new structures will impact the landscape zone just south and immediately north and west of the existing house and in the area where the ADU and pool are proposed further north including the driveway to the ADU. The total disturbance to the site will be approximately .59 acre (25,902 Square feet), but much of that square footage was previously impacted by the existing development including structures, hardscape, and landscape (Roughly 22,000 square feet). The existing house and garage and hard-scape structures like decks, retaining walls and fences will be demolished to make way for the new two-story main house, ADU. pool and garage and extensive outdoor hardscape. The corral

and former vegetable garden at the north end of the property where the pool is proposed will be removed but will have no impact on native vegetation in this ultra-disturbed area.

1.Grading and construction of the pool and ADU on the north side of property will impact an approximately 10,000 square-foot area where the native plant community of the site is still partially intact but heavily invaded by Carpobrotus and Black mustard and Poison hemlock. This is not a significant impact but could become so if grading or disturbance occurs further west than necessary.

2.The removal of four Monterey Cypress trees from the landscape has the potential to impact bird nest building and rearing behavior of several species of migratory birds along the coast. If the trees are removed during the typical breeding season there is potential for impacts to bird nesting or rearing behavior.

Fish and Game code 3503. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.

Section 3503.5. It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

Section 3513. It is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Treaty Act.

MIGRATORY BIRD TREATY ACT

Section 703. Unless and except as permitted by regulations made as hereinafter provided in this subchapter, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill, possess, offer for sale, sell, offer to barter, barter, offer to purchase, purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export, any migratory bird, any part, nest, or egg of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or part, of any such bird or any part, nest, or egg thereof, included in the terms of the conventions between the United States and Great Britain for the protection of migratory birds concluded August 16, 1916 (39 Stat. 1702), the United States and the United Mexican States for the protection of migratory birds and game mammals concluded February 7, 1936, the United States and the Government of Japan for the protection of migratory birds and birds in danger of extinction, and their environment concluded March 4, 1972, and the convention between the United States and the Union of Soviet Socialist Republics for the conservation of migratory birds and their environments concluded November 19, 1976. This law only applies to migratory bird species that are native to the United States or its territories.

The definitions of a nest, active nest, and breeding season as provided by CDFW.

Nest (noun): A nest is a structure or site under construction or preparation, having been constructed or prepared, or being used by a bird, for the purpose of laying eggs, incubating eggs, or rearing young, or is otherwise critical to the life history of the individual (e.g., individuals of species that exhibit site fidelity, colonial nesters and raptors). Perching sites and screening vegetation are not part of the nest.

Active nest: A nest as defined above, during the portion of the breeding season as defined below, once birds begin constructing or repairing the nest in readiness for egg-laying. A nest is no longer an “active nest” if

abandoned by adult birds or once nestlings or fledglings are no longer dependent on the nest. Nests which are critical to the life history of the individual (e.g., individuals of species that exhibit site fidelity, colonial nesters, and raptors) are considered an Active Nest year-round.

Breeding Season: The period of the year during which courting, breeding, or nesting occurs, or when breeding adult birds or their nestlings or fledglings are at or near a nest. The breeding season varies among bird species and geographic locations. (Monterey County applies a period between February 22 to August 1, though several species may begin nesting activity as early as December)

3. The grading and topography change necessary to build the new wing on the south side of the proposed new house will permanently impact approximately twenty individual plants of Lomatium parvifolium, a California Rare Plant Rank list 4.2 species. This is a plant of limited distribution along the Central coast but locally abundant in parts of Monterey County. It is not required to be protected under CEQA. If possible, it is recommended to avoid the removal of these plants.

4. The grading and movement of soil containing roots, stems and seeds of nonnative invasive plants found on the site (particularly in the old corral and vegetable garden) has the potential to spread noxious weeds throughout the property where they currently do not exist or even onto neighboring properties.

Measures to offset potential impacts.

1. To offset minor impacts to a mix of native and nonnative plants on the north and northwest of the new project and avoid additional impacts on less invaded native plants further west, the limits of grading will be flagged and sturdy t-posts with bright orange snow fencing will be placed at the edge of the grading limits to prevent machinery or project activity from extending beyond it.

2. To offset overall impacts to the site from the entire demolition and rebuild and additional new development, the property owner will restore .25 acre (10,890 square-feet) of native bluff scrub vegetation west and north of the proposed project site using species collected from the property and utilize these same species in all landscaping on the west side of the new structures.

3. To reduce potential impacts to nesting and rearing bird species - Time tree removal and initial earth moving activities to occur before or after the generally accepted bird breeding season of February 22 to August 1 -OR If tree removal or grading occurs between Feb 22 and August 1 of any given year a pre removal survey of the trees to be removed as well as those surrounding it shall be conducted to determine if the trees are being utilized for bird nesting or rearing. A qualified Biologist from the Monterey County List of approved biological consultants shall conduct a nesting survey within three hundred feet of the impacted trees, no more than 15 days[3] prior to commencement of tree removal activities. If active nesting or rearing activities of migratory, non-game birds are detected, the Biologist may at their discretion set a buffer zone around the nesting area that allows for activities to continue beyond that buffer zone (typically one hundred Feet). If an active nest of any bird of prey is detected the tree removal shall be postponed until a follow up survey determines the activity has ceased or after August 1 whichever comes first

4. If the Lomatium parvifolium plants present in the area where the new garage and covered patio will be built, cannot be avoided, to lower or eliminate this impact, the existing plants will be flagged as soon as possible to mark their locations before they go dormant and become impossible to locate, and remain so

[3] [3] The County standard is 30 days, but much can happen in a 30-day period during the breeding season. Some nests not seen in an early survey can be fully built and occupied 30 days later and nests occupied by hatchlings can be abandoned and hatchlings fully reared and independent 30 days later. 15 days as a maximum is more realistic to capture a real sense of the on-site activity prior to tree removal or groundbreaking.

until the fall period between October 15 and December 1 when the roots can be carefully dug up and transplanted to an area of the property (southern portion that is undeveloped would be best) where they can be out of the range of current or future development.

5. Despite the low likelihood of being utilized by an active population of Smith's blue butterflies, all the Eriogonum parvifolium plants identified and flagged during my survey should remain flagged and have small fences placed around them for the duration of the redevelopment of the site, to protect them and promote opportunity for additional plants to germinate and grow near them. Buckwheat and Smith's Blue butterfly populations are not static. The potential for future growth of the buckwheat increases the potential for future utilization by Smith's blue butterflies from east or south of the property.

6. To offset the potential for increased spread of invasive nonnative species on the property, A Weed identification and eradication plan should be included in the landscape plan. Species to target should include at minimum, the Cape Ivy (*Delairea odorata*) "Ice plant" (*Carpobrotus edulis*), Black mustard (Brassica nigra), and Poison hemlock (Conium maculatum).

If all the measures described above are followed the demolition and rebuild of a single-family dwelling and the addition on ADU on the property at 36240 & 36242 Highway One in Carmel CA will have a less than significant impact on the native animals, plants, and plant communities on site and adjacent.

Pat Regan

Consulting Biologist



Figure 1: View looking north at SE corner of existing house.



Figure 2: View looking NW at opening where driveway to the proposed ADU will continue to north.

Figure 3: View looking SW at location where new house wing will be built into the slope.





Figure 5: View looking NW from north side of existing house.

Figure 4: View looking west from north side of existing house. Plants on right are all naturalized and some invasive nonnative.





Figure 6: View looking NW from area where pool and ADU will be constructed. Mix of nonnative Carpobrotus chilensis, Carpobrotus edulis, Brassica nigra, and native Stachys bullata and Eriophyllum staechadifolium in foreground.

Figure 7: View looking north from existing septic leach field. Native pink flowered Stachys mixed with nonnative Carpobrotus, Black mustard, Poison hemlock and Cape Ivy and Blue gum.





Figure 8: Cluster of Small leaved lomatium (Lomatium parvifolium) on rocky outcrop where south edge of new house wing will be constructed.

Figure 9: Single seacliff wild buckwheat (Eriogonum parvifolium) near edge of bluff west of NW corner of existing house.



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SPECIAL-STATUS PLANT SPECIES DOCUMENTED IN THE SOBERANES POINT QUADRANGLE WITH THE POTENTIAL TO OCCUR IN THE DESAI PROJECT VICINITY

SPECIES LISTED AS BEING UNLIKELY TO OCCUR WITHIN THE PROJECT AREA ARE CONSIDERED TO BE BEYOND THEIR KNOWN RANGE OR TO HAVE LOW HABITAT SUITABILITY FOR REPRODUCTION, COVER, AND/OR FORAGING. SPECIES LISTED AS HAVING NO CHANCE TO OCCUR ARE ENTIRELY DEPENDENT ON HABITAT CONDITIONS SIMPLY NOT FOUND ON SITE

***Scientific* and Common name**	**Legal status Federal /State/ CNPS**	**Life form**	**Plant community/Habitat Requirements**	**Flowering period**	**Likelihood to naturally Occur within the Project Site**	**Observed on project site?**
Arctostaphylos edmundsii Little Sur manzanita	-/-/1B.2	Evergreen Shrub	Chaparral, Coastal bluff scrub	Nov- April	Low	No
Arctostaphylos hookeri ssp. hookeri Hooker's manzanita	-/-/1B.2	Evergreen Shrub	Maritime chaparral, Foothill Woodland, Northern Coastal Scrub, Closed-cone Pine Forest	January - June	Unlikely No suitable habitat occurs on site.	No
Astragalus nuttallii var. nuttallii. ocean bluff milk-vetch	-/-/4.2	Perennial herb	Rock, sandy areas, bluffs, below 70 meters	January to October	Low. Marginal habitat occurs on site but not in project impact area	No
Castilleja latifolia Monterey Coast paintbrush	-/-/4.3	Annual herb	Sandy soils. Closed-cone coniferous forest, Cismontane woodland (openings), Coastal dunes, Coastal scrub	Feb-Sept.	Low. Marginal habitat occurs on site but not in project impact area	No
Ceanothus rigidus Monterey ceanothus	-/-/4.2	Evergreen shrub	Maritime chaparral, Foothill Woodland, Northern Coastal Scrub	March-April	Unlikely. No suitable habitat occurs on site	No

Chorizanthe douglasii Douglas's spine flower	-/-/4.3	Annual herb	Chaparral, Foothill Woodland, Yellow Pine Forest	April - July	Unlikely. No suitable habitat occurs on site	No
Clarkia jolonensis Jolon clarkia	-/-/1B.2	Annual herb	Interior foothill woodland	April - June	None. This species does not occur on the Western slopes of the Santa Lucia range	No
Clarkia lewisii Lewis's clarkia	-/-/4.3	Annual herb	Chaparral, Foothill Woodland, Northern Coastal Scrub	April-July	Unlikely. No habitat occurs on site	No
Cordylanthus rigidus ssp. littoralis Seaside bird's beak	-/T/1B.1	Annual herb	Sandy openings in Maritime chaparral, closed-cone Pine forest, Coastal Strand, Northern Coastal Scrub, Coastal Sage Scrub, Southern Oak Woodland, Foothill Woodland	April - October	Unlikely. No suitable habitat occurs on site	No
Delphinium hutchinsoniae Hutchinson's larkspur	-/-/1B.2	Perennial herb	Coastal Prairie, Chaparral, Mixed Evergreen Forest, Northern Coastal Scrub	March - June	Low likelihood. Suitable habitat occurs south of site but not in project area	No
Eriogonum nortonii Pinnacles buckwheat	-/-/1B.3	Perennial	Chaparral, Valley and foothill grassland	August-May	Unlikely. No suitable habitat occurs on site	No
Erysimum ammophilum sand-loving wallflower.	-/-/1B.2	Perennial herb	Sandy openings in Chaparral, Coastal dunes, and Coastal scrub	Feb - June	Unlikely. No suitable habitat occurs on site	No
Hosackia gracilis harlequin lotus	-/-/4.2	Perennial herb	Perennial herb found in water, springy areas, shores, meadows, roadside ditches. Mixed Evergreen Forest, Northern Coastal Scrub, Closed-cone Pine Forest, wetland-riparian	March - July	Unlikely. No suitable habitat occurs on site	No
Leptosiphon grandiflorus large-flowered leptosiphon	-/-/4.2	Annual herb	dunes, coastal Coastal Strand, Foothill Woodland, Northern Coastal Scrub, Coastal Sage Scrub, Closed-cone Pine Forest, Valley Grassland, Coastal Prairie	April - August	Unlikely. No suitable habitat occurs on site	No

Lomatium parvifolium Small leaved lomatium	-/-/4.2	Perennial herb	Chaparral, Closed-cone Pine Forest Serpentine soils	January - June	Unlikely. Marginal suitable habitat occurs on site	Yes
Pinus radiata Monterey Pine	-/-/1B.1	Evergreen tree	Closed-cone Pine Forest	January - February	Not likely. South of natural occurrence	No
Piperia michaelii Michael's rein orchid	-/-/4.2	Perennial herb	Coastal Foothill Woodland, Yellow Pine Forest, Northern Coastal Scrub, Coastal Sage Scrub, Closed-cone Pine Forest	April - August	Unlikely. No suitable habitat occurs on site	No
Piperia yadonii Yadon's rein orchid	E/-/1B.1	Perennial herb	Coastal scrub, Maritime chaparral, Closed-cone pine forest	May - August	Unlikely. No suitable habitat occurs on site	No
Rosa pinetorum Pine rose	-/-/1B.2	Shrub	Yellow Pine Forest, Red Fir Forest	May - July	Unlikely. No suitable habitat occurs on site	No
Sidalcea malachroides Maple leaved checkerbloom	-/-/4.2	Perennial herb	Disturbed areas in Coastal Prairie, Mixed Evergreen Forest, Redwood Forest	April - August	Unlikely. No suitable habitat occurs on site	No

Rare Plant rank - **1**: Rare, threatened, or endangered in California and elsewhere

.1: Seriously endangered in California

.2: Fairly endangered in California

Rare Plant Rank: **4**

Uncommon in California

.2: Fairly endangered in California

Federal status **E**: Endangered

T: Threatened

California Status - **E**: Endangered

T: Threatened

SPECIAL-STATUS WILDLIFE SPECIES KNOWN OR WITH THE POTENTIAL TO OCCUR IN THE PROJECT VICINITY

***Scientific* and Common name**	**Legal status Federal/State**	**Habitat Requirements**	**Likelihood to naturally Occur within the Project Site**	**Observed on project site?**
Invertebrates				
Danaus plexippus Monarch butterfly	none	Overwintering habitat specific to woodland areas immediately bordering the coast composed of Monterey Pine, Eucalyptus, Cypress and Redwood.	Low. Known overwintering sites documented nearby.	No
Euphilotes enoptes smithi Smith's blue butterfly	E/-/-	Coastal scrub with dominance of specific buckwheat species Eriogonum parvifolium.	Low. 6 individuals of its host plant Eriogonum parvifolium were seen on site. Possible further south and east across Highway 1	No
Mollusks				
Haliotis cracherodii black abalone	E/-/-	Marine	Only offshore	No
Vertebrates				
Mammals				
Enhydra lutris-nereis Southern Sea otter	*T/-/FP*	Entirely aquatic	Offshore	No
Eumetopias jubatus Steller (=northern) sea-lion	*DL/-/-*	Entirely aquatic	Offshore	No
Corynorhinus townsendii Townsend's big-eared bat	-/-/SSC	Big-eared bats have been reported in a wide variety of habitat types ranging from sea level to 3,300 meters. Habitat associations include: coniferous forests, mixed meso-phytic forests, deserts, native prairies, riparian communities, active agricultural areas, and coastal habitat types. Distribution is strongly correlated with the availability of caves and cave-like roosting habitat, with population centers occurring in areas dominated by exposed, cavity forming rock and/or historic mining districts.	Unlikely	No

Fish				
Oncorhynchus mykiss irideus steelhead - south/central California	T/-/SSC	Rivers and perennial streams along Central coast	None. No suitable habitat occurs on site	No
Amphibians				
Batrachoseps luciae Santa Lucia slender salamander	-/-/-	Inhabits moist locations in redwood and mixed evergreen forests. Mostly found on north-facing slopes. Found along the western slope of the northern Santa Lucia Mountains in Monterey county from the Monterey Peninsula south to near the San Luis Obispo county line, and on the eastern slopes from Arroyo Seco south to at least the 36th parallel.	Unlikely. No suitable habitat occurs on site or nearby	No
Rana boylii Foothill yellow legged frog	-/Candidate/SSC	Frequents rocky streams and rivers with rocky substrate and open, sunny banks, in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools.	Unlikely. No suitable habitat occurs on site	No
Rana draytonii California red-legged frog	T/-/SSC	In the coast range, requires ephemeral or permanent water, ponds, reservoirs, or creeks (with slow moving pools during the winter/spring) with water that lasts at minimum until the end of June for reproduction (Reis 1999a). During the late summer or fall, adult frogs are known to utilize a variety of upland habitat types near water bodies with either leaf litter or mammal burrows.	Unlikely. No suitable habitat occurs on site	No
Birds				
Hydrobates homochroa ashy storm-petrel	-/-/SSC	A small seabird with a limited range, breeding only on offshore islands from central California to northern Baja, and dispersing only short distances at sea. Flies low over the waves with relatively shallow wingbeats. Of the	Unlikely	No

		various all-dark storm-petrels on the west coast, this one is medium-sized and slightly paler than the others		
Pelecanus occidentalis californicus. California Brown pelican	DL/DL/FP	The brown pelican is found in estuarine, marine subtidal, and marine pelagic waters along the California coast. Breeds on Channel Islands: Anacapa, Santa Barbara, and Santa Cruz (Garrett and Dunn 1981) from March to early August; most numerous then within 20 km (12 mi) of those islands (Briggs et al. 1981).	Unlikely	In flight offshore

Federal status **E**: Endangered
T: Threatened
California Status - **E**: Endangered
T: Threatened
SSC = California Species of Special Concern
FP = Fully protected in State of California
WL = Watch list

Plant community	**Description and Primary components**	**Likelihood to naturally occur within the Project Site**	**Observed on project site**
Central Maritime Chaparral	A variable sclerophyll scrub of moderate to high cover (50-100%) dominated by forms of Arctostaphylos tomentosa plus one or more other narrowly distributed manzanita. Survives at scattered locations near Monterey and Ft. Ord and in the Carmel Highlands	Low	No
Monterey Pine Forest	Dominated by Pinus radiata. Canopies may reach 30m and be 80% Monterey Pine. Quercus agrifolia usually is the next most abundant tree. Understories are variable in both composition and density.	Unlikely	No. Several Monterey Pines are planted in the landscape along with Monterey Cypress

Special status natural communities are communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects. These communities may or may not contain special status species or their habitat.

Latin name	Common name
Acca sellowiana*	Pineapple Guava
Aeonium arboreum*	tree aeonium
Aloe sp.*	aloe
Aptenia cordifolia*	baby sun-rose
Artemisia californica	California sage brush
Brassica nigra*	Black mustard
Calochortus albus	White fairy lanterns
Calystegia microstegia ssp. cyclostegia	Coast morning glory
Carpobrotus chilensis*	sea fig
Ceanothus thyrsiflorus var. griseus	Carmel ceanothus
Ceanothus thyrsiflorus var. thyrsiflorus	blue blossom ceanothus,
Conium maculatum*	poison hemlock
Crassula sp.*	crassula
Delairea odorata*	Cape Ivy
Diplacus aurantiacus	bush monkeyflower
Dipterostemon capitatus	Blue dicks
Dudleya caespitosa	sea lettuce
Dudleya farinosa	Bluff lettuce
Echium candicans*	Pride of madeira
Erigeron glaucus	Seaside daisy
Eriogonum parvifolium	seacliff wild buckwheat
Eriophyllum staechadifolium	lizard tail
Eucalyptus globulus*	blue gum
Frangula californica	coffeeberry
Hesperocyparis macrocarpa^	Monterey Cypress
Iris douglasii	Douglas' iris
Lomatium parvifolium	little leaf lomatum
Mesembryanthemum nodiflorum *	slender leaved ice plant
Myoporum laetum*	Mousehole tree
Rubus ursinus	California blackberry
Salvia mellifera	black sage
Sanicula crassicaulus	Ggamble weed
Sanicula laciniata	Coast sanicle
Stachys bullata	Woodmint
Stachys chamissonis	Coast hedge nettle
Tetragonia tetragoniodes*	New Zealand spinach
Toxicodendron diversilobum	poison-oak
Toxicoscordion fremontii	Fremont's death camas

* Nonnative to Monterey County

^ Native to Monterey County but not to this site

REGAN BIOLOGICAL & HORTICULTURAL CONSULTING

Mary Israel - Supervising Planner
Monterey County HCD
1441 Schilling Place - 2nd Floor South
Salinas, CA 93901

June 4, 2025

RE: Naik-Desai Residence 36240 Highway 1 in Big Sur

Dear Mary,

This letter is an addendum to the Biological Assessment (Updated and Revised) written for the proposed redevelopment of this property dated March 24, 2025.

Carla Hashimoto of Eric Miller Architects informs me that a subsequent revision to the main house plan has extended part of the structure further south than any previous iteration and it now terminates on the ocean facing side of a Rocky knoll just above an existing fence line and terrace overlooking the water. You requested that this newly added development area be included in the biological assessment of the project area.

The area being added to the development is not significantly out of the area first proposed for development in 2022-2023. It is a Rocky knoll that sits above the existing parking area and house just south of the house and level landscaped areas around the house. It is topped by nonnative (to the site) Monterey Cypress trees that have significantly altered the vegetation under and around them and south of them, a low growing mix of invasive Carpobrotus chilensis and typical native bluff scrub species like Seaside daisy (*Erigeron glaucus*), Black sage (*Salvia mellifera*), Coast sagebrush (*Artemisia californica*) and Sea lettuce (*Dudleya caespitosa*) and perennial species like Blue dips (*Dipterostemon capitatus*), Fremont's lily (*Toxicoscordion fremontii*), Small-leaved lomatium (*Lomatium parvifolium*) and White fairy lanterns (Calochortus albus).

***Figure 1**: View looking north through Cypress understory on top of knoll.*



The photo at left shows the high point of the knoll. The House extension will terminate just left of the two-trunked cypress tree in the foreground. The density of the canopy and the natural allelopathic nature of the Cypress leaf litter has effectively eliminated any vegetative cover from directly under the trees.

West of the Cypress trees the knoll drops off steeply to a terrace at house and yard level. This slope is covered by a mix of exotic landscape planting, mostly nonnative succulents like *Aloe* and *Delosperma*, *Cotyledon*, *Crassula* and *Carpobrotus* but also including Pride of Madeira (*Echium fastuosum*) and Norfolk Island Pine (Araucaria *heterophylla*). There are a handful of Coast sagebrush and Sea lettuce and Fremont's lily's interspersed on the slope between the dead zone under the

Figure 2: *View looking NE from terrace where proposed southern extension will terminate.*



Cypress and terrace, but very few. The exposed rock in the middle of the photo below is approximately where cut and fill would terminate for the proposed south extension.

Further South of the high point of the knoll, the percentage of nonnative plants decreases, and the diversity of native species increases but is still consistently in competition with the ubiquitous Carpobrotus. On the south side, once clear of the Canopy of the Cypress trees the mix has a greater quantity of Blue dips (previously known as blue dichs or Dichelostemma capitatum) Fremont's lily, and Fairy lantern and additional species include Coast morning glory (*Calystegia macrostegia* ssp *cyclosetegia*), Golden yarrow (*Eriophyllum confertiflorum*), California goldenrod (*Solidago velutina*



***Figure 3**: View looking east up slope at Cypress trees on top of knoll. Proposed southern extension does not reach this far south.*

***Figure 4**: View looking north at Cypress canopies on top of knoll. Southern extension impacts will not reach this far south.*



ssp. californica), Poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*), Wood mint (*Stachys bullata*), California sand aster (*Corethrogyne filaginifolia*), leafy bentgrass (*Agrostis pallens*), silver bush lupine (*Lupinus albifrons* ssp *douglasii*), Coast sagebrush and Black sage. It appears that even when accounting for room to do the grading and cutting that is necessary to add the proposed southern extension, that none of this area will be impacted.

To accommodate the cut and fill and construction of the new proposed southerly extension of the new single family home at 36240 Highway 1 in Big Sur a small area of vegetated westerly facing slope with mostly nonnative landscape plants will be removed and the root systems of several existing cypress trees at the top of the slope will be temporarily (perhaps permanently if not adequately protected) impacted. There are no special status protected plants except for the few *Lomatium parvifolium* (California Rare Plant Rank 4.2[1]) already documented and evaluated in the previous Biological Assessment, in this impact area.

Root systems of the Cypress trees on top of the knoll could be negatively impacted by the cut and fill and construction activity. There is already protective fencing called out on sheet A-1.1 though it appears to be at the minimum distance from the trunks and I would recommend having an arborist on site, to observe and advise on root pruning and protection during the actual excavation work along the east side of the construction area.

Otherwise, I see no significant new impact on native plants, plant communities or wildlife that would occur resulting from this extension.

Pat Regan.

[1] California Rare Plant Rank 4: Plants of limited distribution, a watch list. Some of the plants constituting California Rare Plant Rank 4 meet the definitions of the California Endangered Species Act of the California Fish and Game Code, and few, if any, are eligible for state listing. While they do not automatically qualify for protection under CEQA, the California Native plant society recommends their protection.

Mary Israel - Supervising Planner
Monterey County HCD
1441 Schilling Place - 2nd Floor South
Salinas, CA 93901

August 8, 2025

RE: Naik-Desai Residence 36240 Highway 1 in Big Sur. PLN210348

Dear Mary,

This letter is an addendum to the Biological Assessment (Updated and Revised) written for the proposed redevelopment of this property dated March 24, 2025. Specifically, it is an analysis of the significance of the small patch of California Rare Plant Rank 4.2 Small leaved lomatium on the project site and whether its presence and impacts to it reaches CEQA level significance. I do not believe that the small occurrence of *Lomatium parvifolium* that will be impacted by the development on the Desai property represents a CEQA level impact requiring an Initial study or mitigation measures. The project will have a less than significant impact on *Lomatium parvifolium*.

Scientific Name *Lomatium parvifolium* (H. & A.) Jeps.

Common Name small-leaved lomatium

Lomatium parvifolium, commonly known as small-leaved lomatium, is a perennial herb in the Apiaceae that is found only in California. It occurs within Chaparral, Closed-cone coniferous forest, Coastal scrub, and Riparian woodland[1], growing at elevations from 65 to 2295 feet. Lomatium parvifolium is ranked 4.2, Plants of Limited Distribution, A Watch List; Moderately threatened in California.

California Rare Plant Rank 4.2
Plants with a California Rare Plant Rank of 4 are of limited distribution or infrequent throughout a broader area in California, and their status should be monitored regularly. Should the degree of endangerment or rarity of a California Rare Plant Rank 4 plant change, we will transfer it to a more appropriate rank. 4.2-Plants of limited distribution; fairly threatened in California.
Some (previous hard copy versions of the Inventory had *very few* rather than *some*) of the plants constituting California Rare Plant Rank 4 meet the definitions of section 1901, Chapter 10 (Native Plant Protection Act) or sections 2062 and 2067 of the California Endangered Species Act of the California Fish and Game Code, and few, if any, are eligible for state listing. Nevertheless, many of them are significant locally, and the CNPS strongly recommends that California Rare Plant Rank 4 plants be evaluated for impact significance during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, based on CEQA Guidelines §15125 (c) and/or §15380.
Global Rank G3
State Rank S3

[1] The California Native Plant Society Rare Plant Inventory Uses vegetation community names and descriptions following those outlined by Robert F. Holland and John O. Sawyer, Jr. Alliances, sub categories and uniquely titled species- specific vegetative communities are not listed in their descriptions only broad coverage community types. **Chaparral** is most commonly one of the many Central maritime chaparral communities and **Closed cone coniferous forest** is predominantly Monterey Pine Woodland in Monterey County. **Coastal scrub** is a fluid, ever changing mix of woody shrubs that share some species commonality but add or subtract many species over linear distance and atmospheric condition changes from north to south along much of the California coast. The 36240 Highway 1 site did not simply fit into any of the specific CDFW Alliances or natural community definitions. See also the California Wildlife Habitat Relationships System definitions on Page 3

CESA None
FESA None
Other Status SB_SBBG seed banked at Santa Barbara Botanic Garden
Date Added 1/1/1974 Lomatium parvifolium was included in the first edition of the Inventory of Rare and Endangered vascular plants of California as a List 4 plant with a R-E-D code of 1-2-3 meaning it was 1_ Rare but found in sufficient numbers and distributed widely enough that the potential for extinction is low at this time. 2_ Endangered in a portion of its range. And 3_Endemic to California.
The R-E-D code has since been replaced with "threat ranks" ranging from 1-3 and *Lomatium parvifolium* is now considered a list 4.2 plant as described above a "plant of limited distribution; fairly threatened in California"
Other than that, it has remained on list 4 for 50 years with no change in status, known range or significant reduction in population. It appears to be stable and in no greater threat of extinction than when it was listed.
Last Change 5/26/2021
Lifeform perennial herb
Blooming Period Jan-Jun
Elevation: ft 65-2295
General Habitat Chaparral, Closed-cone coniferous forest, Coastal scrub, Riparian woodland
General Microhabitat serpentinite

Quadrangles documented: Alder Peak (3512183), Atascadero (3512046), Big Sur (3612137), Burnett Peak (3512172), Burro Mountain (3512173), Chualar (3612155), Gonzales (3612154), Lopez Mtn. (3512035), Marina (3612167), Monterey (3612158), Morro Bay South (3512037), Mt. Carmel (3612147), Pebblestone (3512161), Piedras Blancas (3512163), Pismo Beach (3512026), Prunedale (3612176), San Luis Obispo (3512036), Santa Teresa Hills (3712127), Seaside (3612157), Soberanes Point (3612148), Villa Creek (3512174), Watsonville West (3612187)

The Species range as illustrated by documentation in the California Natural Diversity Database, CalFlora, the Jepson Herbarium and iNaturalist has remained unchanged from County and statewide floras and the CNPS Rare Plant Inventory over the last 50-75 years. Overall understanding of the distribution throughout its natural range has exploded with the advent of smart phones and identification apps. Calflora has 300 plus observations in their database. INaturalist has 472 photo-documented additional observations of the plant throughout much of Coastal Monterey County, Santa Cruz County, and SanLuis Obispo county over the past 10 years. While INaturalist accepts entries from virtually anyone able to use the app, there is a process for determining the quality of the data entered and approximately half of the 472 entries are considered Research quality. The Quality Grade summarizes the accuracy, precision, completeness, relevance, and appropriateness of an iNaturalist observation as biodiversity data. Some attributes are automatically determined, while others are subject to a vote by iNat users. iNaturalist shares licensed "Research Grade" observations with a number of data partners for use in science and conservation.

The various ***special considerations*** for including a list 4.2 species in CEQA are not applicable for Lomatium parvifolium at this location:

- The **Type locality of a California Rare Plant Rank 4 taxon**; The Type locality for Lomatium parvifolium is not known.

• **Occurrences at the periphery of a species' range**; The project location is in the middle of the documented range of the species which includes Ventura, Santa Barbara, San Luis Obispo, Monterey, Santa Cruz, San Benito and Santa Clara Counties and not exceptional as to topography or geography.

• **Areas where the taxon is especially uncommon**; This species is evenly distributed and well represented up and down the Big Sur coast. The occurrence at 36240 Highway 1 is within the normal range of the species and while herbarium specimens and CNDDB records are historically spotty for this part of the Coast, Citizen science apps like INaturalist and CalFlora are filling in the blanks rapidly. The species is becoming better understood with the influx of photo documentations and appears to be much more common than previously understood, particularly in the Soberanes Point. Point Sur, Big Sur, Pheiffer Point and Partington Ridge Quadrangles.

• **Areas where the taxon has sustained heavy losses** (declining); There are no indications, anecdotal or data based, of the taxon losing ground quantitatively in habitat acreage or plant numbers in Coastal Monterey County.

• **Occurrences exhibiting unusual morphology or occurring on unusual substrates**; This occurrence has no morphological details making it exceptional. While the species is noted as frequently occurring on Serpentine soils, it is found in sandstone and granitic based soils on the Monterey peninsula, along the Big sur coast and throughout the Fort Ord National Monument. The Granite based soil substrate at 36240 Highway 1 is not an unusual substrate compared to other occurrences. Here it is on an exposed outcrop that is partially shaded by nonnative Monterey cypress trees. Under the canopy of the trees there is very little vegetation. The Lomatium is growing in soil pockets in the bedrock on north and west facing slopes. Approximately 20 individuals were observed, mixed with White fairy lanterns (*Calochortus albus*) Fremont's death camas (*Toxicoscordion fremontii*), Blue dicks (*Dipterostemon capitatus*) and Sea lettuce (*Dudleya caespitosa).*

• **Species maintained on BLM, USFWS, or USFS sensitive species lists**; Lomatium parvifolium is not on BLM, USFWS or USFS sensitive Species Lists.

• **Taxa associated with a habitat that is declining in California at a significant rate**. Central maritime chaparral is a locally specialized plant community with several subgroups based on dominant rare, local endemic manzanita species, that is under significant development pressure and threat from succession due to fire suppression and prevention on the Central Coast. The small leaved lomatium may be viewed as more vulnerable in locations where it occurs in those plant communities. There is no Central maritime chaparral habitat on the 36240 Highway 1 property.

Other Classifications-- The following vegetation types and plant communities defined in the literature fall into The California Wildlife Habitat Relationships System **Coastal Scrub** habitat definition: Coyote Brush, Lupine, Salal, Sumac, Ragweed, California Sagebrush, Encelia, Buckwheat and Sage described by Parker and Matyas (1981); the Opuntia series of succulent shrub subformation and the Coastal Sagebrush, Encelia, Baccharis, Salvia, Lupine, and California Buckwheat series of the soft chaparral subformation described by Paysen et al. (1980); Coastal Strand, Northern Coastal Scrub, Coastal Sage Scrub, and Coastal Sagebrush described by Munz and Keck (1973); Coastal Sagebrush, Northern Seashore Communities (Northern Dune Scrub), Southern Seashore Communities (Central Dune Scrub, Southern Dune Scrub), and Coastal Prairie - Scrub Mosaic described by Küchler (1977); and the Northern Coastal Dune Scrub subdivision of Partially Stabilized and Stabilized Coastal Dunes, Coastal Bluff Scrub, Coastal Scrub, and Maritime Cactus Scrub described by Cheatham and Haller (1975).

Please feel free to call or email if you have any questions about how I reached my conclusion.

Thank You

Pat Regan

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Introduced: 11/10/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

REFERRAL 19.01 - SEMI-ANNUAL REPORT OF AFFORDABLE AND WORKFORCE HOUSING APPLICATIONS WITHIN THE COUNTY

Consider receiving an update on affordable and workforce housing applications within the County.
Project Location: Countywide
Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

RECOMMENDATION:

It is recommended that the Planning Commission:

a. Receive an update on affordable and workforce housing applications within the County.

SUMMARY/DISCUSSION

This report provides a status update regarding Planning Commission Referral No. 19.01 (Semi-Annual Report of Affordable and Workforce Housing Applications within the County). On April 9, 2025, the Planning Commission received the "housing pipeline" report with the General Plan and Housing Element Annual Progress Reports. The April housing pipeline is included as Exhibit B.

Since April, the following applications been received or had a change of status:
PLN250255 - New Builder's Remedy preapplication proposing 24-moderate-income units in Carmel Valley. This project is proposed for the same parcel as PLN240139, which proposed a 6-level home with ADU and JADU for a total of three units. Because these are proposed on the same property, the units are not included in the Pipeline total.
PLN240322 - Builder's Remedy preapplication for 100-units at Rio Road and Val Verde in Carmel Valley was voided when a complete application was not submitted within the 180-days as required. This application is expected to be resubmitted and restart the 180-application period before the County's 6th Cycle Housing Element is certified.
PLN250002 - Builder's Remedy preapplication for 24-unit reuse of the Blue Sky Lodge in Carmel Valley was voided when a complete application was not submitted within the 180-days as required. This application is expected to be resubmitted and restart the 180-application period before the County's 6th Cycle Housing Element is certified.
PLN020016 - Approved project scope reduced from 319-lots to 16-lots when tentative maps for Phases B through Q expired.
PLN070192 - Project approvals expired in June 2017, with no Conditions of Approval cleared.

Builder's Remedy applications PLN240344, PLN250004, and PLN250005 are not included in the pipeline total. These projects are for the same property and propose between 75 and 200-units. If any of these projects are built, 20% of the units will be restricted for moderate-income households.

Staff identified several errors in the number of units included in the April 2025 report. After correcting these errors and the changes in status for the projects listed above, the pipeline projects County still needs new projects that will create 879 very low-income units, 335 low-income units, and 212 moderate-income units. The current pipeline has a surplus of above moderate-income units.

OTHER AGENCY INVOLVEMENT
None

Prepared by: Darby Marshall, Housing Program Manager
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - 6 November 2025 Housing Pipeline
Exhibit B - April 2025 Housing Pipeline Materials

Introduced: 11/10/2025
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Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - 6 November 2025 Housing Pipeline
Exhibit B - April 2025 Housing Pipeline Materials

Exhibit A

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Housing Pipeline
as of 11/6/2025

Project	PLN	Application Given Out	Application Deemed Complete	Entitlement Date	Status	Employer Sponsored Planned	Very Low-Income Planned	Low-Income Planned	Moderate-Income Planned	Workforce Income Planned	Above Market Planned	Total Proposed Units
855 E. Laurel Dr. - Eden Housing	PLN 230321	11/9/2023			Active - Condition Compliance		60	72				132
Laguna Seca Apartments	PLN 210180	9/1/2021	3/2/2022	6/29/2022	Active - Condition Compliance		4	4	6	4	57	75
Nicola Employer Sponsored Housing & Density Bonus Units	PLN 200203	10/23/2020	3/2/2022		Active - Condition Compliance	31	1	31	2	1		35
Roberts	PLN 190414	2/28/2020	7/1/2021	9/30/2021	Active - Condition Compliance						4	4
	PLN 190287	11/1/2019	9/29/2022	1/26/2023	Active - Condition Compliance					1	3	4
	PLN 190337	10/4/2019	3/16/2020	5/28/2020	Active - Condition Compliance						2	2
Carmel Valley Ranch	PLN 180516	12/4/2018	9/30/2019	3/10/2021	Active - Condition Compliance			1	1		10	12
Esalen South Coast Employee Housing	PLN 150337	5/27/2017	3/30/2018	3/11/2020	Active - Condition Compliance	3					3	3
Riverview at Las Palmas	PLN 150372	5/26/2015			Active - Condition Compliance						27	27
September Ranch	PLN 050001	4/7/2011	7/11/2011	3/27/2013	Active - Condition Compliance				15	7	73	95
Perez	PLN 070192	5/16/2007	9/7/2007	6/11/2008	Active - Condition Compliance				2		13	15
Kennedy	PLN 060014	8/8/2005	12/19/2006	2/9/2010	Active - Condition Compliance				1		9	10
Rancho Canada	PLN 040061	2/20/2004	8/10/2005	12/13/2016	Active - Condition Compliance				28	12	105	145
Harper Canyon	PLN 000696	1/23/2001	11/22/2002	4/7/2006	Active - Condition Compliance			1	1		15	17
Quail Hills	PLN 020016	7/18/2000	7/8/2004	2/14/2006	Active - Condition Compliance				48	14	256	318
Country Lake Estates	PLN 040103	3/23/2004	3/17/2006	4/11/2007	Active - Construction				2		43	45
East Garrison	PLN 030204	6/2/2003	2/11/2004	10/4/2005	Active - Construction		84	112	84	140	980	1,400
Post Ranch Employee Housing	PLN 970492	11/12/1997	2/25/2002	6/25/2002	Active - Construction	24		24				24
Santa Lucia Preserve	PC 94-067			8/22/1995	Active - Construction			40	1		309	350
Tehama	PC 95-065			2/6/1996	Active - Construction						183	183
McDougall, Amy (Buiilder's Remedy Application)	PLN 250255	9/11/2025			Active - Planning Review			24				24
Nicola (Builder's Remedy Application)	PLN 250103	6/25/2025			Active - Planning Review		4				12	16
Blue Sky Lodge Reuse (Builder's Remedy Application)	PLN250002	1/29/2025			Active - Planning Review		1	2	3		18	24
Carmel Rio Road Multifamily (Builder's Remedy Application)	PLN 240322	12/2/2024			Active - Planning Review		5	6	8		81	100
Carmel Center Place, LLC (Builder's Remedy Application)	PLN 240322	12/2/2024			Active - Planning Review		1	2	3		29	35
Olmsted Rd (Builder's Remedy Application)	PLN 240299	10/21/2024			Active - Planning Review			20			80	100
Carmel 1, Inv. LLC (Builder's Remedy Application)	PLN 240105	8/30/2024			Active - Planning Review			15			59	74
PLP Pajaro (Builder's Remedy Application)	PLN 240268	8/8/2024			Active - Planning Review		9	9	13		129	160
Carmel Assisted Living, LLC (Builder's Remedy Application)	PLN 240092	3/26/2024			Active - Planning Review			11			41	52
York School	PLN 230239	11/17/2023			Active - Planning Review	60	3	4	4	4	45	60
De La Torre Mixed Use	PLN 220144	9/12/2022			Active - Planning Review				1		6	7
Toro Ranch	PLN 220166	7/26/2022			Active - Planning Review		14	14	18	12	174	231
Gard	PLN 210223	10/21/2021			Active - Planning Review				3		13	16
Castroville Oaks	PLN 150248	4/9/2015			Active - Planning Review		56	56	75	27		214
Charolais Ranch	PLN 050692	12/21/2005	1/31/2007		Active - Planning Review						26	26
LaTourette Subdivision	PLN 020090	3/15/2002	6/30/2002		Active - Planning Review		1	1	1	2	15	19

Housing Pipeline
as of 11/6/2025

Project	PLN	Employer Sponsored Remaining	Very Low-Income Remaining	Low-Income Remaining	Moderate-Income Remaining	Workforce Income Remaining	Above Market Remaining	Total Units Remaining	Comments	Housing Element Cycle Application Given Out
855 E. Laurel Dr. - Eden Housing	PLN 230321		60	72					County sponsored 100% affordable housing project.	5th HE Cycle
Laguna Seca Apartments	PLN 210180		4	4	6	4	2	20		5th HE Cycle
Nicola Employer Sponsored Housing & Density Bonus Units	PLN 200203	31	1	31	2	1	3	35	Density Bonus requires 5 affordable units be occupied year-round.	5th HE Cycle
Roberts	PLN 190414						3	3		5th HE Cycle
	PLN 190287					1	4	5	Inclusionary requirements not conditioned, not sent to Housing for review	5th HE Cycle
	PLN 190337						9	9		5th HE Cycle
Carmel Valley Ranch	PLN 180516			1	1		10	12		5th HE Cycle
Esalen South Coast Employee Housing	PLN 150337						3	3	Applicant requested extension of permit in 2022.	5th HE Cycle
Riverview at Las Palmas	PLN 150372						13			5th HE Cycle
September Ranch	PLN 050001				15	7	15	37		4th HE Cycle
Perez	PLN 070192				2		18	20		4th HE Cycle
Kennedy	PLN 060014				1		74	75		4th HE Cycle
Rancho Canada	PLN 040061				28	12	63	103		4th HE Cycle
Harper Canyon	PLN 000696			1	1		93	95	Supplemental EIR being circulated.	3rd HE Cycle
Quail Hills	PLN 020016				48	14	83	145		3rd HE Cycle
Country Lake Estates	PLN 040103				1		8	9	Project recorded only Final Map for 9 lots and balance of project expired in October 2019. Revised inclusionary required is 1.2 moderate-income units. Moderate-income unit released because County could not find and qualify purchaser within 5-years of Final Map recordation.	4th HE Cycle
East Garrison	PLN 030204		41	24	33	76	209	383		4th HE Cycle
Post Ranch Employee Housing	PLN 970492			2				2		3rd HE Cycle
Santa Lucia Preserve	PC 94-067						68	68	BoS accepted In-Lieu Fee for inclusionary units and allowed sale of constructed units to finance in-lieu fee. Available parcels based on web search 7/23/23.	3rd HE Cycle
Tehama	PC 95-065						12	12	Inclusionary shared with Monterra Ranch and off-site at Oak Tree Views. Available parcels based on web search 7/23/23.	3rd HE Cycle
McDougall, Amy (Buiilder's Remedy Application)	PLN 250255									6th HE Cycle
Nicola (Builder's Remedy Application)	PLN 250103									6th HE Cycle
Blue Sky Lodge Reuse (Builder's Remedy Application)	PLN250002									6th HE Cycle
Carmel Rio Road Multifamily (Builder's Remedy Application)	PLN 240322									6th HE Cycle
Carmel Center Place, LLC (Builder's Remedy Application)	PLN 240322									6th HE Cycle
Olmsted Rd (Builder's Remedy Application)	PLN 240299									6th HE Cycle
Carmel 1, Inv. LLC (Builder's Remedy Application)	PLN 240105									6th HE Cycle
PLP Pajaro (Builder's Remedy Application)	PLN 240268									6th HE Cycle
Carmel Assisted Living, LLC (Builder's Remedy Application)	PLN 240092									6th HE Cycle
York School	PLN 230239									5th HE Cycle
De La Torre Mixed Use	PLN 220144									5th HE Cycle
Toro Ranch	PLN 220166									5th HE Cycle
Gard	PLN 210223									5th HE Cycle
Castroville Oaks	PLN 150248									5th HE Cycle
Charolais Ranch	PLN 050692									4th HE Cycle
LaTourette Subdivision	PLN 020090									3rd HE Cycle

Exhibit B

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County of Monterey Planning Commission

Item No.4

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

Legistar File Number: PC 25-034

April 09, 2025

Introduced: 4/3/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

REF250006 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

a. Consider the 2024 Annual Progress Report for the Monterey County General Plan(s);
b. Consider the 2024 Annual Progress Report for the 2024-2031 Housing Element;
c. Receive a verbal update on the pipeline of new housing development in unincorporated Monterey County; and
d. Consider and provide direction regarding priorities for the 2025-2026 Long-Range Planning Work Program.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:
a. Find that submitting these annual reports is not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines;
b. Consider the 2024 Annual Progress Report for the Monterey County General Plan(s) (**Exhibit A**);
c. Consider the 2024 Annual Progress Report for the 2024-2031 Housing Element (**Exhibit A)**;
d. Receive a verbal update on the pipeline of new housing development in unincorporated Monterey County; and
e. Consider and provide direction regarding priorities for the 2025-2026 Long-Range Planning Work Program (**Exhibit C)**.

SUMMARY:

Pursuant to California Government Code Section 65400, after the Board of Supervisors has adopted all or part of a general plan, the planning agency (in this case the County of Monterey Housing & Community Development Department or "HCD") shall do both of the following:

1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan; and

2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes relevant in part:

a. The status of the plan and progress in its implementation;
b. Progress toward meeting the Regional Housing Needs Allocation (RHNA);
c. Applications for housing in the prior year, the number of units applied for, and the number of units approved or disapproved;
d. Revisions and Rezones to accommodate RHNA;
e. Progress toward consultation with Native American Tribes; and
f. Information about density bonuses and incentives granted in the prior year.

County of Monterey HCD staff maintains a list of projects known as the Long-Range Planning Work Program (Work Program) that contains General Plan implementation measures, revisions required pursuant to law, and responses to referrals from the Board of Supervisors and other appointed bodies to serve effective and orderly growth and development in the County. The Work Program is attached as **Exhibit C**. Staff is seeking Planning Commission direction and recommendation to the Board on the priorities for HCD in FY 2025-26.

Staff proposes to continue to advance priority tasks as outlined in the Work Program and as resources allow in the following general prioritization:
1) State or federal legally mandated activities;
2) Board policy priorities;
3) Tasks with awarded grant funds;
4) General Plan implementation priorities (policies with completion dates); and
5) Other tasks as time and resources allow.

Work Program tasks are assigned to an Advanced Planning team member (currently 6 staff with one vacancy). For tasks that are assigned and underway, HCD management makes every effort to maintain active progress through to completion, unless a formal determination is made that other tasks take higher priority. Tasks that have not been assigned to staff but remain a high priority will be assigned as staff availability opens up.

When new requests or referrals are submitted to HCD, staff looks to the Board, and Planning Commission, when appropriate, for clear direction regarding the level of priority and urgency assigned to new tasks in relation to approved Work Program tasks.

General Plan Annual Progress Report

Annually, HCD prepares a combined Annual Progress Report (APR) on the status of the General Plan and progress toward meeting Housing Element policies, including RHNA. **Exhibit A** to this report contains the 2024 Annual Progress Report for the 2010 General Plan Implementation (2024 GPI APR) and the 2024-2031 Housing Element Progress (2024 Housing APR). In 2024, there were two amendments to the Local Coastal Program, which falls under the County's 1982 General Plan (Coastal). One amended added a historic resources zoning overlay to a property in Del Monte Forest and the other amended the land use designation on a property in Moss Landing.

For the reporting period from April 1, 2024, through March 31, 2025, one 2010 General Plan Implementation (GPI) task was completed and progress was made on a number of other included in the County's 2024 GPI APR to the state are listed below (noted by an *) in the Long-Range Planning

Work Program (Work Program) section.

Long-Range Work Program

Included with this report is the draft Long-Range Work Program for Fiscal Year 2024-25. This Work Program lays out a path forward to ensure the highest priority tasks, studies and ordinances are successfully advanced/completed, while identifying high priority activities that will required to realize the policies of the General Plan as well as other priority policies, plans and major projects managed by or with substantial collaboration with HCD. The Work Program is summarized, including task prioritization, in **Exhibit C**.

For the reporting period from April 1, 2024, through March 31, 2025, progress was made on 29 Work Program tasks, four of which were completed, plus two state mandated annual reports were submitted - See Exhibit C and Exhibit E for more information.

Work Program Tasks Completed

1. Salinas Valley (Zone 2C) Groundwater Basin Investigation* [Tasks 80, 192, 155; REF140088] - Board accepted the study; Amendment to 2010 General Plan Policy PS-3.1 and implementation measures anticipated in 2025 [Task 26-01].
2. East Garrison Final Phase Amendment [Task 21-22a; PLN030204-AMD2] - Approved by Board in June 2024; Approved by Department of Finance in fall 2024.
3. Restrictive Covenants Education Project and Racial Equity Timeline [Task 23-12] - Published three StoryMaps (timelines), distributed educational materials to public libraries, and restrictive covenants map developed.
4. Vacation Rental Ordinances (Inland) [Task 21-06; REF100042(Inland)] - Ordinances adopted by Board and Final Environmental Impact Report (EIR) certified; Inland ordinances are in effect.

Since adoption of the 2010 General Plan, a total of 77 Work Program tasks have been completed, 59 of which were GPI tasks. The HCD's Advanced Planning Team currently has six of the seven assigned positions filled and seeks to fill the remaining Principal Planner vacancy in April 2025.

Work Program Highest Priorities for 2025-2026

HCD proposes to continue to advance active projects/tasks on the Work Program during FY 2025-26. Tasks may be prioritized by the Board of Supervisors, with input and recommendation from the Planning Commission, of the top 10-12 projects/tasks to focus on in the 2025-26 Fiscal Year. Prioritized projects will receive necessary staff resources and funding allowing for the completion, or significant advancement toward completion, of those priorities. Other Work Program tasks will continue to be advanced during FY 2025-26, as time and resources allow. Please see **Exhibit C** for the full list.

1) Housing Element 6th Cycle Update, Rezoning and Implementation;
2) Permit Process Streamlining;
3) Castroville Community Plan Update;
4) Moss Landing Community Plan Update;
5) Chualar Community Plan
6) Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project;

7) Safety Element Update;
8) Environmental Justice Element;
9) Vacation Rental Ordinances (Coastal certification)
10) Accessory Dwelling Unit Ordinances & Land Use Plans (Coastal certification; Inland)
11) Big Sur Coast Land Use Plan Update; and
12) Fort Ord Habitat Resource Management Plan.

Staff requests that the Planning Commission provide input and recommendation to the Board of Supervisors regarding the FY 2025-26 Work Program priorities.

Housing Element Annual Progress Report

Calendar year 2024 was the first full reporting year of the 6th Cycle Housing Element period. On the first Housing Element Annual Progress Report of the new Cycle, the County is reporting 89 low-income units and 192 above moderate-income units. Table B from the 2024 Housing APR, tracks RHNA compliance by affordability level, and is included as **Exhibit B**. The County is required to report on progress in implementing policies and programs in the Housing Element as part of General Plan implementation efforts. Because the County does not have an adopted 6th Cycle Housing Element, progress implementing the programs adopted during the previous housing element cycle are reported. The 6th Cycle Housing Element will include new policies and programs aimed at accommodating RHNA numbers issued for the 2024-2031 planning horizon and progress toward these policies and programs will be reported in future years.

The full 2024 Housing APR can be found at:

https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element

The California Department of Housing & Community Development has created a variety of dashboards that allow users to access data reported during the Fifth Housing Element Cycle for all jurisdictions in the state. These dashboards can be accessed at:

https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard

Housing Pipeline Report

Exhibit D to this report contains a table showing housing units, broken down by income category, that have been applied for or approved, but no building permits have been issued for the construction, so these units are not included in the progress toward RHNA. This table is referred to as our "Housing Pipeline Report." The table includes subdivisions and discretionary permits approved but not constructed, projects with applications for subdivisions or new housing units that have been applied for and are under review, and Builder's Remedy applications. Within the pipeline there are 1,251 housing units approved or pending a decision but not constructed.
See **Exhibit D** - Housing Pipeline Summary.

Staff recommends the Planning Commission consider this report and recommend that the Board of

Supervisors accept the 2024 General Plan Implementation and Housing Element Annual Progress Report and authorize the HCD Director to submit as required to the state. Staff also recommends that the Planning Commission receive the housing pipeline report and requests direction regarding the Long-Range Planning Work Program and priorities.

DISCUSSION

See **Exhibit E** - Detailed Discussion.

ENVIRONMENTAL REVIEW:

Staff finds that progress reports are not a project as defined by the California Environmental Quality Act (CEQA), Guidelines Sections 15060(c)(3) and 15378. These reports are an administrative activity that will not result in direct or indirect physical changes to the environment. They are for information purposes only. Activities identified in these reports implement policies of the 1982 and 2010 General Plans and the 2015 Housing Element, which were subject to CEQA review. In addition, CEQA will be addressed, as appropriate, with each task as it is completed.

OTHER AGENCY INVOLVEMENT:

Implementation of the 2010 General Plan (Non-Coastal) and the 1982 General Plan (Coastal) involves close coordination between all the land use departments and agencies (Planning, Building, Housing, Engineering/Public Works, Environmental Services, Environmental Health, County Administrative Office, Fire Districts, and Water Resources Agency). In addition, County Counsel's office actively participates in the legal review of ordinances and plans prepared as part of GPI and Work Program implementation.

Prepared by: Shandy Carroll, Management Analyst III, 831-784-5643 and Darby Marshall, Housing Programs Manager
Prepared and Reviewed by: Melanie Beretti, AICP, Chief of Planning 831-755-5285
Approved by: Craig Spencer, HCD Director

The following Exhibits are on file with the Clerk of the Board:
Exhibit A - 2024 General Plan & Housing Element Annual Progress Reports
Exhibit B - 2024 Housing APR Table B
Exhibit C - Draft Long-Range Planning Work Program Overview
Exhibit D - Housing Pipeline Summary
Exhibit E - Detailed Discussion

cc: Front Counter Copy; Fenton & Keller; Brian Finegan Law Office (Michael Harrington); Grower-Shipper Association (Christopher Valadez); Law Offices of Michael D. Cling (Michael Cling); Monterey County Farm Bureau (Norm Groot); Salinas Valley Water Coalition (Nancy Isakson); Prunedale Neighbors Group (Ed Mitchell); Anthony Lombardo and Associates (Dale Ellis); Horan Lloyd Law Firm (Pamela Silkwood); Big Sur Multi-Agency Advisory Council c/o Colleen Courtney; Highway 68 Coalition (Mike Weaver); Carmel Residents Association; Carmel Valley Association; Marjorie Kay; The Open Monterey Project (Molly Erickson); LandWatch (Michael DeLapa); Janet Brennan; John H. Farrow; Craig Spencer (HCD); Ashley Paulsworth (CAO); Kelly Donlon (County Counsel); Planning File No. REF250006.

Exhibit A

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2024 Annual Progress Report

County of Monterey

2010 General Plan Implementation (Non-Coastal) and 1982 General Plan Implementation (Coastal)

And

2024-2031 Housing Element Progress Report

Prepared by: County of Monterey Housing and Community Development Department

April 1, 2025

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Prepared by: County of Monterey Housing and Community Development Department
Melanie Beretti, AICP, Chief of Planning |BerettiM@countyofmonterey.gov| 831-755-5285

2024 Annual Progress Report Summary (April 2024 – March 31, 2025)

Introduction

Government Code Section 65400 requires Housing and Community Development (HCD) to provide an annual report to the legislative body by April of each year, regarding the progress of General Plan implementation, progress in meeting the County's share of regional housing needs, implementation of the housing element (for details see attached Exhibit 2) and compliance of the General Plan (GP) with the General Plan Guidelines adopted by the Governor's Office of Planning and Research (OPR).

A total of 59 General Plan tasks have been implemented or adopted since the adoption of the 2010 General Plan.

Background

- 1965: Monterey County's first adopted General Plan
- 1982: Comprehensive update to the County's General Plan adopted, including 12 Area Plans, Master Plans. Coastal Land Use Plans adopted between 1982 and 1986.
    - June 15, 2010 - 2009-2014 Housing Element adopted; California Department of Housing and Community Development (CA-HCD) certified the Housing Element on August 24, 2010.
- October 26, 2010: Monterey County Board of Supervisors adopted the 2010 General Plan (GP) for the non- coastal unincorporated areas of the County.
- November 26, 2010: the 2010 General Plan became effective.
- January 25, 2011: The BOS adopted a General Plan Implementation Work Program addressing policies that require the drafting of over 100 new ordinances, plans and programs to implement the goals of the General Plan. Staff estimated this would be a multi-year program, with a cost of about $8 million. The process involves interdepartmental coordination, obtaining technical information from county consultants, and scoping with stakeholders through extensive public outreach.
- December 13, 2011: Board of Supervisors approved a Professional Services Agreement (PSA) with EMC Planning Group Inc. to provide technical support for development of certain priority GP implementation documents for an amount not to exceed about $1 million through June 30, 2015. This PSA has since expired and staff continues to implement the General Plan with support of consultants as needed.
- In response to settlement agreements related to litigation over the General Plan EIR, General Plan Amendments were adopted in 2013 and are described below in the Litigation section.
- January 26, 2016 - 2015-2023 Housing Element adopted; CA-HCD certified the Housing Element on May 10, 2016

2010 General Plan

California Planning and Zoning Law requires each jurisdiction to prepare and adopt "…a comprehensive, long term general plan for the physical development of the… county…" Gov. Code section 65300. The 2010 Monterey County General Plan complies with state law and with the OPR General Plan Guidelines. State law requires that General Plans

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address a range of issues. The mandatory elements of a general plan are land use, circulation, housing, conservation, open space, noise and safety. These elements provide the County's objectives, goals and policies to guide land development decisions. General plans may include additional elements that are necessary as directed by the governing legislative body and must be consistent with Government Code Section 65300 et seq.

The 2010 Monterey County General Plan (GP) contains the following required elements:

- Land Use Element (LU); adopted 10/26/2010
- Circulation Element (CIRC); adopted 10/26/2010
- Conservation and Open Space Element (C/OS); adopted 10/26/2010, amended 12/15/2020
- Safety Element (S) (Note: Includes Noise Element); adopted 10/26/2010
- Housing Element 2015-2023, adopted 01/26/2016, certified by HCD 05/10/16
- Public Service Element (PS); adopted 10/26/2010, amended 02/12/13

The General Plan also contains two optional elements:

- Agriculture Element (AG); adopted 10/26/2010
- Economic Development Element (ED); adopted 10/26/2010

Policies specific to unique geographic areas in Monterey County are addressed in Area/Master Plans which include the following:

- Cachagua Area Plan (CACH); adopted 10/26/2010
- Carmel Valley Master Plan (CV); adopted 10/26/2010, amended 2/12/13
- Central Salinas Valley Area Plan (CSV); adopted 10/26/2010
- Greater Monterey Peninsula Area Plan (GMP); adopted 10/26/2010
- Fort Ord Master Plan (FO); adopted 2001 and certified by Fort Ord Reuse Authority (update to FO adopted 10/26/2010 not certified by Fort Ord Reuse Authority)
- Greater Salinas Area Plan (GS); adopted 10/26/2010
- North County, Inland Area Plan (NC); adopted 10/26/2010
- South County Area Plan (SC); adopted 10/26/2010
- Toro Area Plan (T); adopted 10/26/2010
- Agricultural and Winery Corridor Plan (AWCP); adopted 10/26/2010

Litigation

Following adoption of the 2010 General Plan, four lawsuits were filed in late 2010 against the County challenging the certification of the 2010 General Plan Environmental Impact Report and approval of the 2010 General Plan. The County engaged in settlement negotiations resulting in settlement of all the lawsuits. The settlement agreements resulted in the County adopting certain amendments to the General Plan. The 2010 General Plan lawsuits include:

1) Carmel Valley Association, Inc. v. Board of Supervisors of the County of Monterey, et al. (Monterey Superior Court Case No. M109442); case dismissed.
2) Salinas Valley Water Coalition et al. v. County of Monterey (Monterey Superior Court Case No. M109451); case dismissed.

3) LandWatch Monterey County v. County of Monterey (Monterey Superior Court Case No. M109434). Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.
4) The Open Monterey Project v. Monterey County Board of Supervisors, et al. (Monterey Superior Court Case No. M109441). Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.

The County adopted two amendments to the General Plan related to the litigation:

County initiated amendment of the Carmel Valley Master Plan pursuant to terms of the above referenced settlement agreements: Resolution approving Addendum No. 1 to Final Environmental Impact Report (FEIR) #07-01, SCH#2007121001, and amending Policies CV-1.6 (Residential Build-out), CV-2.17 (Traffic evaluation/methodology), CV-2.18 (Carmel Valley Traffic Improvement Program), CV-3.11 (Tree Protection), and CV-3.22/CV-6.5 (Non-agricultural Development on slopes).
Resolution No. 13-029: Adopted by the Board of Supervisors on February 12, 2013

County initiated amendment of the Public Services Element pursuant to terms of the above referenced settlement agreements:
Resolution approving Addendum No. 2 to FEIR #07-01, SCH#2007121001, and amending Policies PS-3.1 (Long-Term Sustainable Water Supply), PS-3.3 (Domestic Wells) and PS-3.4 (High-Capacity Wells).

Resolution No. 13-028: Adopted by the Board of Supervisors on February 12, 2013.

Fort Ord

The Fort Ord Reuse Authority (FORA) was established by state law in 1994 for the former Fort Ord area. (Government Code section 67650 et seq.) FORA dissolved by operation of law June 30, 2020. (Government Code section 67700.) While FORA was in existence, FORA adopted the Fort Ord Base Reuse Plan (BRP), and local jurisdictions were required to submit their general plans to FORA for a finding of consistency with the BRP and FORA's plans and policies.

In 2001, Monterey County amended the County's 1982 General Plan to incorporate a Fort Ord Master Plan with relevant sections of the BRP. In 2002, FORA certified that the Fort Ord Master Plan is consistent with the BRP. In 2010, the County adopted an updated Fort Ord Master Plan as part of the 2010 General Plan, but the Fort Ord Reuse Authority had a tie vote on whether the 2010 Fort Ord Master Plan was consistent with the BRP. Accordingly, that 2010 Plan was not certified by FORA. The Fort Ord Reuse Authority (FORA) no longer exists, and duties previously performed by FORA staff have been transferred to local governments having jurisdiction over lands within the former Fort Ord area.

General Plan Amendment Native American Tribal Consultation

The County of Monterey is in the process developing its Housing Element Sixth Cycle Update (2023-2031). On December 1, 2022, the County sent formal notification of the Housing Element update to Native American Tribes in Monterey County pursuant to Public Resources Code Section 65352.3 *et seq.* The Esselen Tribe of Monterey County (ETMC) and the Ohlone

Costanoa Esselen Nation (OCEN) requested consultation, and staff met with both tribes. The County of Monterey has a Native American and Archaeological Resources Technical Advisory Panel (NAARTAP) established per Monterey County Code Chapter 2.95. The NAARTAP has also reviewed the first draft Housing Element update sites inventory. The NAARTAP as well as ETMC and OCEN will have opportunity to comment on the second draft sites inventory and policies in the Housing Element relevant to areas of tribal interest in spring 2025.

The County is also updating the Safety Element and preparing a new Environmental Justice Element. On March 18, 2025, the County sent formal notification of the Safety Element update to Native American Tribes in Monterey County pursuant to Public Resources Code Section 65352.3 *et seq.*. Notification is anticipated to be sent to Monterey County Native America Tribes for development of the Environmental Justice Element spring 2025.

The County is updating the Moss Landing Community Plan, which is a chapter of the North County Land Use Plan within it's Local Coastal Program. In November 2024, the County initiated tribal consultation pursuant to Public Resources Code sections 65352.3 *et seq.* and 21080.3.1 *et seq.*. The County conducted consultation with the OCEN on December 10, 2024, and is scheduled to conduct consultation with ETMC in spring 2025.

The County is also updating the Big Sur Coast Land Use Plan (BSLUP) and pursuant to Public Resources Code Section 65352.3 *et seq.* met with the Esselen Tribe of Monterey County on March 13, 2025, and with OCEN on January 14, 2025 and February 11, 2025.

General Plan Implementation

Since the adoption of the 2010 General Plan, 59 ordinances, plans and programs have been implemented or adopted. In 2024 for the reporting period, the items listed below have been in process. The 2024 Annual Report Summary Matrix, attached as Exhibit 1, indicates the work completed in 2024, references to the corresponding General Plan policies, and the next steps to take on specific tasks.

To track General Plan implementation, a Long-Range Planning (General Plan Implementation) Work Program (Program) is established, which allocates priority projects and funding to for the upcoming year and identifies a complete list of long-range planning and General Plan implementation activities still pending.

The General Plan Implementation Fee (GPUI) is a surcharge added on all land use entitlement applications received by the County. The surcharge is 10% of the entitlement fee. Funds collected from this fee are intended for Long-Range Planning resources, such as staff to work on implementation of the General Plan. In Fiscal Year 2023-24 (July 1, 2023 to June 30, 2024) a total of $851,683 was collected in GPUI fees, Fiscal Year 2023-24 (July 1, 2024 to June 30, 2025) $773,808 was collected, and fiscal year to date GPUI revenues are $517,483.

2024 Annual Progress Report – General Plan Working Progress Tasks

Following is a summary of General Plan Implementation (GPI) activities completed or

advanced in the 2024 report period. The full Monterey County Long-Range Planning Work Program may be found at General Plan Implementation and Housing Element Annual Progress Report and Five-Year Long-Range Planning Work Program | County of Monterey, CA and was approved by the Board of Supervisors on April 23, 2024 (Attachment C, REF 240009).

Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Study, LRWP Task No. 155 - Complete

Amendment to GP Policy PS-3.1 in 2013, resulting from a settlement agreement, included language requiring a five-year study of the Salinas Valley Groundwater Basin relative to the projected buildout of the General Plan. The County contracted with the Monterey County Water Resources Agency (MCWRA) to provide staffing resources to manage outside consultants (such as US Geologic Service or USGS) for this work. In December 2024 staff presented the report to the Board of Supervisors, and the report was accepted by the Board. The Board of Supervisors provided direction to staff to coordinate efforts with the Groundwater Sustainability Agencies and present implementation steps to the Board in late Summer 2025, which will include amending GP Policy PS-3.1.

Development Evaluation System (REF120030), LRWP Task No. 35

The 2010 General Plan identifies Community Areas, Rural Centers and Affordable Housing Overlay Districts as areas of top priority for development. Outside of those areas, Policy LU-1.9 of the General Plan requires a Development Evaluation System (DES) be established to provide a systematic, consistent, predictable and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments that will have the equivalent or greater impact on traffic, water or wastewater. Staff has been working on developing the evaluation system and has received input from various stakeholders since the adoption of the 2010 General Plan, including multiple workshops with the Planning Commission. Staff held the final Planning Commission workshop on the DES in 2019. The draft DES, as recommended by the Planning Commission, was presented to the Board of Supervisors in August 2020. The Board directed further revisions. Due to other conflicting priorities and limited staffing resources, no progress was made on the DES in 2024, and work is anticipated to commence once again in 2025.

Zoning Maps & Classifications Update (REF140023), LRWP Task No. 44

This task requires both an update to the zoning maps and the development of new zoning regulations within the inland zoning ordinance (Title 21) to develop new zoning and overlay districts that were established by the 2010 General Plan. In 2020, the Board of Supervisors adopted an ordinance establishing regulations applicable to Mixed Use Zoning Districts (Chapter 21.17). During the 2024 reporting period, staff completed its research and review of land use and zoning maps. The current project scope includes:

- Updates to the County's zoning maps to implement the 2010 General Plan land use designations.
- Amendment to Chapter 21.08 (Establishment and Designation of Zoning Districts) to codify the transition from Sectional District Maps to GIS shapefiles.
- Amendment to Chapter 21.39 (Community Plan Zoning District) to codify this section is applicable to adopted Community Plans and Master Plans.
- Amendment to Chapter 21.50 (Urban Reserves Zoning District) to codify that staff needs to review Board adopted Memorandum of Agreements and Memorandum of Understanding between the County and cities for applicable development occurring in the unincorporated County.

- Implementation of the Agricultural and Winery Corridor Plan (AWCP) will result in a new Chapter being added to Title 21 [Tasks 44 and 24-07].

Staff conducted an informational workshop at the Planning Commission on March 13, 2024. Updated zoning maps and an ordinance to amend Title 21 is anticipated to be considered by the Planning Commission and the Board of Supervisors in spring/summer 2025. This project remains a high priority and staff expect to complete this project by summer 2025.

The Agricultural Winery Corridor Plan portion of this task is being implemented separately (see below). Future portions of the project to be implemented separately include:

- Implementation of the Affordable Housing Overlay (AHO) may result in a General Plan amendment and a new Chapter being added to Title 21.
- Updates to the Fort Ord Master Plan (FOMP), associated land use designation, and zoning maps.

Agricultural Winery Corridor Plan Ordinance and Map Updates (REF#TBD), LRWP Task No. 44 & 24-07

This task requires both an update to the zoning maps and the development of new zoning regulations within the inland zoning ordinance (Title 21) to implement the Agricultural Winery Corridor Plan policies of the 2010 General Plan. A draft ordinance has been developed and will be considered by the Agricultural Advisory Committee, Planning Commission, then Board of Supervisors in 2025.

Community Climate Action & Adaptation Plan (REF120045), LRWP Task No. 14

The County resumed efforts on the Community Climate Action and Adaptation Plan (CCAAP) in early 2024 and has made significant process. On August 13, 2024, the Board of Supervisors received an update on the CCAAP and provided direction to staff including an order to focus on community outreach for the remaining project period. During this reporting period, staff have hosted 13 public meetings and community outreach events, internally reviewed draft strategies, and are preparing the draft CCAAP for public review over a 60-day comment period. The draft CCAAP is expected to be released in April of 2025 and adopted Summer 2025.

Chualar Community Plan (REF240012), LRWP Task No. 46

The 2010 Monterey County General Plan designates Community Areas to be actively supported as the County's primary planning priorities. Developing a Community Plan for Chualar is one of the highest priorities (LU-2.23). On February 1, 2024, staff published a Request for Proposal (RFP) to solicit proposals for consultant firms to assist in the development of the Chualar Community Plan Staff negotiated a Professional Services Agreement with the selected consulting firm for community plan preparation and associated environmental review that was approved by the County Board of Supervisors on February 25, 2025. Immediate next steps are initiation of Community outreach and preparation of plan draft.

Fort Ord Habitat Resource Management Plan (REF220022), LRWP Task No. 21-12

Developing the Fort Ord Habitat Resource Management Plan (RMP) for County-owned and

Monterey Peninsula College-owned (MPC) lands on the former Fort Ord is required by deed restriction and the 1997 Installation-wide Habitat Management Plan, and implements various program/policies identified in the County Fort Ord Master Plan. During the reporting period staff finalized a Memorandum of Understanding (MOU) with the Monterey Peninsula College (MPC) to contribute a fair share for the development of the CEQA analysis. The Administrative Draft RMP was provided to County and MPC in March 2025, and is under review. The Final Plan is anticipated to come before the Board of Supervisors by the end of 2025.

Exhibit 1 Summary 2024 Annual Progress Matrix

Task	Reference No.	GP Policy or Other Mandate	Program Area/MCC/Title	Work Completed in 2024 -2025 (April 2024 to March 2025)	Work Anticipated in 2025-2026
2024 General Plan Implementation and Housing Element Annual Progress Report	REF250006	State Code	Countywide	Annual Plan Complete and Submitted to Planning Commission 4/9/2025 and Board of Supervisors 4/22/2025 for consideration and acceptance.	2025 GPI/HE APR
Long Term Sustainable Water Supply and Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Study	REF140088	AG-1.7, 2.1, 2.2, PS-3.1, PS-3.2; Board Referral 2014.01	2010 GP (Inland)/Title 21	Final Report Accepted by Board December 2024.	COMPLETE – Implementation tasks to be tracked separately.
Development Evaluation System	REF120030	LU 1.19	2010 GP (Inland)/Title 21	No Activity.	Final Ordinance. CEQA
Community Climate Action and Adaptation Plan	REF120045	State Code, OS-10.11	2010 GP (Inland)/Title 21	Drafted initial Greenhouse Gas (GHG) mitigation strategies.	Final Greenhouse Gas Reduction Plan/Climate Action Plan. CEQA.

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Zoning Ordinance and Map Updates	REF140023	LU-2.8, 2.11, 2.12, 2.17, 2.18, 2.21, 2.24, 2.28, 2.33, 2.34, 3.1, 4.1, 5.1, 6.1, 6.2, 9.4; AG-1.7, 2.1, 2.9, 3.3, 4.3; PS-3.13, 12.12; CACH-1.2, 1.5, 3.1; CV-1.6, 1.12, 1.20, 1.22, 1.23, 1.25, 1.26, 1.27, 3.1, 3.13; CSV-1.1, 1.3, 1.4, 1.5, 1.6, 1.7, 3.1; GMP-1.1, 1.6, 1.7, 1.8, 1.9, 3.2, 3.3; GS-1.1, 1.2, 1.3, 1.9, 1.10, 1.11, 1.13; NC-1.5, 3.1, 3.6 ; T-1.4, 1.7; SC-6.1;	2010 GP (Inland)/Title 21	Research and review of land use and zoning maps complete. Staff conducted an informational workshop at the Planning Commission on March 13, 2024. Staff expects to return to the Planning Commission and Board of Supervisors in spring/summer of 2025 for adoption.	Final updated zoning maps. Draft and final ordinance. CEQA.
Agricultural Winery Corridor Plan Ordinance & Map	TBD	AWCP-4.4	2010 GP (Inland)/Title 21	Draft ordinance.	Final updated ordinance and map. CEQA.
Chualar Community Plan	REF240012	LU-2.21.c, LU-2.23	2010 GP (Inland)/Title 21	Contract with consultant approved.	Conduct community outreach and draft plan.
Agricultural Buffer Regulations	REF130045	State Code (AB 823), LU-2.17, LU-2.8, OS-1.7, OS-1.8	2010 GP (Inland)/Title 21	No activity.	Develop Administrative Interpretation. Final clarifying amendments to Chapter 21.66.030.
Fort Ord Habitat Resource Management Plan	REF220022	1997 Habitat Management Plan/Deed Restriction, Various Fort Ord Master Plan programs/policies	2010 GP (Inland)/Fort Ord Master Plan	MOU with MPC for fair share contribution to CEQA analysis.	Draft and Final Plan. CEQA.

Key	
BOS	Board of Supervisors
CCC	California Coastal Commission
DOC	Department of Conservation

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DOF	Department of Finance
GP	2010 General Plan
HEU	Housing Element Update
LCP	Local Coastal Program
Ord No.	Ordinance Number
Res No.	Resolution Number

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2024 Annual Progress Report – Housing Element Work in Progress Tasks

Housing Element Annual Progress Report

The HE APR consists of 12 data tables, a summary screen, and a screen for Local Early Action Planning (LEAP) Grant reporting. The tables and data reported on each are:

Table A – Housing Development Applications Submitted

The County received 113 housing development applications that proposed creating 327 new residential lots or units during 2024.

Table A2 – Annual Building Activity Report Summary

During 2024 the County:

Approved entitlements for 115 housing development applications proposing 326 new residential lots or units, including a 132-unit lower-income project on County-owned property in Salinas, 77-units of employer sponsored housing for farmworkers classified as low-income, and 3 very low-income units approved pursuant to the density bonus.
Issued building permits for 166 new units, including 44-units of employer sponsored housing for farmworkers classified as low-income.
Finaled building permits for 140 new units, including 45-units of employer sponsored housing for farmworkers classified as low-income.

Table B – Regional Housing Needs Allocation Progress

This table is compiled by state Housing and Community Development from HE APRs submitted during the 6th Housing Element Cycle.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

The County has not identified or rezoned any sites to accommodate shortfall housing need or to comply with the No Net-Loss law. Within the 5th Cycle Housing Element, capacity for new housing units was available with existing zoning. For the draft 6th Cycle Housing Element, sites have been identified that will be rezoned to accommodate housing, however, the 6th Cycle Housing Element has not been adopted yet.

Table D – Program Implementation Status

This table has been completed with implementation efforts and impacts of 5th Cycle Housing Element Programs.

Table E – Commercial Development Bonus Approved

The County has not approved any commercial development with density bonus approvals.

Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites

The County has not rehabilitated or otherwise preserved housing units to provide alternative sites. There are statutory limitations on when the County counts these units toward RHNA.

Table F2 – Above Moderate-Income Units Converted to Moderate Income

The County has not converted any above moderate-income units to moderate-income units.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory that Have Been Sold, Leased, or Otherwise Disposed of

The County did not include any locally owned lands in the 5th Cycle Housing Element Sites

Inventory. Affordable Housing development has been approved on County owned property at 855 E. Laurel in Salinas. This project will be leased to Eden Housing, Inc. for a period of between 55 and 99-years.

Table H – Locally Owned Surplus Sites

The County has not identified any locally owned surplus sites.

Table J – Student Housing Development for Lower Income Students for Which Was Granted a Density Bonus

The County has not approved or granted density bonuses for any student housing.

Table K – Tenant Preference Policy

The County has not adopted a tenant preference policy.

The full 2024 Housing Element APR may be accessed from the County's webpage at https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element.

Building Permits Issued – 2024

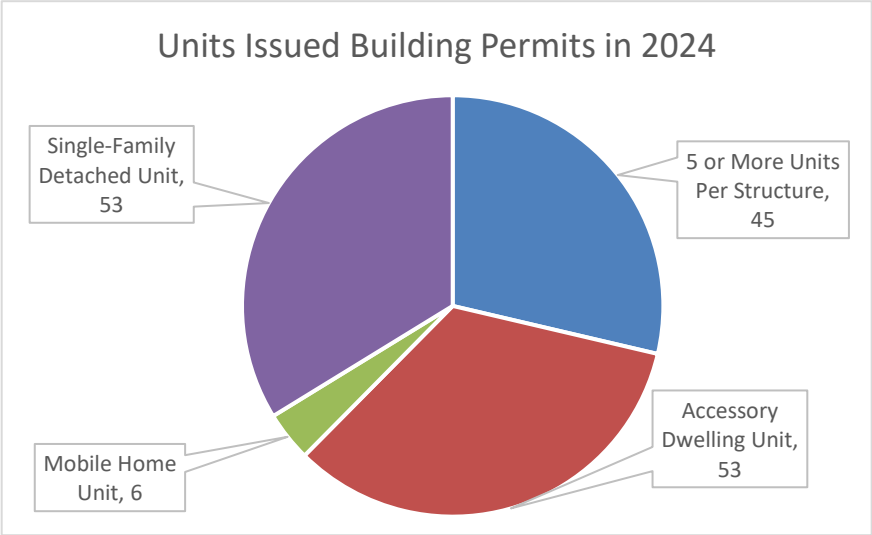
The County receives RHNA credit for a unit when a building permit is issued during a calendar year. This information is reported on Table A2 of the APR. The adjacent chart shows the number and types of units that were issued building permits during 2024 compared to the annual average between 2018-2023. Because the state report issues credits for all building permits that are issued, it can overstate the actual number of new housing units produced. In 2024, the County issued building permits for 21 units that were either replacements for units destroyed by a natural disaster or the property owner wanted to start with a clean slate. The 13% of new housing units these permits represent is slightly higher than the 2018-2023 average of 9% annually.

Permits Issued by Housing Type	Annual Average	2024
2-, 3-, and 4-Plex Units per Structure	5	
5 or More Units Per Structure	76	45
Accessory Dwelling Unit	27	56
Mobile Home Unit	4	7
Single-Family Attached Unit	39	
Single-Family Detached Unit	109	58
	197	**166**

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6th Cycle RHNA Performance

During 2024, the first year of the 6th RHNA Cycle, County issued building permits for 166 new units. This included 44 units of non-deed restricted low-income housing for farmworkers in employer sponsored housing. Table B of the HE APR summarizes building permits issued by year, affordability level, and if the affordability is enforceable through a deed restriction. Table B also includes units issued between June 30 and December 14, 2023, and December 15, 2023, through December 31, 2023.



Housing Element

A detailed account of progress towards the Housing Element and Regional Housing Needs Allocation (RHNA) numbers can be found in the staff report **Attachment A**, and a summary is provided below.

The RHNA process requires the County to identify enough land with appropriate zoning to accommodate specific numbers of housing units at four affordability levels. The affordability levels are Very Low- Income (households earning less than 50% of Area Median Income [AMI]), Low-Income (households earning less than 85% of AMI; Moderate-Income (households earning less than 120% of AMI; and, Above Moderate-Income (households earning more than 120% of AMI. While not a part of the RHNA Allocation, the County is also expected to meet the housing demand for extremely low-income households (households earning less than 30% of AMI). The expectation is that 50% of the very low-income units will be available to extremely low-income households. Table 1 summarizes the County's RHNA performance by affordability level to date.

Table 1

	RHNA Allocation	Permitted to Date	RHNA Remaining
Very Low-Income	1,070		1,070
Low-Income	700	89	611
Moderate-Income	420		420
Above Moderate-Income	1,136	192	944
Total Units	3,326	281	3,045
Extremely Low-Income Housing Need	535		535

During 2023, the County issued building permits for 44-units of employer sponsored housing adjacent to the City of Salinas. These units are presumed to be affordable to low-income households.

- Pursuant to Government Code sec. 65400.1, County reports that zero sites owned by the County and included in the inventory of land in the Housing Element were sold, leased, or otherwise disposed of in the prior year.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs), often seen as part of the solution to addressing the chronic housing shortage accounted for 29% of the units permitted in 2024, and 34% of all building permits issued since 2018. Junior ADUs, which create a slimmed down ADU within an existing home accounted for about 8% of all ADUs permitted between 2018 and 2024. ADUs that are created out of buildings not permitted for habitation, e.g., adding a kitchen to a guest house or full bath and kitchen to a barn, accounted for about 28% of ADU permits during the 2018-2024 period. New construction of ADUs accounted for about 64% of the units permitted during this period. The Castroville Community Plan area accounted for 11% of ADU permits countywide but 27% of JADU and ADU conversion permits.

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Exhibit B

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Jurisdiction	Monterey County - Unincorporated	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2023-12/14/2023**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	1,070	-	-	-	-	-	-	-	-	-	-	-	1,070
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	700	-	-	-	-	-	-	-	-	-	-	89	611
	Non-Deed Restricted		45	-	44	-	-	-	-	-	-	-		
Moderate	Deed Restricted	420	-	-	-	-	-	-	-	-	-	-	-	420
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,136	68	5	119	-	-	-	-	-	-	-	192	944
Total RHNA		**3,326**												
Total Units			**113**	**5**	**163**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**281**	**3,045**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	535		-	-	-	-	-	-	-	-	-	**-**	**535**

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

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Exhibit D

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Housing Pipeline

	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate-Income	Workforce Income	Above Market	**Total Units**
Total Units Approved		**58**	**149**	**285**	**191**	**179**	**2,092**	**2,954**
Units Constructed to Date		**24**	**43**	**150**	**52**	**64**	**1,370**	**1,703**
Units Remaining to Construct		**34**	**106**	**135**	**139**	**115**	**722**	**1,251**
845 E. Laurel Dr. - Affordable Housing	PLN 230321		60	72				**132**
Laguna Seca Apartments	PLN 210180		4	4	6	4	2	**20**
Nicola Employer Sponsored Housing & Density Bonus Units	PLN 200203	31	1	31	2	1	3	**69**
Roberts	PLN 190414						3	**3**
	PLN 190287					1	4	**5**
	PLN 190337						9	**9**
Carmel Valley Ranch	PLN 180516			1	1		10	**12**
Esselen South Coast Employee Housing	PLN 150337	3						**3**
Riverview at Las Palmas	PLN 150372						13	**13**
September Ranch	PLN 050001				15	7	15	**37**
Perez	PLN 070192				2		18	**20**
Kennedy	PLN 060014				1		74	**75**
Rancho Canada	PLN 040061				28	12	63	**103**
Harper Canyon	PLN 000696			1	1		93	**95**
Quail Hills	PLN 020016				48	14	83	**145**
Country Lake Estates	PLN 040103				2		43	**45**
East Garrison	PLN 030204		41	24	33	76	209	**383**
Post Ranch Employee Housing	PLN 970492			2				**2**
Santa Lucia Preserve	PC 94-067						68	**68**
Tehama	PC 95-065						12	**12**
Approved Units to Build		**34**	**106**	**135**	**139**	**115**	**722**	**1,251**

Builder's Remedy Applications Under Review								
	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate-Income	Workforce Income	Above Market	**Total Units**
Blue Sky Lodge Reuse	PLN250002		1	2	3		18	**24**
Carmel Rio Road Multifamily	PLN 240322		5	6	8		81	**100**
Olmsted Rd - Monterey Airport Affordable Housing Overlay	PLN 240299			20			80	**100**
Carmel 1, Inv. LLC	PLN 240105			15			59	**74**
PLP Pajaro	PLN 240268		9	9	13		129	**160**
Carmel Assisted Living, LLC	PLN 240092			11			41	**52**
Builder's Remedy Units Under Review		**0**	**15**	**63**	**24**	**0**	**408**	**510**

	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate-Income	Workforce Income	Above Market	**Total Units**

Other Projects Under Review

	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate-Income	Workforce Income	Above Market	**Total Units**
York School	PLN 230239	60	3	4	4	4	45	**60**
De La Torre Mixed Use	PLN 220144				1		6	**7**
Toro Ranch	PLN 220166		14	14	18	12	174	**231**
Gard	PLN 210223				3		13	**16**
Castroville Oaks	PLN 150248		56	56	75	27		**214**
Charolais Ranch	PLN 050692						26	**26**
LaTourette Subdivision	PLN 020090		1	1	1	2	15	**19**
Other Projects Under Review		**60**	**74**	**75**	**102**	**44**	**278**	**573**

6th Cycle Housing Element Progress

	Employer Sponsored	Very Low-Income	Low-Income	Moderate-Income	Above Market	**Total Units**
6th Cycle Housing Element Allocation		1,070	700	420	1,136	**3,326**
2024 Units Reported			89		192	**281**
Approved Units to Build	34	106	135	139	837	**1,251**
Builder's Remedy Projects Under Review	0	15	63	24	408	**510**
Other Projects Under Review	60	74	75	102	322	**573**
6th Cycle H.E. Units Remaining		**875**	**338**	**155**	**-623**	**711**

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County of Monterey

Board Report

Legistar File Number: PC 25-096

Item No.6

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

December 10, 2025

Introduced: 12/3/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLANNING COMMISSION REFERRALS

County of Monterey
Planning Commission

Agenda Item No.6

Legistar File Number: PC 25-096

Item No.6

Monterey County Government Center
Cayenne Conference Room
1441 Schilling Place, 1st Floor

December 10, 2025

Introduced: 12/3/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLANNING COMMISSION REFERRALS

Exhibit A

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County of Monterey Planning Commission Referrals

MEETING:	**12/10/2025**	
SUBJECT:	Planning Commission Referrals	
DEPARTMENT:	Housing & Community Development Department	

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
1	18.08	7/25/18	Diehl/Daniels	TBD	Request for an update on Tiny Homes. Referral revised 09/08/2021 by Commissioner Diehl requested the matter be revisited in light of recent State and local policy direction on ADUs	A report was be provided to the Planning Commission January 11, 2022 on the Inland ADU Ordinance and EHB Policies. A report on tiny homes was presented at a meeting in April 2022. The Planning Commission requested a follow up based upon further analysis by staff. During the October 26, 2022 meeting the Planning Commission requested informtaiton on approved and pending ADU applications. Staff presented addiitional ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. Staff will return to the Planning Commission later in 2025 or early 2026 to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing. Staff recently responded to a related public inquiry from Big Sur, and staff's response was provided to the Commission at it's 9/24/2025 meeting..	Pending
2	18.11	10/31/18	Duflock/Diehl	Gonzales/Fowler (EHB)	Request for a report on the rebuild of properties affected by wildfires from 2015 to currently, including information specific to the number of rebuilds, determining where rebuilding hurdles may exist, and brainstorming on ways to improve.	Reports were provided to the Planning Commission on April 24, 2024 and September 25, 2024. Staff recomment this become a recurring annual summer update report and discussion at the Planning Commission. Staff anticipates returning to the Commission in **Winter 2026**.	Ongoing (Annual)
3	19.01	11/13/19	Diehl	Marshall	Request Staff to return with a semi-annual status report regarding any workforce housing or affordable housing applications within the County.	This semi-annual report "housing pipeline" report was presented to the Planning Commission at its April 9, 2025 meeting, combined with the annual housing element report. A subsequent mid-year status update **to be provided at the December 10, 2025**.	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
4	21.1	9/8/21	Getzelman	Beretti	Request for update to the Wireless Telecommunication Ordinance and establish objective design standards	Planning staff worked with the Planning Commission Ad Hoc committee on an update to the ordinance and the objective design criteria. An Ad Hoc meeting to discuss the draft ordinance was conducted on December 20, 2021. Per Ad Hoc direction, certain sections of the draft ordinance are to be revised and brought back for further Ad Hoc review. The Wireless Telecommunications Ordinance remains on the Long-Range Planning Work Program for FY 2025-26,however, it is not yet assigned and active. A status update was presented to the Planning Commission on April 9, 2025 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program.	Ongoing
5	22.2(b)	3/9/22	Diehl	Sanchez	Request for a semi-annual status update on the required Community Plans for all Community Areas designated in the 2010 General Plan plus Coastal Land Use Plans updates.	Semi-Annual status updates to be provided January and July each year. First quarterly of 2025 presented January 8, 2025 and mid-year update provided September 2025. The next semi-annual update will be provided to the Commission during the first quarter of 2026, and will be presented in tandem with the Commission's consideration of the Annual General Plan Implementation Report and Long-Range Work Program priorities for 2026-27.	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
6	22.3	3/30/22	Diehl	Sanchez	Request for semi-annual progress on drafting a Development Evaluation System as directed by General Plan policy. **Respond with Referral 22.2(b)	The Development Evaluation System (DES) remains a high priority item on the Long-Range Planning Work Program for the current Year 2024-2025. A status update was presented to the Planning Commission on April 24, 2024 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program, then again on June 26, 2024 and September 25, 2024. At the 9/25/24 meeting, PC requested staff include with each quareterly update a list of projects that processed/are in process that would have used DES if it were in place. As of September 24, 2025, there has been no activity realated to DES, and it remains a priority project via the General Plan/Housing Element Implementation and Long-Range Planning Work Program for Yeasr 25-26 and staff anticipates merging this effort with Housing Element Sixth Cycle implementation moving forward. At its 9/10/25 meeting, the Commission requested that updates regarding DES be integrated and included in the updates for Referral 22.2(b) regarding community and land use plans status. This referral will be next updated with the first 2026 report to the Commission for Referral 22.2(b).	Ongoing (Semi-Annual)
7	22.5	9/14/22	Diehl	Guthrie	Request status and process for updating the Housing Element including opportunities for public invovelment.	The Draft Housing Element Sixth Cycle Update (Draft HEU6) was submitted to the California Department of Housing and Community Development (CA HCD) on August 29, 2024 for CA HCD's 90-day review period ending November 19, 2024. A status update was presented to Planning Commission on January 8, 2025 and staff recieved Board of Supervisors direction at its March 11, 2025 meeting and an updated Draft HEU6 was resubmitted for 2nd 60-day State HCD review on June 26, 2025. Staff recived CA HCD's findings letter on August 25, 2025 and is in process of responding to developer updated Draft HEU for 3rd submittal. Staff provided a status update to the CA HCD's Letter of Inquiry regarding status and updated steps and timeline. **A Housing Element Update was presented to the Baord of Supervisors at the October 28, 2025 meeting, and an updated Draft HEU6 is anticipated for 7-day public review release late December 2025 or early January 2026.**	Ongoing

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
8	22.6	9/14/22	Diehl	Beretti	Request to consider a draft zoning code amendment providing flexibility for open framework structures to exceed lot coverage and revist the regulations related to structural connections between primary and accessory structures.	Planning staff will present at future meeting. Any interested party may request an interpretation related to these matters in the interim.	Pending
9	22.7	3/29/23	Diehl & Mendoza	Sanchez	Request a presentation then quraterly updates on Pajaro River Levee improvement plans and Pajaro Community flood recovery efforts.	>Monthly updates are presented to the Pajaro Regional Flood Management Agency regarding Pajaro River at Watsonville Project, including a project map, and can be accessed at https://www.prfma.org/meeting-agendas. >The County of Monterey Department of Emergency Services maintains the Pajaro Recover webpage, and updated information on recovery efforts can be accessed at https://www.readymontereycounty.org/recover/pajaro-recovery.	Ongoing (See webpages)
10	23.1	11/8/23	Shaw	Beretti	Request to consider revising County Code to increase public notice requirements for actions requiring public hearings to all owners of real property within three hundred (300) feet of the real property that is the subject of the public hearing for properties, to five hundred (500) feet.	Planning staff will present at a future meeting, in combination with PC Referral 24.3.	Pending
11	24.1	5/29/24	Mendoza/Work	Sanchez	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive; Updated 1/29/2025 for staff to inform the Commission when there are major activities/status changes regarding demolition and redevelopment of the property.	Demolition of the burned structures is complete. Proposed rebuild project redesign underway (PLN200234).	On-Going (As Appropriate)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
12	24.2	6/1/24	Work	Beretti	Request to have semi-annual reports regarding the San Lucas drinking water supply issue and history.	Planning staff provided a status update report at the December 11, 2024 Planning Commission meeting. At that meeting the Commission requested to receive on-going updates regarding this matter. Staff plans to provide the Commission with semi-annual updates.	Ongoing (Semi-Annual)
13	24.3	6/5/24	Shaw	Beretti	Request to receive information regarding HCD's public outreach and notification procedures for various planning matters, and consider opportunities to improve public engagement and outreach.	Planning staff will present at a future meeting, in combination with PC Referral 23.1.	Pending
14	24.7	Summer 2024	Daniels/Diehl	Scariot/Wikle	Provide report regarding process for consideration of enacting a moratorium on new visitor serving units in the Big Sur Coast Land Use Plan area, pending the comprehensive update of the BSLUP.	Staff provided a report to the Planning Commission on January 29, 2025. The Commission did not support a moratorium, however, did request staff explore an interpretation of what is considered a "Rustic Campground".	On-going
15	24.8	10/25/2024	Mendoza	Scariot/Gonzalez (EHB)	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	At its June 25, 2025 meeting, the Planning Commission emphasized the high priority of this matter; the Planning Commission will prepare a letter to the Board (to be on future PC agenda, when drafted) with recommendation to support increasing resources toward enforcement efforts to curb unpermitted food vendors. Staff still anticipates presenting at the Board in the coming months, as follow up to the February 12, 2025 presentation to the Planning Commission.	On-going

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
16	24.9	9/25/2024	Diehl	Cappi (EHB)/J.Bowling	Review and provide a report regarding use/permissibility of composing toilets and other self-containment units given new technologies.	Staff anticipates providing a report to the Planning Commission in **winter 2026**.	Pending
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18							