County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

Meeting Agenda - Final

Wednesday, June 17, 2026
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

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

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

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

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

Notice is hereby given that on June 17, 2026, the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, June 16, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

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

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

SCHEDULED MATTERS

1. PLN220229-AMD1 - BOCCONE NORMAN B & VICTORIA E IGEL TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit to allow the conversion of a 414 square foot detached guesthouse with an attached 507 square foot workshop and a 415 square foot garage into a 966 square foot detached Accessory Dwelling Unit and 368 square foot attached garage.

Project Location: 827 Elkhorn Road, Royal Oaks

Proposed CEQA Action: Find the project consistent with a previously adopted Mitigated Negative Declaration and that no additional environmental review is warranted pursuant to CEQA Guidelines sections 15162 and 15164.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Planning Commission Resolution No. 25-020
Exhibit D - Previously Adopted MND

2. PLN250107 - FRETWELL TIMOTHY & PATRICIA

Administrative hearing to consider action on the After-the-Fact construction of an approximately 974 square feet addition to an existing single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

Project Location: 4041 Costado Road, Pebble Beach, CA

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

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

3. PLN260099 - ONG MICHAEL R & MARGARET S TRS

Administrative hearing to consider after-the-fact construction of a 267 square foot Accessory Dwelling Unit.

Project Location: 25515 Hatton Road, Carmel

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

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

Introduced: 6/9/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN220229-AMD1 - BOCCONE NORMAN B & VICTORIA E IGEL TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit to allow the conversion of a 414 square foot detached guesthouse with an attached 507 square foot workshop and a 415 square foot garage into a 966 square foot detached Accessory Dwelling Unit and 368 square foot attached garage.

Project Location: 827 Elkhorn Road, Royal Oaks

Proposed CEQA Action: Find the project consistent with a previously adopted Mitigated Negative Declaration and that no additional environmental review is warranted pursuant to CEQA Guidelines sections 15162 and 15164.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find the project consistent with a previously adopted Mitigated Negative Declaration and that no additional environmental review is warranted pursuant to CEQA Guidelines sections 15162 and 15164; and

b. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit that consisted of 1) a Coastal Administrative Permit to allow construction of a 2,676 square foot single family dwelling with a 516 square foot attached carport and associated site improvements; 2) a Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; 4) a Coastal Development Permit to allow the removal of 17 Coast Live Oak trees; and 5) a Coastal Development Permit to allow development on slopes in excess of 25 percent. This Minor and Trivial Amendment includes converting the guesthouse, workshop, and garage into a 966 square foot Accessory Dwelling Unit with a 368 square foot attached garage and a 133 square foot covered porch.

The attached draft Resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval, subject to the 7 conditions of approval attached to the Resolution.

PROJECT INFORMATION

Agent: Carol Riewe

Property Owner: Boccone Norman B & Victoria Elizabeth Igel Trs

APN: 181-151-016-000 & 181-151-021-000

Parcel Size: 18.17 acres

Zoning: RDR/10(CZ)
Plan Area: North County Coastal Land Use Plan
Flagged and Staked: No

SUMMARY

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

On June 17, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its finding, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 16, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, had no comments, and/or had no recommended conditions: North County FPD, HCD-Environmental Services & Engineering Services, and Environmental Health Bureau.

Prepared by: Imani Harrigan, Assistant Planner, x5845
Reviewed and approved by: Fionna Jensen, Principal Planner

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

- Recommended Conditions of Approval
- Site Plans & Floor Plans

Exhibit B - Vicinity Map
Exhibit C - Planning Commission Resolution No. 25-020
Exhibit D - Previously Adopted MND

Cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Imani Harrigan, Project Planner; Fionna Jensen, Principal Planner; Michael and Margaret Ong, Property Owners; Erik Dyar, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN220229-AMD1

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-053

June 17, 2026

Introduced: 6/9/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN220229-AMD1 - BOCCONE NORMAN B & VICTORIA E IGEL TRS
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The attached draft Resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval, subject to the 7 conditions of approval attached to the Resolution.

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Property Owner: Boccone Norman B & Victoria Elizabeth Igel Trs
APN: 181-151-016-000 & 181-151-021-000
Parcel Size: 18.17 acres

Zoning: RDR/10(CZ)
Plan Area: North County Coastal Land Use Plan
Flagged and Staked: No

SUMMARY

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

On June 17, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its finding, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 16, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, had no comments, and/or had no recommended conditions: North County FPD, HCD-Environmental Services & Engineering Services, and Environmental Health Bureau.

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Cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Imani Harrigan, Project Planner; Fionna Jensen, Principal Planner; Michael and Margaret Ong, Property Owners; Erik Dyar, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN220229-AMD1

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
BOCCONE NORMAN B & VICTORIA E IGEL TRS (PLN220229-AMD1)

RESOLUTION NO. 26-053

Resolution by the County of Monterey Planning Commission:

1) Finding the project consistent with a previously adopted Mitigated Negative Declaration and that no additional environmental review is warranted pursuant to CEQA Guidelines sections 15162 and 15164; and
2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit that consisted of 1) a Coastal Administrative Permit to allow construction of a 2,676 square foot single family dwelling with a 516 square foot attached carport and associated site improvements; 2) a Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; 4) a Coastal Development Permit to allow the removal of 17 Coast Live Oak trees; and 5) a Coastal Development Permit to allow development on slopes in excess of 25 percent. This Minor and Trivial Amendment includes converting the guesthouse, workshop, and garage into a 966 square foot Accessory Dwelling Unit with a 368 square foot attached garage and a 133 square foot covered porch.

[827 Elkhorn Road, Royal Oaks, (APNs: 181-151-021-000 & 181-151-016-000), North County Coastal Land Use Plan, Coastal Zone]

The BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS application (PLN220229-AMD1) came on for an administrative hearing before the County of Monterey Chief of Planning June 17, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides **as follows:**

FINDINGS

1. FINDING: **PROCESS REQUIREMENTS -** The County has received and processed a minor and trivial amendment (PLN220229-AMD1) to a previously approved Combined Development Permit (HCD-Planning File No. PLN220229; Planning Commission Resolution No. 25-020) in compliance with all applicable procedural requirements.

EVIDENCE:

a) On January 29, 2025, an application for an Amendment (PLN220229-AMD1) was submitted to HCD-Planning to modify the project scope approved under the Combined Development Permit HCD-Planning File No. PLN220229.

b) On June 25, 2025, the County of Monterey Planning Commission approved a Combined Development Permit (PLN220229, Planning Commission Resolution No. 25-020) consisting of: 1) a Coastal Administrative Permit to allow construction of a 2,676 square foot single family dwelling with a 516 square foot attached carport and associated site improvements; 2) a Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; 4) a Coastal Development Permit to allow the removal of 17 Coast Live Oak trees; and 5) a Coastal Development Permit to allow development on slopes in excess of 25 percent.

c) Conditions of Approval. Planning Commission Resolution No. 25-020 was approved with 28 conditions. Several conditions were met or partially met under the original permit and the condition of approval/mitigation monitoring plan fees were paid (Condition No. 7). All previously approved conditions of approval will not be carried forward to this amendment (PLN220229-AMD1).

d) The findings and evidence from PLN220229 (Planning Commission Resolution No. 25-020) are incorporated by reference. The proposed Amendment (PLN220229-AMD1) will be the operating entitlement for the subject property and conditions shall be cleared under both permits.

e) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed amendment can be found in Project File Nos. PLN220229 and PLN220229-AMD1.

2. FINDING: **CONSISTENCY** – The project has been reviewed for consistency with the text, policies, and regulations in the:

- 1982 County of Monterey General Plan (General Plan);
- North County Coastal Land Use Plan (LUP);
- County of Monterey Coastal Implementation Plan, Part 2 (North County CIP); and
- County of Monterey Coastal Zoning Ordinance (Title 20).

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

documents. The subject property is located within the coastal zone; therefore, the 2010 County of Monterey General Plan does not apply.

EVIDENCE: a) Amendment. The project modifies the previously approved scope of work to allow the conversion of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage, to a 966 square foot detached Accessory Dwelling Unit and 368 square foot attached garage.

b) Allowed Use. The property is located at 827 Elkhorn Road, Royal Oaks, North County Land Use Plan, (Assessor's Parcel Number (APNs): 181-151-021-000 & 181-151-016-000). The parcel is zoned Rural Density Residential, 10 acres per unit, within the Coastal Zone ("RDR/10(CZ)"), which allows for the construction of the permitted single-family dwelling, guesthouse, and ADUs, subject to the granting of a Coastal Administrative Permit in each case. As proposed, the project involves amending a previously approved Combined Development Permit (PLN220029) by converting a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage into a 966 square foot accessory dwelling unit and 368 square foot attached garage. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject lot (18.17 acres) consisting of APNs: 181-151-021-000 & 181-151-016-000 in the ownership of Norman Boccone and Victoria Igel of and shown in the Assessor's Map Book 181 Page 15-1. Therefore, the County recognizes the subject property as a legal lot of record.

d) Review of Development Standards. The previously approved project meets all required development standards. Development standards for the RDR zoning district are identified in Title 20 section 20.16.060.
This trivial and minor amendment would convert a detached guesthouse into an Accessory Dwelling Unit.

The maximum height for detached accessory dwelling units in the Coastal Zone is 16 feet on a legal lot with an existing or proposed single-family dwelling. As proposed the detached 966 square foot accessory dwelling unit complies with height regulations and has of approximately 11 feet and 10 ½ inches from average natural grade.

A minimum setback for converting an existing structure into an accessory dwelling unit in the Coastal Zone shall not be required. As proposed the detached accessory dwelling unit would be a conversion of the previously approved guesthouse, workshop, and garage. This amendment as proposed does not impact the previously approved setbacks. The size limitation for detached accessory dwelling units in North County shall not exceed 1,200 square feet. As proposed, the detached accessory dwelling unit complies with size limitation and has a square footage of 966.

The site coverage maximum in this RDR district is 25 percent. The property is 18.14 acres which would allow site coverage of approximately 197,737 square feet. The previously approved project resulted in a site coverage of approximately 5,304 square feet (0.8% of the lot). This amendment proposes a site coverage of approximately 4,739 square feet (0.8%) which is the same as the previously approved project site coverage.

e) Visual Resources/Visual Impact. The subject property is in an area of visual sensitivity; this trivial and minor amendment does not modify the visual resources/visual impact analyzed approved in HCD-Planning File No. PLN220229. The property is east and above Elkhorn Slough, which is categorized in its entirety as a visually sensitive area by the North County LUP (Policy 2.2.2.1). Views of the project site from Elkhorn Road, Highway 1, and most trailheads are interrupted by forest and topography. Based on a site visit on May 7, 2024, staff determined the single-family dwelling approved in the original project would potentially impact views from the trail along the east side of the Slough (North of Kirby Park). In response to this feedback, the applicant reduced the height and pitch of the roof of the main dwelling and updated colors and materials to muted natural colors (the applicant discussed moss green painted Hardee horizontal board and batten body and earth tone trim and windows at the Land Use Advisory Committee meeting on the project). The reduced mass, combined with muted natural colors and materials, improved the potential to avoid negative visual impacts from Elkhorn Slough. The previously approved project's structures are surrounded by trees, and the topography helps to conceal the subject development, in accordance with North County LUP Policy 2.2.2.4. There are less than significant impacts to aesthetics, protected viewsheds, or public views, as discussed in the Project Initial Study (see Finding 8).

f) Grading and Development on Slopes in Excess of 25 percent. The minor and trivial amendment does not modify the grading and development on slopes in excess of 25 percent (350 square feet), as approved in HCD-Planning No. PLN220229. The excess excavated soil will continue to be balanced on-site within a 0.7-acre area in the southeastern portion of the project site, where adaptive grassland management (Mitigation Measure BIO-9 of PLN220229) will occur and enhance native planting. The previously approved project also requires implementation of standard construction BMPs intended to minimize potential erosion-related effects and would also be required to implement standard erosion control measures during construction. This Amendment would not change the land disturbance target evaluation for the subject parcel as described in the LUP Policy 2.5.3.C.2 and North County CIP section 20.144.070.B. The LUP establishes permissible densities of 0.10 acres in HDR to 5 acres in RDR in Policy 2.3.3.C.5. Implementation of this project, as amended, will continue to require temporary changes to 1.04 acres of ground cover. Therefore, the planned scale minimizes erosion and is compatible with permissible land disturbance target density of the RDR zoning district.

g) Development within 100 Feet of Environmentally Sensitive Habitat Area (ESHA). The previously approved project includes a Coastal Development Permit to allow development within 100 feet of ESHA (i.e., maritime chaparral in the form of Pajaro manzanita, and Oak woodland); this trivial and minor amendment does not modify the development with 100 feet of ESHA as approved in PLN220029. Policies 2.3.1 and 2.3.2 of the North County LUP require maintenance, protection, and, where possible, enhancement of sensitive habitats. As designed, conditioned, and mitigated, the previously approved project minimizes impacts to ESHA in accordance with the applicable goals and policies of the LUP. All previously applied mitigation measures remain applicable and will be implemented as required. No additional impacts will occur with implementation of the amendment.

h) Tree Removal. The previously approved project included the removal of up to 20 Coast live oak trees, 17 of which are protected Coast live oak trees, and 1 of those is a landmark tree. Therefore, a Coastal Development Permit was required and was granted. The minor and trivial amendment does not modify the tree removal, as approved in HCD-Planning No. PLN220229.

i) Cultural Resources. This minor and trivial amendment does not modify the cultural resources consistency as approved in HCD-Planning File No. PLN220229. The project site is in an area identified in County records as having a low sensitivity for cultural resources; however, the previously approved project required new ground disturbance for an onsite wastewater treatment system and well connection that will extend into an area of the parcel that County records identified as high sensitivity for cultural resources. An archaeological report was submitted with the original permit (County of Monterey Library No. LIB240019). Converting the guesthouse into an ADU will not change the ground disturbance and therefore, no new impacts on cultural resources will occur. The project will be required to adhered to the prior project's mitigation measure (TR-1, Tribal Cultural Monitor) and County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

j) Guesthouse & Accessory Dwelling Unit. This minor and trivial amendment modifies the previously approved guesthouse by converting it into an ADU. No guesthouse will exist on site with implementation of this Amendment. The proposed ADU complies with all requirements, as described in Finding 5 and supporting evidence.

k) Land Use Advisory Committee. The minor and trivial amendment of previously approved HCD-Planning File No. PLN2200229 was not referred to the North County Land Use Advisory Committee (LUAC) for review.

l) The application, project plans, comment letters, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the approved development are found in Project File Nos. PLN220229 and PLN220229-AMD1.

3. FINDING: **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project 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) This minor and trivial amendment was reviewed by the HCD-Planning, North County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, California Coastal Commission, and the Environmental Health Bureau (EHB). EHB added one condition of approval and HCD-Engineering Services added two conditions of approval where appropriate, to ensure that the proposed scope of will not have an adverse effect on health, safety, and welfare of persons either residing or working near the subject property.

b) Potable water facilities to serve the project are available from an established well on the subject parcel (Elkhorn Road Water System #9). EHB reviewed the project and witnessed source capacity testing. Although EHB found the well will support the new shared connection (main dwelling and accessory dwelling unit) without change to the existing well permit, and reviewed the water quality test results, EHB added Condition No. 6 to process the capacity and water quality paperwork.

c) Wastewater is approved to be contained and dispersed in the form of an onsite wastewater treatment system which EHB has reviewed and found will be sufficient to serve the project.

d) The application, plans, and supporting materials submitted by the project applicant to HCD for the approved development are found in HCD-Planning File No. PLN220229 and PLN220229-AMD1.

4. FINDING: **SITE SUITABILITY** – The site is physically suitable for the previously approved development . The minor and trivial amendment does not modify the site suitability finding in HCD-Planning File No. PLN220229.

EVIDENCE:

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

b) The following technical reports were prepared for the previously approved project:

- "Geotechnical Investigation Proposed Residence and Workshop 827 Elkhorn Road Royal Oaks, California APN: 181-151-009-000" prepared by Rock Solid Engineering, Inc., San Jose, CA dated June 2023, (LIB230237).
- “Monterey County Onsite Wastewater Treatment System Feasibility Study APN 181-151-009-000 827 Elkhorn Road

Royal Oaks, CA 95076" prepared by Fox Onsite Solutions, San Jose, CA dated July 2023 (in application submittal).

- "Boccone/Igel Residence, APN 181-151-009 Forest Resource Analysis/Construction Impact Assessment/Tree Protection Plan" prepared by James P. Allen & Associates, Santa Cruz, CA dated November 2024, (LIB230235).
- "Elkhorn Road Parcel APN 181-151-009 Biological Assessment" prepared by Biotic Resources Group and Bryan Mori Biological Consulting, Soquel CA dated December 2024, with supplemental surveys reported in April 2025 (HCD-Planning Library Doc. No. LIB230236).
- "Archaeological Assessment Results for Elkhorn Road Driveway Water Line and Septic Field Improvements, Monterey County" prepared by John Schlagheck, Dudek, Santa Cruz, dated January 2024 (LIB240019).

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the approved use. This minor and trivial amendment does not modify the conclusion or approved conditions that were recommended by these reports.

c) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the approved development are found in HCD-Planning File PLN220229 and PLN220229-AMD1.

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

EVIDENCE: a) Title 20 Section 20.64.030 establishes regulation and standards for which an ADU, accessory to the main residence on a lot, may be permitted. The project includes the conversion of a 414 square foot guesthouse, 507 square foot workshop, and 415 square foot garage into a one-story 966 square foot ADU with an attached garage and covered porch. The proposed ADU will be detached from the previously approved single-family dwelling (HCD-Planning File No. PLN220229).

b) The proposed ADU will be the first accessory dwelling with independent living facilities detached from the existing main residence and constructed on an 18.17-acre lot. Parking for the ADU will be accommodated within the attached ADU garage. The ADU is designed to not substantially degrade possible archaeological resources at the site by utilizing previously disturbed areas for development.

c) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.64.030 and Section 20.16.060. See Finding No. 2, Evidence “i” above

d) Regulations for Accessory Dwelling Units in Title 20 Section 20.64.030.D.4, require the implementation of water efficiency and conservation standards to protect groundwater resources in North County. Required water efficiency and conservation standards are: 1) toilets with a maximum tank size or flush capacity of 1.28 gallons; 2)

shower heads with a maximum flow capacity of 1.8 gallons per minute; 3) bathroom faucets with a maximum flow capacity of 1.2 gallons per minute; 4) all cloth washers and dish washers shall be Energy Star certified; and 5) kitchen faucets with a maximum flow capacity of 1.8 gallons per minute shall be installed. Additional landscaping and water conservation measures in Title 20 Section 20.64.030.D.4.B and Section 20.64.030.D.C are required.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the approved development are found in HCD-Planning File PLN220229 and PLN220229-AMD1.

10. FINDING: **NO VIOLATIONS –** The minor and trivial amendment does not modify the no violation finding as previously approved in HCD-Planning File No. PLN220229. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed County of Monterey Housing and Community Development (HCD) records and is not aware of any violations existing on the subject property.

b) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the approved development are found in Project File PLN220229.

11. FINDING: **CEQA (CONSISTENT WITH PREVIOUS MITIGATED NEGATIVE DECLARATION) -** The original CEQA action on the project was assessed for environmental impacts with an Initial Study and mitigated to a less than significant level. The Minor and Trivial Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162.

EVIDENCE: a) On June 25, 2025, the County of Monterey Planning Commission approved a Combined Development Permit (PLN220229, Planning Commission Resolution No. 25-020) consisting of: 1) a Coastal Administrative Permit to allow construction of a 2,676 square foot single family dwelling with a 516 square foot attached carport and associated site improvements; 2) a Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; 4) a Coastal Development Permit to allow the removal of 17 Coast Live Oak trees; and 5) a Coastal Development Permit to allow development on slopes in excess of 25 percent. Approval of this permit included adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan (State Clearinghouse No. 2025050246).

b) The proposed Amendment does not increase the ground disturbance or potential environmental impact previously analyzed by the MND. The previously considered guesthouse would be converted to an ADU.

c) The project meets Section 15162 of the CEQA Guidelines because no substantial changes are proposed requiring major revisions of the MND; no substantial changes have occurred with respect to circumstances under which the project was undertaken that will require major revisions to the MND; the project includes interior improvements to a previously approved structure (yet to be considered) and there is no additional ground disturbance, and none of the work is within the sensitive habitat area. Therefore, as proposed and conditioned, this amendment is consistent with the previously adopted Mitigated Negative Declaration. See Finding 2, and supporting evidence.

d) No mitigation measures are required to be carried forward to this Amendment. All previously approved conditions and mitigation measures shall be satisfied under the original Coastal Development Permit.

e) County of Monterey HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the MND is based.

12. FINDING: **PUBLIC ACCESS** – The minor and trivial amendment does not modify the public access as approved in HCD-Planning No. PLN220229.The project as approved is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the County of Monterey Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.

c) The subject project site is located on Elkhorn Road more than 1 and ¼ miles from Highway 1 and is on Elkhorn Slough Road, accessed by a private driveway. The area is not illustrated or described as one requiring physical public access pursuant to the Local Coastal Program (Figure 4, Public Access and Recreation, in the North County LUP).

d) The subject project site is identified as an area adjacent to Elkhorn Slough, where the Local Coastal Program requires visual public access (Figure 4, Public Access and Recreation, in the North County LUP). Visual impacts were analyzed in the IS/MND and were found to be less than significant, and no public access was required by the original project, nor this Amendment.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public

agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development project involving development that is permitted in the underlying zone as a conditional use.

DECISION

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

1) Finding the project consistent with a previously adopted Mitigated Negative Declaration and that no additional environmental review is warranted pursuant to CEQA Guidelines sections 15162 and 15164; and

2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit that consisted of 1) a Coastal Administrative Permit to allow construction of a 2,676 square foot single family dwelling with a 516 square foot attached carport and associated site improvements; 2) a Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; 4) a Coastal Development Permit to allow the removal of 17 Coast Live Oak trees; and 5) a Coastal Development Permit to allow development on slopes in excess of 25 percent. This Minor and Trivial Amendment includes converting the guesthouse, workshop, and garage into a 966 square foot Accessory Dwelling Unit with a 368 square foot attached garage and a 133 square foot covered porch.

This approval is for project to be constructed in general conformance with the plans and adhering to the mitigation monitoring and reporting plan, both attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 17th day of June 2026.

_____
Melanie Beretti, AICP,
Chief of Planning

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. 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/or use clearances from County of Monterey HCD-Planning office in Salinas.

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

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County of Monterey HCD Planning

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

PLN220229-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment permit (PLN220229-AMD1) allows the conversion of the guesthouse, workshop, garage into a 966 square foot Accessory Dwelling Unit with a 368 square foot garage and a 133 square foot porch. The property is located at 827 Elkhorn Road, Royal Oaks, (Assessor's Parcel Number 181-151-016-000 & 181-151-021-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 181-151-016-000 & 181-151-021-000 on June 17, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

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. The fee schedule can be found here: https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000

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

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

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Water quality analysis of a samples collected from the local small water system (ID:270-1618) on April 23, 2025 and November 10, 2025 indicate that Hexavalent Chromium was detected at nine point eight micrograms per liter (9.8 ug /L) and thirteen micrograms per liter (13 ug / L), respectively, which exceeds the maximum containment level of ten micrograms per liter (10 ug / L). A centralized water treatment system shall be designed and installed to provide water that meets primary drinking water standards. The water treatment system shall be designed to meet the standards of Monterey County Code, Chapter 15.04 and 15.08, and Titles 17 and 22 of the California Code of Regulations. The design shall address water treatment wastewater management. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permit, the applicant shall submit to the Environmental Health Bureau (EHB) for review and approval plans for a centralized water treatment system and any associated fees.

Prior to final inspection of construction permit, the EHB-approved water treatment system shall be installed. The applicant shall provide to the EHB for review and acceptance as-built plans for the centralized treatment system prepared by a qualified individual and shall submit acceptable water quality results for a pre- and post-treatment Hexavalent Chromium sample from the water system.

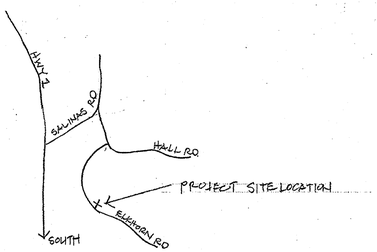
This condition shall not apply if the annual average is determined to be under the MCL.

PROJECT DATA

OWNER	Norman Boccone & Victoria Igel 7150 Rainbow Drive #3 San Jose CA 95129 408-209-1918
ARCHITECT	Carol Riewe AIA 1416 Laurent Street Santa Cruz, CA 95060 831-426-0658
GEOTECHNICAL ENGINEER	Rock Solid Engineering Inc. 1100 Main Street Suite A Watsonville, CA 95076 831-724-5868
CIVIL ENGINEER	Roper Engineering 48 Mann Avenue Corralitos, CA 95076 831-724-5300
STRUCTURAL	John Buchanan 1515 Capitola Road Suite H Santa Cruz, CA 95062 831-476-3145
ARBORIST & FORESTER	James P Allen & Assoc. 119 Surfside Ave. Santa Cruz CA 95060 831-234-7739
BIOLOGIST	Biotic Resources Group 2552 S. Rodeo Gulch Rd Soquel, CA 95073 831-476-4803 Bryan Mori Biological Consulting 1016 Brewington Ave. Watsonville, CA 95076 831-728-1043
ENERGY	Bright Green Strategies 1717 Seabright Ave. Suite 4 Santa Cruz, CA 95062 831-454-9956
SEPTIC	Fox Onsite Solutions 1409 Berliger Ct. San Jose CA 95125 831-531-7205
SITE ADDRESS	827 Elkhorn Road Royal Oaks CA
APN	181-151-021 & 181-151-016
ZONING	RDR40/CZ - RDR10/CZ
OCCUPANCY	R-3 & U
CONSTRUCTION	Type VB Sprinklered
SRA	Moderate/High
LOT AREA	+/-18.14031227 Acres (+/- 791,495 SF) Prior to LLA +/- 13.53 Acres (589,374 SF) after LLA
WELL	ELKHORN WS #9
PROJECT DESCRIPTION	Construct new single family residence to include 3 bdrm/3bath plus office and deck with attached carport. **CONVERT PREVIOUSLY APPROVED DETACHED GUEST HOUSE / WORKSHOP / GARAGE UNDER PLN 220229 TO DETACHED 2 BDRM / 2BA ACCESSORY DWELLING UNIT WITH GARAGE.** Development will be off grid using roof top solar panels with ESS and b/u generator. Site plans reflect proposed LLA under application PLN 240187.

AREA TOTALS:

MAIN FLOOR	1620 SF	
LOWER FLOOR	1056 SF	(896 SF beyond main floor footprint)
COVERED PORCH	240 SF	
DECK	471 SF	
CARPORT	516 SF	
(E) GUEST HOUSE	413.5 SF	**Convert to ADU**
(E) WORKSHOP	506.5 SF	**Convert to ADU**
(E) GARAGE	414 SF	**Convert 46SF to ADU**
(N) ADU	**966.0 SF**	
(N) GARAGE	**368 SF**	**Revised**
COVERED PORCH	133 SF	
TOTAL HABITABLE	**3642 SF**	
TOTAL STRUCTURES	4899 SF	
BUILDING COV.	4739 SF	



VICINITY MAP

(E) PAVING	+/- 10,320 SF
(N) PAVING	8,802 SF impervious
(N) IMPERVIOUS COVER	13,541 SF
FAR	2676 + 1334 + 516 = 4526 / 589,372 = .77%
LOT COVERAGE	1620 + 896 + 240+ 516 +1334 + 133 = 4739 /589,372 = .8%
IMPERVIOUS COVER	4739 + 10,320 + 8,802 = 23,861 / 589,372 = 4% (exist + new)
PARKING	3 spaces required, 5 spaces provided
AVG. GRADE	21% at building site

All work and materials shall be in full accordance with the 2022 edition for Main House and 2025 edition for the ADU of the following codes: California Bldg. Code, California Residential Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code, California Green Building Standards Code.

FUEL MANAGEMENT PLAN

ZONE 1 EXTENDING 30 FEET FROM ALL STRUCTURES

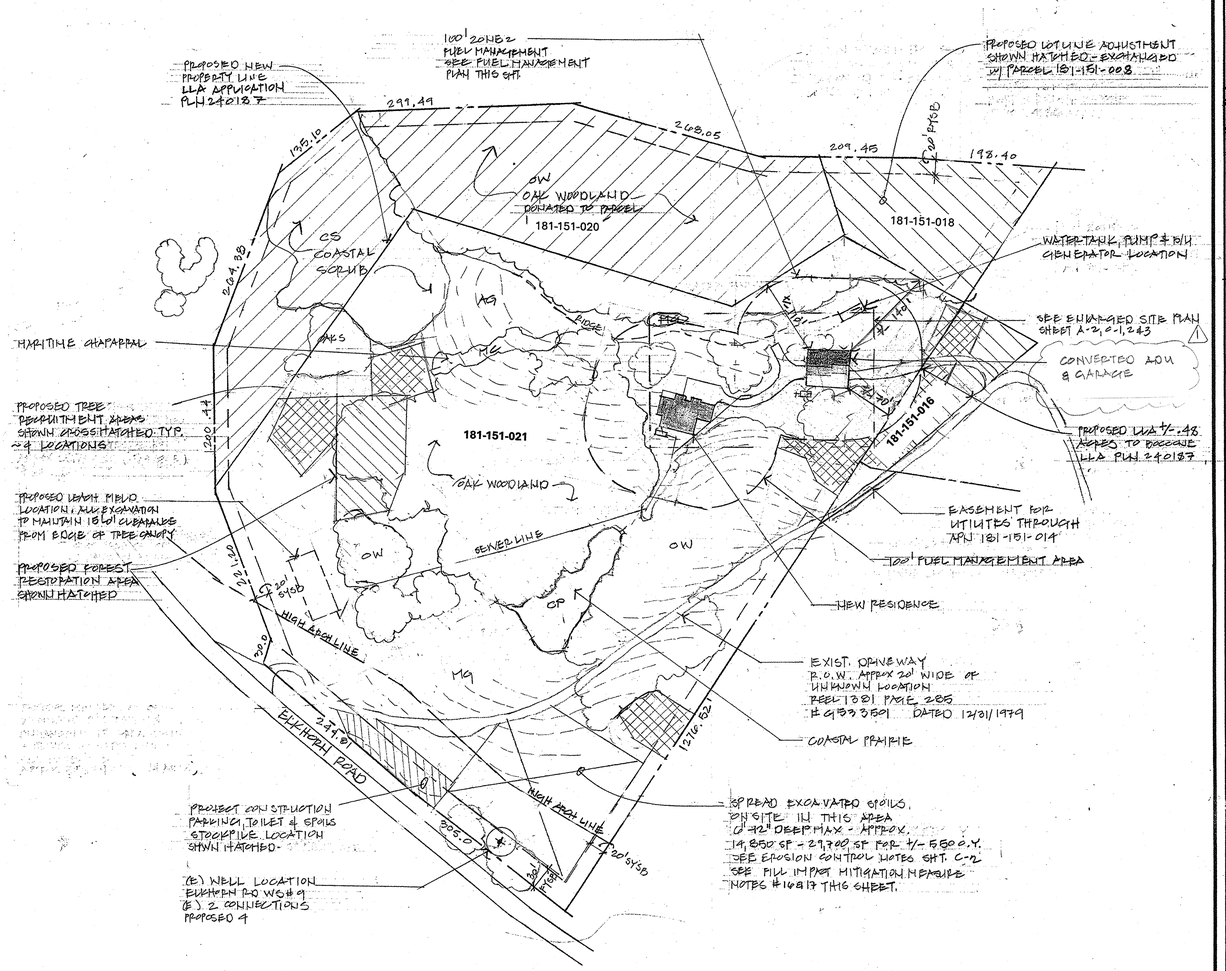
1. Remove all dead plants, grass and weeds
2. Remove dead or dry leaves and pine needles from yard, roof and rain gutters.
3. Remove branches that hang over roof and keep branches 10 away from chimney.
4. Trim dead portions of tree limbs within 10 feet from the ground.
5. Remove or prune flammable plants and shrubs near windows.
6. Create a separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles etc.
7. Trim trees regularly to keep branches a minimum of 10 feet from other trees. Review by project Arborist.
8. Trim all limbs within 6 feet of the ground. To be determined and finalized during planning review process in sensitive habitat areas. See note #3 under zone 2.
9. Remove all cut material or chip and spread on site.
10. Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace.
11. Post house numbers per Fire Departments requirements.

ZONE 2 EXTENDING 100 FEET FROM ALL STRUCTURES

1. Manage vegetation in defensible spaces in a manner that is sensitive to the biological resources and compatible with CalFire guidelines. To reduce the fire ladder to the tree canopy, maintain a low (12-18 inches tall) understory of native vegetation. Trim tree limbs within 6 feet of ground. Remove tree limbs up 10 to 15 feet where necessary to create vertical space between bushes and trees per note #3.. Leave some logs scattered on bare soil to provide cover for wildlife. All trimming and tree pruning shall be performed under the guidance of the project Arborist.
2. Remove fallen dead trees, see #1.
3. Create vertical space between grass, shrubs and trees by thinning undergrowth adjacent to trees and or pruning trees. On moderate slopes 20-40%, horizontal spacing between bushes should be 4x the height of the bush. All undergrowth thinning, tree pruning and woodland thinning must be performed under the guidance of the project Arborist in the field. Environmentally sensitive areas may require alternative fire protection measures, to be determined by the reviewing agency and the director of planning and building inspection.
4. Remove fallen leaves, twigs, bark, cones and small branches. Care must be taken not to disturb any SF dusty footed woodrat houses as located by project biologist.
5. Any Pajaro manzanita occurring within the fire protection zone is to be protected at all times per biotic report and mitigation measure note #1 on this sheet. Pajaro manzanita and maritime chaparral are never to be pruned, thinned or removed.
6. Project shall be inspected for clearances by the fire department.

SHEET INDEX

A1	OVERALLSITE PLAN , PROJECT DATA
A2	PROJECT SITE PLAN, LIGHTING & PLANTING
C1	SITE PLAN
C2	DRIVEWAY PLAN
C3	GRADING PLAN
C4	EROSION CONTROL PLAN
FR1	FOREST RESOURCE ANALYSIS, CONST. IMPACT ASSESSMENT
FR2	FOREST RESOURCE ANALYSIS, TREE PROTECTION PLAN
A3	MAIN FLOOR PLAN
A4	LOWER FLOOR PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	GUEST HOUSE - WORKSHOP PLAN & ELEVATIONS
A8	ADU & GARAGE - PLAN & ELEVATIONS



NORTH

SITE PLAN
1" = 100'

WATER CONSERVATION REQMTS

Toilets with a maximum tank size or flush capacity of 1.28 gallons
Shower heads with a maximum flow capacity of 1.8 GPM at 80 PSI
Bathroom faucets with a maximum flow capacity of 1.2 GPM at60 PSI
All cloth washers and dish washers shall be Energy Star certified;
Kitchen faucets with a maximum flow capacity of 1.8 GPM at 60 PSI

Proposed and existing landscaping must consist of either of the following:
open space, native vegetative areas, use of drought tolerant native and/or non-invasive landscape plants with preferences given to native plants, and/or pervious or non-pervious hardscapes that do not require a permanent irrigation system. Pervious hardscapes shall be preferred over non-pervious options where feasible. Proposed or existing subsistence gardens such as family gardens, community gardens, or fruit/nut trees must employ water efficiency measures as drip irrigation to the greatest extent feasible.

REVISIONS	BY
12/11/24	CR
4/18/26	CR
4/27/26	CR

R design
Carol Riewe
Architect AIA
voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

SITE PLAN, PROJECT DATA, FIRE MITIGATION & HABITAT MITIGATION

BOCCONE & IGEL
NEW RESIDENCE AND ADU
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-021 & 181-151-016

Date 10/25/24
Scale 1" = 100'
Drawn CAR
Job
Sheet A1
Of Sheets

24 X 36 CLEARPRINT®

REVISIONS	BY
8/19/25	CAR
9/9/25	CAR
1 01/22/26	CAR
2 3/10/26	CAR

design

Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

PROJECT SITE PLAN and EXTERIOR LIGHTING PLAN

BOCCONE & IGEL
NEW RESIDENCE AND ADU
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-021 & 181-151-016

Date	7/1/25
Scale	1"= 10'
Drawn	CAR
Job	
Sheet	A4
Of	Sheets

30' FUEL MANAGEMENT ZONE 1 SHOWN DASHED SEE FUEL MANAGEMENT PLAN SHEET A-1

ZONE THROTTLE PANELS IN F.T. BACKUP

SOLDIER PILE RET WALL W/ TIMBER LAGGING - HT. VARIES

TRENCH FOR 2" WS LINE & 4" PIPE HYDRANT LINE - 30'0 MIN

FIRE HYDRANT

LED PATH LIGHTS

4' PLANTER BED W/ NATIVE PLANTS

RET. WALL - SOLDIER PILES W/ TIMBER LAGGING

4' PLANTER BED

PAVERS

PLANTER BED W/ SUCCULENTS

LED PATH LIGHTS

PATIO

WALL SCONCES - DOWN LIGHTING, 6 TTL @ FRONT

NEW S.F. RESIDENCE SF 180.75

(N) CARPORT

WALL SCONCES AT DECK 2 TOTAL

LINE OF DECK

COVERED DECK

RETAINING WALL SOLDIER PILE W/ TIMBER LAGGING VARIES 1'-3' HIGH +/- W/ 36" GUARDRAIL

PENNEY 24V LED RAILPOST DOWN LIGHTS 7 TOTAL SEE DRAWING & ARCH FOR MTG HT - 36" MAX

WALL SCONCES AT COVERED PORCH 4 TOTAL

1500 GAL SEPTIC TANK

4" Ø SS LINE IN 12" MAX x 24" D. MIN TRENCH LINE. TRENCH LINE THRU OAK WOODLAND BELOW TO BE TRENCHED EITHER BY HAND TRENCHER DITCH WITCH WALK BEHIND OR BRUSH & STATTON STAKE OUT OPERATIONS BASED ON ACCESSIBILITY

TO SEPTIC FIELD SEE HT A1 & C1

SITE PLAN
1"=10'-0"
NORTH

SEE SHEETS C1, C2 & C3 FOR GRADING INFO

HB = HOSE BIB

30' FUEL MANAGEMENT ZONE 1 SHOWN DASHED SEE FUEL MANAGEMENT NOTES ON SHEET A-1

TO WATER TANKS

(E) 200 (N) 199.67

ACCESSORY DWELLING UNIT

RIDGE

GARAGE

CONCRETE

RETAIN ACCESS TO MAIN DOOR

PAVERS

WALL SCONCE DOWN LIGHTING - 4 TOTAL AT FRONT

30'-0" F. TRUCK

6" W x 10" H CONC. CURB

20'W x 8'L VOLT LED STEP LIGHTING W/ HOOD IN CONC. CURB

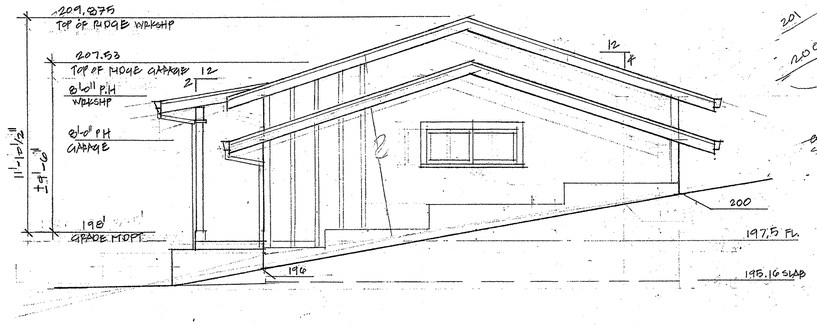
TEMPORARY RESIDENCE - BY TRAILOR LOCATION DURING CONSTRUCTION OF HOUSE UNTIL OCCUPANCY PERMIT FOR HSE. IS OBTAINED. PROVIDE WATER SERVICE LINE & HOOK UP BY TO SEPTIC TANK

1500 GAL SEPTIC TANK

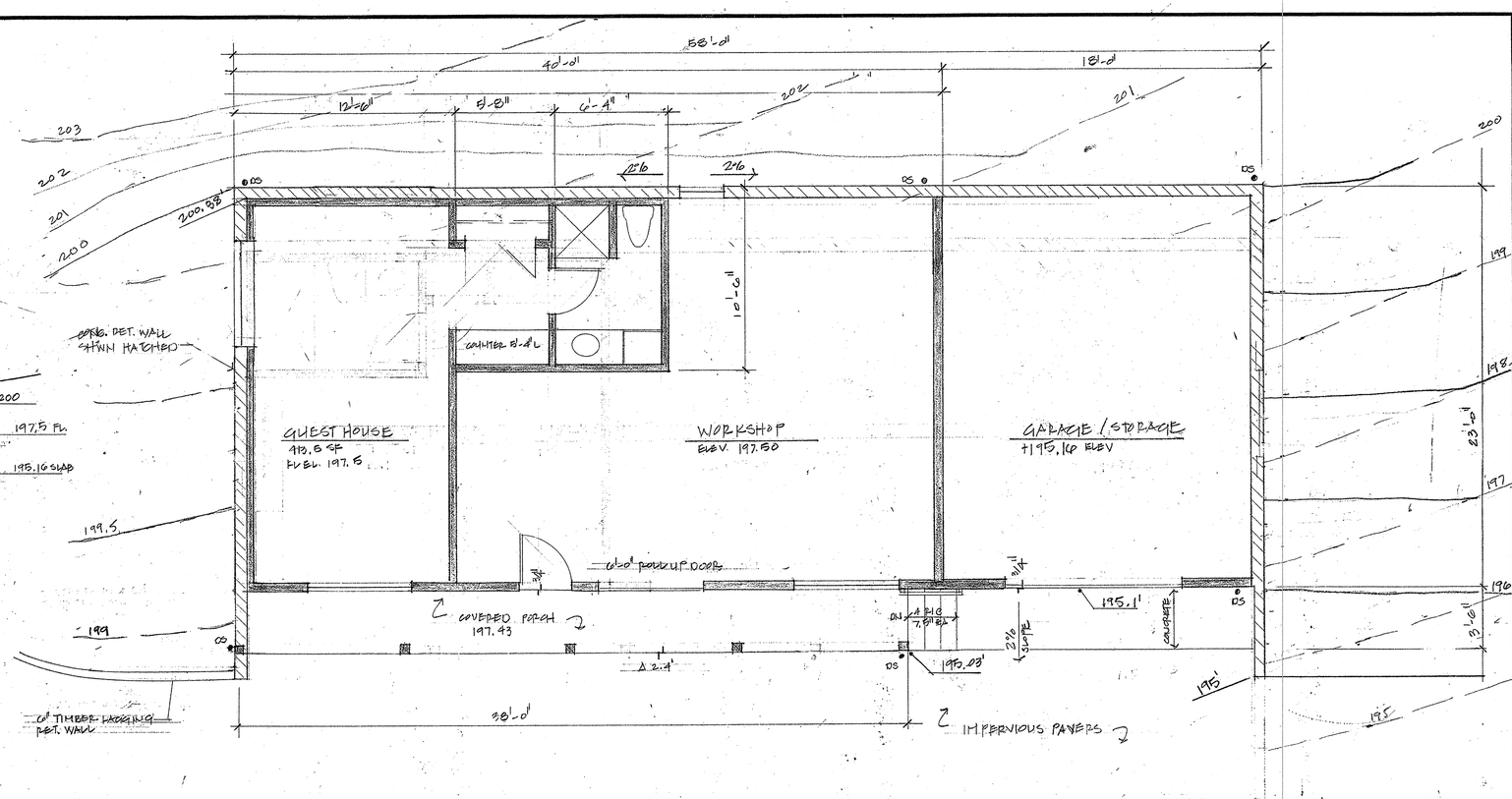
18"W x 2'-6"D MIN TRENCH FOR WATER SERVICE

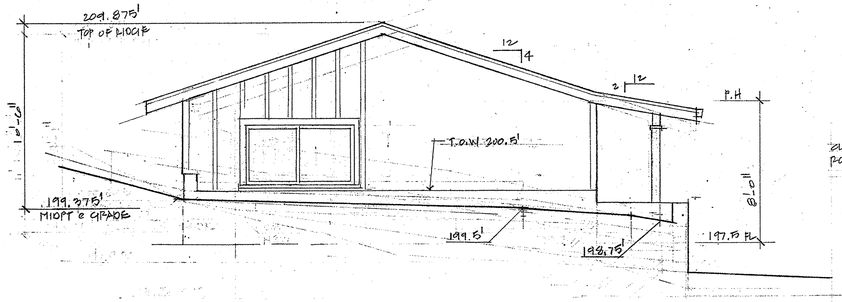
EASEMENT FOR UTILITIES THROUGH APN 181-151-014

24 X 36 CLEARPRINT



(E) EAST ELEVATION RIGHT

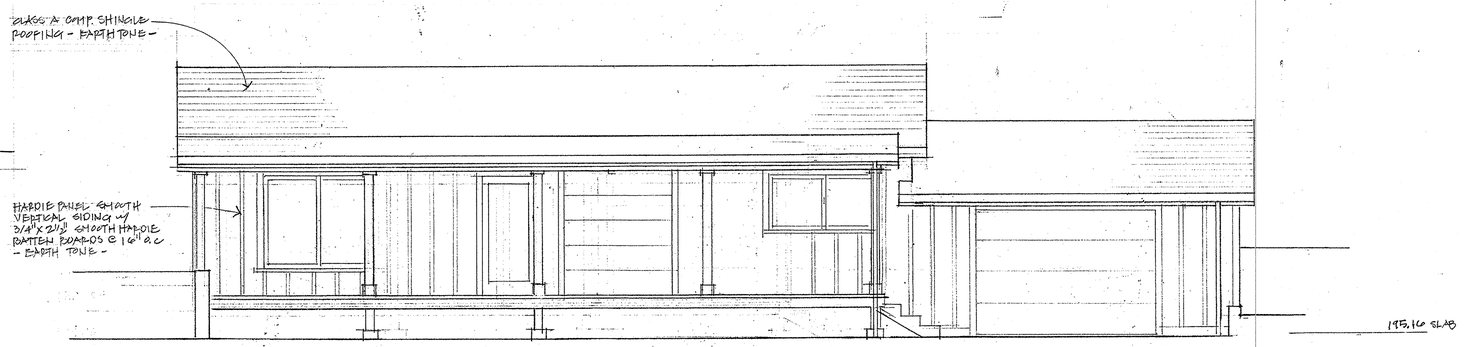




(E) WEST ELEVATION LEFT

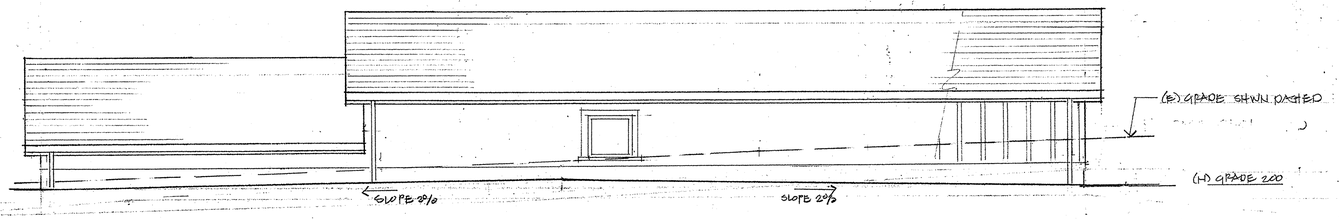
NORTH

WORKSHOP FLOOR PLAN - EXISTING TO BE CONVERTED
PREVIOUSLY APPROVED UNDER PLN 220229



(E) SOUTH ELEVATION FRONT

1/4"=1'-0"



(E) NORTH ELEVATION REAR

REVISIONS	BY

design

Carol Riewe
Architect AIA

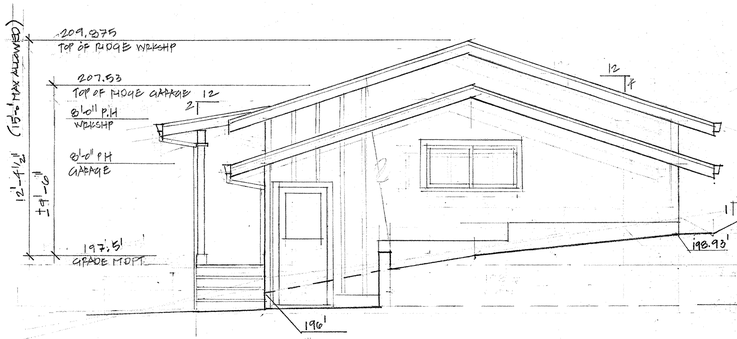
voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

WORKSHOP and EQUIPMENT STORAGE
FLOOR PLAN & ELEVATIONS
EXISTING - APPROVED UNDER PLN220229
24CPDP00067

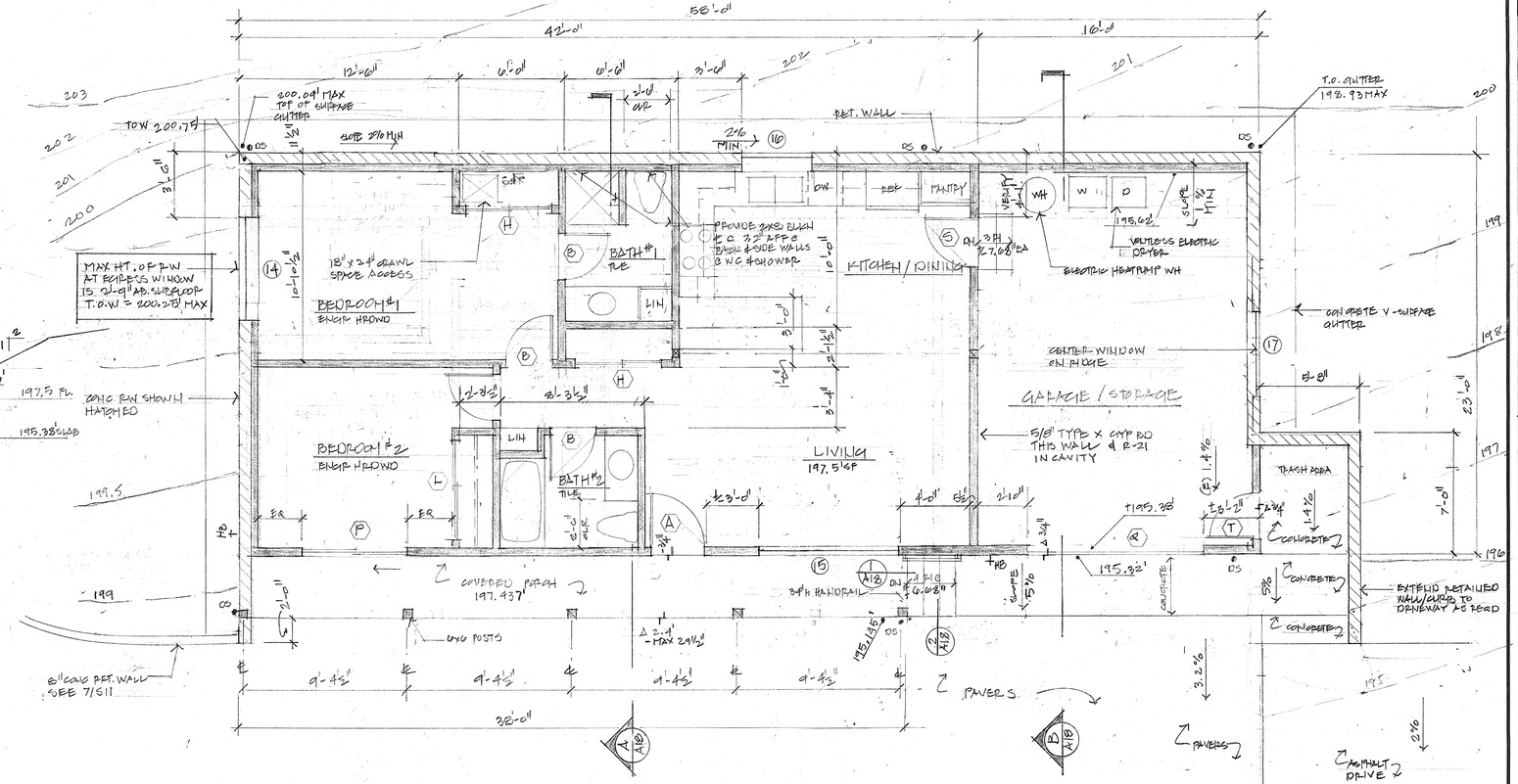
BOCCONE & IGEL
NEW RESIDENCE AND ADU
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-021 & 181-151-016

Date	10/25/24
Scale	1/4"=1'-0"
Drawn	CAR
Job	
Sheet	A7
Of	Sheets

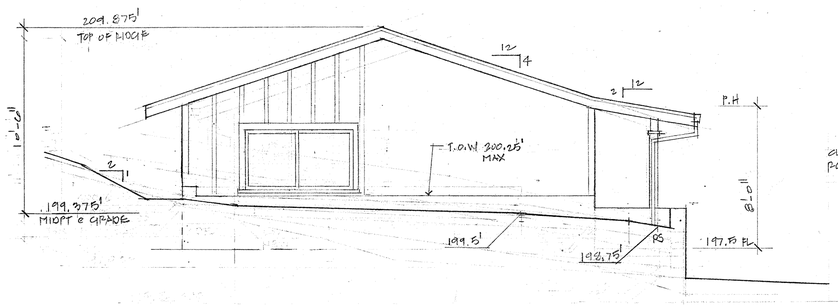
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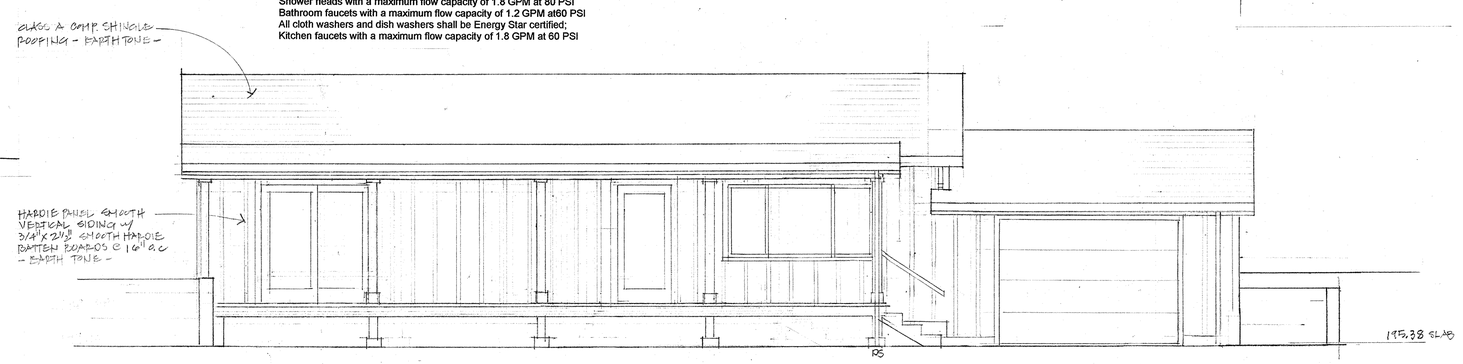
EAST ELEVATION RIGHT



ACCESSORY DWELLING UNIT FLOOR PLAN

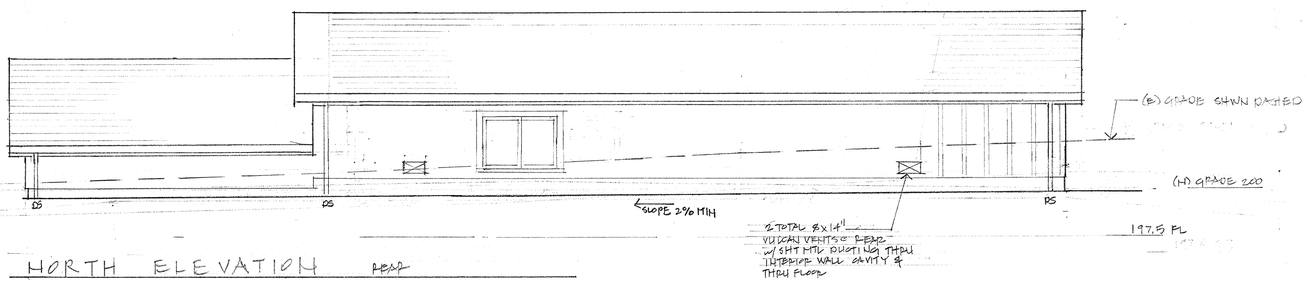


WEST ELEVATION LEFT



SOUTH ELEVATION FRONT

1/4"=1'-0"



NORTH ELEVATION REAR

ADU CRAWL SPACE VENTING

Total area of unvented crawl space = 966 s.f.
Cover exposed earth in crawl space with a continuous Class I vapor retarder for reduction calculation of required venting area.
966/1500 = .644 x 144 = 92.7 Sq. In. NFVA required

Vulcan vent VFS614 6x14 with 41 Sq. In. NFVA each. Provide 4 vents total at front foundation wall. 41 x 4= 164 Sq. In. NFVA provided.

Vulcan vent VFS814 8x14 with 62 SQ. In NFVA each
At rear wall above retaining wall, provide 2 vents with sheet metal ducts fit tightly to back of vent and run through wall and floor. Sheet metal duct min width is 3.5 x 13.75 for 48 Sq. In. x 2 vents = 96 Sq. In. NFVA at rear. See detail 3/A18

REVISIONS	BY
8/19/25	CR
9/7/25	CR
01/20/26	CR
01/28/26	CR
4/17/26	CR

R design

Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

ADU AND GARAGE
FLOOR PLAN & ELEVATIONS

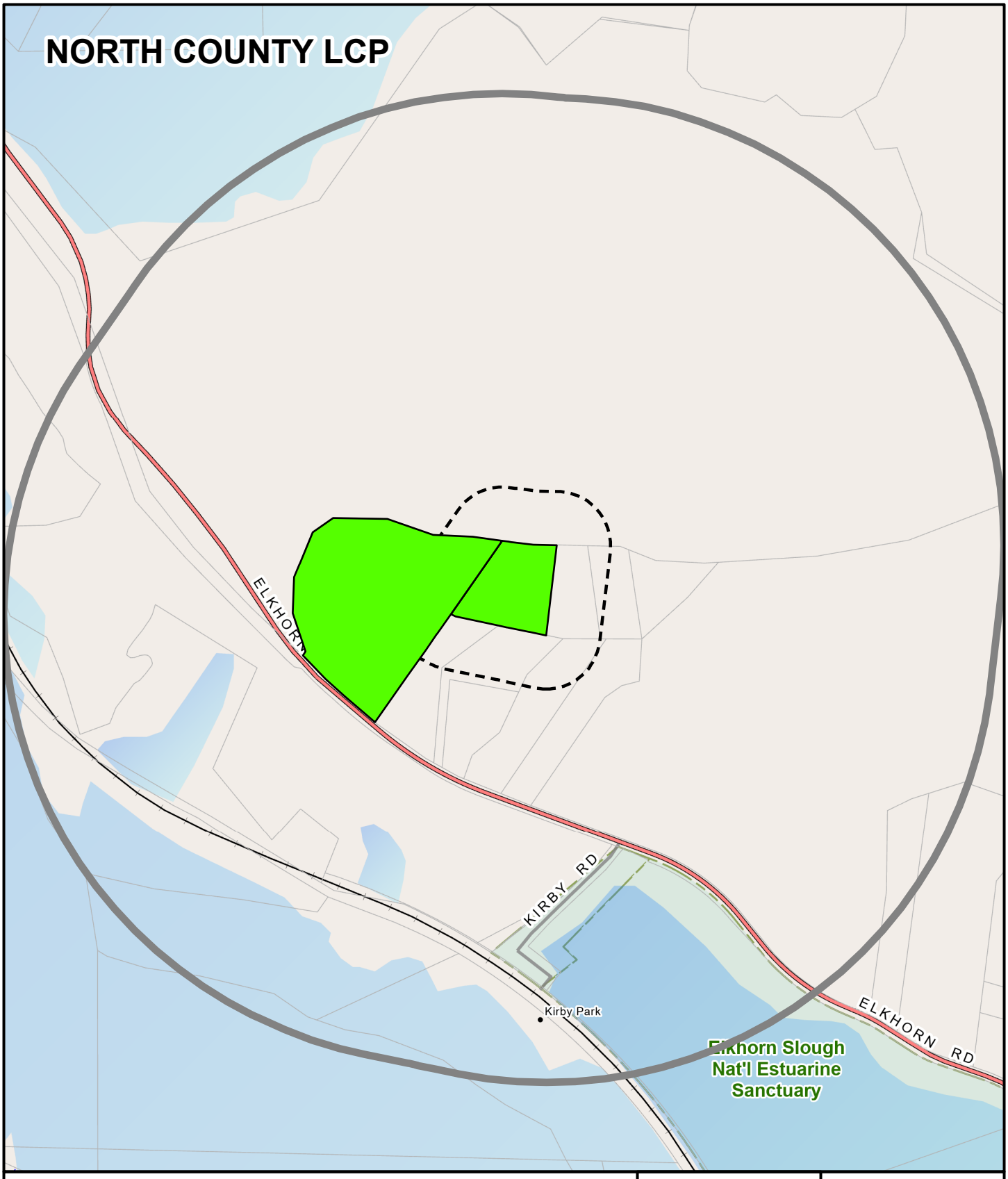
BOCCONE & IGEL
NEW RESIDENCE AND ADU
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-021 & 181-151-016

Date 7/1/25
Scale 1/4"=1'-0"
Drawn CAR
Job
Sheet A8
Of Sheets

24 X 36 CLEARPRINTe

Exhibit B

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APPLICANT: BOCCONE NORMAN B & VICTORIA E IGEL TRS

APN: 181151009000,181151008000 **FILE #** PLN220229-AMD1

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

COUNTY OF MONTEREY CALIFORNIA • 1850 •

PLANNER: IMANI HARRIGAN

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Exhibit C

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

In the matter of the application of:
BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS (PLN220229)

RESOLUTION NO. 25-020

Resolution by the County of Monterey Planning Commission:

1) Adopting a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074 (State Clearinghouse #: 2025050246);
2) Approving a Combined Development Permit consisting of:
   a) Coastal Administrative Permit to allow construction of a split-level 2,676 square foot single-family dwelling with a 516 square foot attached carport and 471 square foot deck, and associated site improvements;
   b) Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage;
   c) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (Pajaro manzanita and Oak woodland);
   d) Coastal Development Permit to allow the removal of 17 Coast live oak trees, including 1 landmark tree;
   e) Coastal Development Permit to allow development on slopes in excess of 25%; and
3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

[827 Elkhorn Road, Royal Oaks (APN: 181-151-009-000), North County Land Use Plan, Coastal Zone]

The BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS application (PLN220229) came on for discretionary hearing before the County of Monterey Planning Commission on June 25, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The project has been reviewed for consistency with the text, policies, and regulations in the:

- 1982 County of Monterey General Plan (General Plan);

- North County Land Use Plan (LUP);
- County of Monterey Coastal Implementation Plan, Part 2 (North County CIP); and
- County of Monterey Coastal Zoning Ordinance (Title 20).

Communications were received during the course of review of the project, indicating inconsistencies with the text, policies, and regulations in these documents. Comments were fully analyzed to ensure no issues remain and addressed where appropriate. The subject property is located within the coastal zone; therefore, the 2010 County of Monterey General Plan does not apply.

EVIDENCE: a) Allowed Use. The property is located at 827 Elkhorn Road, Royal Oaks, North County Land Use Plan, (Assessor's Parcel Number (APN): 181-151-009-000). The parcel is zoned Rural Density Residential, 10 acres per unit, within the Coastal Zone ("RDR/10(CZ)"), which allows for the construction of a single-family dwelling, guesthouse, and accessory non-habitable structures, subject to the granting of a Coastal Administrative Permit in each case. As proposed, the project involves construction of a 2,676 square foot single-family dwelling with a 516 square foot attached carport and 471 square foot deck, a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage, and associated site improvement including two water tanks, a rooftop solar system, septic system, removal of 17 Coast live oak trees, and development within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The removal of protected trees and development within 100 feet of ESHA requires the granting of a Coastal Development Permit, in each case. Therefore, the project is an allowed land use for this site.

b) Lot Legality. The subject parcel (18.17 acres), APN: 181-151-009-000, was in the ownership of Dean and Georgina Sanders and shown in the same configuration on the 1972 Assessor Parcel Map Book 181 Page 1. The lot met zoning requirements for the location at the time (Rural or “N” zoning district, minimum lot size 20,000 square feet). Therefore, the County recognizes the subject property as a legal lot of record.

c) Review of Development Standards. As proposed, the project meets all required development standards. Development standards for the RDR zoning district are identified in Title 20 section 20.16.060. Required setbacks in this RDR district for main structures are 30 feet (front), 20 feet (rear), and 20 feet (sides). Detached accessory non-habitable structures are subject to setbacks of 50 feet (front), 6 feet (side front half), 1 foot (side rear half), and 1 foot (rear). The maximum allowed height for main structures is 30 feet, whereas guesthouse structures are limited to 12 feet, and other accessory structures are limited to 15 feet in height. As illustrated in the attached plans, the proposed split-level, two-story single-family dwelling with attached carport and deck exceeds the required setbacks, with setbacks greater than 100 feet on all sides, and has a height of approximately 21 feet 7 inches from average natural grade.

The proposed project includes the construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage. As demonstrated in Finding No. 5 and supporting evidence, the guesthouse complies with the required standards of Title 20 section 20.64.020. The proposed detached guesthouse/workshop/garage structure complies with the required setbacks and has a maximum height of approximately 11 feet and 10 ½ inches from average natural grade. The minimum distance between main and accessory structures for the zoning district is 10 feet. The guesthouse is approximately 138 feet from the main house. The two water tanks, designed to be 9 feet 8 inches in height, are approximately 70 feet from the nearest side setback, meeting both height and setback regulations. The project is within the required yard setbacks and height.

The site coverage maximum in this RDR district is 25 percent. The property is 18.14 acres which would allow site coverage of approximately 197,737 square feet. As proposed, the project would result in a site coverage of approximately 5,304 square feet (0.8% of the lot). As proposed, the development would conform to the required and applicable site development standards.

d) Visual Resources/Visual Impact. The subject property is in an area of visual sensitivity. The property is east and above Elkhorn Slough, which is categorized in its entirety as a visually sensitive area by the North County LUP (Policy 2.2.2.1). Views of the project from Elkhorn Road, Highway 1, and most trailheads are interrupted by forest and topography. Based on a site visit on May 7, 2024, staff determined the project would potentially impact views from the trail along the east side of the Slough (North of Kirby Park). In response to this feedback, the applicant reduced the height and pitch of the roof of the main dwelling and updated colors and materials to muted natural colors (the applicant discussed moss green painted Hardee horizontal board and batten body and earth tone trim and windows at the Land Use Advisory Committee meeting on the project). The reduced mass, combined with muted natural colors and materials, improved the potential to avoid negative visual impacts from Elkhorn Slough. The project's structures are surrounded by trees, and the topography helps to conceal the subject development, in accordance with North County LUP Policy 2.2.2.4. There are less than significant impacts to aesthetics, protected viewsheds, or public views, as discussed in the Project Initial Study (see Finding 8).

e) Grading and Development on Slopes in Excess of 25 percent. The project is anticipated to require approximately 550 cubic yards of grading/excavation, half of what had originally been proposed. There are steep areas within the subject parcel, the project does not include construction on slopes in excess of 25 percent but the residence requires the installation of an onsite wastewater treatment system (OWTS) in a location below it; the OWTS pipe connecting to a leach field below requires approximately 350 square feet of trenching on a sloped area between the residence and the leach field. This is discussed in Finding No. 7.

The excess excavated soil will be balanced on-site within a 0.7-acre area in the southeastern portion of the project site, where adaptive grassland management (Mitigation Measure BIO-9) will occur and enhance native planting. The project would implement standard construction BMPs intended to minimize potential erosion-related effects and would also be required to implement standard erosion control measures during construction.

The Applicant provided a land disturbance target evaluation for the subject parcel as described in the LUP Policy 2.5.3.C.2 and North County CIP section 20.144.070.B. The LUP establishes permissible densities of 0.10 acres in HDR to 5 acres in RDR in Policy 2.3.3.C.5. Implementation of this project in the zoning district identified by Title 20 as RDR/10 will require temporary changes to 1.04 acres of ground cover. These disturbed soils will be controlled to minimize erosion hazards through adherence to an erosion control plan, which is required by HCD as part of the construction permit submittal (Title 16 section 16.08.340). Temporarily bare land would be corrected within a year by mitigation measures for biological resource impacts (discussed in Finding 4, Evidence "d" and Finding 8, Evidence "i". Permanent changes to grassland and Oak woodland for the construction of the residence, associated driveway, parking areas, and water tank pad sum to 0.28 acres. The project is within sub-watershed #23 as shown in the WQ-8 map of the 1982 General Plan periodic review. A donation of the Blohm Ranch to Elkhorn Slough Foundation in this sub-watershed changed the balance for the CIP Table 1 appendix to +107 acres of covered ground. The bare ground of 0.28 acres (conservative estimate) for the subject parcel would be more than adequately balanced in sub-watershed #23 by the ESF lands. Therefore, the planned scale minimizes erosion and is compatible with permissible land disturbance target density of the RDR zoning district.

f) Development within 100 Feet of Environmentally Sensitive Habitat Area (ESHA). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA (i.e., maritime chaparral in the form of Pajaro manzanita, and Oak woodland). Policies 2.3.1 and 2.3.2 of the North County LUP require maintenance, protection, and, where possible, enhancement of sensitive habitats. As designed, conditioned, and mitigated, the project minimizes impacts to ESHA in accordance with the applicable goals and policies of the LUP. See Finding Nos. 5 and 8 and supporting evidence.

g) Tree Removal. The proposed project includes the removal of up to 20 Coast live oak trees, 17 of which are protected Coast live oak trees, and 1 of those is a landmark tree. Therefore, a Coastal Development Permit is required. As detailed in Finding No. 4 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, the removal will not involve a risk of adverse environmental impacts, and the removal is consistent with Oak Woodlands Conservation requirements found in Public Resources Code 21083.4. Qualified arborist James P. Allen prepared a forest resources assessment for the project. The assessment, dated

November 2024 (County of Monterey Library No. LIB230235), evaluated potential impacts associated with the construction and operation of the project. This report and Mitigated Negative Declaration recommend Mitigation Measure BIO-10, Oak Woodland Restoration (see Finding 8, Evidence "i"). Through the redesign of the driveway, the applicant was able to retain several Coast live oak trees, including two landmark trees. During the redesign, the applicant also moved proposed utility lines to reduce the impacts to trees. Overall, fifteen coast live oak trees, including two landmark trees were retained due to redesign. Therefore, it can be concluded that the tree removal is the minimum required for the development.

h) Cultural Resources. The project site for new structural development is in an area identified in County records as having a low sensitivity for cultural resources; however, the proposed project requires new ground disturbance for an onsite wastewater treatment system and well connection that will extend into an area of the parcel that County records identified as high sensitivity for cultural resources. An archaeological report was required as part of the application. Dudek prepared an archaeological assessment for the project (County of Monterey Library No. LIB240019). The report informed the MND's Cultural Resources and Tribal Cultural Resources analysis (see Finding 3, Evidence "b" and "g" and Finding 8, Evidence "e"). Preparation of the MND included tribal cultural noticing to tribal representatives who requested County consultation. The consultation led to a recommendation for mitigation. Therefore, potential impacts to archaeological, cultural, or tribal cultural resources will be less-than-significant with application of mitigation measure TR-1 (Tribal Cultural Monitor) and County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Fire Hazards. The subject property is in a State Responsibility Area and is classified as a High Fire Hazard Severity Zone. Fire hazards will be addressed through compliance with mitigation measures for habitat management (BIO-9) and Condition No. 10, Defensible Space Requirements, as well as by design, through the installation of two 5,000 gallon water tanks to serve the project's fire protection and the use of metal roofing materials and Hardee siding on structures.

j) Guesthouse. The project includes the construction of a 414 square foot detached guesthouse with no cooking facilities. The project meets the established regulations and standards as identified in Title 20 section 20.64.020. See Finding 6 and supporting evidence. The maximum height is under the current limit, as discussed in Finding 1, evidence "d."

k) Land Use Advisory Committee. The project was referred to the North County Land Use Advisory Committee (LUAC) for review, based on the LUAC Procedure guidelines adopted by the County of Monterey Board of Supervisors because this application involved the preparation of an environmental document. The LUAC reviewed the project application on November 1, 2023 and voted unanimously to recommend approval (6 ayes, 0 noes, 1 absent). One members of the public commented by email to the LUAC. The letter questioned

whether the project has the ability to be consistent with the LUP's visual and ESHA protection policies. The applicant was given the opportunity to respond to the question in the LUAC. LUAC members expressed that they found the evidence sufficient to support the project. The project's consistency with LUP policies is described in Findings 1, 4, and 5.

l) The application, plans, comment letters, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File No. PLN220229.

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

EVIDENCE:

a) The project was reviewed by the HCD-Planning, North County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, California Coastal Commission, and the Environmental Health Bureau (EHB). EHB added one condition of approval, discussed in Finding 2, evidence "b." The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working near the subject property.

b) Potable water facilities to serve the project are available from an established well on the subject parcel (Elkhorn Road Water System #9). EHB reviewed the project and witnessed source capacity testing. Although EHB found the well will support the new shared connection (main dwelling and guesthouse) without change to the existing well permit, and reviewed the water quality test results, EHB added Condition No. 6 to process the capacity and water quality paperwork.

c) Wastewater is proposed to be contained and dispersed in the form of an onsite wastewater treatment system which EHB has reviewed and found will be sufficient to serve the project.

d) The project's electricity source is proposed to be from roof-mounted solar panels. Elements of the electricity system will reviewed by County Building Services as part of the building permit to ensure it complies with onsite solar requirements and appropriate energy storage.

e) The application, plans, and supporting materials submitted by the project applicant to HCD for the proposed development are found in HCD-Planning File No. PLN220229.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, North County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, California Coastal Commission, and EHB. County staff reviewed the application materials and plans, as well as the County's

GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions and mitigation measures recommended by HCD-Planning, Fire District, and Environmental Health Bureau have been incorporated.

b) The following technical reports has been prepared:
   - "Geotechnical Investigation Proposed Residence and Workshop 827 Elkhorn Road Royal Oaks, California APN: 181-151-009-000" prepared by Rock Solid Engineering, Inc., San Jose, CA dated June 2023, (LIB230237).
   - “Monterey County Onsite Wastewater Treatment System Feasibility Study APN 181-151-009-000 827 Elkhorn Road Royal Oaks, CA 95076" prepared by Fox Onsite Solutions, San Jose, CA dated July 2023 (in application submittal).
   - "Boccone/Igel Residence, APN 181-151-009 Forest Resource Analysis/Construction Impact Assessment/Tree Protection Plan" prepared by James P. Allen & Associates, Santa Cruz, CA dated November 2024, (LIB230235).
   - "Elkhorn Road Parcel APN 181-151-009 Biological Assessment" prepared by Biotic Resources Group and Bryan Mori Biological Consulting, Soquel CA dated December 2024, with supplemental surveys reported in April 2025 (HCD-Planning Library Doc. No. LIB230236).
   - "Archaeological Assessment Results for Elkhorn Road Driveway Water Line and Septic Field Improvements, Monterey County" prepared by John Schlagheck, Dudek, Santa Cruz, dated January 2024 (LIB240019).

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

c) The Geotechnical Report found the site suitable for the development. This report recommended that all structures be designed and built in accordance with the requirements of the current edition of the California Building Code for seismic safety. The geo-technician recommended the construction of retaining walls supported by augered cast-in-place piers be placed on the downhill side of the residence, and then the structures could utilize conventional shallow, continuous foundations and pad footings. These recommendations shall be incorporated into the final construction plans pursuant to Title 16 section 16.08.320.

d) The Biological Report recommended adherence to a Fire Fuel Management Plan. Condition No. 10 requires Defensible Space Requirements.

e) The Biological Report recommended multiple mitigation measures to ensure avoidance of special status species and protection in place for Pajaro manzanita, a special status plant. The supplemental trapping report of April 2025 indicated that five California Red-legged Frog "young of the year" were captured in January 2025 at various locations around the subject parcel (both above the proposed

development site to the northeast, as well as on lower lands toward the Slough). Based on the results of the 2022-23 and 2024-25 field studies, the biologist concluded that likelihood of California Tiger Salamander (CTS) or Santa Cruz long-toed salamander (SCLTS) direct impact is considered very low. Due to the distribution of these species in the project vicinity, the biologist recommended precautionary protection measures be implemented. The Biological Report also recommended a Habitat Adaptive Care Program for impacts to Oak woodland and to improve habitat for the wildlife species. The measures and monitoring actions for them were included in the MND for the project, discussed in Finding 8. In accordance with CIP requirements, a Conservation and Scenic Easement will be applied over portions of the property that contain ESHA. See Finding 5, evidence "d."

f) The Arborist Report assessed the potential impact to trees as well as oak woodland. James Allen, consulting arborist, determined the projected loss of tree canopy represents 0.08-acres or 1.19 percent of the total property canopy coverage of 10.13 acres. To compensate for Project impacts to Oak woodland, the project would implement oak woodland restoration and enhancement actions as per an approved forest management plan. The Forest Management Plan would include restoration/enhancement of approximately 0.12 acre of oak woodland within one year after construction of the single-family residence. Tree replacements for 17 Coast live oak trees of 6 inches or great diameter at 2 feet height would be 1:1 minimum. One landmark tree would be replaced at a minimum of 2:1 ratio with local coast live oak saplings.

g) The Archaeological Report did not find resources onsite, but concerns were raised in the Tribal Cultural consultation for the project and a mitigation measure to ensure potential impacts to Tribal Cultural Resources was included in the MND for the project, discussed in Finding 8.

h) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in HCD-Planning File PLN220229.

4. FINDING: **TREE REMOVAL/OAK WOODLAND** – The siting, location, size and design of the project minimizes tree removal in accordance with the North County LUP Policies and North County CIP and the removal will not impact the overall health and long-term maintenance of the native oak woodland found in the area of Elkhorn Road.

EVIDENCE: a) The project includes application to remove up to 20 Coast live oak trees; however only 17 trees are protected. These 17 trees include15 that meet the North County LUP classification for "protected trees" (greater than 6 inches in diameter), one that meets the CIP classification for "landmark tree", and one stump that is now growing health sprouts. In accordance with the applicable policies of North County CIP, a Coastal Development Permit is required for the removal of living trees and the criteria to grant said permit have been met.

b) Pursuant to Section 20.144.050 of the North County CIP, an Arborist

Report was prepared for the proposed project (LIB230235). The arborist report evaluated the health, structure, and preservation suitability for the remaining forest around the proposed development. The Arborist found that the "protected" trees proposed for removal are in "fair" to "poor" health, with poor structure and preservation suitability. The identified "landmark" tree is uprooted, with a small percentage of live foliage remaining. The Arborist recommended compensation for project impacts to Oak trees, as well as impacts to Oak woodland. Consistent with CIP section 20.144.050, Applicant/owner shall replace oak trees at a minimum 1:1 ratio for protected trees and 2:1 for the landmark tree (Condition No. 26, BIO-10).

c) CIP section 20.144.040.C.1.e states, "Development on a parcel within oak woodland habitat shall minimize the amount of oak tree removal to that required for construction of structures and access road." CA Pub Res Code § 21083.4 (2024), Projects undertaken in Oak woodland shall plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees, for seven years after the trees are planted. The Arborist Report determined that the projected loss of tree canopy represents 0.08-acres or 1.19 percent of the total property canopy coverage of 10.13 acres. As compensation for project impacts to Oak woodland habitat, Oak woodland restoration and enhancement actions will occur on-site. The compensation activities would comply with an approved forest management plan. The forest management plan includes restoration/enhancement of approximately 0.12 acres of Oak woodland concurrent with, or within one year after development of the single-family residence. The recommendation was incorporated into BIO-10, which is a mitigation measure requiring seven years of monitoring to ensure survival (Condition No. 26).

d) Many areas of the lot are within the public viewshed, include steeper slopes, and ESHA are known to exist on the lot in the form of coastal prairie where protected species have the potential to migrate, Pajaro manzanita, and North County's Oak woodland. County finds the siting of the proposed structures to be the best location that balances conservation of on-site sensitive resources and better meets the applicable resource protection policies of the NC LUP. In comparison to the original project design, the current driveway configuration is simple and direct, reduces grading, and lessens impacts to Oak woodland by over 40%. That is mainly because a lot line adjustment proposed for the subject lot and two adjacent lots (PLN240187) will allow a shortened driveway and thus less grading and impact to oak woodland/oak trees, and landmark trees in particular. Mitigation measure for adaptive restoration of Oak woodland (BIO-10) will improve the ecological vigor of the stand. The building sites and driveway are designed to minimize tree removal while adhering to LUP Policies discussed herein and also meet North County Fire Protection District requirements for driveway shape and size (required 12-ft width and hammerhead turn-around).

During North County LUAC review, a public comment letter suggested that the development does not conform with LUP Policy 2.3.2.1 which does not allow non-resource dependent development in ESHA. The LUP Policy states: "with the exception of resource dependent uses, all development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be prohibited in the following environmentally sensitive habitat areas: riparian corridors, wetlands, dunes, sites of known rare and endangered species of plants and animals, rookeries, major roosting and haul out sites, and other wildlife breeding or nursery areas identified as environmentally sensitive." This policy does not include Oak woodland as an environmentally sensitive habitat where resource dependent uses are the only allowed use. No impacts to the listed ESHA in Policy 2.3.2.1 will occur with implementation of this project. Furthermore, ESHA-related LUP Policies 2.3.3.A.4 and 2.3.3.A.5 require that projects minimize the disruption of Oak woodland habitat on steeper slopes and implement fire fuel management to control wildfire risk. Consistent with these policies, the project will have no impact to Oak woodland habitat on slopes in excess of 25% and shall comply with a fuel management plan (Condition No. 10). Accordingly, the proposed development does not fall within an area specified by LUP Policy 2.3.2.1 or LUP Policy 2.3.3.A.4.

e) Based on the conclusions of the Arborist Report and the MND, it can be concluded that no significant long-term effects on the forest ecosystem will be caused by the project. The project will not significantly degrade the overall health and long-term maintenance of the oak woodland found on the property or the Elkhorn Road area.

f) Planning staff conducted a site inspection on May 7, 2024 to verify that the tree removal is the minimum necessary for the project.

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 HCD-Planning File PLN220229.

5. FINDING: **DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS --** The subject project avoids or minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the North County LUP, North County CIP, and applicable zoning codes.

EVIDENCE: a) The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). A patch of Pajaro manzanita shrubs was observed within 100 feet of the main dwelling construction area. In accordance with the applicable policies of the North County LUP and Title 20, section 20.14.030, a Coastal Development Permit is required, and the authority to grant said permit has been met.

b) The policies in Chapter 2.3 of the North County LUP are directed at maintaining, protecting, and, where possible, enhancing sensitive habitats. Only resource-dependent uses are allowed within environmentally sensitive habitat areas identified as riparian

corridors, wetlands, dunes, sites of known rare and endangered species of plants and animals, rookeries, major roosting and haul out sites, and other wildlife breeding or nursery areas. All other development types (as allowed by the underlying zoning district) may be adjacent to or within 100 feet of ESHA, provided the development is compatible with the long-term maintenance of the resource (LUP Policy 2.3.3.A.2). As designed, mitigated and conditioned, the project is consistent with applicable policies regarding avoidance and minimization of habitat disruption.

c) A Biological Report was prepared to determine whether ESHA existed on the subject property (see Finding 3, Evidence "b"). The biological assessment found that portions of the project site support sensitive plant species, specifically Pajaro manzanita, a special status shrub. The property's Pajaro manzanita is located within 100 feet of the proposed development area. The supplemental wildlife pit trapping report of April 2025 indicated that five California Red-legged Frog (CRLF) "young of the year" were captured in January 2025 at various locations around the subject parcel (both above the proposed development site to the northeast, as well as on lower lands toward the slough). The Project Biologist has confirmed that the project's design, as mitigated, will avoid all potential direct impacts to ESHA. As discussed in Finding 8, a mitigation measure (Condition No. 1, BIO-1) has been applied to ensure a qualified botanist identifies and protects the Pajaro manzanita with protective fencing prior to construction to prevent indirect construction-related impacts. Other mitigation measures ensure that impacts to CRLF would be avoided through a combination of grading and construction timing, biological surveys and monitoring, and appropriate wildlife fencing to block entry into the construction area.

d) The project biologist recommended a Habitat Adaptive Care Program as mitigation for direct and indirect impacts to ESHA (Mitigation Measure BIO-9). Applicant shall implement an adaptive care program within habitat areas to achieve the following goals and objectives:

1. Protect habitats. (Oak woodland, mixed grassland, Costal scrub, Maritime chaparral) located outside the 100-foot fuel management zone and ensure CRLF habitat is high-quality by stimulating healthy growth of native trees, shrubs and groundcovers while decreasing the cover of target invasive non-native species. Within the mixed grassland, implement a management program that benefits native perennial grasses and native forbs (i.e., wildflowers). The identified best management practice is mowing in the spring season to reduce the growth/seed production of annual, non-native grasses and forbs, and revegetating the temporarily disturbed mixed grassland with a native grass and forb seed mix. Manual removal techniques will be used and depending upon the species, non-native invasive species shall be removed.

2. Monitor. Applicant, with review and approval by a qualified botanist, ecologist, or revegetation specialist, will inspect the seeded grassland areas one year after seed application. Plant cover will be measured; if plant cover is less than 60 percent, remedial actions will

be implemented, such as supplemental seeding. An inspection report, describing site conditions and plant cover, shall be collated by the Applicant, with the services of a qualified botanist, ecologist, or revegetation specialist to review and synthesize. The landowner will be responsible for submitting the report to the County of Monterey HCD-Planning by the end of January following each monitoring year.

3. Weeding. In all areas, Applicant shall implement actions to remove/control invasive, non-native plant species. Applicant shall confer with a qualified restoration specialist to determine the most effective methods for removing and controlling the target invasive species within the area(s) and remove materials from the site. The removal of invasive plant species will likely require several consecutive treatments.

4. Do Not Disturb Wildlife. Applicant, with review and approval by a qualified botanist, ecologist, or revegetation specialist, shall manage habitats on the property in a manner conducive to the protection of native wildlife species. The Applicant shall achieve this goal by contracting with a qualified biologist to implement the following: a) Prior to removal of invasive, non-native plant species, conduct a walking survey to identify active bird nests and MDFW houses such that impacts to nests are avoided during invasive plant removal; b) All round-disturbing activities shall occur only between April 15 and the onset of fall rains (usually mid-October) to avoid affecting animals that may be overwintering in the woodland understory or within burrows in the grassland.

5. Seven years of reporting. Applicant shall provide to HCD-Planning annual monitoring reports describing yearly actions, results of monitoring, and remedial actions needed or implemented for a total of seven years. Applicant, utilizing the services of a qualified botanist, ecologist, or revegetation specialist, shall periodically inspect the habitats at least once a year. The inspections shall assess how the habitat management actions are proceeding and identify any problems or potential problems that may exist. During these inspections, the qualified consultant shall look for plant damage, document compliance with program objectives and make recommendations to correct any significant problems or potential problems.

The inspection visits will also be used to document the need to change or adjust revegetation plan actions (i.e., altering the maintenance schedule, adding extra weed control visits, increasing or reducing the frequency or amount of irrigation water, etc.). The progress of invasive non-native plant species removal shall be ascertained during the inspections, with a trend of decreasing cover/occurrences each year. Natural revegetation is expected to occur in areas where invasive, non-native plant species have been removed. Annual reports for monitoring Years 1-7 shall present data on the habitat area(s), actions implemented, the progress toward meeting program goals and any remedial actions required.

e) In relation to mitigation measure BIO-9, Condition No. 14 has been applied to require that continuous areas of the property containing ESHA in at least a 3:1 proportion to impacted areas be placed in an

irrevocable conservation easement, as required by LUP Policy 2.3.2.6. The easement deed shall allow fire fuel management and maintenance of the OWTS. The area shall be determined by the Applicant in consultation with the project biologist.

f) CIP section 20.144.040.C.1.e states that development on a parcel within oak woodland habitat shall minimize the amount of Oak tree removal to that required for construction of the structures and access road. As discussed in Finding 4 and supporting evidence, the siting of the residential development was chosen to better comply with LUP policies pertaining to visual resources, avoidance of development on significant slopes, forest resources, and protection of environmentally sensitive resources. While sited to protect the viewshed and minimize impacts to coastal prairie and Pajaro manzanita, the driveway and building sites were also designed to minimize impacts to Oak woodland, while still meeting North County Fire Protection District requirements. The arborist report determined that the projected loss of tree canopy represents 0.08-acres or 1.19 percent of the total property canopy coverage of 10.13 acres. The MND identified appropriate mitigation to restore/enhance approximately 0.12 acre of Oak woodland within one year after construction of the single-family residence (Condition No. 26, BIO-10). The proposed seven years of adaptive restoration monitoring shall ensure that the replacement Oak woodland can reach its maximum ecological value, as required by LUP Policy 2.3.3.A.4.

g) Consistent with applicable Policies of the LUP, the proposed project, as designed, sited, and mitigated/conditioned, protects the property's ESHA to the greatest extent possible and will have a low intensity that is compatible with the protection and long-term maintenance of the sensitive habitat. See Finding 8, Evidence “i”. Consistent with LUP Policies 2.3.1, all relevant subsections of 2.3.2, and 2.3.3.A.2, 2.3.3.A.4, the proposed development will not directly impact EHSA and will not adversely impact the conservation of Maritime chaparral, Oak woodland, or special status wildlife in the project vicinity.

6. FINDING: **GUESTHOUSE –** The project meets the established regulations and standards as identified in Title 20 section 20.64.020.

EVIDENCE: a) Guesthouses and accessory structures are listed as principal uses allowed, subject to a Coastal Administrative Permit, within the Rural Density Residential Zoning District pursuant to Title 20 section 20.16.040.B and E. Standards for granting a Coastal Administrative Permit have been met in this case.

b) Pursuant to Title 20 section 20.64.020.C.3, guesthouses are to share utilities with the main residence, unless prohibited by public health requirements. Potable water is provided by a private well, Elkhorn Road Water System #9, and is proposed to be supplied to the guesthouse via a connection to the main residence. EHB reviewed the project and confirmed that the guesthouse will have an insubstantial effect on the mutual water system. EHB assessed that the proposed septic system for the proposed main dwelling and guesthouse and found it suitably designed. The guesthouse will also utilize solar

power, the same as the main residence. Therefore, the project is consistent with this development standard.

c) Title 20 section 20.64.020 establishes regulations and standards for which a guesthouse, defined as a sleeping facility not integral to the main dwelling, may be permitted. The project includes the construction of an approximately 413 square foot guesthouse, under the maximum size of 425 square feet. The maximum height of the proposed guesthouse will be 11 feet, 10.5 inches in height from average natural grade, complying with the 12-foot maximum height regulation.

d) The proposed guesthouse is the only guesthouse proposed for the subject parcel, has no cooking facilities, and shall not be separately rented. Staff has applied the standard coastal guesthouse deed restriction as Condition No. 11.

e) The guesthouse meets the required site development standards as defined in Title 20 section 20.16.060 (Rural Density Residential Zoning). See Finding 1, evidence "d."

f) In relation to the size of the subject parcel, the guesthouse is located in close proximity to the principal residence, as required by Title 20 section 20.64.020. Other factors affected the siting of the guesthouse, as well, including minimizing development on slopes and conforming with LUP Visual Resources Policies. The guesthouse has been designed to be visually consistent and compatible with the main residence, as required by Title 20 section 20.64.020, as well.

g) Title 20 section 20.58.040 requires the guesthouse to have at least one associated parking space. Consistent with this requirement, the guesthouse will have two parking spaces.

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN220229.

7. FINDING: **DEVELOPMENT ON SLOPES** – The proposed development better achieves the goals, policies and objectives of the 1982 Monterey County General Plan and North County Land Use Plan than other development alternatives that do not involve development on slopes in excess of 25 percent.

EVIDENCE:

a) Pursuant to the policies of the 1982, General Plan, North County Land Use Plan (LUP), and Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required for development on slopes in excess of 25 percent and the criteria to grant said permit has been met.

b) The Proposed Project locates structures off of excessive slopes, but it requires an onsite wastewater treatment system, and that will entail trenching of approximately 350 feet (1 foot wide) on such slopes. The trenching allows the onsite wastewater treatment system to reach a lower area of the parcel where the most feasible leach field would be placed on disturbed grassland. The only alternative to trenching down the slope would be for the residence to be located below the slope near the leach field. Impacts to visual resources would be significant if the residence were placed along Elkhorn Slough Road, without the

hillside masking the structures. Trenching to a leach field closer to the residence would increase impact to slopes and Oak woodland. Therefore, the use of a trench to connect the residence located where it produces less-than-significant impact on views to a leach field location off of steep slopes and Oak woodland is the most feasible alternative.

c) As proposed, the subject project minimizes development on slopes in excess of 25 percent in accordance with the applicable goals and policies of the LUP. The project planner reviewed the plans and application materials to verify the subject project minimizes development on slopes. The proposed length of the OWTS trenching is the minimum necessary to allow for installation of a leach field on flatter areas at a lower elevation than the residence.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN220229.

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

EVIDENCE:

a) Staff reviewed County of Monterey Housing and Community Development (HCD) records and is not aware of any violations existing on the subject property.

b) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN220229.

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

EVIDENCE:

a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study (IS) to determine if the project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

b) The County prepared an IS pursuant to CEQA, which is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN220229).

c) There is no substantial evidence, based upon the whole record, that the project may have a significant effect on the environment. The IS identified potentially significant effects to Biological Resources and Tribal Cultural Resources. Based upon the analysis of the IS, HCD-

Planning prepared a Mitigated Negative Declaration (MND). The applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

d) The Draft IS/MND for HCD-Planning File No. PLN220229 was prepared in accordance with the CEQA Guidelines, filed with the County Clerk on May 7, 2025, and circulated for public review from May 7, 2025 to June 6, 2025. (State Clearinghouse No. 2025050246).

e) Resource areas that were analyzed in the Draft IS/MND included: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation, tribal cultural resources, utilities/service systems, and wildfire.

f) Evidence that has been received and considered includes: the application including a land disturbance target assessment, technical studies/reports, staff reports that reflect the County's independent judgment, comment letters, and information and testimony presented during public meetings and the Planning Commission hearing. These documents are on file in HCD-Planning (File No. PLN220229) and are hereby incorporated herein by reference.

g) The County identified no impacts to agriculture and forest resources, mineral resources, population and housing, public services, and recreation.

h) Pursuant to Public Resources Code Section 21080.3.1, the County (HCD-Planning staff) initiated consultation notification on January 25, 2024, with tribal groups that had requested consultation notice. On February 13, 2024, HCD-Planning staff met with a representative of the Ohlone/Costanoan-Esselen Nation (OCEN). Potential tribal cultural resources were identified through the consultation. The tribal representatives requested monitoring during ground disturbance in the area of the subject parcel that is considered a "high archaeological sensitive" area (nearest Elkhorn Road) to be made a mitigation measure in the IS/MND. OCEN reviewed the IS/MND and made no comment.

- Mitigation Measure TR-1 (TRIBAL MONITOR) will mitigate any potential for impacts to tribal cultural resources within the "high sensitivity" area of the subject parcel during ground disturbance associated with installation of the water lines to the well and an onsite wastewater treatment system's trenching and leach field. To prevent adverse impacts to potential cultural resources, a qualified Tribal Monitor shall be present during soil disturbance in the western area of APN 181-151-008-000. The monitor shall have the authority to temporarily halt work to examine any potentially significant materials. If human remains are identified, work shall be halted to within a safe working distance (approximately 165 ft), the Monterey County Coroner must be notified immediately and if said remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. If potentially significant

archaeological resources are discovered, work shall be halted in the lower western area of APN 181-151-008-000, not including vehicular passage on the existing driveway or stockpiling of soil in the soil stockpile area, and otherwise to 165 ft, until it can be evaluated. If suitable materials are recovered, a minimum of two samples shall be submitted for radiocarbon dating in order to provide a basic chronology of the site. If intact features should be encountered, the Tribal Monitor, in conjunction with an archaeologist shall recommend appropriate mitigation measures (Features are human burials, hearths, house floors, significant shell mounds and/or caches of stone tools). If a feature is an artifact that cannot be moved, it must be documented in situ. In the case of in situ documentation of an artifact, the Applicant shall retain a qualified archaeologist to monitor and ensure compliance with the requirements of the mitigation and monitoring plan. In the case of a significant feature, Applicant shall cause the qualified archaeologist to document any findings and to evaluate the significance of the cultural resource in a report. The report shall be submitted to HCD-Planning and appropriate State-required offices/repositories that are available at the time (as determined by the archaeologist).

i) The County identified potentially significant impacts to biological resources. Due to the nature of the potential impacts, staff and the project biologist consulted with the California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service, and California Coastal Commission during the preparation of the IS. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant.

- Mitigation measure BIO-1 (PAJARO MANZANITA) will ensure Pajaro manzanita, a rare plant (List 1B.1 by California Native Plant Society), is avoided and protected during construction with construction fencing. No ground disturbances (e.g., discing, grading, etc.), storage of materials, spoils, and staging of heavy equipment shall be allowed within designated environmentally sensitive areas.
- Mitigation measure BIO-2 (WILDLIFE PRE-CONSTRUCTION SURVEYS) will avoid impacts to protected wildlife species, including California tiger salamander ("CTS"), Santa Cruz long-toed salamander ("SCLTS"), California red-legged frog ("CRLF"), and California legless lizard ("CLL"), through site surveys conducted by a qualified biologist no less than 48 hours prior to the start of any vegetation removal or grading. If, after review by a qualified biologist, potential impacts cannot be avoided, the Applicant/Contractor/Biologist shall immediately stop work, and no work may proceed until authorization is obtained from CDFW and USFWS. Pre-construction surveys shall be performed within 72 hours of construction and repeated for any new construction phases beginning at any later time.

- Mitigation measure BIO-3 (EXCLUSION FENCING) involves the installation of exclusionary fencing to prevent CTS, SCLTS and CRLF from moving into work areas if ground disturbing work cannot be completed prior to the first fall rains (approximately mid-October), but no later than 48-hours prior to the prediction of unseasonable rainfall of a minimum 0.25 inches. Exclusion fencing (such as standard silt fencing) shall incorporate a one-way design with backfilled gaps to allow for wildlife within the enclosures to move out of work areas. 3 ft x 3 ft cover boards shall be placed every 100 ft along the inside and outside lengths of the fence to provide shelter for wildlife travelling along the fences. The fence should be buried a minimum of 6 inches below grade.
- Mitigation measure BIO-4 (CONSTRUCTION CREW TRAINING) will further avoid impacts to special-status wildlife species, including CTS, SCLTS, CRLF and CLL, by requiring all construction workers to receive an "endangered species environmental training" by a qualified biologist, focusing on protection measures to be implemented as part of the project. Following the training, all workers shall sign a certification of attendance. The training shall include distribution of a handout in English (and Spanish and/or other appropriate language, depending on crew makeup) addressing the natural history and legal status of all species of concern which may potentially occur on-site.
- Mitigation measure BIO-5 (BIOLOGICAL MONITOR) will further avoid impacts to special-status wildlife species, including CTS, SCLTS, CRLF and CLL, by requiring the Applicant to contract a qualified biologist to monitor activities at the project site during initial vegetation removal and grading activities. Once the vegetation removal and initial grading activities have been completed, subsequent construction monitoring may be performed by a construction site supervisor trained by the biologist. By contracting a qualified biologist, BIO-4 ensures all handling of wildlife is done by a permitted biologist with State and Federal agency authorization.
- BIO-4 also requires that grading and other earthwork (e.g., grubbing, trenching, potholing, etc.) during all project phases (e.g., access road, water line, building pad, septic, etc.) shall be performed later than April 15 and prior to the first fall rains (approximately mid-October). If a phase of ground disturbance activities cannot be completed in this timeframe, the phase shall resume the following spring. No winter season earthwork shall be permitted.
- Mitigation measure BIO-6 (NESTING BIRD SURVEYS). Special status bird species, including white-tailed kite, northern harrier, merlin, loggerhead shrike, Bryant's savannah sparrow, and grasshopper sparrow, were found by a qualified biologist to have potential nesting sites near the project site

during its construction. To avoid impacts to special status nesting birds, a qualified biologist shall perform pre-construction nesting bird surveys no more than one week before the scheduled start of any construction activities. Appropriate buffering and/or pauses to work recommended by the biologist upon completion of the surveys will be followed.

- Mitigation Measure BIO-7 (BAT SURVEYS) will avoid impacts to bats including the Pallid bat which the project biological report predicted could be found in the area by requiring a qualified biologist to survey the trees and snags in and immediately adjacent to the work areas for bat roosts no more than two weeks prior to the anticipated start of construction activities. If bats are found to be present, the biologist shall provide to the Applicant and their construction team a set of recommendations to implement, which may include buffer zones, installation of exclusion devices and/or scheduling constraints, depending on whether maternity, bachelor, or night roosts are identified.
- Mitigation Measure BIO-8 (MONTEREY DUSKY FOOTED WOODRAT) will avoid impacts on Monterey dusky-footed woodrat ("MDFW") by requiring a qualified biologist perform a pre-construction survey for MDFW nests within the project work boundaries and a 25-ft buffer around the project site perimeter. The biologist shall flag the nests and establish buffers around each MDFW house observed (not less than 20 ft). If a MDFW nest is present within the work area and cannot be avoided, the qualified biologist shall contact CDFW for approval to implement a Woodrat Relocation Plan, which may include live trapping and/or the construction of alternate nests in adjacent suitable habitat. The Woodrat Relocation Plan must be implemented by a qualified biologist possessing a Scientific Collection Permit authorizing the handling of MDFW. Authorization by CDFW must be obtained prior to the implementation of this measure.
- Mitigation Measure BIO-9 (HABITAT ADAPTIVE CARE AND CONSERVATION SCENIC EASEMENT DEED [CRLF]). The subject parcel had positive results for CRLF as indicated by a 2024-2025 pitfall trapping study. To mitigate potential CRLF migration interruption, the Applicant/Owner/Project shall:
    - Design curbs to avoid creating barriers to movement. Wherever curbs are proposed, they shall be designed as rounded curbs or angled curbs of 60 degrees or less to avoid creating movement barriers for amphibians;
    - Design drainage systems to incorporate the use of French drains, which avoid grated openings to unintentionally capture amphibians. Avoid grates with ¼ inch openings or greater, or incorporate the use of mesh screens. HCD-Planning will only approve construction permits that incorporate these designs into the construction plans;

- Implement the Habitat Adaptive Care Program outlined in Finding 5, evidence “d”; and
- Dedicate a conservation scenic easement (“CSED”) for an area of oak woodland and mixed grassland of approximately a 3:1 ratio to the area of CRLF dispersal habitat, which the project permanently impacts.

- Mitigation Measure BIO-10 (OAK WOODLAND RESTORATION) will compensate for a 0.08-acre loss of Oak woodland tree canopy, which represents 1.19 percent of the total property canopy coverage of 10.13 acres. The Applicant/Owner shall contract a qualified botanist, ecologist, or revegetation specialist to develop and implement an Oak Woodland Restoration, Enhancement and Revegetation Plan consistent with the project’s biological report and arborist report. The plan shall provide restoration/enhancement of approximately 0.12 acre of oak woodland within one year after construction of the single-family residence. This will provide suitable mitigation by replacing native oak woodland impacted by construction and enhancing an additional area for the long term health of the stand.

These mitigation measures shall be discussed and coordinated in a pre-construction meeting on the site as required by Condition No. 14.

j) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and Reporting Plan (MMRP) has been prepared in accordance with County of Monterey regulations, which is designed to ensure compliance during project implementation and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and Reporting Plan" as a condition of project approval (Condition No. 7).

k) Analysis contained in the IS and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the CDFW regulations. The project is subject to a State filing fee plus the County recording fee. IS/MND was sent to CDFW for review and comment, and no comments were received. The applicant will pay the State fee and the processing fee payable to the County of Monterey Clerk/Recorder for posting the Notice of Determination (Condition No. 9).

l) County received comments on the IS/MND during the public review period from two parties. The first comment letter was from the Geologic Energy Management Division of the California Dept. of Conservation sent a standardized letter alerting the property owners of all parcels that the division reviewed the parcels for presence of oil, gas or geothermal wells in the area of the proposed development. The letter concluded that no wells were found present.
The second comment letter was from the Applicant. It identified questions about how mitigation measures would be applied. Staff communicated clarification to the Applicant in a phone conference on June 16, 2025 and also clarified in Finding 9, Evidence “m.” Staff

proposed a minor edit to improve clarify of a mitigation measure, discussed in Finding 9, Evidence "n."

m) The Applicant sought clarification as to how much area the MND was requiring for the CSE. They suggested that the IS was not specific about area/boundaries. The reason that the IS was not specific is that the County's Condition of Approval for a CSED (Condition No. 14) requires a biologist to be consulted when developing the location of the CSE. The size of a CSE is location and project dependent. The MND arrived at "approximately one acre" in (Chapter VI) Biological Resources (top of page 62) with the donation of 5 acres of habitat to ESF through PLN240187. One acre was a rounded-up estimate made from project application's predicted permanent impacts (0.28 acre) multiplied by a 3:1 ratio (0.84 acre). The owner should consult a biologist in the design of the area to ensure highest quality migration habitat is included.

n) The Applicant expressed concern that wording in mitigation measure TR-1 states that a Tribal Monitor should not be required to write a daily report for every day they monitor, which suggests a greater amount of reporting than other project monitors. Staff agrees that the wording of TR-1 was unclear. The intent was for the Tribal Monitor to keep a daily log and to include the daily logs in the final report. Therefore, draft mitigation measure TR-1 has been clarified with the following phrase shown underlined:
"*The Tribal Monitor shall prepare daily monitoring reports (e.g. daily log) that shall be available upon request by HCD – Planning. If no resources are encountered during the contracted period, no further reporting shall be required. In the case that resources are encountered, a final report, including the daily monitoring schedule, shall be submitted to HCD – Planning for review and approval within 60 days of completion of ground disturbing activities.*"

o) Pursuant to CEQA Guidelines section 15073.5(c), recirculation of the IS/MND is not required. A minor revision was made to MM TR-1, memorialized in the project MMRP. No additional impacts would result from the clarifications identified as other Tribal Cultural mitigation measures ensure that all impacts shall be avoided. Recirculation is not required because the comment on the public draft did not present evidence of potentially significant effects caused by the project that were not analyzed in the public draft or significantly alter recommended mitigations.

p) The County finds that there is no substantial evidence supporting a fair argument of a significant environmental impact. The analysis and recommendations of the Biological Report, Arborist Report, Tribal Consultation, and Geotechnical Report informed the IS/MND. All potential impacts can be reduced to a less-than-significant impact through requirements of the MMRP and adherence with County and State regulations during subsequent ministerial permit processing.

q) The County of Monterey Planning Commission considered the MND, along with the Combined Development Permit at a duly noticed public hearing held on June 25, 2025.

r) County of Monterey HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, is the custodian of documents and other

materials that constitute the record of proceedings upon which the decision to adopt the MND is based.

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

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the County of Monterey Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.

c) The subject project site is located on Elkhorn Road more than 1 and ¼ miles from Highway 1 and is on Elkhorn Slough Road, accessed by a private driveway. The area is not illustrated or described as one requiring physical public access pursuant to the Local Coastal Program (Figure 4, Public Access and Recreation, in the North County LUP).

d) The subject project site is identified as an area adjacent to Elkhorn Slough, where the Local Coastal Program requires visual public access (Figure 4, Public Access and Recreation, in the North County LUP). Visual impacts were analyzed in the IS/MND and were found to be less than significant.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to CEQA Guidelines Section 15074(f), when a non-elected decision-making body within a local lead agency adopts a negative declaration, that adoption may be appealed to the agency's elected decision-making body. Therefore, and pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development project involving development that is permitted in the underlying zone as a conditional use.

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DECISION

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

A) Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines (SCH#: 2025050246);

B) Approve a Combined Development Permit consisting of:

1. Coastal Administrative Permit to allow construction of a split-level 2,676 square foot single-family dwelling with a 516 square foot attached carport and 471 square foot deck, and associated site improvements;
2. Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, attached 507 square foot workshop and 415 square foot garage;
3. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (Pajaro manzanita and oak woodland);
4. Coastal Development Permit to allow the removal of 17 Coast live oak trees, including 1 landmark tree;
5. Coastal Development Permit to allow development on slopes in excess of 25%; and

C) Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

This approval is for project to be constructed in general conformance with the plans and adhering to the mitigation monitoring and reporting plan, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of June 2025, upon motion of Commission Mendoza, seconded by Commissioner Shaw, by the following vote:

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

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUNE 27, 2025**.

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 **JULY 7, 2025**.

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.

Docusign Envelope ID: 73F95334-91B0-4BD1-B1AA-163653F22D60

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. 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/or use clearances from County of Monterey HCD-Planning office in Salinas.

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

County of Monterey HCD Planning

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

PLN220229

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN220229) allows 1) Coastal Administrative Permit for construction of a split-level two-story 2,676 square foot (sq ft) single family dwelling with attached 516 sq. ft. carport, 240 sq ft covered porch and an approximately 470 sq. ft. deck, 2) Coastal Administrative Permit for construction of a detached 414 sq ft guesthouse with a 133 sq ft covered porch and attached approx. 507 sq ft workshop and approx. 415 sq ft garage; new driveway extension (approx. 4,620 sq. ft. paved and 2885 pervious pavers); new onsite wastewater treatment system and associated improvements; 3) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat areas and 4) Coastal Development Permit for development on slopes in excess of 25 percent. The property is located at 827 Elkhorn Slough Road (Assessor's Parcel Number 181-151-009-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 25-020) was approved by the Planning Commission for Assessor's Parcel Number 181-151-009-000 on June 25, 2025. The permit was granted subject to 28 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

5. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

6. EHSP01 – AMEND PUBLIC WATER SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain an amended water system permit from the Environmental Health Bureau pursuant to Monterey County Code, Chapter 15.04, Domestic Water Systems, and the California Health & Safety Code, California Safe Drinking Water Act, and Title 22 of the California Code of Regulations. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, submit necessary application, reports and testing results to Environmental Health Bureau for review and approval. Obtain an amended water system permit.

7. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

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

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

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

8. CC01 INDEMNIFICATION AGREEMENT

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 County'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.

9. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

10. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: HCD-Planning and North County Fire District.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

11. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:
- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
- Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
- The guesthouse shall not exceed 425 square feet of livable floor area.
- The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- The guesthouse height shall not exceed 12 feet nor be more than one story.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the HCD-Planning.

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

Responsible Department: Planning

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

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

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

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

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(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

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 upland habitats vital to endangered wildlife are known to exist in accordance with mitigation measure BIO-9 and the procedures in Monterey County Code § 20.64.280.A. Specifically, this conservation scenic easement ("CSE") shall be for an area of oak woodland and mixed grassland of approximately 3:1 ratio to the area of CRLF dispersal habitat impacted by the Project. The approximately one-acre CSE area shall be chosen with the services of a qualified biologist or ecologist to best preserve an area that is of the highest quality for CRLF. The CSE Deed shall describe the area in which no structures shall be placed in future but which shall allow Habitat Adaptive Care Program activities and fire fuel management. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional biologist/ecologist and land surveyor/civil engineer. An easement deed shall be submitted to, reviewed and approved by the Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to issuance of building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

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

Prior to or concurrent with recording the parcel/final map or prior to issuance of building permits, 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. MM BIO-1 (PAJARO MANZANITA)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pajaro manzanita is considered rare (List 1B.1) by CNPS. The species is considered ESHA in County of Monterey. A patch of Pajaro manzanita shrubs were observed within 100 feet of the construction area on the PLN220229 subject parcel (Project Biological Report, HCD-Planning Library Doc. No. LIB230236). To avoid project-related impacts to Pajaro manzanita, the landowner ("Applicant/Owner" of PLN220229/ APN 181-151-008-000) shall contract a qualified botanist to identify in the field, with stakes and orange construction fencing, all extant occurrences of Pajaro manzanita and maintain protective fencing around these occurrences throughout the residential construction period.

No ground disturbances (e.g., discing, grading, etc.), storage of materials, spoils and staging of heavy equipment shall be allowed within designated environmentally sensitive areas. Applicant/Owner shall submit annual monitoring reports during Years 1-7 to HCD-Planning, describing qualified botanist's prescribed actions for the year, results of annual monitoring visits, including any remedial actions needed or implemented. Reports shall be prepared by Applicant/Owner or their designee, by a qualified botanist, ecologist, or revegetation specialist listed in HCD-Planning's qualified list of specialists. Applicant/Owner is responsible for submitting the reports to HCD-Planning by January 31st following each monitoring year.

Compliance or Monitoring Action to be Performed: A qualified botanist or ecologist shall oversee the placement of protective staking and fencing around the Pajaro manzanita.

Prior to the issuance of any construction permit, Applicant/Owner shall submit photo evidence to HCD-Planning that staking and fencing ensuring avoidance of impacts to Pajaro manzanita has been completed. Annual monitoring reports are to be submitted to HCD – Planning for review and approval by January 31st following each monitoring year.

16. MM BIO-2: WILDLIFE PRE-CONSTRUCTION SURVEYS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Parcels involved in the residential development have potential to provide dispersal and upland habitat for protected wildlife species including CTS, SCLTS, CRLF and CLL as indicated by preliminary biological studies (Mori and Lyons, HCD Planning Library Doc. LIB230236 and addenda) and information obtained from the CNDDB. To mitigate potential harm to these wildlife species, Applicant/Owner shall avoid impacts to them to the "greatest extent feasible," as determined by a qualified biologist.

If, after review by a qualified biologist, potential impacts cannot be avoided, Applicant/Owner shall immediately stop work and no work may proceed until authorization is obtained from CDFW and USFWS. An Incidental Take Permit ("ITP") from the respective Wildlife Agency may be needed to continue work.

To ensure all potential impacts are avoided, a qualified biologist shall survey permanent and temporary impact areas for special status wildlife that could occur on the property no less than 48 hours prior to the start of any vegetation removal or grading.

Pre-construction surveys shall be repeated for any new construction phases beginning at any later time.

Once it is determined, through the biological survey that no sensitive animals are within the impact areas, construction may begin. If any sensitive species found within the impact area or will otherwise be at risk during construction, work activities shall be delayed in that particular area to allow the animal to leave the work zone of its own volition. The biologist shall monitor the identified area to determine when individuals of special-status species have left and work can commence. This measure shall be coordinated with Mitigation Measure BIO-3.

To further accomplish avoidance and/or required permitting, a qualified biologist shall perform a pre-construction survey for CTS, SCLTS, CRLF and CLL within 72 hours of project start. The pre-construction survey shall focus on searching beneath cover objects, such as large rocks, downed logs and other woody debris and boards, etc., within the project site work limits (e.g., staging/storage areas, access roads and grading envelope). If any individuals are found to be at risk during construction, work activities shall stop and be postponed to allow the animal(s) to leave the work zone on its/their own volition.

If CLL are observed on-site, the biologist shall direct their relocation to an appropriate habitat out of harm's way (location to be determined by the biologist). Handling of CLL and other special-status species shall be performed only by a permitted biologist and as approved by CDFW and USFWS.

If CTS, SCLTS or CRLF are found during any construction phase, the Applicant/Owner or their designee shall immediately notify CDFW and USF. All site work shall stop immediately and be postponed until authorization to proceed has been obtained from CDFW and USFWS.

Pre-Construction Biologist Report - The biologist shall submit to the County a report detailing the methods and results of the wildlife preconstruction surveys. The report shall detail any sensitive species found during the survey and measures taken to avoid all harm to those species. Observations of special-status species shall be submitted to the CNDDB. The report shall be submitted to state and federal agencies (if required) and the County of Monterey HCD within 30 days of identification of any on-site sensitive species.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contracted, qualified biologist's Scope of Work reflecting the requirements of Mitigation Measure BIO-2. Within one month of the start of construction, Applicant/Owner shall submit preconstruction survey results to HCD-Planning and any required state and federal agencies.

17. MM BIO-3: EXCLUSION FENCING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Parcels involved in the residential development have potential to provide dispersal and upland habitat for protected wildlife species including CTS, SCLTS, CRLF and CLL as indicated by preliminary biological studies (Mori and Lyons, HCD Planning Library Doc. LIB230236 and addenda, and information obtained from the CNDDB). To mitigate potential harm to these wildlife species, Applicant/Owner shall avoid impacts to the greatest extent feasible with installation of exclusionary fencing.

If ground disturbing work cannot be completed prior to the first fall rains approximately mid-October), but no later than 48-hours prior to the prediction of unseasonable rainfall of a minimum 0.25 inches, Applicant/Owner shall encircle the entire perimeter of work sites with exclusion fencing to prevent CTS, SCLTS and CRLF from moving into work areas.

Exclusion fencing shall incorporate a one-way design with backfilled gaps to allow for wildlife within the enclosures to move out of work areas. 3 ft x 3 ft cover boards shall be placed every 100 ft along the inside and outside lengths of the fence to provide shelter for wildlife travelling along the fences. Standard silt fence material can be used for the exclusion fence. The silt fence should be buried a minimum 6 inches below grade.

If an entrance is needed for workers or machinery access, a removable, minimum 6-inch tall wood plank shall be placed across the gap, secured with stakes or rebar at the end of each day's work for a two-week period following rainfall. Fence installation shall be checked by a qualified biologist at least weekly to ensure appropriate installation, upkeep or to implement recommendations if improvement is needed.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contracted qualified biologist's Scope of Work reflecting the requirements of Mitigation Measure BIO-3. Within one month of the start of construction, Biologist shall update HCD – Planning regarding the status of the exclusion fencing, including site photographs and a bird's eye view sketch of the construction site.

Prior to fencing removal, Applicant/Owner shall submit the status of the exclusion fencing with a memorandum including the biologist's recommendations regarding the appropriate time to remove the fencing.

18. MM BIO-4: CONSTRUCTION CREW TRAINING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure BIO-4 (CONSTRUCTION CREW TRAINING). The subject parcel has potential to provide
dispersal and upland habitat for special-status wildlife species as indicated by preliminary
biological studies and information obtained from the CNDDB including CTS, SCLTS, CRLF and CLL.
To mitigate potential harm to these wildlife species, Applicant/Owner shall avoid impacts to the
greatest extent feasible as determined by a qualified biologist. To avoid this harm, prior to the project's start, a qualified biologist shall present an "endangered species environmental training"
to all construction workers. The training shall include distribution of a handout in English (and Spanish and/or other appropriate language, depending on crew makeup) addressing the natural history and legal status of all species of concern which may potentially occur on-site.
The education must focus on protection measures to be implemented as part of the project. Following the training all workers shall sign a certification of attendance. Applicant/Owner shall maintain this certificate of attendance with their records. All workers must be trained, prior to working on the project site, either by the qualified biologist or previously trained site supervisor. Any worker(s) added to the construction crew after the initial training shall also be trained before they are allowed to work onsite.
Within 30 days of training, the project biologist shall submit a memorandum describing the worker training to the County of Monterey HCD – Planning and State and Federal agencies (if required). Applicant/Owner shall submit initial training and any subsequent training sign-in sheets to HCD within 30 days.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, Applicant/Owner shall submit a Worker Environmental Awareness Program draft document to HCD – Planning for review and approval. Within 30 days of construction start, the project biologist shall submit a memorandum describing the worker training to State and Federal agencies (if required) and the HCD. The Applicant/Owner shall submit initial training and any subsequent training sign-in sheets to the HCD within 30 days.

19. MM BIO-5: BIOLOGICAL MONITOR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Parcels involved in the residential development have potential to provide dispersal and upland habitat for special-status wildlife species as indicated by preliminary biological studies and information obtained from the CNDDB including CTS, SCLTS, CRLF and CLL. To mitigate potential harm to these wildlife species, Applicant/Owner shall avoid impacts to these species, by contracting a qualified biologist, to ensure all handling of wildlife is done by a permitted biologist with State and Federal agency authorization.

To accomplish this, Applicant/Owner shall ensure a qualified biologist is present to monitor activities at the project site during initial vegetation removal and grading activities. Once the vegetation removal and initial grading activities have been completed, subsequent construction monitoring may be performed by the construction site supervisor.

All open trenches and potholes must have ramps or other features installed to allow for entrapped wildlife to escape. Trenches or potholes that cannot accommodate escape ramps must be covered at the end of each workday, then inspected by the construction supervisor at the start of each workday. If entrapped wildlife is observed by the Applicant/Owner, construction workers the Applicant/Owner or construction crew supervisor shall immediately contact the monitoring biologist to capture and relocate the species out of harm's way (as determined by a qualified biologist) into suitable habitat. If special-status species are observed by the crew or site supervisor during construction activities, all work in the immediate area must cease immediately and the qualified biologist (possessing the appropriate handling permit(s) shall be contacted to capture and relocate individuals out of harm's way.

No work may resume until approved by the qualified biologist. No work crew member shall handle wildlife. Following any unseasonable rains of 0.25 inches or greater, a qualified wildlife biologist shall inspect around storage piles, under vehicles parked overnight and all open holes and trenches at the beginning of each workday to check for wildlife.

Grading and other earthwork (e.g., grubbing, trenching, potholing, etc.) during all project phases (e.g., access road, water line, building pad, septic, etc.) shall be performed later than April 15 and prior to the first fall rains, likely around mid-October. If a phase of ground disturbance activities cannot be completed in this timeframe, the phase shall resume the following spring. No winter season earthwork shall be permitted.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating the Applicant/Owner has retained a qualified biologist to conduct pre-construction survey, oversee the installation of exclusionary fencing and provide on-going construction phase monitoring, meeting the Mitigation Measure BIO-5 requirements, including photographic evidence of installation of wildlife entrapment avoidance mechanisms and trench covers. The Applicant/Owner shall maintain records of all daily monitoring activities and shall provide copies of all monitoring reports to HCD – Planning upon request and upon conclusion of the construction activities.

20. MM BIO-6: NESTING BIRD SURVEYS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: pecial status bird species (including white-tailed kite (Elanus leucurus), northern harrier (Circus hudsonius), merlin (Falco columbarius), loggerhead shrike (Lanius ludovicianus), Bryant's savannah sparrow (Passerculus sandwichensis alaudinus)and grasshopper sparrow (Ammodramus savannarum)) were found by a qualified biologist to have potential nesting sites near the project site during its construction (Biological Report, HCD-Planning Library Doc. No. LIB230236).

To avoid impacts to special status nesting birds, a qualified biologist shall perform pre-construction nesting bird surveys no more than one week before scheduled start of any construction activities. The nesting survey, performed by a qualified biologist, shall cover the project site.

Because nesting raptors may require buffers of a minimum 350-foot radius, a memorandum describing the survey results will be submitted to state and federal agencies (if required) and HCD-Planning within 30 days of the survey.

If active nests are observed, the nest site shall be flagged and a buffer established to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions and anticipated construction activities. In no case shall the buffer be less than 350 feet.

Active nests shall be monitored at a frequency determined by the monitoring biologist, but no less than once per week, until the nestlings have fledged. If any construction activities appear to be interfering with nest maintenance (e.g., feedings and incubation), the buffers shall be enlarged or nearby construction activities postponed, until the young have fledged, as determined by the qualified biologist.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating Applicant/Owner has retained a qualified biologist to conduct preconstruction nesting bird surveys meeting the requirements of Mitigation Measure BIO-6. Within 30 days of construction start, the project biologist shall submit a memorandum describing the results of the preconstruction survey to HCD – Planning for review and approval.

21. MM BIO-7: BAT SURVEYS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Special status bat species including the pallid bat (Antrozous pallida) were found by a qualified biologist to potentially roost near the project site during construction activities (Biological Report, HCD-Planning Library Doc. No. LIB230236). To avoid impacts to bats, no more than two weeks prior to the anticipated start of construction activities, a qualified biologist shall survey the trees and snags in and immediately adjacent to the work areas for bat roosts. If bats are found to be present, the biologist shall provide to the Applicant/Owner and their construction team a set of recommendations to implement, which may include buffer zones, installation of exclusion devices and/or scheduling constraints, depending on whether maternity, bachelor, or night roosts are identified.

If a single bat and/or only adult bats are roosting, construction activity may proceed after the bats have been safely excluded from the roost. Exclusion techniques shall be determined by the biologist and depend on roost type. Applicant/Owner shall ensure the recommendations are followed: the biologist shall prepare a memorandum describing the survey results, identified bat protection measures and their duration. Applicant/Owner shall submit the memorandum to HCD-Planning and State and Federal wildlife agencies (if required) within 30 days of construction start. Bat protection measures shall be followed for the period prescribed by the qualified biologist.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating the Applicant/Owner has retained a qualified biologist to conduct pre-construction bat surveys meeting the requirements of Mitigation Measure BIO-7. If bats are found to be present, Applicant/Owner shall ensure a memorandum including the bat survey results, identified bat protection measures and their duration are submitted to HCD – Planning for review and approval. On an ongoing basis during construction, bat protection measures provided in an HCD-Planning approved memorandum shall be followed.

22. BIO-8: MONTEREY DUSKY FOOTED WOODRAT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Monterey dusky-footed woodrat ("MDFW") is listed as a "California Species of Special Concern"; there is evidence that individuals of the species occupy the subject parcel. To reduce the potential impact to MDFW, avoidance and/or removal of the MDFW shall be employed.

A qualified biologist shall perform a pre-construction survey for MDFW houses within the project work boundaries and a 25-foot buffer around the project site perimeter. The biologist shall flag the nests and establish buffers around each MDFW house observed. The buffer width should be determined by the qualified biologist, but shall not be less than 20 ft. If a MDFW house is present within the work area and cannot be avoided, the qualified biologist shall contact CDFW for approval to implement a woodrat relocation plan, which may include live trapping and/or the construction of alternate houses in adjacent suitable habitat. The woodrat relocation plan must be implemented by a qualified biologist possessing a Scientific Collection Permit authorizing the handling of MDFW. Authorization by CDFW must be obtained prior to the implementation of this measure.

Post-relocation monitoring may be required by CDFW, as part of the plan. A memo describing the survey results shall be submitted to state and federal agencies (if required) and the County Housing and Community Development Department within 30 days of MDFW treatment.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permit for this development, Applicant/Owner shall submit the results of the MDFW pre-construction survey to HCD – Planning for review and approval.

23. MM BIO-9 HABITAT ADAPTIVE CARE (CALIFORNIA RED-LEGGED FROG)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This parcel had positive results for California red-legged frog ("CRLF," Rana draytoni) as indicated by a 2024-2025 pitfall trapping study of the Project site (Mori, 2025, HCD-Planning Library Doc. No. LIB230236).

To mitigate potential CRLF migration interruption, Applicant/Owner shall:

1) design curbs to avoid creating barriers to movement. Wherever curbs are proposed, they shall be designed as rounded curbs or angled curbs of 60 degrees or less to avoid creating movement barriers for amphibians. Drainage systems shall be designed to incorporate the use of French drains which avoid grated openings to unintentionally capture amphibians. Avoid grates with ¼ inch openings or greater or incorporate the use of mesh screens. HCD-Planning will only approve construction permits which incorporate these designs into the construction plans.

2) implement the Habitat Adaptive Care Program outlined below and in the following condition of approval.

3) dedicate a conservation scenic easement ("CSED") for an area of oak woodland and mixed grassland of approximately 3:1 ratio to the area of CRLF dispersal habitat which the project permanently impacts (see Condition No. 14).

Habitat Adaptive Care Program. Applicant shall implement an adaptive care program within habitat areas to achieve the following goals and objectives:

1. Protect habitats (oak woodland, mixed grassland, costal scrub, maritime chaparral) located outside the 100-foot fuel management zone (Figure 16 of the biological assessment) and ensure CRLF habitat is high-quality by implementing the following:

a. Within oak woodland, maritime chaparral and coastal scrub implement a management program that benefits oak woodland growing conditions and stimulates expression of native trees, shrubs and groundcovers. The identified best management practice is to avoid removal of native plant species and decrease the cover of target invasive non-native species. Within the mixed grassland implement a management program that benefits native perennial grasses and native forbs (i.e., wildflowers). The identified best management practice is mowing in the spring season that reduces the growth/seed production of annual, non-native grasses and forbs. Revegetate the temporarily disturbed Mixed Grassland with a native grass and forb seed mix. Suitable grass species include California brome (Bromus carinatus), purple needlegrass (Stipa pulchra), California oatgrass (Danthonia californica) and blue wild rye (Elymus glaucus). Forbs shall also be added to the seed mixture, such as common yarrow (Achillea millefolium), California poppy (Eschscholzia californica) and sky lupine (Lupinus nanus).

b. The soil stockpile area shall receive erosion control treatment after placement and be revegetated to grassland. A native grass and forb seed mix shall be applied prior to the fall rains, approximately mid-October. Suitable grass species include California brome (Bromus carinatus), purple needlegrass (Stipa pulchra), California oatgrass (Danthonia californica) and blue wild rye (Elymus glaucus). Forbs shall also be added to the seed mixture, such as common yarrow (Achillea millefolium), California poppy (Eschscholzia californica) and sky lupine (Lupinus nanus).

c. Target species observed or with potential to occur on the parcel are listed within Table 6 of the biological assessment; additional invasive plant species may be identified in the future. Manual removal techniques will be used and depending upon the species, actions will include hoeing, cutting, hand-pulling and/or weed-whipping.

. . .

Compliance or Monitoring Action to be Performed:

Prior to the issuance of any construction permit, Applicant/Owner shall submit all design plans that include curb design to HCD – Planning for review. Prior to final permit approval, Applicant/Owner shall provide photographic evidence to HCD-Planning staff that the design elements described in BIO-9 have been fully incorporated into construction.

Applicant/Owner shall implement an adaptive care program within habitat areas for at least 7 years following issuance of the Planning Permit. Prior to removal of invasive, non-native plant species, Applicant/Owner, along with the services of a qualified biologist, or other specialist; shall conduct a walking survey to identify active bird nests and MDFW houses to ensure impacts to nests are avoided during invasive plant removal. Applicant/Owner shall implement ground-disturbing activities only between April 15 and the onset of fall rains (usually mid-October) to avoid affecting animals that may be overwintering in the woodland understory or within grassland burrows. In grassland and soil stockpile areas, if plant cover is less than 60% one year after construction final, remedial actions shall be implemented, such as supplemental seeding.

Remedial actions shall continue for a 7-year period from Planning Permit issuance. Applicant/Owner may collate annual monitoring reports, and a qualified botanist, ecologist, or revegetation specialist shall review and synthesize the reports with a cover letter. All monitoring reports shall be submitted to HCD – Planning within one month of the end of each of the 7 years.

24. MM BIO-9: HABITAT ADAPTIVE CARE (CRLF) PART 2

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

(continued from Cond. #23)

2. Monitor. Applicant, with review and approval by a qualified botanist, ecologist, or revegetation specialist, will inspect the seeded grassland areas one year after seed application. Plant cover will be measured; if plant cover is less than 60%, remedial actions will be implemented, such as supplemental seeding. An inspection report, describing site conditions and plant cover, shall be collated by the Applicant/Owner, with the services of a qualified botanist, ecologist, or revegetation specialist to review and synthesize. The landowner will be responsible for submitting the report to the County of Monterey HCD-Planning by the end of January following each monitoring year.

3. In all areas, Applicant/Owner shall implement actions to remove/control invasive, non-native plant species. Applicant shall confer with a qualified restoration specialist to determine the most effective methods for removing and controlling the target invasive species within the area(s) and remove materials from the site. The removal of invasive plant species will likely require several consecutive treatments as new seedlings of invasive plants such as Italian and bull thistles and French broom can sprout each spring and summer until the seed bank is exhausted. Additional invasive plant species beyond Table 6 of the biological assessment may be identified in the future.

4. Applicant/Owner shall manage habitats on the property in a manner conducive to protection of native wildlife species. Achieve this goal by implementing the following:

a. Prior to removal of invasive, non-native plant species a qualified biologist shall conduct a walking survey to identify active bird nests and MDFW houses such that impacts to nests are avoided during invasive plant removal.

b. All round-disturbing activities shall occur only between April 15 and the onset of fall rains (usually mid-October) to avoid affecting animals that may be overwintering in the woodland understory or within burrows in the grassland. Applicant/Owner shall provide to HCD-Planning annual monitoring reports during Years 1-7 describing yearly actions, results of monitoring and remedial actions needed or implemented. Applicant/Owner utilizing the services of either qualified botanist, ecologist, or revegetation specialist, shall periodically inspect the habitats at least once a year during Year 1-7. (Continued in next condition)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of any construction permit, Applicant/Owner shall submit all design plans that include curb design to HCD – Planning for review. Prior to final construction permit approval, Applicant/Owner shall provide photographic evidence to HCD-Planning staff that the design elements described in BIO-9 have been fully incorporated into construction.

Applicant/Owner shall implement an adaptive care program within habitat areas for at least 7 years following issuance of the Planning Permit. Prior to removal of invasive, non-native plant species, a qualified biologist shall conduct a walking survey to identify active bird nests and MDFW houses to ensure impacts to nests are avoided during invasive plant removal. Applicant/Owner shall implement ground-disturbing activities only between April 15 and the onset of fall rains (usually mid-October) to avoid affecting animals that may be overwintering in the woodland understory or within grassland burrows. In grassland and soil stockpile areas, if plant cover is less than 60% one year after construction final, remedial actions shall be implemented, such as supplemental seeding.

Remedial actions shall continue for a 7-year period from Planning Permit issuance. Applicant/Owner may collate annual monitoring reports, and a qualified botanist, ecologist, or revegetation specialist shall review and synthesize the reports with a cover letter. All monitoring reports shall be submitted to HCD – Planning within one month of the end of each of the 7 years.

25. MM BIO-9: HABITAT ADAPTIVE CARE (CRLF) PART 3

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

(Continued from Cond. #24)

Applicant, utilizing the services of a qualified botanist, ecologist, or revegetation specialist, shall periodically inspect the habitats at least once a year during Year 1-7. The inspections shall assess how the habitat management actions are proceeding and identify any problems or potential problems that may exist. During these inspections, the qualified consultant shall look for plant damage, document compliance with program objectives and make recommendations to correct any significant problems or potential problems.

The inspection visits will also be used to document the need to change or adjust revegetation plan actions (i.e., altering the maintenance schedule, adding extra weed control visits, increasing or reducing the frequency or amount of irrigation water, etc.).

The progress of invasive non-native plant species removal shall be ascertained during the inspections, with a trend of decreasing cover/occurrences each year. Natural revegetation is expected to occur in areas where invasive, non-native plant species have been removed. Native seeds in the soil seedbank will likely colonize the treated areas.

Photos shall be taken of the habitat area(s) at least once a year in Years 1-7. Photos will be taken from the same vantage point and in the same direction every year; a minimum of ten photo points shall be established. The location and photo direction of each photo stations shall be established in Year 1, which shall be the first year following Planning Permit issuance. The photos shall reflect the findings discussed in the monitoring report.

Annual reports for monitoring Years 1-7 shall present data on the habitat area(s), actions implemented, the progress toward meeting program goals and any remedial actions required. Applicant/Owner may collate monitoring reports, and a qualified botanist, ecologist, or revegetation specialist shall review and synthesize the reports with a cover letter; Applicant/Owner will be responsible for submitting the annual reports to the County of Monterey HCD-Planning by January 31st following each monitoring year.

Compliance or Monitoring Action to be Performed:

Prior to the issuance of any construction permit, Applicant/Owner shall submit all design plans that include curb design to HCD – Planning for review. Prior to final permit approval, Applicant/Owner shall provide photographic evidence to HCD-Planning staff that the design elements described in BIO-9 have been fully incorporated into construction.

Applicant/Owner shall implement an adaptive care program within habitat areas for at least 7 years following issuance of the Planning Permit. Prior to removal of invasive, non-native plant species, a qualified biologist shall conduct a walking survey to identify active bird nests and MDFW houses to ensure impacts to nests are avoided during invasive plant removal. Applicant/Owner shall implement ground-disturbing activities only between April 15 and the onset of fall rains (usually mid-October) to avoid affecting animals that may be overwintering in the woodland understory or within grassland burrows. In grassland and soil stockpile areas, if plant cover is less than 60% one year after construction final, remedial actions shall be implemented, such as supplemental seeding.

Remedial actions shall continue for a 7-year period from Planning Permit issuance. Applicant/Owner may collate annual monitoring reports, and a qualified botanist, ecologist, or revegetation specialist shall review and synthesize the reports with a cover letter. All monitoring reports shall be submitted to HCD – Planning within one month of the end of each of the 7 years.

26. MM BIO-10: OAK WOODLAND RESTORATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Arborist Report for the Project (HCD-Planning Library Doc. No. LIB230235) projected a 0.08-acre loss of oak woodland tree canopy, which represents or 1.19% of the total property canopy coverage of 10.13 acres.

To compensate for Project impacts to oak woodland, Applicant/Owner shall contract a botanist, ecologist, or revegetation specialist to develop and implement an oak woodland restoration, enhancement and revegetation plan consistent with the biological resources report and arborist report. The plan shall provide a 3:1 restoration or enhancement to impact ratio. This ratio will provide suitable mitigation by replacing native oak woodland impacted by construction.

The plan shall:

1. Specify restoration/enhancement of a minimum of 0.12 acres of oak woodland concurrent with, or within one year after development of the single-family residence. The primary restoration actions will be done in concert with Mitigation Measure BIO-9: removal/control of invasive, non-native plant species, reduction of annual, non-native annual grasses; seasonal weeding and mowing of restored area(s) in the oak woodland. The oak woodland plan shall specify oak tree replacement planting at a minimum 1:1 replacement ratio for “protected” trees and 2:1 ratio for “landmark” oak trees and adhere to the Project Forest Management Plan for tree protection requirements.
2. Include a program to establish oak replacement plantings and sapling recruits to meet a 60% survival rate, as outlined in the arborist’s Forest Management Plan. The plan shall include implementation of a revegetation program within the designated oak recruitment area that establishes the required number of oak trees.
3. Implement a 7-year revegetation maintenance program for the planted and recruited oak trees. Provide a minimum of three years of supplemental irrigation during plant establishment period (i.e., Year 1-3). Maintain a yearly 60% survival rate for installed trees for 7 years, implementing remedial actions (i.e., replanting) if necessary, to maintain the required plant survival rate each year. The 7-year period shall start upon Planning Permit issuance. All monitoring reports shall be submitted to HCD – Planning within one month of the end of each of the 7 years.

Compliance or Monitoring Action to be Performed: Prior to building final inspection, Applicant/Owner shall submit to HCD-Planning for review and approval a final oak woodland restoration, enhancement and revegetation plan developed by a qualified botanist, ecologist, or revegetation specialist.

Remedial actions shall continue for a 7-year period from Planning Permit issuance. Applicant/Owner may collate annual monitoring reports, and a qualified botanist, ecologist, or revegetation specialist shall review and synthesize reports with a cover letter. All monitoring reports shall be submitted to HCD – Planning by the end of January following each monitoring year.

27. MM TR-1: TRIBAL MONITOR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A portion of the Project site is with a "high archaeological sensitivity" area in County resource mapping, due to the proximity of the Elkhorn Slough. Therefore, through Native American Tribal consultation, it was found that there is potential for impacts to Tribal cultural resources within and near the "high sensitivity" area of the PLN220229 parcel during ground disturbance associated with installation of the onsite wastewater treatment system's trenching and leach field and new well waterline trenching. In order to prevent adverse impacts to potential cultural resources, a qualified Tribal Monitor shall be present during soil disturbance in the western area of APN 181-151-009-000. The monitor shall have the authority to temporarily halt work to examine any potentially significant materials. If human remains are identified, work shall be halted to within a safe working distance (approximately 165 ft), the Monterey County Coroner must be notified immediately and if said remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. If potentially significant archaeological resources are discovered, work shall be halted in the lower western area of APN 181-151-009-000, not including vehicular passage on the existing driveway or stockpiling of soil in the soil stockpile area and otherwise to 165 ft, until the find until it can be evaluated. If suitable materials are recovered, a minimum of two samples shall be submitted for radiocarbon dating in order to provide a basic chronology of the site. If intact, significant features should be encountered, the Tribal Monitor in conjunction with an archaeologist shall recommend appropriate mitigation measures. Features are human burials, hearths, house floors, significant shell mounds and/or caches of stone tools. If a feature is an artifact that cannot be moved, it must be documented in situ. In the case of in situ documentation of an artifact, Applicant/Owner shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. In the case of a significant feature, Applicant/Owner shall cause the qualified archaeologist to document any findings and to evaluate the significance of the cultural resource in a report. The report shall be submitted to HCD-Planning and appropriate State-required offices/repositories that are available at the time (as determined by the archaeologist).

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permits, Applicant/Owner shall submit evidence (e.g., contract) to HCD – Planning for review and approval demonstrating that the Applicant/Owner has retained a Tribal Monitor and evidence that the Tribal Monitor has been made aware of the dates and times of earth disturbing activities on the lower portion of APN 181-151-009-000 (onsite waste water system trenching and leach field and new well waterline trenching). During these earth disturbance activities, the approved Tribal Monitor shall be onsite observing the work. Prior to final of construction permits, Applicant/Owner shall submit a letter from the Tribal Monitor verifying all work was done consistent with the contract to HCD-Planning. The Tribal Monitor shall prepare daily monitoring reports (e.g. daily log) that shall be available upon request by HCD – Planning. If no resources are encountered during the contracted period, no further reporting shall be required. In the case that resources are encountered, a final report, including the daily monitoring schedule, shall be submitted to HCD – Planning for review and approval within 60 days of completion of ground disturbing activities. If Tribal cultural resources are encountered, additional measures may be determined to be required to minimize impacts. They shall be formulated by the tribal monitor and a qualified archaeologist (to be hired from the qualified consultant list). Additional measures shall be reviewed and approved by HCD-Planning and implemented by the tribal monitor and a monitoring archaeologist. The requirements of this measure shall be included as a note on all grading and building plans.

28. PDSP001: ENSURE ACCESS TO PARCEL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of any building and/or grading permits on the parcel, an appropriate legal mechanism to ensure access to the parcel shall be implemented and submitted for review and approval to the satisfaction of the Chief of Planning and the Office of County Counsel. This may be the legal transfer of approximately 0.5 acres of land from APN 181-151-008-000 as proposed in PLN240187 or recordation of an access easement over APN 181-151-008-000. If LLA or access easement are not granted, the Applicant/Owner shall amend the PLN220229 project to add a driveway within the lot. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of any building and/or grading permits on the parcel, an appropriate legal mechanism to ensure access to the parcel shall be implemented and submitted for review and approval to the satisfaction of the Chief of Planning and the Office of County Counsel. This may be the legal transfer of approximately 0.5 acres of land from APN 181-151-008-000 as proposed in PLN240187 or recordation of an access easement over APN 181-151-008-000.

PROJECT DATA

OWNER	Norman Boccone & Victoria Igel 7150 Rainbow Drive #3 San Jose CA 95129 408-209-1918
ARCHITECT	Carol Riewe AIA 1416 Laurent Street Santa Cruz, CA 95060 831-426-0658
GEOTECHNICAL ENGINEER	Rock Solid Engineering Inc. 1100 Main Street Suite A Watsonville, CA 95076 831-724-5868
CIVIL ENGINEER	Roper Engineering 48 Mann Avenue Corralitos, CA 95076 831-724-5300
STRUCTURAL	John Buchanan 1515 Capitola Road Suite H Santa Cruz, CA 95062 831-476-3145
ARBORIST & FORESTER	James P Allen & Assoc. 119 Surfside Ave. Santa Cruz CA 95060 831-234-7739
BIOLOGIST	Biotic Resources Group 2552 S. Rodeo Gulch Rd Soquel, CA 95073 831-476-4803 Bryan Mori Biological Consulting 1016 Brewington Ave. Watsonville, CA 95076 831-728-1043
ENERGY	Bright Green Strategies 1717 Seabright Ave. Suite 4 Santa Cruz, CA 95062 831-454-9956
SEPTIC	Fox Onsite Solutions 1409 Beringer Ct. San Jose CA 95125 831-531-7205
SITE ADDRESS	827 Elkhorn Road Royal Oaks CA
APN	181-151-009
ZONING	RDR40/CZ - RDR10/CZ
OCCUPANCY	R-3 & U
CONSTRUCTION	Type VB
SRA	Moderate/High
LOT AREA	+/-18.14031227 Acres (+/- 791,495 SF) Prior to LLA +/- 13.53 Acres (589,374 SF) after LLA
WELL	ELKHORN WS #9
PROJECT DESCRIPTION	Construct new single family residence to include 3 bdrm/3bath plus office and deck with attached carport. Detached guest house/workshop/garage. Development will be off grid using roof top solar panels with ESS and b/u generator. Site plans reflect proposed LLA under application PLN 240187.

AREA TOTALS:

MAIN FLOOR	1620 SF
LOWER FLOOR	1056 SF (896 SF beyond main floor footprint)
COVERED PORCH	240 SF
DECK	471 SF
CARPORT	516 SF
GUEST HOUSE	413.5 SF
WORKSHOP	506.5 SF
GARAGE	414 SF
COVERED PORCH	133 SF
TOTAL HABITABLE	3090 SF
TOTAL STRUCTURES	4899 SF
BUILING COV.	4739 SF
(E) PAVING	+/- 10,320 SF
(N) PAVING	+/- 4620 SF impervious +/- 2885 SF pervious

FAR	2676 + 1334 + 516 = 4526 / 589,372 = .77%
LOT COVERAGE	1620 + 896 + 240+ 516 +1334 + 133 = 4739 /589,372 = .8%
IMPERVIOUS COVER	4739 + 10,320 + 4620 = 19,679 / 589,372 = 3.3%
PARKING	3 spaces required, 5 spaces provided
AVG. GRADE	21% at building site

All work and materials shall be in full accordance with the 2022 edition of the following codes: California Bldg. Code, California Residential Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code, California Green Building Standards Code.

FUEL MANAGEMENT PLAN

ZONE 1 EXTENDING 30 FEET FROM ALL STRUCTURES

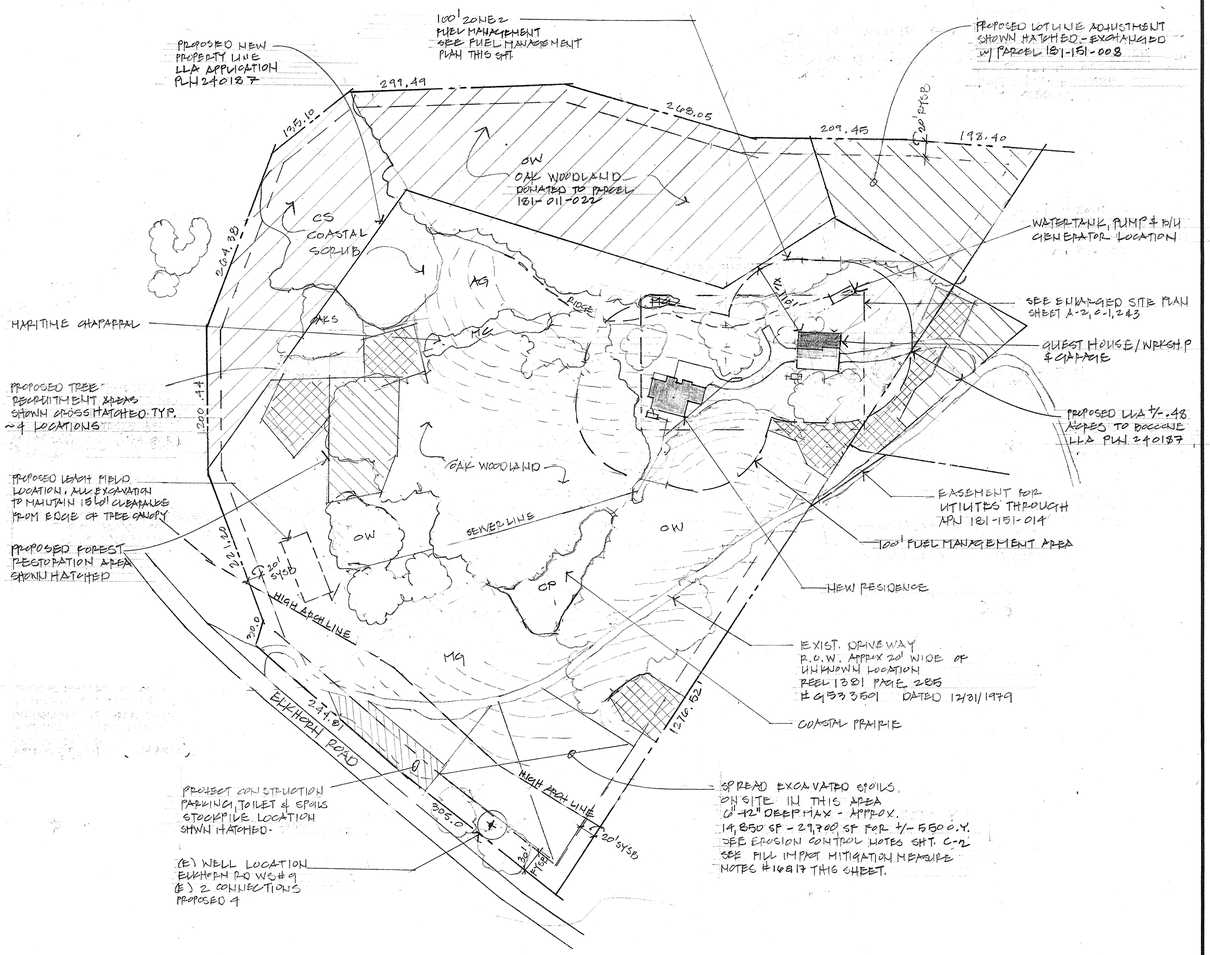
1. Remove all dead plants, grass and weeds
2. Remove dead or dry leaves and pine needles from yard, roof and rain gutters.
3. Remove branches that hang over roof and keep branches 10 away from chimney.
4. Trim dead portions of tree limbs within 10 feet from the ground.
5. Remove or prune flammable plants and shrubs near windows.
6. Create a separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles etc.
7. Trim trees regularly to keep branches a minimum of 10 feet from other trees. Review by project Arborist.
8. Trim all limbs within 6 feet of the ground. To be determined and finalized during planning review process in sensitive habitat areas. See note #3 under zone 2.
9. Remove all cut material or chip and spread on site.
10. Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace.
11. Post house aumbers per Fire Departments requirements.

ZONE 2 EXTENDING 100 FEET FROM ALL STRUCTURES

1. Manage vegetation in defensible spaces in a manner that is sensitive to the biological resources and compatible with CalFire guidelines. To reduce the fire ladder to the tree canopy, maintain a low (12-18 inches tall) understory of native vegetation. Trim tree limbs within 6 feet of ground. Remove tree limbs up 10 to 15 feet where necessary to create vertical space between bushes and trees per note #3.. Leave some logs scattered on bare soil to provide cover for wildlife. All trimming and tree pruning shall be performed under the guidance of the project Arborist.
2. Remove fallen dead trees, see #1.
3. Create vertical space between grass, shrubs and trees by thinning undergrowth adjacent to trees and or pruning trees. On moderate slopes 20-40%, horizontal spacing between bushes should be 4x the height of the bush. All undergrowth thinning, tree pruning and woodland thinning must be performed under the guidance of the project Arborist in the field. Environmentally sensitive areas may require alternative fire protection measures, to be determined by the reviewing agency and the director of planning and building inspection.
4. Remove fallen leaves, twigs, bark, cones and small branches. Care must be taken not to disturb any SF dusty footed woodrat houses as located by project biologist.
5. Any Pajaro manzanita occurring within the fire protection zone is to be protected at all times per biotic report and mitigation measure note #1 on this sheet. Pajaro manzanita and maritime chaparral are never to be pruned, thinned or removed.
6. Project shall be inspected for clearances by the fire department.

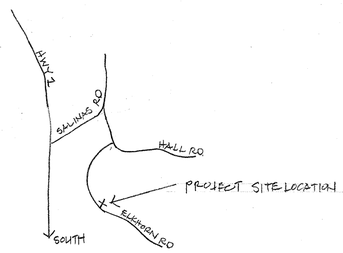
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FR2	FOREST RESOURCE ANALYSIS, TREE PROTECTION PLAN
A3	MAIN FLOOR PLAN
A4	LOWER FLOOR PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	GUEST HOUSE - WORKSHOP PLAN & ELEVATIONS



NORTH

SITE PLAN
1" = 100'



VICINITY MAP

REVISIONS	BY
12/11/24	CR

design

Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

SITE PLAN, PROJECT DATA, FIRE MITIGATION & HABITAT MITIGATION

BOCCONE & IGEL
NEW RESIDENCE AND WORKSHOP
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-009

Date 10/25/24
Scale 1" = 100'
Drawn CAR
Job
Sheet A1
Of Sheets

24 X 36 CLEARPRINTe

REVISIONS	BY

design

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1416 laurent street
santa cruz, ca. 95060

PROJECT SITE PLAN and EXTERIOR LIGHTING PLAN

BOCCONE & IGEL
NEW RESIDENCE AND WORKSHOP
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-009

Date	10/25/24
Scale	1" = 10'
Drawn	CAR
Job	
Sheet	A2
Of	Sheets

30' FUEL MANAGEMENT ZONE I SHOWN ONSITE SEE FUEL MANAGEMENT PLAN SHEET A-1

SOLAR PATH LTG

PLANTER BED w/ NATIVE PLANTS

RET. WALL - SOLDIER PILES w/ TIMBER LAGGING

PERMEABLE PAVERS

PLANTER BED w/ SUCCULENTS

PATIO PERMEABLE PAVERS

NEW S.F. RESIDENCE SF 180.0

WALL SCONCES AT DECK 2 TOTAL

LINE OF DECK

(N) CARPORT

COVERED DECK

WALL SCONCES - DOWN LIGHTING 4 TTL CEILING

SOLDIER PILE RET WALL w/ TIMBER LAGGING - HT. VARIES

TRENCH FOR 2" WS LINE & 4" PIPE HYDRANT LINE - 30'D MIN

FIRE HYDRANT

20'-0" F. TRUCK

30'-0" F. TRUCK

TO HOUSE

TO WATER TANKS

(E) 200 (N) 199.5'

EXIST. HSE SF 197.5'

RIDGE

WORK SHOP

GARAGE SF 199.16

COVERED

CONCRETE

PERMEABLE PAVERS

WALL SCONCE DOWN LIGHTING - 4 TOTAL AT FRONT

12"W x 10"h CONC. CURB

2½" x 8½" VOLT LED STEP LIGHTING w/ HOOD IN CONC. CURB

TEMPORARY RESIDENCE - RV TRAILOR LOCATION DURING CONSTRUCTION OF HOUSE UNTIL OCUPANCY PERMIT FOR HSE. IS OBTAINED. PROVIDE WATER SERVICE LINE & HOOK UP RV TO SEPTIC TANK

1500 GAL SEPTIC TANK

18"W x 2'-6"D MIN TRENCH FOR WATER SERVICE

RETAINING WALL SOLDIER PILE w/ TIMBER LAGGING VARIES 1'-3' HIGH w/ 36" CHAIN RAIL

LOW VOLTAGE LED MINI EYEBALL LIGHTS AT EA. DECK RAIL POST MAX 36" H. - DOWN LIGHTING

WALL SCONCES AT COVERED PORCH 4 TOTAL

1500 GAL SEPTIC TANK

4" Ø S.S. LINE IN 12" MAX x 24" D MIN TRENCH LINE. TRENCH LINE THRU OAK WOODLAND RELAN TO BE TRENCHED EITHER BY HAND TRENCHER DITCH WITCH WALK BEHIND OR BOBCAT STATTEN STAKE OUT OR BY BASED ON ACCESSIBILITY

TO SEPTIC FIELD SEE SHT A1.1 & C1

30' FUEL MANAGEMENT ZONE I SHOWN ONSITE SEE FUEL MANAGEMENT NOTES ON SHEET A-1

EASEMENT FOR UTILITIES THROUGH APN 181-151-014

SITE PLAN

NORTH

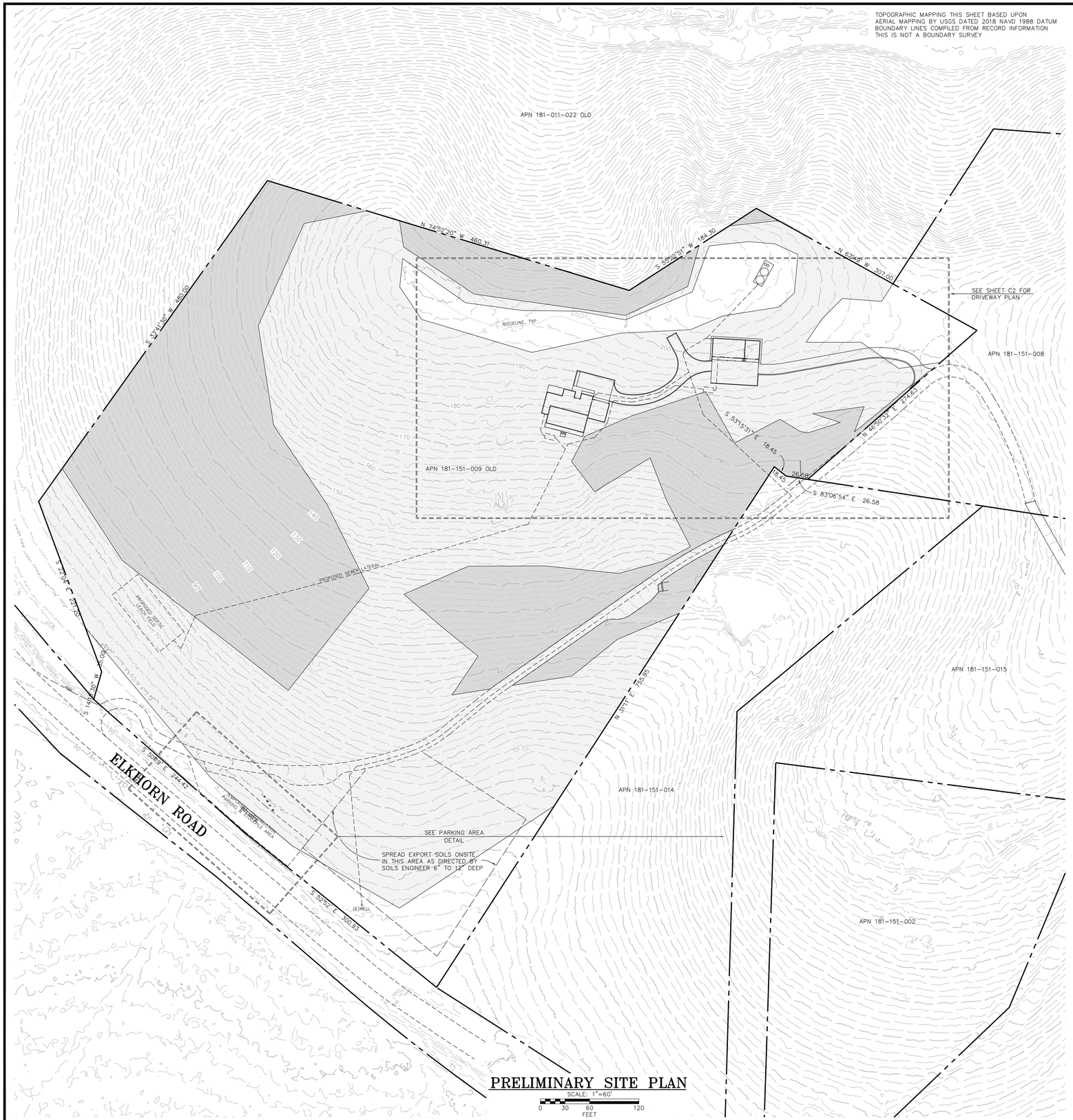
1"=10'-0"

SEE SHEETS C1, C2 & C3 FOR GRADING INFO

HB = HOSE BIB

24 X 36 CLEARPRINTe

TOPOGRAPHIC MAPPING THIS SHEET BASED UPON AERIAL MAPPING BY USGS DATED 2018 NAVD 1988 DATUM BOUNDARY LINES COMPILED FROM RECORD INFORMATION THIS IS NOT A BOUNDARY SURVEY



PRELIMINARY SITE PLAN

SCALE: 1"=60'

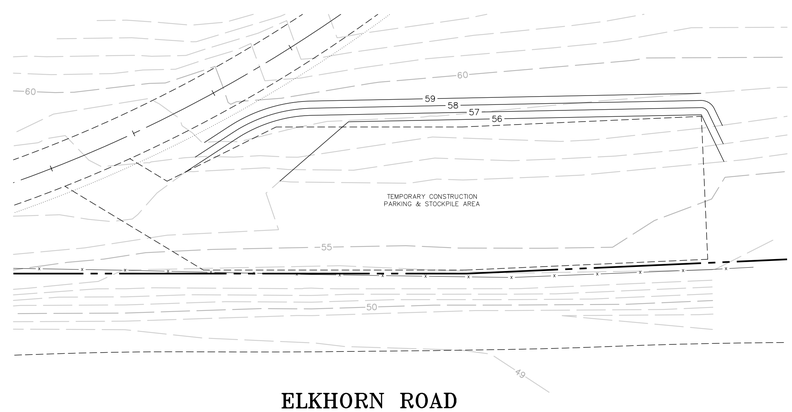
0 30 60 120 FEET

GRADING NOTES

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
2. VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
6. AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
7. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
8. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
9. CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
10. THE UPPER 6 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
11. AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
12. ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS. THE AGGREGATE SHALL CONFORM TO THE GRADING SPECIFIED IN SECTION 39-2.02 OF CALTRANS STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM MEDIUM GRADATION.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

LEGEND

	AREAS LESS THAN 10% SLOPE	1.48 ± ACRES
	AREAS BETWEEN 10% & 25% SLOPE	4.26 ± ACRES
	AREAS OVER 25% SLOPE (CRITICAL EROSION AREA)	7.79 ± ACRES
		TOTAL: 13.53 ± ACRES
14	EXISTING CONTOUR	
15	FINISH CONTOUR	
+14.79	EXISTING GRADE	
14.50 EP	FINISH GRADE	
	FLOWLINE	
X	FENCE	
	PROPERTY LINE	



PARKING AREA DETAIL

SCALE: 1"=20'

0 10 20 40 FEET

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY BRIDGETTE LAND SURVEYING., DATED 10-17-22, JOB NO. 22-30, NAVD 1988 DATUM BOUNDARY LINES COMPILED FROM RECORD INFORMATION THIS IS NOT A BOUNDARY SURVEY

PRELIMINARY

PROFESSIONAL ENGINEER JEFFREY A. ROPER No. 60088 REGISTERED CIVIL STATE OF CALIFORNIA

UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

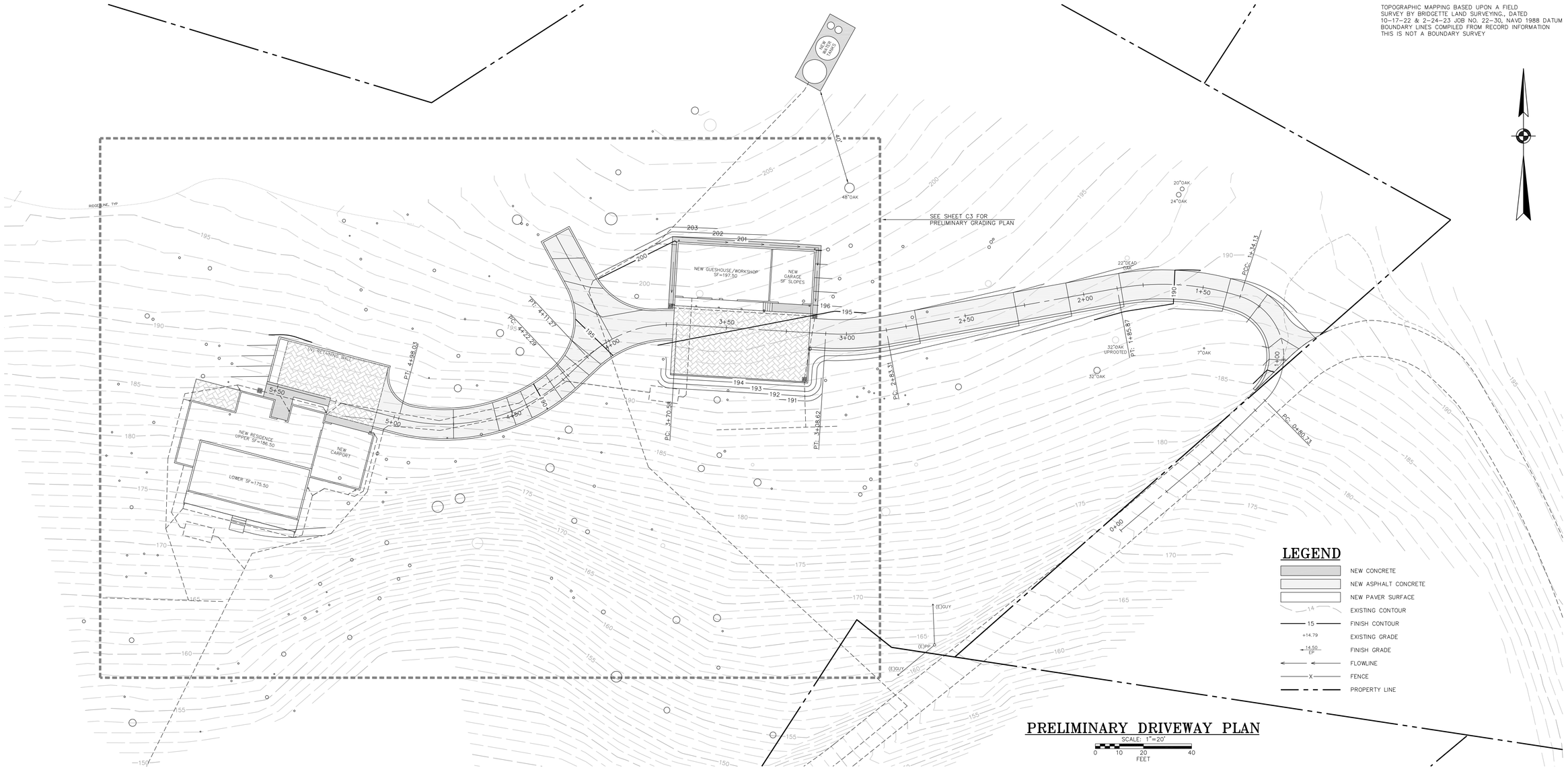
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCE FOR
NORMAN BOCCONE & VICTORIA IGEL
ELKHORN ROAD ROYAL OAKS APN 181-151-009

PRELIMINARY SITE PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 25, 2024
REVISED:	
JOB NO.:	22025
SHEET	C1
OF	4 SHEETS

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY BRIDGETTE LAND SURVEYING., DATED 10-17-22 & 2-24-23 JOB NO. 22-30, NAVD 1988 DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY



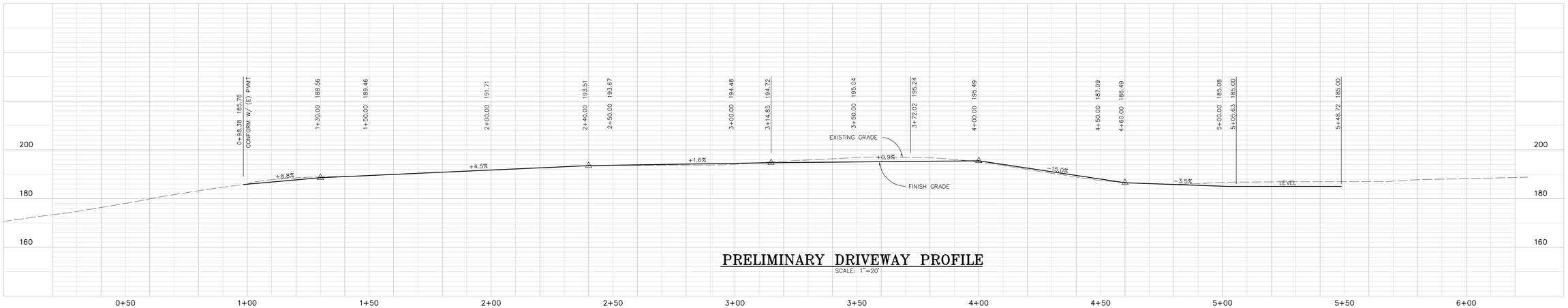
LEGEND

- NEW CONCRETE
- NEW ASPHALT CONCRETE
- NEW PAVER SURFACE
- 14 EXISTING CONTOUR
- 15 FINISH CONTOUR
- +14.79 EXISTING GRADE
- 14.50 / 15 FINISH GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE

PRELIMINARY DRIVEWAY PLAN

SCALE: 1"=20'

0 10 20 40 FEET



PRELIMINARY DRIVEWAY PROFILE

SCALE: 1"=20'

PRELIMINARY

PROFESSIONAL ENGINEER — REGISTERED — JEFF A. ROPER — No. 61668 — CIVIL — STATE OF CALIFORNIA

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NORMAN BOCCONE & VICTORIA IGEL
ELKHORN ROAD ROYAL OAKS APN 181-151-009

PRELIMINARY DRIVEWAY PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 25, 2024
REVISED:	
JOB NO.:	22025
SHEET	C2
OF	4 SHEETS

87

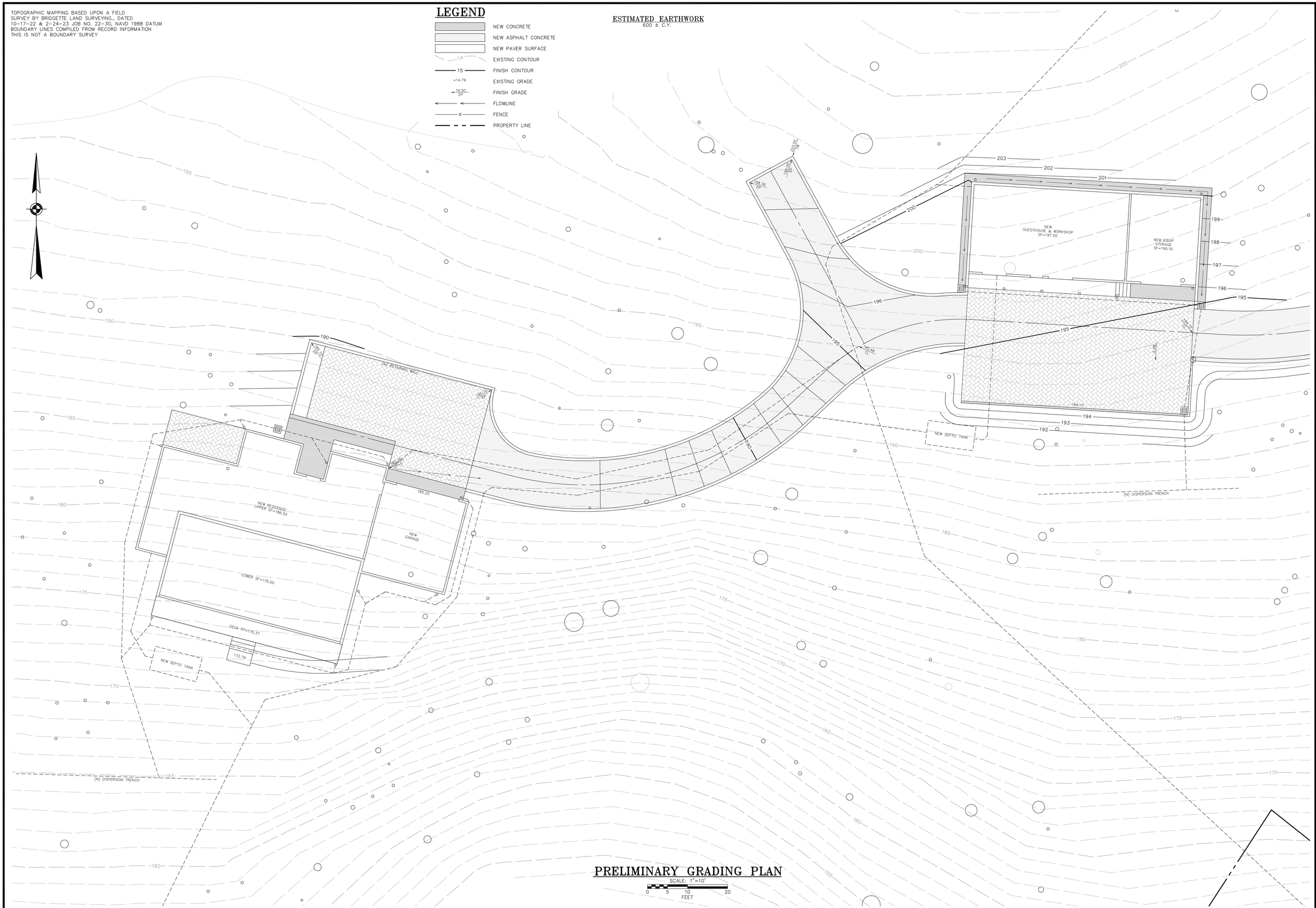
TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY BRIDGETTE LAND SURVEYING., DATED 10-17-22 & 2-24-23 JOB NO. 22-30, NAVD 1988 DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY

LEGEND

- NEW CONCRETE
- NEW ASPHALT CONCRETE
- NEW PAVER SURFACE
- 14 — EXISTING CONTOUR
- 15 — FINISH CONTOUR
- +14.79 — EXISTING GRADE
- 14.50 EP — FINISH GRADE
- FLOWLINE
- X — FENCE
- PROPERTY LINE

ESTIMATED EARTHWORK

600 ± C.Y.



PRELIMINARY GRADING PLAN

SCALE: 1"=10'
0 5 10 20
FEET

PRELIMINARY
JEFFREY A. ROPER No. 61866 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

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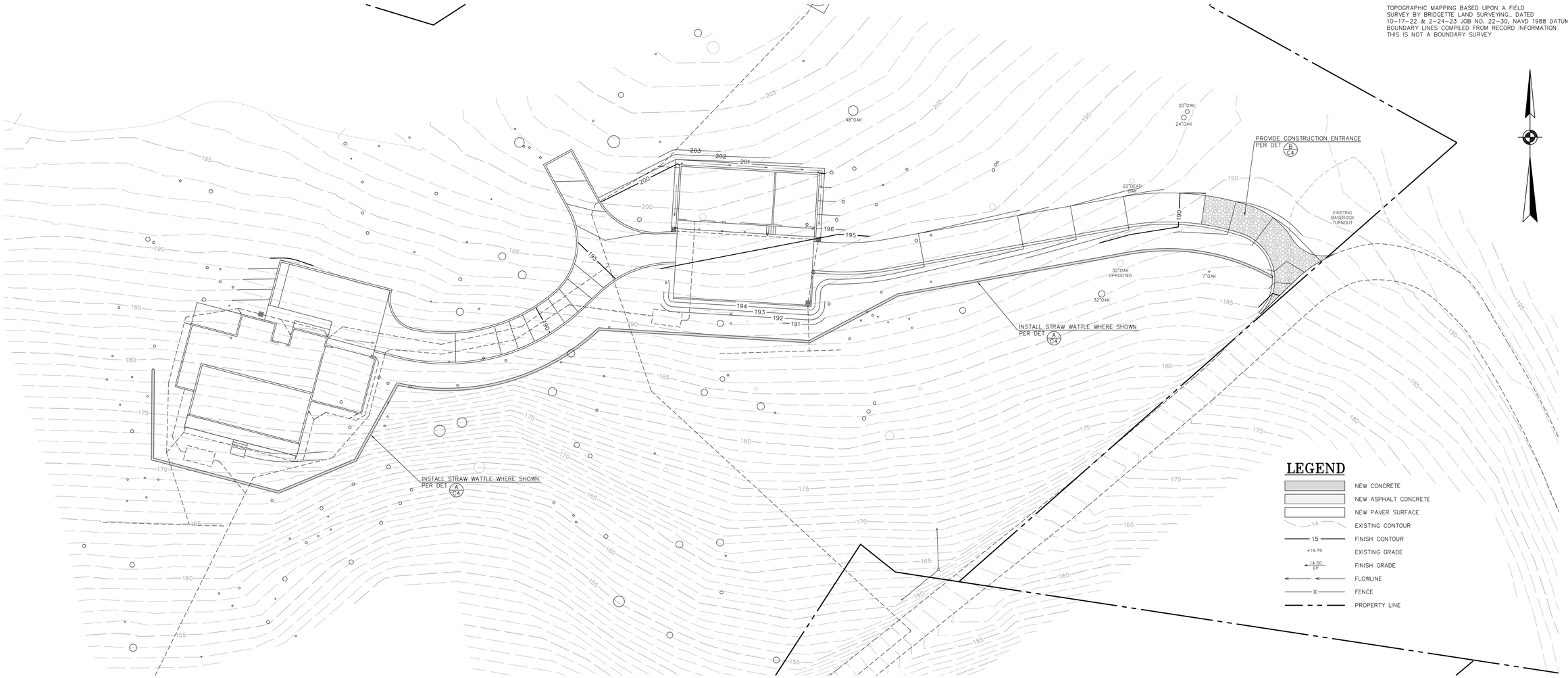
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(831) 724-5300 jeff@roperengineering.com

NEW RESIDENCE FOR
NORMAN BOCCONE & VICTORIA IGEL
ELKHORN ROAD ROYAL OAKS APN 181-151-009

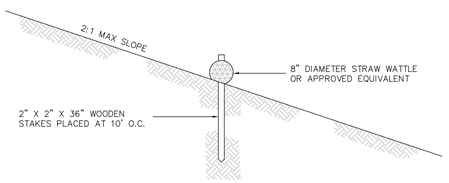
PRELIMINARY GRADING PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 25, 2024
REVISED:	
JOB NO.:	22025
SHEET	C3
OF	4 SHEETS

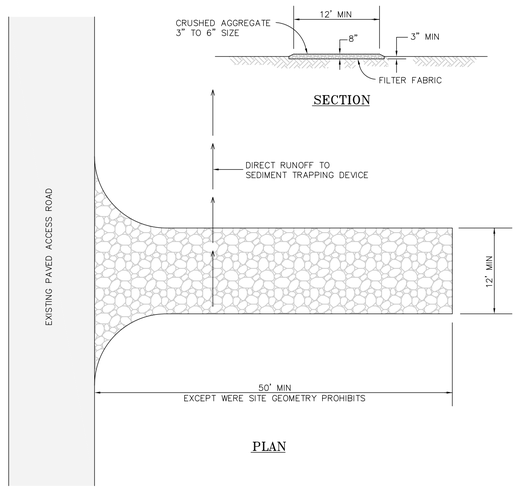
TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY BRIDGETTE LAND SURVEYING., DATED 10-17-22 & 2-24-23 JOB NO. 22-30, NAVD 1988 DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY



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



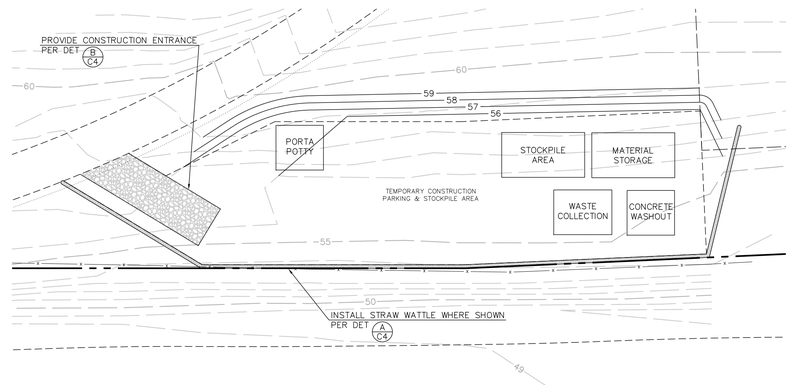
STRAW WATTEL DETAIL A C4
SCALE: 1"=2'



STABILIZED CONSTRUCTION ENTRANCE B C4
SCALE: 1"=10'

MONTEREY COUNTY EROSION CONTROL NOTES

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH.) [YES] NO
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
3. THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
4. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
5. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
6. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL 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.
7. REVEGETATION OF TEMPORARILY DISTURBED MIXED GRASSLAND. AS COMPENSATION FOR PROJECT IMPACTS TO MIXED GRASSLAND, THE TEMPORARILY DISTURBED AREAS SHALL BE REVEGETATED WITH A NATIVE GRASS AND FORB SEED MIX. SUITABLE GRASS SPECIES INCLUDE CALIFORNIA BROME (BROMUS CARINATUS), PURPLE NEEDLEGRASS (STIPA PULCHRA), CALIFORNIA OATGRASS (DANTHONIA CALIFORNICA) AND BLUE WILD RYE (ELYMUS GLAUCUS). FORBS SHALL ALSO BE ADDED TO THE SEED MIXTURE, SUCH AS COMMON YARROW (ACHILLEA MILLEFOLIUM), CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA), AND SKY LUPINE (LUPINUS NANUS).
8. REVEGETATION OF SOIL STOCKPILE AREA: THE SOIL PLACEMENT AREA SHALL RECEIVE EROSION CONTROL TREATMENT AFTER PLACEMENT AND BE REVEGETATED TO GRASSLAND. A NATIVE GRASS AND FORB SEED MIX SHALL BE APPLIED PRIOR TO OCTOBER 15TH. SUITABLE GRASS SPECIES INCLUDE CALIFORNIA BROME (BROMUS CARINATUS), PURPLE NEEDLEGRASS (STIPA PULCHRA), CALIFORNIA OATGRASS (DANTHONIA CALIFORNICA) AND BLUE WILD RYE (ELYMUS GLAUCUS). FORBS SHALL ALSO BE ADDED TO THE SEED MIXTURE, SUCH AS COMMON YARROW (ACHILLEA MILLEFOLIUM), CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA), AND SKY LUPINE (LUPINUS NANUS).



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

ROPER ENGINEERING
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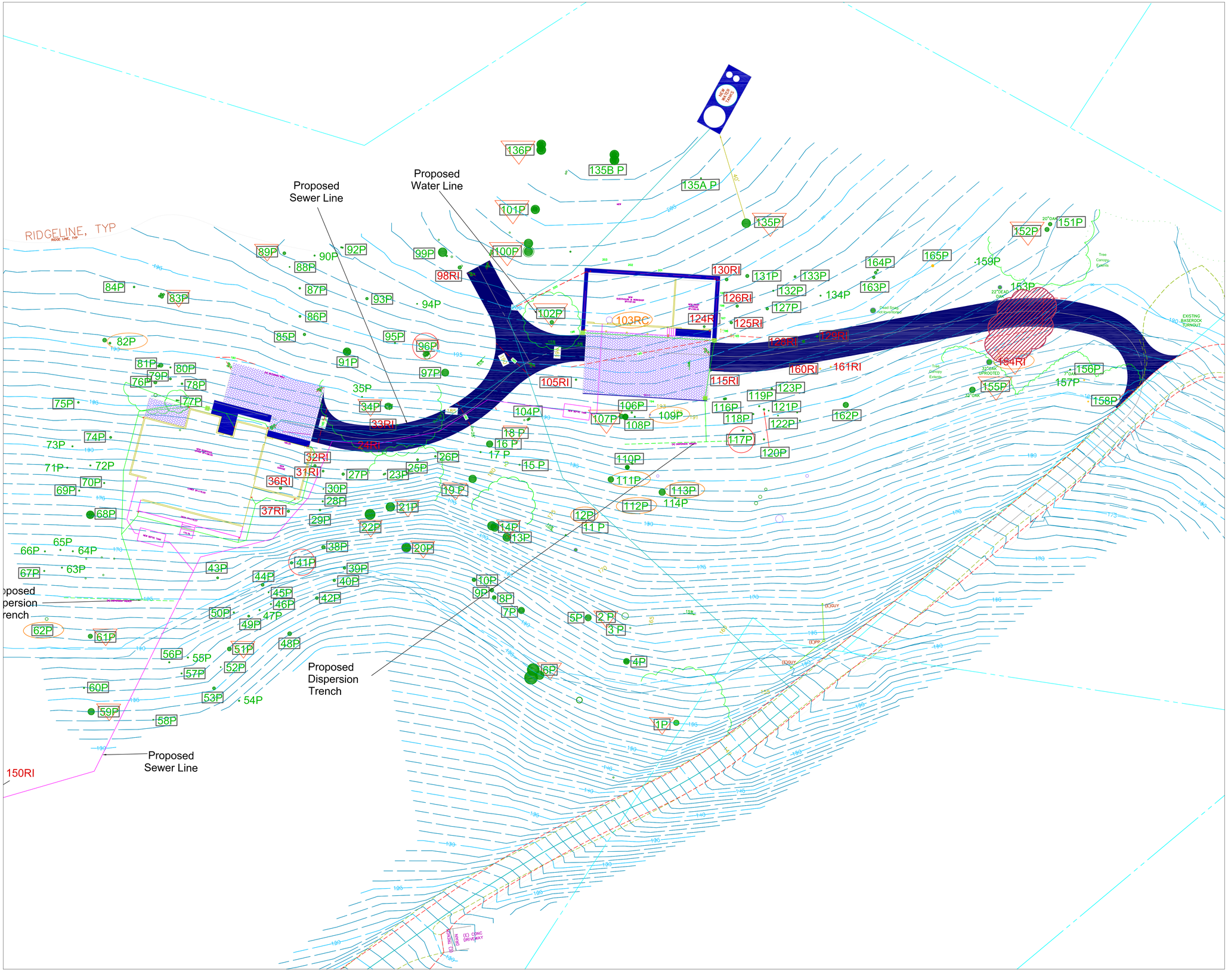
PRELIMINARY
PROFESSIONAL ENGINEER JEFFREY A. ROPER No. 61108 CIVIL STATE OF CALIFORNIA REGISTERED

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NEW RESIDENCE FOR
NORMAN BOCCONE & VICTORIA IGEL
ELKHORN ROAD ROYAL OAKS APN 181-151-009

EROSION CONTROL PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 25, 2024
REVISED:	
JOB NO.:	22025
SHEET	C4
OF	4 SHEETS



Map Key / Legend

- Surveyed Tree Trunk Location
- Field Located Tree Trunk, Approximate
- **1** Assigned Tree Number
- **1** Tree Meets "Protected" Criteria
- **21** Tree Meets "Landmark" Criteria
- **1 P** Preserve and Protect
- **2 RI** Remove due to Construction Impacts
- **103RC** Remove due to Condition
- Indicates Dead/Fallen Tree
- Canopy Extents
- Canopy Extents, Fallen Tree #154
- **41** Monitor Stability
  - Trees #41, 96 & 117

Boccone/Igel Residence Construction Project

Forest Resource Analysis/ Construction Impact Assessment Tree Protection Plan

Development Area at 20 Scale

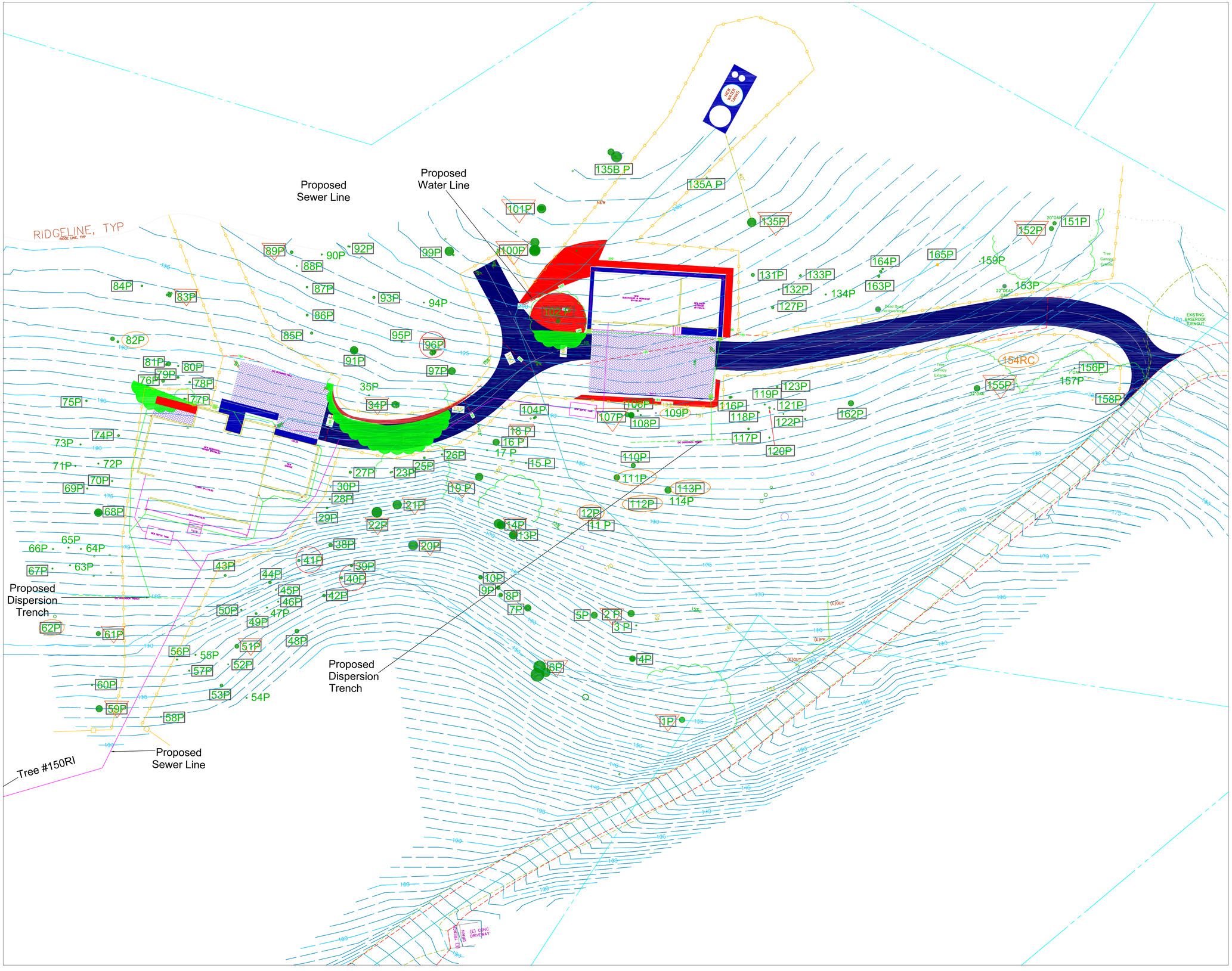
Boccone/Igel Residence Construction Project
827 Elkhorn Road, Royal Oaks CA
APN 181-151-009

Tree Location Map

James P. Allen & Associates
119 Surfside Avenue, Santa Cruz CA 95060
office 831.426.6603
email jpallen@consultingarborists.com

1 OF 1

Date: 8/14/23
Revision: 7/15/24
Revision: 11/1/24



Map Key / Legend

- **Surveyed Tree Trunk Location**
- **1P** **Assigned Tree Number Preserve and Protect**
- **1** **Tree Meets "Protected" Criteria**
- **21** **Tree Meets "Landmark" Criteria**
- **41** **Monitor Stability**
  - **Trees #41, 96 & 117**
- **Indicates Dead/Fallen Tree**
- **Special Treatment Areas (STA)**
  NOTE: Sewer, Water & Dispersion Line Trenches are defined as STA
- **Tree Preservation Structures,** shall be constructed of the following materials as field specified by the Project Arborist.
  - Chain link, 72 inches in height secured to metal stakes driven at least 18 inches into the soil.
  - Temporary orange snow fencing attached to "T" posts driven into the ground
  - Silt fencing
  - Wattle
  - Rice straw bales
- **Clearance Pruning Required**
  - **Trees #1, 14, 21, 34, 76, 77 & 102**
- **Canopy Extents**

Boccone/Igel Residence Construction Project

Forest Resource Analysis/ Tree Protection Plan

Development Area at 20 Scale

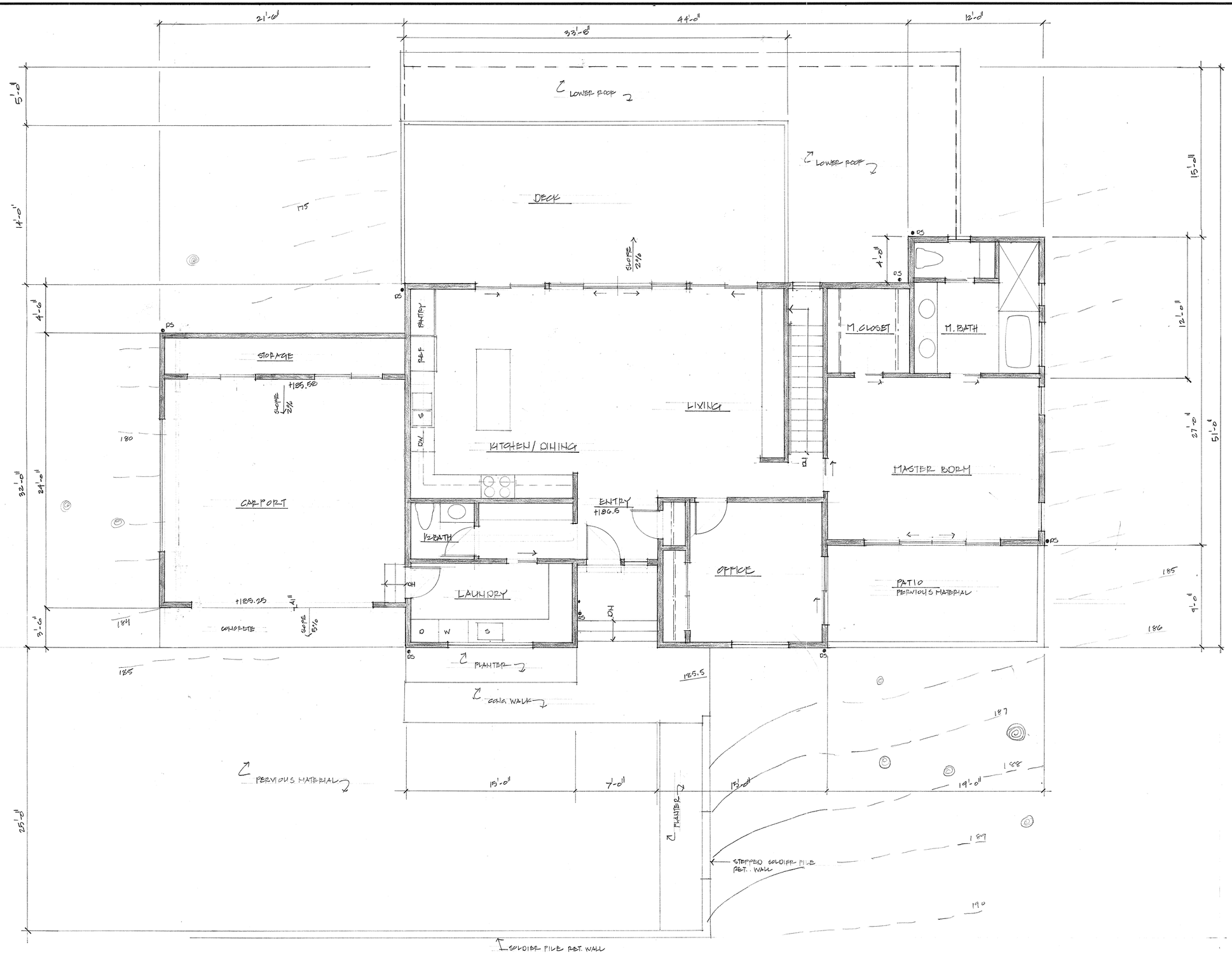
Boccone/Igel Residence Construction Project
827 Elkhorn Road, Royal Oaks CA
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Tree Location Map

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1 OF 1

Date: 8/14/23
Revision: 7/15/24
Revision: 11/1/24



MAIN LEVEL FLOOR PLAN
1/4"=1'-0"

NORTH

REVISIONS	BY

R design

Carol Riewe
Architect AIA

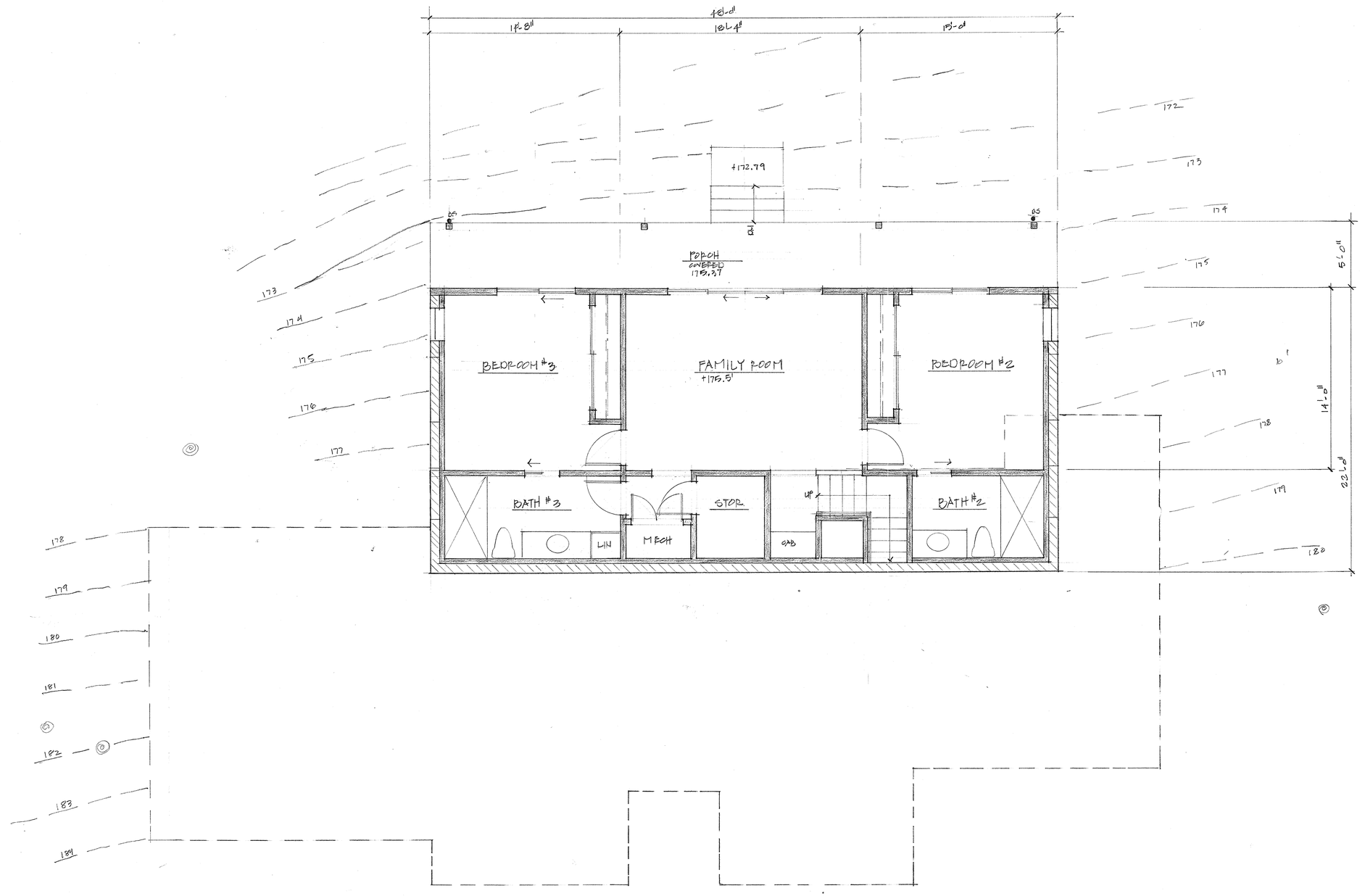
voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

MAIN FLOOR PLAN

BOCCONE & IGEL
NEW RESIDENCE AND WORKSHOP
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-009

Date	10/25/24
Scale	1/4"=1
Drawn	CAR
Job	
Sheet	A3
Of	Sheets

24 X 36 CLEARPRINTe



LOWER LEVEL FLOOR PLAN

REVISIONS	BY

design

Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

LOWER FLOOR PLAN

BOCCONE & IGEL
NEW RESIDENCE AND WORKSHOP
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-009

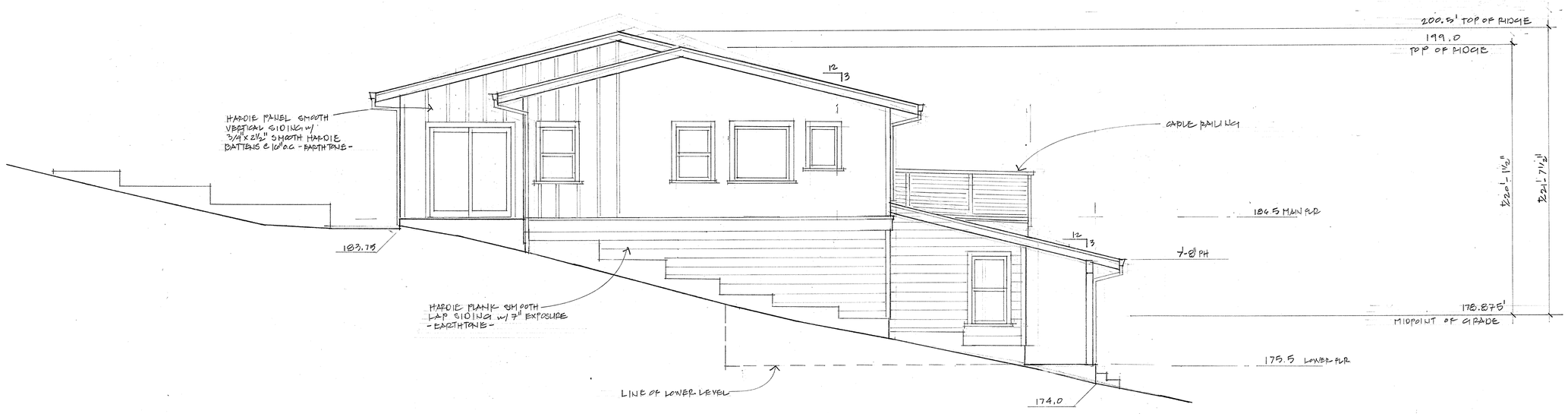
Date	10/25/24
Scale	1/4"=1'0"
Drawn	AR
Job	
Sheet	A4
Of	Sheets

24 X 36 CLEARPRINTs



NORTH ELEVATION (FRONT)

1/4"=1'-0"



WEST ELEVATION (RIGHT)

1/4"=1'-0"

REVISIONS	BY

design

Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

ELEVATIONS

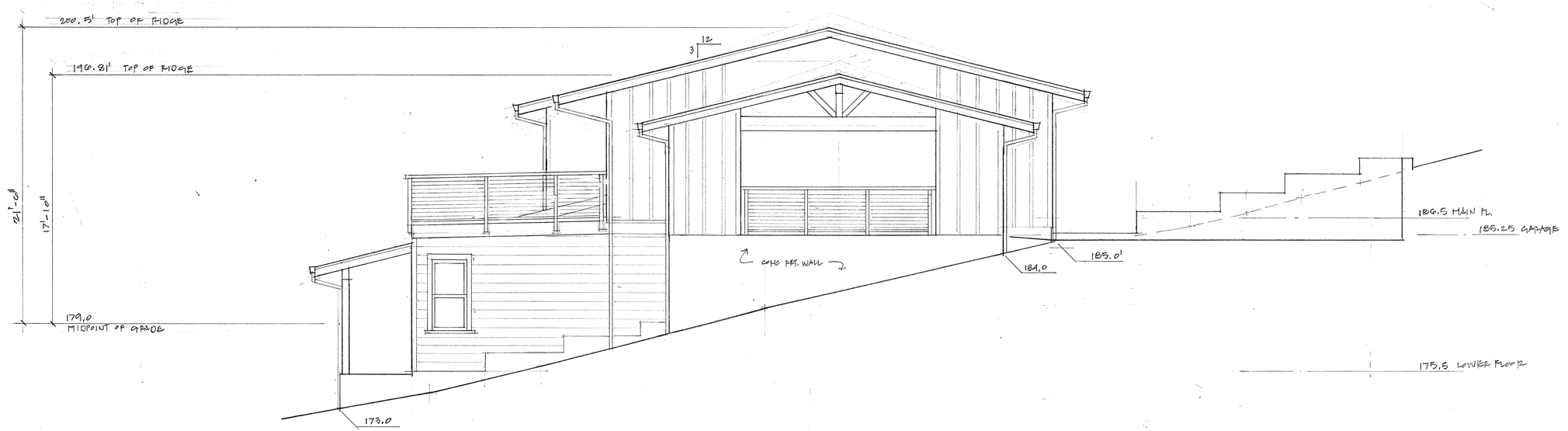
BOCCONE & IGEL
NEW RESIDENCE AND WORKSHOP
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-009

Date	10/25/24
Scale	1/4"=1'-0"
Drawn	CAR
Job	
Sheet	A5
Of	Sheets

24 X 36 CLEARPRINT®



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



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

REVISIONS	BY

design

Carol Riewe
Architect AIA

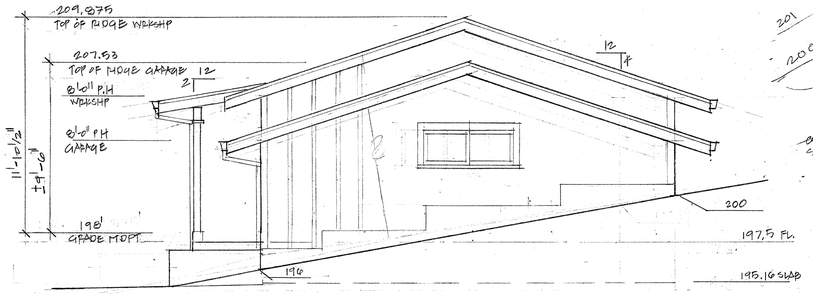
voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

ELEVATIONS

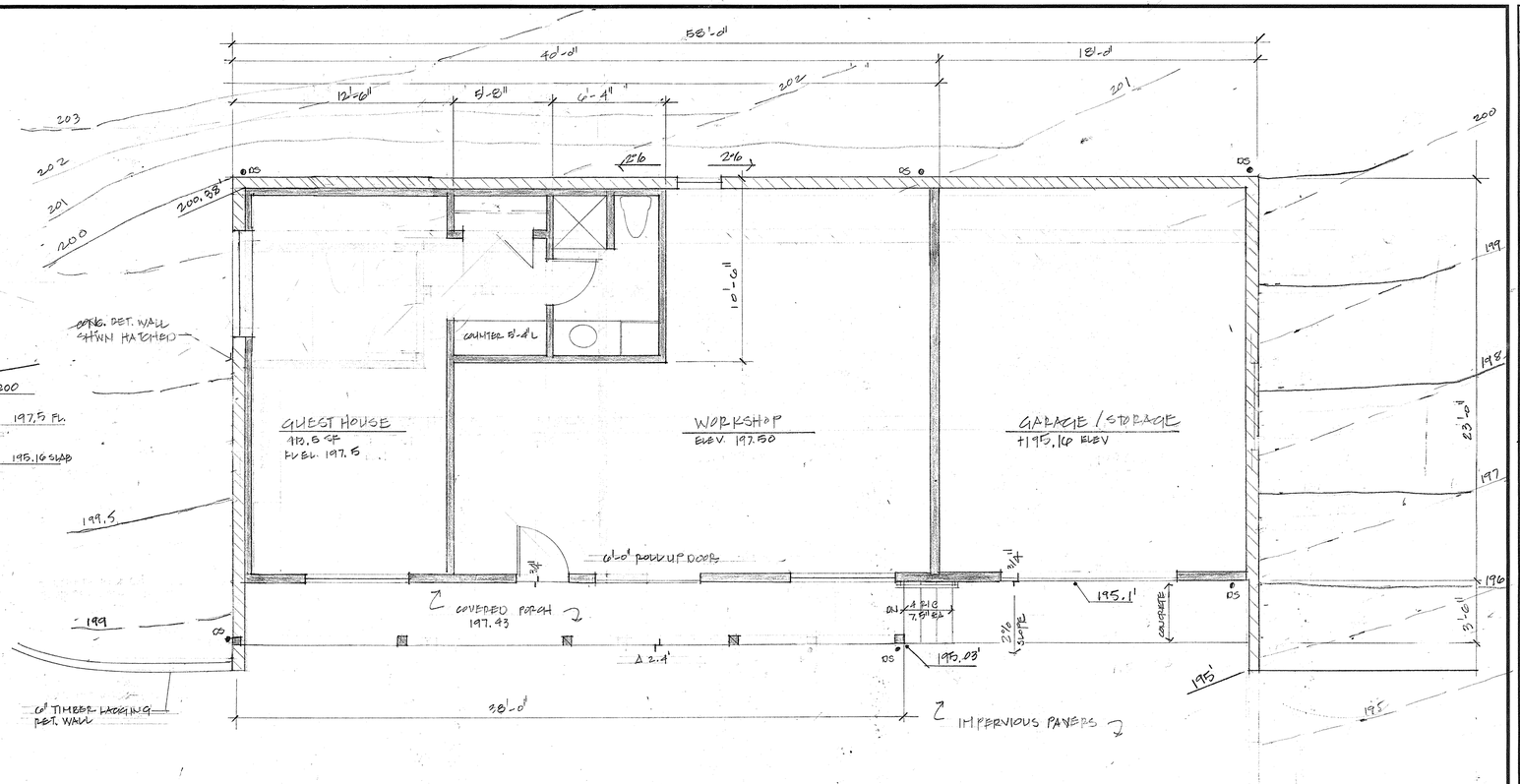
BOCCONE & IGEL
NEW RESIDENCE AND WORKSHOP
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-009

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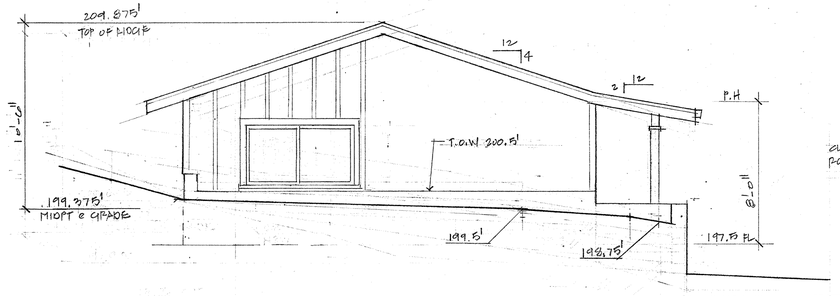
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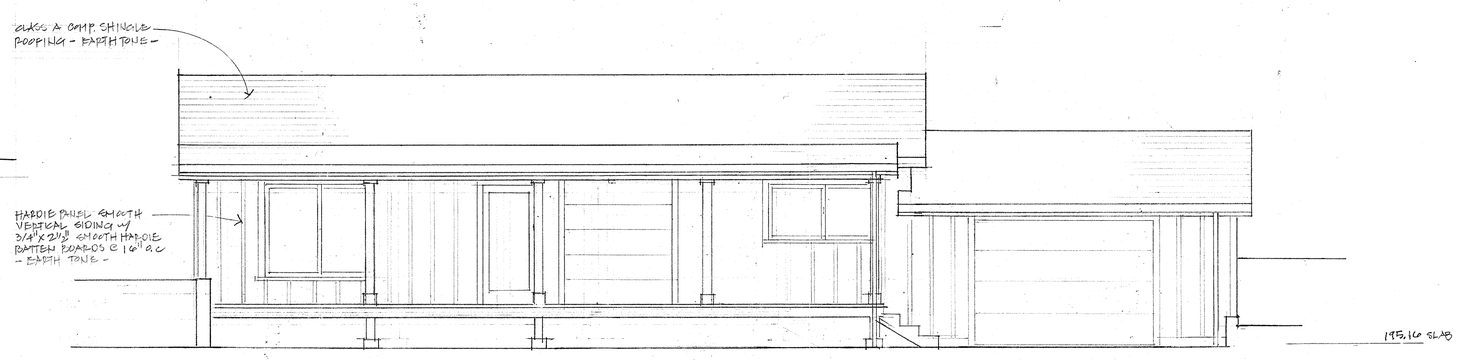
EAST ELEVATION RIGHT



WORKSHOP FLOOR PLAN

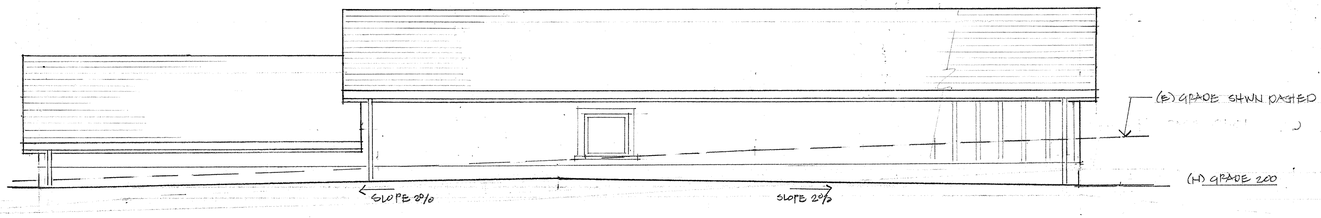


WEST ELEVATION LEFT



SOUTH ELEVATION FRONT

1/4"=1'-0"



NORTH ELEVATION REAR

REVISIONS	BY

design

Carol Riewe
Architect AIA

voice/facsimile
831.426.0658
1416 laurent street
santa cruz, ca. 95060

WORKSHOP and EQUIPMENT STORAGE
FLOOR PLAN & ELEVATIONS

BOCCONE & IGEL
NEW RESIDENCE AND WORKSHOP
827 ELKHORN ROAD ROYAL OAKS CA
APN 181-151-009

Date 10/25/24
Scale 1/4"=1'-0"
Drawn CAR
Job
Sheet A7
Of Sheets

24 X 36 CLEARPRINT®

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Exhibit D

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County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED
MAY 07 2025
XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
DEPUTY

Project Titles:	Boccone Norman B & Victoria E Igel Co-Trs and Elkhorn Slough Foundation
File Numbers:	PLN220229 & PLN240187
Owners:	Norman Boccone & Victoria Igel & Elkhorn Slough Foundation
Project Location:	827 Elkhorn Road & 695 Elkhorn Road & third adjacent parcel without an address, Royal Oaks
Primary APNs:	181-151-009-000 (Primary, Parcel A), 181-011-022-000 (Parcel B) and 181-151-008-000 (Parcel C)
Project Planner:	Mary Israel
Permit Type:	Combined Development Permit
Project Descriptions:	Combined Development Permit including 1) Coastal Administrative Permit for construction of a split-level two-story 2,676 square foot (sq. ft.) single family dwelling with attached 516 sq. ft. carport, 240 sq. ft. covered porch and an approximately 470 sq. ft. deck, 2) Coastal Administrative Permit for construction of a detached 414 sq. ft. guesthouse with a 133 sq. ft. covered porch and attached 507 sq. ft. workshop and approx. 415 sq. ft. garage; 3) Coastal Development Permit for removal of up to 20 Coast Live Oak trees (one classified as a landmark tree); and 4) Coastal Development Permit for development within 100 feet of ESHA (Pajaro manzanita/oak woodland). Project includes new driveway extension (approximately 4,620 sq. ft. paved and 2885 pervious pavers), new septic system, tie into existing water well system and solar power and energy storage system. The property is located at 827 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-009-000), North County Land Use Plan, Coastal Zone. Coastal Development Permit to allow a Lot Line Adjustment between three (3) legal lots of record. Parcel A (Assessor's Parcel Number 181-151-009-000, 18.17 acres) will gain 0.48 acres from Parcel C (Assessor's Parcel Number 181-151-008-000, 4.7 acres) and donate 1.03 acres to Parcel C. Parcel B (Assessor's Parcel Number 181-011-022-000, 286 acres) will gain 4.09 acres from Parcel A (Assessor's Parcel Number 181-151-009-000). The resulting adjusted Parcel A, B, C shall be 13.53 acres, 290.14 acres, and 5.13 acres, respectively. The properties are located at 827 and 695 Elkhorn Road, Royal Oaks, North County Land Use Plan, Coastal Zone.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

a) That said project will not have the potential to significantly degrade the quality of the environment.

b) That said project will have no significant impact on long-term environmental goals.

c) That said project will have no significant cumulative effect upon the environment.

d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	May 7, 2025
Review Period Ends:	June 6, 2025

Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901/(831) 755-5025

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

Planning – Building – Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DELCARATION
MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit and a related Coastal Development Permit for Lot Line Adjustment (PLN220229, PLN240187) at 827 Elkhorn Road and 695 Elkhorn Road and a third adjacent parcel without an address in Royal Oaks (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California, and the Monterey County Free Libraries Castroville Branch. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents .

The Planning Commission is tentatively expected to consider this proposal at a meeting on June 25, 2025 at 9:00 a.m. in the Monterey County Board of Supervisors Chambers, Government Center, 168 West Alisal Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from May 7, 2025 to June 6, 2025. Comments can also be made during the public hearing.

Project Description: Combined Development Permit including 1) Coastal Administrative Permit for construction of a split-level two-story 2,676 square foot (sq. ft.) single family dwelling with attached 516 sq. ft. carport, 240 sq. ft. covered porch and an approximately 470 sq. ft. deck, 2) Coastal Administrative Permit for construction of a detached 414 sq. ft. guesthouse with a 133 sq. ft. covered porch and attached 507 sq. ft. workshop and approx. 415 sq. ft. garage; 3) Coastal Development Permit for removal of up to 20 Coast Live Oak trees (one classified as a landmark tree); and 4) Coastal Development Permit for development within 100 feet of ESHA (Pajaro manzanita/oak woodland). Project includes new driveway extension (approx. 4,620 sq. ft. paved and 2885 pervious pavers), new septic system, tie into existing water well system and solar power and energy storage system. The property is located at 827 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-009-000), North County Land Use Plan, Coastal Zone.

Coastal Development Permit to allow a Lot Line Adjustment between three (3) legal lots of record. Parcel A (Assessor's Parcel Number 181-151-009-000, 18.17 acres) will gain 0.48 acres from Parcel C (Assessor's Parcel Number 181-151-008-000, 4.7 acres) and donate 1.03 acres to Parcel C. Parcel B (Assessor's Parcel Number 181-011-022-000, 286 acres) will gain 4.09 acres from Parcel A (Assessor's Parcel Number 181-151-009-000). The resulting adjusted Parcel A, B, C shall be 13.53 acres, 290.14 acres, and 5.13 acres, respectively. The properties are located at 827 and 695 Elkhorn Road, Royal Oaks, North County Land Use Plan, Coastal Zone.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@countyofmonterey.gov

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Housing & Community Development requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Housing & Community Development
Attn: Mary Israel, Supervising Planner
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Boccone, Norman B & Victoria E Igel CO-TRS and Elkhorn Slough Foundation;
File Numbers PLN220229 & PLN240187

From: Agency Name: _____

Contact Person: _____

Phone Number: _____

___ No Comments provided

___ Comments noted below

___ Comments provided in separate letter

COMMENTS: _____

_____

_____

DISTRIBUTION

1. State Clearinghouse (1 copy of the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Region 4, Renee Robison
7. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
8. California American Water Company
9. North County Fire Protection District
10. Monterey County Agricultural Commissioner
11. Monterey County Water Resources Agency
12. Monterey County HCD-Engineering Services
13. Monterey County HCD-Environmental Services
14. Monterey County Public Works, Facilities & Parks
15. Monterey County Environmental Health Bureau
16. Monterey County Sheriff's Office
17. Monterey County Free Libraries Castroville Branch
18. Boccone, Norman B & Victoria E Igel CO-TRS, Owner
19. Elkhorn Slough Foundation
20. Carol Riewe, Agent
21. Molly Erickson on behalf of FANS & The Open Monterey Project
22. LandWatch Monterey County
23. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

24. U.S. Army Corps of Engineers (cespn-pa2@usace.army.mil)
25. Juan Barboza (jbarboza@nccrc.org)
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27. Margaret Robbins (mm_Robbins@comcast.net)
28. Michael Weaver (michaelrweaver@mac.com)
29. Monterey/Santa Cruz Building & Construction (caseyv@smw104.org)
30. Garry Hofer (garry.hofer@amwater.com)
31. Jack Wang (Jack.Wang@amwater.com)
32. Jeana Arnold (jeana.arnold@pge.com)
33. Louise Miranda-Ramirez (Ramirez.louise@yahoo.com)
34. Mimi Sheridan (mimisheridan@msn.com)
35. California Department of Fish & Wildlife (r4ceqa@wildlife.ca.gov)
36. Michael Lozeau C/O Lozeau Drury LLP (michael@lozeaudrury.com)
37. Juliana Lopez C/O Lozeau Drury LLP (juliana@lozeaudrury.com)
38. California Department of Fish & Wildlife, Marine Region (r7ceqa@wildlife.ca.gov)
39. Margie Kay (margie17k@aol.com)

MONTEREY COUNTY
HOUSING & COMMUNITY DEVELOPMENT
1441 SCHILLING PL SOUTH 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025/FAX: (831) 757-9516

INITIAL STUDY

BACKGROUND INFORMATION

Project Title:	Boccone, Norman B & Victoria E Igel Co-Trs and Elkhorn Slough Foundation
File Numbers:	PLN220229 & PLN240187
Project Location:	827 Elkhorn Road & 695 Elkhorn Road and a third adjacent parcel without an address, Royal Oaks
Name of Property Owners:	Norman Boccone & Victoria Igel Co-Trs & Elkhorn Slough Foundation
Name of Applicant:	Norman Boccone & Victoria Igel
Assessor's Parcel Number(s):	181-151-009-000 (Parcel A), 181-011-022-000 (Parcel B) and 181-151-008-000 (Parcel C)
Acreage of Property:	18.14 (Parcel A), 286 (Parcel B) and 4.7 (Parcel C)
General Plan Designation:	Residential - Rural Density
Zoning District:	Rural Density Residential ("RDR")/10(CZ), RDR/40(CZ), RDR/5(CZ)
Lead Agency:	County of Monterey
Prepared By:	Mary Israel with administrative draft by Denise Duffy & Associates, Inc.
Date Prepared:	April 2025
Contact Person:	Mary Israel, Supervising Planner
Phone Number:	(831) 755-5183

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

This Project includes a Lot Line Adjustment (LLA) and construction on one of the parcels of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and on-site wastewater treatment system.

The LLA portion of the Project (totaling 308.80 acres for all three parcels) grants 5.12 acres from Parcel A (owned by applicants Boccone & Igel, the single-family dwelling construction site) to Parcel B, owned by the Elkhorn Slough Foundation. Parcel A will gain 0.48 acres from Parcel C, also owned by the Elkhorn Slough Foundation, so that a private drive can be constructed with less required grading or impact to the site's tree resources. Parcel C will also gain 1.03 acres from Parcel A, so that the resulting parcel is consistent with the Title 20 zoning district's size requirement (Rural Density Residential).

The residential development portion of the Project proposes development within 100 feet ("ft") of Environmental Sensitive Habitat Areas ("ESHA") and removal of up to 20 Coast live oak trees (*Quercus agrifolia*).

This Initial Study/Mitigated Negative Declaration ("IS/MND") describes and identifies the environmental impacts associated with the Project based on existing data, Applicant-provided site plans and technical reports. This IS/MND identifies mitigation to address the impacts resulting from project construction.

A. Description of Project:

Introduction

Construction and a Lot Line Adjustment:

Construction: The Project includes construction of a single-family residence and associated infrastructure at 827 Elkhorn Road, Royal Oaks, California, APN 181-151-009-000 (**Figure 1. Regional Map** and **Figure 2. Vicinity Map for PLN220229)**. Project construction includes:

1. a split level, two-story 2,676 square foot ("sf") single family dwelling with a 516-sf attached carport and 471-sf deck;

2. a 414-sf detached guesthouse with a 133-sf covered porch, attached 507-sf workshop and 415-sf garage (**Figure 3a. Site Plan Parcel, Figure 3b. Site Plan Detail and Figure 3c. Site Plan Wastewater)**.

3. Removal of up to 20 Coast live oak trees construction within 100 ft of an ESHA consisting of Pajaro manzanita and oak woodland (PLN220229).[1]

Lot Line Adjustment: The Project also includes a Lot Line Adjustment (LLA) between three (3) legal lots of record - APNs 181-151-008, 181-011-022 and 181-151-009 (PLN240187). The LLA allows the Project to locate the private driveway in a location that minimizes grading and impacts to Parcel A's tree resources: The LLA (**Figure 4**) between these three legal lots of record is proposes as followed:

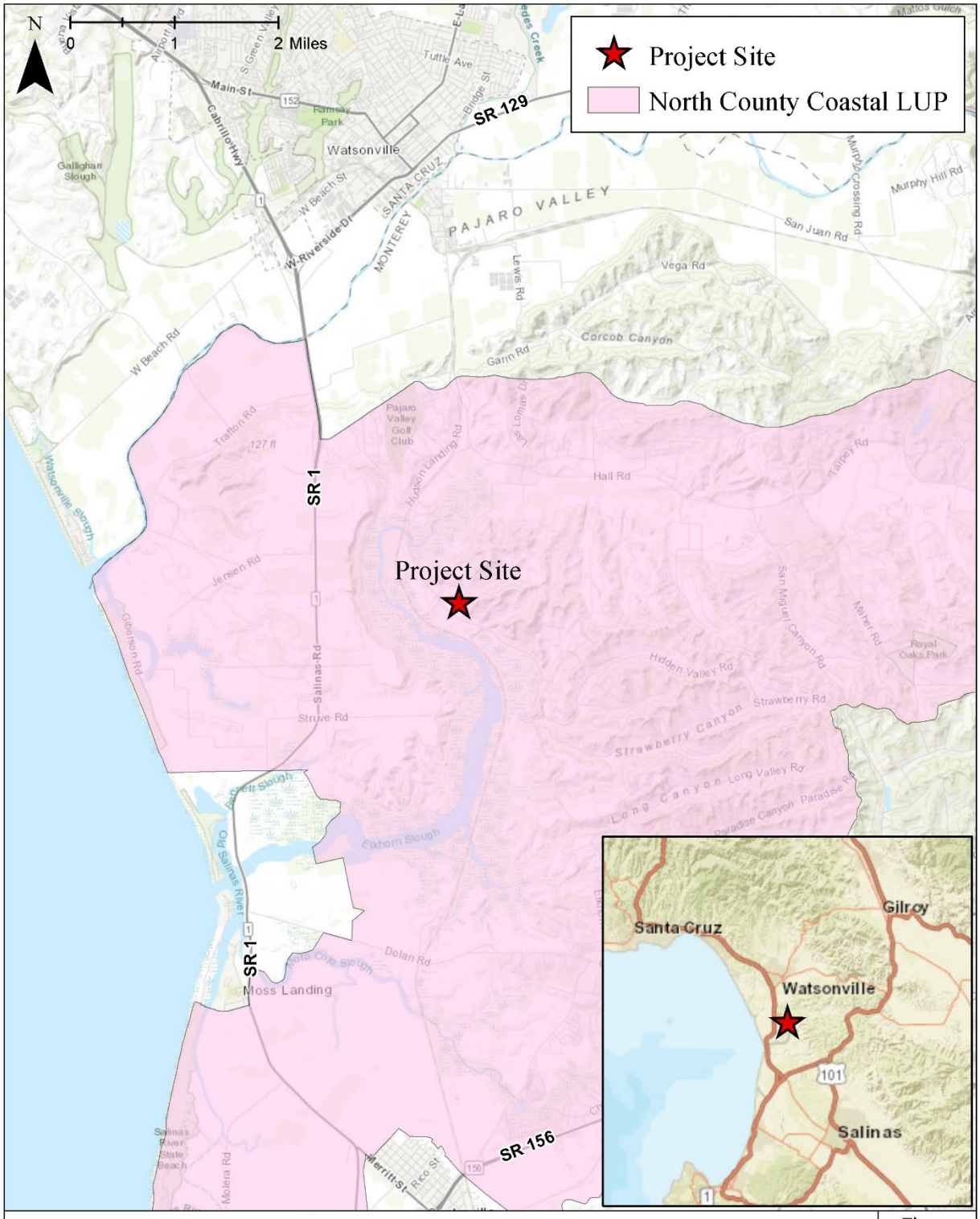
[1] During construction of the single family dwelling unit, a temporary residential trailer will be located onsite. See **Figure 3b Site Plan Detail.**

Parcel A, currently 18.17 acres in size, (181-151-009-000) will gain 0.48 acres from Parcel C (181-151-008-000) and donate 1.03 acres to Parcel C; in sum will be adjusted to 13.53 acres.

Parcel B, currently 286.05 acres in size, (181-011-022-000) will be adjusted to 290.14 acres.

Parcel C, currently 4.58 acres in size (181-151-008-000), will lose 0.48 acre from the southwestern corner to Parcel A and will gain 1.03 acre from Parcel A, adding to the northwest corner. In sum, Parcel C will be adjusted to 5.13 acres.

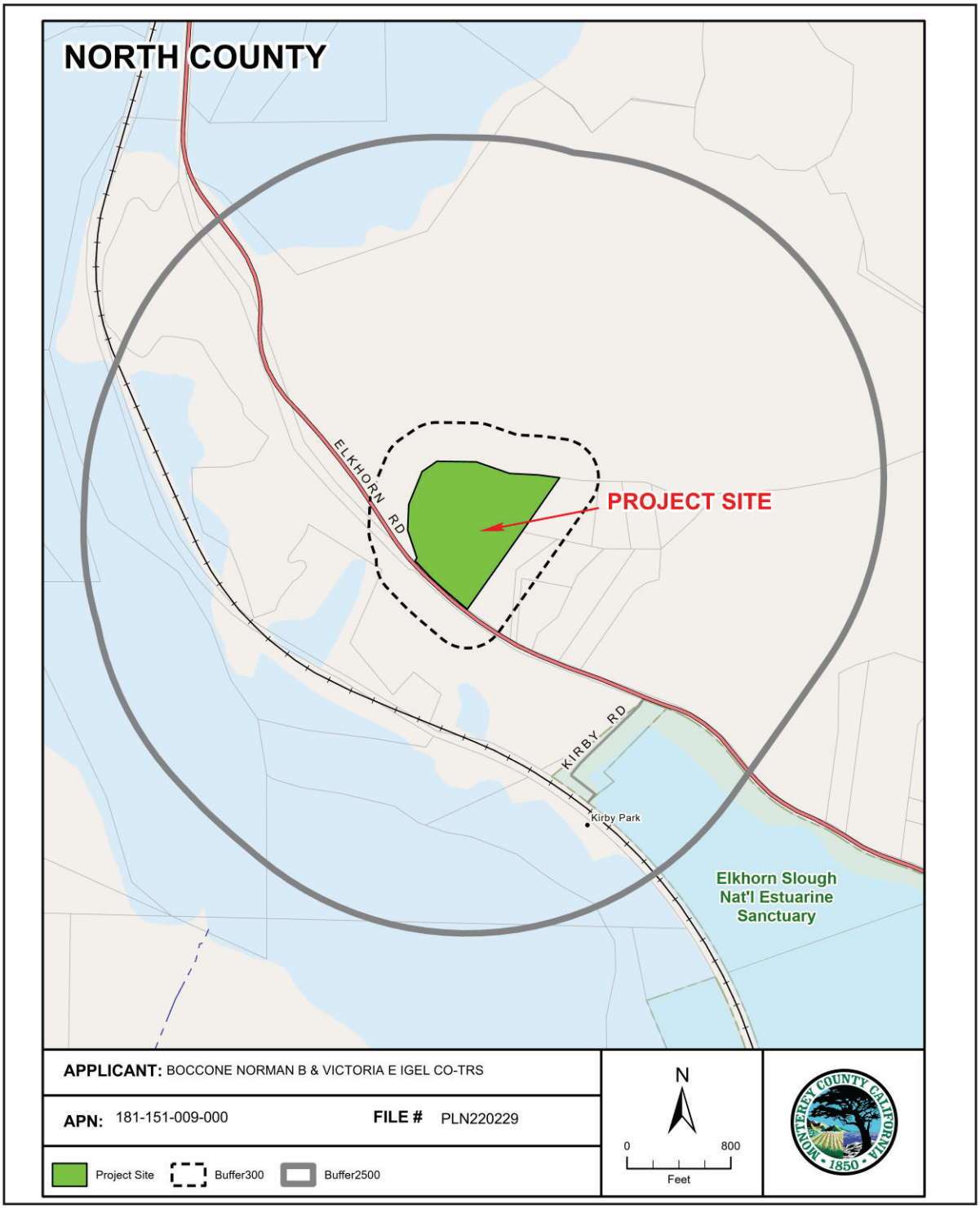
The LLA will not result in any direct or indirect physical impacts to the environment and therefore is not evaluated in detail in this IS/MND. No resulting lot will be of a size or shape that is inconsistent with the Title 20 zoning district. Title 20 section 20.16.060.A Site Development Standards, minimum building site requires the minimum building site to be 5 acres. After LLA, Parcel A would include the private driveway connection a shared private driveway, construction of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, solar energy system, water storage tanks and on-site wastewater treatment system. Because the potential direct and indirect impacts to the environment result from the residential development involved in PLN220229, Parcel A, where mitigation responsibilities are described, "Applicant" and "Applicant/Owner" refers to applicants Boccone & Igel.



Regional Map

Source: County of Monterey

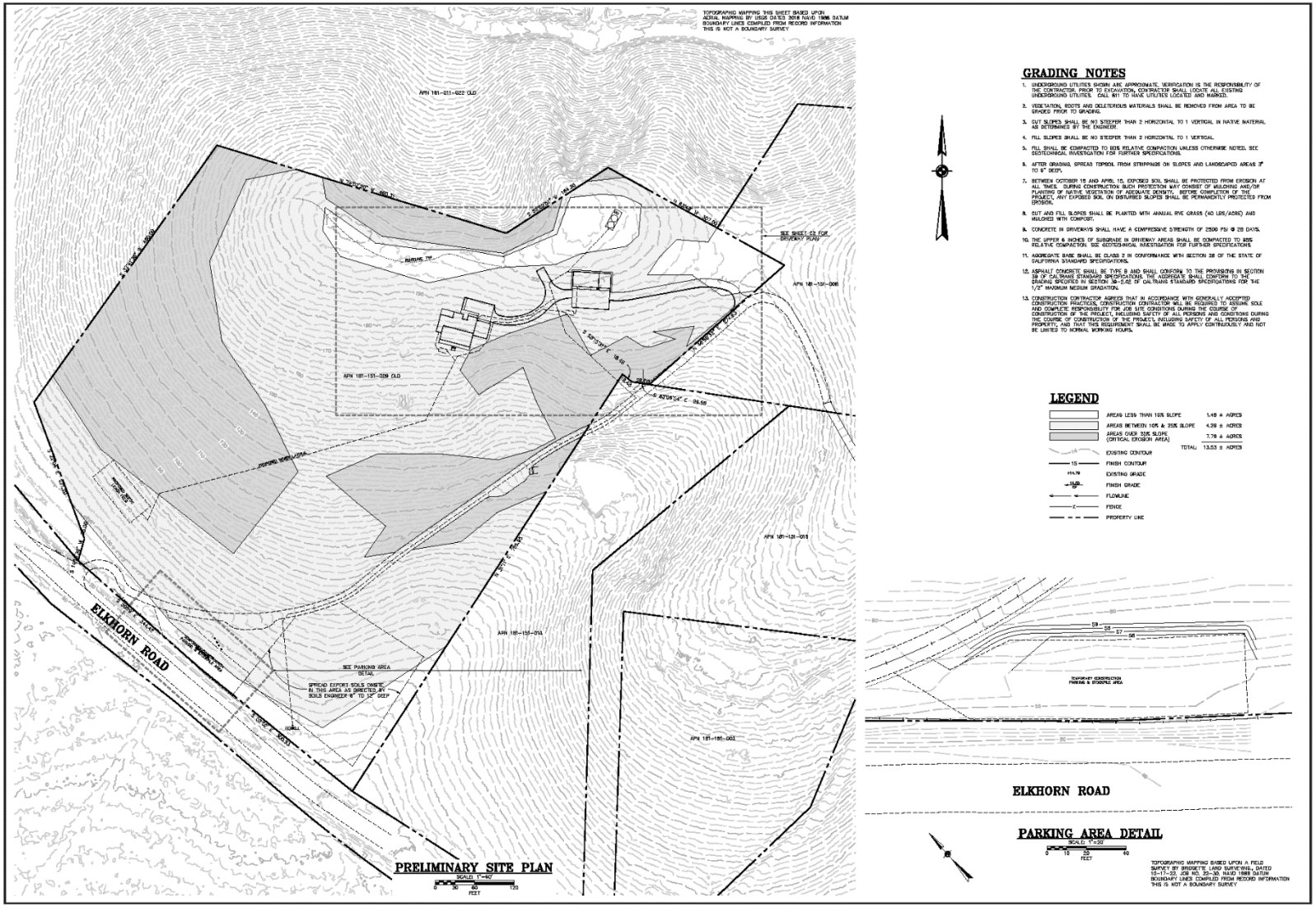
Figure 1



Vicinity Map

Source: County of Monterey

Figure 2



Site Plan Parcel

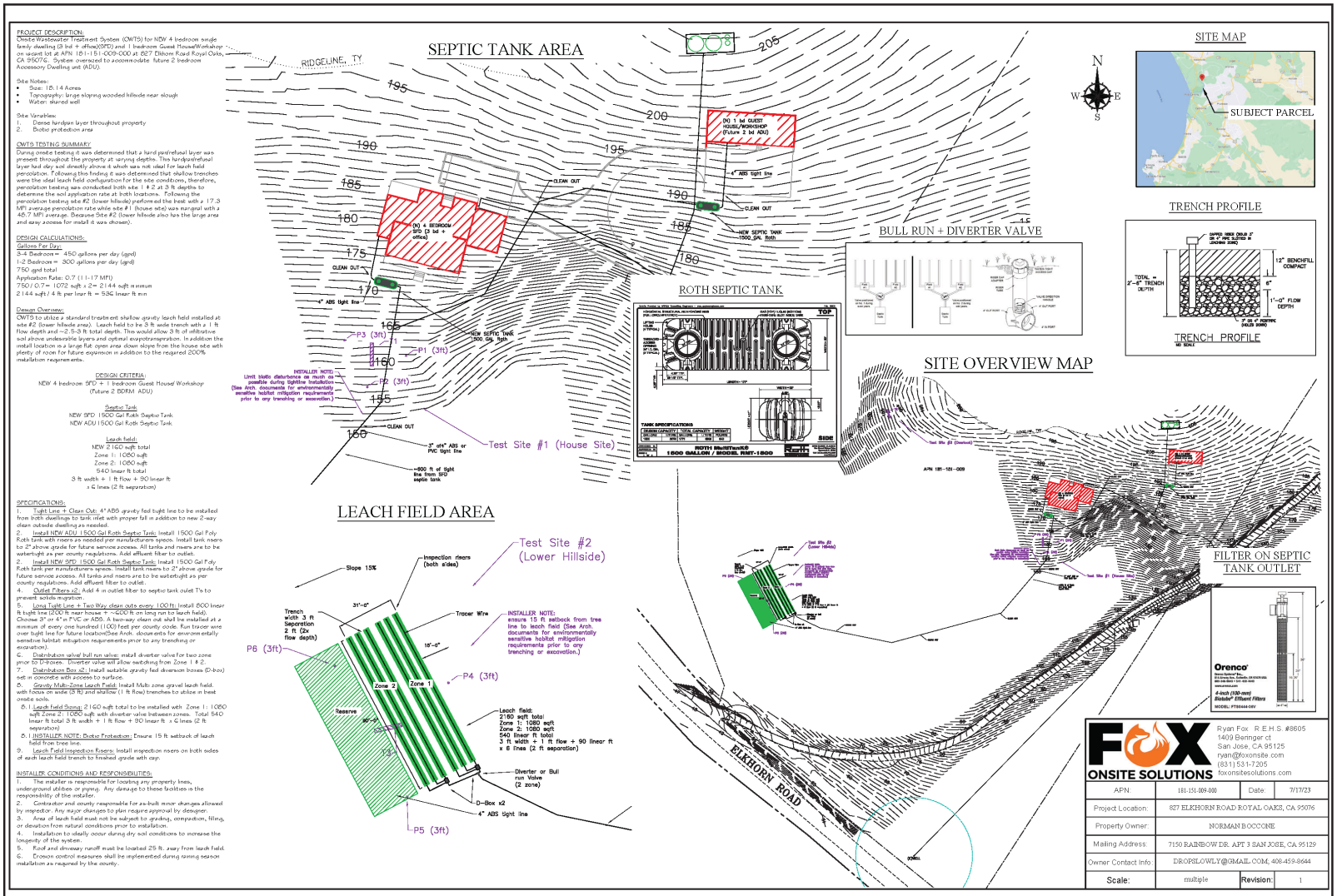
Source: Roper Engineering

Figure 3a

Site Plan Detail

Source: Ricwe, Carol

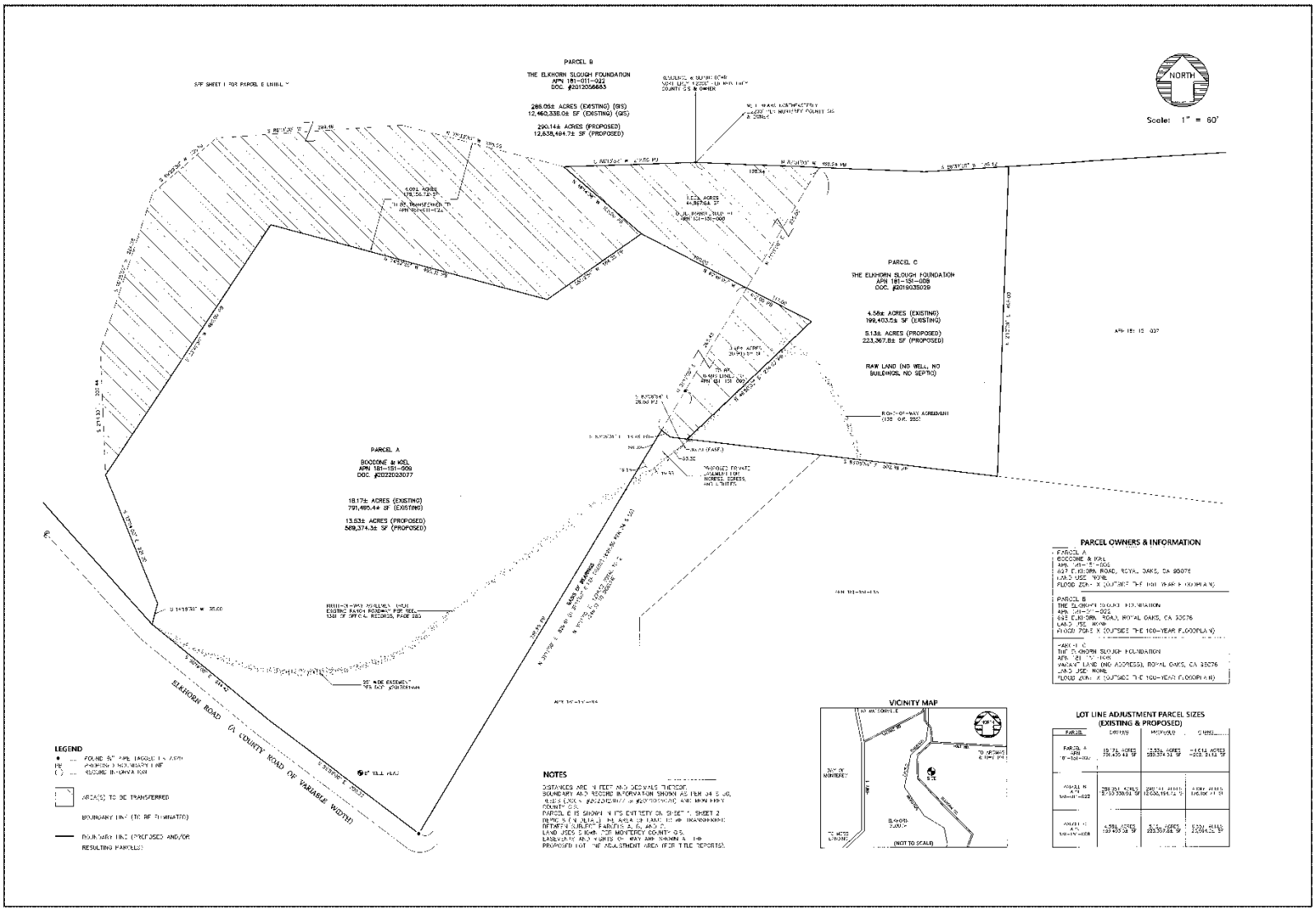
Figure 3b



Source: Fox Onsite Solutions

Site Plan Wastewater

Figure 3c



Lot Line Adjustment

Source: Bridgette Land Surveying

Figure 4

Site Access

The Project site is accessible from Elkhorn Road. The Project would utilize the existing driveway on APN 181-151-009-000, which is shared by four existing residences.[2] The Project would construct an additional driveway to the proposed residence on what is currently Parcel C and will be Parcel A after the LLA; (**Figure 5. Driveway Plan)**. The new driveway extension proposes approx. 4,620 sf of pavement and 2885 sf of pervious pavers.

Lighting

The Project would include exterior lighting. Exterior light fixtures would be unobtrusive, downlit and shielded to mitigate nighttime glare as much as possible. Fixtures would include wall sconces, step lights and landscape lights. LED bulbs would be utilized throughout the Project site. (**Figure 3b. Site Plan Detail**).

Utilities

The Project would construct and utilize on-site utility infrastructure for electrical power generation, potable water and wastewater/sewage disposal. Please see below for additional information.

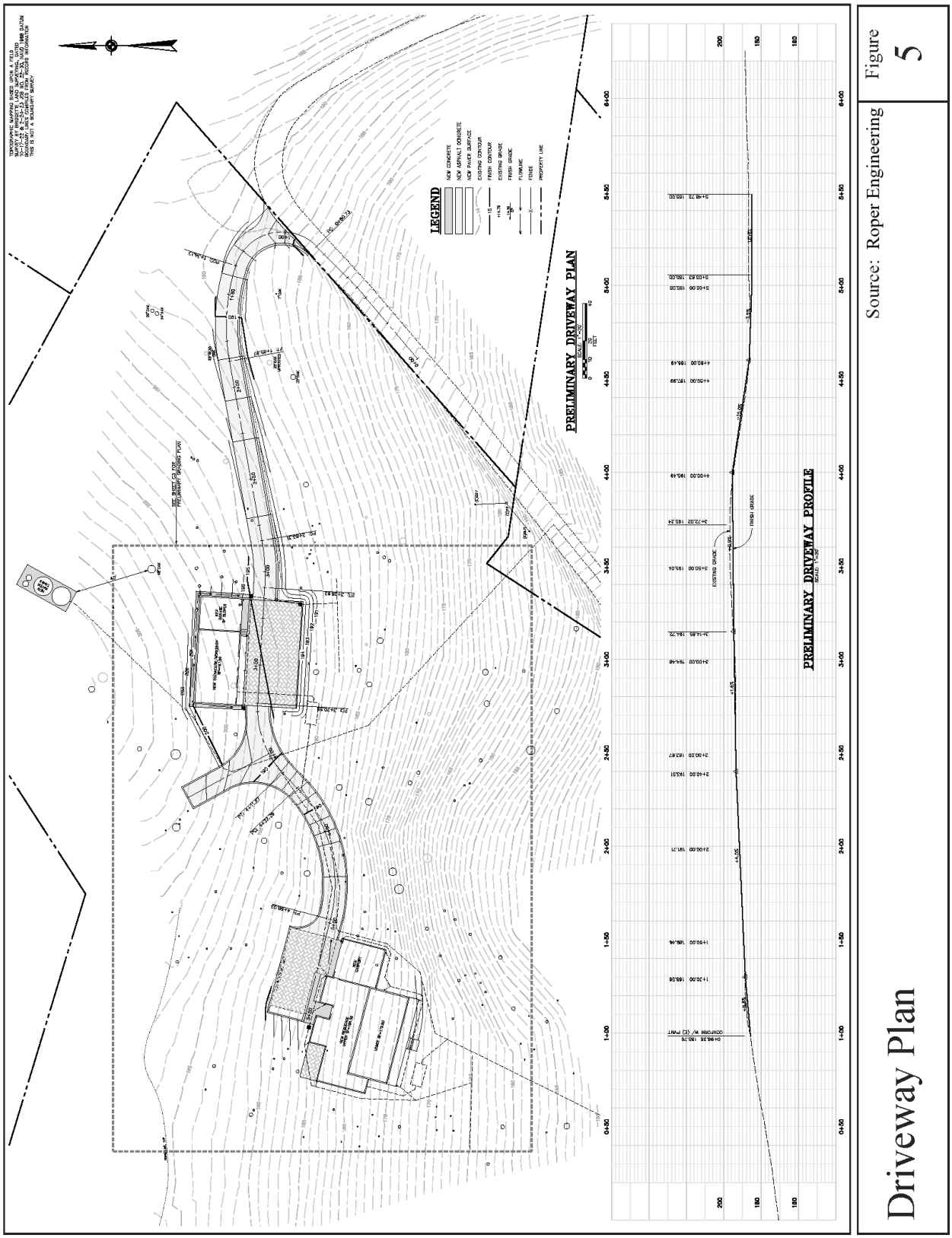
Electrical Power

The Project would include a rooftop array of solar panels, an energy storage system and backup generator for electrical power generation. The Project would not connect to an existing electrical grid.

Potable Water

The Project would install two 5,000-gallon water tanks, a pump and backup generator to utilize an existing well (Elkhorn Road Water System #9) and associated water infrastructure (e.g., water pipelines). The existing well currently serves four connections.[3] The estimated well capacity is approximately 17 gallons/minute. The well has two active connections to neighbors' residences with two additional connections available without the need to upgrade the well system. The remaining connections would adequately serve the proposed residence and guesthouse. All utilities would be, where possible, underground. (**Figure 3a. Site Plan Parcel** and **Figure 3b. Site Plan Detail**).

[2] Easement for ingress, egress, and utilities are illustrated on Sheet 2 of the LLA Site Plans.
[3] The well is 160 ft deep with a 8-inch diameter casing. The static water level is currently at 50.6 feet and uses one (1) horsepower submersible pump that is set at 120 feet.


LEGEND
NEW CONCRETE
NEW ASPHALT CONCRETE
NEW PAVER SURFACE
EXISTING CONTOUR
FINISH CONTOUR
EXISTING GRADE
FINISH GRADE
FLOWLINE
FENCE
PROPERTY LINE
PRELIMINARY DRIVEWAY PLAN
PRELIMINARY DRIVEWAY PROFILE
Driveway Plan
Source: Roper Engineering
Figure 5

Wastewater

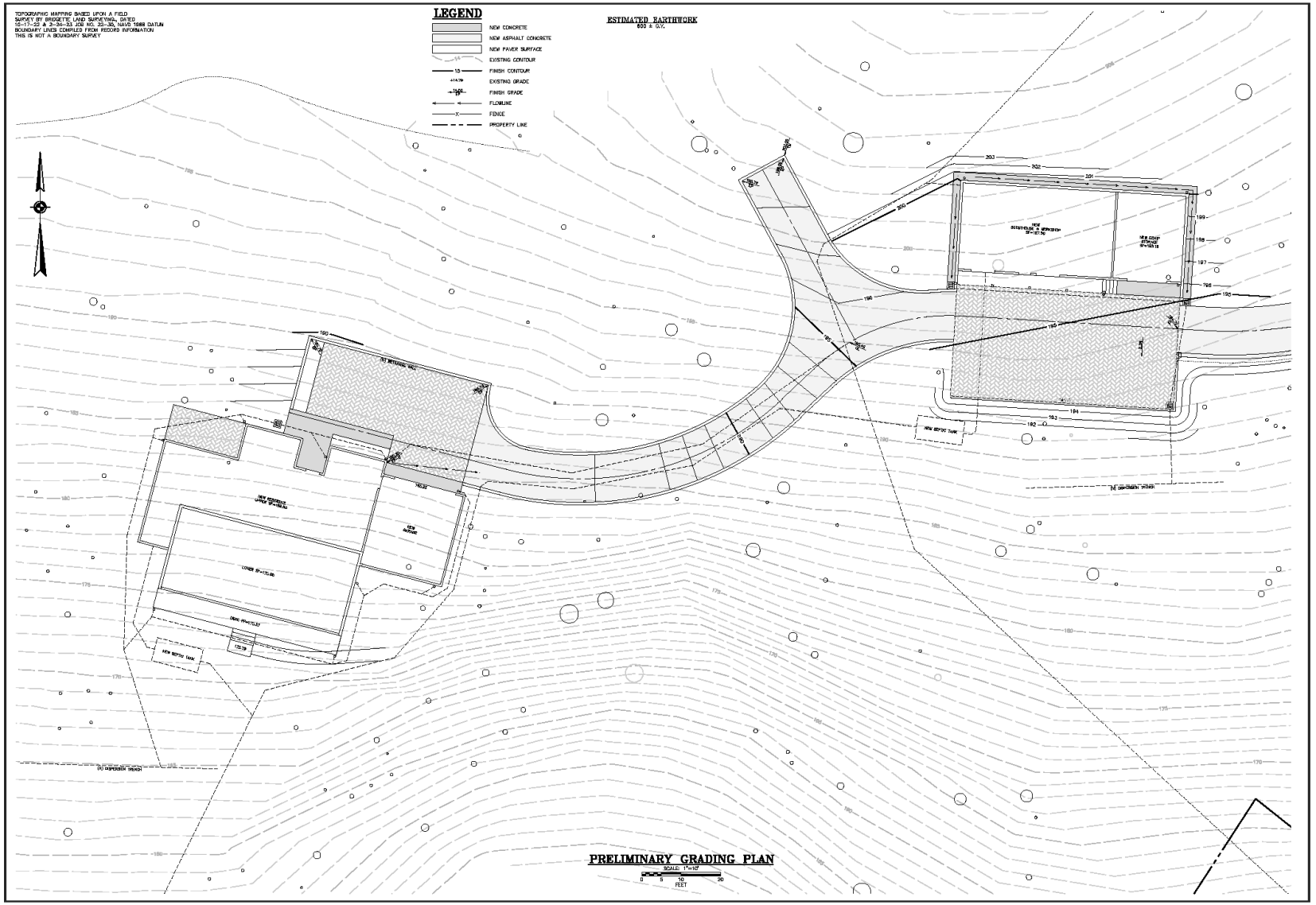
The Project would construct an onsite wastewater treatment system for wastewater disposal. The system would consist of a 1,500-gallon septic tank near the house and another of the same size near the guesthouse with a trenched line from the structures to two zones of leach fields. The primary and secondary leach fields will include 540 linear feet of pipe, in a 2,160 sf leach field area. Approximately 45 linear feet of the trenched line to the leach field would be development on slopes greater than 25 percent (**Figure 3a. Site Plan Parcel, Figure 3b. Site Plan Detail and Figure 3c. Site Plan Wastewater)**.

Stormwater Drainage

The Project would include a stormwater drainage system that would include dispersion trenches. The dispersion trenches would consist of a concrete catch basin or sediment trap, PVC piping and a trench filled with 1.5 inch ("in") diameter or larger graded drain rock and lined with filter fabric. Gutters and storm drains would collect and convey stormwater to the dispersion trenches. The collected stormwater would be received, slowed, spread and infiltrated through the dispersion trenches into on-site pervious surfaces. The slowing and spreading of the stormwater flow would enhance infiltration into the soils of the Project site (**Figure 6. Grading Plan** and **Figure 7. Erosion Control Plan)**.

Landscaping

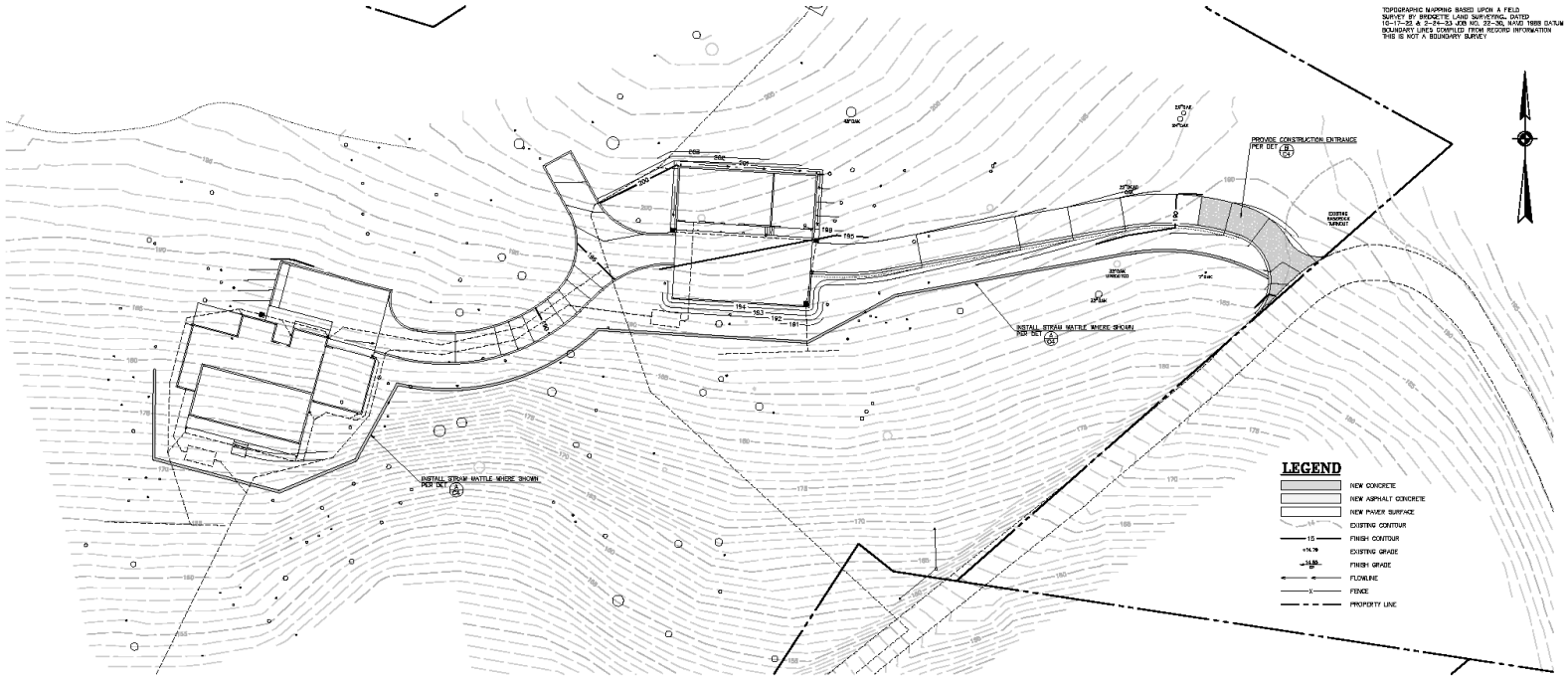
The Project does not propose the use of irrigated landscaping. Landscaping would consist of planter beds with succulents and native plants near the primary residence's entrance. Cut and fill slopes would be planted with annual rye grass and mulched with compost. The soil stockpile area resulting from grading would be revegetated with a native grass and forb seed mix. The non-developed portions of the parcel would be conserved with existing vegetation.



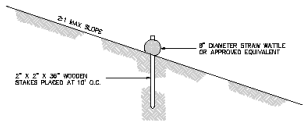
Grading Plan

Source: Roper Engineering

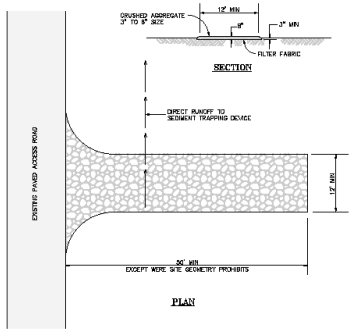
Figure 6



EROSION CONTROL PLAN
SCALE: 1"=30'
0 10 20 40
FEET



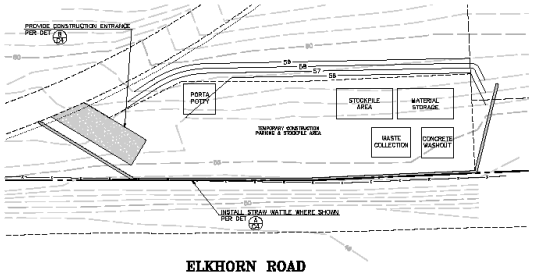
STRAW WATTEL DETAIL A C4
SCALE: 1"=5'



STABILIZED CONSTRUCTION ENTRANCE B C4
SCALE: 1"=10'

MONTEREY COUNTY EROSION CONTROL NOTES

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH). (CCR) NO
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
3. THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
4. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA--ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
5. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA--ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
6. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA--ENVIRONMENTAL 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.
7. REVEGETATION OF TEMPORARILY DISTURBED MIXED GRASSLAND AS COMPENSATION FOR PROJECT IMPACTS TO MIXED GRASSLAND, THE TEMPORARILY DISTURBED AREAS SHALL BE REVEGETATED WITH A NATIVE GRASS AND FORB SEED MIX. SUITABLE GRASS SPECIES INCLUDE CALIFORNIA BROME (BROMUS CARINATUS), PURPLE NEEDLEGRASS (STIPA PULCHRA), CALIFORNIA OATGRASS (DANTHONIA CALIFORNICA) AND BLUE WILD RYE (ELYMUS GLAUCUS). FORBS SHALL ALSO BE ADDED TO THE SEED MIXTURE, SUCH AS COMMON YARROW (ACHILLEA MILLEFOLIUM), CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA), AND SKY LUPINE (LUPINUS NANUS).
8. REVEGETATION OF SOIL STOCKPILE AREA. THE SOIL PLACEMENT AREA SHALL RECEIVE EROSION CONTROL TREATMENT AFTER PLACEMENT AND BE REVEGETATED TO GRASSLAND. A NATIVE GRASS AND FORB SEED MIX SHALL BE APPLIED PRIOR TO OCTOBER 15TH. SUITABLE GRASS SPECIES INCLUDE CALIFORNIA BROME (BROMUS CARINATUS), PURPLE NEEDLEGRASS (STIPA PULCHRA), CALIFORNIA OATGRASS (DANTHONIA CALIFORNICA) AND BLUE WILD RYE (ELYMUS GLAUCUS). FORBS SHALL ALSO BE ADDED TO THE SEED MIXTURE, SUCH AS COMMON YARROW (ACHILLEA MILLEFOLIUM), CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA), AND SKY LUPINE (LUPINUS NANUS).



ELKHORN ROAD

EROSION CONTROL PLAN
SCALE: 1"=30'
0 10 20 40
FEET

Erosion Control Plan

Source:Roper Engineering

Figure 7

Building Heights, Colors and Materials

The primary dwelling's maximum height (at the highest point of the roof in the structure's center) would be 21 ft, 7 in from average natural grade.

The height is only 20 ft and 1.5 in up at the east portion of the roof; height at the roof of the carport is and17 ft and 10 in.

The guesthouse/workshop's maximum height would be 11 ft from average natural grade (**Figures 8a – 8d. Elevations and Floor Plans)**.

The Project would use modern building materials. The roofs of both structures would consist of earth-tone Class A composite roofing shingles.

The structure's main floor exterior walls would consist of earth-tone smooth vertical-siding panels.

The primary dwelling's lower floor exterior walls would consist of earth-tone smooth lap-siding panels. The Project would also use concrete retaining walls (**Figure 8a Primary Dwelling Elevations** and **Figure 8e Guesthouse Elevation and Floor Plans**).

Construction

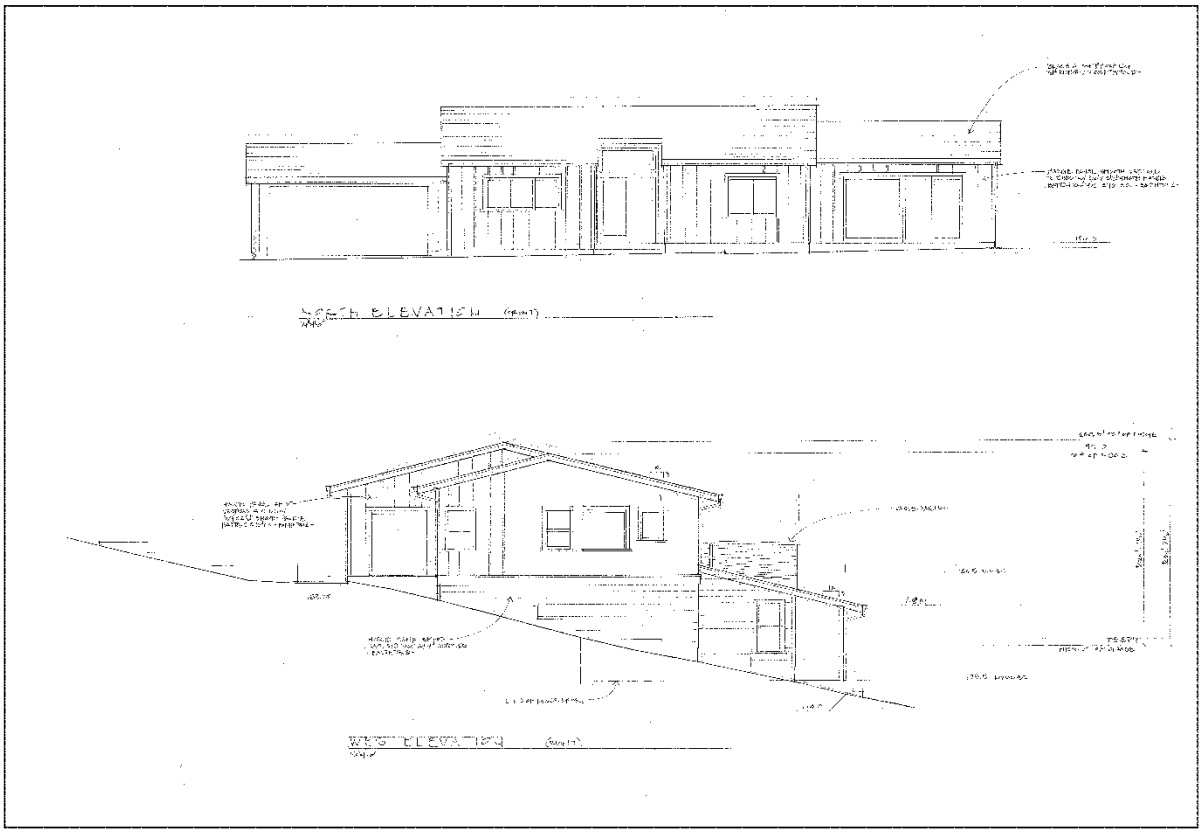
During construction, the residential development portion of the Project would generally involve dump trucks, backhoes, graders, concrete trucks, equipment and material delivery trucks, pick-up trucks, cars, etc. Most of the equipment would be brought to the site at the beginning of work and remain on-site until project completion.

Trucks would bring materials to the site, as necessary. Construction equipment and stockpiles would be kept on-site. The start of construction depends on the Project approval date, seasonal factors and the contractor's schedule. Once approved, construction is expected to last approximately 12-18 months. Construction activities would be limited to the hours between 8 AM to 5 PM, Monday through Friday and between 9 AM to 5 PM on Saturday. No construction activities would occur on Sundays or holidays.

Construction access to the Project site would be controlled through one access point on Elkhorn Road. Construction workers and materials would arrive at the site via State Route 1 ("SR 1") and/or Salinas Road. Vehicle use of the shared private driveway would be monitored and directed during grading, excavation and construction of the new driveway at locations to the north and south of the new driveway access point to the Project site.

Temporary parking for construction would be located at the base of the Project parcel near Elkhorn Road. No parking, construction access, or material delivery would be allowed from the upper turnout of the shared driveway onto the neighboring parcel.

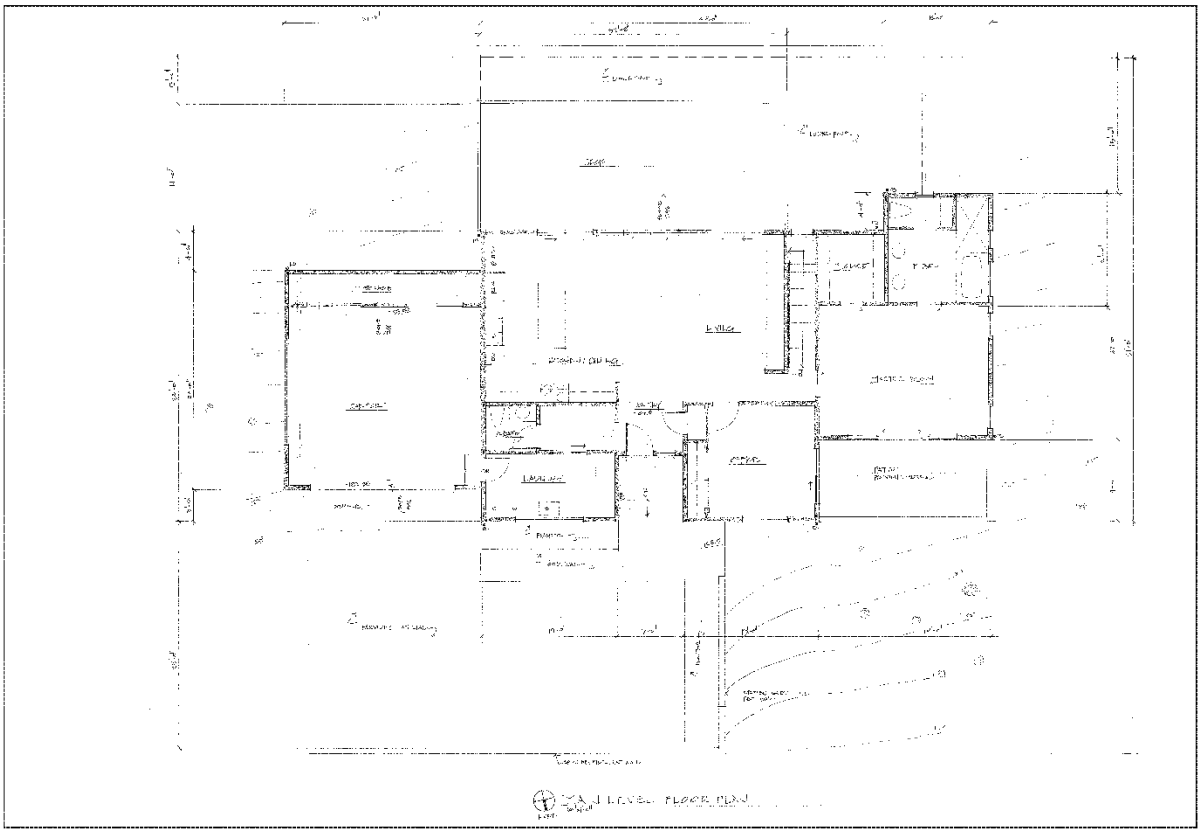
The LLA portion of the Project (**Figure 4,** PLN240187, Boccone and Igel Co-Trust and Elkhorn Slough Foundation) involves changes in size and shape of APNs 181-151-009-000 (Parcel A), 181-011-022-000 (Parcel B) and 181-151-008-000 (Parcel C) so would not contribute construction activity.



Primary Dwelling Elevations	Source: Riewe, Carol	Figure 8a



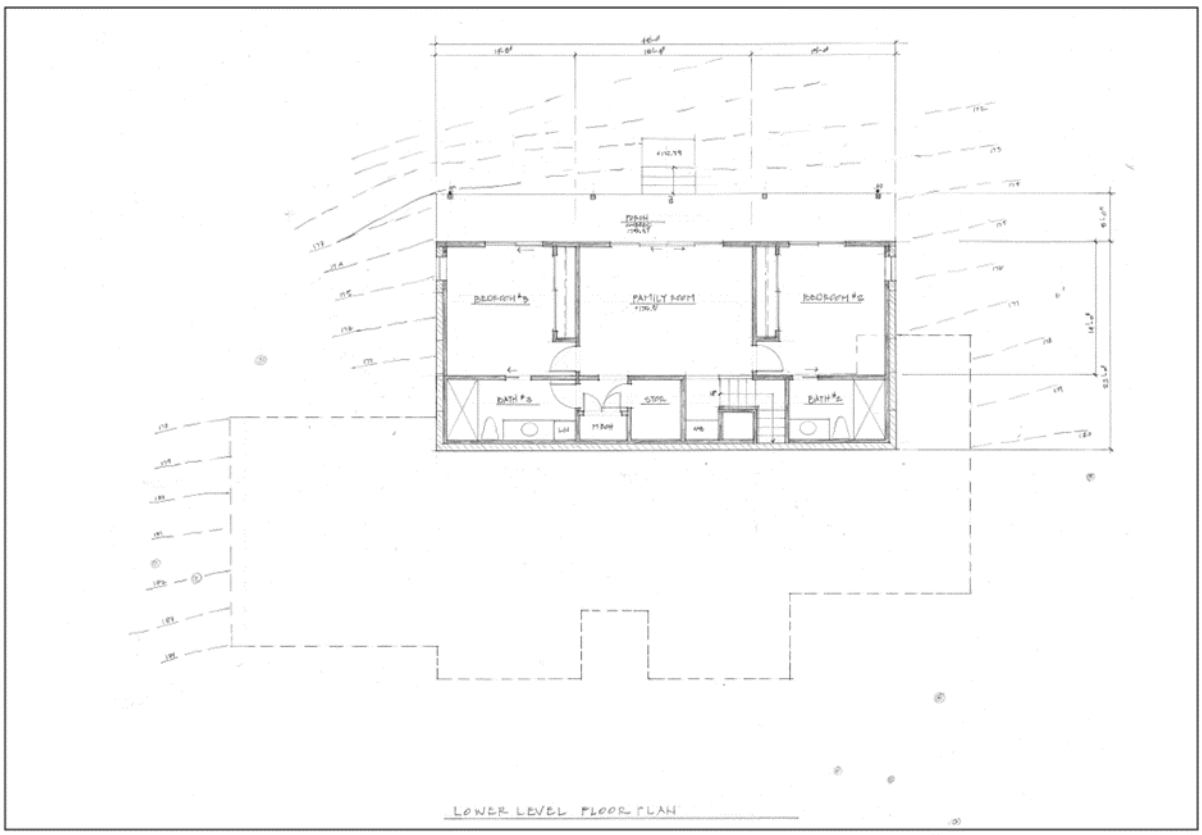
Primary Dwelling Elevations	Source: Riewe, Carol	Figure 8b



Source: Riewe, Carol

Primary Dwelling Floor Plans

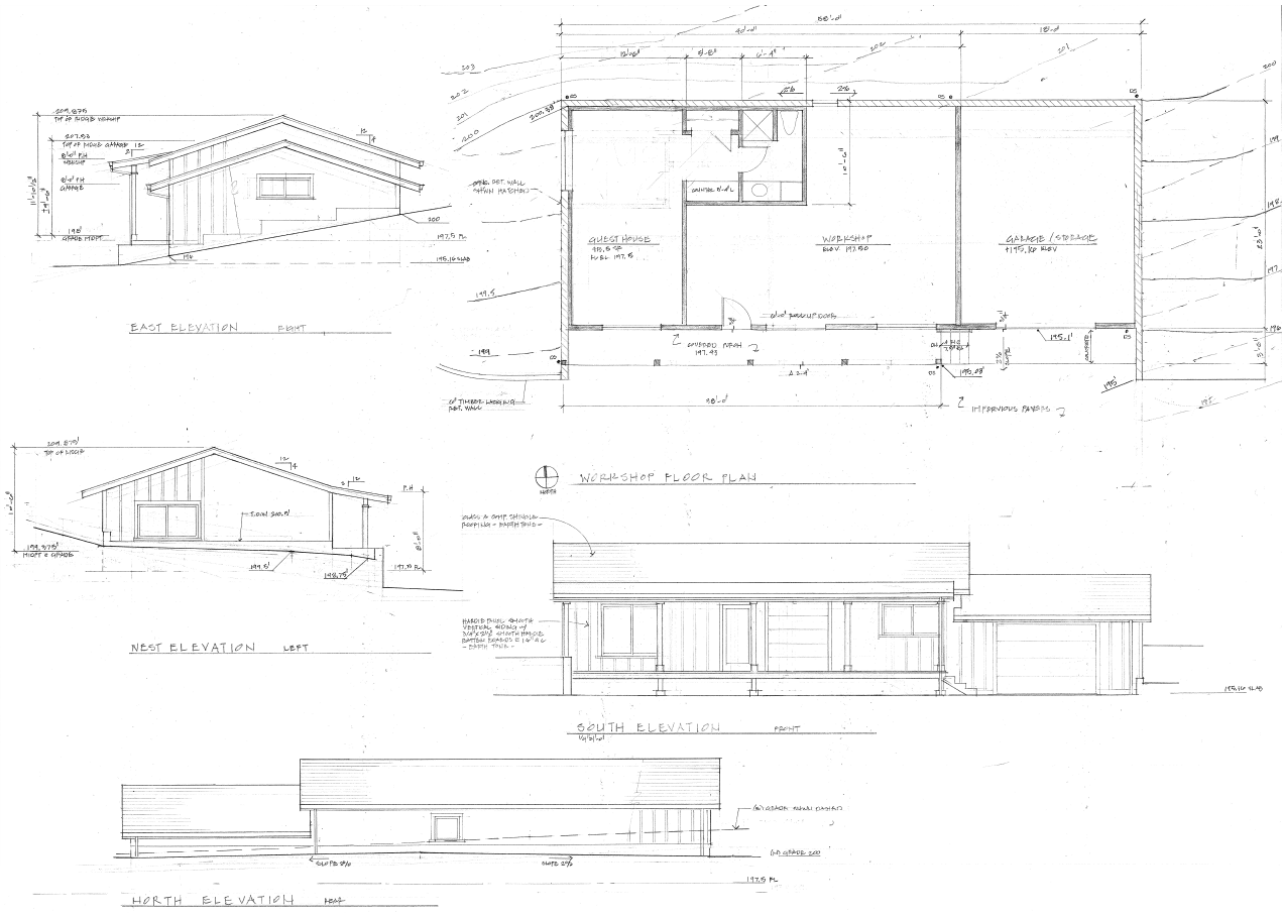
Figure 8c



Primary Dwelling Floor Plans

Source: Riewe, Carol

Figure 8d



Guesthouse Elevation and Floor Plans	Source: Riewe, Carol	Figure 8e

Grading

The Project would temporarily disturb 1.1 acres (including leach field preparation) and permanently convert approximately 0.28 acre of an approximately 18.14-acre parcel (13.53 acres after the LLA) to impervious coverage by the main dwelling, guesthouse and workshop, driveway and associated improvements.

The soil stockpile area would be located at the base of the Project parcel near Elkhorn Road, just off of the shared driveway. After construction, this area would be revegetated with a native grass and forb seed mix.

Development would result in approximately 550 cubic yards ("cy") of excess excavated soil. In consultation with the project Biologist, the Applicant (of PLN220229) identified an area where excess soils could be spread on-site on APN 181-151-008-000 within the southeastern portion of the Project site. Excavated soil would be six to twelve inches deep and would cover approximately 30,000 sf (0.69 acre) (**Figure 6. Grading Plan** and **Figure 7. Erosion Control Plan)**.

Tree Removal

Project construction would result in the removal of 20 trees:

a. 15 coast live oak trees which meet the North County Land Use Plan's "protected" criteria (six inches or more in diameter as measured two ft above ground),
b. 1 fallen coast live oak tree which meets "landmark" criteria (oak trees 24" or more in diameter when measured two ft above the ground, or trees which are visually significant, historically significant, or exemplary of their species) and
c. 4 coast live oak trees that do not meet "protected" criteria.[4]

As compensation for the project's impacts to oak trees, Applicant of PLN220229/APN 181-151-008-000 shall replace oak trees at a minimum 1:1 ratio for protected trees and 2:1 for the landmark tree.

As compensation for the project's impacts to oak woodland habitat, on-site oak woodland restoration and enhancement actions will occur. All compensation activities would comply with an approved forest management plan. The forest management plan would include restoration/enhancement of approximately 0.12 acres of oak woodland concurrent with, or within one year after development of the single-family residence (**Figure 9a. Tree Removal Plan** and **Figure 9b. Tree Protection Plan)**.

Fire Fuel Management

The Project would implement a Fire Fuel Management Plan to mitigate wildfire risk and control vegetation on the Project site. The Fire Fuel Management Plan would remove dead vegetation, trim trees and shrubs and manage vegetation in defensible spaces within 30 ft and 100 ft of all structures in a manner that is sensitive to the biological resources and compatible with CAL FIRE guidelines. Activities within Zone 1 (30 ft from structures) would include removal of dead vegetation, trimming tree limbs and branches and creating separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles, etc. Activities within Zone 2 (100 ft from all structures) would include maintaining a low (12-18 in tall) understory of native vegetation, removing fallen trees and plant material and inspection of clearances by North County Fire Protection District. (**Sections VI.4 Biological Resources, VI.9 Hazards** and **Hazardous Materials and VI.20 Wildfire).**

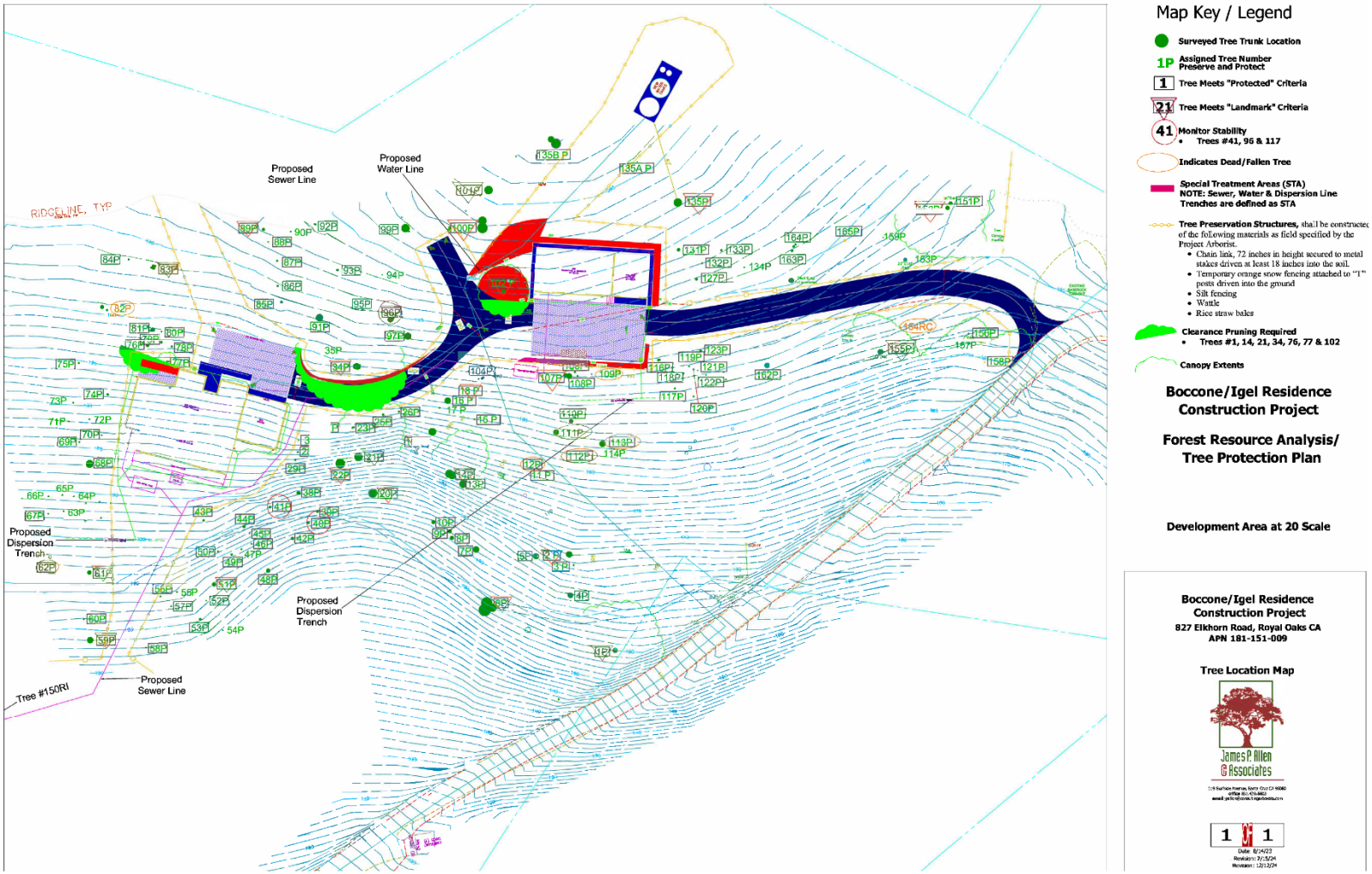
[4] The Project includes a LLA to relocate the private driveway, in order to minimize grading on slopes and reduce impacts on trees. Approval of the proposed LLA would decrease tree removal requirements by 40% compared to the previously proposed driveway alignment without a Coastal Development Permit for a LLA. Most significantly, through the new driveway alignment, three landmark oak trees would not need to be removed.



Tree Removal Plan

Source: James P. Allen & Associates

Figure 9a



Tree Protection Plan

Source: James P. Allen & Associates

Figure 9b

B. Surrounding Land Uses and Environmental Setting:

The Project includes residential development located at 827 Elkhorn Road in Royal Oaks, California (APN 181-151-009-000, Parcel A). The Project also includes an LLA that adjusts the size and shape of this parcel (Parcel A) and two adjacent parcels, APN 181-011-022-000 (Parcel B) and APN 181-151-008-000 (Parcel C).

The Project site is located within the Monterey County Coastal Zone and is subject to the requirements of the 1982 General Plan and North County Coastal Land Use Plan. The site is zoned "Residential Rural Density|10 (CZ)". The Project site is surrounded by parcels zoned as Rural Density Residential to the north, west and east and Agricultural Conservation to the south. The Rural Residential parcels to the east are mostly developed with homesteads. The Rural Residential-zoned parcel to the north and west, currently undeveloped and owned by the Elkhorn Slough Foundation, is included in the Project's LLA application. On the opposite side of Elkhorn Road, there is an approximately 0.22-mile width of Agricultural Conservation land; beyond that is the Elkhorn Slough (zoned Resource Conservation) is present.

C. Other public agencies whose approval is required:

This IS/MND is an informational document for both agency decision-makers and the public. County of Monterey is the lead agency responsible for adoption of the IS/MND and approving land use permits related to the Proposed Project.

Here is a list of approvals required by Monterey County. Project entitlements would include, but not be limited to:

- Combined Development Permit (PLN220229, the Proposed dwelling and accessory structures)
- Coastal Administrative Permit (PLN240187, the LLA)
- Grading Permit
- Construction Permit for Building

Other agencies that may have permit or review authority over some aspect of the Project may include Monterey Bay Air Resources District ("MBARD"), Central Coast Regional Water Quality Control Board ("CCRWQCB") and the California Department of Fish & Wildlife ("CDFW").

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

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

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

General Plan/Area Plan: The Project is in Royal Oaks, CA, an unincorporated area in Monterey County. Land use and development within the Project site is governed by the 1982 Monterey County General Plan, 1982 North County Coastal Land Use Plan ("LUP") and the Monterey County Coastal Implementation Plan.

Together, these planning documents provide guidance to support development and future growth while preserving the scenic and environmental resources as much as possible. The Project site is designated as "Residential Rural Density" which allows for the first single family dwelling and guesthouse residential uses and temporary residences used as living quarters during construction of the first dwelling on a lot.

The Project consists of a single-family dwelling with an attached carport and deck; a detached guest house with a porch, attached workshop and garage and associated improvements; removal of up to 20 trees; development within 100 ft of environmentally sensitive habitat; and a Lot Line Adjustment. Therefore, construction and operation of the Project would be consistent with the land use designation upon granting of Coastal Development Permits.

The 1982 General Plan policies include guidance on natural resources, environmental constraints, human resources, area development and plan implementation. Many natural resources and environmental constraints policies are further codified by the LUP. 1982 General Plan noise ordinances are updated more recently by Countywide noise ordinance updates.

Issues discussed in the 1982 General Plan's goals and objectives which relate to this project are the objectives for general land use which protect the natural aesthetic quality of rural areas. These include the policy that ridgeline development shall not be allowed unless a special permit is first granted based upon findings being made that the development will not create a "substantially adverse visual impact when viewed from a common public viewing area" (General Land Use Policy 26.1.9).

The project does not meet the definition of ridgeline development because it does not create a silhouette against the sky or other substantially adverse impacts.

Lighting: General Land Use Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and offsite glare is fully controlled.

All exterior lighting is reviewed during construction permitting and compliance with the exterior lighting policy is enforced through the conditions of approval on PLN220229. As discussed in **Section VI.1 Aesthetics** of this Initial Study, the Project is consistent with these General Land Use Policies.

Watershed: The 1982 General Plan goals for watershed areas includes Watershed Area Policy 35.1.1, to ensure land uses in and surrounding critical watershed areas will not compromise the resource value of the area. This Policy relates to the Project because the Project site is within the North County Critical Watershed area of the Elkhorn Slough, where over-drafting the water basin has had negative effects on the watershed through seawater intrusion into the freshwater aquifers.

Watershed Area Policy 35.1.2 directs development in critical watershed areas to be designed, sited and constructed in a manner which minimizes negative effects on the watershed. The Project is consistent with these Watershed Policies because it does not involve new parcels which could lead to intensification of water use and is to be served by an established private well that currently has the potential for two additional water connections.

Impervious Surfaces: The Project is designed to minimize impervious surfaces, 1) using the LLA to shorten the access driveway and relocate/remove the driveway from slopes greater than 25 percent and 2) by the modest structural footprint of the house and guesthouse/workshop (0.8 percent lot coverage where 25 percent is allowed).

Erosion ControlI: Erosion control planning as enforced through the County of Monterey's Building Services construction permit inspection process will serve to minimize erosion during the construction phase. The 1982 General Plan Water Service Policy 53.1.4 states that new development shall be required to connect to existing water service where feasible. The Project includes the first residential development on the residentially zoned parcel of APN 181-151-009-000 and shall connect to an existing well shared with two other residential connections. Therefore, the Project is consistent with the relevant General Land Use, Watershed and Water Service Policies.

North County Land Use Advisory Committee Review: The Project is located within the North County Land Use Advisory Committee's ("LUAC") jurisdiction, which is responsible for reviewing project applications and providing advice and assistance to planning decision-makers on the development application review. After review of the Project's structures, tree removal and ESHA components. Project (PLN220229), the LUAC voted to recommend approval of the project on November 1, 2023. On November 20, 2024, the LUAC reviewed the LLA component of the Project (PLN240187) and voted to recommend approval. Through the duly-noticed public hearing review of the development applications, questions as to the ability of the Project to be consistent with the 1982 General Plan (as well as the North County Coastal Land Use Plan) development policies are addressed in a public forum. The LUAC considered conformance with the 1982 General Plan in its decisions to recommend approval. County of Monterey HCD-Planning ("HCD") found that as conditioned and mitigated the Project would be consistent with the 1982 Monterey County General Plan. **CONSISTENT**

Water Quality Control Plan: The Project site lies within Region 3 of the CCRWQCB which regulates water-quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The Project could result in temporary construction-related effects (e.g., erosion). These effects would not likely be significant for several reasons. First, the Project appears to require only minor ground disturbing activities. Specifically, the Project would disturb approximately 1.1 acres (including leach field preparation) and permanently convert approximately 0.28 acre.

Ground disturbing activities would be temporary in nature. Construction would implement erosion control measures identified in the erosion control plan and would be required to comply with Chapters 16.08 and 16.12 of the Monterey County Code ("MCC") which address erosion and grading. Project operation would not generate pollutant runoff in amounts that would cause degradation of water quality.

Stormwater runoff would be collected by storm drains and gutters and infiltrated into soils of the Project site through dispersion trenches. For additional discussion on hydrology and water quality, please refer to **Section VI.9 Hydrology and Water Quality** of this Initial Study. **CONSISTENT**

Air Quality Management Plan: The Project is located within the North Central Coast Air Basin ("NCCAB"), which includes unincorporated areas of Monterey County. Air quality in the Project area is managed and regulated by MBARD. MBARD has developed Air Quality Management Plans ("AQMPs") and CEQA Air Quality Guidelines to address attainment and maintenance of state and federal ambient air quality standards within the NCCAB.

The 2012-2015 AQMP, the 2008 CEQA Air Quality Guidelines and 2016 Guidelines for Implementing the California Environmental Quality Act are the most recent documents used to evaluate attainment and maintenance of air quality standards. The California Air Resources Board ("CARB") uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. The closest air monitoring station is in Salinas. There are no indications that the Project would cause a significant impact to air quality or greenhouse gas emissions ("GHGs") based on available air quality monitoring data. **CONSISTENT**

Local Coastal Program LUP: The Project is subject to the North County Coastal Land Use Plan ("LUP"), a segment of the County of Monterey's adopted Local Coastal Program. Regulations for this plan are found within the County of Monterey Coastal Implementation Plan (CIP). The LUP establishes polices that preserve, conserve and enhance the natural resources within the North County Coastal LUP area. These policies address issues including, but not limited to visual resources, environmentally sensitive habitats, water resources, hazards and land use. The CIP directs the regulations of the LUP and is an extension of Title 20 of the MCC.

As discussed in **Sections VI.1 Aesthetics and VI.10 Land Use and Planning**, the Project would not conflict with the LUP. The Project measures its land disturbance pursuant to the land disturbance computation requirements of the LUP. The Project does not significantly impact public viewsheds.

Due to the existing topography and vegetation as well as the Project's design, materials and colors, the Project would be visually screened when viewed from the Elkhorn Slough and the trail that extends along the Slough to the north of Kirby Park, which are protected public viewsheds. As designed, the Project is tucked into a wooded section of the parcel with one structure partially visible from public viewing areas, which is consistent with the rural residential characteristics of the surrounding area. The Project is not visible from a public roadway, due to the topography and design.

Biological Sensitivity: The Project site includes maritime chaparral and oak woodland vegetation, designated as sensitive resources in the North County Coastal LUP. Forest Resources Policy 2.3.3.A.4 requires development on North County parcels within oak woodland habitat to minimize oak tree removal to the minimum required construction of structures and access roads.

CIP section 20.144.040.C.1.e describes protection of oak woodland within the Environmentally sensitive habitat development standards. This section also provides regulations for development within 100 feet of Pajaro Manzanita species. The Project will involve construction within 100 feet of maritime chaparral. Impacts to maritime chaparral are avoided and impacts to oak woodland are minimized and mitigated, as discussed in **Section VI.4 Biological Resources**.

Water: Similar to the 1982 General Plan, LUP Water Resources includes a Key Policy requiring that

a. the water quality of the North County groundwater aquifers shall be protected and new development shall be controlled to a level that can be served by identifiable, available, long term-water supplies; and
b. the estuaries and wetlands of North County shall be protected from excessive sedimentation resulting from land use and development practices in the watershed areas.

The Project is located and developed in accordance with erosion controls to protect the Elkhorn Slough watershed from excessive sedimentation during construction. The shared well. which will provide the potable water for the Proposed Project, is already permitted by the Environmental Health Bureau (EHB) and meets water quantity for this residential unit and another future connection in the area. The proposed residence is the first dwelling on the parcel; the Project does not include new parcels. Project Water Resources Policy 2.5.3.B.4 is also applicable to the project, which requires adequate maintenance and repair of septic systems to limit pollution of surface waters and protect the public health. The EHB found the proposed new septic system's design is adequate to limit pollution of surface waters and protect public health.

Hazards: LUP Hazards Policies are intended to minimize risks to life and property in areas of high geologic flood and fire hazards. New development is required to assure stability and structural integrity, and to neither create nor contribute to erosion and landslide hazards. The Project site is designated "moderate" for landslide risk and for erosion hazard.

Portions of the site are within high State Regulated Fire Hazard Zones. As discussed in **Sections VI.7 Geology/Soils, VI.9 Hazards and Hazardous Materials and VI.20 Wildfire**, the North County FPD, HCD-Environmental Services, HCD-Planning and other agencies reviewed the application submittals review of the Project and these agencies found appropriate foundation engineering is proposed in the Geotechnical Report to accommodate the landslide risk on life and property and, as previously stated, the erosion control plan incorporates standard measures to limit erosion hazards. The project shall implement a Fire Fuel Management Plan. Fire hazards are further reduced by the proposed use of metal roofing materials and the Project driveway was found to include appropriate hammerhead turnaround for FPD engines. As designed and regulated by standard MCC Fire and Building Codes, the Project conforms with the LUP Hazards Policies.

Archaeological Resources: LUP Archaeological Resources Policies are intended to maintain and protect North County's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed. PLN220229 includes a lower elevation swath of land close to Elkhorn Slough Road containing high archaeological sensitivity. As discussed in **Sections VI.5 Cultural Resources** and **VI.18 Tribal Cultural Resources**, Applicant of PLN220229 caused an appropriate site assessment to be performed; the County contacted representatives of tribal groups to give them an opportunity to consult on the Proposed Project. As proposed, conditioned and mitigated, the Project would be consistent with the LUP. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

☐ Check here if this finding is not applicable

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

EVIDENCE:

Agricultural and Forestry Resources: The California Department of Conservation Division of Land Resource Protection and the Farmland Mapping and Monitoring Program ("FMMP") maps California's agricultural resources. The FMMP designated the Project site as "Other Land" and therefore would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project is not zoned for agricultural use and is not under a Williamson Act contract. The Project site is not zoned or designated as forestland and therefore would not result in the loss or conversion of forest land for non-forestland use. The Project would not result in the loss or conversion of forest land for non-forest land use. Therefore, the Project would not result in impacts to agriculture and forestry resources.

Mineral Resources: Mineral resources are determined in accordance with the Surface Mining and Reclamation Act ("SMARA") of 1975and the California Geological Survey which maps mineral resources of regional significance. There are no known mineral resources on the Project site. As a result, the Project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. Additionally, the Project site is not designated as a mineral resource recovery site. Therefore, the Project would not result in the loss of availability of a locally important mineral resource recovery site. Therefore, the Project would not result in any impacts to mineral resources.

Population and Housing: The Project would alter the size and dimensions of three adjacent parcels through a LLA and construct a single-family dwelling unit, with a detached guesthouse, workshop and garage and supporting infrastructure on one of the three parcels. The residential unit would not significantly contribute to regional growth that was not previously forecasted. The Association of Monterey Bay Area Governments ("AMBAG") projects the region's population, housing and employment and documents anticipated changes in the regional growth forecast. The current regional growth forecast was adopted on June 15, 2022. The regional growth forecast does not evaluate individual areas of unincorporated County of Monterey and therefore growth projections for Royal Oaks are combined under *Unincorporated*. The population within this area is anticipated to increase by 6,317 persons between 2015 and 2045, representing a 6-percent increase. The Project would not induce substantial population growth either directly or indirectly. Additionally, construction and operation of the Project would not displace existing housing units. Therefore, the Project would not result in any population or housing-related impacts.

Public Services: The Project would not result in any adverse impacts resulting in the need for new, or physically altered, government facilities to maintain acceptable service ratios, response times, or other performance objectives for any public services (i.e., fire protection, police protection, schools, parks, or other public facilities). The North County Fire Protection District provides fire protection services to the Project site. The Monterey County Sheriff's Department provides police protection services in Royal Oaks. The Pajaro Valley Unified School District ("PVUSD") serves the community of Royal Oaks. The Project would alter the size and shapes of three adjacent parcels through a LLA and construct a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and on-site wastewater treatment system on one of the parcels. County departments and service providers reviewed the project application and did not identify any impacts. Therefore, the Project would not result in impacts related to public services.

Recreation: The Project would not result in an increased use of existing neighborhood and/or regional parks or other recreational facilities causing a substantial physical deterioration. The Project would not adversely impact parks, trail easements, or other recreational opportunities. Therefore, the Project would not result in any adverse recreation-related impacts. Moreover, the Project would not induce population growth or result in a substantial change in the population where recreational resources would be negatively impacted or require expansion.

B. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

Mary Israel — April 30, 2025

Mary Israel, Supervising Planner — Date
Monterey County Housing & Community Development

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS **Except as provided in Public Resources Code Section 21099, would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (sources: 13, 26, 27, 28)	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (sources: 3, 13, 26, 27, 28, 33)	☐	☐	☒	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (sources: 13, 26, 27, 28, 31, 32)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (sources: 3, 13, 26, 27, 28, 31)	☐	☐	☒	☐

Discussion/Conclusion:

The Project site is located at 827 Elkhorn Road, 695 Elkhorn Road and a third adjacent parcel without address in Royal Oaks, California. The Project site is located on upper western slope of a ridge and is approximately 1,200 ft (0.22 miles) to the east of Elkhorn Slough. Nearby land uses include rural residences to the east, undeveloped land to the north and northwest and agricultural uses to the west and south of the Project Site. The site is currently developed with an access road that connects to residences on the upper slope of a nearby ridge, but the parcels involved in the Project are otherwise undeveloped. Scenic vistas within the vicinity of the Project site include views of the Elkhorn Slough, Santa Lucia Mountains and the Pacific Ocean. The Project site is located adjacent to the Elkhorn Slough, defined as a sensitive viewshed in the LUP. The LUP also identifies Elkhorn Road between Waugh Road north of the project site to Walker Road south of the project site as a County Scenic Route and recommends that the visual character of the adjacent scenic corridor should be preserved and where feasible, restored (LUP Recommended Action 2.2.2.5). Consequently, the section of Elkhorn Road in the vicinity of the Project is classified in County GIS as a locally recognized scenic corridor.

During PLN220229's project application review (the residential development part of the Proposed Project), public comments, including communications from the Elkhorn Slough Foundation, expressed concerns about the project's siting. These concerns stemmed from the perception that the residential design of the Project had the potential to conflict with LUP Visual Resources Policy 2.2.2.1, which requires "views to and along the ocean shoreline from Highway One, Molera Road, Struve Road and public beaches and to and along the shoreline of Elkhorn Slough from public vantage points to be protected." Early in the application process, Applicant of PLN220229 was made aware of the development standards for

development within the Elkhorn Slough corridor as described in CIP Visual Resources section 20.144.030.B.2:

"a. Location and siting of structures shall allow for their maximum screening from public view by existing topography or vegetation to minimize obstruction of or intrusion of views on the shoreline from public viewing areas;

b. The design of structures, including fencing, shall incorporate natural materials, earth-tone colors and otherwise blend with the rural setting;

c. Landscaping and lighting shall be unobtrusive and blend with the rural setting. Landscaping and incorporate native plants common to the area, as contained in Attachment 3 [of the CIP]; and

d. The structures shall be modified for bulk, size and height where necessary to protect and minimize visibility from the public viewshed."

On May 7th, 2024, before the applications were deemed complete, HCD staff performed a Viewshed Determination pursuant to CIP Development Standards for Visual Resources, section 20.144.030.A.. The Project was staked and flagged following County protocol. At the May 7th visit, staff was not able to see the staking and flagging from any portion of Elkhorn Road. Staff were able to see staking and flagging from the public trail north of Kirby Park; pursuant to the direction of the CIP Visual Resources development standards listed above, the trail qualifies as "views on the shoreline" of the Elkhorn Slough.

No ridgeline effect was noted, but staff found the main dwelling's west elevation visible at approximately 1/3 mile away; therefore, the proposed design would have some potential to impact the public viewshed. Staff contacted the Project agent about this potential; they responded by redesigning the main dwelling to lower its' maximum height, changing the pitch of the main dwelling roof from 4/12 to 3/12and lower the maximum height to 21 ft, 7 in.

Dwelling colors and materials were updated to earth tones of mossy grey green and brown/dark grey. Staff updated the viewshed photographs and presented them to HCD-Planning staff for internal project scoping on June 6, 2024. Staff evaluation concluded that there was no ridgeline effect and that the potential for visual impact of the Project on public viewsheds would be less than significant.

The Project would not conflict with LUP Visual Access Policies. Policy 6.4.G provides that:

> " all new structures and ancillary facilities within the public viewshed should be located and designed to be compatible with the existing character of the natural and built environments as specified in Section 2.2 of this plan and to retain existing visual access to the shoreline from major public viewpoints and viewing corridors."

The Project does not interrupt public view of the shoreline.

1982 General Land Use Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced and offsite glare is fully controlled. The Project does not include obtrusive exterior lighting, as shown in **Figure 3b. Site Plan Detail** and on the Project Plans available for review at the Monterey County HCD – Planning Office located in Salinas, California and online via Accela Citizen Access at https://aca-prod.accela.com/MONTEREY/Default.aspx.

The Project site is located approximately 1.3 miles east of SR 1, which is a State designated eligible scenic highway. HCD-Planning staff included view from SR 1 in the Viewshed Determination on May 7, 2024. The Project site was not visible from SR 1 due to topography, vegetation and distance.

Aesthetic Impact (a) Less than Significant: The Project would not have a substantial adverse effect on a scenic vista. The Project was evaluated by HCD-Planning staff with a Viewshed Determination. As discussed above, the original design of the residence had the potential to conflict with LUP Visual Resources Policy 2.2.2.1 and redesign reduced the potential impacts by lowering height, reducing roof pitch and adjusting colors to natural earth tones. As a result, staff found the Project would have a less than significant impact on the scenic vista along the Elkhorn Slough.

Aesthetic Impact (b) Less than Significant: The Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway. The Project does not contain, nor is it located near, rock outcroppings, or a historic building. Consistent with LUP Visual Resources Policy 2.2.2.4, the least visually obtrusive portion of a parcel which was also not of a steeper grade and where existing topography and vegetation provide natural screening was selected for the location of proposed structures. As a result, the Project would be visually screened from the nearest public road by vegetation and the existing uphill sloped topography.

As discussed above, the nearest public road is the section of Elkhorn Road considered a scenic corridor.

The segment of SR 1 located west of the Project site is a State designated eligible scenic highway. Views of the Project Site from SR 1 are primarily limited due to distance.

While the Project would require the removal of up to 20 trees, the Project would restore/enhance trees/woodlands onsite at approximately a 3:1 ratio replace the 15 “protected” oak trees at a 1:1 ratio and replace the “landmark” oak tree at a 2:1 ratio. The draft Forest Management Plan includes restoration/enhancement of a minimum of 0.12 acres of oak woodland within one year of development of the residence. Prior to occupancy, one oak tree would be planted to replace every one tree removed. Therefore, any removal of trees which may make visible the operation of the Project would be restored and/or replaced, minimizing impacts.

For these reasons, the Project would not have substantial adverse impacts on any scenic resources or be within view of a state designated scenic highway. The Project would have a less than significant impact.

Aesthetic Impact (c) Less than Significant: The Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. As discussed above, the Project alters the size and shapes of three adjacent parcels through a LLA to allow the Project’s driveway to be shorter, located away from steep slopes, impacting fewer trees and above the area of the parcel that is in public viewshed.

The Project also involves constructing a single-family dwelling unit, with a detached guesthouse, workshop and garage and supporting infrastructure on one of the three parcels. The location of the residential development above the greater area of public viewshed maximizes tree cover for vegetative screening; the use of natural colors and materials are methods by which the Project is designed to be visually compatible with the surrounding area.

To comply with Visual Resources Policies protecting the viewshed of this section of Elkhorn Slough Road, structural development in the meadow near Elkhorn Slough Road was avoided. The Project site would be located up the slope so that no views from Elkhorn Road would be impacted. Consistent with LUP Visual

Resources Policy 2.2.3.6, with the LLA and shortened driveway, the Project has eliminated grading on slopes and increased the Project's ability to retain existing native trees and other significant vegetation while developing the driveway. Consistent with Visual Resources Policy 2.2.2.5, the structures are proposed in locations that minimize tree removal and the grading for the building site and access road is minimized through the incorporation of the LLA in the Proposed Project. Through careful siting and pursuit of the least impact to trees and slopes, the Project minimizes these visual resource related impacts. Public views from nearby public viewing points on the Elkhorn Slough and the trail north of Kirby Park are limited due to vegetation and topography but some of the main dwelling façade would be visible from points along the trail. Project redesign reduced maximum height, roof pitch; updated colors to grey moss green and brown/dark grey lowered the potential for viewshed impact from those point of public view.

In keeping with CIP Visual Resources Development Standard and after an initial staff Viewshed Determination, the Applicant modified the structures to reduce bulk and height to minimize visibility from the public viewshed. Views from trailheads such as the North Marsh overlook and Whistlestop are limited due to topography, vegetation and distance from the Project Site. In staff's final analysis, the Proposed Project's Viewshed Determination was found not to degrade public views of the site or its surroundings. For these reasons, the Project would have a less than significant impact.

Aesthetic Impact (d) Less than Significant: The Project does not entail any nighttime construction-related activities. The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The Project would include exterior lighting (**Figure 3b. Site Plan Detail)**. Project approval will be conditioned to require exterior lighting be recessed or downlit.

General Land Use Policy 26.1.20 requires all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced and offsite glare is fully controlled. All exterior lighting is reviewed during construction permitting and compliance; the exterior lighting policy is enforced through the condition of approval on PLN220229. As a result, the Project would not result in a significant impact due to a new source of light or glare which would adversely affect day or nighttime views in the area. This represents a less than significant impact.

The Project shall have a less than significant impact on Aesthetic Resources by design and with the application of a standard County Planning condition of approval enforcing the exterior lighting policy.

2. AGRICULTURAL AND FORESTRY RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (sources: 5, 26)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (sources: 6, 26, 27, 28)	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (sources: 6, 26, 27, 28)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (sources: 6, 26, 27, 28)	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (sources: 5, 6, 26, 27, 28)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV.A Environmental Factors Potentially Affected**. The Project would have no impact on agricultural or forest land resources.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (sources: 22, 23, 24, 25, 26)	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (sources: 22, 23, 24, 27, 28)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (sources: 22, 23, 24, 26, 27, 28)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (sources: 34, 35)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Project is located within the NCCAB, under the jurisdiction of MBARD. MBARD is responsible for producing an Air Quality Management Plan ("AQMP") that reports air quality and regulates stationary air pollution sources throughout the NCCAB. MBARD is also responsible for measuring the concentration of pollutants and comparing those concentrations against Ambient Air Quality Standards ("AAQS"). Additionally, MBARD monitors criteria pollutants to determine whether they are in attainment or not in attainment. **Table 3-1 Attainment Status for the NCCAB** illustrates the attainment status for criteria pollutants.

Table 3-1
Attainment Status for the NCCAB

Pollutant	State Designation	Federal Designation
Ozone (O_3)	Nonattainment – Transitional	Attainment
Inhalable Particulates (PM_{10})	Nonattainment	Attainment
Fine Particulates ($PM_{2.5}$)	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
	San Benito Co. – Unclassified	Attainment
	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment

Source: Monterey Bay Air Resources District, 2017. 2012 – 2015 Air Quality Management Plan

MBARD has set air quality thresholds of significance for the evaluation of projects. **Table 3-2 Thresholds of Significance Construction Emissions** illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during construction.

Table 3-2
Thresholds of Significance Construction Emissions

Pollutant	Threshold of Significance (lbs./day)
Nitrogen Oxides (NOx)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

In addition to these thresholds, MBARD has also determined that a significant short-term construction generated impact would occur if more than 2.2 acres of major earthmoving (i.e., excavation) per day was to occur. Activities associated with this threshold include excavation and grading. For projects that require minimal earthmoving activities, MBARD has determined that a significant short-term construction generated impact would occur if more than 8.1 acres per day of earthmoving was to occur.

Table 3-3 Thresholds of Significance Operational Emissions illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during operation.

Table 3-3
Thresholds of Significance Operational Emissions

Pollutant	Threshold of Significance (lbs./day)
Nitrogen Oxides (NOx)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

CARB defines a sensitive receptor as children, elderly, asthmatic and others who are at high risk of negative health outcomes due to exposure to air pollution. Pursuant to California Health and Safety Code Sec. 42705.5, a sensitive receptor includes hospitals, schools, day care centers and such locations as the district or state board may determine. MBARD similarly defines sensitive receptors and adds that the location of sensitive receptors be explained in terms that draw a relationship to the project site and potential air quality impacts. The nearest sensitive receptor (e.g., residence, health care center, visitor serving accommodations) is located approximately 300 ft to the southeast of the Project site and is a residence.

Air Quality Impact (a) No Impact: CEQA Guidelines Sec. 15125(b) requires evaluation of a project for consistency with applicable regional plans, including the AQMP. The most recent MBARD update was the 2012 – 2015 AQMP and was adopted in March 2017. This plan addresses attainment of the State ozone standard and Federal air quality standards. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments

("AMBAG") and other indicators. Consistency determinations are issued for commercial, industrial, residential and infrastructure related projects that have the potential to induce population growth. A project is considered inconsistent with the AQMP if it has not been accommodated in the forecast projects considered in the AQMP.

The Project consists of the construction of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and onsite wastewater treatment system. The Project would not induce substantial population growth or result in the need for additional residential development beyond what currently exists. The current regional growth forecast was adopted on June 15, 2022. The regional growth forecast does not evaluate individual areas of unincorporated Monterey County and therefore growth projections for Royal Oaks are combined under *Unincorporated*. The population within the Project area is anticipated to increase by 6,317 persons between 2015 and 2045, representing a 6-percent increase. The Project would not induce substantial population growth either directly or indirectly beyond what was forecasted. Therefore, the Project would not conflict with or obstruct an applicable air quality plan. For these reasons, no impact would occur.

Air Quality Impact (b) Less than Significant: The MBARD 2016 CEQA Air Quality Guidelines contain standards of significance for evaluating potential air quality effects of projects subject to CEQA. According to MBARD, a project would violate an air quality standard and/or contribute to an existing or projected violation if it would emit (from all sources, including exhaust and fugitive dust) more than:

- 137 pounds per day of oxides of nitrogen (NO_x),
- 137 pounds per day of reactive organic gases (ROG),
- 82 pounds per day of respirable particulate matter (PM_{10}),
- 55 pounds per day of fine particulate matter ($PM_{2.5}$) and
- 550 pounds per day carbon monoxide (CO).

According to MBARD's criteria for determining construction impacts, a project would result in a potentially significant impact if it would result in 8.1 acres of minimal earthmoving per day or 2.2 acres per day with major grading and excavation.

Project construction will temporarily disturb 1.1 acre (including leach field preparation) permanently converting approximately 0.28 acres of an approximately 18.14-acre parcel (13.53 acres after the LLA) for a main dwelling, guesthouse and workshop, driveway and accessory development.

The construction soil stockpile area would be located at the base of the Project parcel near Elkhorn Road, just off of the shared driveway. This area would be revegetated with a native grass and forb seed mix. Development would result in approximately 550 cubic yards ("cy") of excess excavated soil. In consultation with the project Biologist, the Applicant identified an area where excess soils could be spread on-site on APN 181-151-008-000, within the southeastern portion of the Project site.

The approximate 550 cy of excavated soil would be spread six to twelve inches deep, covering approximately 30,000 sf (0.69 acre). Construction would require equipment such as tractors, backhoes, excavators, loading trucks and pickup truck, with construction related emissions coming from sources such as exhaust or fugitive dust. Project construction Project would not, however, exceed MBARD's significance criteria. Grading and excavation-related activities occurring over several days, would not exceed MBARD's daily ground-disturbing thresholds for excavation (2.2 acres per day) or grading (8.1 acres per day).

The Project would implement standard construction Best Management Practices ("BMPs") related to dust suppression e.g. watering active construction areas, prohibiting grading activities during periods of high wind (over 15 mph), covering trucks hauling soil, covering exposed stockpiles, etc.) thereby further ensuring temporary construction-related effects are minimized. For these reasons, project construction Project would have a less than significant impact on air quality.

The Project could result in operational emissions but would not result in a significant impact. Operational emissions associated with the Project would not exceed an applicable MBARD threshold of significance. The Project would be used for residential uses consisting of a single-family dwelling with attached carport and deck; and a detached guesthouse with a porch, attached workshop and garage. The Project would be constructed in accordance with contemporary building standards. As discussed in **Section VI.5 Energy,** the Project would include rooftop solar arrays, energy storage system and backup generator and would not connect to an existing electrical grid. Additionally, operational emissions generated by vehicle trips would be minimal. As discussed in Section VI.17 Transportation, the Project would generate new daily trips but would not exceed the daily threshold of 110 trips as set by the Office of Planning and Research ("OPR"). For these reasons, operational emissions associated with the Project would not exceed an applicable MBARD threshold of significance. The Project would result in a less than significant impact to air quality during operation.

Air Quality Impact (c) Less than Significant: The Project is in a rural area of Royal Oaks; and the nearest sensitive receptor is a single-family dwelling, located approximately 300 ft to the southeast of the Project site. As discussed, Project construction would generate air quality impacts. However, these impacts would be temporary in nature and would not exceed the thresholds set by MBARD. Therefore, impacts of the Project would be less than significant.

Air Quality Impact (d) Less than Significant: Project construction could generate temporary odors from construction equipment (e.g., diesel exhaust) which could be noticeable at times to residences, visitors and others in the Project vicinity. However, construction-generated odors would be temporary in nature and would not create objectionable odors affecting a substantial number of persons. This represents a less than significant impact.

Through application of standard MBARD BMPs, along with County Building Services construction plan review and inspection, the Project will Project have a less-than-significant impact on Air Quality.

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (sources: 2, 3, 21, 26, 27, 28, 33, 34, 35, 44)	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (sources: 2, 21, 26, 27, 28, 33, 34, 35, 40, 44)	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (sources: 2, 21, 26, 27, 28, 33, 40)	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (sources: 2, 21, 27, 28, 43, 44)	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (sources: sources: 2, 21, 27, 28, 31, 32, 34, 35, 44)	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (sources: 2, 21, 27, 28)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Biotic Resources Group and Bryan Mori Biological Consulting prepared a biological resources assessment for the residential development portion of the Project (PLN220229) which was updated to include the LLA Project (PLN240187). The assessment, *Elkhorn Road Parcel APN 181-151-009 Biological Assessment (December 2024)*, evaluated the Project's potential impacts associated with the construction and operation.

James P. Allen & Associates prepared a forest resources assessment for the residential development Project (PLN220229) and then updated it to include the LLA Project (PLN240187). The assessment, *Boccone/Igel Residence, APN 181-151-009 Forest Resource Analysis/Construction Impact Assessment/Tree Protection*

Plan (December 2024), focused on the Project's construction and operation. Consistent with the requirements of CEQA Guidelines Sec. 15150, findings of these technical analyses are herein incorporated by reference. For a more detailed discussion of the site's biological resources, please refer to the technical reports available for review at the Monterey County HCD – Planning Office located in Salinas, California and online via Accela Citizen Access at https://aca-prod.accela.com/MONTEREY/Default.aspx.

Methodology

Kathleen Lyons conducted botanical site surveys of the Project site on July 11, 2022 and April 10, 2023. These surveys focused on identification of sensitive habitat and potential rare species and habitat within the Project site. Field surveys were conducted within blooming/identification periods for special-status plant species. To determine the site's suitability to support any special-status species, the biologist used and reviewed the soil conditions, compaction, existing vegetation and personal knowledge of the habitat conditions. The site was traversed on foot to identify botanical resources and habitat conditions. Data sources used by the biologist include Federal, State and local databases, manuals and maps.

Natural Communities

The biological resource assessment identified that the Project site supports oak woodland, grassland (coastal prairie, annual grassland, mixed grassland), maritime chaparral and coastal scrub vegetation types.(**Figure 11a. Vegetation Types)**. Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special-status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types and/or provide high biological diversity.

The project site contains sensitive Project of oak woodland, coastal scrub, maritime chaparral and native grasslands habitats (**Table 4-1 Plant Community Types, Elkhorn Road Parcel and LLA Area)**.

Source: Biotic Resources Group and Bryan Mori Biological Consulting

Vegetation Types

Figure 11a

Table 4-1
Plant Community Types, Elkhorn Road Parcel and LLA Area

General Plant Community Type	CDFW Alliance	Alliance Code	Sensitive?
Oak Woodland	Coast live oak– poison oak/California blackberry/poison oak - grasses	71.060.13	No (CDFW) Yes (County)
Maritime Chaparral	Pajaro manzanita/sticky monkey flower -grasses	37.316.01	Yes (CDFW) Yes (County)
Coastal Scrub	California sagebrush/sticky monkey flower/coyote brush/poison oak – bracken fern	32.010.11	Yes (CDFW) Yes, if known rare/ endangered species of plants and animals, rookeries, major roosting sites and other wildlife breeding or nursery areas identified within the Coastal Scrub (County)
Grassland	Coastal Prairie: California oatgrass/purple needlegrass – lupine/California poppy/filaree	41.050.05	Yes (CDFW) Yes, as qualified above (County)
	Annual Grassland: Wild oat/ripgut brome/filaree/English plantain	44.150.02	No (CDFW) No (County)
	Mixed Grassland: Purple needlegrass/wild oat/Chilean brome/rattlesnake grass	41.150.05	No (CDFW) Yes, as qualified above (County)

Source: Biotic Resources Group and Bryan Mori Biological Consulting, 2024. Elkhorn Road Parcel APN 181-151-009 Biological Assessment.

Table 4-2
Impacts to Habitat by Type

Habitat	Permanent Impact	Temporary Impact
Oak Woodland	0.04 acre	0.009 acre
Mixed Grassland	0 acre	0.08 acre
Total	0.04 acre	0.089 acre

Source: Biotic Resources Group and Bryan Mori Biological Consulting, 2024. Elkhorn Road Parcel APN 181-151-009 Biological Assessment.

The biological resource assessment determined sensitive habitats would be impacted by the Project.(**Table 4-2 Impacts to Habitat by Type):**

Oak Woodland: The biological resource assessment identified oak woodland in the central and northern portions of the parcel and within the proposed LLA area. The woodland is characterized by coast live oak

trees (*Quercus agrifolia*), with a few scattered Monterey pines (*Pinus radiata*). In the central portion of the parcel, the woodland has a relatively sparse understory. Commonly observed species include poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*), sticky monkey flower (*Diplacus aurantiacus*), coyote brush (*Baccharis pilularis*) and young oaks. Herbaceous species observed include wild oat (*Avena sp.*), ripgut brome (*Bromus diandrus*), ryegrass (*Festuca perennis*), Italian thistle (*Carduus pycnocephalus*), coyote mint (*Monardella villosa*) and scarlet pimpernel (*Anagallis arvensis*).

The biological resource assessment notes that a portion of the oak woodland was thinned in 2022/23 when some young oaks were cut, limbs removed from larger trees and the understory brush cut to accommodate staking and flagging of the proposed dwellings and a longer, previously proposed driveway through the woods. This thinning is allowed in the LUP area as CIP section 20.144.050.A.1 defines "unprotected trees" as native non-oak trees less than 12 inches diameter at breast height, madrone trees less than 6 inches diameter at breast height and oak trees less than 6 inches diameter at 2 ft above the ground.

The original Parcel A's north and east-facing slopes support a more mesic (characterized by, or adapted to a moderately moist habitat) oak woodland with dense understory vegetation. Coast live oak trees create a dense tree canopy, with an understory thick with poison oak, coffee berry (*Frangula californica*), snowberry (*Symphoricarpos albus*), California blackberry, mugwort (*Artemisia douglasiana*), wood fern (*Dryopteris arguta*), hedge nettle (*Stachys bullata*) and patches of non-native poison hemlock (*Conium maculatum*).

Coastal Prairie: The biological resource assessment identified that the Project site supports a small area of coastal prairie in the south-central portion of the parcel. This vegetation type is defined as having a dominance or co-dominance of native bunchgrasses: California oatgrass (*Danthonia californica*), a native perennial bunchgrass, with or without other bunchgrasses. Other plant species include purple needlegrass (*Stipa pulchra*) (another native perennial bunchgrass), filaree (*Erodium botrys*), catchfly (*Silene gallica*), sky lupine (*Lupinus nanus*), bicolor lupine (*Lupinus bicolor*) and California poppy (*Eschscholzia californica*).

Annual Grassland: The biological resource assessment found that the northwestern portion of the parcel supports annual grassland. This grassland type occurs in open areas next to the oak woodland. Annual, non-native grasses present the most cover and include wild oat (*Avena sp.*), ripgut brome (*Bromus diandrus*), rattlesnake grass (*Briza maxima*), false brome (*Brachypodium distachyon*) and Chilean brome (*Bromus stamineus*). The grassland also supports small patches of native purple needlegrass (*Stipa pulchra*) and California oatgrass; the cover provided by these two native grasses is less than 10%. Forbs are also present. Commonly observed native forbs include owl's clover (*Orthocarpus densiflora*), skunkweed (*Navarretia squarrosa*), purple sanicle (*Sanicula bipinnatifida*), sky lupine, common aster (*Corethrogyne filagininifolia*), soap plant (*Chlorogalum pomeridianum*) and mule's ears (*Wyethia angustifolia*). Nonnative forbs are prevalent, such as cat's ear (*Hypochaeris radicata*), filaree, English plantain (*Plantago lanceolata*), fiddle dock (*Rumex acetosella*), scarlet pimpernel (*Anagallis arvensis*), catchfly (*Silene gallica*), wild radish (*Raphanus sativa*) and Italian thistle.

Mixed Grassland: The biological resource assessment identified that the lower, western slopes of the parcel near Elkhorn Road support mixed grassland. Here, native and non-native grasses and forbs co-dominate. Wild oat and purple needlegrass intermix, with a predominantly non-native forb component. Other species include suncups, sky lupine, bur clover (*Medicago polymorpha*), mule's ears and California poppy.

Maritime Chaparral: The biological resource assessment determined that the Project site supports small areas of maritime chaparral. This chaparral is characterized by the presence of brittle-leaved manzanita (*Arctostaphylos crustacea*) and Pajaro manzanita (*Arctostaphylos pajaroensis*). Pajaro manzanita is a rare

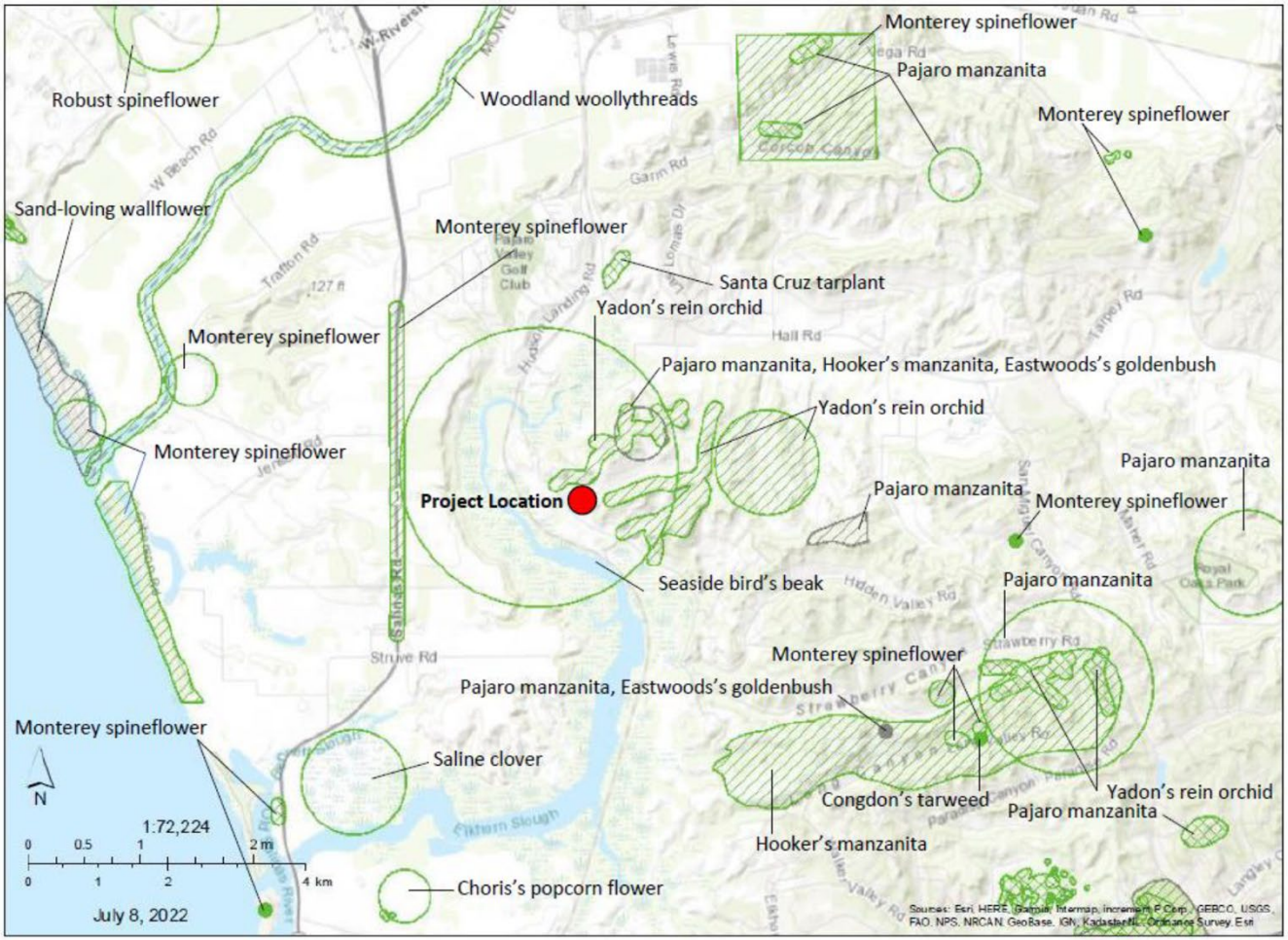
evergreen shrub. The chaparral is located on the edge of oak woodland in the central portion of the parcel. Other plant species in the chaparral include sticky monkey flower and grasses and forbs typical to the adjacent grassland.

Coastal Scrub: The biological resource assessment determined that coastal scrub is found on the parcel's northwest-facing slope. The vegetation is dominated by shrubs, such as California sagebrush (*Artemisia pycnocephalus*), coyote brush, sticky monkey flower, poison oak, black sage (*Salvia mellifera*), deerweed (*Acmispon glaber*) and coffee berry. Herbaceous species are common in openings and include native species, such as bracken fern (*Pteridium aquilinum*), soap plant, California horkelia (*Horkelia californica*), California acaena (*Acaena pinnatifida var. californica*), mule's ears and coyote mint. Non-native forbs also are prevalent and consist of summer mustard (*Hirschfeldia incana*), ragwort (*Senecio sp.*), dandelion (*Taraxacum officinale*), bull thistle (*Cirsium vulgare*) and yellow star thistle (*Centaurea solstitialis*).

Riparian: The biological resources assessment did not identify a riparian corridors or riparian vegetation within the Project site. However, the U.S. Fish and Wildlife Service ("USFWS") Wetlands Mapper shows a potential riverine feature and potential wetlands within 0.25 miles to the north of the Project site.

Special-Status Plant Species

"Species of concern" include those listed by either the Federal or State resource agencies as well as those identified as rare by California Native Plant Society ("CNPS") - List 1B. Biotic Resources Group and Bryan Mori conducted a search of the CNPS and California Natural Diversity Database ("CNDDB")and identifying several species of concern within the greater Project area; including small patches of maritime chaparral including Pajaro manzanita (*Arctostaphylos pajaroensis*), a special status shrub. No other special status plant species were found on sit (**Figure 11b. Special Status Plants)**.



Source: Biotic Resources Group and Bryan Mori Biological Consulting

Special Status Plants

Figure 11b

Pajaro manzanita (*Arctostaphylos pajaroensis*): Pajaro manzanita is listed as a Rare species (List 1B.1) by CNPS. The species is not listed under the California Endangered Species Act ("CESA") or the Federal Endangered Species Act ("FESA").The Pajaro manzanita evergreen perennial shrub occurs in maritime chaparral on sandy soils in northern Monterey County. It is readily identified by its leathery leaves that clasp onto the stems. The species is known from several colonies in the greater project area, including lands north of the subject parcel. A patch of Pajaro manzanita shrub was observed "located on the edge of oak woodland in the central portion" [of Parcel A]… "outside the development area" (Assessment by Biotic Resource Group, prepared May 9th, 2023).

The following special status species were not found during the 2022 and 2023 botanical surveys but could occur within the Project area.

- Monterey spineflower (*Chorizanthe pungens pungens*)
- Robust spineflower (*Chorizanthe robusta robusta*)
- Santa Cruz tarplant (*Holocarpha macradenia*)
- Yadon's rein orchid (*Piperia yadonii*)
- Seaside bird's beak (*Cordylanthus rigidus ssp. littoralis*)
- Hooker's manzanita (*Arctostaphylos hookeri*)
- Eastwood's goldenbush (*Ericameria fasciculata*)

Special-Status Wildlife Species

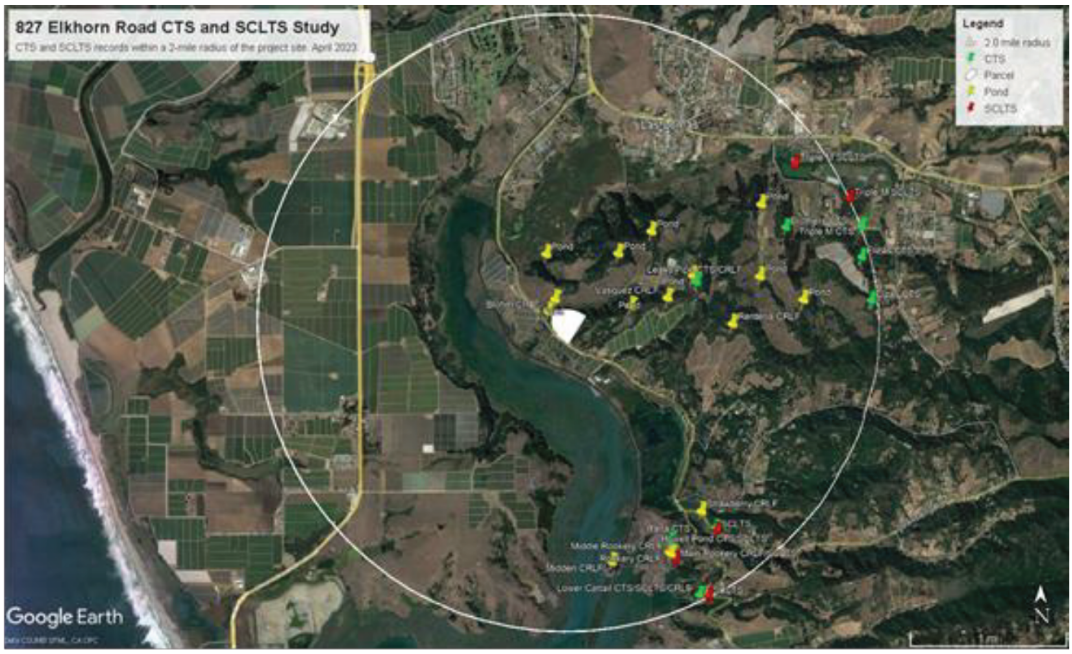
Biotic Resources Group and Bryan Mori determined 11 special-status species *may* occur on the Project site:

- California tiger salamander ("CTS") (*Ambystoma californiense*),
- Santa Cruz long-toed salamander ("SCLTS") (*Ambystoma macrodactylum croceum*),
- California red-legged frog ("CRLF") (*Rana draytoni*),
- California legless lizard ("CLL") (*Anniella pulchra*),
- white-tailed kite (*Elanus leucurus*),
- northern harrier (*Circus hudsonius*),
- merlin (*Falco columbarius*),
- loggerhead shrike (*Lanius ludovicianus*),
- Bryant's savannah sparrow (*Passerculus sandwichensis alaudinus),*
- grasshopper sparrow (*Ammodramus savannarum*) and
- pallid bat (*Antrozous pallida*).

The presence of San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), a state species of special concern, *was confirmed* on the Project site.

The Project Site is located within the range of the state and federally threatened CTS and state and federally endangered SCLTS. Bryan Mori performed a focused pitfall trapping study during the 2022-2023 winter under Federal Permit TE778668-9 and State Scientific Collection Permit No. 200160021with prior approval from CDFW and USFWS. The pitfall trap arrays were installed by October 21, 2022; trap monitoring was performed from November 2, 2022, to March 14, 2023. All traps were permanently closed on March 14, 2023 and completely removed by March 31, 2023.

No CTS or SCLTS were recorded during the study (**Figure 12. CTS and SCLTS Study)**. Because trapping studies are only valid for one year, an additional year of pitfall trapping was completed during the 2024-2025 winter as requested by CDFW.



Biological Assessment Figure 13. Known CTS and SCLTS Breeding Sites and Potential Breeding Ponds within a 2-mile Radius of the Project Parcel, which is Shown as a White Polygon.

Table 3. CTS and SCLTS Breeding Ponds within a 2-mile Radius of the Project Site

Species	Site	Distance from Project Site
California Tiger Salamander	Leaky Pipe Pond	0.85 mile east
California Tiger Salamander	Brother's Pond	1.44 miles east
California Tiger Salamander	Rana Pond	1.54 miles southeast
California Tiger Salamander Santa Cruz Long-toed Salamander	Howell Pond	1.60 miles southeast
Santa Cruz Long-toed Salamander	Triple M Ranch Pond	1.65 miles northeast
Santa Cruz Long-toed Salamander	Main Rookery Pond	1.67 miles southeast
California Tiger Salamander	Elizas Pond	1.82 miles east
Santa Cruz Long-toed Salamander	Triple M Ranch Pond	1.86 miles northeast
California Tiger Salamander	Elizas Pond	1.86 miles east
California Tiger Salamander	Triple M Ranch Pond	1.88 miles northeast
California Tiger Salamander Santa Cruz Long-toed Salamander	Lower Cattail/Upper Cattail	1.94 miles southeast

CTS and SCLTS Study	Source: Biotic Resources Group and Bryan Mori Biological Consulting	Figure 12

The Biologist's report on results of the 2024-2025 trapping studies was completed April 15, 2025. Trap monitoring was performed from November 2, 2024, to 15 March 15, 2025. On several occasions, traps were lifted in response to flooding from surface flow and soil saturation. All traps were permanently closed on March 15 and completely removed by March 18, 2025. 120 traps were monitored for 32 nights in the study period. No CTS or SCLTS were recorded during the study.

However, five CRLF young of the year ("YOY") were captured with four of five captures occurring before January 2025. All individuals were measured, photographed and released in suitable habitat on the opposite side of the trapline. The project biologist found the captures surprising, as none were documented during the initial 2022-2023 study; however, they noted that CRLF are widely distributed in the region and they can migrate long distances. The Applicant contacted the US Fish and Wildlife Service (USFWS), Buena Vista Field Station (Chad Mitcham) for early guidance. Per communications with Mitcham, a Habitat Conservation Plan (HCP) would not be requested, given the project proposes to incorporate suitable avoidance measures through this IS/MND.

Oak Woodland Resources

James P. Allen & Associates prepared a forest resources assessment for the Proposed Project. The assessment, *Boccone/Igel Residence, APN 181-151-009 Forest Resource Analysis/Construction Impact Assessment/Tree Protection Plan (December 2024)*, evaluated potential impacts associated with the Project's construction and operation. James Allen conducted site inspections of the Project site between July 8, 2023and August 1, 2023 with supplemental site inspections conducted between July 12, 2024 and July 27, 2024.

The assessments inspected and inventoried 151 trees growing within or adjacent to the development area. 130 of the trees inventoried meet "Protected" criteria (CIP section 20.144.050.A.1), 27 of the 130 are "Landmark" trees.

"Protected" tree criteria Project is defined as oak trees six inches or more in diameter as measured two ft above ground, madrone trees 6 inches or more as measured diameter at breast height ("dbh") and any other tree included in the LUP's native tree list measured 12 inches or more dbh.

"Landmark" trees are trees of any native North County species 24 inches or more in diameter dbh; Landmark oaks are 24 inches diameter (measured two feet above the ground). Landmark trees also include native North County trees which are visually significant, historically significant, or exemplary of their species. Tree removal for the Project is shown in **Table 4-3 Tree Removal Summary**.

Table 4-3
Tree Removal Summary

Quantity of Trees Inventoried	Quantity of Protected Trees Inventoried	Quantity of Landmark Trees Inventoried	"Protected" Trees to be Removed due to Construction Impacts	"Landmark" Trees to be Removed due to Construction Impacts	Trees to be Removed due to Construction Impacts Not "Protected"	Protected Trees to be Removed due to Condition
151	130	27	15	1	3	1
Quantity of Trees to be Removed						**20**

Source: James P. Allen & Associates, 2024. Boccone/Igel Residence, APN 181-151-009 Forest Resource Analysis/Construction Impact Assessment/Tree Protection Plan.

James Allen's assessment inventoried 154 trees on the Project site. As discussed, the Project would remove up to 20 Coast Live Oak trees. 15 of the trees proposed for removal meet "Protected" criteria, which requires a Coastal Development Permit and specific findings based on the LUP guidance on tree removal.

The Arborist found that the "Protected" trees proposed for removal are in "fair" to "poor" states of health with poor structure and preservation suitability.

Tree #154 meets the definition of a "Landmark" tree due to the size of its trunk (greater than 24 inches at two ft above ground) and is uprooted, with a small percentage of live foliage remaining. The remaining three trees proposed for removal do not meet "Protected" criteria.

In the Arborist Report (HCD-Planning Library Doc. No. LIB230235), James Allen determined the projected loss of tree canopy represents 0.08-acres or 1.19% of the total property canopy coverage of 10.13 acres. To compensate for Project impacts to oak woodland, the Project would implement oak woodland restoration and enhancement actions as per an approved forest management plan. The Forest Management Plan would include restoration/enhancement of a approximately 0.12 acres of oak woodland within one year after construction of the single-family residence.

To compensate for the removal of up to 15 protected oak trees, the Applicant would be required to replace removed trees on a 1:1 ratio. The landmark tree will be replaced at a 2:1 ratio (**Figure 9a. Tree Removal Plan, Figure 9b. Tree Protection Plan and Figure 13).** The Applicant shall also implement a habitat adaptive care program for habitats located outside the 100-foot defensible space/fuel management area **(Mitigation Measure BIO-9)**.

Fuel Management

The Project would implement a Fuel Management Plan to control wildfire fuels within 100 ft from all structures on the Project site. The Fuel Management Plan has been prepared to reduce wildfire risk while minimizing impacts on biological resources; and includes the following:

Zone 1 – Extending 30 ft from all structures

1. Remove all dead plants, grass and weeds.
2. Remove dead or dry leaves and pine needles from yard, roof and rain gutters.
3. Remove branches that hang over roof and keep branches 10 ft away from chimney.
4. Trim dead portions of tree limbs within 10 ft from the ground.
5. Remove or prune flammable plants and shrubs near windows.
6. Create separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles, etc.
7. Trim trees regularly to keep branches a minimum of 10 ft from other trees. Review by Project Arborist.
8. Trim all limbs within 6 ft of the ground. To be determined and finalized during planning review process in sensitive habitat areas. See note # 3 under Zone 2.
9. Remove all cut material or chip and spread on site.
10. Provide and maintain, at all times, a screen over the outlet of every chimney or stove pipe that is attached to a fireplace.
11. Post house numbers per NCFPD requirements.

Zone 2 – Extending 100 ft from all structures

1. Manage vegetation in defensible spaces in a manner sensitive to the biological resources and compatible with CAL FIRE guidelines. To reduce the fire ladder to the tree canopy, maintain a low

(12-18 in tall) understory of native vegetation. Trim tree limbs within 6 ft of ground. Remove tree limbs up to 10 to 15 ft where necessary to create vertical space between bushes and trees per note #3. Leave some logs scattered on bare soil to provide cover for wildlife. All trimming and tree pruning shall be performed under the guidance of the Project Arborist.

2. Remove fallen dead trees, see Requirement #1, Zone 1 above.
3. Create vertical space between grass, shrubs and trees by thinning undergrowth adjacent to trees and/or pruning trees. On moderate slopes 20-40%, horizontal spacing between bushes should be 4x the height of the bush. All undergrowth thinning, tree pruning and woodland thinning must be performed under the guidance of the Project Arborist in the field. Environmentally sensitive areas may require alternative fire protection measures, to be determined by the reviewing agency and the director of planning and building inspection.
4. Remove fallen leaves, twigs, bark, cones and small branches. Care must be taken not to disturb any SF dusty footed woodrat houses as located by the Project Biologist.
5. All Pajaro manzanita occurring within the fire protection zone is to be protected at all times per biotic report and Mitigation Measure BIO-1. Pajaro manzanita and maritime chaparral are never to be pruned, thinned or removed.
6. Project shall be inspected for clearances by NCFPD.

Biological Resources Impact (a) and (d) Less than Significant with Mitigation: Subject to these mitigation measures (and followed through the Conditions of Project approval) the Project would not have a substantial adverse effect directly or indirectly through habitat modifications on any species identified as candidate, sensitive, or special status; nor would the Project have a substantial adverse effect on any native resident or migratory fish or wildlife species.

The Project site was found to support Pajaro manzanita (*Arctostaphylos pajaroensis*), a special status shrub; however, the biological assessment determined that the Project would not result in direct impacts to Pajaro manzanita. Entitlements for PLN220229 include a Coastal Development Permit for development within 100 feet of ESHA. Permit approval requires the Project to meet specific CIP criteria. Strict adherence to these criteria will mitigate the Project's potential impacts to the Pajaro manzanita.

The Project site contains habitat that could accommodate other special-status species. Portions of the Project site provide open areas, with loose, sandy soil suitable for Monterey spineflower and Yadon's rein orchid. Occurrence of Yadon's rein orchid has been recorded within one mile of the Project site. Occurrence of Monterey spineflower has been recorded within two miles of the Project site. However, the botanical surveys conducted did not identify occurrences of these species. No other special status plant species were found on site.

The biological assessment determined 11 special-status wildlife species may occur in the Project site. The presence San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), a state species of special concern, was confirmed on the property.

CTS, CLL and SCLTS could occur on the Project site, given its location in the distributional range of these species and their abilities to migrate/disperse over long distances. Since the trapping study is valid only for one year, two years of pitfall trapping were performed during the 2023-2024 and 2024-2025 winters. The project biologist concluded, based on the negative results of the two studies, that the likelihood of CTS, CLL or SCLTS take is very low. However, due to the distribution of these species in the project vicinity, precautionary protection measures should be implemented.

Results for CRLF were positive in the 2024-2025 winter trapping period. A total of five CRLF YOY were captured, with four of five captures occurring before January. After consultation with appropriate USFWS staff, The USFWS indicated that an HCP would not be because the USFWS staff had already reviewed the proposed Biological Resources Mitigation Measures contained in this IS/MND, finding them to be sufficient.

Construction activities, as well as fire management activities needed for defensible spaces, could result in take of CTS, SCLTS, CRLF and CLL, depending on the location and/or period of ground disturbance construction activities (e.g., grubbing, grading, trenching, etc.). As described above, the presence of San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), a state species of special concern, was confirmed on the property. Project construction activities could result in the direct take of woodrat houses.

Project construction could result in short-term, temporary direct and indirect impacts to bats, raptors and other nesting bird species (e.g., wildlife harassment or mortality, nest abandonment, habitat loss) associated with construction activities (e.g., soil compaction, noise, dust, vegetation removal, erosion and sedimentation, hazardous material spills and introduction and spread of non-native, invasive species). These potentially significant impacts can be reduced to less-than-significant by implementation of the mitigations below.

Construction activities could disrupt nesting activities of potential special-status breeding birds such as white-tailed kite, northern harrier, loggerhead shrike, Bryant's savannah sparrow and grasshopper sparrow, along with raptors and other native species nesting adjacent to the Project site. Project removal of trees and/or snags and construction activities beneath and adjacent to potential bat roosts could result in the direct loss of roost sites or abandonment of roosts through noise or vibrations. Maternity roosts are most important as negative impacts can have broad, far-reaching effects, since such roosts are critical for reproduction and can support multiple generations of bats.

Monitoring is a critical component in the success of mitigation measures. Within the measures below, an adaptive care program is used to evaluate the effectiveness of seven years of site management actions and as a tool in determining if management actions should be revised to better reach goals and objectives. The ability to alter management activities based on monitoring results is the primary tenet of the adaptive management process. The Applicant is highly motivated to assist in the long-term sustainable use of and care for the Project site and can be expected to continue this stewardship beyond the required minimum.

Mitigation Measure BIO-1 (PAJARO MANZANITA). Pajaro manzanita is considered rare (List 1B.1) by CNPS. The species is considered ESHA in County of Monterey. A patch of Pajaro manzanita shrubs were observed within 100 feet of the construction area on the PLN220229 subject parcel (Project Biological Report, HCD-Planning Library Doc. No. LIB230236). To avoid project-related impacts to Pajaro manzanita, the landowner ("Applicant/Owner" of PLN220229/ APN 181-151-008-000) shall contract a qualified botanist to identify in the field, with stakes and orange construction fencing, all extant occurrences of Pajaro manzanita and maintain protective fencing around these occurrences throughout the residential construction period.

No ground disturbances (e.g., discing, grading, etc.), storage of materials, spoils and staging of heavy equipment shall be allowed within designated environmentally sensitive areas. Applicant/Owner shall submit annual monitoring reports during Years 1-7 to HCD-Planning, describing qualified botanist's prescribed actions for the year, results of annual monitoring visits, including any remedial actions needed or implemented. Reports shall be prepared by Applicant/Owner or their designee, by a qualified botanist, ecologist, or revegetation specialist listed in HCD-Planning's qualified list of specialists. Applicant/Owner is responsible for submitting the reports to HCD-Planning by January 31st following each monitoring year.

Mitigation Measure BIO-1 Monitoring Action: Prior to the issuance of any construction permit, Applicant/Owner shall submit photo evidence to HCD-Planning that staking and fencing ensuring avoidance of impacts to Pajaro manzanita has been completed. Annual monitoring reports are to be submitted to HCD – Planning for review and approval by January 31st following each monitoring year.

Mitigation Measure BIO-2: (WILDLIFE PRE-CONSTRUCTION SURVEYS). Parcels involved in the residential development have potential to provide dispersal and upland habitat for protected wildlife species including CTS, SCLTS, CRLF and CLL as indicated by preliminary biological studies (Mori and Lyons, HCD Planning Library Doc. LIB230236 and addenda) and information obtained from the CNDDB. To mitigate potential harm to these wildlife species, Applicant/Owner shall avoid impacts to them to the "greatest extent feasible," as determined by a qualified biologist.

If, after review by a qualified biologist, potential impacts cannot be avoided, Applicant/Owner shall immediately stop work and no work may proceed until authorization is obtained from CDFW and USFWS. An Incidental Take Permit ("ITP") from the respective Wildlife Agency may be needed to continue work.

To ensure all potential impacts are avoided, a qualified biologist shall survey permanent and temporary impact areas for special status wildlife that could occur on the property no less than 48 hours prior to the start of any vegetation removal or grading.
Pre-construction surveys shall be repeated for any new construction phases beginning at any later time.

Once it is determined, through the biological survey that no sensitive animals are within the impact areas, construction may begin. If any sensitive species found within the impact area or will otherwise be at risk during construction, work activities shall be delayed in that particular area to allow the animal to leave the work zone of its own volition. The biologist shall monitor the identified area to determine when individuals of special-status species have left and work can commence. This measure shall be coordinated with Mitigation Measure BIO-3.

To further accomplish avoidance and/or required permitting, a qualified biologist shall perform a pre-construction survey for CTS, SCLTS, CRLF and CLL within 72 hours of project start. The pre-construction survey shall focus on searching beneath cover objects, such as large rocks, downed logs and other woody debris and boards, etc., within the project site work limits (e.g., staging/storage areas, access roads and grading envelope). If any individuals are found to be at risk during construction, work activities shall stop and be postponed to allow the animal(s) to leave the work zone on its/their own volition.

If CLL are observed on-site, the biologist shall direct their relocation to an appropriate habitat out of harm's way (location to be determined by the biologist). Handling of CLL and other special-status species shall be performed only by a permitted biologist and as approved by CDFW and USFWS.

If CTS, SCLTS or CRLF are found during any construction phase, the Applicant/Owner or their designee shall immediately notify CDFW and USF. All site work shall stop immediately and be postponed until authorization to proceed has been obtained from CDFW and USFWS.

Pre-Construction Biologist Report - The biologist shall submit to the County a report detailing the methods and results of the wildlife preconstruction surveys. The report shall detail any sensitive species found during the survey and measures taken to avoid all harm to those species. Observations of special-status species shall be submitted to the CNDDB. The report shall be submitted to state and federal agencies (if required) and the County of Monterey HCD within 30 days of identification of any on-site sensitive species.

Mitigation Measure BIO-2 Monitoring Action: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contracted, qualified biologist's Scope of Work reflecting the requirements of Mitigation Measure BIO-2. Within one month of the start of construction, Applicant/Owner shall submit preconstruction survey results to HCD-Planning and any required state and federal agencies.

Mitigation Measure BIO-3 (EXCLUSION FENCING). Parcels involved in the residential development have potential to provide dispersal and upland habitat for protected wildlife species including CTS, SCLTS, CRLF and CLL as indicated by preliminary biological studies (Mori and Lyons, HCD Planning Library Doc. LIB230236 and addenda, and information obtained from the CNDDB). To mitigate potential harm to these wildlife species, Applicant/Owner shall avoid impacts to the greatest extent feasible with installation of exclusionary fencing.

If ground disturbing work cannot be completed prior to the first fall rains approximately mid-October), but no later than 48-hours prior to the prediction of unseasonable rainfall of a minimum 0.25 inches, Applicant/Owner shall encircle the entire perimeter of work sites with exclusion fencing to prevent CTS, SCLTS and CRLF from moving into work areas.

Exclusion fencing shall incorporate a one-way design with backfilled gaps to allow for wildlife within the enclosures to move out of work areas. 3 ft x 3 ft cover boards shall be placed every 100 ft along the inside and outside lengths of the fence to provide shelter for wildlife travelling along the fences. Standard silt fence material can be used for the exclusion fence. The silt fence should be buried a minimum 6 inches below grade.

If an entrance is needed for workers or machinery access, a removable, minimum 6-inch tall wood plank shall be placed across the gap, secured with stakes or rebar at the end of each day's work for a two-week period following rainfall. Fence installation shall be checked by a qualified biologist at least weekly to ensure appropriate installation, upkeep or to implement recommendations if improvement is needed.

Mitigation Measure BIO-3 Monitoring Action: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contracted qualified biologist's Scope of Work reflecting the requirements of Mitigation Measure BIO-3. Within one month of the start of construction, Applicant shall update HCD – Planning regarding the status of the exclusion fencing, including site photographs and a bird's eye view sketch of the construction site.

Prior to fencing removal, Applicant/Owner shall submit the status of the exclusion fencing in the same manner with a memorandum including the biologist's recommendations regarding the appropriate time to remove the fencing.

Mitigation Measure BIO-4 (CONSTRUCTION CREW TRAINING). The subject parcel has potential to provide dispersal and upland habitat for special-status wildlife species as indicated by preliminary biological studies and information obtained from the CNDDB including CTS, SCLTS, CRLF and CLL.

To mitigate potential harm to these wildlife species, Applicant/Owner shall avoid impacts to the greatest extent feasible as determined by a qualified biologist. To avoid this harm, prior to the project's start, a qualified biologist shall present an "endangered species environmental training" to all construction workers. The training shall include distribution of a handout in English (and Spanish and/or other appropriate language, depending on crew makeup) addressing the natural history and legal status of all species of concern which may potentially occur on-site.

The education must focus on protection measures to be implemented as part of the project. Following the training all workers shall sign a certification of attendance. Applicant/Owner shall maintain this certificate of attendance with their records. All workers must be trained, prior to working on the project site, either by the qualified biologist or previously trained site supervisor. Any worker(s) added to the construction crew after the initial training shall also be trained before they are allowed to work onsite.

Within 30 days of training, the project biologist shall submit a memorandum describing the worker training to the County of Monterey HCD – Planning and State and Federal agencies (if required). Applicant/Owner shall submit initial training and any subsequent training sign-in sheets to HCD within 30 days.

Mitigation Measure BIO-4 Monitoring Action: Prior to the issuance of any construction permit, Applicant/Owner shall submit a Worker Environmental Awareness Program draft document to HCD – Planning for review and approval. Within 30 days of construction start, the project biologist shall submit a memorandum describing the worker training to State and Federal agencies (if required) and the HCD. The Applicant/Owner shall submit initial training and any subsequent training sign-in sheets to the HCD within 30 days.

Mitigation Measure BIO-5: **(BIOLOGICAL MONITOR)**. Parcels involved in the residential development have potential to provide dispersal and upland habitat for special-status wildlife species as indicated by preliminary biological studies and information obtained from the CNDDB including CTS, SCLTS, CRLF and CLL. To mitigate potential harm to these wildlife species, Applicant/Owner shall avoid impacts to these species, by contracting a qualified biologist, to ensure all handling of wildlife is done by a permitted biologist with State and Federal agency authorization.

To accomplish this, Applicant/Owner shall ensure a qualified biologist is present to monitor activities at the project site during initial vegetation removal and grading activities. Once the vegetation removal and initial grading activities have been completed, subsequent construction monitoring may be performed by the construction site supervisor.

All open trenches and potholes must have ramps or other features installed to allow for entrapped wildlife to escape. Trenches or potholes that cannot accommodate escape ramps must be covered at the end of each workday, then inspected by the construction supervisor at the start of each workday. If entrapped wildlife is observed by the Applicant/Owner, construction workers the Applicant/Owner or construction crew supervisor shall immediately contact the monitoring biologist to capture and relocate the species out of harm's way (as determined by a qualified biologist) into suitable habitat. If special-status species are observed by the crew or site supervisor during construction activities, all work in the immediate area must cease immediately and the qualified biologist (possessing the appropriate handling permit(s) shall be contacted to capture and relocate individuals out of harm's way.

No work may resume until approved by the qualified biologist. No work crew member shall handle wildlife. Following any unseasonable rains of 0.25 inches or greater, a qualified wildlife biologist shall inspect around storage piles, under vehicles parked overnight and all open holes and trenches at the beginning of each workday to check for wildlife.

Grading and other earthwork (e.g., grubbing, trenching, potholing, etc.) during all project phases (e.g., access road, water line, building pad, septic, etc.) shall be performed later than April 15 and prior to the first fall rains, likely around mid-October. If a phase of ground disturbance activities cannot be completed in this timeframe, the phase shall resume the following spring. No winter season earthwork shall be permitted.

Mitigation Measure BIO-5 Monitoring Action: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating the Applicant/Owner has retained a qualified biologist to conduct pre-construction survey, oversee the installation of exclusionary fencing and provide on-going construction phase monitoring, meeting the Mitigation Measure BIO-5 requirements, including photographic evidence of installation of wildlife entrapment avoidance mechanisms and trench covers. The Applicant/Owner shall maintain records of all daily monitoring activities and shall provide copies of all monitoring reports to HCD – Planning upon request and upon conclusion of the construction activities.

Mitigation Measure BIO-6 (NESTING BIRD SURVEYS). Special status bird species (including white-tailed kite (*Elanus leucurus*), northern harrier (*Circus hudsonius*), merlin (*Falco columbarius*), loggerhead shrike (*Lanius ludovicianus*), Bryant's savannah sparrow (*Passerculus sandwichensis alaudinus*)and grasshopper sparrow (*Ammodramus savannarum*)) were found by a qualified biologist to have potential nesting sites near the project site during its construction (Biological Report, HCD-Planning Library Doc. No. LIB230236).

To avoid impacts to special status nesting birds, a qualified biologist shall perform pre-construction nesting bird surveys no more than one week before scheduled start of any construction activities. The nesting survey, performed by a qualified biologist, shall cover the project site.

Because nesting raptors may require buffers of a minimum 350-foot radius, a memorandum describing the survey results will be submitted to state and federal agencies (if required) and HCD-Planning within 30 days of the survey.

If active nests are observed, the nest site shall be flagged and a buffer established to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions and anticipated construction activities. In no case shall the buffer be less than 350 feet.

Active nests shall be monitored at a frequency determined by the monitoring biologist, but no less than once per week, until the nestlings have fledged. If any construction activities appear to be interfering with nest maintenance (e.g., feedings and incubation), the buffers shall be enlarged or nearby construction activities postponed, until the young have fledged, as determined by the qualified biologist.

Mitigation Measure BIO-6 Monitoring Action: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating Applicant/Owner has retained a qualified biologist to conduct preconstruction nesting bird surveys meeting the requirements of Mitigation Measure BIO-6. Within 30 days of construction start, the project biologist shall submit a memorandum describing the results of the preconstruction survey to HCD – Planning for review and approval.

Mitigation Measure BIO-7 (BAT SURVEYS). Special status bat species including the pallid bat (*Antrozous pallida*) were found by a qualified biologist to potentially roost near the project site during construction activities (Biological Report, HCD-Planning Library Doc. No. LIB230236). To avoid impacts to bats, no more than two weeks prior to the anticipated start of construction activities, a qualified biologist shall survey the trees and snags in and immediately adjacent to the work areas for bat roosts. If bats are found to be present, the biologist shall provide to the Applicant/Owner and their construction team a set of recommendations to implement, which may include buffer zones, installation of exclusion devices and/or scheduling constraints, depending on whether maternity, bachelor, or night roosts are identified.

If a single bat and/or only adult bats are roosting, construction activity may proceed after the bats have been safely excluded from the roost. Exclusion techniques shall be determined by the biologist and depend on roost type. Applicant/Owner shall ensure the recommendations are followed: the biologist shall prepare a memorandum describing the survey results, identified bat protection measures and their duration. Applicant/Owner shall submit the memorandum to HCD-Planning and State and Federal wildlife agencies (if required) within 30 days of construction start. Bat protection measures shall be followed for the period prescribed by the qualified biologist.

Mitigation Measure BIO-7 Monitoring Actions: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating the Applicant/Owner has retained a qualified biologist to conduct pre-construction bat surveys meeting the requirements of Mitigation Measure BIO-7. If bats are found to be present, Applicant/Owner shall ensure a memorandum including the bat survey results, identified bat protection measures and their duration are submitted to HCD – Planning for review and approval. On an ongoing basis during construction, bat protection measures provided in an HCD-Planning approved memorandum shall be followed.

Mitigation Measure BIO-8 (MONTEREY DUSKY FOOTED WOODRAT). The Monterey dusky-footed woodrat ("MDFW") is listed as a "California Species of Special Concern"; there is evidence that individuals of the species occupy the subject parcel. To reduce the potential impact to MDFW, avoidance and/or removal of the MDFW shall be employed.

A qualified biologist shall perform a pre-construction survey for MDFW houses within the project work boundaries and a 25-foot buffer around the project site perimeter. The biologist shall flag the nests and establish buffers around each MDFW house observed. The buffer width should be determined by the qualified biologist, but shall not be less than 20 ft. If a MDFW house is present within the work area and cannot be avoided, the qualified biologist shall contact CDFW for approval to implement a woodrat relocation plan, which may include live trapping and/or the construction of alternate houses in adjacent suitable habitat. The woodrat relocation plan must be implemented by a qualified biologist possessing a Scientific Collection Permit authorizing the handling of MDFW. Authorization by CDFW must be obtained prior to the implementation of this measure.

Post-relocation monitoring may be required by CDFW, as part of the plan. A memo describing the survey results shall be submitted to state and federal agencies (if required) and the County Housing and Community Development Department within 30 days of MDFW treatment.

Mitigation Measure BIO-8 Monitoring Action: Prior to the issuance of any construction permit for this development, Applicant/Owner shall submit the results of the MDFW pre-construction survey to HCD – Planning for review and approval.

Mitigation Measure BIO-9 (HABITAT ADAPTIVE CARE AND CONSERVATION SCENIC EASEMENT DEED [CRLF]). Parcel A had positive results for California red-legged frog ("CRLF," *Rana draytoni*) as indicated by a 2024-2025 pitfall trapping study of the Project site (Mori, 2025, HCD-Planning Library Doc. No. LIB230236).

To mitigate potential CRLF migration interruption, Applicant/Owner shall:
1) design curbs to avoid creating barriers to movement. Wherever curbs are proposed, they shall be designed as rounded curbs or angled curbs of 60 degrees or less to avoid creating movement barriers for amphibians. Drainage systems shall be designed to incorporate the use of French drains which avoid grated openings to unintentionally capture amphibians. Avoid grates with ¼ inch openings or greater or incorporate the use of

mesh screens. HCD-Planning will only approve construction permits which incorporate these designs into the construction plans.
2) implement the Habitat Adaptive Care Program outlined below and
3) dedicate a conservation scenic easement ("CSED") for an area of oak woodland and mixed grassland of approximately 3:1 ratio to the area of CRLF dispersal habitat which the project permanently impacts.

Habitat Adaptive Care Program. Applicant shall implement an adaptive care program within habitat areas to achieve the following goals and objectives:

1. Protect habitats (oak woodland, mixed grassland, costal scrub, maritime chaparral) located outside the 100-foot fuel management zone (Figure 16 of the biological assessment) and ensure CRLF habitat is high-quality by implementing the following:
    a. Within oak woodland, maritime chaparral and coastal scrub implement a management program that benefits oak woodland growing conditions and stimulates expression of native trees, shrubs and groundcovers. The identified best management practice is to avoid removal of native plant species and decrease the cover of target invasive non-native species. Within the mixed grassland implement a management program that benefits native perennial grasses and native forbs (i.e., wildflowers). The identified best management practice is mowing in the spring season that reduces the growth/seed production of annual, non-native grasses and forbs. Revegetate the temporarily disturbed Mixed Grassland with a native grass and forb seed mix. Suitable grass species include California brome (*Bromus carinatus*), purple needlegrass (*Stipa pulchra*), California oatgrass (*Danthonia californica*) and blue wild rye (*Elymus glaucus*). Forbs shall also be added to the seed mixture, such as common yarrow (*Achillea millefolium*), California poppy (*Eschscholzia californica*) and sky lupine (*Lupinus nanus*).
    b. The soil stockpile area shall receive erosion control treatment after placement and be revegetated to grassland. A native grass and forb seed mix shall be applied prior to the fall rains, approximately mid-October. Suitable grass species include California brome (*Bromus carinatus*), purple needlegrass (*Stipa pulchra*), California oatgrass (*Danthonia californica*) and blue wild rye (*Elymus glaucus*). Forbs shall also be added to the seed mixture, such as common yarrow (*Achillea millefolium*), California poppy (*Eschscholzia californica*) and sky lupine (*Lupinus nanus*).
    c. Target species observed or with potential to occur on the parcel are listed within Table 6 of the biological assessment; additional invasive plant species may be identified in the future. Manual removal techniques will be used and depending upon the species, actions will include hoeing, cutting, hand-pulling and/or weed-whipping.
2. Monitor. Applicant along with a qualified botanist, ecologist, or revegetation specialist (as needed), will inspect the seeded grassland areas one year after seed application. Plant cover will be measured; if plant cover is less than 60%, remedial actions will be implemented, such as supplemental seeding. An inspection report, describing site conditions and plant cover, shall be prepared by the Applicant/Owner, with the services of a qualified botanist, ecologist, or revegetation specialist (as needed); the landowner will be responsible for submitting the report to the County of Monterey HCD-Planning by the end of January following each monitoring year.
3. In all areas, Applicant/Owner shall implement actions to remove/control invasive, non-native plant species. Applicant shall confer with a qualified restoration specialist, as needed, to determine the most effective methods for removing and controlling the target invasive species within the area(s) and remove materials from the site. The removal of invasive plant species will likely require several consecutive treatments as new seedlings of invasive plants such as Italian

and bull thistles and French broom can sprout each spring and summer until the seed bank is exhausted. Additional invasive plant species beyond Table 6 of the biological assessment may be identified in the future.

4. Applicant/Owner shall manage habitats on the property in a manner conducive to protection of native wildlife species. Achieve this goal by implementing the following:
    a. Prior to removal of invasive, non-native plant species conduct a walking survey to identify active bird nests and MDFW houses such that impacts to nests are avoided during invasive plant removal.
    b. All round-disturbing activities shall occur only between April 15 and the onset of fall rains (usually mid-October) to avoid affecting animals that may be overwintering in the woodland understory or within burrows in the grassland.
5. Applicant/Owner shall provide to HCD-Planning annual monitoring reports during Years 1-7 describing yearly actions, results of monitoring and remedial actions needed or implemented. Applicant/Owner utilizing the services of a qualified botanist, ecologist, or revegetation specialist (as needed), shall periodically inspect the habitats at least once a year during Year 1-7. The inspections shall assess how the habitat management actions are proceeding and identify any problems or potential problems that may exist. During these inspections, Applicant/Owner (and specialist, as needed) shall look for plant damage, document compliance with program objectives and make recommendations to correct any significant problems or potential problems.

    The inspection visits will also be used to document the need to change or adjust revegetation plan actions (i.e., altering the maintenance schedule, adding extra weed control visits, increasing or reducing the frequency or amount of irrigation water, etc.).

    The progress of invasive non-native plant species removal shall be ascertained during the inspections, with a trend of decreasing cover/occurrences each year. Natural revegetation is expected to occur in areas where invasive, non-native plant species have been removed. Native seeds in the soil seedbank will likely colonize the treated areas.

    Photos shall be taken of the habitat area(s) at least once a year in Years 1-7. Photos will be taken from the same vantage point and in the same direction every year; a minimum of ten photo points shall be established. The location and photo direction of each photo stations shall be established in Year 1, which shall be the first year following Planning Permit issuance. The photos shall reflect the findings discussed in the monitoring report.

    Annual reports for monitoring Years 1-7 shall present data on the habitat area(s), actions implemented, the progress toward meeting program goals and any remedial actions required.

    Applicant/Owner shall prepare monitoring reports, with the services of a qualified botanist, ecologist, or revegetation specialist (as needed); Applicant/Owner will be responsible for submitting the annual reports to the County of Monterey HCD-Planning by January 31st following each monitoring year.

Conservation Scenic Easement Dedication: Prior to issuance of any construction permits for Parcel A, Applicant shall dedicate a conservation scenic easement ("CSE") for an area of oak woodland and mixed grassland of approximately 3:1 ratio to the area of CRLF dispersal habitat impacted by the Project. The

approximately 1-acre CSE area shall be chosen with the services of a qualified biologist or ecologist to best preserve an area that is of the highest quality for CRLF.

The CSE shall be conveyed to the County of Monterey. The Conservation Scenic Easement Deed ("CSED") shall describe the area in which no structures shall be placed but which shall allow Habitat Adaptive Care Program activities and fire fuel management. The CSED shall be submitted to, reviewed and approved by the Chief of Planning and accepted by the Board of Supervisors.

Prior to issuance of building permits, the Owner/Applicant/Certified Professional shall submit the CSED and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval. Prior to or concurrent with building permits final, the Owner/Applicant shall provide recording fees for County Clerk to record the CSED.

Mitigation Measure BIO-9 Monitoring Actions: Prior to the issuance of any construction permit, Applicant 000 shall submit all design plans that include curb design to HCD – Planning for review. Prior to final permit approval, Applicant/Owner shall provide photographic evidence to HCD-Planning staff that the design elements described in BIO-9 have been fully incorporated into construction.

Applicant/Owner shall implement an adaptive care program within habitat areas for at least 7 years following issuance of the Planning Permit. Prior to removal of invasive, non-native plant species, Applicant/Owner, along with the services of a qualified biologist, or other specialist (as needed); shall conduct a walking survey to identify active bird nests and MDFW houses to ensure impacts to nests are avoided during invasive plant removal. Applicant/Owner shall implement ground-disturbing activities only between April 15 and the onset of fall rains (usually mid-October) to avoid affecting animals that may be overwintering in the woodland understory or within grassland burrows. In grassland and soil stockpile areas, if plant cover is less than 60% one year after construction final, remedial actions shall be implemented, such as supplemental seeding.

Remedial actions shall continue for a 7-year period from Planning Permit issuance. All monitoring reports shall be submitted to HCD – Planning within one month of the end of each of the 7 years.

Mitigation Measure BIO-10 (OAK WOODLAND RESTORATION). The Arborist Report for the Project (HCD-Planning Library Doc. No. LIB230235) projected a 0.08-acre loss of oak woodland tree canopy, which represents or 1.19% of the total property canopy coverage of 10.13 acres.

To compensate for Project impacts to oak woodland, Applicant/Owner shall develop and implement an oak woodland restoration, enhancement and revegetation plan consistent with the biological resources report and arborist report. The plan shall provide a 3:1 restoration or enhancement to impact ratio. This ratio will provide suitable mitigation by replacing native oak woodland impacted by construction.

The plan shall:

1. Specify restoration/enhancement of a minimum of 0.12 acres of oak woodland concurrent with, or within one year after development of the single-family residence. The primary restoration actions will be done in concert with Mitigation Measure BIO-9: removal/control of invasive, non-native plant species, reduction of annual, non-native annual grasses; seasonal weeding and mowing of restored area(s) in the oak woodland. The oak woodland plan shall specify oak tree replacement planting at a minimum 1:1 replacement ratio for "protected" trees and 2:1 ratio for "landmark" oak trees and adhere to the Project Forest Management Plan for tree protection requirements.

2. Include a program to establish oak replacement plantings and sapling recruits to meet a 60% survival rate, as outlined in the arborist's Forest Management Plan. The plan shall include implementation of a revegetation program within the designated oak recruitment area that establishes the required number of oak trees.
3. Implement a 7-year revegetation maintenance program for the planted and recruited oak trees. Provide a minimum of three years of supplemental irrigation during plant establishment period (i.e., Year 1-3). Maintain a yearly 60% survival rate for installed trees for 7 years, implementing remedial actions (i.e., replanting) if necessary, to maintain the required plant survival rate each year. The 7-year period shall start upon Planning Permit issuance. All monitoring reports shall be submitted to HCD – Planning within one month of the end of each of the 7 years.

Mitigation Measure BIO-10 Monitoring: Prior to building final inspection, Applicant/Owner shall submit to HCD-Planning for review and approval a final oak woodland restoration, enhancement and revegetation plan developed by a qualified biologist/arborist.

Remedial actions shall continue for a 7-year period from Planning Permit issuance. All monitoring reports shall be submitted to HCD – Planning by the end of January following each monitoring year.

Implementation of **Mitigation Measure BIO-1** through **Mitigation Measure BIO-10** will reduce potential impacts to the species discussed above to a less than significant level.

Biological Resources Impact (b) and (c) Less than Significant with Mitigation: The Project will not have a substantial adverse effect on any riparian habitat, wetlands, or other sensitive natural communities. No riparian habitat or wetlands were identified within the Project site. The Project will not have a substantial adverse effect on state or federally protected wetlands as none exist within the Project site. The Project site is on the upper portion of a ridge, approximately 1,200 ft east of Elkhorn Slough.

Potentially adverse indirect impacts may occur through erosion, sedimentation and introduction of hazardous materials. To minimize construction-generated water quality impacts, the contractor/engineer shall implement standard construction BMPs and is required to comply with Monterey County requirements for water-quality impacts. Additionally, project design Project shall direct drainage away from structures, septic systems and away from steep slopes and utilizing dispersion trenches and other energy reducing features for reducing runoff and erosion (**Section VI.10 Hydrology and Water Quality).**

The Project does support habitats are considered "sensitive" for ecological reasons including oak woodland, coastal scrub, maritime chaparral and native grassland. The Project does impact oak woodland and mixed grassland habitats. As shown in **Table 4-2 Impacts to Habitat**, the Project will result in a temporary impact of 0.089 acres of habitat with a permanent impact of 0.04 acres of sensitive habitat.

Additionally, as shown in **Table 4-3 Tree Removal Summary**, the Project would require the removal of oak trees. The Project includes application for a Coastal Development Permit for removal of up to 20 Coast Live Oak trees and a Coastal Development Permit for development within 100 ft of a Pajaro manzanita and oak woodland ESHA.

These potentially significant impacts can be reduced to less than significant with implementation of **Mitigation Measure BIO-1** through **Mitigation Measure BIO-10** described above.

Biological Resources Impact (e) Less than Significant with Mitigation: The Project, as mitigated, will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation

policy or ordinance. The Project site includes maritime chaparral and oak woodland vegetation types, designated as sensitive resources in the LUP.

Forest Resources Policy 2.3.3.A.4 requires development on North County parcels within oak woodland habitat to minimize the amount of oak tree removal to that required for construction of structures and access road. While the Project proposes removal of 20 coast live oaks and contains native habitat (i.e., ESHA), the Project has been designed to either 1) avoid development within these sensitive natural communities and 2) enhance woodlands and replace trees on the site consistent with the recommendations and mitigation measures identified in the biological resource assessment and Forest Management Plan.

CIP section 20.144.040.C.1.e describes protection of oak woodland within the Environmentally sensitive habitat development standards. This section also provides regulations for development within 100 feet of maritime chaparral. The Project involves construction within 100 feet of maritime chaparral. Impacts to maritime chaparral are avoided and significant impacts to oak woodland are minimized and mitigated, as discussed in this section. See **Mitigation Measure BIO-1** through **Mitigation Measure BIO-10**, above.

The site is designated as an ESHA, however, areas proposed for construction and operation avoid Pajaro manzanita, a protected plant, and development is sited to minimize impact to oak woodland. The Project will result in net benefits to these environments as construction will move infrastructure away from sensitive areas (i.e., Pajaro Manzanita) and restore the site through oak woodland restoration and invasive species eradication efforts.

Implementation of mitigation measures identified in this study ensure temporary impacts during construction are minimized and protection, restoration and management plans are established and adequately implemented to minimize operational impacts.

Biological Resources Impact (f) No Impact: The Project does not conflict with the provisions of an adopted habitat conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. Development on or within the vicinity of the site is governed by several documents including the LUP and the CIP.

Overall, the Project shall have a less than significant impact on Biological Resources through the application of Mitigation Measure BIO-1 through BIO-10 and the application of standard County and State regulations.

5. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (sources: 18, 26, 27, 28, 37)	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (sources: 18, 26, 27, 28, 37)	☐	☐	☒	☐

5. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries? (sources: 18, 26, 27, 28, 37)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The southern portion of the Project Site along Elkhorn Road is in an area of high archaeological sensitivity, the remaining portion of the Project site has low archeological sensitivity. The Dudek archaeological assessment Project (HCD-Planning Library Doc. No. LIB240019). The reports, *Archaeological Assessment Results for Elkhorn Road Driveway Water Line and Septic Field Improvements, Monterey County (January 2024)* presents the results of the archaeological records searches, results of the Phase I inventory, results of local Native American and Tribal outreach and recommendations.

The Dudek Report discussed the Paleo-Indian era (pre-8000 cal BC) as representing people's initial occupation of the region which is quite sparse across the Central Coast region. Evidence of this era is generally found through isolated artifacts or sparse lithic scatters.

Possible evidence for Paleo-Indian occupation is reported north of the site at Wilder Ranch and Scotts Valley, where traditional interpretation of the Paleo-Indian is that they were highly mobile hunters of large mammals. Other archaeologists propose that the earliest inhabitants of the Central Coast region focused their economic pursuits on coastal resources. Archaeological sites that support this hypothesis are mainly from locations in southern Central Coast. More Paleo-Indian sites in the northern Central Coast region may exist but have been inundated by rising ocean levels during the Holocene.

The Dudek Report discussed human occupation of the northern Central Coast being archaeologically more common and often found in estuarine settings along the coast or along river terraces inland and are present in both Monterey and Santa Cruz Counties in what archaeologists consider the Early Period (3500 to 600 cal BC). The Middle period occupants of the northern Central Coast used more technology to hunt and collect species include small schooling fishes, sea otters, rabbits and plants such as acorn (600 cal BC to cal AD 1000). Archaeologists find the Middle-Late Transition (cal AD 1000-1250) corresponds with social reorganization across the region, responses to rapid climate shifts and a decline in regional populations. Late Period (cal AD to 1250-1769) artifacts indicate to archaeologists that the northern Central Coast occupation tended to be semi-sedentary and focused on resource acquisition; encampments related to processing resources with seasonal availability.

In the late period, the Dudek report indicated that *Tiuvta in Calendaruc* people controlled the shore of Monterey Bay from present day Moss Landing in the south to a point about halfway between present day Aptos and the Pajaro River, a territory that includes the Project area.

The Dudek report concluded the site did not include any historic resources, nor was it probable that Project implementation would cause a substantial adverse change in the significance of any archaeological resource. A pedestrian survey conducted on December 29, 2023, yielded no cultural resources.

Cultural Resources Impact (a) No Impact: CEQA Guidelines Sec. 15064.5 defines a historical resource as one being listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources. Public Resources Code Section 21084.1 states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

The Project does not contain a historical resource nor is the Project located near a historical resource. As a result, the Project does not have an impact on historical resources.

Cultural Resources Impact (b) Less than Significant: Public Resources Code Section 21083.2 requires that lead agencies evaluate potential impacts to archaeological resources and determine whether a project may have a significant effect or cause a substantial adverse change in the significance of an archaeological resource.

A records search through the Northwest Information Center of the California Historical Resources Information System ("NWIC") was conducted on December 19, 2023and found no archeological resources previously recorded in the Project site and found one (1) resource within 0.25 miles of the Project Site, located approximately 800 ft east on the south side of Elkhorn Road.

A Native American Heritage Commission ("NAHC") Sacred Lands File ("SLF") search was conducted in December 2023 and reported negative results for tribal cultural resources. A pedestrian survey for the Project was conducted on December 29, 2023, which yielded no cultural resources. Although the records search and pedestrian survey determined no known cultural resources in the Project Site, ground disturbing activities could potentially impact previously unknown or buried archaeological resources. While unlikely, the possibility of disturbing previously unknown archaeological resources represents a potentially significant impact that would be minimized with implementation of Monterey County Condition of Approval #3 –" PD003(A) Cultural Resources Negative Archaeological Report" which requires that work be halted immediately in the event a cultural, archaeological, historical, or paleontological resource is uncovered during construction. Therefore, the Project would have a less than significant impact.

Cultural Resources Impact (c) Less than Significant: No human remains, including those interred outside of a dedicated cemetery, are known to occur on the Project site. As a result, finding human remains during construction would be unlikely. Nevertheless, while unlikely, the Project could impact previously unknown human remains. The implementation of a standard Monterey County Condition of Approval requiring that work halt immediately in the event of the discovery of any human remains would ensure less than significant impacts. This condition further requires that no excavation or ground-disturbing activities shall occur at the site or nearby area until the Monterey County coroner has been contacted in accordance with Section 7050.5 of the California Health and Safety Code. If the coroner determines that the human remains are of Native American origin, the appropriate Native American tribe shall be contacted to provide recommendations for the disposition of the remains. Work will not resume in the immediate area of the discovery until such time as the remains have been appropriately removed from the site. Therefore, this represents a less than significant impact with mitigation.

The Project would have a less than significant impact on Cultural Resources through the application of standard County Planning condition of approval No. 3.

6. ENERGY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (sources: 27, 28, 33, 34, 35)	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (sources: 27, 28, 33, 34, 35)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Project includes a rooftop array of solar panels, an energy storage system and backup generator to provide electrical power generation and does not propose any connection to an existing electrical grid.

Energy Impact (a) and (b) Less than Significant: The Project would not result in a potentially significant environmental effect due to the wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during construction or operation. Project construction Project will require energy for materials procurement and transportation along with site preparation (e.g., minor grading, materials hauling).

Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these activities. The construction energy use has not been quantified. However, construction will not cause inefficient, wasteful, or unnecessary consumption of energy because 1) the construction schedule and process is designed to be efficient to avoid excess monetary costs and 2) energy use required to complete construction is temporary in nature.

Operation of the Project would not result in a significant increase in energy, as the project consists of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage and associated improvements. The Project includes construction and operation of a rooftop solar system to provide electrical power on-site and will not connect to an existing electrical grid.

Project construction shall comply with the current California Building Code, which include energy efficiency standards (Title 24, Part 6) minimizing wasteful, inefficient, or unnecessary consumption of energy resources during operation. Additionally, the Project will be required to comply with the California Green Building Standards Code ("CalGreen"), which establishes mandatory green building standards for all buildings in California. For these reasons, this represents a less-than-significant impact.

The Project will have a less than significant impact on Energy through the application of standard County and State regulations during construction permitting.

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	☐	☐	☐	☒
ii) Strong seismic ground shaking? (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	☐	☐	☒	☐
iv) Landslides? (sources: 20, 25, 26, 33, 36, 41, 42, 43)	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (sources: 20, 25, 26, 33, 36, 42, 43)	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (sources: 7, 20, 25, 26, 33, 36, 42, 43)	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (sources: 20, 25, 26, 33, 36, 42, 43)	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (sources: 20, 25, 26, 33, 36, 42, 43)	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (sources: 9, 20, 26, 33, 36, 37)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Rock Solid Engineering, Inc. prepared a geotechnical investigation for the Project. The investigation, *Geotechnical Investigation Proposed Residence and Workshop 827 Elkhorn Road Royal Oaks, California*

APN: 181-151-009-000 (June 2023), evaluated potential impacts associated with the Project's construction and operation. Rock Solid Engineering, Inc. conducted a field investigation and collected six (6) soil borings on April 20, 2023. The geotechnical investigation as conducted to determine near surface and subsurface soil conditions and determine suitability for Project construction.

Additionally, Fox Onsite Solutions LLC prepared an Onsite Wastewater Treatment System Feasibility Study for the Proposed Project. The investigation, *Monterey County Onsite Wastewater Treatment System Feasibility Study APN 181-151-009-000 827 Elkhorn Road Royal Oaks, CA 95076 (July 2023)*, evaluated potential impacts associated with the Project's onsite wastewater treatment system. As a component of the onsite wastewater treatment report, Fox Onsite Solutions LLC conducted field investigations and soil tests on May 19, 2023and May 26, 2023, within three study sites of the Project site. Fox Onsite Solutions LLC evaluated the characteristics of the soil conditions to determine suitability and provide recommendations for the Project's on-site septic system.

Seismicity and Fault Zones

The geologic structure of central California is primarily a result of tectonic events during the past 30 million years. Faults in the area are believed to be a result of movements along the Pacific and North American tectonic plate boundaries. Movements along these plates are northwest-trending and largely comprised of the San Andreas Fault system. Monterey's complex geology is a result of changes in sea level and tectonic uplifting. Geologic units in the region have been displaced by faulting and folding. The Granitic basement and overlying tertiary deposits have been juxtaposed along many of the northwest/southeast-trending faults.

The Project, located at 827 Elkhorn Road in Royal Oaks, California, is in the northeastern portion of the Elkhorn Slough. The site slopes towards Elkhorn Slough and towards the south end of the Site. The nearest active faults or potentially active faults Project include the Zayante-Vergeles fault zone located 6.6 miles northeast, the San Andreas fault zone located 7.4 miles northeast, the Sargent fault zone located 10.5 miles northeast, the Reliz fault zone located 11.3 miles south, the Carnadero fault located 12.3 miles north-northeast, the Chupines fault zone located 16.3 miles south and the Monterey Bay-Tularcitos fault zone located 18.4 miles south-southwest.

Soils

The Natural Resources Conservation Service ("NRCS") characterizes the dominant soil type within the site as *Arnold,* a series of deep, excessively drained soils that formed in material weathered from soft sandstone. This series of soils typically occurs on hills and hilly uplands at elevations of 100 to 2,500 ft and have slopes of 9 to 75 percent. Arnold soils are somewhat excessively drained, with very low to medium runoff and rapid permeability above the sandstone and slow in the sandstone. The south portion of the Project Site near Elkhorn Road consists of Santa Ynez, a series of deep, moderately well drained soils that formed in material weathered in alluvium from shale, sandstone and granite. Santa Ynez soils are on coastal terraces and foot slopes between 20 to 1,200 ft and have slopes of 0 to 50 percent. Santa Ynez soils are moderately well drained, with slow to rapid runoff and very slow permeability.

Geology and Soils Impact (a.i) No Impact: The Project is not located within any of the Alquist-Priolo Earthquake Fault Zones established by the Alquist-Priolo Earthquake Fault Zone Act of 1972. No impact would occur.

Geology and Soils Impact (a.ii) Less than Significant: The Project site is in a seismically active region. Due to the proximity of the Project to active and potentially active faults, there is the potential for strong onsite seismic shaking during its design lifetime. While the Project could be exposed to seismically induced

hazards, it Project will be required to comply with California Building Code seismic design standards. As a result, potential impacts due to seismic hazards would be minimized. Therefore, the Project development will result in a less than significant impact.

Geology and Soils Impact (a.iii) Less than Significant: The Project is in an area of low liquefaction susceptibility. Liquefaction and lateral spreading tend to occur in loose, fine saturated sands and in places where the liquefied soils can move toward a free face (e.g., a cliff or ravine). Due to the heavy clays and hardpan present throughout of the site and low liquefaction susceptibility, the potential risk of lateral spreading is low. The potential risk for occurrence of damaging liquefaction would be low during a strong seismic event. This represents a less than significant impact.

Geology and Soils Impact (a.iv) Less than Significant: The Project is in an area of moderate landslide risk. While landslides are common in Monterey County due to the combination of uplifting mountains, fractured and weak rocks and periods of intense rainfall, the level of susceptibility is highly dependent on the site's geologic conditions. The geotechnical report determined that the Project Site is suitable for the proposed development from a geotechnical and engineering standpoint. The Project will be constructed in accordance with the recommendations of the geotechnical report, standard engineering and seismic safety design techniques and applicable LUP guidelines, thereby minimizing potential impacts. For these reasons, this represents a less than significant impact.

Geology and Soils Impact (b) Less than Significant with Mitigation: The Project is in an area identified as having high erosion hazards risk. Grading and excavation could result in localized erosion on-site. The Project would temporarily disturb 1.1 acres (including leach field preparation) and permanently convert approximately 0.28 acre of an approximately 18.14-acre parcel (13.53 acres after the LLA). Of the cut required to site the structures, approximately 550 cy of excavated soil will be produced.

The excess excavated soil is proposed to be spread on-site within an area in the southeastern portion of the Project site. The excavated soil would be six to twelve inches deep, covering approximately 30,000 sf (0.69 acres). The Project will implement standard construction BMPs to minimize potential erosion-related effects and will also be required to implement standard erosion control measures during construction (**Figure 7. Erosion Control Plan)**.

The Project will implement all geotechnical analysis recommendations to further ensure erosion impacts are minimized. All disturbed areas will be revegetated consistent with **Mitigation Measure BIO-9**, which includes seven years of adaptive grassland and oak woodland management.

The Project will also be required to comply with standard County conditions of approval related to grading restrictions, as well as comply with requirements of MCC Chapter 16.08 and 16.12and the LUP. Implementation of standard construction BMPS, in addition to adhering to applicable MCC requirements, ensures that impacts will be minimized. For these reasons, this represents a less than significant impact.

Geology and Soils Impact (c) Less than Significant: The Project is in an area with low liquefaction and moderate landslide risk. The soils within the Project site have low liquefication susceptibility. The Project site is also not located in a known subsidence zone; and therefore, it is unlikely that the Project would be subject to subsidence related hazards. While the site is in a seismically active region, there are no potentially active faults in close proximity to the Project and surface rupture and lateral spreading are considered improbable.

The geotechnical report determined that, from a geotechnical and engineering standpoint, the project site is suitable for the proposed development. Because the Project will be constructed in accordance with the

geotechnical report recommendations, standard engineering and seismic safety design techniques and applicable LUP guidelines, thereby minimizing potential impacts.

The Project is not located on unstable geologic units or soil or soil that may become unstable, is not identified to result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or located on expansive spoil creating a direct or indirect risk to life or property. For these reasons, this represents a less than significant impact. Therefore, impacts would be less than significant.

Geology and Soils Impact (d) Less than Significant: The Project is not located in an area known for expansive soil issues. The Site contains loam sand soils with excessive drainage. Rock Solid Engineering, Inc and Fox Onsite Solutions LLC did not identify any significant geotechnical characteristics that require immediate attention and found the Project site to be suitable for the Project. For these reasons, this represents a less than significant impact.

Geology and Soils Impact (e) Less than Significant: The Project will construct and operate an onsite wastewater treatment system. Fox Onsite Solutions LLC prepared a Feasibility Study for the Project and found the Project site suitable for a standard wastewater treatment system with a shallow gravity leach field in the lower hillside area. For this reason, this represents a less than significant impact. Please refer to **Section VI.19 Utilities and Service Systems** for more information regarding the wastewater disposal.

Geology and Soils Impact (f) No Impact: Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon and diagnostically or stratigraphically important, as well as those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally. They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy and assemblages of fossils that might aid stratigraphic correlations – particularly those offering data for the interpretation of tectonic events, geomorphic evolution, paleoclimatology and the relationships of aquatic and terrestrial species.

Most fossils found in Monterey County are of marine life forms and form a record of the region's geologic history of advancing and retreating sea levels. A review of nearly 700 known fossil localities within the County was conducted in 2001; 12 fossil sites were identified as having outstanding scientific value. The Project site is not located on or near any of those sites. No impact would occur.

The Project shall have a less than significant impact on Geology and Soils through the application of Mitigation Measure BIO-9 and the standard County Building Services BMP requirements for grading and construction permits.

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (sources: 22, 23, 24, 33, 34)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (sources: 22, 23, 24, 27, 28, 33, 34)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Various gases in the Earth's atmosphere, when exceeding naturally occurring or 'background' levels due to human activity, create a warming or greenhouse effect and are classified as atmospheric GHGs. These gases play a critical role in determining the earth's surface temperature. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, the radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide ("CO_2"), methane ("CH_4"), ozone ("O_3"), water vapor, nitrous oxide ("N_2O")and chlorofluorocarbons ("CFCs"). Human-caused emissions of these GHGs exceeding natural ambient concentrations are responsible for the greenhouse effect. In California, transportation is the largest emitter of GHGs.

MBARD has not yet adopted a threshold for construction-related GHG emissions but recommends utilizing thresholds set by neighboring districts (e.g., Sacramento Metropolitan Air Quality Management District ["SMAQMD"]). SMAQMD adopted an updated threshold based on the 2030 target year in April 2020. According to SMAQMD, a project would result in a significant GHG related impact if the Project would emit more than 1,100 metric tons of Carbon Dioxide equivalent-CO_2e ("$MTOCO_2e$") per year. Operation of a stationary source project will not have a significant GHG impact if the project emits less than 10,000 $MTOCO_2e$.

Greenhouse Gas Emissions (a) Less than Significant: The Project is in the NCCAB, where air quality is regulated by MBARD. As discussed above, if a project emits fewer than 1,100 $MTOCO_2e$ per year, its GHG emissions impact would be less than significant. The Project will generate temporary construction related GHG emissions. Any potential effects from GHG generation during construction would be short-term and temporary.

Project operation will not increase permanent greenhouse gas emissions that may have a significant impact on the environment because of the Project's limited scope. The Project will be constructed in accordance with contemporary building standards and include energy efficient upgrades (e.g., rooftop solar arrays). The installation of the on-site electrical infrastructure will not require the Project to connect to an existing electrical grid and therefore would reduce emissions.

The Project consists of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and onsite

wastewater treatment system. The Project will result in minimal additional traffic increases once operational, (**Section VI.17 Transportation)**. Therefore, there are no significant impact generated by operational emissions associated with traffic-related impacts; the Project will not create a substantial increase in traffic impacts near the Project vicinity. For these reasons, the Project will result in a less than significant impact to GHG emissions during operation.

Greenhouse Gas Emissions (b) Less than Significant: Monterey County does not currently have an adopted GHG reduction plan with numerical reduction targets for individual uses and developments. As described above, the Project is not expected to generate GHG emissions exceeding applicable thresholds. Therefore, the Project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases; Project impacts Project are less than significant.

The Project shall have a less than significant impact on Greenhouse Gasses by design and with the application of the State and County regulations and requirements through construction permitting.

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (sources: 12, 14, 33, 34)	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (sources: 12, 14, 33, 34)	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (sources: 26, 33, 34)	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (sources: 12, 14, 26, 33, 34)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (sources: 26, 33, 34)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (sources: 26, 27, 28, 33, 34)	☐	☐	☒	☐

9. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (sources: 10, 11, 26, 30, 33)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer.

The Hazardous Waste and Substances Site ("Cortese") List is a planning tool used by the state, local agenciesand developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California EPA ("CalEPA") to develop at least annually an updated Cortese List. Various state and local government agencies are required to track and document hazardous material release information for the Cortese List. There are no hazardous materials release sites in the vicinity of the Project site. Similarly, according to the California Department of Toxic Substances Control's ("DTSC") EnviroStor database and State Water Resources Control Board ("SWRCB") GeoTracker database, there are no open or active cleanup sites in the vicinity of the Proposed Project.

Hazards and Hazardous Materials Impact (a) Less than Significant: Construction of the Project would entail the use of hazardous materials (e.g., fuel, cleaning materials, etc.). The types and amounts of hazardous materials used would vary according to the type of activity. It is unlikely that Project construction would create a significant impact due to the routine transport, use, or disposal of hazardous materials in part due to Project size and the temporary nature of construction. Hazardous materials shall be handled and stored in compliance with all local, state and federal regulations pertaining to hazardous materials. The implementation of these measures would ensure that impacts would be less than significant.

Project operation could generate surface runoff that may contain urban pollutants from vehicles, including cleaning and maintenance materials, oil, grease and heavy metals. Hazardous materials would be handled and (if needed) stored in compliance with all local, state and federal regulations pertaining to hazardous materials. Furthermore, any hazardous materials would be limited in quantity and concentrations set forth by the manufacturer and/or applicable regulations. Furthermore, any hazardous materials would be limited in quantity and concentrations set forth by the manufacture and/or applicable regulations. Therefore, this represents a less than significant impact.

Hazards and Hazardous Materials Impact (b) Less than Significant: Construction and operation of the Project could generate surface runoff that may contain urban pollutants from vehicles, including oil, grease and heavy metals. Hazardous materials would be handled and (if needed) stored in compliance with all

local, state and federal regulations pertaining to hazardous materials. Furthermore, any hazardous materials would be limited in quantity and concentrations set forth by the manufacture and/or applicable regulations. The Applicant/Owner shall implement erosion control measures consistent with MCC Chapter 16.12 to minimize potential impacts due to contaminated runoff. Additionally, the Project shall implement standard BMPs and erosion control measures (e.g., minimize grading, re-vegetate disturbed areas, etc.) that minimize potential impacts associated with the Project. Therefore, this represents a less than significant impact.

Hazards and Hazardous Materials Impact (c) No Impact: The Project is not located within one-quarter mile of an existing or proposed school. Therefore, no impact would occur.

Hazards and Hazardous Materials Impact (d) No Impact: The Project site is not listed on any hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

Hazards and Hazardous Materials Impact (e) No Impact: The Project is not located within an airport land use plan or within two (2) miles of an airport and will not result in a safety hazard to, or significant noise for people residing or working in the Project area. No impact would occur.

Hazards and Hazardous Materials Impact (f) Less than Significant: The Project will be accessed via a private rural driveway connecting to Elkhorn Road. The Monterey County 2021 Evacuation and Transportation Plan does not identify specific designated evacuation routes because evacuation routes are considered dynamic and change based on the nature and location of an emergency. As a result, all local roadways in the Project's vicinity Project can potentially be utilized as evacuation routes during an emergency.

The Project will not generate additional traffic once operational that could interfere with emergency response or evacuation resulting in a significant impact. Additionally, Project design Project will comply with the Monterey County Regional Fire District Fire Prevention safety standards. Safety standards include specific driveway and road turnabout minimum widths and radii which the PLN220229 plans illustrate (and North County FPD reviewed and found suitable during application submittal review). The Project will not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. For these reasons, impacts would be less than significant.

Hazards and Hazardous Materials Impact (g) Less than Significant: The Project is in a California Department of Forestry and Fire Protection ("CAL FIRE") State Responsibility Area, categorized as a "High Fire Hazard Severity Zone". Structures and people could be exposed to a significant risk of loss, injury or death involving wildland fires. Potential fire hazards during construction could occur in connection with the operation of equipment and other activities, which could cause sparks or other sources of ignition in dry areas. This is a temporary construction impact.

During routine residential use, potential fire hazards due to sparks or sources of ignition could occur. The Project shall comply with fire safety provisions of the California Building Code and Monterey County Code; thereby reducing the risk of damage from wildland fire to the maximum extent practicable. Additionally, the Project shall implement the fuel and vegetation management recommendations presented in the Fuel Management Plan and create defensible spaces within 30 ft and 100 ft of all structures (**Section VI.4 Biological Resources).** For these reasons, impacts would be less than significant.

The Project shall have a less than significant impact on Hazards and Hazardous Materials by design and with the application of the State and County regulations and requirements through construction permitting.

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (sources: 4, 17, 20, 34, 36, 38)	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (sources: 1, 4, 17, 20, 29, 33, 34, 36, 38)	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site? (sources: 20, 26, 33, 36)	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (sources: 19, 20, 26, 33, 36)	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?; or (sources: 20, 26, 33, 36)	☐	☐	☒	☐
iv) impede or redirect flood flows? (sources: 19, 20, 26, 33, 36)	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (sources: 8, 19, 20, 26, 33, 36)	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (sources: 4, 17, 29, 33, 34, 38)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Project site is located to the east of the Elkhorn Slough. The Elkhorn Slough flows southwest into the Pacific Ocean near Moss Landing, California. The Site slopes south, east and southeast towards Elkhorn Slough.

The Project site is in the Alisal-Elkhorn Slough watershed, in a groundwater recharge area designated by the County of Monterey and within the 180/400 Foot Aquifer Subbasin of the Salinas Valley Groundwater

Basin. The subbasin is co-managed by the Salinas Valley Basin Groundwater Sustainability Agency ("SVBGSA"), Marina Coast Water District Groundwater Sustainability Agency ("MCWD GSA") and the Monterey County Groundwater Sustainability Agency ("MCGSA") and is categorized as critically over drafted. A Groundwater Sustainability Plan ("GSP") for the 180/400 Foot Aquifer Subbasin was prepared for the aquifer and approved in 2020 and amended in 2022. According to the GSP, the current sustainable yield of the Subbasin is 98,000 acre-feet per year ("AFY") of water and the 2030 projected sustainable yield is 107,200 AFY. Additionally. the GSP includes management actions and projects for achieving groundwater sustainability in the Salinas Valley Groundwater Basin and its six (6) subbasins. Examples include pumping restrictions, reservoir reoperation, Castroville Seawater Intrusion Project ("CSIP") expansion and Monterey One Water ("M1W") Recycled Water Plant Modifications Project.

The Project is within Federal Emergency Management Agency ("FEMA") Flood Zone X, an Area of Minimal Flood Hazard (areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood). The Project site is currently developed with an existing access road with approximately 579,052 sf of pervious coverage. The Project when built out, will result in 19,679 sf of impervious coverage and 569,693 sf of pervious coverage. Specifically, the Project will result in 4,739 sf of impervious building coverage and 14,940 sf of impervious hardscape and paving.

Hydrology and Water Quality Impact (a) Less than Significant: The Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The Project site is located on the upper western slope of a ridge, approximately 1,200 ft to the east of Elkhorn Slough. Construction will result in ground-disturbing activities from excavation and grading. Ground-disturbing activities and vegetation removal could generate temporary soil erosion and could potentially affect existing water quality.

To minimize construction-generated water quality impacts, the contractor/engineer shall implement standard construction BMPs. The Project will also be required to comply with MCC Chapter 16.08 requirements, which ensure that temporary construction-related water quality impacts are minimized. The Project will be required to comply with the drainage policies of MCC Chapter 16.14 Monterey County Stormwater Ordinance and the recommendations of the Project's geotechnical investigation.

Project operation could result in water quality effects from hazardous material usage. Potential water quality effects could occur in connection with on-going maintenance activities, use of routine household cleaning products and operation of mechanized equipment (e.g., generator, vehicles). Similar to construction-related impacts, operational impacts will be temporary in nature and would not substantially increase potential water quality impacts. Project design will direct drainage away from structures, septic systems and away from steep slopes utilizing dispersion trenches, storm drains and gutters for reducing runoff and erosion. For these reasons, any temporary construction-related impacts associated with the Project are less than significant.

Hydrology and Water Quality Impact (b) Less than Significant: As discussed, the Project consists of the construction of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, water storage tanks and on-site septic system including a leach field.

The Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge nor impede sustainable groundwater basin management. Temporary water use will occur during Project construction in connection with dust suppression activities. Construction water use will be minimal and will not decrease groundwater supplies or interfere with the process of groundwater recharge.

The Project will install two new water tanks, a pump and backup generator; utilizing an existing well (Elkhorn Road Water System #9) which currently serves two connections, which has capacity to serve four. The estimated well capacity is approximately 17 gallons/minute.

Water will be used during operation for the single-family residence, guest house, restoration activities in oak woodland for the first three years and on an as-needed basis for fire suppression. Water demand calculations were estimated by Fox Onsite Solutions and determined to be approximately .0.8 AFY (750 gallons per day). These estimates were further compared against Monterey Peninsula Water Management District ("MPWMD") Rule 24 Water Use Capacity Use Factors.

Single-family-related water fixtures include:

a. one (1) master bathroom with two (2) sinks, one (1) shower, (1) bathtub and (1) toilet;
b. two (2) bathrooms each with one (1) sink, one (1) toilet and one (1) shower;
c. one (1) half-bathroom with one (1) sink and one (1) toilet;
d. one (1) kitchen sink and one (1) dishwasher; and one (1) laundry sink and one (1) clothes washer.

Guesthouse-related water fixtures include one (1) bathroom with one (1) sink, one (1) shower and one (1) toilet). The Project includes four (4) water tanks of currently unknown size. (**Figures 8c – 8d**).

MPWMD determines residential water use by identifying the water fixtures (e.g., sinks, toilets, showers, etc.)and multiplying the fixture unit value by .01 to determine acre feet per year.

Table 10-1 Residential Unit Water Use identifies the fixtures within the residential unit and MPWMD fixture unit value. Based on the fixtures proposed, the Project would require an estimated 0.3 AFY (with potential for demand upwards of 0.8 AFY).

Table 10-1
Residential Unit Water Use for the Proposed Project

Residential Unit Water Fixture	Number of Fixtures	MPWMD Water Fixture Value	Water Value
Primary Dwelling			
Bathroom Sink	3	1	3
Two Master Bathroom Sinks	1	1	1
Toilet	4	1.8	7.2
Bathtub	1	2	2
Shower	3	2	6
Kitchen Sink and adjacent Dishwasher	1	2	2
Laundry Sink	1	2	2
Clothes Washer	1	2	2
Guesthouse			
Bathroom Sink	1	1	1
Toilet	1	1.8	1.8
Shower	1	2	2
Total			**30**
Acre Feet per year (Water Value x 0.01)			**0.3**

Sources: Riewe, Carol, 2024. Boccone & Igel New Residence and Workshop 827 Elkhorn Road Royal Oaks CA APN 181-151-009. Plan Submittal (PLN220229)and MPWMD, Rule 24 Calculation of Water Use Capacity and Capacity Fees, available at: https://www.mpwmd.net/wp-content/uploads/Rule24.pdf

The Project will result in an increase to groundwater demand, but not a significant impact. As described above, the GSP for the 180/400 Foot Aquifer Subbasin includes management actions and projects for achieving groundwater sustainability. The GSP plans for buildout of residences on residentially-zoned parcels like the Project.

AMBAG's regional growth forecast has anticipated population growth in unincorporated Monterey County; the Project will not induce substantial population growth either directly or indirectly. As a result, the Project will not substantially decrease water supplies or interfere substantially with groundwater recharge. This represents a less than significant impact.

Hydrology and Water Quality Impact (c) Less than Significant: The Project will not substantially alter the site's existing drainage pattern resulting in substantial erosion or siltation on- or off-site. The Project could cause temporary increases in erosion during construction due to ground-disturbing activities. The Project will include construction of new impervious surfaces, which could cause localized increases in erosion on- or off-site in the absence of drainage improvements and could result in potential operational water quality impacts. The Project includes on-site drainage improvements (i.e., dispersion trenches) to address impacts due to increases in impervious surfaces. The Project would implement an erosion control plan to reduce sediment and stormwater impacts during construction.

Project construction will result in improvements which will alter the site's existing drainage pattern through the introduction of impervious surfaces. However, the Project includes drainage improvements in the form of dispersion trenches. Runoff from new impervious surfaces will be collected by gutters and storm drains, flowing to dispersion on-site trenches to percolate runoff into the soil.

Cut and fill slopes will be planted with annual rye grass and mulched with compost. The soil stockpile area resulting from grading will be revegetated with a native grass and forb seed mix. The non-developed portions of the parcel would be conserved with existing vegetation. Therefore, the Project would provide adequate drainage to mitigate increases in surface runoff.

There are no major stormwater drainage improvements or planned improvements located within Project site boundaries. The Project will not create or contribute runoff exceeding existing or planned drainage system improvement capacity. The Project will include on-site drainage improvements construction to accommodate stormwater runoff from increased impervious surfaces.

The Project will not substantially alter the site's or area's existing drainage pattern (including through the alteration of the course of a stream or river or through the addition of impervious surfaces), in a manner to impede or redirect flood flows. As noted above, the Project site is located approximately 1,200 ft to the east of Elkhorn Slough. The distance of the Project from the Elkhorn Slough and the implementation of on-site drainage improvements will avoid potential direct and indirect environmental effects.

As a result, the Project does not entail alteration of a stream or river course. Accordingly, the Project will not impede or redirect flood flows due to changes to the site's existing drainage pattern through stream or river course alteration. This represents a less than significant impact.

Hydrology and Water Quality Impact (d) Less than Significant: The Project Site is not located in an area subject to significant seiche or tsunami effects and is not in a flood hazard area. The Elkhorn Slough, located south of the Project site, is in a Tsunami Hazard Area designated by the California Department of Conservation and is also in Special Flood Hazard Area Zone AE designated by FEMA. The Project does not propose construction in the flood hazard zone or tsunami zone of the Elkhorn Slough. As a result, the

Project will not result in the risk of release of pollutants due to Project inundation from a tsunami, seiche, or flood hazard. This represents a less than significant impact.

Hydrology and Water Quality Impact (e) Less than Significant: The Project will not conflict with or obstruct a water quality control plan or sustainable groundwater management plan. The Project proposes to connect to an existing well with an estimated capacity of approximately 286 gallons, using 0.3 AFY to 0.8 AFY of water. This represents a less than significant impact.

11. LAND USE AND PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (sources: 3, 26, 27, 28, 33, 34, 35)	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (sources: 3, 18, 26, 27, 28, 33, 34, 35, 37)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Project lies within the Coastal Zone and is regulated by the LUP, the certified LCP for the region. The LUP's overall philosophy is to maintain the scenic beauty and rural character of the northern Monterey County's coastal zone. The LCP's basic objectives and key policies include, but are not limited to:

- Protecting visual resources of North County,
- Protecting, maintaining, enhancing and restoring environmentally sensitive habitats,
- Preserving and protecting coastal estuaries and wetlands,
- Protecting groundwater aquifers and controlling new development to a level that can be served by available, long-term water supplies,
- Ensuring compatibility between agriculture and adjacent development,
- Regulating land uses and development in areas of natural hazards,
- Minimizing or avoiding impacts to archaeological resources,
- Expanding or managing roads to accommodate traffic volumes and provide for a safe and uncongested flow of traffic and
- Ensuring future development is consistent with the protection of the area's significant human and cultural resources, agriculture, natural resources and water quality.

The LUP identifies the Project's land use as "Rural Density Residential." The "Rural Density Residential" land use category supports low density residential and agricultural development with development densities from 1 unit on 40 or more acres to a maximum of 1 unit per 5 acres. The Rural Density Residential designation allows for a first single family dwelling and guesthouse residential uses and temporary residences used as living quarters during construction of the first dwelling on a lot.

Located within the coastal zone, the Project site must comply with the California Coastal Act to receive a Coastal Development Permit from the County of Monterey. The California Coastal Commission ("CCC")

was a voter initiative established in 1972 and made permanent by the California State Legislature through the adoption of the California Coastal Act of 1976. The CCC, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone.

Land Use and Planning Impact (a) No Impact: The division or disruption of an established community would occur if a project creates a physical barrier that separates, isolates, or divides a portion of a built community. The physical division of a community is traditionally associated with the construction of large-scale transportation improvements (e.g., highways) or the creation of a large university campus.

The Project, located within a rural residential area, consists of the following:

1. Single-family dwelling, attached carport and deck,
2. Detached guesthouse with an attached workshop and garage,
3. Private driveway,
4. Solar energy system, water storage tanks, on-site septic system including a leach field.
5. Tree removal to accommodate structural development and a new driveway.
6. Building site and road grading.
7. Lot Line Adjustment.

The project is consistent with the area's land use and planning. Due to the nature of the Project and location, the Project would not create a barrier that would divide an established community.

Land Use and Planning Impact (b) Less than Significant: The Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purposes of avoiding and/or mitigating an adverse environmental effect.

North County Land Use Plan's Visual Resources Policy 2.2.2.5 states that "structures should be located to minimize tree removal and grading for the building site and access road." It also requires disturbed slopes to be restored to their previous visual quality and landscape screening and restoration to consist of native plant and tree species.

PLN220229's original design included a much longer driveway with more disturbed slopes and potential to alter the public viewshed. The LLA was initiated between neighboring parcel owners to enable the owner of APN 181-151-009-000 (Parcel A, where new residential development is proposed) to shorten the driveway because the owners of the neighboring parcel preferred this solution over the granting of an access easement.

The resulting parcels involved in the LLA, A, B, and C, will conform with the development standards for Rural Density Residential (RDR) zoned parcels as to size. The three parcels have different minimum size restriction pursuant to Title 20 but are all part of the Rural Density Residential (RDR) zoning district. Table 11-1 shows the final sizes of the parcels after the LLA, and their respective minimum parcel size in the zoning district.

Table 11-1
Resulting Parcel Sizes and Zoning District Requirements

Parcel	Minimum size pursuant to zoning district
Parcel A will be 13.53 acres in size.	10 acres
Parcel B will be 290.14 acres in size.	40 acres
Parcel C will be 5.13 acres in size.	5 acres

The Project Site General Plan land use designation as Residential – Rural Density and the Project would not conflict with the land use designation of the Project site or LUP Land Use Policies 4.3.5.8 and 4.3.6.D. The 1982 General Plan and LUP anticipated future residential growth within the region. The Project develops an appropriate location and alters the size and shape of three parcels to accommodate residential development according to site constraints.

The Project does not conflict with LUP Policies regulating impacts on visual resources. The Project does not significantly impact public viewsheds. Given the existing topography and vegetation and the Project's design, materials and colors, the Project will be visually screened when viewed from the Elkhorn Slough and the trail that extends along the Slough to the north of Kirby Park, (protected public viewsheds). As designed, the Project is tucked into a wooded section of the parcel with one structure partially visible from public viewing areas, consistent with the rural residential characteristics of the surrounding area. The Project is not visible from a public roadway, due to the topography and design. Therefore, the Project is consistent with LUP Policies G.1 and 2.2.2.1-5 and 2.2.3.1-6.

The Project would not conflict with LUP Policies regulating impacts to environmentally sensitive habitats. Development impacts oak woodland but those impacts have been minimized through the LLA to reduce the driveway as well as careful siting of the structures in natural openings within the oak woodland.

Pajaro manzanita is present near the construction site (within 100 feet) but direct impact is avoided by the Project's design. Mitigation Measures proposed in this Initial Study, will improve the long-term health of the oak woodland and improve grassland habitat elsewhere, creating a net benefit to environmentally sensitive habitats through Project development. These Mitigation Measures include avoidance of sensitive terrestrial and avian species and a proposed CSED over a habitat area (See **Section VI.4 Biological Resources**). Therefore, the Proposed Project, as designed and mitigated, is consistent with LUP Policies 2.3.2.1-10.

The Project would not conflict with LUP Water Resources Policies. A Key Water Resources Policy states that water quality of the North County groundwater aquifers shall be protected and new development shall be controlled to a level that can be served by identifiable, available, long term-water supplies and estuaries and wetlands of North County shall be protected from excessive sedimentation resulting from land use and development practices in the watershed areas.

As discussed in **Section IV.10 Hydrology and Water Resources**, the Project incorporates an erosion control plan and will be inspected by HCD-Building Services for plan compliance., MCC Chapter 16.08 Grading code and Chapter 16.12, Erosion Control code. The new rural development is located and developed in accordance with erosion controls to protect the Elkhorn Slough watershed from excessive sedimentation during construction.

The shared well which provides the potable water for the Project is already permitted by the Environmental Health Bureau (EHB) and meets water quantity for this residential unit and another future connection in the area. This is the first dwelling on the parcel and the Project does not include new parcels. The Project would not conflict with LUP Water Resources Policies 2.5.2.1-6 and 2.5.3.A.1-5 which direct new development to minimize point source pollution, siltation and allow adequate water to maintain aquatic and riparian life.

North County Buildout is less than 50% of the projected build out for the area. The Groundwater Sustainability Plan (GSP), and the GSP for the subject site, as well as other GSPs in North County, are making strides to balance their water basins as required by State Law to do so in adaptive management.

The Project would not conflict with LUP Water Resources Policies 2.5.3.B.3-5 which direct onsite waste disposal limitations as to minimum parcel size, appropriate maintenance and siting.

The Project's onsite wastewater treatment system is not built on slopes exceeding 30 percent; EHB found the proposed design adequate to limit pollution of surface waters and protect public health. The Project complies with the Land Disturbance Target requirements for private development described in LUP Water Resources Policy 2.5.3.C.

The Project's total "Land Disturbance by type" was measured as follows:
Temporary changes result in 1.04 acres of "new bare land." However, permanent changes result in approximately 0.28 developed footprint (including pervious pavers on a section of driveway). Land Disturbance due to this residential development avoids impact to erosion through the uniform application and enforcement of MCC Chapters 16.08 and 16.12.

The Project would not conflict with LUP Geologic Hazards Policies 2.8.2.1-4 as the Project site is not considered "high hazard" and the driveway construction is sited on the lowest slope to contribute the least to erosion and with appropriate hammerhead turnarounds for fire trucks to contribute the least to fire hazards.

The Project meets LUP Fire Hazards Policies 2.8.3.C.4 and 5 by the driveway design and choice of fire-resistant roofing materials. Both PLN220229 and PLN240187 Project applications were reviewed for conformance with applicable hazard policies by HCD offices and Fire District staff.

The Project does not conflict with applicable LUP Geologic Hazards Policy 2.8.3.A.1 as the residential design and driveway were sited to conform to site topography and adheres with key LUP Visual Resources Policies on the same issue.

There was a geotechnical report prepared for the residence which demonstrates that the Project minimizes risks to life and property.

The Project does not conflict with LUP Archaeological Policies as there was an archaeological survey prepared – the new development was found compatible with the level of archaeological sensitivity in the Project site (See **Section VI.5 Cultural Resources**).

The Project does not conflict with LUP Transportation Policies 3.1.2.6 and 3.1.3.2 and 3.1.3.5-6 because Engineering Services staff reviewed the proposed residential use and found that it would not conflict with the road capacity of Elkhorn Road. PLN220229 is required to pay regional and countywide traffic fees to support the upkeep and management of County roadways.

The Project does not conflict with LUP Wastewater Management Facilities Policies 3.2.1, 3.2.2 and 3.2.3. A new septic system is proposed and the parcel is not within a wastewater service area. The EHB found the proposed design adequate to limit pollution of surface waters and protect public health. The wastewater collection and treatment system are constructed with tanks near the habitable structures where visual resources would not be significantly impacted.

Natural resources (grasslands that have the potential to support sensitive species) are temporarily impacted by the installation of the trench and leach field. The potential for significant impact is reduced to a level of less than significant through mitigation (**Section VI.4, Biological Resources**).

12. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (sources: 9, 26, 27, 28)	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (sources: 9, 26, 27, 28)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The Project would have no impact on mineral resources (**Section IV.A Environmental Factors Potentially Affected**).

13. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (sources: 26, 27, 28, 33, 34, 39)	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (sources: 26, 27, 28, 33, 34, 39)	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (sources: 26, 27, 28, 33, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Noise is commonly defined as unwanted sound. Sound levels are usually measured and expressed in decibels ("dB") with zero (0) decibels corresponding roughly to the threshold of hearing. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Most environmental noise includes a conglomeration of noise from distant sources, which creates a relatively steady background noise in which no source is identifiable.

The Project, located off Elkhorn Road in the Royal Oaks community, consists of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, water storage tanks and on-site septic system including a leach field.

The primary source of noise in the Project vicinity would be from vehicle traffic along Elkhorn Road and noise generated from the neighboring land uses. The nearest sensitive receptor is located approximately 300 ft to the southeast of the Project site. The North County Coastal LUP does not include specific policies related to noise but encourages land use compatibility to preserve the peace and tranquility of the existing neighbors and to reduce impacts to the environment. In the absence of noise related policies within the North County Coastal LUP, the 1982 Monterey County General Plan policies are applicable. Also, the County-wide Noise Ordinance is applied to coastal areas (MCC Chapter 10.60).

Noise Impact (a) Less than Significant: Project construction will generate temporary noise in the project vicinity due to the use of equipment (e.g., trucks, tractors, excavators). The North County Coastal LUP contains no specific noise policies, therefore this analysis relies on noise policies contained in the Monterey County 1982 General Plan and regulations from the current Noise Ordinance (MCC Chapter 10.60).

Construction activities are required to comply with the Monterey County Noise Ordinance as described in MCC Chapter 10.60. The ordinance applies to "any machine, mechanism, device, or contrivance" within 2,500 ft of any occupied dwelling unit and limits the noise generated to 70 dBA at a distance of 50 ft from the noise source. Noise generating construction activities are limited to the hours between 7 AM. and 7 PM. Monday through Saturday. No construction noise is allowed on Sundays or holidays.

While the extent, duration and volume of noise generated by Project construction has not been identified, it is unlikely construction noise would result in a significant impact given the site location, proximity of existing sensitive receptors, type of construction and the temporary nature of construction activities. **Table 13-1 Construction Equipment Noise Emission Levels** identifies typical noise emissions (i.e., levels) generated by construction equipment and how equipment noise reduces with distance.[5]

Table 13-1
Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source	Typical Noise Level (dBA) 100 ft from Source[1]	Typical Noise Level (dBA) 200 ft from Source[1]	Typical Noise Level (dBA) 400 ft from Source[1]
Air Compressor	81	75	69	63
Backhoe	80	74	68	62
Ballast Equalizer	82	76	70	64
Ballast Tamper	83	77	71	65
Compactor	82	76	70	64
Concrete Mixer	85	79	73	67
Concrete Pump	82	76	70	64
Concrete Vibrator	76	70	64	58
Dozer	85	79	73	67
Generator	82	76	70	64
Grader	85	79	73	67
Impact Wrench	85	79	73	67
Jack Hammer	88	82	76	70
Loader	80	74	68	62

[5] The rate of noise diminishes as the distance from the source of noise doubles.

Table 13-1
Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source	Typical Noise Level (dBA) 100 ft from Source[1]	Typical Noise Level (dBA) 200 ft from Source[1]	Typical Noise Level (dBA) 400 ft from Source[1]
Paver	85	79	73	67
Pneumatic Tool	85	79	73	67
Pump	77	71	65	59
Roller	85	79	73	67

Source: U.S. Department of Transportation, *Transit Noise and Vibration Impact Assessment,* 2018.
Construction generated noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor.

The nearest sensitive receptor is a residence located approximately 300 ft to the southeast of the Project site. Based on the proximity of the nearest receptor and the rate that noise diminishes, construction related activities would not exceed the County's noise related threshold.

Operational noise will not result in a substantial permanent increase in ambient noise within the surrounding area. The Project consists of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and on-site septic system including a leach field. The Project would result in minimal new traffic increases once operational. For these reasons, the Project would have a less than significant impact.

Noise Impact (b) Less than Significant: The Project would not generate excessive ground-borne vibration or ground-borne noise. Project construction would require excavation and grading. These activities will be minor and temporary in nature. Project operation will not create a new source of vibration. For these reasons, the Project would have a less than significant impact.

Noise Impact (c) No Impact: The Project is not located within the vicinity of a private airstrip of an airport land use plan, or within two miles of a public airport. For these reasons, no impact would occur.

14. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (sources: 1, 27, 28, 33, 34)	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (sources: 1, 27, 28, 33, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The Project would have no impact on population and housing. (**Section IV.A Environmental Factors Potentially Affected**.

15. PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection? (sources: 26, 30, 34)	☐	☐	☐	☒
b) Police protection? (sources: 26, 34)	☐	☐	☐	☒
c) Schools? (sources: 26, 34)	☐	☐	☐	☒
d) Parks? (sources: 26)	☐	☐	☐	☒
e) Other public facilities? (sources: 26, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV.A Environmental Factors Potentially Affected**.

16. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (sources: 34)	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (sources: 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The Project would have no impact on recreational resources. (**Section IV.A Environmental Factors Potentially Affected).**

17. TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle , and pedestrian facilities? (sources: 27, 28, 31, 32, 33, 34, 35)	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? (sources: 27, 28, 31, 32, 33, 34, 35)	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? sources: 2, 27, 28, 31, 32, 33, 34, 35)	☐	☐	☒	☐
d) Result in inadequate emergency access? (sources: 2, 27, 28, 31, 32, 33, 34, 35)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Project constructs a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and on-site septic system including a leach field. The Project also includes a LLA that alters shape and size of three adjacent parcels but does not create new parcels. The Project consisting of a rural residential use, is zoned Rural Residential. The Project would be required to comply with Condition of Approval PW0045 – Countywide Traffic Fee. The Applicant would be required to pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. Additionally, the Project would be required to comply with Condition of Approval PW0043 – Regional Development Impact Fee to pay the Regional Development Impact Fee pursuant to Monterey County Code Chapter 12.90.

Significance Criteria - Vehicle Miles Traveled

Senate Bill (SB) 743 required that starting July 2020 transportation impact for projects per CEQA be based on a project's Vehicle Miles Traveled ("VMT"). CEQA Guidelines Section 15064.3, subdivision (b)(1) calls for the evaluation of transportation impacts of projects based on Vehicle Miles Traveled ("VMT"). CEQA uses the VMT metric to evaluate a project's transportation impacts. The publication *Technical Advisory on Evaluating Transportation Impacts in CEQA, State of California Governor's Office of Planning and Research*, December 2018, suggests that a significant environmental impact would occur if a project would generate more than 110 trips per day.

Transportation Impact (a) and (b) Less than Significant: The Project does not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The Project does not conflict with CEQA Guidelines Section 15064.3, subdivision (b).

The Project will result in temporary construction-related traffic. Construction is expected to last approximately 12-18 months. Construction activities shall be limited to the hours between 8 AM to 5 PM, Monday through Friday and between 9 AM to 5 PM on Saturday. Vehicle use of the shared private driveway will be monitored and directed during grading, excavation and construction of the new driveway at locations to the north and south of the new driveway access point to the Project site.

Temporary construction parking construction will be located at the base of the Project parcel near Elkhorn Road. No parking, construction access, or material delivery would be allowed from the upper turnout of the shared private driveway onto the neighboring parcel. For these reasons, impacts would be less than significant.

Operation of the Project consists of rural residential uses and would not result in a significant increase in operational traffic. For the purposes of this IS/MND, the Project would result in a significant traffic-related effect if the Project would exceed the 110 daily trip threshold recommended by the Governor's office of Land Use and Climate Innovation ("LCI") (formerly Office of Planning and Research). It is anticipated that vehicle trips per day would be low due to the size of the project and duration of construction and would be below the 110 daily trips threshold. The Project would not result in a significant VMT-related impact and impacts would be less than significant.

Transportation Impact (c) Less than Significant: The Project would not substantially increase hazards due to a design feature. The Project would be accessed via an existing paved private road. The driveway of the Project includes a 55 ft truck turn-around between the primary dwelling and guesthouse, has been designed to accommodate a 30 ft fire truck and has been revised to reduce grading. For these reasons, impacts would be less than significant.

Transportation Impact (d) Less than Significant: The Project would not result in inadequate emergency access. The Project would access Elkhorn Road via an existing paved private road and the driveway has been designed to accommodate emergency vehicles. Construction of the Project would not require the closure of any public roads and temporary construction parking would be located at the base of the Project parcel and accessed through the private road. Therefore, impacts would be less than significant.

18. TRIBAL CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (sources: 18, 26, 27, 28)	☐	☒	☐	☐

18. TRIBAL CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (sources: 18, 26, 27, 28)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

As discussed in Section VI.3 Cultural Resources, because an area on the western edge of APN 181-151-009-000 is mapped as "high archaeological sensitivity," the Applicant for PLN220229 caused a Phase I archaeological report to be prepared. The results of the *Archaeological Assessment Results for Elkhorn Road Driveway Water Line and Septic Field Improvements, Monterey County (January 2024)* prepared by Dudek inform this section. The information contained in this discussion is supplemented with additional information provided by a Native American Tribal Representative as part of the Tribal consultation process undertaken by the County of Monterey in accordance with AB 52.

California Assembly Bill ("AB") 52, in effect since July 2015, provides CEQA protections for tribal cultural resources. All lead agencies approving projects under CEQA are required, if formally requested by a culturally affiliated California Native American Tribe, to consult with such tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Under California Public Resources Code Sec. 21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a tribe and that are eligible for or listed on the California Register of Historic Resources or a local historic register, or that the lead agency has determined to be of significant tribal cultural value.

Pursuant to AB 52, Tribal notification letters were sent out on January 25, 2024. One request for consultation was received. The requesting Tribal Representative of the Ohlone/Costanoan-Esselen Nation ("OCEN") met with County of Monterey HCD-Planning staff on February 13, 2024 and requested the presence of a Tribal Monitor during soil disturbance activities, protection of sacred sites, inclusion of mitigation and recovery programs, reburial of Ancestral remains and burial artifacts, return of cultural items to OCENand 50 meters of protection surrounding remains and cultural disturbances.

Additionally, on December 21, 2023, Dudek sent letters to 17 Tribal contacts during the SLF search. On December 26, 2023, a Tribal Representative for the Amah Mutsun Land Trust responded to Dudek and requested a Tribal archaeologist to survey the site or perform monitoring. This letter was not a response to an AB 52 consultation request letter; rather, it signifies that there are at least two Tribal groups willing to perform onsite monitoring.

Tribal Resources Impact (a.i) and (a.ii) Less than Significant with Mitigation: Public Resources Code Sec. 21074 defines a tribal cultural resource as "sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American Tribe that are either of the following: a)

included or determined to be eligible for inclusion in the California Register of Historical Resources, [or] b) included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1" (Public Resources Code Sec. 21027(a)).

No Tribal cultural resources, as defined in Public Resources Code Section 21074, are listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources, are known to exist at the Project site. No known or previously recorded archeological sites are located in the Project site. Additionally, the pedestrian survey conducted December 29, 2023, did not find surface evidence of potentially significant historic period archaeological resources. While no known Tribal cultural resources exist at the Project site, construction-related activities could potentially affect a buried Tribal cultural resource or previously unknown Tribal cultural resource. This represents a potentially significant impact that would be reduced to a less than significant level through the implementation of **Mitigation Measure TR-1**.

To minimize potential impacts to previously unknown or subsurface tribal cultural resources, Native American tribes shall be notified prior to ground-disturbing activities. Prior to the issuance of any permit for ground-disturbing activities, the Applicant shall submit evidence (i.e., a contract) to HCD – Planning demonstrating that the Applicant has retained a tribal cultural monitor to monitor initial ground-disturbing activities. The tribal cultural monitor shall be responsible for preparing daily monitoring reports and shall prepare a final report following the completion of ground disturbing activities. The final report, along with the daily monitoring reports, shall be submitted to HCD – Planning for review within 60 days following the completion of ground-disturbing activities. All work shall stop if a tribal cultural resource is discovered during construction. The Tribal Monitor shall evaluate the resource to determine whether the finding is significant. If the finding is a historical resource or unique tribal cultural resource, avoidance measures or appropriate mitigation shall be implemented. Work will cease in the immediate vicinity of the find until mitigation can be implemented. In accordance with CEQA Guidelines Section 15064.5(f), work may continue in other parts of the project site during the implementation of potential resource mitigation (if necessary). The County of Monterey shall be responsible for reviewing and approving the mitigation plan in consultation with the Native American monitor prior to the resumption of ground-disturbing activities. All tribal resources shall be returned to the affected Native American tribe.

Mitigation Measure TR-1: (TRIBAL MONITOR). A portion of the Project site is with a "high archaeological sensitivity" area in County resource mapping, due to the proximity of the Elkhorn Slough. Therefore, through Native American Tribal consultation, it was found that there is potential for impacts to Tribal cultural resources within the "high sensitivity" area of the PLN220229 parcel during ground disturbance associated with installation of the onsite wastewater treatment system's trenching and leach field. In order to prevent adverse impacts to potential cultural resources, a qualified Tribal Monitor shall be present during soil disturbance in the western area of APN 181-151-008-000. The monitor shall have the authority to temporarily halt work to examine any potentially significant materials. If human remains are identified, work shall be halted to within a safe working distance (approximately 165 ft), the Monterey County Coroner must be notified immediately and if said remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. If potentially significant archaeological resources are discovered, work shall be halted in the lower western area of APN 181-151-008-000, not including vehicular passage on the existing driveway or stockpiling of soil in the soil stockpile area and otherwise to 165 ft, until the find until it can be evaluated. If suitable materials are recovered, a minimum of two samples shall be submitted for radiocarbon dating in order to provide a basic chronology of the site. If intact, significant features should be encountered, the Tribal Monitor in conjunction with an archaeologist shall recommend appropriate mitigation measures. Features are human burials, hearths, house floors, significant shell mounds and/or caches of stone tools. If a feature is an artifact that cannot be moved, it must be documented in situ. In the case of in situ documentation of an artifact, Applicant/Owner of

PLN220229/APN 181-151-009-000 shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. In the case of a significant feature, Applicant/Owner shall cause the qualified archaeologist to document any findings and to evaluate the significance of the cultural resource in a report. The report shall be submitted to HCD-Planning and appropriate State-required offices/repositories that are available at the time (as determined by the archaeologist).

Mitigation Measure TR-1 Monitoring Action: Prior to the issuance of construction permits, Applicant/Owner shall submit evidence (e.g., contract) to HCD – Planning for review and approval demonstrating that the Applicant/Owner has retained a Tribal Monitor and evidence that the Tribal Monitor has been made aware of the dates and times of earth disturbing activities o.5n the lower portion of APN 181-151-008-000 (onsite wastewater treatment system installation).. During these earth disturbance activities, the approved Tribal Monitor shall be onsite observing the work. Prior to final of construction permits, Applicant/Owner shall submit a letter from the Tribal Monitor verifying all work was done consistent with the contract to HCD-Planning. The Tribal Monitor shall prepare daily monitoring reports that shall be available upon request by HCD – Planning. If no resources are encountered during the contracted period, no further reporting shall be required. In the case that resources are encountered, a final report, including the daily monitoring schedule, shall be submitted to HCD – Planning for review and approval within 60 days of completion of ground disturbing activities. If Tribal cultural resources are encountered, additional measures may be determined to be required to minimize impacts. They shall be formulated by the tribal monitor and a qualified archaeologist (to be hired from the qualified consultant list). Additional measures shall be reviewed and approved by HCD-Planning and implemented by the tribal monitor and a monitoring archaeologist. The requirements of this measure shall be included as a note on all grading and building plans.

Potential impacts to Tribal Cultural Resources would be reduced to a less than significant level through the implementation of Mitigation Measure TR-1.

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (sources: 4, 17, 20, 29, 33, 34, 36, 38)	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry , and multiple dry years? (sources: 4, 17, 29, 33, 34, 38)	☐	☐	☒	☐

19. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (sources: 20, 33, 34, 36)	☐	☐	☐	☒
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (sources: 15, 16)	☐	☐	☒	☐
e) Comply with federal, state and local management and reduction statues and regulations related to solid waste? (sources: 15, 16)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The Project consists of the construction of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and on-site septic system including a leach field.

Electrical Power
The Project would utilize a rooftop array of solar panels, an energy storage system and backup generator to provide electrical power generation and would not connect to an existing electrical grid.

Potable Water
The Project would construct two 5,000-gallon water tanks, a pump and backup generator. The Project would use 0.3 AFY to 0.8 AFY of water and utilize an existing 160 ft deep well (Elkhorn Road Water System #9) with an estimated capacity of approximately 286 gallons that currently serves four (4) connections.

Wastewater
The septic system would consist of 540 linear ft of pipe, two (2) 1,500-gallon septic tanks located a minimum of 5 ft away from the primary dwelling and guest houses, 4 in septic system lines in a 12 in by 24 in trench line and a 2,160 sf leach field consisting of a 3 ft wide trench, with 1 ft of flow depth and 2.5 to 3 ft of total depth.

Solid Waste
Solid waste generated by the Project would be transported and disposed of at the Monterey Peninsula Landfill and Recycling Facility north of the City of Marina. The Monterey Regional Waste Management District ("MRWMD") operates the landfill which has a permitted capacity of 3,500 tons per day of solid waste and currently receives approximately 1,100 tons per day. The remaining capacity is approximately 48 million tons or 72 million cy. At current rates of disposal, the landfill will continue to serve the present service area for approximately 150 years. Based on Cal Recycle Residential Sector Generation Rates, a single-family residential unit generates an average of 12.23 pounds ("lb.")/household/day, which would be 0.01% of the current daily intake of solid waste at the landfill.

Utilities and Service Systems Impact (a) Less than Significant: As described above, the Project would utilize on-site electrical power generation including a rooftop solar array, would connect to an existing well for potable water and would utilize an on-site septic system for wastewater disposal. The potable water tanks and pump would be located uphill from the guesthouse on a gentle slope and within the Zone 2 100 ft fuel management area. The Monterey County Environmental Health Bureau ("EHB") Drinking Water Protection Services ("DWPS") reviewed the source capacity test for the Elkhorn Road Water System #9 well and tested the well water. The septic system would be located on the lower hillside area of the Project parcel away from the structures and existing well and in an area with appropriate soils for a septic system and with adequate space for future capacity. Additionally, EHB reviewed the Project and confirmed that soils are adequate to accommodate on-site wastewater disposal.

The Project would be required to comply with Monterey County Condition of Approval EHSP01 – Amend Public Water System Permit, where the Applicant/Owner of PLN220229/ APN 181-151-008-000 would be required to submit the application, reports and testing results to the Monterey County Environmental Health Bureau for review and approval prior to issuance of construction permits in order to receive an amended water system permit. This would have a less than significant impact.

Utilities and Service Systems Impact (b) Less than Significant: The Project is within the 180/400 Foot Aquifer Subbasin of the Salinas Valley Groundwater Basin. The Basin is managed by SVBGSA, MCWD GSA, MCGSA. The GSP includes management actions and projects for achieving groundwater sustainability in the Basin. The current sustainable yield of the Subbasin is 98,000 AFY and the 2030 projected sustainable yield is 107,200 AFY. The Project would use 0.3 AFY to 0.8 AFY of water. Monterey County EHB DWPS witnessed the source capacity test for the existing well. Water supplies in the Basin would be managed by the four (4) groundwater agencies and the GSP. Water would be used during operation for the single-family residence, guest house, landscaping and on an as-needed basis for fire suppression. Additionally, AMBAG's regional growth forecast has anticipated population growth in unincorporated Monterey County and the Project would not induce substantial population growth either directly or indirectly. As a result, there is sufficient available water supply to serve the Proposed Project. See **Section VI.10 Hydrology and Water Quality.** This represents a less than significant impact.

Utilities and Service Systems Impact (c) No Impact: The Project will construct an on-site septic system for wastewater disposal. The septic system will be located in an area with appropriate soils for a septic system and with adequate space for future capacity. Additionally, EHB reviewed the Project, confirming the soils are adequate to accommodate on-site wastewater disposal. The Project will not affect a wastewater treatment provider and no impact would occur.

Utilities and Service Systems Impact (d) Less than Significant: As described above, Solid waste generated by the Project would be transported and disposed of at the Monterey Peninsula Landfill and Recycling Facility. The landfill has a remaining capacity of approximately 48 million tons or 72 million cy and will continue to serve the present service area for approximately 150 years. A single-family residential unit generates an average of 12.23 lb./household/day, which would be 0.01% of the current daily intake of solid waste at the landfill. The Project would not generate solid waste exceeding state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. This would have a less than significant impact.

Utilities and Service Systems Impact (e) Less than Significant: The Project complies with all Federal, State and local statues and solid waste regulations. All waste generated in connection with the Project will be handled in accordance with all applicable statutes and regulations to the extent they are applicable to the Project. This would have a less than significant impact.

20. WILDFIRE **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (sources: 10, 11, 26, 30, 33)	☐	☐	☒	☐
b) Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (sources: 10, 11, 26, 30, 33)	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (sources: 10, 11, 26, 30, 33)	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (sources: 10, 11, 25, 26, 30, 33)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Project is in a CAL FIRE State Responsibility Area and is categorized as a High Fire Hazard Severity Zone. The Project site could be subject to wildland fire hazards. The Project site and surrounding area is served by the North County Fire Protection District ("NCFPD") and CAL FIRE. The nearest fire station to the Project site is NCFPD Station 3 at 301 Elkhorn Road, located approximately 1.4 miles to the north of the Project site.

The Project residential development (PLN220229) component would implement a Fuel Management Plan to mitigate wildfire risk and control vegetation on the Project site. The Fuel Management Plan will remove dead vegetation, trim trees and shrubs and manage vegetation in defensible spaces within 30 ft and 100 ft of all structures in a manner sensitive to the biological resources and compatible with CAL FIRE guidelines. Activities within Zone 1 (30 ft from structures) would include removal of dead vegetation, trimming tree limbs and branches and creating separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles, etc. Activities within Zone 2 (100 ft from all structures) would include maintaining a low (12-18 in tall) understory of native vegetation, removing fallen trees and plant material and inspection of clearances by NCFPD. See **Section VI.4 Biological Resources.**

Wildfire Impact (a) – (d) Less than Significant: The Project could expose persons and structures to wildland fire hazards or exacerbate fire risks and thereby expose people and/or structures to potential

wildland fire hazards. The Project has been designed to accommodate emergency vehicles and construction of the Project would not require the closure of any public roads or interfere with an adopted emergency response plan or emergency evacuation plan. Operation of the Project would not result in a significant impact to acceptable service ratios, response times, or other performance objectives for wildfire. During construction, potential fire hazards could occur in connection with the operation of equipment and other activities that could cause sparks or other sources of ignition in dry areas. This is a temporary construction impact.

Project operation could also result in potential fire hazards due to the introduction of new development and increased site use. The Project PLN220229 component would also install a rooftop array of solar panels, an energy storage system and backup generator to provide electrical power generation and would not connect to an existing electrical grid. Pursuant to LUP Hazard Policy 2.8.2.4, the Project was evaluated for conformance with the ability to comply with adopted hazard mitigating codes and regulations that are found in the MCC Fire Code and Building Code as part of the development review process. The Project demonstrates consistency with these policies as regulations for driveway design, water tanks and recommendations for fire-resistant roof materials are incorporated. A fire hydrant would be installed along the private driveway between the single family dwelling and the guesthouse and would be utilized in the event of a fire. Additionally, the two proposed 5,000-gallon water tanks would be of sufficient capacity to serve the Project in the event of a wildfire. The Project would implement a Fuel Management Plan to mitigate wildfire risk and control vegetation on the Project site. The Fuel Management Plan would remove dead vegetation, trim trees and shrubs and manage vegetation in defensible spaces within 30 ft and 100 ft of all structures. The Project would comply with the applicable fire safety provisions of the California Building Code.

The single-family dwelling unit with attached carport and deck, detached guesthouse with an attached workshop and garage and two 5,000-gallon water storage tanks and the septic tanks of the Project is located on the upper slope of a west-facing ridge with the leach field located downslope of the other PLN220229 Project components. Structural development is designed to result in a site coverage of 4,899 sf. The new driveway extension is proposed to consist of approx. 4,620 sf pavement and 2885 sf pervious pavers. To accommodate potential changes to the surface water flow, the Project includes a stormwater drainage system. Collected stormwater will be received, spread and infiltrated through the dispersion trenches. As a result, the Project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (sources: 2, 18, 21, 26, 27, 28, 33, 34)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.) (sources: 2, 3, 18, 33, 34, 35)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (sources: 2, 3, 18, 33, 34, 35)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Mandatory Findings Impact (a) Less than Significant with Mitigation Incorporated: As discussed in this IS/MND, the Project would not 1) degrade the quality of environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife population to drop below self-sustaining levels; 4) threaten to eliminate plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of major periods of California history or prehistory. The Project would result in temporary construction-related impacts to biological resources that would be mitigated to less than significant through mitigation measures identified in Section VI.4. Similarly, the Project site does not contain, nor is located near, any known cultural resources.

While unlikely, construction could unearth previously unknown resources. Mitigation for potential impacts to Tribal cultural resources shall be avoided through onsite monitoring during ground disturbance in the "high sensitivity" area of the PLN220229 parcel. In addition, the Project would implement standard County Conditions of Approval to ensure potential impacts related to the inadvertent discovery of previously unknown resource are minimized. All potentially significant impacts associated with the Project would be minimized to a less than significant level through the implementation of mitigation measures identified in this IS/MND and the standards followed in construction permit issuance and inspections in compliance with County, State and Federal codes.

Mandatory Findings Impact (b) Less than Significant: To determine whether a cumulative effect requires an EIR, the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines §15064(h)(1)). In addition, CEQA allows a

lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the initial study will render those potential impacts less than considerable (CEQA Guidelines 15064(h)(2)). This IS/MND contains recommendations and mitigation measures to ensure that all potentially significant impacts are minimized to a less than significant level. Furthermore, the County has identified Conditions of Approval to minimize potential impacts. Implementation of these various measures would ensure that the Project's impacts would be less than significant. As there is limited development of this type in the area and the development is organized and restricted under the General Plan, Coastal Zoning Ordinance, MCC codes and the LUP, the Proposed Project, in combination with other residential development, would not result in a cumulatively considerable adverse environmental effect.

Mandatory Findings Impact (c) Less than Significant: The Project would not have a substantial adverse effect on human beings, either directly or indirectly. The Project would result in temporary construction-related impacts that would be minimized to a less than significant level through the incorporation of construction best management measures and mitigation measures identified throughout this IS/MND. The Project consists of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage and associated improvements. The Project will not conflict with the allowable use at the site. Conditionally-allowed uses (development within 100 feet of Pajaro manzanita and oak woodland) are supported by the resource protections, impact avoidance, oak woodland restoration and adaptive care program that are included in the Mitigation Measures and Monitoring Plans for the Proposed Project. Additionally, the Project would not induce substantial population growth either directly or indirectly or result in a substantial increase in traffic.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as embodied in the County of Monterey HCD-Planning files pertaining to PLN220229, PLN240187and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. SOURCES

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Introduced: 6/9/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250107 - FRETWELL TIMOTHY & PATRICIA

Administrative hearing to consider action on the After-the-Fact construction of an approximately 974 square feet addition to an existing single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

Project Location: 4041 Costado Road, Pebble Beach, CA

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

RECOMMENDATIONS

It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

a) Find that the project for the conversion of an existing structure qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions set forth in Section 15300.2 apply; and

b) Approve an after-the-fact Coastal Administrative Permit and Design Approval to allow the after-the-fact construction of an approximately 974 square feet addition to an existing single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Ryan McJilton
Property Owner: Timothy Fretwell
APN: 008-101-021-000
Parcel Size: 0.432 acres
Zoning: Medium Density Residential, 4 units per acre with a Design Control overlay in the Coastal Zone, or "MDR/4-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of an after-the-fact Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions.

Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On June 17, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 16, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District

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

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

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Timothy & Patricia Fretwell, Property Owners; Ryan McJilton, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250107

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-054

June 17, 2026

Introduced: 6/9/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250107 - FRETWELL TIMOTHY & PATRICIA
Administrative hearing to consider action on the After-the-Fact construction of an approximately 974 square feet addition to an existing single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).
Project Location: 4041 Costado Road, Pebble Beach, CA
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATIONS

It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

a) Find that the project for the conversion of an existing structure qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions set forth in Section 15300.2 apply; and
b) Approve an after-the-fact Coastal Administrative Permit and Design Approval to allow the after-the-fact construction of an approximately 974 square feet addition to an existing single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Ryan McJilton
Property Owner: Timothy Fretwell
APN: 008-101-021-000
Parcel Size: 0.432 acres
Zoning: Medium Density Residential, 4 units per acre with a Design Control overlay in the Coastal Zone, or "MDR/4-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of an after-the-fact Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions.

Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On June 17, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 16, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District

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

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

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Timothy & Patricia Fretwell, Property Owners; Ryan McJilton, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250107

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
FRETWELL TIMOTHY & PATRICIA (PLN250107)

RESOLUTION NO. 26-054
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
2) Approving an after-the-fact Coastal Administrative Permit and Design Approval to allow the construction of an approximately 974 square foot addition to an existing 2,247 square foot single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

[PLN250107 FRETWELL TIMOTHY & PATRICIA, 4041 Costado Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-101-021-000)]

The FRETWELL TIMOTHY & PATRICIA application (PLN250107) came on for an administrative decision hearing before the County of Monterey Chief of Planning on June 17, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

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

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

- 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Project Scope. The project is located at 4041 Costado Road, a private road, in Pebble Beach subject to the Del Monte Forest Land Use Plan. The parcel is already developed with a 2,247 square foot single-family dwelling. The applicant submitted an application seeking to clear an existing Code Enforcement violation (24CE00547) involving unpermitted additions to the existing 2,247 square foot single-family dwelling onsite and associated site improvements by applying for an after-the-fact Coastal Administrative Permit and Design Approval. The application includes an 894 square foot first story addition, an 80 square foot second story addition, a proposed wall in the existing 601 square foot garage, and 970 total square feet of proposed decks. The project will result in a 3,221 square-foot single-family dwelling with an attached 601 square foot garage.

c) Allowed Use. The parcel is zoned Medium Density Residential, 4 units per acre with a Design Control Overlay in the Coastal Zone, or "MDR/4-D (CZ)". Title 20 section 20.70.120.A.4 exempts maintenance, alternation, or additions to existing single-family dwellings, except if on properties located between the sea and the first public road parallelling the sea that would result in an increase of 10% or more of the internal floor area of an existing structure. The project results in a 974 square foot addition to an existing 2,247 square foot single-family dwelling, more than 10% of the existing internal floor area. Therefore, the proposed development is subject to the granting of a Coastal Administrative Permit in this case. The Design Control overlay requires the granting of a Design Approval for all structures as further discussed in evidence "e" below. The proposed project includes After-the-Fact construction of an approximately 974 square feet addition to an existing 2,247 square foot single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547). Associated site improvements include 970 square feet of new decks, 80 and cubic yards of cut. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject property (18,801 square feet, or 0.432 acres) APN: 008-101-021-000, is identified and shown in its current configuration as Lot 14 in Block 201 on Volume 5 of the Cities and Towns map Page 21 entitled, "Tract No. 169, Del Monte Forest Subdivision No. 2", recorded on August 3, 1948. Therefore, the county recognizes this lot as a legal lot of record.

e) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control District or "D" overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The addition is consistent with the existing single-family dwelling with midnight blue satin exterior with white satin fascia and trim, as well as a exposed timber finish, and rambla porcelain stone. The proposed colors and materials for the proposed addition on the existing single-family dwelling are consistent with the surrounding neighborhood character

and will not detract from the immediate surrounding neighborhood character. The surrounding neighborhood ranges from contemporary modern homes, mid-century rural, and craftsman homes. Surrounding the property are large Monterey pines and other residences in the same subdivision, which help conceal the residence and proposed addition from neighboring residences and nearby public roads. The proposed development is not visible from Highway 68 or any other nearby scenic corridor, vista point, or public access area. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic area. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

f) Development Standards. The project meets all required development standards for Medium Density Residential zoning district, which are identified in Title 20 section 20.12.060. Pursuant to this section, main structures in Del Monte Forest shall be subject to a front setback of 20 feet, side setbacks of 10 feet, as well as 10 feet for the rear setback. The single-family dwelling has setbacks of 76 feet 9 inches (front), 21 and 23 feet (side), 5 feet 9 inches (side), and 56 feet 5 inches (rear). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the height of the single-family dwelling will continue to be 21 feet 10 inches. For lots with a density of more than 4 units per acre, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,518 square feet or 8%, and a floor area ratio of 17%. Therefore, the project meets all required development standards.

g) Cultural Resources. The Monterey County Geographic Informational System (GIS) identified the subject property to have a moderate archaeological sensitivity, and the proposed development is not within 750 feet of a known archaeological resource. No archaeological assessment was prepared for the project pursuant to the DMF CIP Part 5 20.147.080.B.5. The subject property is not within the 750 feet buffer of known archaeological resources and an initial report was prepared upon the creation of the property. The proposed addition on the first floor will be on top of an existing deck. The proposed addition on the lower level will be directly underneath the first floor and existing deck areas. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

h) Geotechnical/Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geotechnical Report which includes an Geologic Hazards Assessment (County of Monterey Library No. LIB260074), this site is suitable for the residential use this project proposes, there are no geological or seismic hazards that would preclude this property from being developed, and the proposed

development is adequately setback from the known fault. See Finding 2, evidence "c".

i) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was not referred to the Del Monte Forest LUAC for review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment.

j) The project planner conducted a site inspection on May 27th, 2026, to verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250107.

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

EVIDENCE:

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

b) The following report has been prepared:

- "Geotechnical and Geological Hazards Report" (LIB260074) prepared by Lawrence E. Grice, Salinas, CA, January 12, 2026.

County staff independently reviewed this report 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 developments shall be in accordance with these reports.

c) According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Del Monte Forest CIP section 20.147.060.B.5, both a Geological Hazards Assessment and a Geotechnical Report (County of Monterey Library Nos LIB260074) were prepared to evaluate the geotechnical suitability of the site for the proposed development. Per the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Hatton Fault, approximately 0.37 miles northeast of the project site. Additionally, the project site did not reveal any surface features, including no onsite fault ruptures that have occurred. The existing structures, driveways, and roads do not reveal any strain, which would be attributable to subsurface, lateral, or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain

by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. The report concluded that the site was suitable for the development, provided all recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16, section 16.08.110.D.

d) Staff conducted a site inspection on May 27th, 2026, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250107.

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

EVIDENCE:

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

b) All necessary public facilities are available to the subject property. Domestic water and sewage services are currently, and will continue to be, provided by California American Water Company (Cal Am) and the Pebble Beach Community Services District. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility.

c) Staff conducted a site inspection on May 27th, 2026, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250107.

4. FINDING: **VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, and applicable provisions of the County's zoning ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and aware of violations existing on subject property (24CE00547).

b) On October 14, 2024, the subject properties had an inquiry opened due to grading and tree removal. After a site visit from Code Enforcement, a

case (24CE00547) was opened. An Administrative Citation was sent to the property owner on October 23, 2024, and cited the property owner for unpermitted additions to an existing residence including existing windows and light fixtures. As part of the submittal to partially abate the violations, an after-the-fact Coastal Administrative Permit and Design Approval has been reviewed. Therefore, the property owner has applied for the appropriate permits to partially abate the violations by restoring the disturbed areas on Parcel B to original conditions, and after-the-fact construction of a 320 square foot detached garden shed. Upon issuance of an after-the-fact construction permit, the violation will be fully abated.

c) The violation (Code Enforcement No. 24CE00547) will be abated upon completion of the restoration work, after the fact approval and final inspection of the garden shed. Ministerial permits are required.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250107.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts minor alterations of existing public or private structures that will not result in an increase of more than 2,500 square feet.

b) The project proposes the After-the-Fact construction of an approximately 974 square foot addition to an existing 2,247 square foot single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547). Therefore, the proposed development qualifies as a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The existing main residence has no historical significance, and there will be no impact on archaeological resources with the implementation of the project. Construction of the proposed residential development will neither create nor significantly contribute to geological instability or geologic hazards, and the project will not lead to an unacceptable level of risk to life and property. See Finding Nos. 2 and 3 and supporting evidence. There is no substantial evidence to support a fair argument that the project has a reasonable

possibility of having a significant effect on the environment or that it would result in a significant cumulative impact.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on May 27th, 2026.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250107.

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

EVIDENCE:

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130, can be demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

c) The subject project site is not identified as an area where the Local Coastal Program requires visual public access but is identified to be within the Point Lobos Viewshed (Figure 3, Visual Resources, in the DMF LUP).

d) The staff completed a site inspection on May 27th, 2026, to verify that the proposed project would not impact public access. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250107.

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

EVIDENCE:

a) Board of Supervisors. In accordance with Title 20 Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission. In accordance with Title 20 Section 20.86.080.A, this project is appealable to the California Coastal Commission as it is between the sea and the first through public road paralleling the sea. For the Del Monte Forest, this would be Highway 68.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;

2. Approve the Coastal Administrative Permit and Design Approval to allow the After-the-Fact construction of an approximately 974 square foot addition to an existing 2,247 square foot single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

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 17th day of June 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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 deckth 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.

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County of Monterey HCD Planning

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

PLN250107

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This After-the-Fact Coastal Administrative Permit & Design Approval (PLN250107) allows the After-the-Fact construction of approximately 974 square foot addition to an existing 2,247 square foot single-family dwelling to partially clear Code Enforcement violation (24CE00547). The property is located at 4041 Costado Road, Pebble Beach (Assessor's Parcel Number 008-101-021-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An After-the-Fact Coastal Administrative Permit & Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-101-021-000 on June 17th, 2026. The permit was granted subject to 3 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.

SITE DETAILS

ADDRESS
4041 COSTADO RD
PEBBLE BEACH CA 93953
APN 008-101-021-000

JURISDICTION COUNTY OF MONTEREY
LAND USE RESIDENTIAL
LEGAL DESCRIPTION
DEL MONTE FOREST SUB 2 POR OF LOT 14
BLK 201 AS DESC IN R1010 PG 430
ZONING MDR/4-D(CZ)
COASTAL ZONE YES
DENSITY 4U/A
SITE AREA 18,801 SQ. FT.
SITE ACRES 0.432
EXISTING TOTAL FLOOR AREA 2,247 SQ. FT.
EXISTING GARAGE 601 SQ. FT.
PROPOSED 1ST STORY ADDITION 894 SQ FT
PROPOSED 2ND STORY ADDITION 80 SQ FT
PROPOSED TOTAL FLOOR AREA 3,221 SQ FT
PROPOSED ATTACHED GARAGE 601 SQ. FT.
PROPOSED NEW DECKS 970 SQ. FT.

WATER CAL AM
SEWER MONTEREY ONE
ELECTRICITY/GAS PG&E
OCCUPANCY R3/U
CONSTRUCTION TYPE V-B
SPRINKLERS NO

FLOOR AREA RATIO (FAR) MAX 35%
FAR ACTUAL 17%
SITE COVERAGE MAX 35%
MAXIMUM HEIGHT 27'
TOTAL EXISTING BUILDING COVERAGE 1,468 SQ FT 8%
TOTAL PROPOSED BUILDING COVERAGE 2,518 SQ FT 13% (INCLUDES NEW DECKS)
FAR MAX 6,580 SQ FT

CONTACT INFO

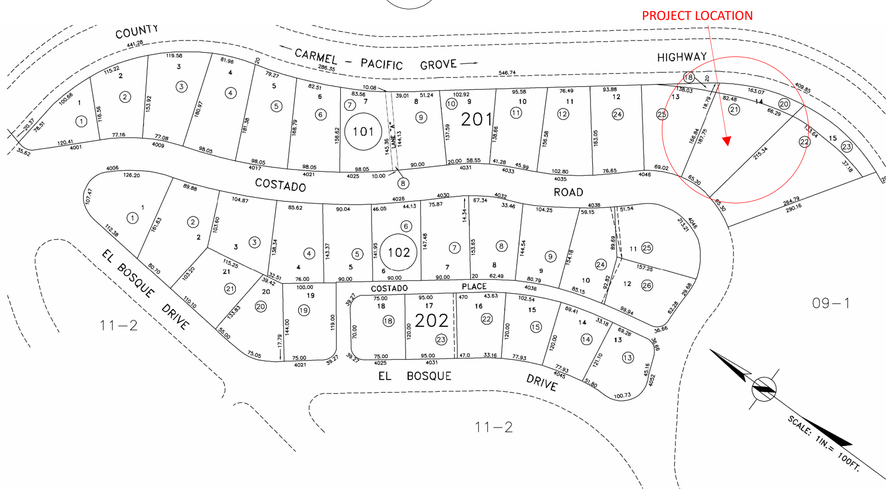
OWNER
TIMOTHY & PATRICIA FRETWELL
4041 COSTADO RD
PEBBLE BEACH CA 93953

APPLICANT
RENOVATION DRAFTING & DESIGN/LANCE HOLT
PO BOX 22962
CARMEL, CA 93922
(831)-236-0674

PROJECT DESCRIPTION

1. RESOLVE VIOLATION FOR UNPERMITTED IMPROVEMENTS.
2. ADDITIONS FOR 767 SQ. FT. OF NEW LIVING SPACE.
3. NEW DECKS 970 SQ. FT. TO AN EXISTING 1,468 SQ. FT. SINGLE FAMILY RESIDENCE.

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1. OFFSITE IMPROVEMENTS – ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OF THE RIGHT OF WAY SHALL REQUIRE AN ENCROACHMENT PERMIT.
2. OFFSITE IMPROVEMENTS – APPLICANT SHALL RECONSTRUCT ANY DAMAGED OR NON-ADA COMPLIANT SIDEWALK. SIDEWALK SHALL BE REPLACED TO THE CLOSEST JOINT.
3. NPDES COMPLIANCE – CONTRACTOR SHALL PROVIDE CONSTRUCTION BMPS FOR SITE IMPROVEMENTS.
4. DEVELOPMENT IMPACT FEES – PURSUANT TO SECTION 9-44.A, NO DEVELOPMENT IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED ADDITIONS.

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING, CALIFORNIA RESIDENTIAL CODE 2022, CALIFORNIA BUILDING CODE 2022, CALIFORNIA MECHANICAL CODE 2019,
CALIFORNIA PLUMBING CODE 2019, CALIFORNIA ELECTRICAL CODE 2019, CALIFORNIA FIRE CODE 2019, CALIFORNIA ENERGY CODE 2022 AND CALIFORNIA GREEN BUILDING STANDARDS CODE 2022. AS WELL AS ALL OTHER APPLICABLE CODES.

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

CALIFORNIA GREEN BUILDING NOTES:
SEPARATE AND RECYCLE AT LEAST 65% OF ALL CONSTRUCTION WASTE.
ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3.
CONTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

SITE CONTROL DURING CONSTRUCTION:
THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES: 1. WATER ALL ACTIVE CONSTRUCTION ARES TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. 2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS. 4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY. 5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

HOURS OF CONSTRUCTION :
THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.
DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES : SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ADDRESS IDENTIFICATION:
PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

RENOVATION DRAFTING DESIGN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/5/2026	RJM	REVIEW COMMENTS

LAYOUT / TITLE PAGE

FRETWELL ADDITIONS
4041 COSTADO RD
PEBBLE BEACH, CA 93953
APN 008-101-021-000

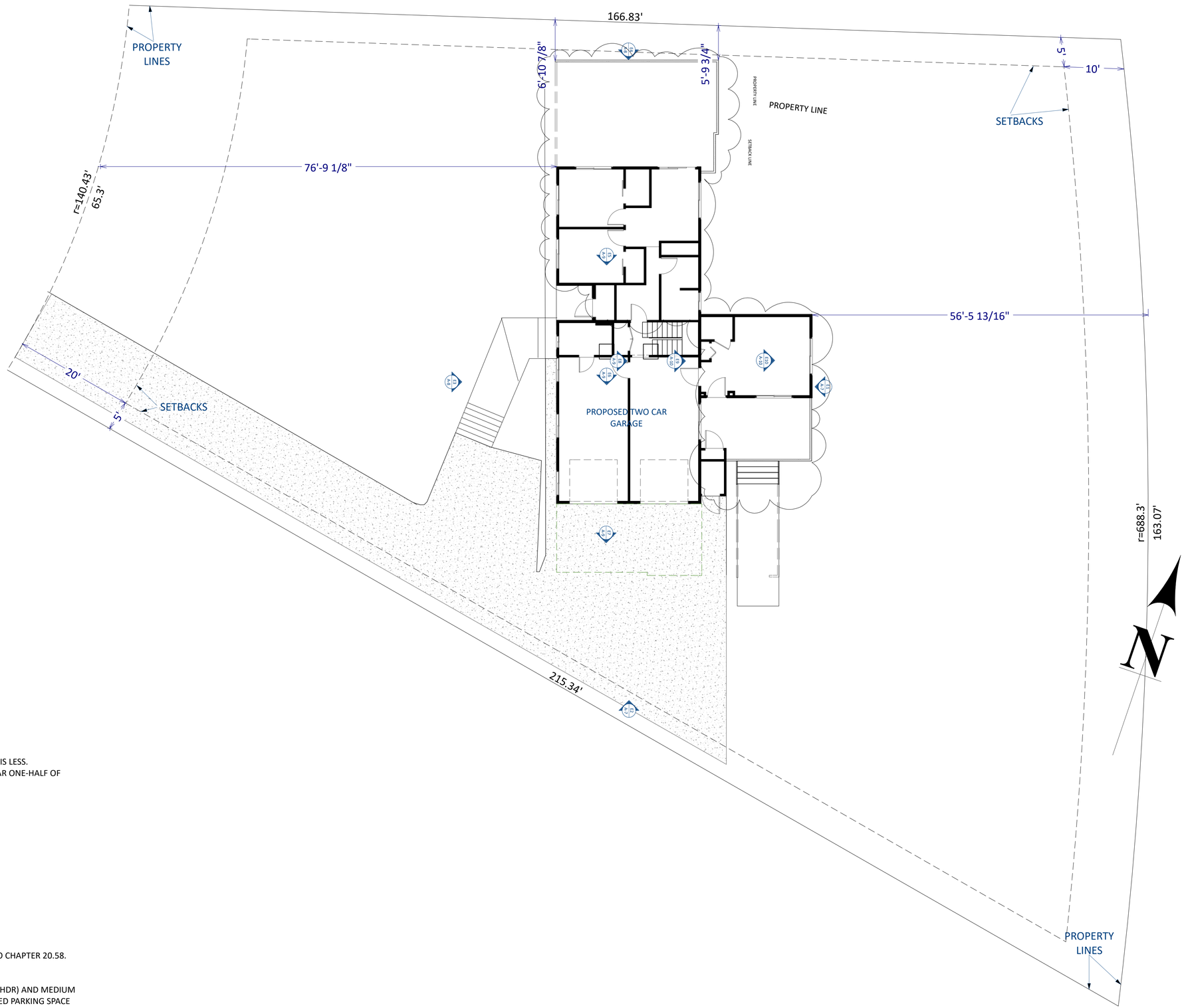
DRAWINGS PROVIDED BY:
Renovation Drafting & Design
Lance Holt
PO Box 22962, Carmel CA, 93922
Lance@Lholtinc.com 831-583-8200

SCALE:

DATE:
1/27/2026

VERSION:
1.2

SHEET:
A-1



20.12.060 SITE DEVELOPMENT STANDARDS.

1. MAIN STRUCTURES
   - A. MINIMUM SETBACKS
     - FRONT: 20 FEET
     - SIDE: 5 FEET
     - DEL MONTE FOREST:
       - FIRST FLOOR: 10 FEET
       - SECOND FLOOR: 20 FEET
       - REAR: 10 FEET
   - B. HEIGHT
     - MAXIMUM HEIGHT: 30 FEET
     - DEL MONTE FOREST: 27 FEET
2. ACCESSORY STRUCTURES (HABITABLE)
   - A. MINIMUM SETBACKS
     - FRONT: 50 FEET
     - SIDE: 6 FEET
     - REAR: 6 FEET
   - B. HEIGHT
     - MAXIMUM HEIGHT: 15 FEET
3. ACCESSORY STRUCTURES (NON-HABITABLE)
   - A. MINIMUM SETBACKS
     - FRONT: 50 FEET OR BEHIND THE MAIN STRUCTURE, WHICHEVER IS LESS.
     - SIDE: 6 FEET ON FRONT ONE-HALF OF PROPERTY; 1 FOOT ON REAR ONE-HALF OF PROPERTY.
     - REAR: 1 FOOT
   - B. HEIGHT
     - MAXIMUM HEIGHT: 15 FEET
   - D. MINIMUM DISTANCE BETWEEN STRUCTURES
     - MAIN STRUCTURES: 10 FEET
     - ACCESSORY/MAIN STRUCTURE: 6 FEET
     - ACCESSORY/ACCESSORY: 6 FEET
   - E. BUILDING SITE COVERAGE, MAXIMUM: 35%.
     - DEL MONTE FOREST:
     - MDR/4 ZONING DISTRICTS: 35%
   - F. FLOOR AREA RATIO
     - DEL MONTE FOREST
     - MDR/4 ZONING DISTRICT: 35%
   - G. PARKING REGULATIONS

PARKING FOR ALL DEVELOPMENT SHALL BE ESTABLISHED PURSUANT TO CHAPTER 20.58.

20.58.050 - GENERAL PROVISIONS.

F. IN ALL RESIDENTIAL DEVELOPMENTS IN HIGH DENSITY RESIDENTIAL (HDR) AND MEDIUM DENSITY RESIDENTIAL (MDR) ZONING DISTRICTS, AT LEAST ONE COVERED PARKING SPACE FOR EACH DWELLING UNIT SHALL BE PROVIDED.

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PLOT PLANS

FRETWELL ADDITIONS
4041 COSTADO RD
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APN 008-101-021-000

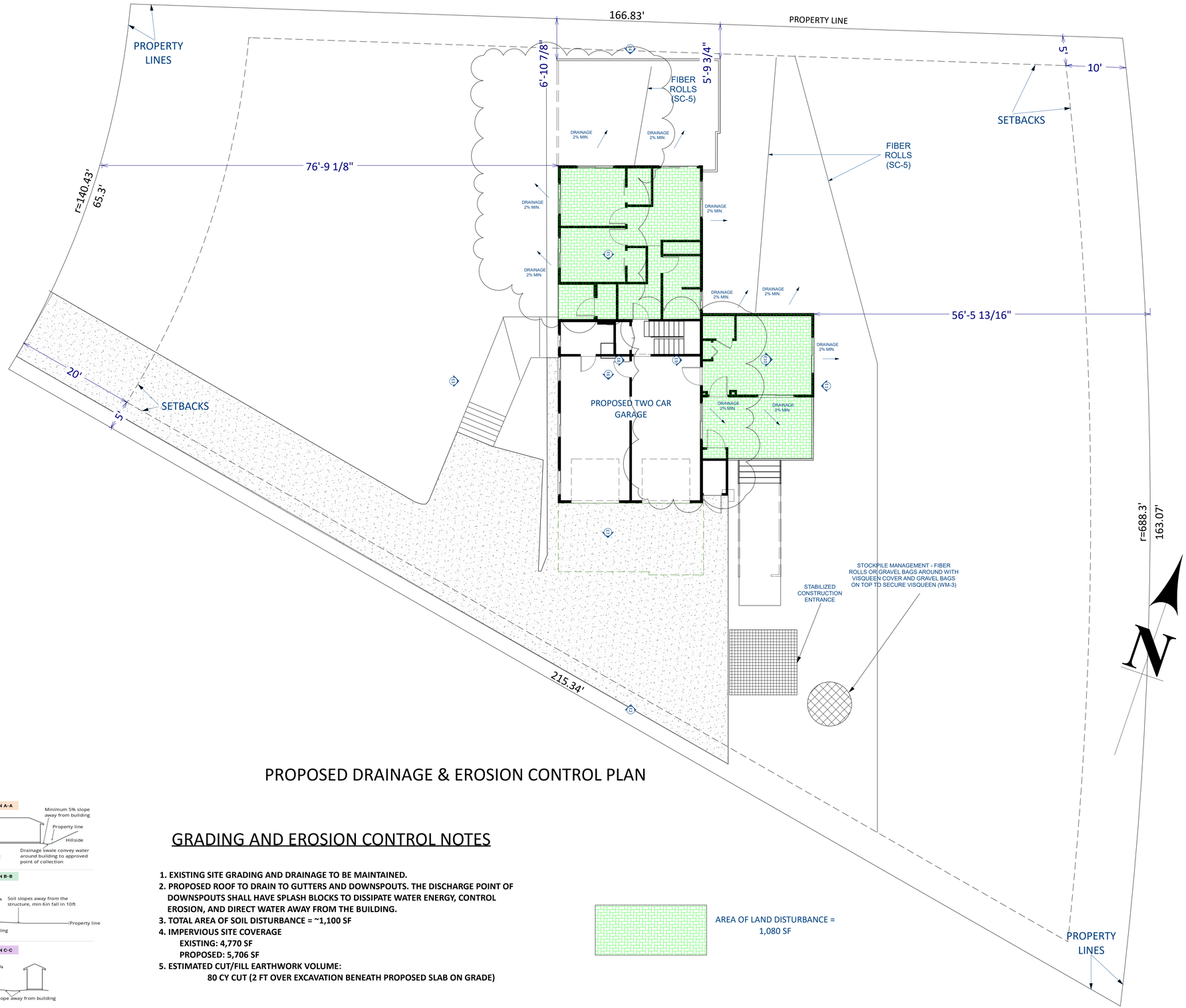
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Lance@Lholtinc.com 831-583-8200

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DATE: 1/27/2026

VERSION: 1.2

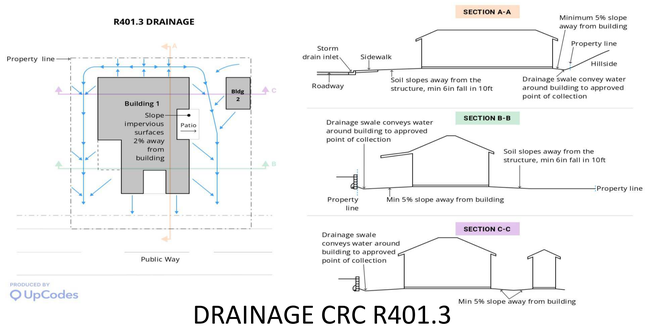
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PROPOSED DRAINAGE & EROSION CONTROL PLAN

R401.3 DRAINAGE

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.



DRAINAGE CRC R401.3

GRADING AND EROSION CONTROL NOTES

1. EXISTING SITE GRADING AND DRAINAGE TO BE MAINTAINED.
2. PROPOSED ROOF TO DRAIN TO GUTTERS AND DOWNSPOUTS. THE DISCHARGE POINT OF DOWNSPOUTS SHALL HAVE SPLASH BLOCKS TO DISSIPATE WATER ENERGY, CONTROL EROSION, AND DIRECT WATER AWAY FROM THE BUILDING.
3. TOTAL AREA OF SOIL DISTURBANCE = ~1,100 SF
4. IMPERVIOUS SITE COVERAGE
   - EXISTING: 4,770 SF
   - PROPOSED: 5,706 SF
5. ESTIMATED CUT/FILL EARTHWORK VOLUME:
   - 80 CY CUT (2 FT OVER EXCAVATION BENEATH PROPOSED SLAB ON GRADE)

RENOVATION DRAFTING DESIGN

REVISION TABLE

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EROSION CONTROL & DRAINAGE PLAN

FRETWELL ADDITIONS
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APN 008-101-021-000

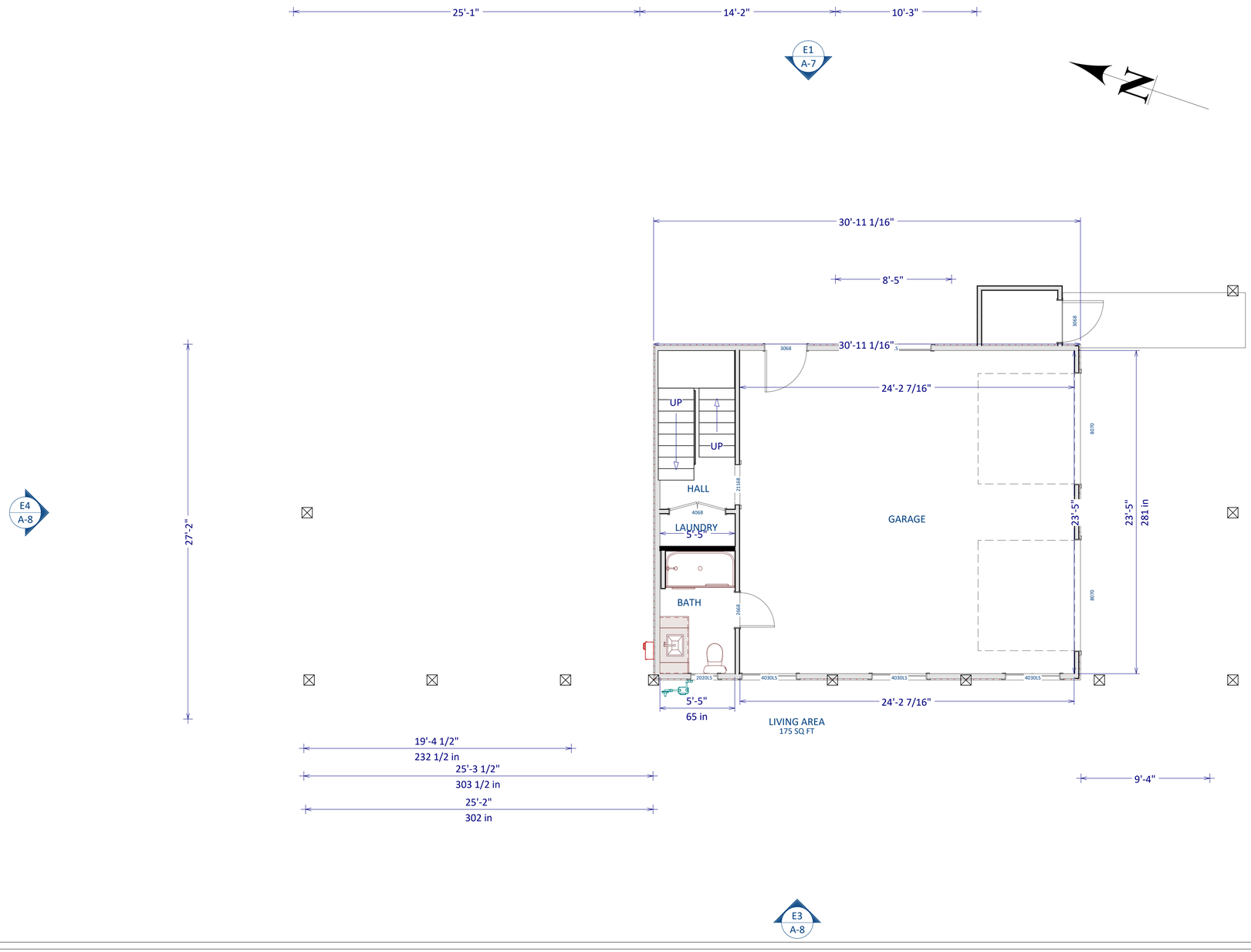
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EXISTING LOWER FLOOR PLAN

FRETWELL ADDITIONS
4041 COSTADO RD
PEBBLE BEACH, CA 93953
APN 008-101-021-000

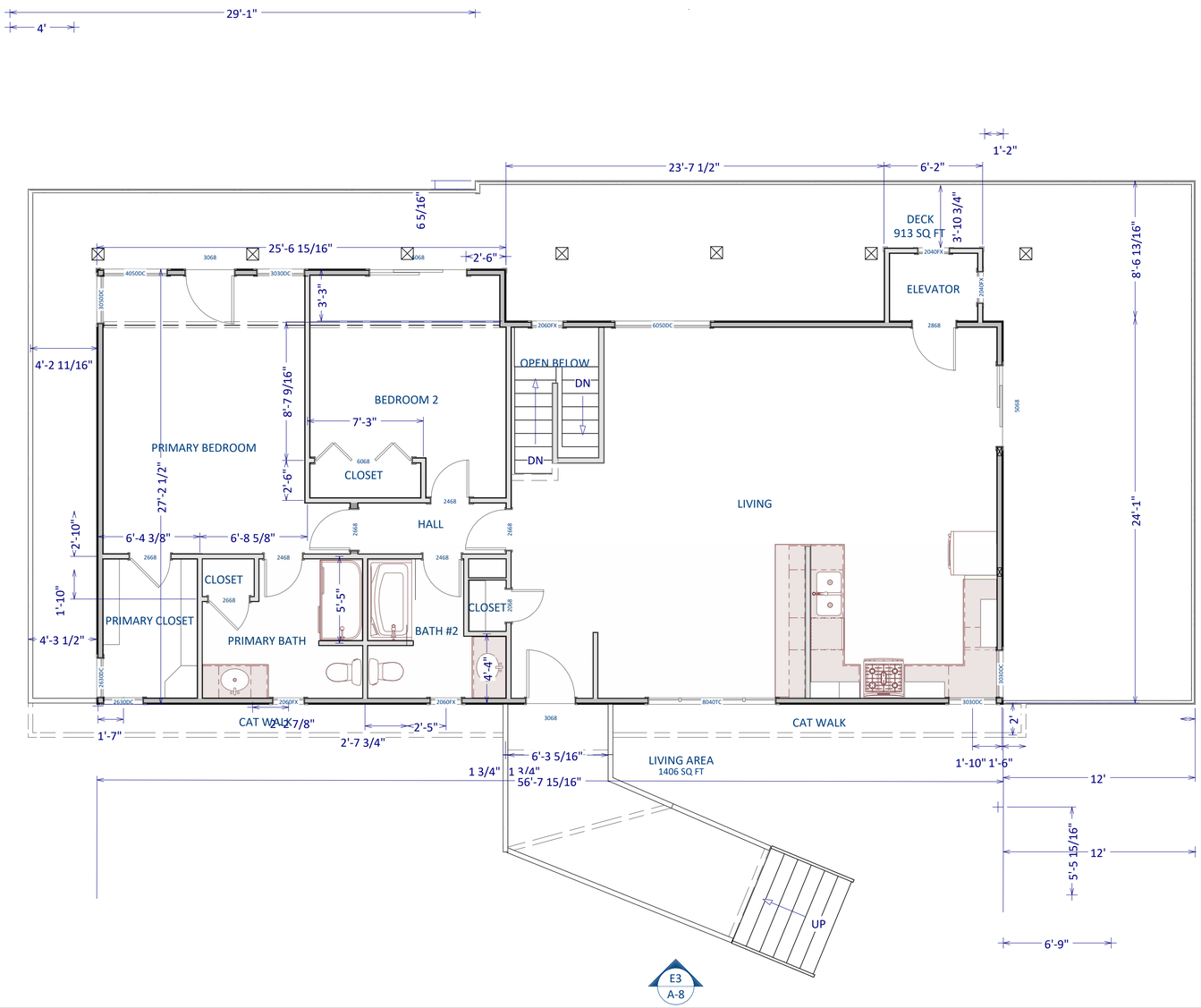
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SHEET: A-3



RENOVATION DRAFTING DESIGN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

EXISTING MAIN FLOOR PLAN

FRETWELL ADDITIONS
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PEBBLE BEACH, CA 93953
APN 008-101-021-000

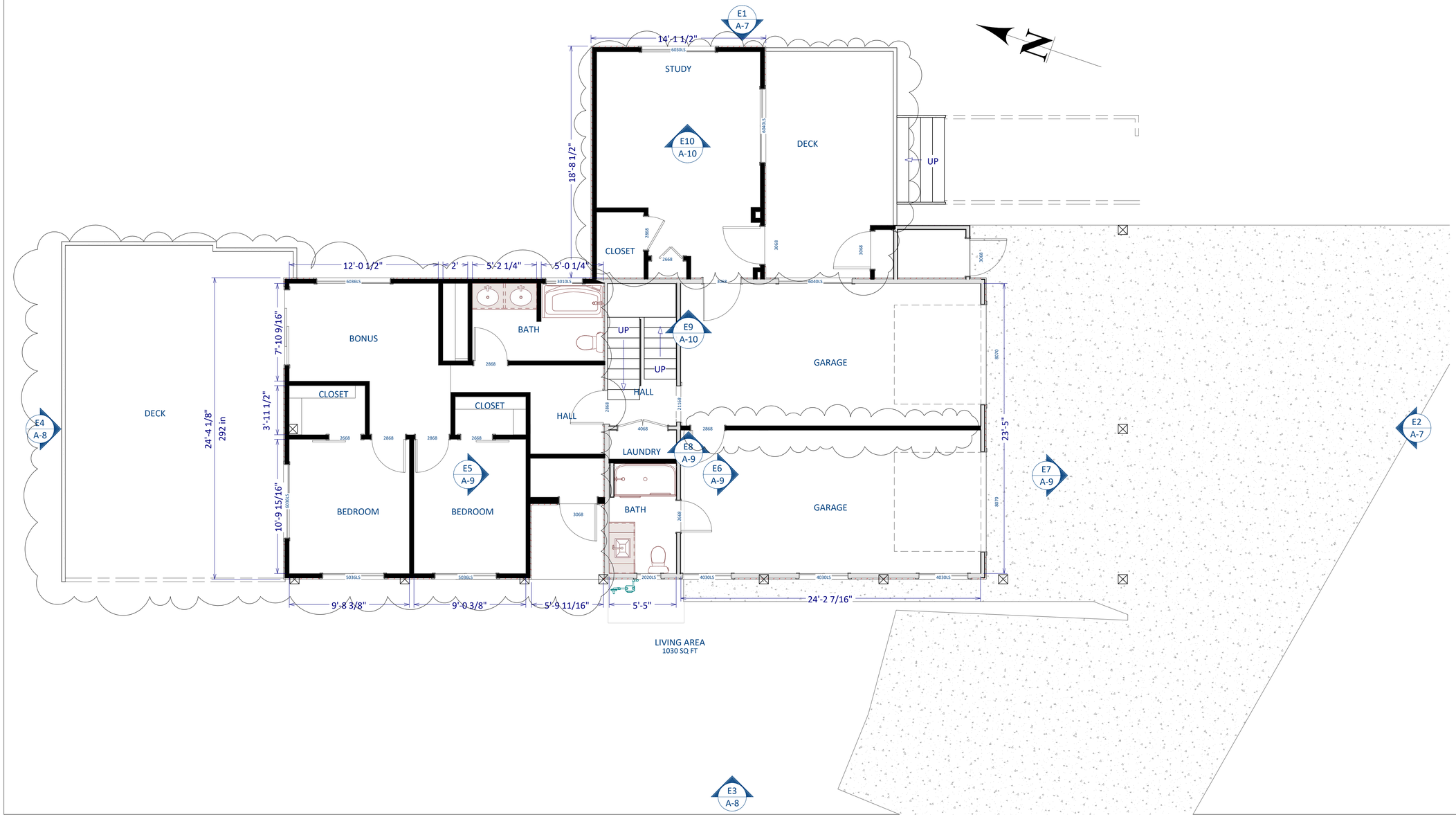
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RENOVATION DRAFTING DESIGN

REVISION TABLE

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PROPOSED LOWER FLOOR PLAN

FRETWELL ADDITIONS
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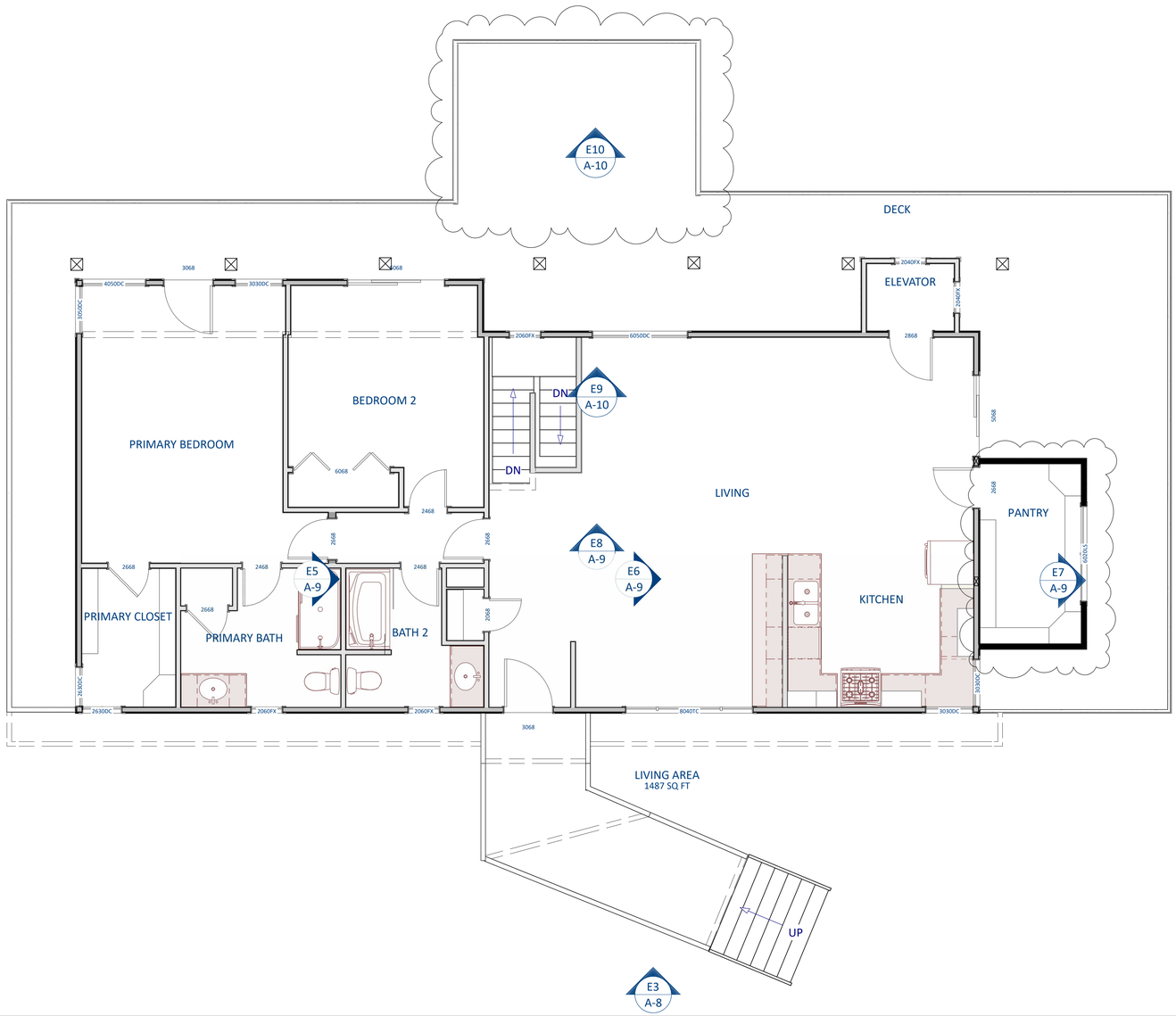
VERSION: 1.2

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ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUCCO OR MASONRY
ALL INTERIOR DIMENSIONS ARE TO FACE OF DRYWALL
ALL NEW WORK TO COMPLY WITH 2022 CRC, CBC, CEC, CPC, CMC AND TITLE 24.

NEW WALL FRAMING NOTES
1. ALL NEW FRAMING SHALL COMPLY WITH CRC 2022.
2. ALL NEW WALLS TO MATCH EXISTING SHALL BE 2X DF NO 2 OR BETTER. ANY NEW WET WALLS SHALL BE 2X6 FRAMING.
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AS SHOWN.

DOOR NOTES
ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE
INTERIOR DOORS SHALL BE PAINTED.
EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.



RENOVATION DRAFTING DESIGN

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PROPOSED MAIN FLOOR PLAN

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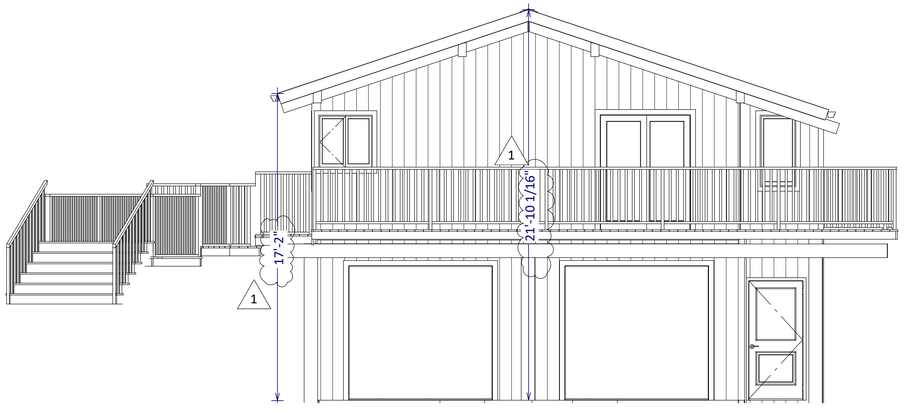
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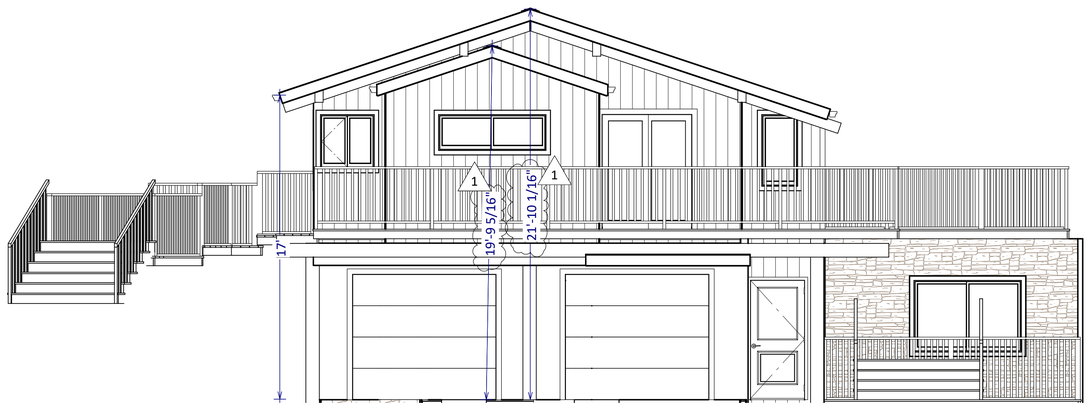
Existing East Elevation 1



Proposed East Elevation 1



Existing South Elevation 2



Proposed Elevation 2

RENOVATION DRAFTING DESIGN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/5/2026	RJM	REVIEW COMMENTS

EXTERIOR ELEVATIONS

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APN 008-101-021-000

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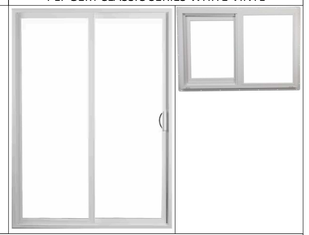
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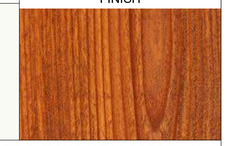
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Existing West Elevation 3

NEW EXTERIOR LIGHTING SPECIFICATIONS DEWENWILS FARMHOUSE LIGHT	NEW WINDOW & PATIO DOOR SPECIFICATIONS PLY GEM CLASSIC SERIES WHITE VINYL
	

PAINT / STAIN COLORS		
WALL BODY PAINT COLOR	FASCIA & TRIM PAINT COLOR	EXPOSED TIMBER FINISH
BEHR MARQUE MIDNIGHT BLUE SATIN.	BEHR PURE WHITE SATIN.	BEHR PREMIUM TRANSPARENT WATERPROOFING WOOD FINISH
		

STONE SPECIFICATION RAMBLA PORCELAIN STONE LOOK WALL & FLOOR TILE





Proposed West Elevation 3



Existing North Elevation 4



Proposed North Elevation 4

RENOVATION DRAFTING DESIGN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

EXTERIOR ELEVATIONS

FRETWELL ADDITIONS
4041 COSTADO RD
PEBBLE BEACH, CA 93953
APN 008-101-021-000

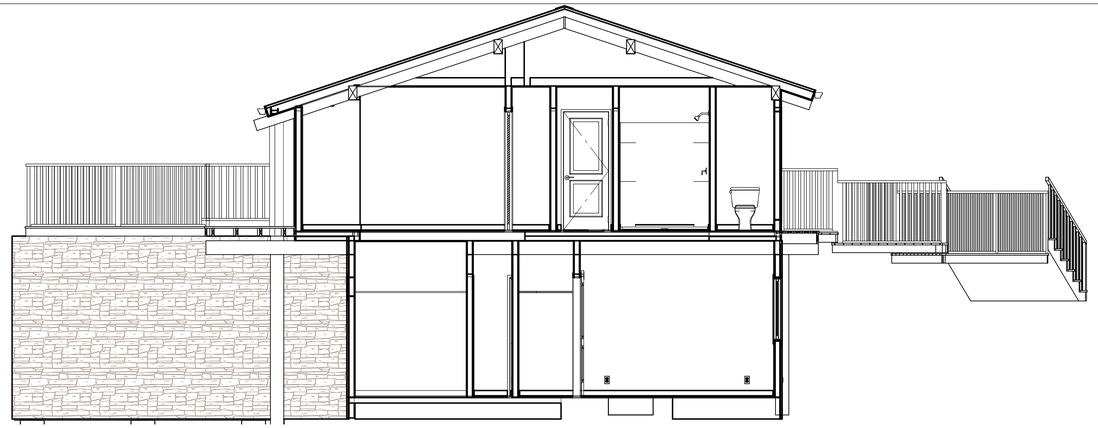
DRAWINGS PROVIDED BY:
Renovation Drafting & Design
Lance Holt
PO Box 22962, Carmel CA, 93922
Lance@Lholtinc.com 831-583-8200

SCALE: 1/4" = 1'

DATE: 1/27/2026

VERSION: 1.2

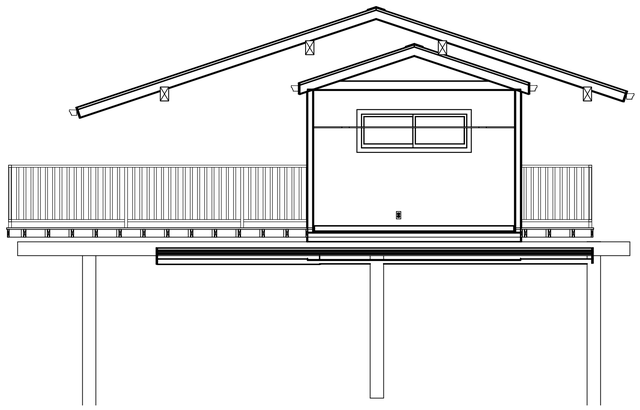
SHEET: A-8



Elevation 5



Elevation 6



Elevation 7



Elevation 8

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

RENOVATION DRAFTING DESIGN

SECTIONS

FRETWELL ADDITIONS
4041 COSTADO RD
PEBBLE BEACH, CA 93953
APN 008-101-021-000

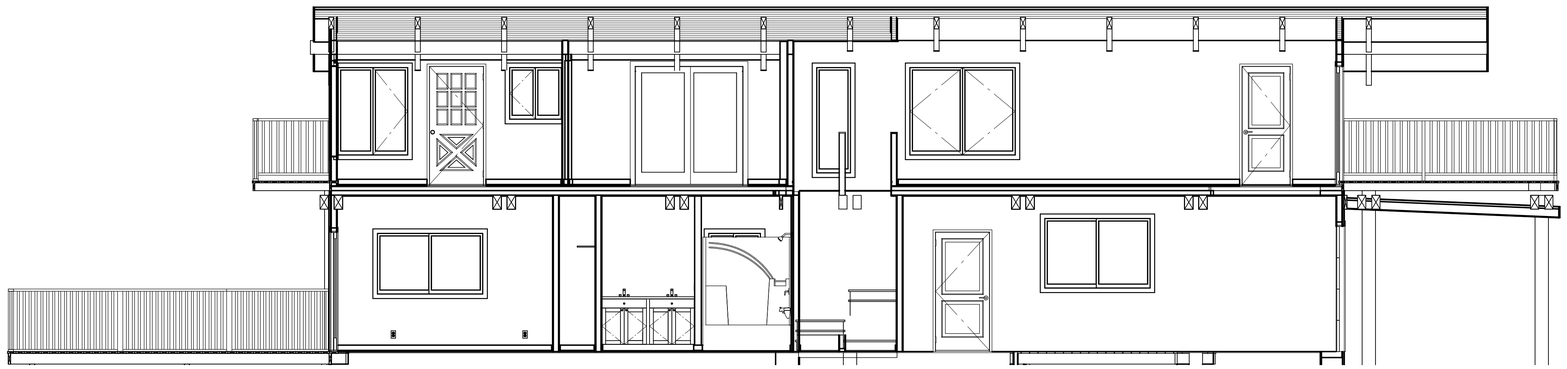
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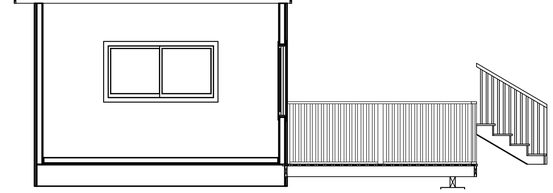
DATE: 1/27/2026

VERSION: 1.2

SHEET: A-9



Elevation 9



Elevation 10

RENOVATION DRAFTING DESIGN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED EXTERIOR ELEVATIONS

FRETWELL ADDITIONS
4041 COSTADO RD
PEBBLE BEACH, CA 93953
APN 008-101-021-000

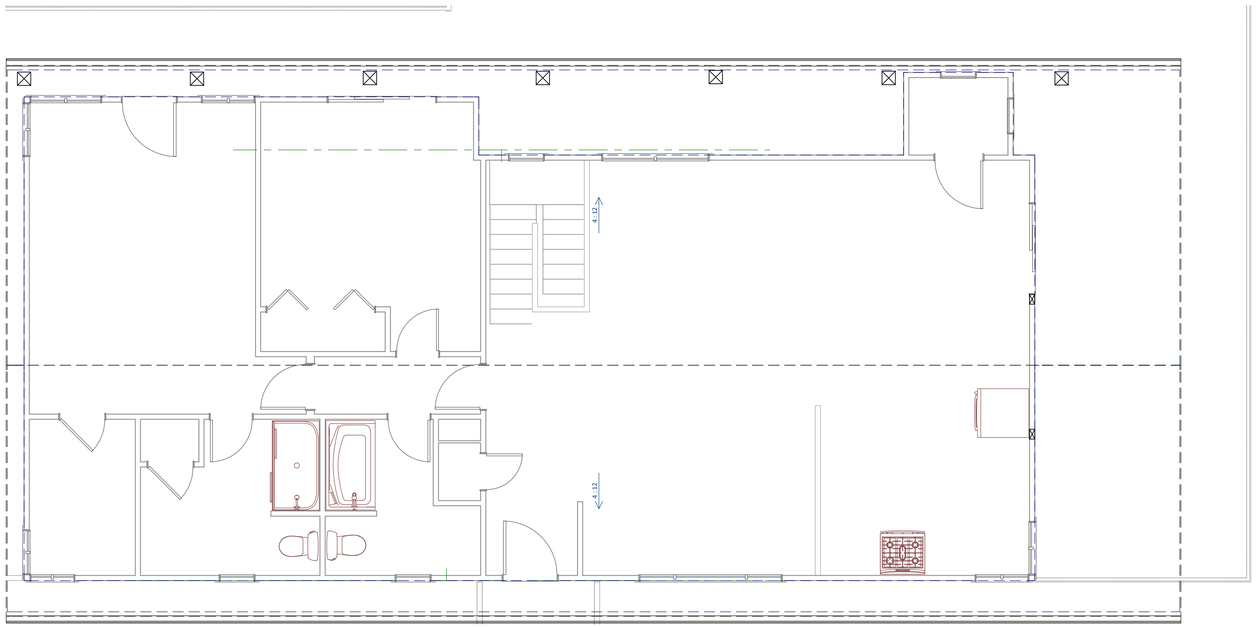
DRAWINGS PROVIDED BY:
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Lance@Lholtinc.com 831-583-8200

SCALE: 1/4" = 1'

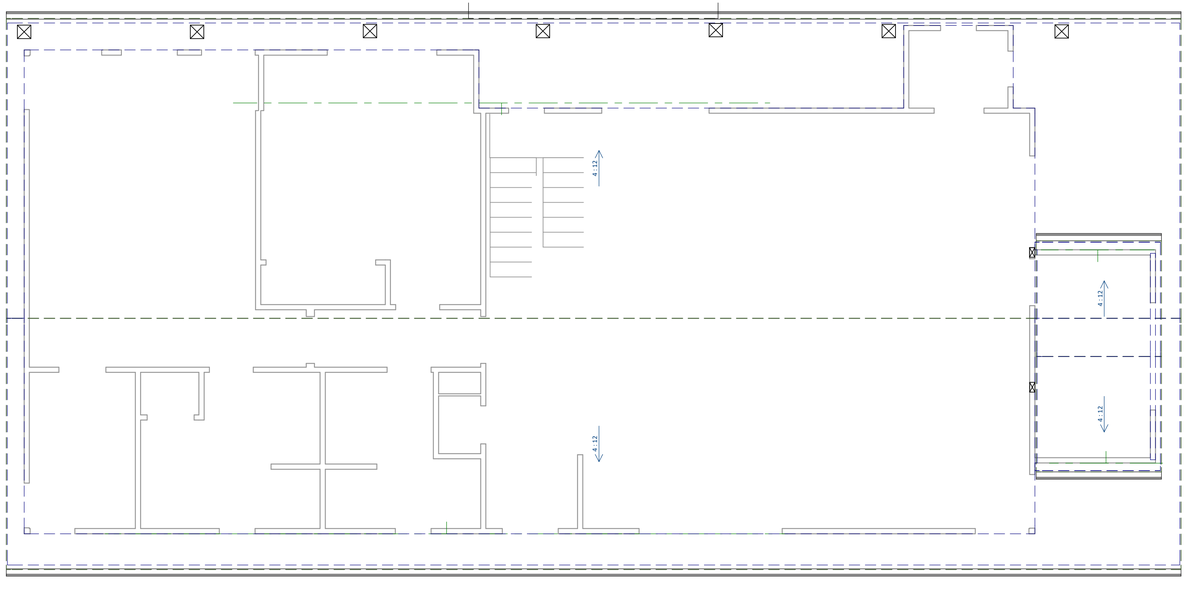
DATE: 1/27/2026

VERSION: 1.2

SHEET: A-10



Existing Roof Plan View



Proposed Roof Plan View

TRUDEFINITION DURATION ESTATE GRAY LAMINATE
ARCHITECTURAL ROOFING SHINGLES



RENOVATION DRAFTING DESIGN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ROOF PLAN

FRETWELL ADDITIONS
4041 COSTADO RD
PEBBLE BEACH, CA 93953
APN 008-101-021-000

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Lance Holt
PO Box 22962, Carmel CA, 93922
Lance@Lholtinc.com 831-583-8200

SCALE: 1/4" = 1'

DATE: 1/27/2026

VERSION: 1.2

SHEET: A-11

GENERAL BUILDING NOTES

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

CALIFORNIA GREEN BUILDING NOTES:

SEPERATE AND RECYCLE ATLEAST 65% OF ALL CONSTRUCTION WASTE.
ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3.
CANTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR ICF SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

WINDOW NOTES:

ALL WINDOWS SHALL CONFORM TO WINDOW SCHEDULE.

DOOR NOTES:

ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE
INTERIOR DOORS SHALL BE PAINTED.
EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

CONCRETE NOTES:

1 . ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF EITHER THE A.C.I., C.R.C., OR C.B.C.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 2500 P.S.I. IN 28 DAYS U.N.O. DESIGN MIXTURE SHALL BE 5-1/2 SACK CEMENT PER CUBIC YARD CONCRETE. COARSE AGGREGATE SHALL BE 3/4" U.N.O. THE USE OF A DESIGN PUMP MIXTURE MAY BE SUBSTITUTED IF THE CEMENT RATIO IS INCREASED TO 6 SACKS U.N.O.
3. ALL CEMENT SHALL BE PORTLAND TYPE I OR TYPE II OF A.S.T.M. (C-150)
4. THERE SHALL BE NO ADMIXTURES USED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER.
5. ALL CONCRETE SHALL BE VIBRATED AND PLACED IN ACCORDANCE WITH A.S.T.M. (C-143) U.N.O.
6. ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED SURFACES CONTINUOUSLY MOIST FOR A 7 DAY PERIOD AND BY USING AN APPROVED CURING COMPOUND AFTER 7 DAY WET CURE.
7. ALL CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
8. SLABS SHALL NOT EXCEED 20' IN ANY DIRECTION WITHOUT A CONTROL JOINT PERPENDICULAR TO THAT DIRECTION U.N.O.
9. THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF: CONCRETE WHICH SHOWS HONEYCOMBING, SPALLING, CRACKING, OR OTHER SIGNS OF INADEQUATE STRENGTH; LACK, MISPLACEMENT, OR UNDER SIZING OF ANCHOR HARDWARE. ANY UNCERTAINTY ABOUT HARDWARE OR REINFORCEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PLACING OF CONCRETE.
10. THE BUILDING INSPECTOR AND, WHEN SPECIFIED, ENGINEER SHALL INSPECT REINFORCEMENT AND HARDWARE BEFORE CONCRETE IS PLACED.
11. ALL FALSEWORK AND FORMING DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. FA SEWORK MUST STAY IN PLACE UNTIL CONCRETE REACHES A STRENGTH OF 2000 P.S.I.
12. CONCRETE CYLINDER SAMPLES SHOULD BE TAKEN THROUGHOUT EACH STAGE OF THE FOUNDATION PLACEMENT AND TESTED FOR COMPRESSIVE STRENGTH WHERE MINIMUM REQUIRED STRENGTH IS GREATER THAN 2500 P.S.I
13. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
14. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
15. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER

STRUCTURAL HARDWARE:

1. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
2. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
3. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER.

SITE CONTROL DURING CONSTRUCTION:

THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES: 1. WATER ALL ACTIVE CONSTRUCTION ARES TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. 2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS. 4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY. 5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

HOURS OF CONSTRUCTION :

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.
DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ROT / DECAY RESISTANCE NOTES:

R317.1 LOCATION REQUIRED
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.
1 WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2 WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND
3 SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4 THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 /2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6 WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
7 WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.1 FIELD TREATMENT
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

R317.1.2 GROUND CONTACT
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

R507.2.3 FASTENERS AND CONNECTORS
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3

TABLE R507.2.3

ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/ COATING
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
BOLTS LAG SCREWS (INCLUDING NUTS AND WASHERS)	IN ACCORDANCE WITH ASTM A307 (BOLTS), ASTM A563 (NUTS), ASTM F844 (WASHERS)	HOT-DIPPED GALVANIZED PER ASTM A153, CLASS C (CLASS D FOR 3 /8-INCH DIAMETER AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATION	ASTM A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ./FT2	STAINLESS STEEL

CBC 2304.10.5.1 FASTENERS AND CONNECTORS FOR PRESERVATIVE-TREATED WOOD
FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STAPLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

2304.12 PROTECTION AGAINST DECAY AND TERMITES
WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.12.1 THROUGH 2304.12.7.

POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (s) nearest the construction site area and provide plan to protect them from worksite pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.



Photo courtesy USEPA.

PREVENT POLLUTION AND AVOID FINES (3 C'S)

Control: The best line of defense is to use good housekeeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

Contain: Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

Capture: Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

ONLINE RESOURCES

California Storm Water Quality Association - www.cabmphandbooks.com
International BMP Database - www.bmpdatabase.org
California State Water Board - www.waterboards.ca.gov

STORMWATER & EDUCATION ALLIANCE
sea
WWW.MONTEREYSEA.ORG

City of Carmel-by-the-Sea, Del Rey Oaks, Monterey, Pacific Grove, Sand City, Seaside, County of Monterey, Castroville Water Districts of Central Monterey, Pacific Grove

5 Harris Ct., Bldg D
Monterey, CA 93940

Phone: (831) 645.4621
Fax: (831) 372.6178
Web: MontereySEA.org

Monterey Regional Storm Water Program

GOT CONSTRUCTION?



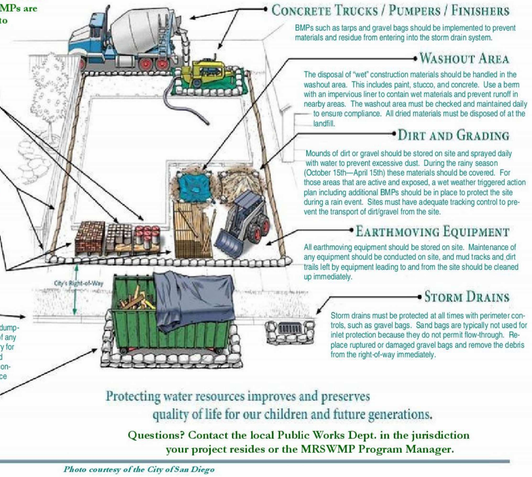
A STORM WATER POLLUTION PREVENTION GUIDE FOR THE CONSTRUCTION INDUSTRY

MontereySEA.org
(831) 645-4621

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLU-

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.



PAINT AND STUCCO
All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

PERIMETER CONTROLS
Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS
Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS
Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

DUMPSTERS
Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

CONCRETE TRUCKS / PUMPERS / FINISHERS
BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

WASHOUT AREA
The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

DIRT AND GRADING
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

EARTHMOVING EQUIPMENT
All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

STORM DRAINS
Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

Photo courtesy of the City of San Diego

RENOVATION DRAFTING DESIGN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

NOTES

FRETWELL ADDITIONS
4041 COSTADO RD
PEBBLE BEACH, CA 93953
APN 008-101-021-000

DRAWINGS PROVIDED BY:
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A-12

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY METHODS

EFFECTIVE JAN. 1, 2023

CHAPTER 3
GREEN BUILDING CODE
SECTION 301 GENERAL

301.1 SCOPE. BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATIONS CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ARE ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY OR COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS. THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

NOTE- ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

301.2 LOW RISE AND HIGH RISE RESIDENTIAL BUILDINGS. THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY EITHER TO LOW RISE RESIDENTIAL BUILDS, HIGH RISE RESIDENTIAL BUILDINGS, OR BOTH.

302.1 MIXTED OCCUPANCY BUILDINGS. IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
THE FOLLOWING ITEM ARE DEFINED IN CHAPTER 2 AND INCLUDED HERE FOR REFERENCE.

FRENCH DRAIN. A TRENCH, HOLE OR OTHER DEPRESSED ARE LOOSELY FILLED WITH ROCK, GRAVEL, FRAGMENTS OF BRICK OR SIMILAR PERVIOUS MATERIAL USED TO COLLECT OR CHANNEL DRAINAGE OR RUNOFF WATER.

WATTLES. WATTLES ARE USED TO REDUCE SEDIMENT IN RUNOFF. WATTLES ARE OFTEN CONSTRUCTED OF NATURAL PLANT MATERIALS SUCH AS HAY, STRAW OR SIMILAR MATERIAL SHAPED IN THE FORM OF TUBES AND PLACED ON A DOWNFLOW SLOPE. WATTLES ARE ALSO USED FOR PERIMETER AND INLET CONTROLS.

4.106 SITE DEVELOPMENT

4.106 GENERAL. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THEN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INCLUDE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1, 4.106.4.2, 4.106.4.3 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

4.106.4.1 NEW ONE- AND TWO- FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THEN TRADE SIZE 1 (NOMINAL 1-INCH DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

4.106.4.1.1 IDENTIFICATION. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE", THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKET AS "EV CAPABLE".

CHAPTER 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 AFTER CONSERVATION PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATIONS FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS.

4.303.1.3.1 SINGLE SHOWERHEAD. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATIONS FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THEN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS.

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT TO EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC RUSE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

MAXIMUM FIXTURE FLOW RATES

SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX 1.2 GPM @ 60 PSI MIN 0.8 GPM @ 60 PSI
LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCET	0.2 GAL / CYCLE
WATER CLOSET	1.28 GAL / FLUSH
URINALS	0.125 GAL / FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREA. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), whichever is more stringent.

NOTE: THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:
1. EXCAVATED SOIL AND LAND CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM OR DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DUE NOT EXCEED 3.4 LBS /SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENTS IN SECTION 4.408.1.

4.408.5 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTIONS 4.408.2, ITEMS 1 THROUGH 5, SECTRIONS 4.408.3, SECTION 4.408.4.

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:

A. EQUIPMENT AND APPLIANCES, INCLUDING WATER SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
C. SPACE CONDITIONING SYSTEMS.
D. LANDSCAPE IRRIGATION SYSTEMS.
E. WATER REUSE SYSTEMS.

3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS OR METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OF THIS (CALIFORNIA GREEN BUILDING STANDARDS) CODE.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501.1 GENERAL
4.505.1. SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUALITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL BEING OF THE BUILDINGS INSTALLERS, OCCUPANTS AND NEIGHBORS.

4.503 FIREPLACES
4.503.1. GENERAL. ANY INSTALLED GAS FIREPLACE SHALL DIRECT VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH THE U.S. EPA NEW SOURCE PERFORMANCE STANDARD (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATION THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

4.504 POLLUTION CONTROL
4.504.1 COVERING OR DUCT OPENINGS & PROTECTION OR MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUST AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.4 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON SITE PRODUCT CONTAINERS.

DIVISION 4.5 ENVIRONMENTAL QUALITY (CONTINUED)
4.505.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF AT LEAST ONE OF THE FOLLOWING:
1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWS AS SPECIFICATION 01350.)
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE (TM) GOLD.

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1

4.504.4 RE4SILIANT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
1. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWS AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS CERTIFIED UNDER UL GREENGAURD GOLD (FORMERLY THE GREENGAURD CHILDREN & SCHOOLS PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWS AS SPECIFICATION 01350.)

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD. PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ABB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ES SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

4.504.1 DOCUMENTATION. VERIFICATION OF COMPLOANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUTODY CERTIFICATIONS.
3. PRODUCT LABELED ANBD INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKET AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIA AS/NXA 2269, EUROPEAN 6363S, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325 STANDARDS.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19 OR CONCRETE SLAB ON GRADE FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
1. A 4" THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGRIGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH THE CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLY SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
2. MOISTURE READING SHALL BE TAKEN AT A POINT 2 FEET (610MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLE WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURES' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND COMPLY WITH THE FOLLOWING:
1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILD IN).

NOTE:
1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.
2. LIGHTING INTEGRAL TO A BATHROOM EXHAUST FAN SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

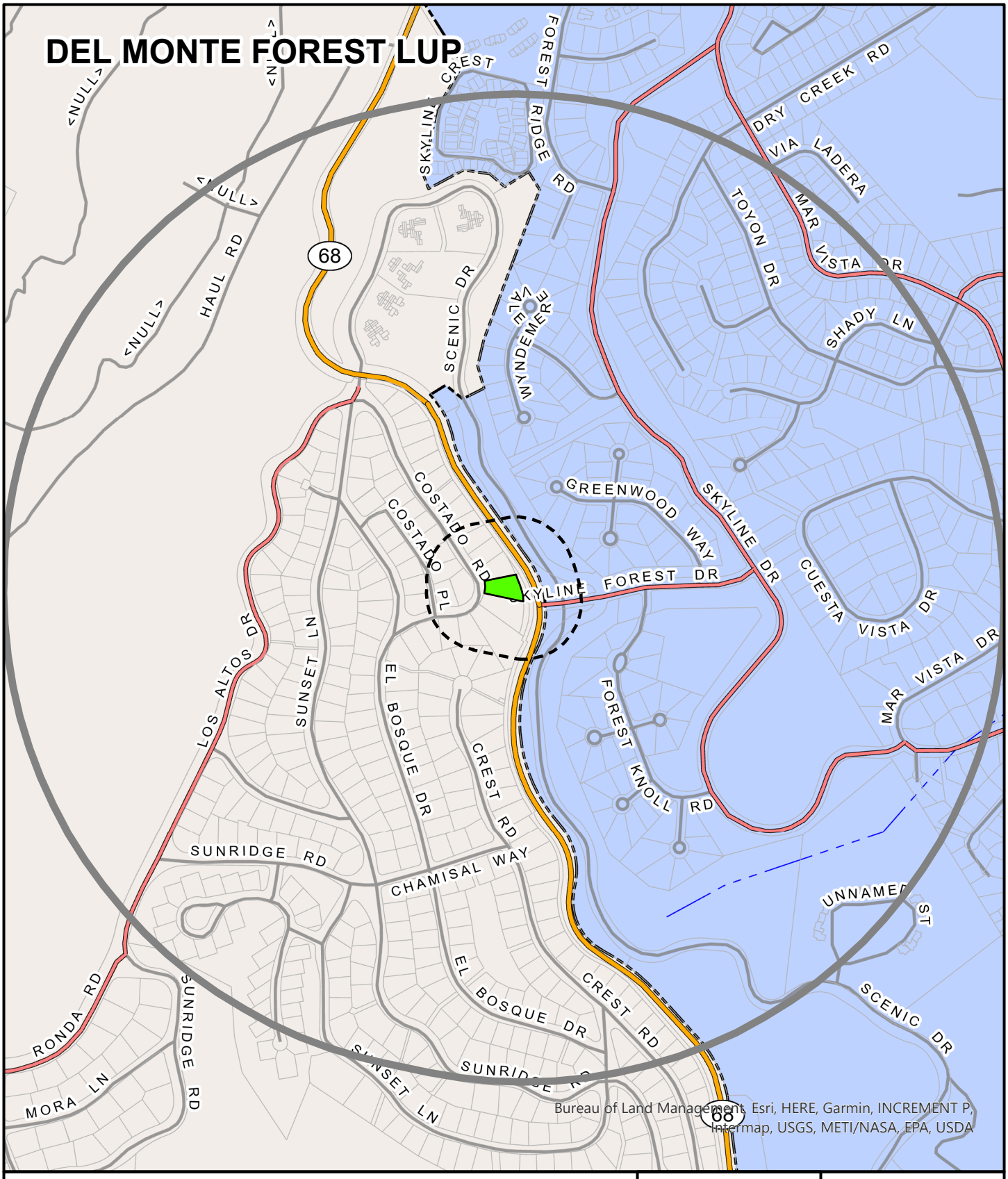
4.507 ENVIRONMENTAL CONTROL
4.507.2 HEATING AND AIR CONDITIONING SYSTEM DESIGN. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 (RESIDENTIAL LOAD CALCULATIONS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTIONS ARE ACCEPTABLE.

CHAPTER 7 INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS
702. QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONAL OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.
2. PUBLIC UTILITY TRAINING PROGRAMS.
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATE WIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
5. OTHER PROGRAMS ACCEPTABLE TO THE

Exhibit B

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APPLICANT: FRETWELL TIMOTHY & PATRICIA

APN: 008101021000 **FILE #** PLN250107

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOV

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Introduced: 6/9/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN260099 - ONG MICHAEL R & MARGARET S TRS
Administrative hearing to consider after-the-fact construction of a 267 square foot Accessory Dwelling Unit.
Project Location: 25515 Hatton Road, Carmel
Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2: and
b. Approve an After-the-Fact Coastal Administrative Permit and Design Approval to allow construction of a 267 square foot Accessory Dwelling Unit.

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

PROJECT INFORMATION

Agent: Erik Dyar
Property Owner: Michael R. Ong and Margaret S. Trs
APN: 009-211-015-000
Parcel Size: 23,901 square feet
Zoning: MDR/2-D(CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes

SUMMARY

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

On June 17, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its finding, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 16, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, had no comments, and had no recommended conditions:
HCD-Engineering Services
HCD - Environmental Services
Environmental Health Bureau,
Cypress Fire & Protection District.

Prepared by: Imani Harrigan, Assistant Planner, x5845
Reviewed and approved by: Fionna Jensen, Principal Planner

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

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations & Colors and Materials

Exhibit B - Vicinity Map

Cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Imani Harrigan, Project Planner; Fionna Jensen, Principal Planner; Michael and Margaret Ong, Property Owners; Erik Dyar, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN260099

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 26-055

June 17, 2026

Introduced: 6/9/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN260099 - ONG MICHAEL R & MARGARET S TRS
Administrative hearing to consider after-the-fact construction of a 267 square foot Accessory Dwelling Unit.
Project Location: 25515 Hatton Road, Carmel
Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2: and
b. Approve an After-the-Fact Coastal Administrative Permit and Design Approval to allow construction of a 267 square foot Accessory Dwelling Unit.

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

PROJECT INFORMATION

Agent: Erik Dyar
Property Owner: Michael R. Ong and Margaret S. Trs
APN: 009-211-015-000
Parcel Size: 23,901 square feet
Zoning: MDR/2-D(CZ)
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes

SUMMARY

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

On June 17, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its finding, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 16, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, had no comments, and had no recommended conditions:
HCD-Engineering Services
HCD - Environmental Services
Environmental Health Bureau,
Cypress Fire & Protection District.

Prepared by: Imani Harrigan, Assistant Planner, x5845
Reviewed and approved by: Fionna Jensen, Principal Planner

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

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations & Colors and Materials

Exhibit B - Vicinity Map

Cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Imani Harrigan, Project Planner; Fionna Jensen, Principal Planner; Michael and Margaret Ong, Property Owners; Erik Dyar, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN260099

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
ONG MICHAEL R & MARGARET S TRS (PLN260099)

RESOLUTION NO. 26-055
Resolution by the Monterey County Chief of Planning:

1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302 and there are no exceptions pursuant to section 15300.2; and
2) Approving an After-the-Fact Coastal Administrative Permit and Design Approval to allow construction of a 267 square foot Accessory Dwelling Unit.

[PLN260099, ONG MICHAEL R & MARGARET S TRS, 25515 HATTON ROAD, CARMEL, CARMEL LAND USE PLAN (APN: 009-211-015-000)]

The ONG MICHAEL R & MARGARET S TRS application (PLN260099) came on for an administrative decision before the Monterey County Chief of Planning on June 17, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Carmel Area Land Use Plan (CARLUP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 25515 Hatton Road, Carmel, Carmel Area Land Use Plan, (Assessor's Parcel Number [APN]: 009-211-015-000). The parcel is zoned Medium Density Residential, with a density of 2 units per acre with a Design Control Overlay in the Coastal Zone or "MDR/2-D(CZ)", which allows for the establishment of an accessory

dwelling unit as a principally allowed used. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves the after-the-fact approval of a 267 square foot detached Accessory Dwelling Unit (ADU). Therefore, the project is an allowed land use for this survey.

c) Lot Legality. The subject property (23,901 square feet), APN: 009-211-015-000, is identified in its current configuration as Lot 13 of Block 3 on a Certain Map entitled "Hatton Fields Tract No. 1", recorded in December 7, 1925 (Volume 3, Cities & Towns, Page 31). Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood, Community Character, and Visual Resources. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The proposed development includes colors and materials consisting of black cedar siding, black metal gutters to match main residence, black cedar fascia board to match main residence, a new class A asphalt singles to match main residence, rust red metal cladding, and black metal clad windows. The proposed colors and materials are compatible with the surrounding environment and are consistent with the surrounding neighborhood character.

   The Carmel Area Land Use Plan includes the protection of visual resources along Highway 1, such as the shoreline, the Carmel River State Beach, the Carmel Meadows, the Point Lobos State Reserve, and etc. Those resources within the viewshed are protected through policies requiring all future development conform to the natural scenic character of the area. Staff conducted a digital site inspection on May 28, 2026 and determined that the replacement development is not visible from common public viewing areas, such as Highway 1 or Point Lobos. The project complies with Carmel Area Land Use Plan Visual Resources Policy 2.2.3.6 because the proposed ADU's colors and materials are "subordinate to and blended into the environment." Therefore, the proposed ADU will have no impact on the public viewshed due to distance, topography, and existing retained vegetation along the freeway.

e) Development Standards. The project meets MDR zoning district standards identified in Title 20 section 20.12.060 and 20.64.030.E.3.b:

   1. Required setbacks for ADUs are 4 feet (side) 4 feet (rear), and the front setback for habitable structures within the zoning district (50 feet in MDR). The proposed ADU meets the front and rear setbacks - with a minimum front setback of 50 feet, side setbacks of approximately 4 feet and one inch, and a minimum rear setback of 6 feet. The proposed rear setback of 4 feet and one inch complies with setbacks standards and regulations in Title 20, Section 20.62.040.C. Detached ADUs in the Coastal Zone shall be allowed up to 16 feet in height on a legal lot with an existing single-family dwelling. The proposed structure has a height of 15 feet from average natural grade.

2. Allowed maximum site coverage is 35% on lots of 6,000 square feet or more. The project will result in 4,210 square feet of coverage or 18%. Therefore, the proposed project meets the required site development standards.

f) Cultural Resources. The property is identified to have (in County of Monterey GIS) a moderate archaeological sensitivity. The Carmel Area Land Use plan 20.146.090 requires an archaeological survey report for any development located within a "high archaeological sensitivity zone" as mapped on current County resource maps, however, the conversion of the existing structure into an ADU is located in a moderate archaeological sensitivity zone.

g) Historical Resources. The existing residence was constructed in 1957. A Phase I Historic Assessment was not required for this project as a Phase 1 Historical Report was previously prepared in 2017 (LIB170335) for an addition to the existing single-family dwelling and interior remodel of the existing guesthouse (PLN170021) to determine whether the residence retained any historical significance. The report determined that the circa-1957 residence does not retain any historical significance as the property has no historic associations and the existing residence is not an outstanding example of a type, construction period or architectural design. Therefore, the proposed project will not have impacts on historical resources.

h) Accessory Dwelling Unit. The proposed ADU complies with the County's regulations for Accessory Dwelling Units (Title 20 section 20.64.030). See Finding No. 6 and supporting evidence.

i) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Highlands Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.

j) The project planner conducted a digital inspection on May 27, 2026 to which verified verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress FPD. County staff reviewed the application materials and plans verifying that the project conforms to the applicable plans and regulations. There has been no indication from the reviewing departments/agencies that the site is unsuitable for the development. The respective agencies have not recommended conditions of approval.

b) Staff conducted a digital site inspection on May 27, 2026, verifying that the site is suitable for this use.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress FPD. The respective agencies have not recommended conditions, to further ensure the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities are currently available to the subject property. California American Water (Cal-Am) provides potable water, waste management service is provided by Monterey Regional Waste Management District, and sewer service is provided by the Carmel Area Wastewater District.

c) Staff conducted a digital site inspection on May 27, 2026, verifying that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

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

EVIDENCE:

a) Title 20 Section 20.64.030 establishes regulations and standards for which an Accessory Dwelling Unit (ADU), accessory to the main residence on a legal lot, may be permitted. The project includes a 267 square foot conversion of an detached ADU from the existing 2,698 square foot single-family dwelling.

b) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.64.030 and Section 20.12.060. See Finding No. 2, Evidence "e" above.

c) The proposed ADU will be the first accessory dwelling with independent living facilities detached from the existing main residence and constructed on a 0.5-acre lot connected to a public wastewater system. The floor area ratio will be 3,600 square feet (16%) which is below the 10,504 square foot (45%) limitation. The colors and materials of the ADU are visually consistent and compatible with the principal residence on-site and other residences in the area. The ADU is designed to not substantially degrade possible archaeological resources at the site by utilizing previously disturbed areas for development.

d) Title 20 Section 20.64.030 requires certain findings be made to support the approval of an ADU. The establishment of the ADU will not, under the circumstances of the particular application, be detrimental to the

health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3 and supporting evidence). The ADU, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development (see Finding No. 2). The subject property upon which the ADU is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20 and that all zoning violation abatement costs, if any, have been paid (see Finding No. 6). Additionally, the project site must be found physically suitable for the proposed use (see Finding No. 3). Therefore, staff recommends approval of the project as proposed and conditioned.

e) 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 No. PLN260099.

5. FINDING: **NO VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance as the existing structure was built without appropriate permits. This Permit abates this violation.

EVIDENCE:

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

b) Staff conducted a digital site inspection on May 27, 2026. Based on staff discussion with the applicant, the existing structure was built without necessary permits. A guesthouse previously existed and was demolished and partially rebuilt to the structure that exists on the site today. That structure is now proposed to be converted into an ADU. As proposed, the structure complies with all applicable requirements. Subject to the approval of this permit and construction permits, the violation will be cleared.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

b) As proposed, the project includes the completion of the rebuild of a 267 square foot ADU. The rebuilt ADU will have the same purpose and capacity as the original structure. The replacement structure will be on substantially the same footprint as the existing guesthouse and will be located on the same site. Therefore, the proposed project meets the Class 2 Categorical Exemption requirements.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. A previous historical report for the parcel concluded that the existing main residence had no historical significance or integrity, and a Phase I archaeological report was not required because the site sensitivity is moderate. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a significant cumulative impact.

d) No adverse environmental effects were identified during staff review of the development application or during a May 27, 2026, digital site inspection.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 section 20.86.070.D, the Board of Supervisors is the appeal authority to consider appeals from the discretionary decisions of the Chief of Planning.

b) This project is not appealable to the California Coastal Commission pursuant to Title 20 section 20.86.080.

DECISION

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and there are no exceptions pursuant to section 15300.2; and

2. Approve an After-the-Fact Coastal Administrative Permit and Design approval to allow the construction of a 267 square foot Accessory Dwelling Unit.

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 17th day of June 2026.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN260099

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This After-the-Fact Coastal Administrative and Design Approval permit (PLN260099) allows the construction of a 267 square foot accessory dwelling unit (ADU). The property is located at 25515 Hatton Road, Carmel; (Assessor's Parcel Number 009-211-015-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A After-the-fact Coastal Administrative and Design Approval (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 009-211-015-000 on June 17, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. 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.

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ONG GUESTHOUSE REMODEL

General Notes:

1. A cultural resource sensitivity training led by a Qualified Archaeologist shall be conducted for all construction personnel prior to any ground-disturbing activities. In the event cultural resources are impacted during construction, work shall stop within 165 Feet (50 Meters) of the uncovered resource and contact Monterey County Housing and Community Development - Planning and a qualified archaeologist has an opportunity to evaluate the find and provide treatment recommendations.If the resource isconsidered significant, ground disturbance shall be halted until an archaeological consultant has been retained, and a comprehensive Archaeological Research Design and Treatment Plan is developed and approved by the Lead Agency and Project proponent. In the event that human remains are encountered on site, ground disturbing activities on site shall immediately halt. The remains shall be covered with steel plates (where feasible) and the location shall be kept confidential among Project personnel to prevent vandalism and additional disturbance. The Monterey County Sheriff-Coroner shall be notified immediately, and no work shall resume in within a 165 Feet (50 Meter) radius of the find until a Most Likely Descendent (MLD) has be assigned to the Project and provided the Project proponent with treatment recommendations. Photographs of remains shall be prohibited,unless requested by the coroner and permitted by the MLD.
2. The Temporary Fencing Proposed To Protect The Native Oak Trees Which Are Located Close To The Construtions Site Shall Be Maintained During Construction To Prevent Inadvertent Damage From The Construction Equipment And Material Storage. No Fill Of Any Type Shall Be Placed At The Fenching Zone Or Drip Line Of The Retained Trees. No Materials Or Equipment Shall Be Stored Within The Fenced Area. Said Protection Shall Be Demonstrated Prior To Issuance Of Building Permits Subject To The Approval Of The Director Of Planning And Building Inspection.
3. Minimum Concrete Compressive Strength At 28 Days Shall Be 2,500 PSI.
4. All Reinforcing Steel Shall Conform To The ASTM A615 Grade 60 Unless Otherwise Noted On Plans.
5. Welded Wire Fabric: Welded Wire Fabric Shall Conform To ASTM A185-79
6. Lumber Species And Grades Shall Conform To The Following UON.: Maximum Moisture Content Of Lumber Shall Be 19%. All Douglas Fir Lumber Which Is Exposed To Weather Shall Be Pressure Treated. All Grading Shall Conform To The Rules And Regulations Of The WWP, RA & APA Plywood Shall Be D.F. Conforming To U.s. Product Standards Pa 1-74 With Exterior Glue, Grade Stamped APA. See Framing Plans For Additional Requirements.
7. Wall Construction Shall Comply With CBC Section R602 (For Conventional Construction).
8. Nailing To Be In Compliance With CBC Table R602.3.1
9. All Manufacturer's Installation Guides To Be Provided To Inspector At Time Of Field Inspection.
10. **Contractor License:** The Contractor(s) Preforming The Work Described By These Plans And Specifications Shall Be Properly And Currently Licensed During The Execution Of The Project And Shall Not Perform Work Outside The Legal Scope Of Any License.
11. **Scope:** The Contractor Shall Provide And Pay For All Labor, Materials , Tools , Equipment And Machinery, Transportation , Water , Heat , Electricity , Telephone , And Any Other Related Items Necessary For The Proper Execution And Timely Completion Of The Work.
12. **Quality Control:** It Is The Express Intention Of These Plans And Specifications To Require A High Standard Of Work . If , In The Opinion Of The Contractor , Any Portion Of The Documentation Herein Is Inconsistant With This, The Architect Shall Be Notified Prior To Executing The Work And Allowed Revision Time If Felt Necessary.
13. **Warranty:** The Contractor Warrants To The Owner That All Materials And Equipment Furnished Under This Contract Will Be New Unless Otherwise Specified, And That All Work Will Be Of Good Quality, Free From Faults And Defects, And In Conformance With The Contract Drawings And Specifications.
14. **Permits:** Unless Otherwise Instructed , The Owner Shall Pay All Pemit Fees Including Utilities. The Contractor Shall Secure The Building Permit And Any Other Permits Prior To Starting The Work And Comply With All Inspection Requirements Through Final Sign-Off.
15. **Legal/Notices/Code Compliance:** The Contractor Shall Give All Notices And Comply With All Laws, Ordinances, Building Codes, Rules, Regulations And Other Lawful Orders Of Any Public Authority Bearing On The Performance Of The Work. The Contractor Shall Promptly Notify The Designers In Writing If The Drawings And/or Specfications Are At Variance With Any Such Requirements. (2022 C.B.C.)
16. **Responsibility:** The Contractor Shall Be Soley Responsible For All Construction Means, Methods, Techniques, Sequences And Procedures Selected To Execute The Work. The Contractor Shall Coordinate All Portions Of Work Within The Scope Of The Contract.
17. **Safety:** The Contractor Shall Be Responsible For Initiating , Maintaiining And Properly Supervising Adequate Industry Standard Safety Precautions And Programs In Connection With This Work And Shall Adhere To All Federal, Local, State & O.S.H.A. Safety Regulations.
18. **Insurance:** Liability Insurance Shall Be Maintained By The Contractor To Protect Against All Claims Under Workman's Compensation Acts , Damages Due To Bodily Injury Including Death, And For Any Property Damages Arising Out Of Or Resulting From The Contractor's Operations Under The Contract. This Insurance Shall Be For Liability Limits Satisfactory To The Owner. The Owner Has The Right To Required Contractual Liability Insurance Applicable To The Contractor's Obligations. Certificates Of Such Insurance Shall Be Filed With The Owner Prior To The Commencement Of The Work.
19. **Indemnification:** The Contractor Who Agrees To Perform This Work Also Agrees To Indemnify And Hold Harmless The Owner And The Architect From And Against All Consequential Claims/damages/losses/and Expenses, Including Attorney's Fees And Litigation Costs Arising Out Of Or Resulting From The Performance Of The Work.
20. **Cleaning Up:** The Contractor Shall Keep The Premises And Site Free From Accumulation Of Waste Materials During Construction By Periodic Clean Up And Off-site Debris Removal . Final Cleanup And Debris Disposition Shall Be To The Satisfaction Of The Owner.
21. Contractor Shall Visit The Site And Verify All Existing Conditions Prior To Any Work And Notify The Designers Of Any Dicrepances Between These Drawings And Existing Conditions Affecting The Work Or Nature Of Specified Materials And/or Scope Of Design.
22. All Notes, Dimensions. Etc. Indicate New Materials Or Construction Unless Otherwise Noted.
23. No Land Clearing Or Grading Shall Occur On The Property Between October 15 And April 15 Unless Authorized By The Director Of Planning And Building Inspection. All Cut And/or Fill Of Slopes Exposed During The Course Of Construction Shall Be Covered , Seeded With Native Grasses Or Otherwise Treated To Control Erosion.
24. **Shop Drawings:** Prior To Fabrication, The Contractor Shall Submit To The Architect For Approval Shop Drawings For All Structural Steel, Reiforcing Steel, Glue Laminated Beams and Prefabricated Trusses, Shop Drawings Are Not Change Orders, But Rather Serve To Demonstrate To The Engineer That The Contractor Understands The Requirements & Design Concepts Of The Plan, Details & Specifications.
25. **Change Orders:** No Verbal Change Orders Shall Become Legal and Binding.
26. **Construction, Bracing & Shoring:** The Contractor Shall Be Solely Responsible For All Bracing And Shoring Required During Construction Until All Construction Is Complete.
27. **Similar Conditions:** Conditions Not Specifically Detailed Shall Be Built To Conform With Similar Construction.
28. **Discrepancies:** The Contractor Shall Verify All Dimensions, Elevations, Materials and Conditions Prior To Starting Construction. Any Discrepancies Shall Be Reported To The Architect Prior To Ordering Materials and Starting Construction.
29. **Technical Specifications:** All Technical Specifications Referred To In The Drawings Are By This Reference Part Of The Construction Documents.

Wildland-Urban Interface Notes:

This Residence Is Located In A "High" Fire Hazard Severity Zone In A State Responsibility Area, And Shall Comply With The Requirements Of CBC, Chapter 7A Section 701.A.1 & CRC, Chapter 3, Section 337R.

1.) Roof Coverings Shall Have A Class 'A' Rating, Shall Comply With Sections R337 & R902, And Shall Have An Assembly Installed In Accordance With Its Listing And The Manufacturer's Installation Instructions. (R337.5.1)

2.) Roof Gutters Shall Be Provided With The Means To Prevent The Accumulation Of Leaves And Debris In The Gutter (R337.5.4)

3.) Ventilation Openings For Enclosed Attics, Gable Ends, Ridge Ends, Under Eaves & Cornices, Enclosed Eave Soffit Spaces, Enclosed Rafter Spaces Formed Where Ceilings Are Applied Directly To The Underside Of The Roof Rafters, And Underfloor Ventilation Openings Shall Be Fully Covered With Wildland Flame & Ember Resistant (WUI) Vents Approved & Listed By The California State Fire Marshal. (R337.6.1)

4.) Exterior Wall Coverings Shall Be Approved Noncombustible Material, Ignition-Resistant Material, Or Fire-Retardant-Treated Wood. (R337.7.3)

5.) Exterior Wall Coverings Shall Extend From The Top Of The Foundation To The Roof, And Terminate At 2-inch Nominal Solid Wood Blocking Between Rafters At All Roof Overhangs, Or In The Case Of Enclosed Eaves, Terminate At The Enclosure. (R337.7.3.1)

6.) Exterior Wall Assemblies Shall Be Constructed Of Sawn Lumber Or Glue-Laminated Wood With The Smallest Nominal Dimension Of 4 Inches, Or Log Wall Construction, Or Assembly Tested In Accordance Or Meets the Performance Criteria For A 10-Minute Direct Flame Contact Exposure Test, Or Assembly Suitable For Exterior Fire Exposure With A 1-Hour Fire-Resistance Rating, Or Assembly Suitable For Exterior Fire Exposure Containing One Layer Of 5/8" Type X Gypsum Board Behind TheExterior Wall Covering Or Cladding, Or Assembly Suitable For Exterior Fire Exposure Containing Any Of The Gypsum Panel & Sheathing Products Listed In The Gypsum Association Fire Resistance Design Manual As Complying With A 1-Hour Fire-Resistance Rating.

7.) The Exposed Underside Of Enclosed Roof Eaves Having Either A Boxed-In Roof Eave Soffit With A Horizontal Underside, Or Sloping Rafter Tails With An Exterior Covering Shall Be Approved Noncombustible Material, Or Ignition-Resistant Material, Or Fire-Retardant-Treated Wood, Or Consist Of Materials Approved For Not Less Than 1-Hour Fire-Resistance-Rated Construction On The Exterior Side, Or One Layer Of 5/8" Type X Gypsum Board Applied Behind Exterior Covering On The Underside Of The Rafter Tails Or Soffit, Or Exterior Portion Of An Approved 1-Hour Wall Assembly Applied To The Underside Of The Rafter Tails Or Soffit, Or Meet The Performance Requirements Of SFM 12-7A-3, Or Meet The Performance Requirements Of R337.7.11. (R337.7.6)

8.) The Exposed Underside Of Exterior Porch Ceilings Shall Be Protected By Noncombustible Material, Or Ignition-Resistant Material, Or Fire-Retardant Treated Wood, Or Consist Of Materials Approved For Not Less Than 1-Hour Fire-Resistance-Rated Construction On The Exterior Side, Or One Layer Of 5/8" Type X Gypsum Board Applied Behind Exterior Covering On The Underside Of The Ceiling, Or Exterior Portion Of An Approved One Hour Wall Assembly Applied The Underside Of The Ceiling, Or Meet The Performance Requirements Of SFM 12-7A-3, Or Meet Performance The Requirements Of R337.7.11. (R337.7.7)

9.) The Exposed Underside Of Cantilevered Floor Projections Where a Floor Assembly Extends Over An Exterior Wall Shall Be Protected By Noncombustible Material, Or Ignition-Resistant Material, Or Fire-Retardant Wood, Or Consist Of Materials Approved For Not Less Than 1-Hour Fire-Resistance-Rated Construction On The Exterior Side, Or One Layer Of 5/8" Type X Gypsum Board Applied Behind Exterior Covering On The Underside Of The Floor Projection, Or Exterior Portion Of An Approved One Hour Wall Assembly Applied To The Underside Of The Floor, Or Meet The Requirements Of SFM 12-7A-3, Or Meet The Requirements Of R337.7.11. (R337.7.8)

10.) The Underfloor Area Of Elevated Or Overhanging Buildings Shall Be Enclosed To Grade Or Shall Consist Of Noncombustible Material, Or Ignition-Resistant Material, Or Fire-Retardant Wood, Or Consist Of Materials Approved For Not Less Than 1-Hour Fire-Resistance-Rated Construction On The Exterior Side, Or One Layer Of 5/8" Type X Gypsum Board Applied Behind Exterior Covering On The Underside Of The Floor Projection, Or Exterior Portion Of An Approved One Hour Wall Assembly Applied To The Underside Of The Floor, Or Meet The Requirements Of SFM 12-7A-3, Or Meet The Requirements Of R337.7.11. (R337.7.9)

11.) Exterior Windows, Skylights, And Exterior Glazed Doors Shall Be Multipane Glazing With A Minimum Of One Tempered Pane, Be Constructed Of Glass Block Units, Have A Fire Resistance Rating Of 20 Minutes When Tested In Accordance With NFPA 257, Or Meet The Requirements Of SFM 12-7A-2. (R337.8.2.1)

12.) Exterior Doors Shall Have An Exterior Surface Or Cladding Of Noncombustible Material Or Ignition-Resistant Material, Or Constructed Of Solid Core Wood Having Stiles And Rails Not Less Than 1-3/8 Inches Thick With Interior Panel Thickness No Less Than 1-1/4 Inches Thick (Panel Perimeter Is Permitted To Taper To a Tongue Not Less Than 3/8" Thick), Or Shall Have A Fire-Resistance Rating Of Not Less Than 20 Minutes When Tested According To NFPA 252, Or Exterior Surface Cladding Shall Be Tested To Meet The Performance Requirements Of SFM 12-7A-1 Or Section R337.7.3.11. (R337.8.3)

13.) The Walking Surface Materials Of Decks, Porches, Balconies & Stairs Shalls Be Constructed Of Material That Complies With Performance Requirements Of Section R337.9.4, Or Ignition-Resistant Material, Or Meets The Performance Requirements Of SFM-7A-4 & Section R337.4.3, Or Exterior Fire-Retardant-Treated Wood, Or Noncombustible Material. Or Any Material That Meets Performance Requirements SFM 12-7A-4A Or Section R337.9.5, When Exterior Wall Covering Is Also Composed Of Noncombustible Or Ignition-Resistant Material. (R337.9.3)

Project Code Compliance:

All Work Shall Comply With:
2025 California Building Code (CBC)
2025 California Residential Code (CRC)
2025 California Plumbing Code (CPC)
2025 California Mechanical Code (CMC)
2025 California Electrical Code (CEC)
2025 California Fire Code (CFC)
& The Current Edition of the Monterey County Fire Code Amendments
2025 California Energy Code (CEnC)
2025 California Green Building Code
Current Edition of the Monterey County HCD Municipal Code

General Notes

1. All Construction Shall Be In Compliance With WUI And All Other Applicable Codes.
2. Fire Sprinklers are Required for this Project- See Project Description for Fire Sprinkler Calculation.

Ownership And Use Of These Drawings And Specification

1. Title And All " Copyright " Privileges To These Drawings And Specifications Is Claimed By Dyar Architecture Hereinafter Referred To As ' Architect ' Without Prejudice. Visual Contact With These Subject Drawings And Specifications Shall Constitute Prima Facia Evidence Of The Acceptance Of These Ownership Rights And The Following Related Restictions.
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Abbreviations

A.B.	Anchor Bolt	HDR.	Header
ALT.	Alternate	HGR.	Hanger
APPROX.	Approximate	HORIZ.	Horizontal
ARCH.	Architect	INT.	Interior
BD.	Board	JST.	Joist
BLDG.	Building	LB.	Pound
BM.	Beam	MANUF.	Manufacturer
BOT.	Bottom	MAX.	Maximum
BTWN.	Between	M.B.	Machine Bolt
CLR.	Clear	M.I.W.	Malleable Iron Washer
C.L.	Center Line	MIN.	Minimum
COL.	Column	N.I.C.	Not In Contract
CONC.	Concrete	N.T.S.	Not To Scale
CONC. BLK.	Concrete Block	O /	Over
CONN.	Connection	O.C.	On Center
CONST.	Construction	O.H.	Over Hang / Over Head
CONT.	Continuous	PL.	Plate
CTR.	Center	P.I.	Panel Index
CTSK.	Contersink	P.T.D.F.	Pressure Treated D.f.
C.Y.	Cubic Yard	PLYWD.	Plywood
DBL.	Double	P.T.	Pressure Treated
D.F.	Douglas Fir	REINF.	Reinforcing
DIA.	Diameter	REQ'D.	Required
DRWG.	Drawing	RDWD.	Redwood
(E)	Existing	S.B.	Solid Blocking
E.N.	Edge Nailing	S.F.	Square Foot
EA.	Each	S.O.G.	Slab On Grade
EQ.	Equal	SCHED.	Schedule
EXP.	Expansion	SHT.	Sheet
EXT.	Exterior	SHTG.	Sheathing
F.F.	Finish Floor	SIM.	Similar
F.G.	Finish Grade	SPECS.	Specifications
F.N.	Field Nailing	SQ.	Square
FNDN.	Foundation	STLS.	Stainless
FLR.	Floor	STD.	Standard
F.O.C.	Face Of Concrete	ST.	Steel
F.O.M.	Face Of Masonry	SYM.	Symmetrical
F.O.S.	Face Of Stud	T. & G.	Tongue & Groove
F.S.	Finished Surface	T.N.	Toe Nail
FTG.	Footing	T.O.C.	Top Of Concrete
GA.	Gauge	T.O.W.	Top Of Wall
GALV.	Galvanized	T.S.	Tube Steel
G.I.	Galvanized Iron	TYP.	Typical
GLULAM	Glue Laminated	U.O.N.	Unless Otherwise Noted
GYP. BD.	Gypsum Board	VERT	Vertical
		W /	With
		W / O	Without

Project Description

Creation of an ADU (Accessory Dwelling Unit) from an Existing 267 SF Guesthouse that is being remodeled under DA250017 and 25CP00256REV1.

- No Trees Shall be Removed as Part of this Project.

Deferred Submittals

1. An Automatic Fire Sprinkler System in Accordance with NFPA 13D.

Project Data

Property Owner:	Mike & Margaret Ong 25515 Hatton Road Carmel, CA 93923 Ph: 831-250-7107
Architect/ Applicant:	Dyar Architecture P.O. Box 4709 Carmel, CA 93921 Ph: 831-250-7378
Project Address:	25515 Hatton Road Carmel, CA. 93923
APN:	009-211-015
Zoning:	MDR/2-D(CZ)
Project Code Compliance:	2025 CBC, CRC, CPC, CEC, CMC, CFC, California Energy Code & California Green Building Code
Occupancy Group:	R-3
Construction Type:	VB
Topography:	Sloping Down To The West
Building Height:	Allowed: 30'-0" Proposed: No Change
Tree Removal:	None
Grading:	None
Pescadero Watershed:	N/A
Lot Area:	23,344 sq. ft. (0.54 Acre)

Project Directory:

Owner:
Michael and Margaret Ong
25515 Hatton Road
Carmel, CA 93923

Architect:
Dyar Architecture
POB 4709
Carmel, CA. 93921

Contact:
Erik Dyar
erik@dyararchitecture.com
Ph: 831.915.5602

Floor Area:

Existing Lot Area	=	23,344 sq. ft. (0.54 Acre)
Existing		
Residence	=	2,698.0 sq. ft.
Garage	=	478.0 sq. ft.
Guest House	=	267.0 sq. ft.
Potting Shed	=	217.0 sq. ft.
Total	=	3,660.0 sq. ft.
Max FAR Allowed:	=	10,504.8 sq. ft. (45%)
Proposed FAR:	=	3,660.0 sq. ft. (16%)

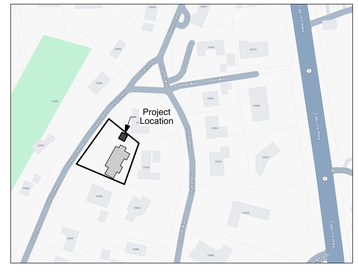
Building Site Coverage

Existing Lot Area	=	23,344 sq. ft. (0.54 Acre)
Existing Coverage:		
Residence / Garage	=	3,176.0 sq. ft.
Covered Entry & Eave Over 30''	=	187.0 sq. ft.
Living Room Patio & BBQ Deck (+24")	=	363.0 sq. ft.
Guest House	=	267.0 sq. ft.
Potting Shed	=	217.0 sq. ft.
Total Existing Coverage	=	4,210.0 sq. ft. (18%)

Sheet Index

1 Cover Sheet and Project Information
2 Site Plan and Construction Management Plan
3 Demolition, Main Floor and Roof Plans and Window and Door Schedules
4 Elevations, Sections and Materials Specifications

Vicinity Map



D A
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Email: info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Mike & Margaret Ong
25515 Hatton Road
Carmel, CA 93923

ONG Residence
ADU Application
25515 Hatton Road
Carmel, CA. 93923
APN: 009-211-015

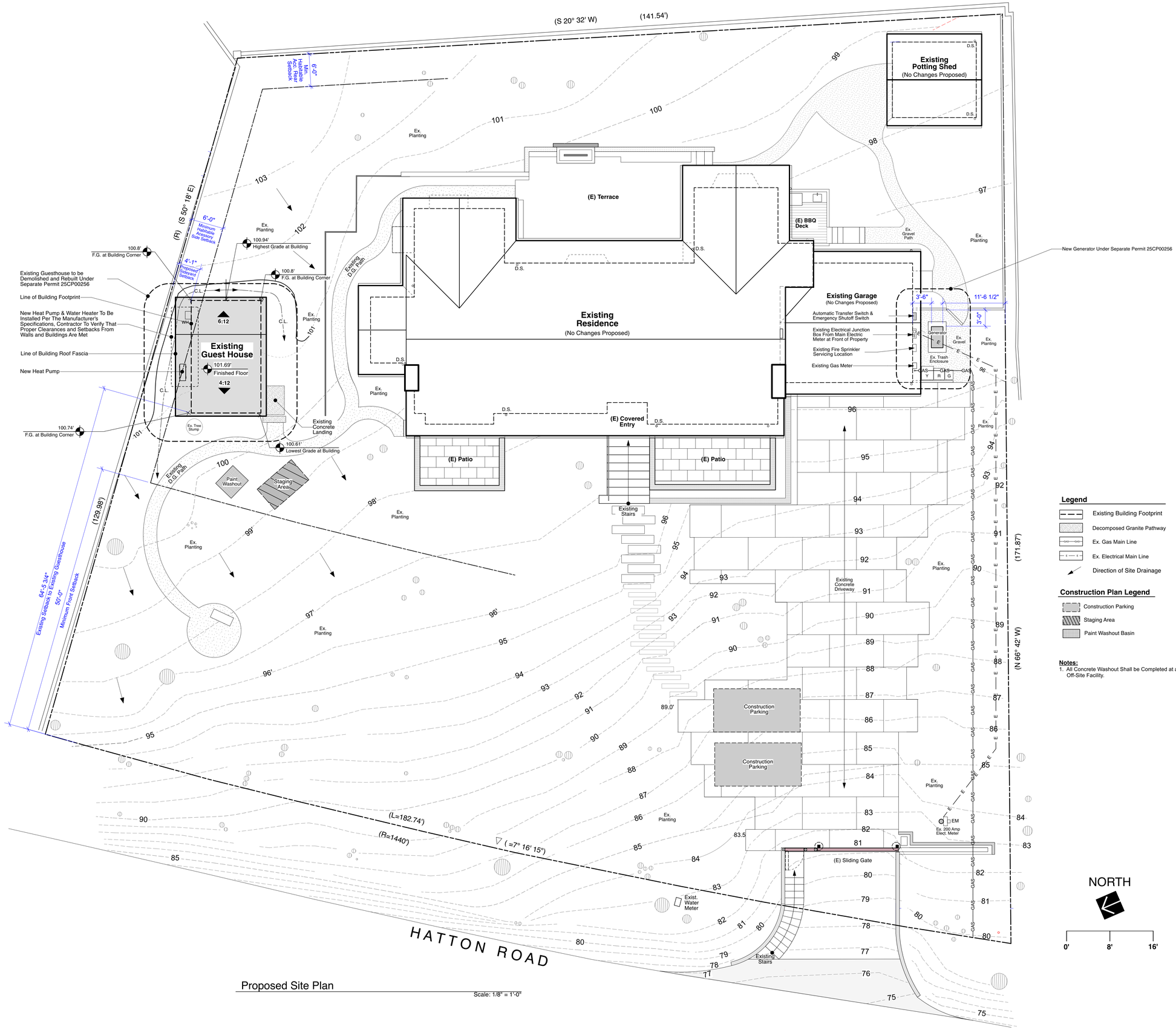
Job No.

Date:
- March 16, 2026
Accessory Dwelling Unit Submission

Cover Sheet and Project Information

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
1



Proposed Site Plan

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

Legend

- Existing Building Footprint
- Decomposed Granite Pathway
- Ex. Gas Main Line
- Ex. Electrical Main Line
- Direction of Site Drainage

Construction Plan Legend

- Construction Parking
- Staging Area
- Paint Washout Basin

Notes:

1. All Concrete Washout Shall be Completed at an Off-Site Facility.

NORTH

0' 8' 16'

D A

DYAR ARCHITECTURE

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Email: info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Mike & Margaret Ong
25515 Hatton Road
Carmel, CA 93923

Ong Residence ADU Sumission

25515 Hatton Road
Carmel, CA. 93923
APN: 009-211-015

Job No.

Date:
- March 16, 2026
ADU Submission

Proposed Site Plan and Construction Management Plan

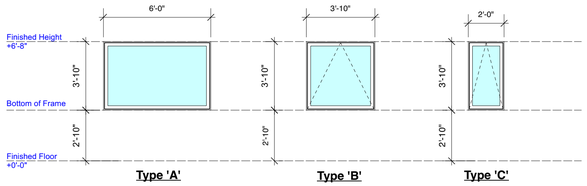
1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28578
Expires February 2027
STATE OF CALIFORNIA

Sheet No.
2

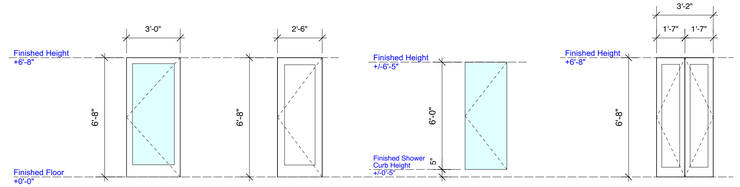
Window Schedule (Window Types are Shown as Exterior Views)

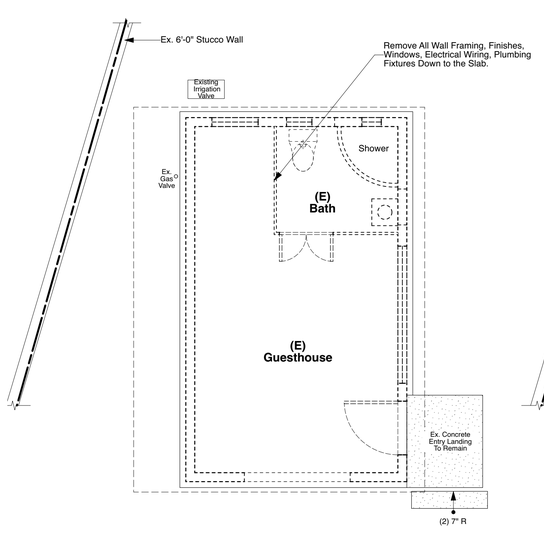
Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Accessory Dwelling Unit (ADU)										
1	Bedroom	100	6'-0"	3'-10"	A	O	3/4" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
2	Bedroom	100	3'-10"	3'-10"	B	X	3/4" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Awning, With Fixed Screen
3	Bathroom	101	2'-0"	3'-10"	C	X	3/4" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Awning, With Fixed Screen
4	Bathroom	101	2'-0"	3'-10"	C	X	3/4" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Awning, With Fixed Screen



Door Schedule (Door Types are Shown as Exterior Views)

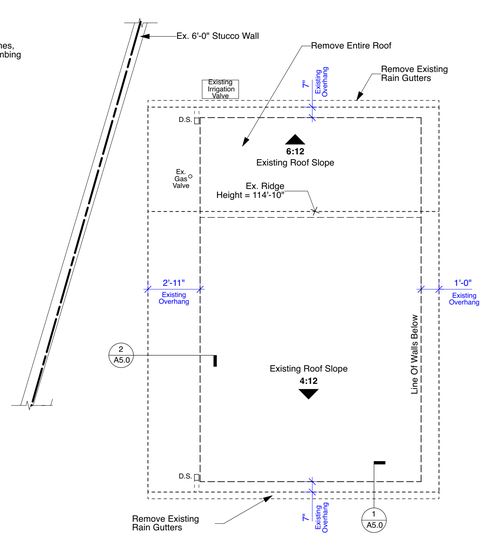
Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Remarks
Accessory Dwelling Unit (ADU)										
1	Main Entry	100	3'-2"	6'-10"	1-3/4"	A	Metal Clad Wood	3/4" Insulated Glass, Tempered	Metal Clad Wood, Paint Grade Wood	Entry In-Swing French Door, Metal Clad Wood with Tempered Insulated Glass
2	Bathroom	101	2'-8"	6'-10"	1-3/4"	B	Solid Core Vertical Grain White Oak		Paint Grade Wood	Interior In-Swing Door, Solid Core, Paint Grade Wood
3	Shower	102	2'-6"	6'-8"	3/8"	C	3/8" Tempered Glass			3/8" Tempered Glass Door
4	Closet	103	3'-4"	6'-10"	1-3/4"	D	Solid Core Vertical Grain White Oak		Paint Grade Wood	Double Out-Swing Door, Solid Core, Paint Grade Wood





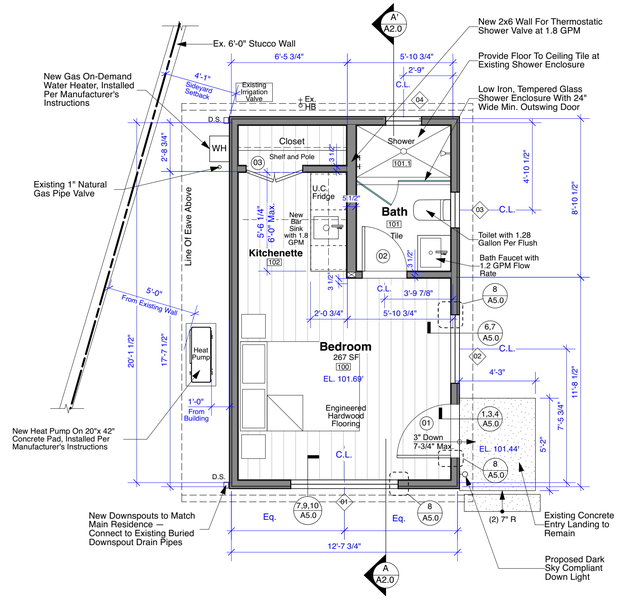
Existing Guest House Demolition Plan

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



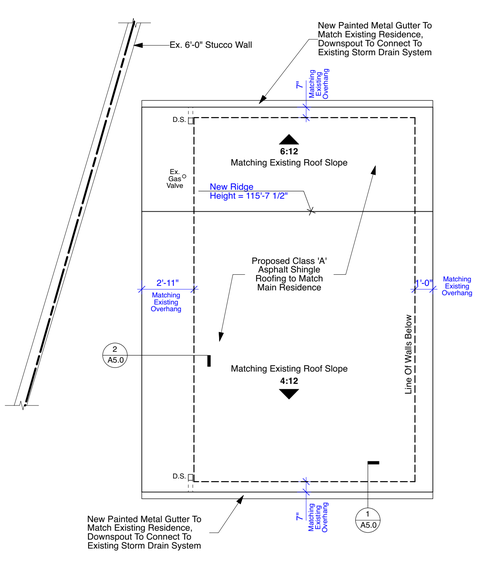
Existing Guest House Roof Demolition Plan

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



Proposed ADU Floor Plan

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



Proposed ADU Roof Plan

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

Legend

- Proposed New 2x4 or 2x6 Wall
- Existing Wall to be Removed
- Outline of Element to be Removed
- XX — Door Number - See Door Schedule
- XX — Window Number - See Window Schedule

NORTH

0' 4' 8'

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Owner:
Mike & Margaret Ong
25515 Hatton Road
Carmel, CA 93923

Ong Residence ADU Sumission

25515 Hatton Road
Carmel, CA. 93923
APN: 009-211-015

Job No.

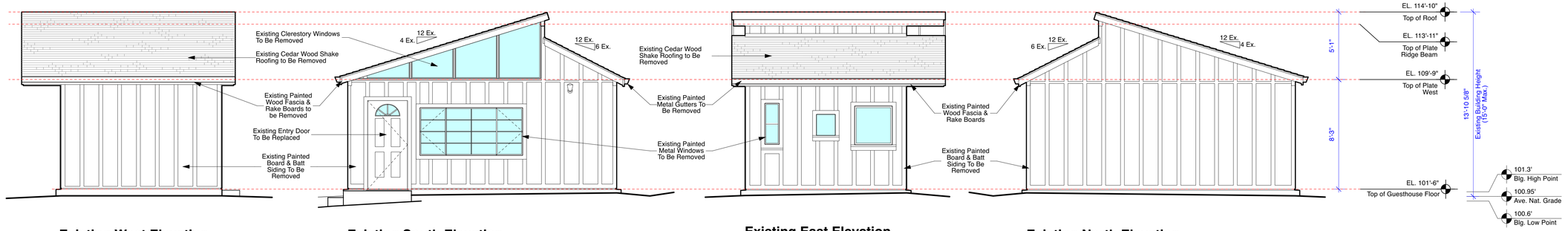
Date:
- March 16, 2026
ADU Submission

Demolition, Floor and Roof Plans and Window and Door Schedules

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
February 2027
STATE OF CALIFORNIA

Sheet No.
3

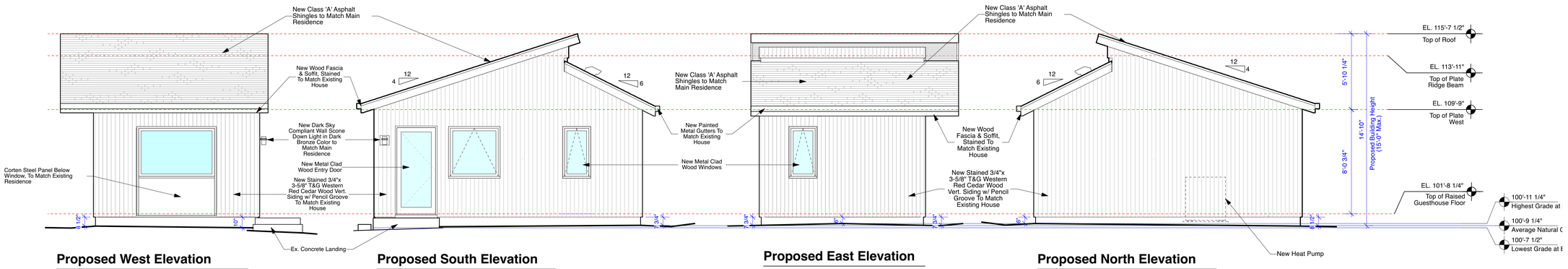


Existing West Elevation
Scale : 1/4" = 1'-0"

Existing South Elevation
Scale : 1/4" = 1'-0"

Existing East Elevation
Scale : 1/4" = 1'-0"

Existing North Elevation
Scale : 1/4" = 1'-0"



Proposed West Elevation
Scale : 1/4" = 1'-0"

Proposed South Elevation
Scale : 1/4" = 1'-0"

Proposed East Elevation
Scale : 1/4" = 1'-0"

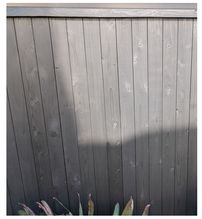
Proposed North Elevation
Scale : 1/4" = 1'-0"



Roofing
New Class 'A' Asphalt Shingles to Match Main Residence



Eaves
Painted Metal Gutters - Black to Match Main Residence
Painted Cedar Fascia Board - Black to Match Main Residence
Stained 1x6 Cedar Soffit to Match Main Residence with 1/2" Densdeck Class 'A' Underlayment



Siding
Vertical 1x4 T&G Cedar Siding
Painted - Black with 1/2" Densdeck Class 'A' Underlayment



Metal Cladding
Corten Steel Plate
Rust Red Color



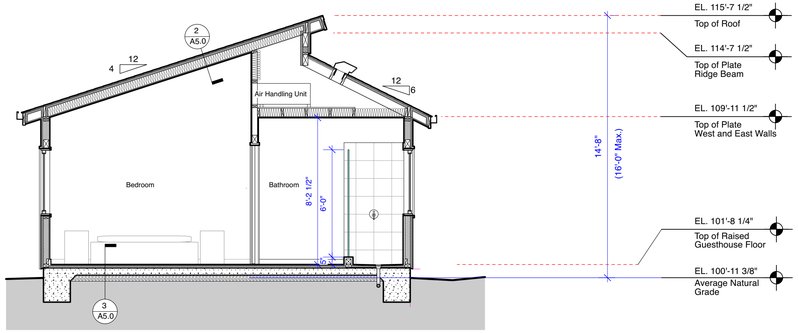
Windows
Kolbe VistaLux
Metal Clad Wood - Black

Proposed Exterior Colors & Materials
NTS



West and South

Photo of Existing Guesthouse
NTS



Proposed Section A-A'
Scale : 1/4" = 1'-0"

HUBBARDTON FORGE



Twilight Dark Sky Friendly Outdoor Sconce

Base Item #: 304903

Selected Options

Lamping	Finish
Incandescent (SKT)	Coastal Dark Smoke (77)

Configured Item #: 304903-1008

Smart String: 304903-SKT-77

Image shown may not correspond to selected options

Specifications

Dimensions	
Width	8.6"
Height	8.9"
Depth	7.4"
Product Weight	5 lbs
Backplate	8.9" x 8.6"
Mounting Height - Vertical	5.3"
Mounting Direction	Vertical
Fixture Material	Aluminum

Lamping Information	
Lamping Spec	
Socket Type	E26 Medium
Bulbs	A15, 60W Max
Number of Bulbs	1 (not included)
Location Rating UL	Outdoor Wet
Safety Rating	UL|CUL Listed

Options

Lamping	Finish
Incandescent (SKT)	White (02) Oil Rubbed Bronze (14) Natural Iron (20) Coastal Bronze (75) Coastal Dark Smoke (77) Coastal Burnished Steel (78) Coastal Black (80)

Hubbardtonforge.com customerservice@vtforge.com 888-826-4766

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Proposed Guesthouse Main Entry Wall Sconce
NTS

D A
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Owner:
Mike & Margaret Ong
25515 Hatton Road
Carmel, CA 93923

Ong Residence
ADU Sumission
25515 Hatton Road
Carmel, CA. 93923
APN: 009-211-015

Job No.

Date:
- March 16, 2026
Accessory Dwelling Unit Submission

Existing and Proposed Elevations, Section and Proposed Materials

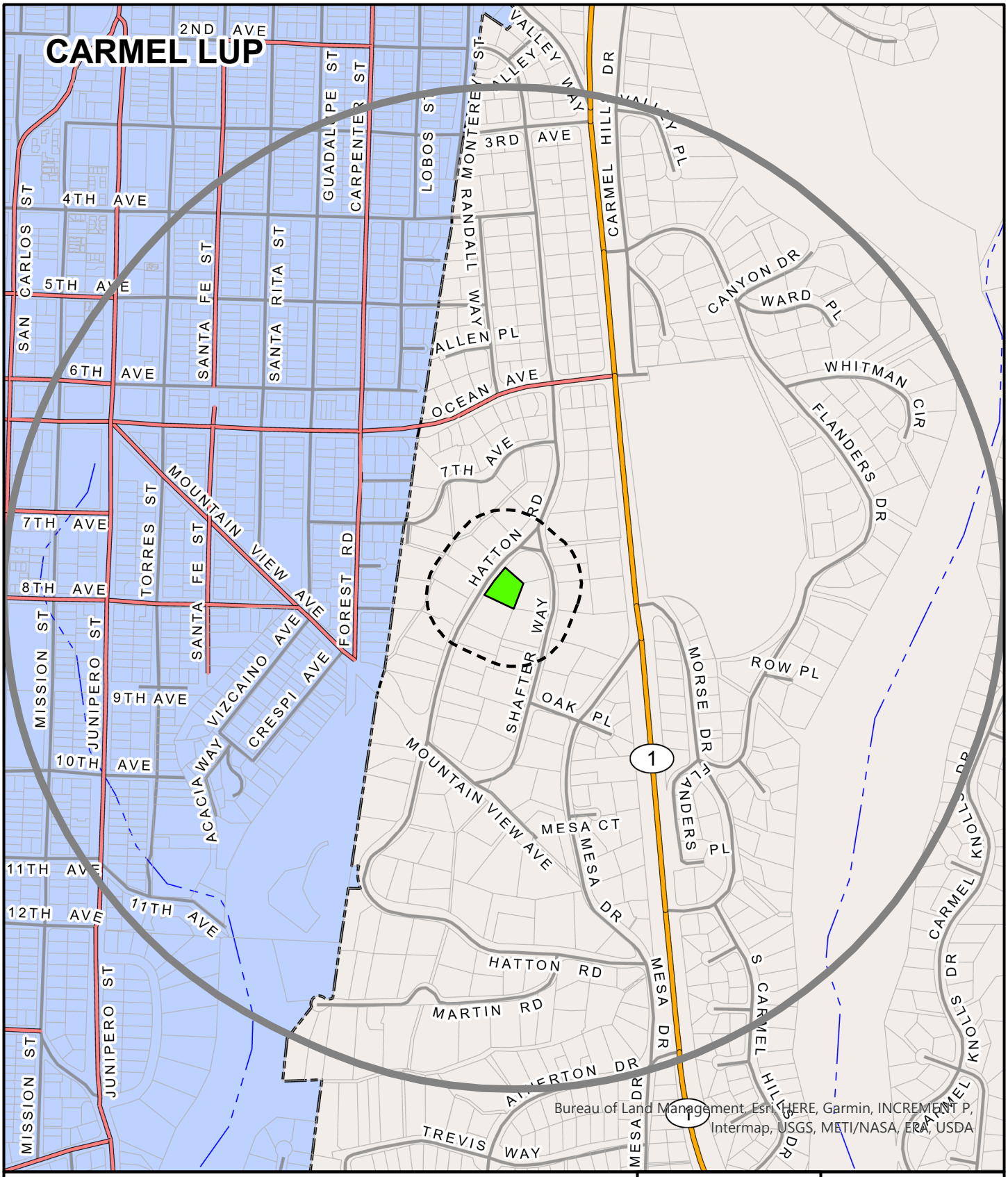
1/4" = 1'-0"

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ERIK D. DYAR
No. 28518
February 2027
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Sheet No.
4

Exhibit B

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APPLICANT: ONG MICHAEL R & MARGARET S TRS

APN: 009211015000 **FILE #** PLN260099

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: IMANI HARRIGAI

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