County of Monterey

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

Meeting Agenda - Final

Wednesday, May 6, 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 May 6, 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, May 5, 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. PLN250158 - WHITNEY JAMES T & DORIS TRS

Administrative hearing to consider action on the installation of a test well for irrigation purposes within 750 feet of a known archaeological resource.

Project Location: 217 Upper Walden Road, Carmel, CA

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

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

2. PLN210077-EXT1 - SUNSET FARMS INC.

Administrative hearing to consider action on a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

Project Location: 301 Neponset Road, Marina

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Board of Supervisors Resolution No. 21-385, dated November 02, 2021 Corrected December 22, 2021

3. PLN260012 - LAKESIDE ORGANIC GARDENS LLC

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres (Adjusted Parcel A) and 17.546-acres (Adjusted Parcel B).

Project Location: 182 Lewis Road Units 1-30, Royal Oaks, CA

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

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

4. PLN250040-AMD1 - GILL JAGROOP S TR

Administrative hearing to consider an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition,

363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

Project Location: 1483 Padre Lane, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Chief of Planning Resolution No. 25-053, dated October 15, 2025

5. PLN140625-EXT1-EXT2 - BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES)

Administrative hearing to consider a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

Project Location: 38025 Rocky Creek Road, Big Sur

Proposed CEQA action: Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Zoning Administrator Resolution No. 990440
Exhibit D - Chief of Planning Resolution No. 020073
Exhibit E - Chief of Planning Resolution No. 040077
Exhibit F - Zoning Administrator Resolution No. 13-041
Exhibit G - Zoning Administrator Resolution No. 15-033

Introduced: 4/21/2026 **Current Status:** Agenda Ready

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

PLN250158 - WHITNEY JAMES T & DORIS TRS

Administrative hearing to consider action on the installation of a test well for irrigation purposes within 750 feet of a known archaeological resource.

Project Location: 217 Upper Walden Road, Carmel, CA

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

RECOMMENDATIONS

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

a. Find the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, new construction, and there are no exceptions pursuant to Section 15300.2; and
b. Approve a Coastal Administrative Permit to allow the installation of a test well for irrigation purposes and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Aaron Bierman
Property Owner: Jim Whitney
APN: 241-241-010-000
Parcel Size: 76,230 square feet or 1.75 acres
Zoning: Low Density Residential, with a maximum gross density of 1 acre per unit and a Design Control Overlay in the Coastal Zone or "LDR/1-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: No
Project Planner: Jordan Evans-Polockow, Assistant Planner, (831) 783-7065
Evans-PolockowJ@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and 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 May 6, 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, May 5, 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 County of Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission/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
Carmel Highlands Fire Protection District

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

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

- Recommended Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Jim Whitney, Property Owner; Aaron Bierman, Agent; Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250158

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-039

May 06, 2026

Introduced: 4/21/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250158 - WHITNEY JAMES T & DORIS TRS
Administrative hearing to consider action on the installation of a test well for irrigation purposes within 750 feet of a known archaeological resource.
Project Location: 217 Upper Walden Road, Carmel, CA
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

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

a. Find the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, new construction, and there are no exceptions pursuant to Section 15300.2; and
b. Approve a Coastal Administrative Permit to allow the installation of a test well for irrigation purposes and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Aaron Bierman
Property Owner: Jim Whitney
APN: 241-241-010-000
Parcel Size: 76,230 square feet or 1.75 acres
Zoning: Low Density Residential, with a maximum gross density of 1 acre per unit and a Design Control Overlay in the Coastal Zone or "LDR/1-D(CZ)"
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: No
Project Planner: Jordan Evans-Polockow, Assistant Planner, (831) 783-7065
Evans-PolockowJ@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and 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 May 6, 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, May 5, 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 County of Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission/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
Carmel Highlands Fire Protection District

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

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

- Recommended Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Jim Whitney, Property Owner; Aaron Bierman, Agent; Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250158

Exhibit A

This page intentionally left blank.

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:
WHITNEY JAMES T & DORIS TRS (PLN250158)

RESOLUTION NO. 26-039

Resolution by the County of Monterey Chief of Planning:

1) Finding that the proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Administrative Permit to allow the installation of a test well for irrigation purposes, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN250294, WHITNEY JAMES T & DORIS TRS, 217 Upper Walden Road, Carmel, Carmel Area Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 241-241-010-000)]

The WHITNEY JAMES T & DORIS TRS application (PLN250158) came on for an administrative decision hearing before the County of Monterey Chief of Planning on May 6, 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:

- the 1982 Monterey County General Plan;
- Carmel Area Land Use Plan (CAR LUP);
- Coastal Implementation Plan, Part 4 (CAR CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 217 Upper Walden Road, within the Carmel Area Land Use Plan, (Assessor's Parcel Number 241-241-010-000). The parcel is zoned Low Density Residential with a maximum gross density of one acre per unit and a Design Control Overlay in the Coastal Zone or "LDR/1-D(CZ)", which allows for wells and small water systems serving 14 or fewer connections per Title 20 Section 20.14.040.J. The application is for the installation of a test well for irrigation purposes. This application does not include any development or any additional uses. The project does not require a design approval since no new structures were proposed as illustrated in the attached plans. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject 1.75-acre property (APN 241-241-010-000) is identified in its current configuration as a portion of Lot 5 Map 2 of Carmel Highlands in Rancho San Jose y Sur Chiquito from Record of Surveys (Volume X-2 Page 244), recorded on January 29, 1962. Therefore, the County recognizes the subject property as a legal lot of record.

d) Development Standards. The irrigation test well has a required setback of 100 feet from a septic system, as well as a required 150-foot setback from existing and expansion leach fields on neighboring properties. The irrigation well will be located near a previously disturbed area of the subject parcel from landscaping near the entrance and driveway of the property along Upper Walden Road, 100 feet away from the subject property's existing single-family dwelling. The irrigation well will be drilled approximately 45 feet from the east adjacent property line.

e) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with CAR CIP section 20.146.090, any new development being proposed within high sensitivity zones, or within 750 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB240182), no evidence of significant resources has been identified on the project parcel, but the report confirms that there are resources nearby, within 750 feet of the subject property. Therefore, a Coastal Administrative Permit is applied in such case. In addition, the standard condition of approval (Condition No. 3) has been incorporated into this project which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Environmentally Sensitive Habitat Areas. The Monterey County GIS, specifically the California Natural Diversity Database (CNDDB), identifies the subject property as not to be within 100 feet of potential ESHA on the property; however, the parcel is located along a west facing slope overlooking the southern portion of Point Lobos, and within the regional vicinity of the proposed test well are recorded habitat communities of known ESHA. Pursuant to CAR CIP section 20.146.040.B.3, the applicant submitted a biological report (LIB250389) which indicated that there are no significant natural

vegetation or habitat within the project area that will be impacted by the installation of the test irrigation well.

According to the project biologist's survey, there is a potential that the Monterey pine trees on the adjacent parcels may provide monarch butterfly overwintering habitat, which are special status species as defined by California Department of Fish and Wildlife. The potential for overwintering within the actual subject property is low. Thus, with the implementation of standard Condition No. 4 (tree and root protection), any potentially overwintering habitat would be protected in place. Monarch butterflies were not observed during the site visit; however, should project development occur between mid-October to March 1st, necessary buffer zones shall be installed if observed. As conditioned, the project will not have any significant impacts on Monarch butterfly overwintering habitat. As proposed and conditioned, the project is consistent with the policies and regulations outlined in CAR LUP and CAR CIP and avoids impacts on nearby sensitive habitat areas and does not introduce any uses or development that are incompatible with the continuance of those habitat areas.

g) Public Access. As demonstrated in Finding No. 5, the development is consistent with public access policies of the Carmel Area LUP.

h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the County of Monterey Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project is for a test well and does not propose to build any new structures at this time.

i) The project planner conducted a site visit on April 10, 2026, to verify that the project on the subject parcel conforms to the plans listed above.

j) The application, project plans, and related support materials submitted by the project applicant to HCD-Planning found in Project File PLN250158.

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 Carmel Highlands FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to biological and cultural resources. The following reports have been prepared:
- "Biological Resource Analysis" (LIB250389) prepared by Fred Ballerini, Pacific Grove, CA, August 20, 2025.
- "Phase 1 Inventory of Archaeological Resources" (LIB240182) prepared by Ruben G. Mendoza, Salinas, CA, September 8, 2025.

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. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on April 10th, 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 HCD-Planning found in Project File PLN250158.

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

b) Necessary water and sanitary facilities are available for the property. The property will continue to be served by a private water system and an existing private septic system. The Environmental Health Bureau imposed conditions on the project that would ensure that the applicant obtain a well permit prior to the installation of the test well.

c) Staff conducted a site inspection on April 10, 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 Monterey County HCD-Planning found in Project File PLN250158.

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

EVIDENCE:

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

b) Staff conducted a site inspection on April 10, 2026, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250158.

5. 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 Carmel CIP Section 20.146.130, can be demonstrated.

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

c) The subject property is described as an area outside of where the Local Coastal Program requires physical public access (Figure 3, Local Coastal Program Public Access, in the Carmel LUP.

d) Based on review the project will not intensify impacts on the viewshed. The proposed development is consistent with the Carmel Area Land Use Plan Policy 5.3.2.4 and will not block public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The test well will not intensify impacts on the viewshed. As proposed, the project is consistent with applicable visual resource and public access policies in the Carmel Area Land Use Plan.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250158.

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 15303 categorically exempts new construction of small new facilities. The proposed project is to allow a test well for the purpose of irrigation on the parcel. Therefore, the project qualifies for a Class 3 categorical exemption.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, or unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The subject property is located in a high archeological sensitivity area; however, due to the limited nature of the development and confined area of disturbance for the well, the project would not result in a significant impact to resources (see Finding No. 1, Evidence "e").

c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 10, 2026.

d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250158.

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

EVIDENCE:

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

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

b) Coastal Commission. Pursuant to Section 20.86.080.A, the project is not appealable to the Coastal Commission as it does not involve development in the underlying zone and not between the sea and first public road.

DECISION

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

1. Find the test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d), and there are no exceptions pursuant to Section 15300.2;

2. Approve a Coastal Administrative Permit to allow the installation of a test well for irrigation purposes and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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

PASSED AND ADOPTED this 6th day of May 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. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

This page intentionally left blank

County of Monterey HCD Planning

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

PLN250158

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN250158) allows the installation of a test well for irrigation purposes and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 217 Upper Walden Road, Carmel (Assessor's Parcel Number 241-241-010-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 241-241-010-000 on May 6th, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

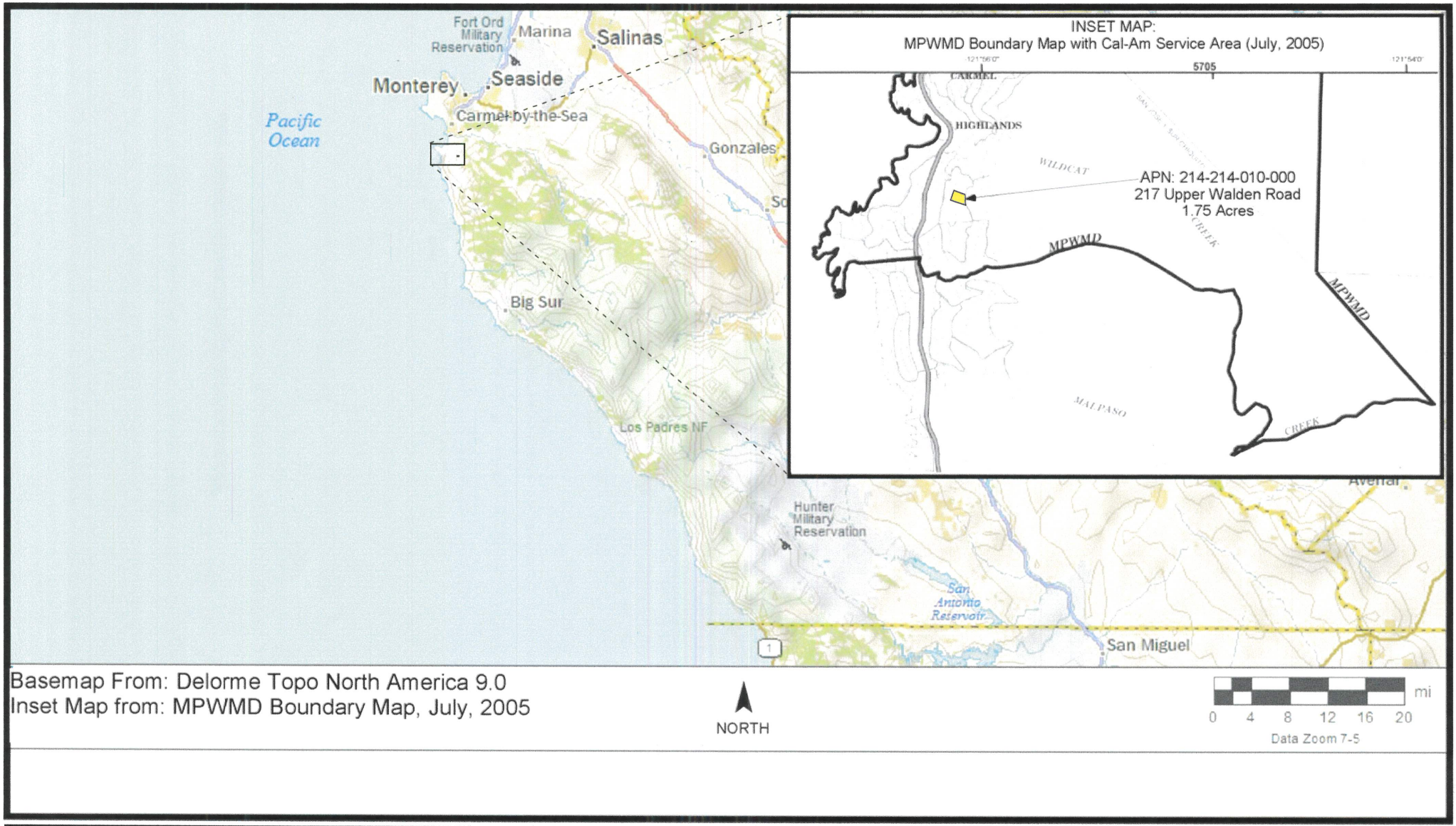
6. EHSP01- WELL CONSTRUCTION PERMIT (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells.

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the property owner.

This page intentionally left blank



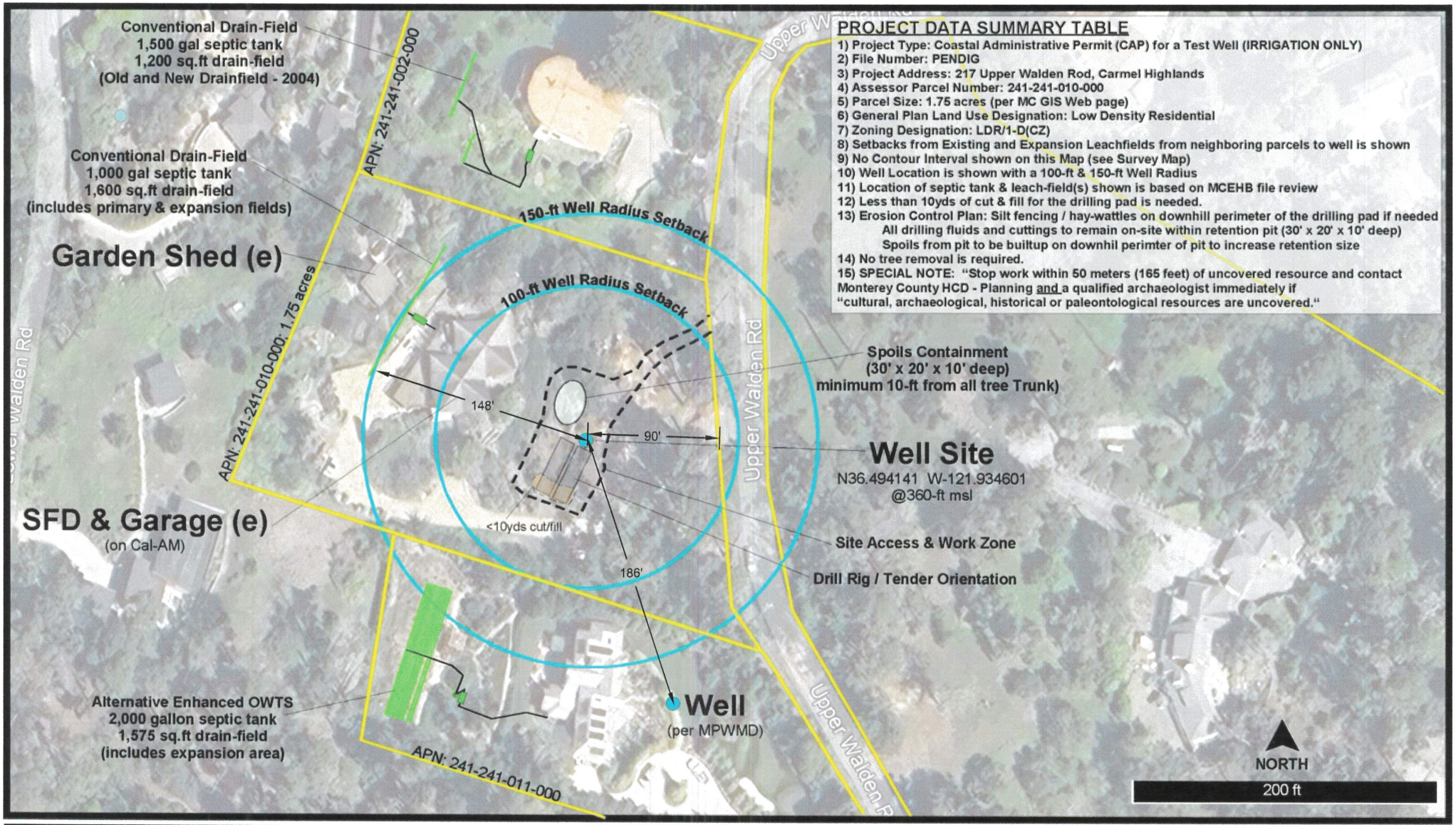
BIERMAN Hydrogeologic
A Professional Company
Hydrogeologic Consulting & Water Resource Management

LOCATION MAP

217 UPPER WALDEN ROAD
APN: 241-241-010-000
Monterey County, California

FIGURE 1

AB; 5/2/25
Whitney/Figures/Location Map



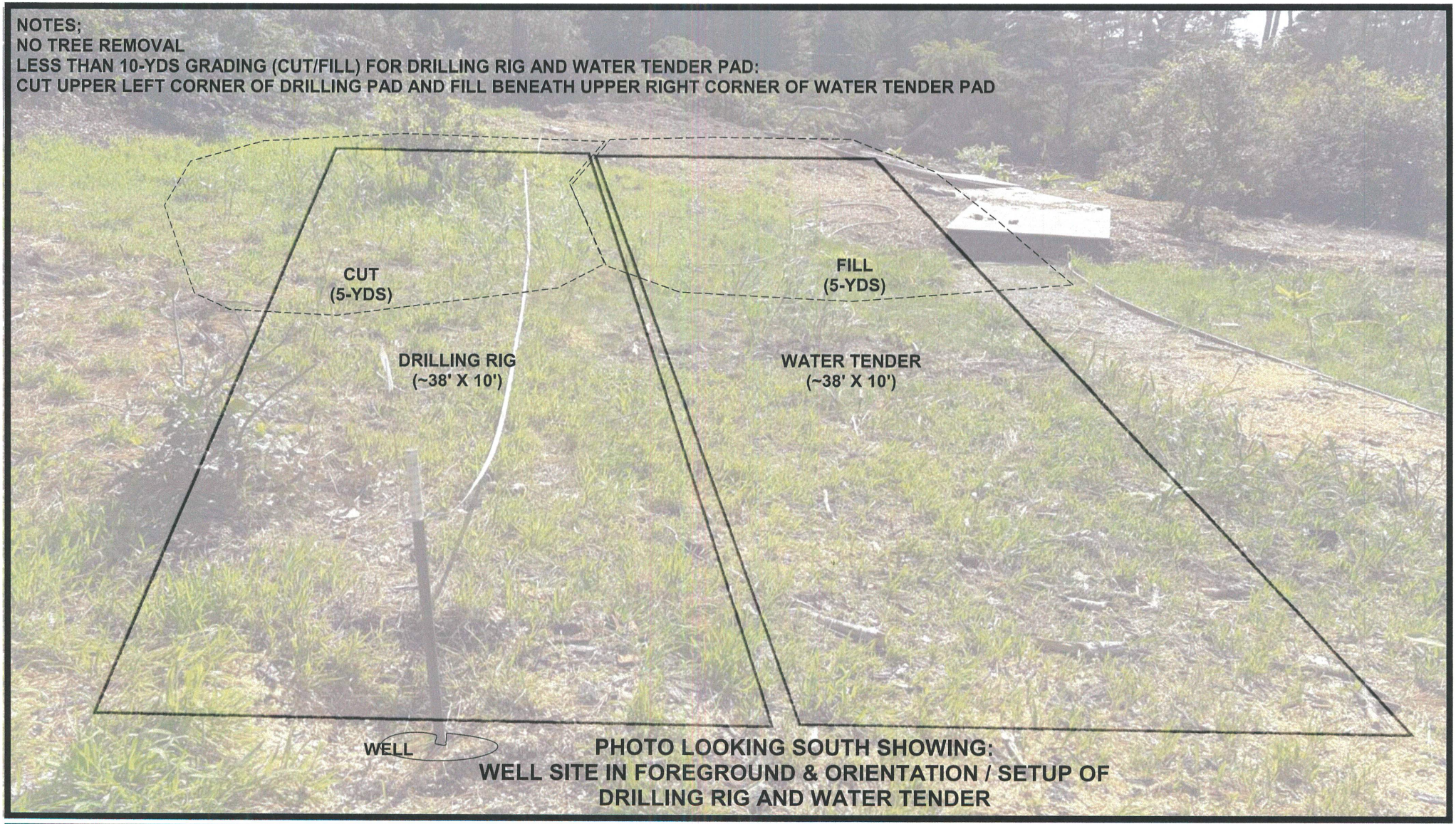
BIERMAN Hydrogeologic
A Professional Company
Hydrogeologic Consulting & Water Resource Management

WELL SITING MAP

217 UPPER WALDEN ROAD
APN: 241-241-010-000
Monterey County, California

FIGURE 2

AB; 5/2/25
Whitney/Figures/Site Map



BIERMAN Hydrogeologic A Professional Company

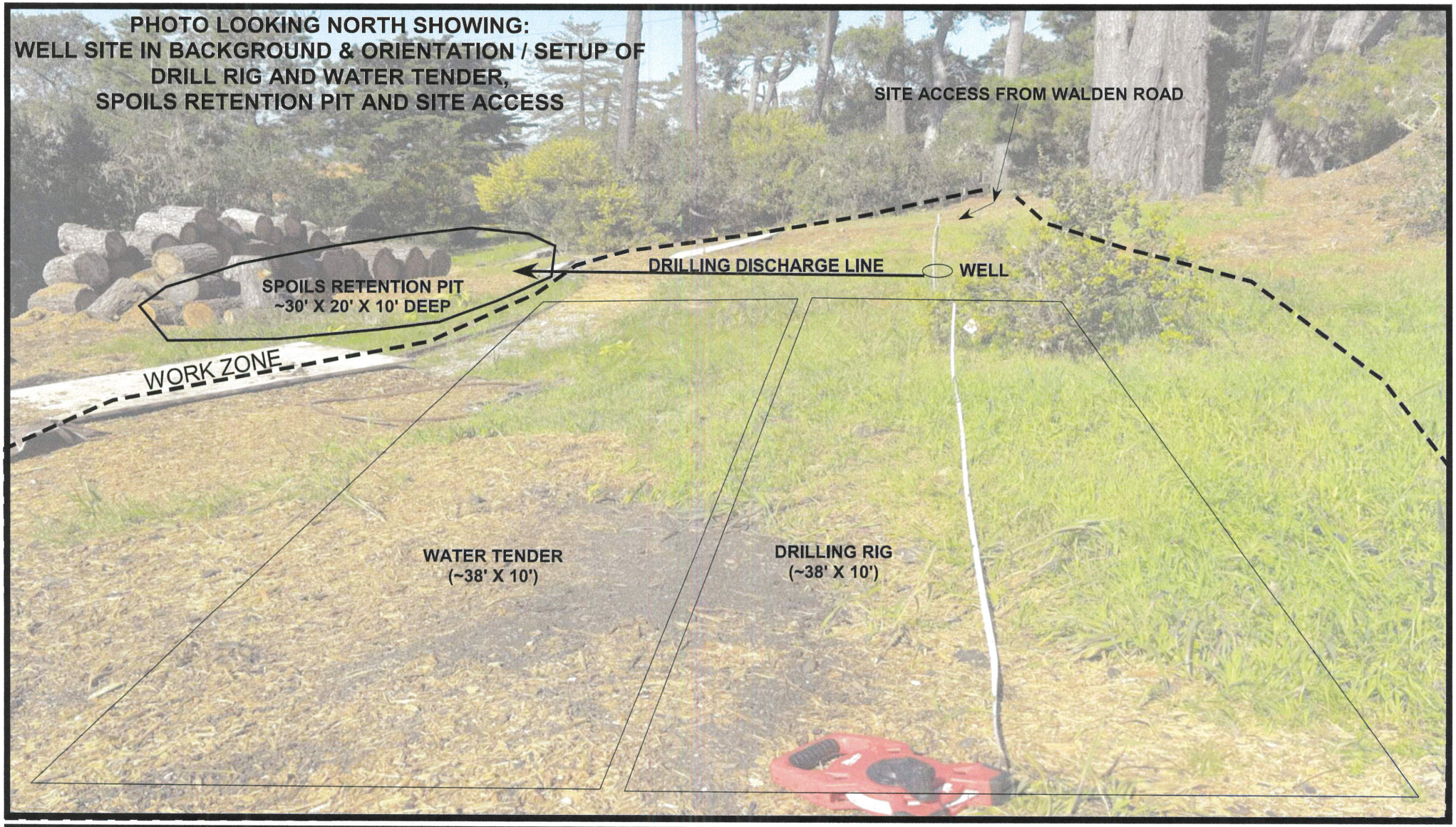
Hydrogeologic Consulting & Water Resource Management

PHOTO SHEET #1

217 UPPER WALDEN ROAD
APN: 241-241-010-000
Monterey County, California

FIGURE 3

AB; 5/2/25
Whitney/Figures/PhotoSheet1



BIERMAN Hydrogeologic
A Professional Company
Hydrogeologic Consulting & Water Resource Management

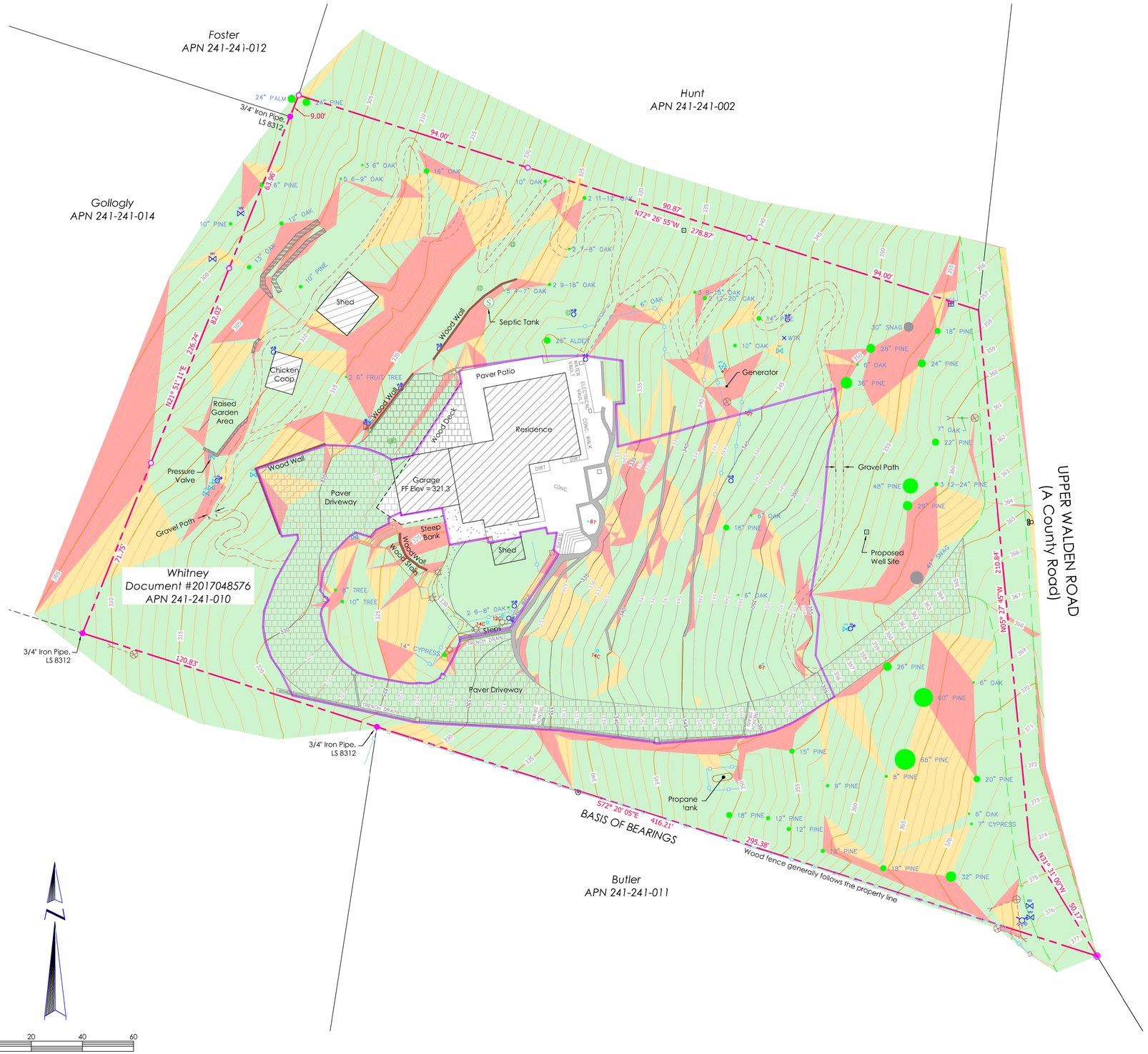
PHOTO SHEET #2

217 UPPER WALDEN ROAD
APN: 241-241-010-000
Monterey County, California

FIGURE 4

AB; 5/2/25
Whitney/Figures/PhotoSheet2

SLOPE ANALYSIS
OF
THE PARCEL DESCRIBED IN DOCUMENT #2017048576
AS SHOWN ON VOLUME 31 SURVEYS PAGE 60
217 UPPER WALDEN ROAD
APN 241-241-010
CARMEL HIGHLANDS, CALIFORNIA



Slopes Table			
Range	Minimum Slope	Maximum Slope	Color
1	0%	25%	
2	25%	30%	
3	30%	100%	

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 3/4" IRON ROD IN PAVEMENT, NO TAG
- SET 1" IRON PIPE, LS 8512
- SPOT ELEVATION
- SEWER CLEANOUT
- SEWER MANHOLE
- DRAIN INLET
- WATER VALVE
- WATER METER
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION VALVE
- IRRIGATION CONTROL BOX
- LIGHT
- UTILITY POLE
- GUY WIRE
- POLE
- POST
- MAILBOX
- TREE, TYPE AND DIAMETER SPECIFIED
- BENCHMARK

- PROPERTY LINE
- LOT LINE
- POLARIS SURVEY LIMITS 2025
- WOOD FENCE LINE
- EDGE OF PAVEMENT
- DECK
- EDGE OF GRAVEL PATH
- BUILDING
- CONCRETE
- BRICK PAVERS
- AC PAVEMENT
- BRICK WALL
- WOOD WALL

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JIM WHITNEY, IN SEPTEMBER, 2025.

DATED 10/3/2025

Kathy Nitayangkul

KATHY NITAYANGKUL
P.L.S. 8512

PROFESSIONAL LAND SURVEYOR
KATHY NITAYANGKUL
P.L.S. 8512
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARING OF S72°20'05" E ALONG THE SOUTH BOUNDARY LINE AS SHOWN ON THE MAP RECORDED IN VOLUME 31 OF SURVEYS AT PAGE 60 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

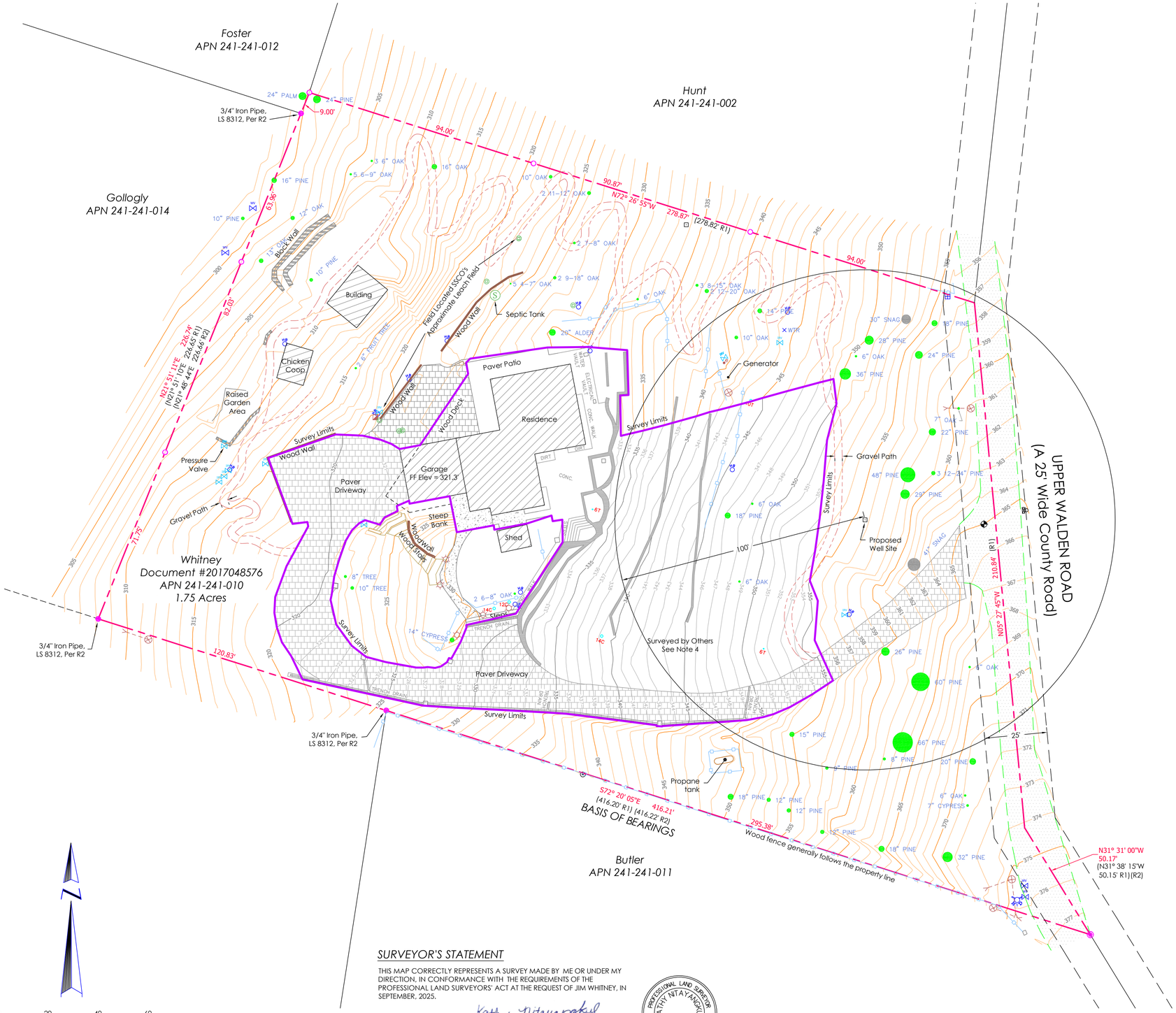
NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. COORDINATE SYSTEM: ASSUMED
3. VERTICAL DATUM: ASSUMED
4. BENCHMARK IS FOUND MAG NAIL & WASHER STAMPED "CENTRAL COAST SURVEYORS", ELEV = 365.00'
5. THIS SURVEY COMBINES THE SURVEY DONE IN 2019 BY CENTRAL COAST SURVEYORS WITH THE CURRENT SURVEY COMPLETED BY POLARIS LAND SURVEYING IN 2025. SEE POLARIS SURVEY LIMITS FOR THE EXTENT OF THE CURRENT SURVEY.

PREPARED FOR: Jim Whitney

SURVEYED BY: POLARIS LAND SURVEYING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 20' VIEW: ARCH D DATE: October 3, 2025
FILE NAME: Whitney Site JOB #25-210 Sheet 1 of 1



LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 3/4" IRON ROD IN PAVEMENT, NO TAG, ASO R1&R2
- SET 1" IRON PIPE, LS 8512
- SPOT ELEVATION
- SEWER CLEANOUT
- SEWER MANHOLE
- DRAIN INLET
- WATER VALVE
- WATER METER
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION VALVE
- IRRIGATION CONTROL BOX
- LIGHT
- UTILITY POLE
- GUY WIRE
- POLE
- POST
- MAILBOX
- TREE, TYPE AND DIAMETER SPECIFIED
- BENCHMARK

- PROPERTY LINE
- LOT LINE
- POLARIS SURVEY LIMITS 2025
- WOOD FENCE LINE
- EDGE OF PAVEMENT
- DECK
- EDGE OF GRAVEL PATH
- BUILDING
- CONCRETE
- BRICK PAVERS
- AC PAVEMENT
- BLOCK WALL
- WOOD WALL

ASO AS SHOWN ON
R1 RECORD DATA PER VOLUME X-2 SURVEYS PAGE 244
R2 RECORD DATA PER VOLUME 31 SURVEYS PAGE 60

PROJECT DATA SUMMARY TABLE

1. PROJECT TYPE: COASTAL ADMINISTRATIVE PERMIT (CAP) FOR A TEST WELL (IRRIGATION ONLY)
2. FILE NUMBER: 250158
3. PROJECT ADDRESS: 217 UPPER WALDEN ROAD, CARMEL HIGHLANDS
4. ASSESSORS PARCEL NUMBER: 241-241-010-000
5. PARCEL SIZE: 1.75 ACRES
6. GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
7. ZONING DESIGNATION: LDR/1-D(CZ)
8. SETBACKS FROM EXISTING AND EXPANSION LEACHFIELDS FROM NEIGHBORING PARCELS TO WELL IS SHOWN.
9. WELL LOCATION IS SHOWN WITH A 100 FT WELL RADIUS.
10. LOCATION OF SEPTIC TANK & LEACH-FIELD(S) SHOWN IS BASED ON FIELD SURVEY OF VISIBLE UTILITIES.
11. LESS THAN 10YDS OF CUT & FILL FOR THE DRILLING PAD IS NEEDED.
12. EROSION CONTROL PLAN: SILT FENCING / HAY-WATTLES ON DOWNHILL PERIMETER OF THE DRILLING PAD IF NEEDED. ALL DRILLING FLUIDS AND CUTTINGS TO REMAIN ON-SITE WITHIN RETENTION PIT (30' X 20' X 10' DEEP). SPOILS FROM PIT TO BE BUILT UP ON DOWNHILL PERIMETER OF PIT TO INCREASE RETENTION SIZE.
13. NO TREE REMOVAL IS REQUIRED.
14. SPECIAL NOTE: "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."

BASIS OF BEARINGS

THE BEARING OF S 72°20'05" E ALONG THE SOUTH BOUNDARY LINE AS SHOWN ON THE MAP RECORDED IN VOLUME 31 OF SURVEYS AT PAGE 60 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. COORDINATE SYSTEM: ASSUMED
3. VERTICAL DATUM: ASSUMED
4. BENCHMARK IS FOUND MAG NAIL & WASHER STAMPED "CENTRAL COAST SURVEYORS", ELEV = 365.00'
5. THIS SURVEY COMBINES THE SURVEY DONE IN 2019 BY CENTRAL COAST SURVEYORS WITH THE CURRENT SURVEY COMPLETED BY POLARIS LAND SURVEYING IN 2025. SEE POLARIS SURVEY LIMITS FOR THE EXTENT OF THE CURRENT SURVEY.

0 20 40 60

SCALE IN FEET

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JIM WHITNEY, IN SEPTEMBER, 2025.

DATED 10/8/2025

Kathy Nitayangkul

KATHY NITAYANGKUL
P.L.S. 8512

PROFESSIONAL LAND SURVEYOR
KATHY NITAYANGKUL
P.L.S. 8512
STATE OF CALIFORNIA

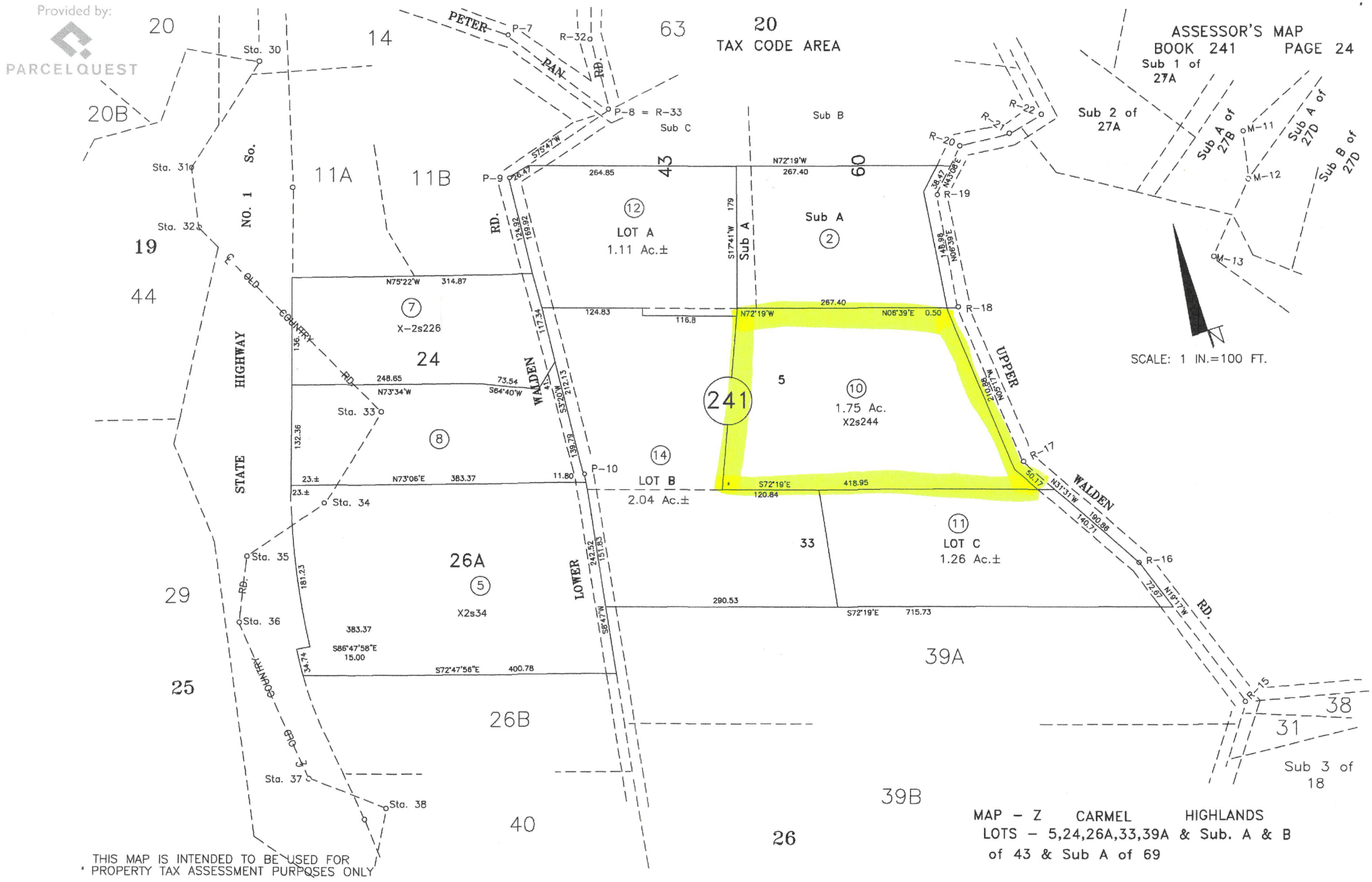
SURVEY

OF
THE PARCEL DESCRIBED IN DOCUMENT #2017048576
AS SHOWN ON VOLUME 31 SURVEYS PAGE 60
217 UPPER WALDEN ROAD
APN 241-241-010
CARMEL HIGHLANDS, CALIFORNIA

PREPARED FOR: Jim Whitney

SURVEYED BY: POLARIS LAND SURVEYING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 20' VIEW: ARCH D DATE: October 8, 2025
FILE NAME: Whitney Site JOB #25-210 Sheet 1 of 1


Provided by:
PARCELQUEST
20
TAX CODE AREA
ASSESSOR'S MAP
BOOK 241 PAGE 24
241
LOT A
1.11 Ac.±
LOT B
2.04 Ac.±
LOT C
1.26 Ac.±
1.75 Ac.
X2s244
X-2s226
X2s34
Sub A
Sub B
Sub C
Sub 1 of 27A
Sub 2 of 27A
Sub A of 27B
Sub A of 27D
Sub B of 27D
Sub 3 of 18
WALDEN
UPPER
LOWER
PETER PAN RD.
HIGHWAY NO. 1 So.
SOUTH RD.
SCALE: 1 IN.=100 FT.
THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY
MAP - Z CARMEL HIGHLANDS
LOTS - 5,24,26A,33,39A & Sub. A & B of 43 & Sub A of 69

Lookup Zoning

Results

Zoning

ZONING LDR/1-D(CZ)

DENSITY 1A/U

NOTES

Parcel

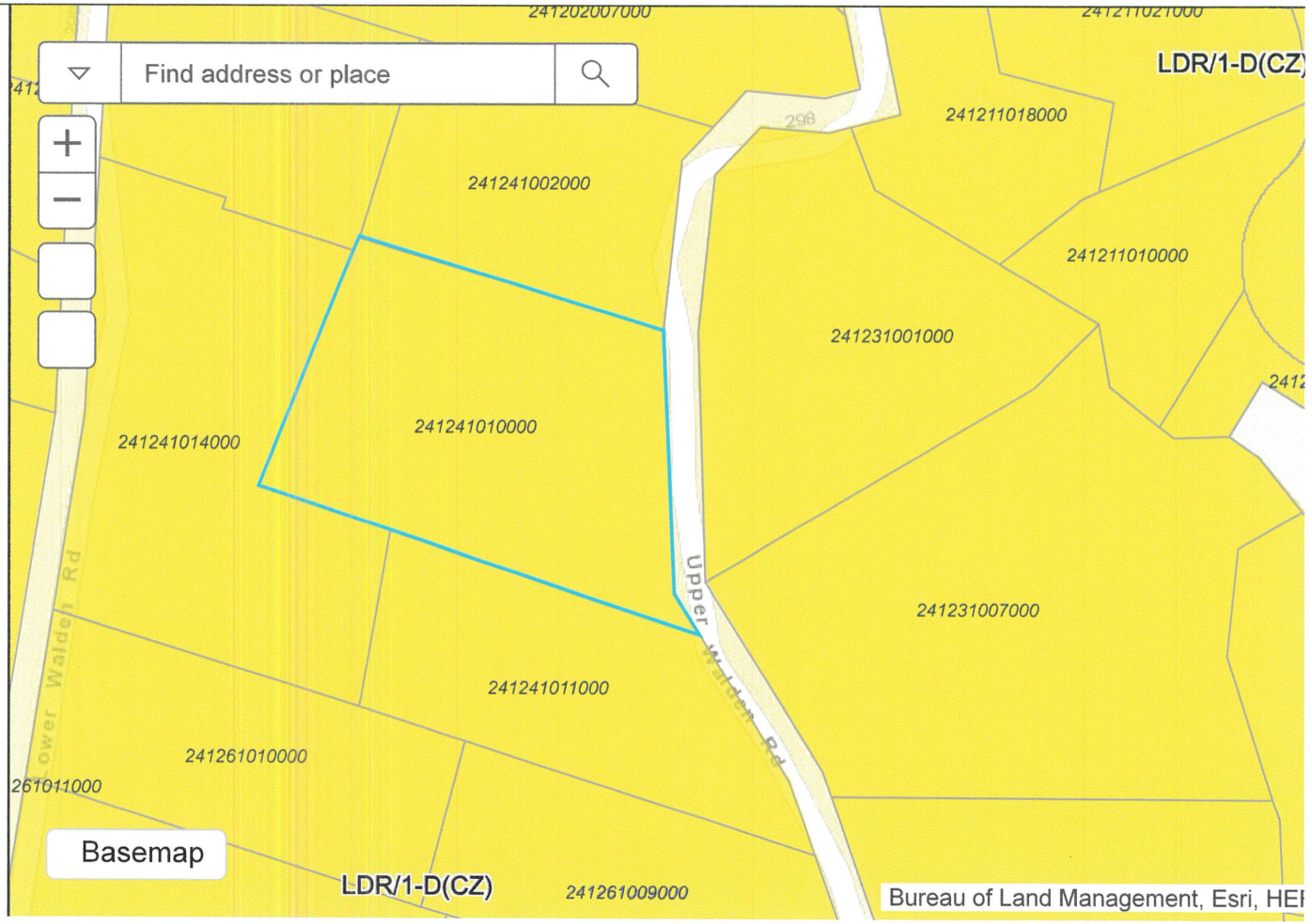
APN 241241010000

For more information, visit Monterey County Planning Department's website or call (831) 755-5025.

Planning Website

Title 21 Zoning Ordinance (Inland)

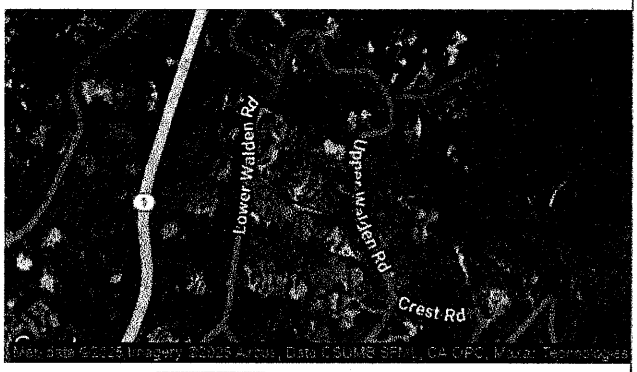
Title 20 Zoning Ordinance (Coastal)



Property Address: **217 UPPER WALDEN RD CARMEL CA 93923-9745**

General Information

County:	**MONTEREY**
Parcel # (APN):	**241-241-010-000** Open Map
Owner:	See Full Detail
Mailing Address:	**217 UPPER WALDEN RD CARMEL CA 93923**
Legal Description:	
Use Type:	**RESID. SINGLE FAMILY**
Tax Rate Area:	**060-005**



Full Detail $14.95 Add to Cart

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

Assessment

Total Value:	**$179,507**	Year Assd:	**2024**
Land:	**$66,486**	Zoning:	
Structures:	**$113,021**	Use Code:	See Full Detail
Other:		Census Tract:	See Full Detail
% Improved:	See Full Detail	Price/SqFt:	
Exempt Amt:			
HO Exempt:	**N**		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	**07/26/1968**			See Full Detail
Document Number:	**196805660947**			See Full Detail
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	**2**	Fireplace:	See Full Detail	Units:	
Baths (Full):	**2**	A/C:		Stories:	
Baths (Half):		Heating:	See Full Detail	Quality:	See Full Detail
Total Rooms:	See Full Detail	Pool:		Building Class:	See Full Detail
Bldg/Liv Area:	**1,911**	Park Type:	See Full Detail	Condition:	
Lot Acres:	**1.750**	Spaces:		Site Influence:	
Lot SqFt:	**76,230**	Garage SqFt:	See Full Detail	Timber Preserve:	
Year Built:	**1957**			Ag Preserve:	
Effective Year:	See Full Detail				

**The information provided here is deemed reliable, but is not guaranteed.

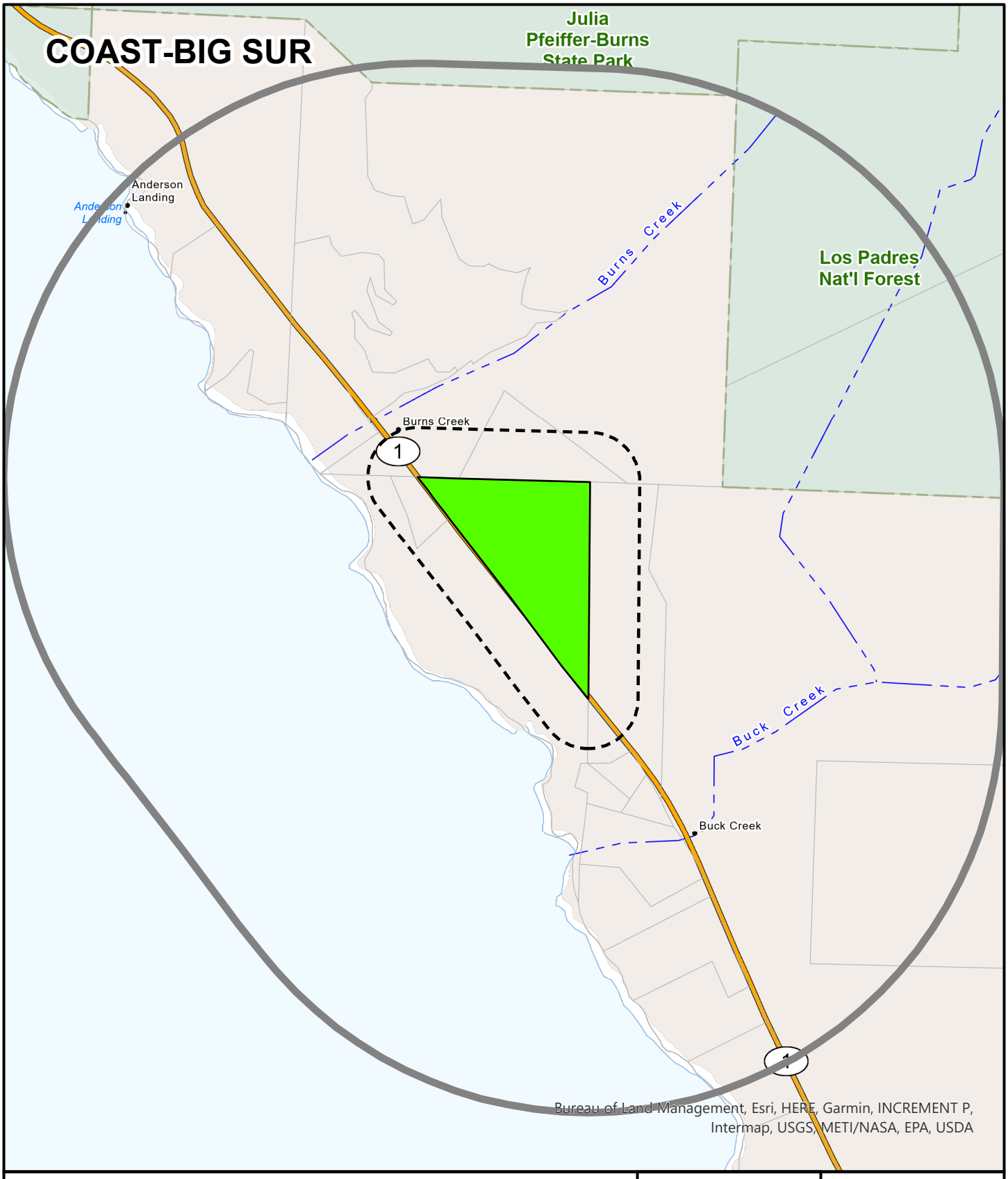
Additional reports on this property

© 2025 **ParcelQuest** | www.parcelquest.com | Privacy Policy | Refund Policy | Disclaimer | Usage Limits | ParcelQuest.com

This page intentionally left blank

Exhibit B

This page intentionally left blank.



APPLICANT: WHITNEY JAMES T & DORIS TRS

APN: 421011018000 **FILE #** PLN250158

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOW

This page intentionally left blank

Introduced: 4/22/2026 **Current Status:** Agenda Ready

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

PLN210077-EXT1 - SUNSET FARMS INC.

Administrative hearing to consider action on a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

Project Location: 301 Neponset Road, Marina

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

a. Find that the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2; and

b. Approve a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

PROJECT INFORMATION

Agent: Lynn A. Kovach

Property Owners: SUNSET FARMS INC

APNs: 229-011-016-000, 229-011-009-000, 229-011-042-000, and 229-011-047-000

Zoning: Farmland, 40 acres per unit minimum with Desing Control and Site Plan Review Overlays [F/40-D-S], and Permanent Grazing Zoning of 40 acres per unit minimum with Design Control and Site Plan Review Overlays [PG/40-D-S]

Plan Area: Greater Monterey Peninsula Area Plan

Project Planner: Marlene Garcia, Assistant Planner
garciam19@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a four-year Permit Extension to a previously approved Lot Line Adjustment, subject to the findings and evidence in the attached Resolution (see **Exhibit A**).

Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN210077 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On May 6, 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, May 5, 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 Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Marlene Garcia, Assistant Planner, x5114
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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

- Recommended Condition of Approval

Exhibit B - Board of Supervisors Resolution No. 21-385, dated November 02,2021; Corrected December 22, 2021

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Sunset Farms Inc, Property Owners; Lynn A. Kovach, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN210077-EXT1

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-040

May 06, 2026

Introduced: 4/22/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN210077-EXT1 - SUNSET FARMS INC.
Administrative hearing to consider action on a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.
Project Location: 301 Neponset Road, Marina
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2.

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

a. Find that the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2; and
b. Approve a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

PROJECT INFORMATION
Agent: Lynn A. Kovach
Property Owners: SUNSET FARMS INC
APNs: 229-011-016-000, 229-011-009-000, 229-011-042-000, and 229-011-047-000
Zoning: Farmland, 40 acres per unit minimum with Desing Control and Site Plan Review Overlays [F/40-D-S], and Permanent Grazing Zoning of 40 acres per unit minimum with Design Control and Site Plan Review Overlays [PG/40-D-S]
Plan Area: Greater Monterey Peninsula Area Plan
Project Planner: Marlene Garcia, Assistant Planner
garciam19@countyofmonterey.gov

SUMMARY
Staff is recommending approval of a four-year Permit Extension to a previously approved Lot Line Adjustment, subject to the findings and evidence in the attached Resolution (see **Exhibit A**).

Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN210077 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On May 6, 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, May 5, 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 Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Marlene Garcia, Assistant Planner, x5114
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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

- Recommended Condition of Approval

Exhibit B - Board of Supervisors Resolution No. 21-385, dated November 02,2021; Corrected December 22, 2021

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Sunset Farms Inc, Property Owners; Lynn A. Kovach, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN210077-EXT1

Exhibit A

This page intentionally left blank.

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:
SUNSET FARMS INC (PLN210077-EXT1)
RESOLUTION NO. 26-040
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 5 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15305 and there are no exceptions pursuant to section 15300.2; and
2) Approving a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) between four legal lots of record.

[PLN210077-EXT1, Sunset Farms Inc., 301 Neponset Road, Marina, Greater Monterey Peninsula Area Plan (Assessor's Parcel Numbers: 229-011-016-000, 229-011-009-000, 229-011-042-000, and 229-011-047-000)]

The Sunset Farms, Inc. application (PLN210077-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on May 6, 2026. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on November 2, 2021, and corrected resolution on December 22, 2021, a Lot Line Adjustment was approved by the County of Monterey Board of Supervisors through Resolution No. 21-385. The approved Lot Line Adjustment between four (4) legal lots of record (under Farmland Security Zone Contract No. 2010-018) resulting in four (4) lots of approximately 82.1 acres (Parcel A), 52.8 acres (Parcel B), 160.2 acres (Parcel C), and 36.5 acres (Parcel D), respectively, with no net change in acreage under the Williamson Act Contract. The proposed lot line adjustment will align with current agricultural uses and operations. In accordance with the resolution, this entitlement was set to expire on November 2, 2023;

WHEREAS the applicant worked with the County to diligently clear applicable conditions of approval; however not all conditions were cleared prior to the expiration of the permit. The County did not process the extension in an adequate amount of time and is therefore requesting an additional two-year extension, for a total of four years. The granting of this extension was

requested because the applicant needs more time to finalize the grant deeds for the originally approved Lot Line Adjustment. This extension will extend the term of the previously approved Lot Line Adjustment to November 2, 2027;

WHEREAS, this extension does not change the scope of previously approved Lot Line Adjustment, and all findings previously made in the Board of Supervisors Resolution No. 21-385 continue to apply to this extension.;

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

WHEREAS the Conditions of Approval contained in Resolution No. 21-385 continue to apply, except that this extension modifies the expiration date of the Lot Line Adjustment from November 2, 2023, to November 2, 2027;

WHEREAS the project was deemed Categorically Exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15305(a) and there were no exceptions under CEQA Guidelines Section 15300.2. Section 15305(a) Categorically Exempts minor alterations in land use limitations such as Lot Line Adjustments. Therefore, the Board of Supervisors found the project consistent with CEQA Guidelines Section 15305 and that none of the exceptions under CEQA Guidelines Section 15300.2 applied to this project. There are no changes included in this extension and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Lot Line Adjustment is also Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines; and

WHEREAS, pursuant to Title 21 section 21.80.040.A, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

1) Find that the project qualifies for a class 5 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15305 and there are no exceptions pursuant to section 15300.2; and
2) Approve a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

PASSED AND ADOPTED this 6th day of May 2026.

_____

Melanie Beretti, AICP,

Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

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

NOTES

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

This page intentionally left blank

County of Monterey HCD Planning

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

PLN210077-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (PLN210077) (Resolution No. 21-385) was approved by the Board of Supervisors for Assessor's Parcel Numbers 229-011-016-000, 229-011-009-000, 229-011-042-000 and 229-011-047-000 on November 2, 2021 corrected on December 22, 2021. The permit was granted subject to 1 condition 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.

This page intentionally left blank

Exhibit B

This page intentionally left blank.

Before the Board of Supervisors in and for the County of Monterey, State of California

In the matter of the application of:
Sunset Farms Inc., a California Corporation (PLN210077)

RESOLUTION NO.: 21-385
Resolution by the Monterey County Board of Supervisors:

1. Find the Lot Line Adjustment is Categorically Exempt as a minor alteration in land use limitations per Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to CEQA Guidelines Section 15300.2;
2. Approve a Lot Line Adjustment between four (4) legal lots of record (under Farmland Security Zone [FSZ] Contract No. 2010-018) resulting in four (4) lots of approximately 82.1 acres (Parcel A), 52.8 acres (Parcel B), 160.2 acres (Parcel C), and 36.5 acres (Parcel D), respectively, with no net change in acreage under the Williamson Act Contract;
3. Authorize the Chair to execute a new or amended FSZ Contract or Contract(s) in order to rescind a portion of the existing FSZ Contract as applicable to the reconfigured lots only and simultaneously execute a new or amended FSZ Contract or Contracts for the reconfigured lots between the County and the Property Owners reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Williamson Act Policies and Procedures;
4. Direct the Clerk of the Board to file the Lot Line Adjustment Map with the County Recorder for recording with all applicable recording fees paid by the Property Owner in conformance with the attached Lot Line Adjustment map and subject to the attached eleven (11) conditions of approval; and
5. Direct the Clerk of the Board to record the new or amended FSZ Contract or Contracts with the County Recorder with all applicable recording fees paid by the Property Owner of record. **CEQA Action:** Categorically Exempt per Section 15305(a) of the CEQA Guidelines.

Project Location: 301 Neponset Road, Marina, Greater Monterey Peninsula Area Plan (APN: 229-011-016-000, 229-011-009-000, 229-011-042-000 and 229-011-047-000)

Corrected on December 22, 2021
(This resolution supersedes the previous resolution mailed out on November 8, 2021)

The Sunset Farms, Inc. application (PLN210077) came on for a public hearing before the Monterey County Board of Supervisors on November 2, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan and Greater Monterey Peninsula Area Plan, the requirements of the subdivision ordinance and zoning ordinance (Title 19 and 21 respectively), and Section 51257 of the California Government Code (Williamson Act).

EVIDENCE: a) The project is located at 301 Neponset Road, Marina, Greater Monterey Peninsula Area Plan, in unincorporated County of Monterey. The project involves a lot line adjustment between four (4) legal lots of record consisting of:

Parcel 1: 3.71 acres
Parcel 2: 193.09 acres
Parcel 3: 93.9 acres
Parcel 4: 40.9 acres

331. 6 ACRES TOTAL

The lot line adjustment will result in four (4) lots consisting of:

Parcel A (before: Parcel 2): 82.1 acres
Parcel B (before: Parcel 1): 52.8 acres
Parcel C (before: Parcel 3): 160.2 acres
Parcel D (before: Parcel 4): 36.5 acres

331. 6 ACRES TOTAL

The lot line adjustment will result in four (4) reconfigured lots of approximately 82.1 acres (Parcel A: APN: 229-011-009-000, 229-011-016-000, and 229-011-042-000), 52.8 acres (Parcel B: APN: 229-011-016-000), 160.2 acres (Parcel C: APN: 229-011-042-000), and 36.5 acres (Parcel D: APN: 229-011-047-000), respectively. The existing parcels (Parcels 1, 2, 3, and 4) are subject to Farmland Security Zone Contract (FSZ) No. 2010-018. The zoning designations for the parcels are Farmlands, 40 acres minimum with Design Control and Site Plan Review Zoning Overlays [F/40-D-S] and Permanent Grazing, 40 acres minimum Design Control and Site Plan Review Zoning Overlays [PG/40-D-S] lot sizes.

b) Parcel 1, before the proposed Lot Line Adjustment, contains 3.71 acres, which is non-conforming to the 40 acres lot size minimum for the Farmland and Permanent Grazing zoning designations. The proposed lot line adjustment will increase the size of Parcel 1to 52.8 acres (Adjusted Parcel B). Adjusted Parcel B will conform with the 40 acre minimum lot size. Existing Parcel 4 is 40.9 acres. The proposed lot line adjustment will reduce the acreage of Parcel 4 to 36.5 acres (Adjusted Parcel D). The reduction of acreage for Parcel 4 is to realign the lot lines to conform to current agricultural uses and operations. The reduction in acreage will not result in any changes to the agricultural uses and operations on

Adjusted Parcel D. The proposed lot line adjustment will align with current agricultural uses and operations.

c) The Lot Line Adjustment does not include any changes to the existing land/agricultural uses or any development of structures. The proposed Lot Line Adjustment is to better achieve the current overall agricultural operations to conform to its agricultural uses and improve the current agricultural operation efficiency by realigning the lot lines to the physical features and agricultural uses and operations of the land.

d) The lot line adjustment would require that the contract be amended to reflect the new parcel configuration and legal descriptions. The lot line adjustment will not reduce the acreage of property under the contract or effect the current agricultural operations at the site. However, the exterior boundaries of the Williamson Act Contract.

e) The proposed lot line adjustment would promote appropriate and orderly growth and development while protecting desirable land uses, in this case agricultural land uses. The proposed lot line adjustment would: produce a superior lot configuration; better achieve the goals, policies, and objectives of the General Plan; and facilitate routine and ongoing agricultural activities.

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

g) Agricultural Advisory Committee (AAC). The project was referred to the Agricultural Advisory Committee (AAC) for review on August 26, 2021. The AAC voted unanimously to recommend approval of the project. No concerns were raised during the meeting.

h) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210077.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Public Works, HCD-Environmental Services, Environmental Health Bureau, and the North County Fire Protection District. Conditions recommended by HCD-Planning, Environmental Health Bureau, and HCD Environmental Services have been incorporated.

b) The project planner reviewed the submitted maps and support materials to verify that the project conforms to the plans listed above and that the project site is suitable for the proposed use. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.

c) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210077.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals,

comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the County.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Public Works, HCD-Environmental Services, Environmental Health Bureau, and the North County Fire Protection 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) The Environmental Health Bureau (EHB) reviewed the project application and included three conditions (See Attachment A.1). The proposed Parcel B and C will require a deed restriction in the future when not under common ownership for the maintenance, upkeep, and creation of an easement for access to the water well and water system found on Parcels B and C. As required by conditions, the well on Parcel B serving two existing dwellings, must obtain a water system permit prior to the issuance of certificates of compliance for Parcels A, B, C and D. The HCD-Environmental Services requires the owner to provide a recorded floodplain notice for the proposed Parcel B, C, and D. The floodplain notice is incorporated as Condition 10 for the project.

c) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210077.

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

EVIDENCE:

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

b) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210077.

5. **FINDING:** **California Environmental Quality Act (CEQA) (EXEMPT)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

a) CEQA Guidelines Section 15305(a) categorically exempts minor lot line adjustments that do not result in the creation of new parcels.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project would not have a significant impact on any resources. There is not a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. The site is not located in a sensitive environment. There are no significant cumulative effects from the lot line adjustment on surrounding lands. There are no historical resources nor hazardous waste sites involved. The project will not have a significant effect on the

environment and qualifies for a categorical exemption as a minor alteration in land use.

c) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210077.

6. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) allow a lot line adjustment that meets the following standards:

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

As proposed, the project meets these standards.

EVIDENCE: a) The subject lot line adjustment is between four (4) existing adjacent lots.

b) The existing four (4) parcels will be adjusted and result in four (4) lots after the proposed lot line adjustment. No additional developable parcels will be created and current agricultural operations are not proposed to change.

c) The parcels will conform to the County's General Plan, Greater Monterey Peninsula Area Plan, and zoning and building ordinances. See evidence in Finding 1 above.

d) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210077.

7. **FINDING:** **WILLIAMSON ACT – CONTRACTS** – Pursuant to California Government Code Section 51257(a)(1), the new or amended Contract or Contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded Contract or Contracts, but for not less than ten (10) years.

EVIDENCE: a) The proposed amendment to Farmland Security Zone Contract No. 2010-018 shall be applicable to the reconfigured parcels.

b) The term of the original Farmland Security Zone Contract renews annually on each succeeding January 1; the term of the new or amended Contract or Contracts shall be automatically renewed on January 1 and one (1) additional year shall be added automatically to the initial term unless notice of nonrenewal is given.

8. FINDING: **WILLIAMSON ACT – NO NET ACREAGE DECREASE -** Pursuant to California Government Code Section 51257(a)(2), there is no net decrease in the amount of the acreage restricted.

EVIDENCE: a) The proposed lot line adjustment will adjust four (4) lots totaling 331.6 acres. The total acreage of the proposed parcels will remain the same after the Lot Line Adjustment.

b) A legal description for each newly configured parcel shall be submitted

to HCD-Planning for review and approval. Deeds reflecting the Lot Line Adjustment shall be recorded with the Monterey County Recorder's office. The Owner-Applicant shall apply for Certificates of Compliance for the reconfigured parcels.

c) The application, plans, and related support materials found in Planning File No. PLN210077.

9. FINDINGS: **WILLIAMSON ACT – NEW CONTRACTS -** Pursuant to California Government Code Section 51257(a)(3), at least 90 percent of the land under the former Contract or Contracts remains under the new or amended Contract or Contracts.

EVIDENCE:

a) The proposed new or amended Contract or Contracts will continue to cover the adjusted lots (Parcels A, B, C and D) which shall remain subject to Farmland Security Zone Contract No. 2010-018 as amended. There will be no change from current agricultural uses and operations.

b) The application, plans, and related support materials found in Planning File No. PLN210077.

10. FINDING: **WILLIAMSON ACT – SUSTAIN AGRICULTURAL USE -** Pursuant to California Government Code Section 51257(a)(4), after the Lot Line Adjustment, the parcels of land subject to Contract will be large enough to sustain their agricultural use, as defined in Section 51222.

EVIDENCE:

a) The proposed Lot Line Adjustment shall reflect the redistribution of 331.6 acres of land under a Williamson Act Contract.

b) Pursuant to California Government Code Section 51222 et seq. (Williamson Act), "agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land." The proposed lot line adjustment will result in three (3) parcels of more than 40 acres and one parcel (Parcel D) of 36.5 acres. The reduction of the adjusted Parcel D will not change the current agricultural use on site and is a sufficient size to maintain the agricultural use and viability of the lot. See Finding 1.

c) The application, plans, and related support materials found in Planning File No. PLN210077.

11. FINDINGS: **WILLIAMSON ACT – LONG-TERM AGRICULTURAL PRODUCTIVITY** - Pursuant to California Government Code Section 51257(a)(5), the Lot Line Adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a Contract or Contracts.

EVIDENCE:

a) The purpose for the Lot Line Adjustment is to reflect current agricultural operations. The resultant parcels would allow the property owners to efficiently sustain and facilitate the existing agricultural operation.

12. FINDING: **WILLIAMSON ACT – ADJACENT AGRICULTURAL LAND USE -** Pursuant to California Government Code Section 51257(a)(6), the Lot Line Adjustment is not likely to result in the removal of adjacent land from agricultural use.

EVIDENCE: a) The subject parcels and surrounding area are designated as Permanent Grazing – 40-acre minimum Zoning District [PG/40-D-S] and Farmland–40-acre minimum Zoning District [F/40-D-S] with Design Control and Site Plan Review Zoning Overlays. The Lot Line Adjustment will not affect the current agricultural operations on the subject parcels. No physical development is proposed. The adjustment would not allow any uses that could not already occur under the current lot configuration.

b) The application, plans, and related support materials found in Planning File No. PLN210077.

13. FINDING: **WILLIAMSON ACT – NO NEW DEVELOPABLE PARCELS** - Pursuant to California Government Code Section 51257(a)(7), the Lot Line Adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the General Plan.

EVIDENCE: a) Four (4) lots exist and four (4) lots are proposed. See Finding 6.

b) The application, plans, and related support materials found in Planning File No. PLN210077.

DECISION

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

1. Find the Lot Line Adjustment is Categorically Exempt as a minor alteration in land use limitations per California Environmental Quality Act (CEQA) Guidelines Section 15305(a) and there are no exceptions pursuant to CEQA Guidelines Section 15300.2;
2. Approve a Lot Line Adjustment between four (4) legal lots of record (under Farmland Security Zone Contract No. 2010-018) resulting in four (4) lots of approximately 82.1 acres (Parcel A), 52.8 acres (Parcel B), 160.2 acres (Parcel C), and 36.5 acres (Parcel D), respectively, with no net change in acreage under the Williamson Act Contract;
3. Authorize the Chair to execute a new or amended Farmland Security Zone Contract or Contract(s) in order to rescind a portion of the existing Farmland Security Zone Contract as applicable to the reconfigured lots only and simultaneously execute a new or amended Farmland Security Zone Contract for the reconfigured lots between the County and the property owners reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Williamson Act Policies and Procedures;
4. Direct the Clerk of the Board to file the Lot Line Adjustment Map with the County Recorder for recording with all applicable recording fees paid by the Property Owner in conformance with the attached Lot Line Adjustment map and subject to the attached eleven (11) conditions of approval; and
5. Direct the Clerk of the Board to record the new or amended FSZ Contract or Contracts with the County Recorder with all applicable recording fees paid by the Property Owner of record.

PASSED AND ADOPTED on this 2nd day of November 2021, by roll call vote:

AYES: Supervisors Phillips, Lopez, Askew and Adams
NOES: None
ABSENT: Supervisor Alejo
(Government Code 54953)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting November 2, 2021.

Revised Date: November 5, 2021
File ID: RES 21-195
Agenda Item No.: 14

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

Julian Lorenzana, Deputy

Monterey County RMA Planning

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

PLN210077

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Williamson Act Lot Line Adjustment permit (PLN210077) allows a Lot Line Adjustment between four (4) legal lots of record under Williamson Act Contract consisting of 3.71 acres (Parcel 1), 193.09 acres (Parcel 2), 93.9 acres (Parcel 3) and 40.9 acres (Parcel 4), resulting in four (4) adjusted lots consisting of 52.8 acres (Adjusted Parcel 1/Parcel B), 82.1 acres (Adjusted Parcel 2/Parcel A), 160.2 acres (Adjusted Parcel 3/Parcel C) and 36.5 acres (Adjusted Parcel 4/Parcel D). The property is located at 301 Neponset Road, Marina (Assessor's Parcel Number 229-011-016-000, 229-011-009-000, 229-011-042-000 and 229-011-047-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the HCD Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD- Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Williamson Act Lot Line Adjustment Permit (Resolution Number 21-385) was approved by the Board of Supervisors for Assessor's Parcel Numbers 229-011-016-000, 229-011-009-000, 229-011-042-000 and 229-011-047-000 on November 2, 2021. The permit was granted subject to eleven (11) conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If 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. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled “Exhibit A” and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit “A,” or be entitled Exhibit “B.”
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled “Exhibit A” and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit “A,” or be entitled Exhibit “B.” The deed shall comply with the Monterey County Recorder's guidelines as to form and content.

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.

c. The purpose of the deed shall be stated on the first page of the deed, as follows:

“The purpose of this deed is to adjust the parcel boundaries in conformance with the lot line adjustment approved by the County of Monterey, PLN210077. This deed is being recorded pursuant to California Government Code Section §66412(d) and shall reconfigure the subject parcels in conformance to said approved lot line adjustment.”

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

a. Owner/Applicant shall submit copies of the fully executed and acknowledged deed(s) for the adjusted parcels to the project planner for review & approval by County Surveyor.

b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.

c. Using a title company, Owner/Applicant shall execute the deeds before a notary public, and have the deeds recorded with the County Recorder.

d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

5. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD-Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

6. PD037 - WILLIAMSON ACT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall enter into a new or amended Farmland Security Zone Contract or Contracts with the Board of Supervisors of the County of Monterey for the Lot Line Adjustment of Williamson Act lands deemed necessary by the Office of the County Counsel. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel, the property owners of record shall execute a new or amended contract or contracts to be prepared by the Office of the County Counsel, which shall be recorded after the recordation of the Certificates of Compliance and subject to the submittal of the appropriate recording fees by the property owners of record.

7. EHSP01 – Parcel C Deed Restriction – Well and Water Distribution System Infrastructure Access (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A deed restriction shall be recorded for Parcel C prior to recordation of the Certificates of Compliance which states:

At the time this Lot Line Adjustment of Williamson Act lands was reviewed and approved by the Board of Supervisors, the water well located near the western corner of this lot (Parcel "C") provided domestic water service to various structures on Parcel "B". Access to the well, water tanks and all distribution appurtenances (water system) must continue to be provided to Parcel "B" for the benefit of the owners of Parcel B and/or the heirs, successors, lessees, tenants, assignees and their respective contractor or service provider for maintenance and upkeep of the water system. Parcel "C" shall be allowed use of the water system for either domestic or irrigation purposes. The location of the water well and water system shall be specified on the site plan which shall be included as an exhibit to this deed restriction.

If at any time, Parcel "B" or Parcel "C" are not under common ownership, the following shall occur:

- Easements that meet the satisfaction of the County of Monterey Health Department, Environmental Health Bureau (EHB) shall be established around the water well, water tanks and all distribution appurtenances (water system) to grant access to the water well and water system for maintenance and upkeep purposes and shall specify that Parcel "B" shall be allowed use of water from the well on Parcel "C" for domestic purposes.
- A copy of the recorded easements benefiting Parcel "B" shall be submitted to the Environmental Health Bureau to be entered into the well record.

Or

Prior to sale or conveyance of the subject property and/or change in ownership of said property, Parcel "B" shall obtain a new source of domestic water supply that meet the standards for domestic water supply to the satisfaction of the EHB and abandon all connections to the water distribution appurtenances located on Parcel "C".
Preparation of the deed restriction form shall be subject to cost recovery of EHB staff time to prepare and process the form, in accordance with Article I.E of the Monterey County Fee Resolution, at the applicant's expense.
(Health Department - Environmental Health Bureau -[EHB])

Compliance or Monitoring Action to be Performed: Prior to recordation of the Certificates of Compliance, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the EHB. The EHB will prepare the deed restriction form.

The property owner shall sign and notarize the deed restriction form obtained from EHB. The property owner shall record the signed and notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to EHB by the property owner.

8. EHSP02 – Parcel B Deed Restriction – Well and Water Distribution System Infrastructure Access (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A deed restriction shall be recorded for Parcel B prior to recordation of the Certificates of Compliance which states:

At the time this Lot Line Adjustment of Williamson Act lands was reviewed and approved by the Board of Supervisors, the water well located near the western corner of Parcel "C" provided domestic water service to various structures on this lot (Parcel "B"). Access to the well, water tanks and all distribution appurtenances (water system) must continue to be provided to Parcel "B" for the benefit of the owners of Parcel B and/or the heirs, successors, lessees, tenants, assignees and their respective contractor or service provider for maintenance and upkeep of the water system. Parcel "C" shall be allowed use of the water system for either domestic or irrigation purposes. The location of the water well and water system shall be specified on the site plan which shall be included as an exhibit to this deed restriction.

If at any time, Parcel "B" or Parcel "C" are not under common ownership, the following shall occur:

- Easements that meet the satisfaction of the County of Monterey Health Department, Environmental Health Bureau (EHB) shall be established around the water well, water tanks and all distribution appurtenances (water system) to grant access to the water well and water system for maintenance and upkeep purposes and shall specify that Parcel "B" shall be allowed use of water from the well on Parcel "C" for domestic purposes.
- A copy of the recorded easements benefiting Parcel "B" shall be submitted to the EHB to be entered into the well record.

Or

Prior to sale or conveyance of the subject property and/or change in ownership of said property, Parcel "B" shall obtain a new source of domestic water supply that meet the standards for domestic water supply to the satisfaction of the EHB and abandon all connections to the water distribution appurtenances located on Parcel "C".

Preparation of the deed restriction form shall be subject to cost recovery of EHB staff time to prepare and process the form, in accordance with Article I.E of the Monterey County Fee Resolution, at the applicant's expense.
(Health Department - Environmental Health Bureau ["EHB"])

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

The property owner shall sign and notarize the deed restriction form obtained from EHB. The property owner shall record the signed and notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to EHB by the property owner.

9. EHSP03 – Obtain Water System Permit (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The existing well on Parcel B serves two (2) existing dwellings. Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a new water system permit from the Environmental Health Bureau (EHB). (Health Department - Environmental Health Bureau ["EHB"])

Compliance or Monitoring Action to be Performed: Prior to the recordation of Certificates of Compliance for Adjusted Parcels A, B, C and D submit necessary water system application with applicable fees, supplemental information, and water quality analysis, to EHB for review and approval.

10. FLOODPLAIN NOTICE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a recorded floodplain notice for adjusted Parcels B, C, & D stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (HCD - Environmental Services)

Compliance or Monitoring Action to be Performed: The applicant shall submit a signed and notarized floodplain notice to HCD - Environmental Services for review and approval.

The notice shall be recorded concurrently with the final map.

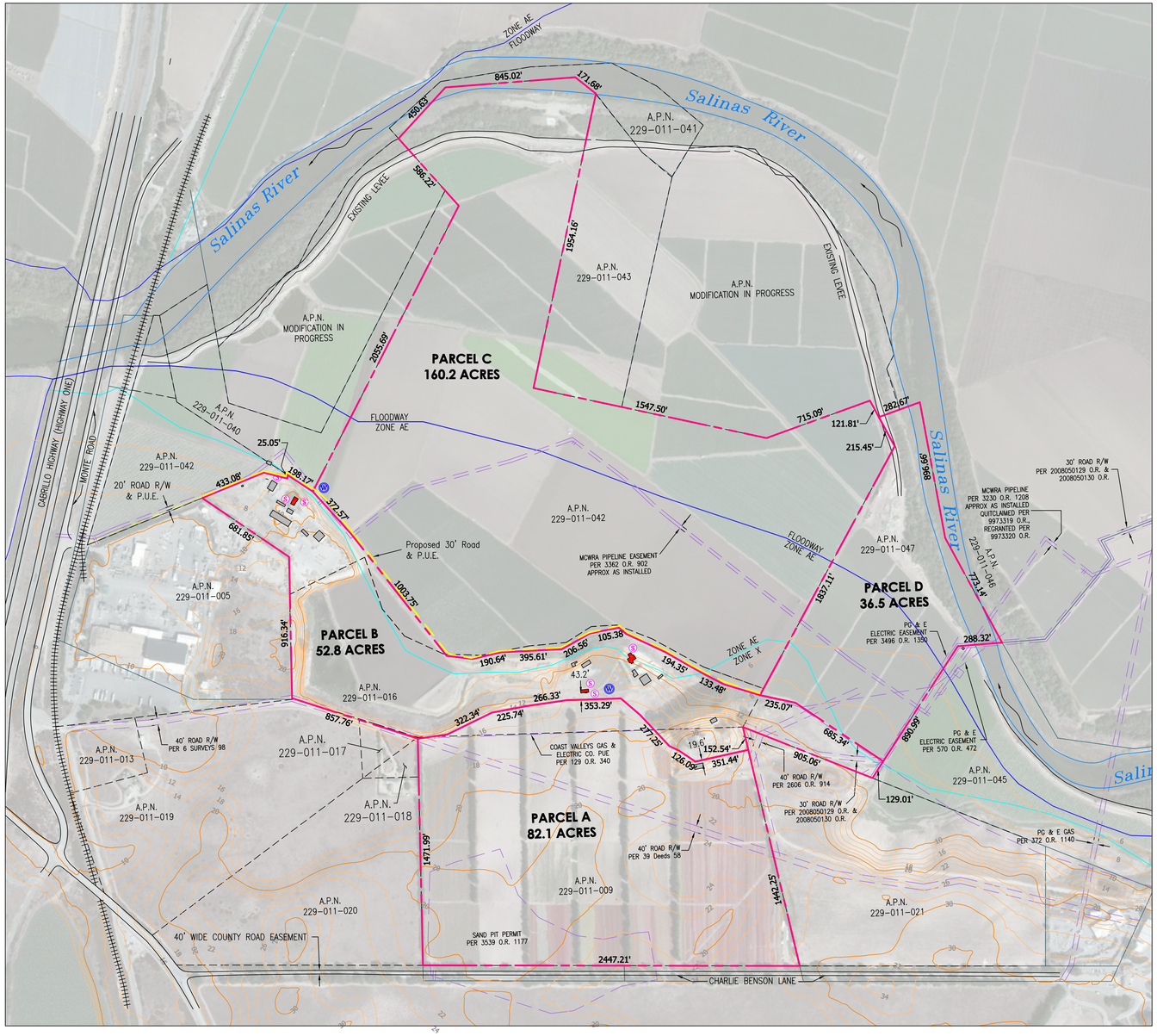
11. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

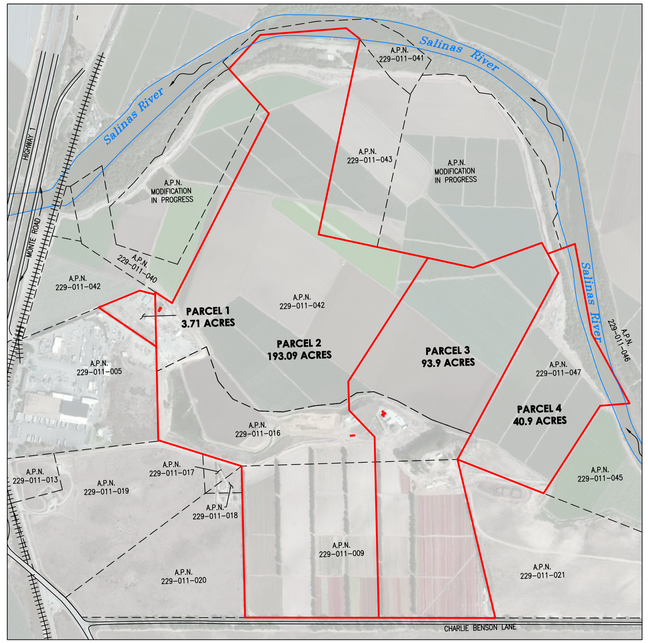
Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend,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

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

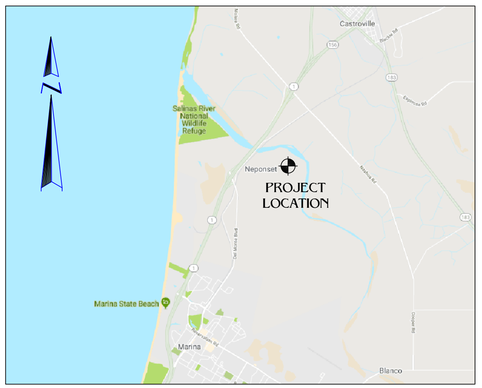
Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management



PROPOSED LOT LINE CONFIGURATION
Scale: 1"=400'



EXISTING LOT LINE CONFIGURATION
Scale: 1"=700'



VICINITY MAP
NO SCALE

SUMMARY TABLE

Subject Property APN	Existing Parcel Designation	Existing Acreage	Existing Zoning	Proposed Property Designation	Proposed Acreage	Proposed Zoning
Portions of 229-011-009,-016,-042	2	193.09	F-40/PG-40	Parcel A	82.1	F-40/PG-40
Portion of 229-011-016	1	3.71	F-40/PG-40	Parcel B	52.8	F-40/PG-40
Portion of 229-011-042	3	93.9	F-40/PG-40	Parcel C	160.2	F-40/PG-40
Portion of 229-011-047	4	40.9	F-40/PG-40	Parcel D	36.5	F-40/PG-40

LEGEND

- SEPTIC SYSTEM
- WELL
- BUILDING/STRUCTURE
- RESIDENCE
- PROPOSED PROPERTY LINE
- LOT LINE
- OLD PARCEL LINE
- EXISTING APN LINE
- EASEMENT AS NOTED
- PROPOSED 30' ROAD & PUE EASEMENT
- NFHL FLOOD ZONE (SEE STATEMENT)
- NFHL FLOOD ZONE (SEE STATEMENT)
- MAJOR CONTOUR
- MINOR CONTOUR

TENTATIVE LOT LINE ADJUSTMENT MAP
OF
LANDS OF SUNSET FARMS WITHIN THE RANCHO RINCON DE LA SALINAS
MONTEREY COUNTY, CALIFORNIA

OWNERS
A.P.N. 229-011-009 & -016
A.P.N. 229-011-042 & -047
SUNSET FARMS INC.
194 ARCHER DRIVE
SANTA CRUZ, CA 95060

APPLICANT
JEFFERSON HOME RANCH, SUNSET FARMS INC.
194 ARCHER DRIVE
SANTA CRUZ, CA 95060

REPRESENTATIVE
LYNN KOVACH
P.O. BOX 1378
CARMEL VALLEY, CA 93924

STATEMENT
THIS PROPERTY LOCATED WITHIN THE RANCHO RINCON DE LAS SALINAS INVOLVES THE LOT LINE ADJUSTMENT OF 4 PARCELS RANGING FROM 3.71 ACRES IN SIZE TO 193.09 ACRES INTO 4 PARCELS RANGING FROM 36.5 ACRES TO 160.2 ACRES.

THE CONTOURS SHOWN HEREON ARE DERIVED FROM USGS 1/3 ARC-SECOND DTM (2013) AND ARE DRAWN AT A 10-FOOT CONTOUR INTERVAL. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

THE EXISTING ZONING ON THE PROPERTIES IS "F-40" AND "PG-40". THE PROPERTY IS CURRENTLY USED FOR RESIDENTIAL AND AGRICULTURAL PURPOSES (FARMING). THE PROPOSED USE OF THE PROPERTY IS THE SAME.

THERE ARE CURRENTLY STRUCTURES ON THE PROPERTY AS SHOWN ON THE MAP. THERE ARE WATER SUPPLY AND WASTEWATER FACILITIES ONSITE, AS SHOWN ON THE MAP.

THIS PROPERTY LIES WITHIN THE FLOODWAY AND WITHIN FLOOD ZONE AE, AS SHOWN ON FIRM MAP #060195-06053C-0181H AND -0185H. NATIONAL FLOOD HAZARD LAYER (NFHL) LINEWORK DOWNLOADED FROM FEMA AND PLOTTED APPROXIMATELY ON THE MAP.

0 400 800 1200
SCALE IN FEET

PREPARED FOR: Martin Jefferson et al
SURVEYED BY: *POLARIS CONSULTING*
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 400' VIEW: TM LLA DATE: November 12, 2020
FILE NAME: Jefferson TM LLA JOB #18183 Sheet 1 of 1

This page intentionally left blank

Introduced: 4/27/2026 **Current Status:** Agenda Ready

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

PLN260012 - LAKESIDE ORGANIC GARDENS LLC

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres (Adjusted Parcel A) and 17.546-acres (Adjusted Parcel B).

Project Location: 182 Lewis Road Units 1-30, Royal Oaks, CA

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

RECOMMENDATIONS

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

a. Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.; and
b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres(Adjusted Parcel A) and 17.546 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Chuck Allen
Property Owners: Lakeside Organics Gardens LLC
APN: 117-231-049-000 (Parcel A), and 117-231-050-000 (Parcel B)
Parcel Size: 19.126 acres (Parcel A), and 1 acre (Parcel B)
Zoning: Farmlands, 40 acres per unit, or "F/40"
Plan Area: North County Area Plan
Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of a Lot Line Adjustment 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 May 6, 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, May 5, 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.

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
North County Fire Protection 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
- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Chuck Allen, Agent; Eric Ray, Lakeside Organic Gardens LLC, Property Owners; Interested Parties; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN260012

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 26-041

May 06, 2026

Introduced: 4/27/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN260012 - LAKESIDE ORGANIC GARDENS LLC

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres (Adjusted Parcel A) and 17.546-acres (Adjusted Parcel B).

Project Location: 182 Lewis Road Units 1-30, Royal Oaks, CA

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

RECOMMENDATIONS

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

a. Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.; and
b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres(Adjusted Parcel A) and 17.546 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Chuck Allen
Property Owners: Lakeside Organics Gardens LLC
APN: 117-231-049-000 (Parcel A), and 117-231-050-000 (Parcel B)
Parcel Size: 19.126 acres (Parcel A), and 1 acre (Parcel B)
Zoning: Farmlands, 40 acres per unit, or "F/40"
Plan Area: North County Area Plan
Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of a Lot Line Adjustment 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 May 6, 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, May 5, 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.

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
North County Fire Protection 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
- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Chuck Allen, Agent; Eric Ray, Lakeside Organic Gardens LLC, Property Owners; Interested Parties; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN260012

Exhibit A

This page intentionally left blank.

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:
LAKESIDE ORGANIC GARDENS LLC (PLN260012)

RESOLUTION NO. 26-041
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305; and
2) Approving a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58-acres (Adjusted Parcel A) and 17.546-acres (Adjusted Parcel B).

[PLN260012 LAKESIDE ORGANIC GARDENS LLC, 182 Lewis Road Units 1-30, Royal Oaks, North County Area Plan (APN: 117-231-049-000 and 117-231-050-000)]

The LAKESIDE ORGANIC GARDENS LLC application (PLN260012) came for an administrative hearing before the County of Monterey Chief of Planning on May 6, 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:

- the 2010 Monterey County General Plan;
- North County Area Plan;
- Monterey County Subdivision Ordinance (Title 19); and
- Monterey County Zoning Ordinance (Title 21).

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

b) Project Scope. The project involves a Lot Line Adjustment (LLA) between two legal lots of record: Parcel A (19.126 acres) and Parcel B (1 acre), resulting in two parcels, including a 2.58-acre parcel (Adjusted Parcel A) and a 17.546-acre parcel (Adjusted Parcel B).

c) Allowed Use. Parcel A (APN: 117-231-049-000), and Parcel B (APNs: 117-231-050-000), are located at 182 Lewis Road Units 1-30 in Royal Oaks in the North County Area Plan. Parcels A and B are zoned Farmlands with a density of 40 acres per unit, or "F/40". Parcel A has a single-family dwelling, as well as a warehouse structure that serves as storage and a transfer station for the produce gathered from the row crop fields for agricultural operations along with four water tanks, fire pump, and well. Parcel B is undeveloped. The lot line adjustment proposes an exchange of 16.546 acres of land from Parcel A to Parcel B, owned by Lakeside Organic Gardens LLC. The newly configured parcels (Parcel A becomes Adjusted Parcel A, and Parcel B becomes Adjusted Parcel B) will result in Adjusted Parcel A having agricultural operations with the warehouse, while Adjusted Parcel B will now have the single-family dwelling, with no new land uses are proposed with this Lot Line Adjustment. The reconfiguration of the parcels will not otherwise intensify water use, create new building areas, or development potential beyond what currently exists. Therefore, the project is an allowed land use for this site, as it is consistent with the property's underlying zoning. See Finding No. 6 and supporting evidence.

d) Lot Legality. The subject properties, comprised of two lots, are Parcel A and Parcel B. Parcel A – 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B – 1 acre (Assessor's Parcel Number 117-231-050-000) is shown in its current size and configurations as Parcel A and Parcel B in Volume 16 of Surveys Page 132 of Rancho Bolsa de San Cayetano, recorded on July 30th, 1990. Therefore, the subject properties are legal lots of record.

e) Review of Development Standards – Minimum Building Site. There is a minimum site requirement of 40 acres for the F zoning district pursuant to Title 21 section 21.30.060.A. The two legal lots of record are currently legal nonconforming as they do not meet the minimum building site of 40 acres. The adjustment will result in bringing one of the parcels closer to conformity by adjusting the boundary line between Parcel A and Parcel B in increasing the size of Parcel B. Adjusted Parcel A will be 2.58 acres, resulting in acreage decrease. Adjusted Parcel B will be 17.546 acres, resulting in an acreage decrease. The two legal lots of record do not meet the required minimum acreage, and as proposed, the LLA will continue to not be greater than 40 acres. However, Adjusted Parcels 1 and 2 will provide a more superior configuration to facilitate existing development. General Plan Policy LU-1.16.h allows lot line adjustments among lots that do not conform to minimum parcel size standards of the zoning district if the resulting configurations help facilitate routine and ongoing agricultural activities. The purpose of this LLA is to separate the Lakeside Organic Farms warehouse for their agricultural operations from the row crop field and single-family dwelling. Parcel A contains 19.546 acres while currently

developed with a single-family dwelling, as well as a warehouse building with four water tanks, a fire pump, and agricultural fields. Parcel B contains approximately 1 acre of agricultural lands. The resulting configuration will have the agricultural operations for the warehouse on Adjusted Parcel A and the farmlands and single family dwelling on Adjusted Parcel B. Therefore, consistent with the General Plan Policy LU-1.16.h

Additionally, the existing irrigation well on Parcel A will be on Adjusted Parcel A, and a well easement will be created for irrigation purposes for the fields on Adjusted Parcel B (Condition No. 6). All existing development within the proposed lot configuration is consistent with existing general plan policies and zoning regulations for this district.

f) Review of Development Standards – Site Coverage. Pursuant to Title 21 section 21.30.060.D, the maximum site coverage in this F district is 5%, Development on existing Parcel A is above the allowable coverage even with both the warehouse structure and the single-family dwelling. Adjusted Parcel A will be above the allowable 5% coverage but closer to conformance with only one structure on the parcel, while Adjusted Parcel B will meet its 5% allowable coverage. No development is proposed with the implementation of this lot merger. Therefore, the resulting parcel will continue to conform to the maximum allowed site coverage.

g) Review of Development Standards – Setbacks. Pursuant to Title 21 section 21.30.060.C, the required main structure setbacks in this F district are 30 feet (front), 20 feet (side), and 20 feet (rear), with a maximum height of 35 feet. The existing structures on Adjusted Parcel A and Adjusted Parcel B will continue to meet the required setbacks with implementation of the proposed LLA. Both the main structures including the ag operations warehouse and single-family dwelling meet the setback standards of a front setback over 30 feet from the front and over 20 feet from the sides and rear. Therefore, the structures on the resulting parcels will continue to be consistent to the minimum setbacks.

h) Land Use Advisory Committee (LUAC) Review. The project was not referred to a Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not involve a Design Approval or a Variance, and is exempt from environmental review (see Finding 5 and supporting evidence).

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260012.

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: Housing and Community Development Planning Services, South Monterey County Fire Protection District,

Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. County staff reviewed the application materials 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. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260012.

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 Monterey County Regional Fire Protection 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) Necessary public facilities exist and presently serve Parcel A and Parcel B. Parcel A contains a separate irrigation well.
The existing irrigation well on Parcel A will be on Adjusted Parcel A, and a well easement will be created for irrigation purposes for the fields on Adjusted Parcel B (Condition No. 6). An existing Onsite Wastewater Treatment System (OWTS) serves single-family dwelling. No development is proposed with this application for a Lot Line Adjustment.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260012.

4. FINDING: **NO VIOLATIONS –** The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Inland) of the Monterey County Code. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

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

b) There are no known violations on the subject parcels.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260012.

5. FINDING: **LOT LINE ADJUSTMENT -** The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code, stating that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment, as two separate contiguous legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record; and

The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, and zoning and building ordinances.

EVIDENCE:

a) Both parcels are zoned Farmlands, 40 acres per unit, or "F/40". See Finding 1, Evidence "c" and "e".

b) The Lot Line Adjustment (LLA) is between two legal lots of record consisting of Parcel A, Assessor's Parcel Number 117-231-049-000 (19.126 acres) and Parcel B, Assessor's Parcel Number 117-231-050-000 (1 acre). The LLA results in two lots known as Adjusted Parcel A (2.58 acres) and Adjusted Parcel B (17.546 acres), respectively.

c) The LLA will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted, resulting in two contiguous legal parcels of record. Therefore, no new parcels will be created.

d) The LLA is consistent with applicable policies in the 2010 General Plan and regulations outlined for the zoning district in Title 21. The subject properties are in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (See Finding Nos. 1, 2, and 4, and supporting evidence).

e) As an exclusion to the Subdivision Map Act, the LLA does not require recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No.3) and a Certificate of Compliance for each new lot shall be filed per standard condition of approval (Condition No. 4).

f) A condition has been applied requiring the applicant to update the legal description of the properties and record new Certificates of Compliance with the County of Monterey Recorder's Office (Condition No. 4).

g) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN260012.

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) The subject application for a lot line adjustment is between two parcels, is minor in nature, and will not result in the creation of any new parcel. Therefore, the project meets the criteria for Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The properties are not located within an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency. The project does not involve a designated historical resource, a hazardous waste site, development located nearby, or unusual circumstances that would result in a significant effect or involve development that would result in a cumulative significant impact. No development is proposed, and the parcels will not be altered under any capacity through the granting of this discretionary permit. The lot line adjustment does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots and would not result in a cumulative impact or impact on any scenic highways or corridors. The lot line adjustment does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots and would not result in a cumulative impact or impact on the viewshed. It does not impact environmentally sensitive habitats or resources, therefore it wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

d) 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 PLN260012.

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

EVIDENCE:

a) Board of Supervisors. In accordance with Title 19 section 19.16.025 an appeal may be made by any person aggrieved by a decision of an appropriate authority other than the Board of Supervisors. Title 19 section 19.16.020.A designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

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

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305;

2. Approve the Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres(Adjusted Parcel A) and 17.546 acres (Adjusted Parcel B).

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 6th day of May 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 SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

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

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

County of Monterey HCD Planning

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

PLN260012

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN260012) allows a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting two lots of 2.58 acres (Adjusted Parcel A) and 17.546 acres (Adjusted Parcel B). The property is located at 182 Lewis Road Units 1-30, Royal Oaks (Assessor's Parcel Number 117-231-049-000 and 117-231-050-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Lot Line Adjustment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 117-231-049-000 and 117-231-050-000 on May 6th, 2026. The permit was granted subject to 6 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. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor’s Office.

5. PD045(A) LOT LINE ADJUSTMENT DEED(S)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record separate deeds that reflect all areas being conveyed and the newly adjusted lot line configuration as illustrated in the attached plans and required by California Government Code 66412(d). (HCD – Planning).

Steps

1. Obtain an updated title report (current within 30 days) for each subject parcel of the lot line adjustment.

2. Prepare separate legal descriptions, plats, and closure calculations for the following: (Should the parcels be under the same ownership, Step 2(i) can be excluded)

i. All adjustment parcels, all areas being conveyed by Owners in conformance to the approved lot line adjustment; and

ii. Each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

All legal descriptions, plats, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled “Exhibit A” and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit “A,” or be entitled Exhibit “B.”

3. Prepare separate deeds for the following: (Should the parcels be under the same ownership, Step 3(i) can be excluded)

i. All of the adjustment parcels, being the areas conveyed by one party to another to conform to the approved lot line adjustment; and

ii. The entirety of each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

NOTE: These deeds will use the respective legal description and plat prepared in Step No. 2 above.

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.

c. The purpose of the deed shall be stated on the first page of each deed, as follows:

“The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLNxxxxxx. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment.”

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and /or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

a. Owner/Applicant shall submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels and the entire parcels to the project planner for review & approval by County Surveyor.

b. Have the deeds recorded in the following sequence: (Should the parcels be under the same ownership, Step 4(c)(i) can be excluded)_

i. Deeds for all the adjustment parcels for all owners; and

ii. Deeds for all the reconfigured parcels in their entirety. This will require owners to deed to themselves the entire reconfigured or adjusted parcel. (Note: In single-party LLAs, only these deeds will need to be recorded since conveyance of adjustment

parcels is unnecessary.)
c. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

Compliance or Monitoring Action to be Performed: With 60 days of project approval, the Applicant/Owner shall submit to HCD-Planning for review and approval draft grant deeds describing the land being transferred (all adjustment parcels) and the entirety of the resulting parcels (each newly adjusted parcel), as applicable.

Prior to issuance of Certificates of Compliance, the Applicant/Owner shall submit all recorded grant deed to HCD-Planning.

6. EHSP01 - WELL EASEMENT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Lot Line Adjustment map and associated recorded documents shall denote the proposed well lots, water distribution easement(s), and access easement(s) for the irrigation well (EHB Record No. WP0000910) located on Assessor's Parcel Number (APN) 117-231-049-000 to the Director of Environmental Health for review and approval. Once approved, well lots and easements shall appear as part of the Lot Line Adjustment map and shall meet the requirements of Monterey County Code, Section 15.04, the California Code of Regulations, Title 22, Chapter 16, Section 64560 (Water Works Standards). (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to recording the Lot Line Adjustment map and associated recorded documents, applicant shall submit the Lot Line Adjustment Map to the Environmental Health Bureau for review and approval.

This page intentionally left blank

100 0 100 200 300

SCALE IN FEET : 1" = 100'

DDD

BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 (2025) CCS ZONE 4, ESTABLISHED USING RTK GPS TECHNIQUES AND ACCESSED VIA THE SMARTNET NORTH AMERICA GPS NETWORK.

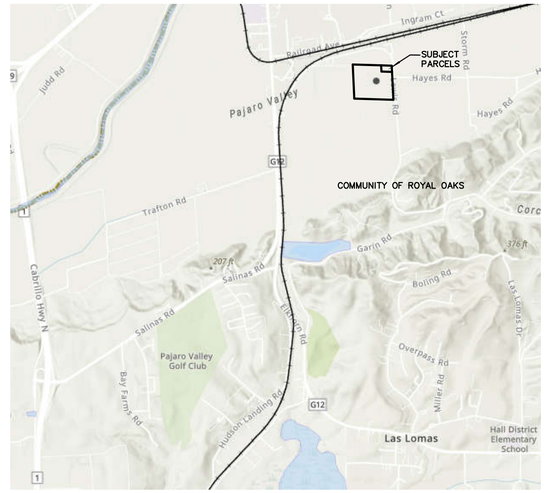
LOT LINE ADJUSTMENT SUMMARY

EXISTING PARCELS	EXISTING ACREAGE	LAND TRANSFERED TO *ADJUSTED PARCEL A*	LAND TRANSFERED TO *ADJUSTED PARCEL B*
"PARCEL A"	19.126± ACRES	+2.58 ACRES	+16.546± ACRES
"PARCEL B"	1.0± ACRES	0.0 ACRES	+1.0 ACRES
TOTAL		2.58± ACRES (ADJUSTED PARCEL A)	+17.546± ACRES (ADJUSTED PARCEL B)

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO SEPARATE FARMLANDS FROM EXISTING DEVELOPMENT COMPOUND AT S.E. CORNER OF EXISTING PARCEL 117–231–049

–NO PROPOSED DEVELOPMENT PLANS
–NO CHANGES TO ZONING OR LAND USE
–WELL EASEMENT TO BE CONVEYED FOR BENEFIT OF EXISTING FARMLANDS
–BOTH PARCELS ARE RELATIVELY FLAT; GRADE SPOT ELEVATIONS SHOWN HEREON





VICINITY MAP
NO SCALE

PROPERTY DETAILS

ZONING:	FARMLANDS
PLANNING AREA:	NORTH COUNTY
FIRE:	NORTH COUNTY FPD
WATER AGENCY:	PAJARO VALLEY W.M.A.
FEMA FIRM PANEL:	06053C0038G
FEMA ZONE:	AE – SPECIAL FLOOD HAZARD AREA W/ VARIOUS BFE'S
FLOODWAY:	NO

LEGEND

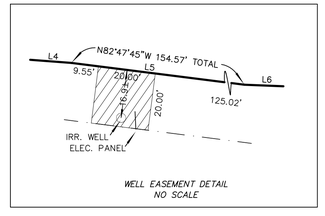
- PROPERTY BOUNDARY TO REMAIN UNCHANGED
- PROPERTY BOUNDARY TO BE ABANDONED
- NEW (PROPOSED) PROPERTY BOUNDARY
- ADJOINER PROPERTY BOUNDARY
- EASEMENT
- FENCE
- SETBACK LINE
- • FOUND MONUMENT AS SHOWN ON 35–S–37
- 26.8 SPOT ELEVATION AT GRADE

"CBDG" – CORNER BUILDING FOUNDATION
"PL" – PROPERTY LINE

LINE COURSES

NUM	BEARING	DISTANCE
L1	N02°00'13"W	206.84'
L2	N87°45'57"W	181.94'
L3	N39°58'50"W	37.83'
L4	N85°40'04"W	103.42'
L5	N82°47'45"W	154.57'
L6	N87°45'57"W	163.79'
L7	N02°11'06"W	161.55'
L8	N87°45'57"W	625.56

DISTANCES ARE IN FEET AND DECIMALS THEREOF



WELL EASEMENT DETAIL
NO SCALE

OWNER INFORMATION

DICK PEIXOTO
LAKESIDE ORGANIC GARDENS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
25 SAKATA LANE, WATSONVILLE, CA 95076
(831) 722–6266

PROJECT COORDINATOR:
CHUCK ALLEN
CHUCKALLENPGINC@GMAIL.COM
(831) 818–1069

MAR 23 2026 REVISION: PER PLANNING REVIEW COMMENTS DATED 2/9/26

PROFESSIONAL LAND SURVEYOR
JEFF S. NIELSEN
No. 6832
STATE OF CALIFORNIA

MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 – (831) 724-2580

LOT LINE ADJUSTMENT TENTATIVE MAP

THE LANDS COVEYED TO LAKESIDE ORGANIC GARDENS, LLC BY GRANT DEED RECORDED AUGUST 29, 2014 IN DOCUMENT NO. 2014040893, OFFICAL RECORDS OF MONTEREY COUNTY

A.P.N. 117–231–049 & 017–231–050
182 LEWIS ROAD, ROYAL OAKS
MONTEREY COUNTY CALIFORNIA

SCALE	1" = 100'
DATE:	DEC 15 2025 MAR 23 2026
DRAWN BY:	AB
REVIEWED BY:	JSN
JOB NO.:	25153
SHEET	1
OF	1 SHEETS

This page intentionally left blank

Exhibit B

This page intentionally left blank.



APPLICANT: LAKESIDE ORGANIC GARDENS LLC

APN: 117231049000,117231050000 **FILE #** PLN260012

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOW

This page intentionally left blank

Introduced: 4/28/2026 **Current Status:** Agenda Ready

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

PLN250040-AMD1 - GILL JAGROOP S TR

Administrative hearing to consider an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

Project Location: 1483 Padre Lane, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

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

a. Find that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and

b. Approve an an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Jason Diaz

Property Owner: Jay Gill

APN: 008-441-017-000

Parcel Size: 0.42 acres (18,517 square feet)

Zoning: Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of an Amendment to a previously-approved Coastal Administrative Permit and Design Approval subject to the findings and evidencein the Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN250040 (see **Exhibit C**) and PLN250040-AMD1 prior to the issuance of a building/grading permits and/or commencement of the approved use.

On May 6, 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, May 5, 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: Kayla Nelson, Associate Planner, x6408
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 and Elevations
- Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Chief of Planning Resolution No. 25-053, dated October 15, 2025

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Jay Gill, Property Owners; Jason Diaz, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250040-AMD1

Administrative Permit

Legistar File Number: AP 26-042

May 06, 2026

Introduced: 4/28/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250040-AMD1 - GILL JAGROOP S TR

Administrative hearing to consider an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

Project Location: 1483 Padre Lane, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

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

a. Find that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and

b. Approve an an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Jason Diaz
Property Owner: Jay Gill
APN: 008-441-017-000
Parcel Size: 0.42 acres (18,517 square feet)

Zoning: Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of an Amendment to a previously-approved Coastal Administrative Permit and Design Approval subject to the findings and evidencein the Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN250040 (see **Exhibit C**) and PLN250040-AMD1 prior to the issuance of a building/grading permits and/or commencement of the approved use.

On May 6, 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, May 5, 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: Kayla Nelson, Associate Planner, x6408
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 and Elevations
- Colors and Materials

Exhibit B - Vicinity Map
Exhibit C - Chief of Planning Resolution No. 25-053, dated October 15, 2025

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Jay Gill, Property Owners; Jason Diaz, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250040-AMD1

Exhibit A

This page intentionally left blank.

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:
GILL JAGROOP S TR (PLN250040-AMD1)

RESOLUTION NO. 26-042

Resolution by the County of Monterey Chief of Planning:

1) Finding that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2) Approving an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow an 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

[PLN250040-AMD1, Jay Gill, 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Accessor's Parcel Number: 008-441-017-000)]

The GILL JAGROOP S TR application (PLN250040-AMD1) came up for an administrative decision before the County of Monterey Chief of Planning on May 6, 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: **PROCESS REQUIREMENTS –** The County has received and processed an amendment (PLN250040-AMD1) to a previously approved Coastal Administrative Permit and Design Approval (HCD-Planning File No. PLN250040; Chief of Planning Resolution No. 25-053) in compliance with all applicable procedural requirements.

EVIDENCE:

a) On December 2, 2025, an application for an Amendment (PLN250040-AMD1) was submitted to HCD-Planning to modify the project scope approved under the Coastal Administrative Permit and Design Approval HCD-Planning File No. PLN250040.

b) On October 15, 2025, the County of Monterey Chief of Planning approved a Coastal Administrative Permit and Design Approval (PLN250040, Chief of Planning Resolution No. 25-053) consisting of:

1) A Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

c) Conditions of Approval. Chief of Planning Resolution No. 25-053 was approved with 8 conditions of approval. No conditions were met under the original permit except that the condition compliance fees were paid (Condition No. 4). Staff reviewed the amendment against the original project conditions and found that there is no proposed tree removal. Therefore, the raptor and migratory bird nest survey will not be applied to this project (Condition No. 5). All other previously approved conditions of approval will be carried forward to this amendment (PLN250040-AMD1). Those corresponding conditions include specific uses (Condition No. 1), notice of permit approval (Condition No. 2), cultural resources negative report (Condition No. 3), height verification (Condition No. 4), exterior lighting plan (Condition No. 5), and landscape plan (Condition No. 6).

d) The findings and evidence from PLN250040 (Chief of Planning Resolution No. 25-053) are incorporated by reference. The proposed Amendment (PLN250040-AMD1) will be the operating entitlement for the subject property.

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. PLN250040 and PLN250040-AMD1.

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

EVIDENCE:

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

- the 1982 Monterey County General Plan; (General Plan)
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan (CIP); and
- Monterey County Zoning Ordinance - Coastal (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) Amendment. This Amendment allows construction of a 186 square foot main-level addition, 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit. Modifications to the previously approved project (PLN250040) include a new foyer connecting the garage to the main residence, reconfigured dining room, kitchen, stairwell, and porch. Proposed reductions to the single-family dwelling include reducing the front porch to 80 square feet, concrete walkways to 198 square feet, and wood terraces/stairs to 534 square feet. The upper-level viewing deck was relocated from the west elevation to the east over the proposed ADU conversion of the single-family dwelling. The project also involves a 127 square foot reduction of impervious coverage and a 106 square foot reduction in overall site coverage.

c) Allowed Use. The property is located at 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan (Accessor's Parcel Number: 008-441-017-000). The parcel is zoned Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)", which allows the first single-family dwelling on a legal lot of record as principally allowed use subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A). Additionally, all development requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The project was previously approved (PLN250040) for a 357 square foot second-story addition to an existing 2,884 square foot single-family dwelling, and minor other modifications to the residence. Site improvements included reconfiguration of the entry steps and decomposed gravel walkways, and construction of a rear outdoor living area (480 square feet) consisting of permeable stone pavers and a barbecue. The project also proposed to reduce the front setback from the private driveway easement (south) by 10 percent, subject to the granting of a Coastal Administrative Permit (Title 20 section 20.14.040.U; see Finding No. 2, Evidence "f"). The amended project would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit. Pursuant to Title 20.64.030.C, an ADU may be constructed subject to the granting of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject property is shown in its current configuration as Lot 102 on the map entitled Amended Map of Pebble Beach filed October 13, 1911 (Book 2, Cities and Towns, Pages 31, 31a, and 31b) with the Monterey County Recorder's Office. Therefore, the property is recognized by the County as a legal lot of record.

e) Design and Visual Resources. The property is subject to the Visual Resources protection policies of the DMF LUP, the applicable implementing regulations of those policies in the CIP, and the Design Control regulations outlined in Title 20 section 20.44.030, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The exterior colors and materials of the existing residence consist of beige stucco siding with black metal-clad wood exterior doors and windows. The proposed additions and attached ADU to the two-story residence will match the existing home, but the roof will change from a grey composite shingled roof to a beige/taupe standing seam metal roof. The second story will also include a glass railing around the proposed terraces. Exterior stairs will be wood, and the rear outdoor living area will consist of natural colored stone pavers. The project, as designed, will be consistent with the surrounding residential neighborhood character.

   The property is located in the unincorporated community of Pebble Beach, approximately a quarter mile east of the Pacific Ocean and two and a quarter mile west of Highway 1. The project site is developed and located within a visually sensitive area. As depicted on DMF LUP Figure 3, the subject property is not located within a visually sensitive area, nor within the viewshed of 17 Mile Drive and Point Lobos. However, staking and flagging was required to be installed for the previously approved project (PLN250040) pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on July 21, 2025, and confirmed that the subject property and staking and flagging were not visible from Point Lobos, Highway 1, or any other public common viewing areas due to topography, distance, and existing mature vegetation. The proposed project involves additions to the main and upper-level of the main residence, including an attached ADU. The project was not found to have any new significant impacts on the public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

f) Development Standards. The development standards of the LDR zoning district are found in Title 20 section 20.14.060. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The subject property has two front setbacks (Padre Lane [east] and a Private Driveway Easement [south]). The existing single-family dwelling has a 52-foot-4-inch front setback from Padre Lane and a non-conforming 9-feet-3-inch front setback from the Private Driveway Easement. Pursuant to Title 20 section 20.68.040, the enlargement, extension, reconstruction, or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, may be permitted if the enlargement, extension, reconstruction, or structural

alteration conforms to all the regulations of the district in which they are located. Accordingly, the proposed second-story private terrace and relocated viewing deck comply with the required 30-foot front setbacks. However, the proposed bathroom and closet addition encroach into the front setback from the Private Driveway Easement by 3 feet. This is allowed pursuant to Title 20 section 20.14.040.U, which authorizes the reduction of required setbacks by no more than 10%, subject to the granting of a Coastal Administrative Permit. In this case, 10% of the required 30-foot front setback is 3 feet, and thus the addition may be constructed 27 feet from the south property line, adjacent to the Private Driveway Easement. Although interior reconfigurations are being made within the portion of the residence that is non-conforming to one of the required front setbacks, exterior walls will remain intact, and no enlargement or extension of this area is proposed.

	Max Allowable	*Proposed*
Building Site Coverage:	15% (2,883.4 sf)	15% (2,778 sf)
Floor Area Ratio:	17.5% (3,240.5 sf)	17.5% (3,240.5 sf)
Maximum Height (House):	30 ft	30 ft
Maximum Height (ADU):	16 ft	10 ft

The existing single-family dwelling has a legal non-conforming site coverage of 15.5%. However, the project proposes a 106 square foot reduction in site coverage that will result in an approximate 0.5% decrease. Therefore, the amended project will bring the property into conformance with the 15% site coverage limitation. Additionally, due to the proposed maximum height of 30 feet, the project has been conditioned to include height verification after construction to ensure (Condition No. 4).

Pursuant to Title 20.14.060.C.2, the proposed ADU complies with the minimum required setbacks for habitable accessory structures, as shown below:

	Min Required	*Proposed*
Front Setback:	50 ft	52 ft 4 in
West Side Setback:	6 ft	>50 ft
East Side Setback:	6 ft	10 ft 4 in
Rear Setback:	6ft	53 ft 8 in

Therefore, the project is consistent with all applicable site development standards.

g) Cultural Resources. The property is in an area that is mapped as having a high sensitivity to the presence of archaeological resources. A Phase I Archaeological Report (County of Monterey Library No. LIB250174) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report included archival research and a pedestrian survey of the property and concluded that the site did not contain evidence of archaeological resources. Results of the reconnaissance were negative, and the siting and design of the proposed additions will be constructed in areas already disturbed by previous development. Therefore, potential impacts on

archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3).

h) Historical Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. On September 14, 2024, Kent Seavey performed a site visit to analyze the potential historical significance of the existing one-story single-family dwelling (Finding 3, Evidence "b"). The property was developed in 1964 with a California Ranch Style home. The characteristics of the home include wood-framed and stucco exterior wall cladding with a low-pitched hipped roof system and full-height glazing windows. According to the 2013 Pebble Beach Historic Context Statement, due to the number of California Ranch Style homes built after World War II and the Korean conflicts, this residential design does not possess any historical significance, and therefore is not eligible for listing on any national, state, or local Historic Resources registry.

i) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250175), this site is suitable for the residential addition 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 trace. See Finding 4, evidence "d".

j) Pescadero Watershed. The DMF LUP Policy 77 requires that new residential development, including accessory structures, be limited to 9,000 square feet of structural and other impervious coverage within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance. The existing residence and impervious development are currently at approximately 5,622 square feet. The amended project proposes to reduce the impervious concrete walkways by 21 square feet and 106 square feet from the main residence site coverage totaling a 127 square foot reduction to impervious surfaces. The overall impervious coverage will change from 5,622 to 2,778 square feet. Therefore, the property will conform to the 9,000 square foot limitation of structural and impervious coverage.

k) Public Access. The project is consistent with applicable public access policies as demonstrated in Finding No. 8 and supporting evidence.

l) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

m) Staff reviewed street view and aerial imagery (Google Maps and Monterey County GIS) to verify that the project is consistent with the applicable plans and regulations.

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and 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) Staff identified potential impacts to archaeological, historical, and soil resources. The following reports have been prepared:

- "Geotechnical Report" (County of Monterey Library No. LIB250175) prepared by Greg Bloom with Butano Geotechnical Engineers, Inc., Watsonville, CA, April 25, 2025.
- "Phase I Archaeological Assessment" (County of Monterey Library No. LIB250174) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, April 10, 2025.
- "Phase I Historic Report" (County of Monterey Library No. LIB250176) prepared by Kent L. Seavey, Pacific Grove, CA, September 14, 2024.

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

c) Staff reviewed aerial imagery (Monterey County GIS) to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and 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) Necessary public facilities are provided and have existed on the project site. Water and sewer are provided to the parcel through the public water system by CalAm and the Carmel Wastewater District (CAWD) via the Pebble Beach Community Services District. The project, as proposed, will continue to use these same connections.

c) The property is located in an area mapped as having a high fire hazard according to the Monterey County Geographic Information System. Pursuant to DMF LUP Policy 38, new development shall be sited and designed to minimize risk from fire hazards. The proposed additions to the existing single-family dwelling are sited in a previously developed area, and the existing materials used for the home are fire-resistant.

d) The project is located within 1/8 mile of the Cypress Point fault according to Monterey County GIS information. A geotechnical and geological hazards report was prepared to assess geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault-induced features or other hazards and research of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use, given that the recommendations in it were followed. Compliance with Title 16 section 16.08.110 will ensure that the geotechnical engineer's recommendations are adhered to and implemented into the final construction plans.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File Nos. PLN250040 and PLN250040-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 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 552 square foot conversion of an attached ADU from the existing 3,241 square foot two-story 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 20.14.060. See Finding No. 2, Evidence "e" above.

c) The application was reviewed by HCD and the Environmental Health Bureau to ensure that adequate water supplies exist and are readily available to serve the ADU. The Environmental Health Bureau did not add any conditions of approval to the proposed project (see Finding No. 3 above). Therefore, the site can accommodate the ADU without adverse effects on the health, safety, and welfare of the neighborhood.

d) The proposed ADU will be the first accessory dwelling with independent living facilities attached to the existing main residence and constructed on a 0.4-acre lot connected to a public wastewater system. The floor area ratio will be 552 square feet which is below the 1,200 square foot limitation. Parking for the ADU will be accommodated within the existing motor court and driveway of the single-family dwelling with attached two-car garage. 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.

e) 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.

f) 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 Nos. PLN250040 and PLN250040-AMD1.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

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

EVIDENCE:

a) The project is categorically exempt from environmental review pursuant to section 15301 of the CEQA Guidelines involving existing facilities. This exemption applies to whether the project involves a negligible or no expansion of use. Section 15301(e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the existing structure or 2,500 square feet, whichever is less. The amended project would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit and associated site improvements. The additions and reconfigurations to the previously approved project (PLN250040) total approximately 452 square feet, or less than 50% of the existing floor area of the residence. Therefore, the project was found to meet the CEQA Guideline requirements for this exemption.

b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource as demonstrated in Finding No. 2, Evidence "h". The project is also not located near a hazardous waste site or within view of a scenic highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. However, the project site is located within an area of high archaeological sensitivity. Subject to CEQA Guidelines section 15300.2(c), a field reconnaissance survey was required to be performed for the proposed project. On April 10, 2025, Susan Morley and Brenna Wheelis with Achasta Archaeological Services conducted a survey to determine if resources were present on site. The result of that survey was negative. Therefore, a standard condition of approval (Condition No. 3) has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.

c) No adverse environmental effects were identified during staff review of Monterey County GIS information.

d) See supporting Finding Nos. 2 and 3. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

8. 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 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

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

EVIDENCE: a) 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) 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 that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached 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 6th day of May 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 90th day following the date on which this decision becomes final.

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250040-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit. The property is located at 1483 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-441-017-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Amendment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-441-017-000 on May 6, 2026. The permit was granted subject to 6 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. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

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

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

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

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

PLANNING INFO.

- PROPERTY OWNER:
  JAY GILL
  1483 PADRE LANE
  PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
  1483 PADRE LANE
  PEBBLE BEACH, CA 93953
- 2 PROJECT SCOPE:
  AMENDMENT TO PLN 250040; NEW ENTRY FOYER; RECONFIGURE STAIRWELL, DINING ROOM AND KITCHEN; NEW 551.7 SQ. FT. ADU; UPPER LEVEL ADDITIONS AND RECONFIGURED UPPER LEVEL VIEW DECK
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-441-017
- LEGAL DESC.: LOT: 5 BLOCK: 142A
- ZONE: LDR/15-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: N/A
- TREE REMOVAL: N/A
- TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE:
  2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2023 CALIFORNIA ENERGY CODE

- LOT AREA: 18,517.36 S.F. (0.4251 Ac.)
- F.A.R. CALCULATIONS

MAIN BUILDING	PLN250040	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	2,415.75	-451.5	185.7	2,149.95
UPPER FLOOR	356.75	0	265.8	622.55
GARAGE	468.00	0	0	468
TOTAL	3,240.5	-451.5	451.5	**3,240.5**

- 2 PROPOSED A.D.U. 551.7 SF
- EXISTING F.A.R. : 2,883.75 SF (15.5%)
- F.A.R. ALLOWED: 3,240.5 SF (17.5%)
- F.A.R. PROPOSED: 3,240.5 SF (17.5%)

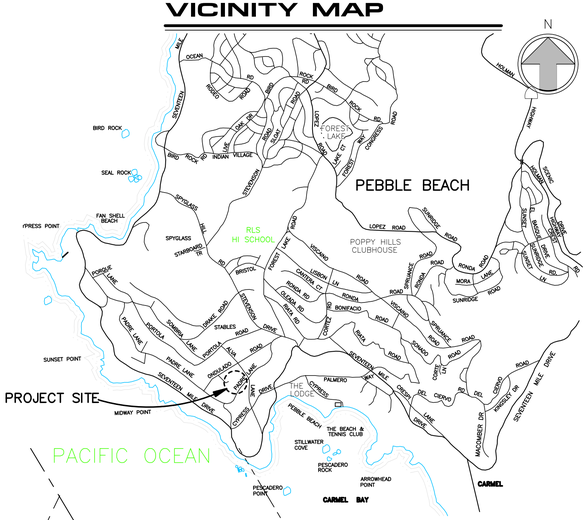
- 2 COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):

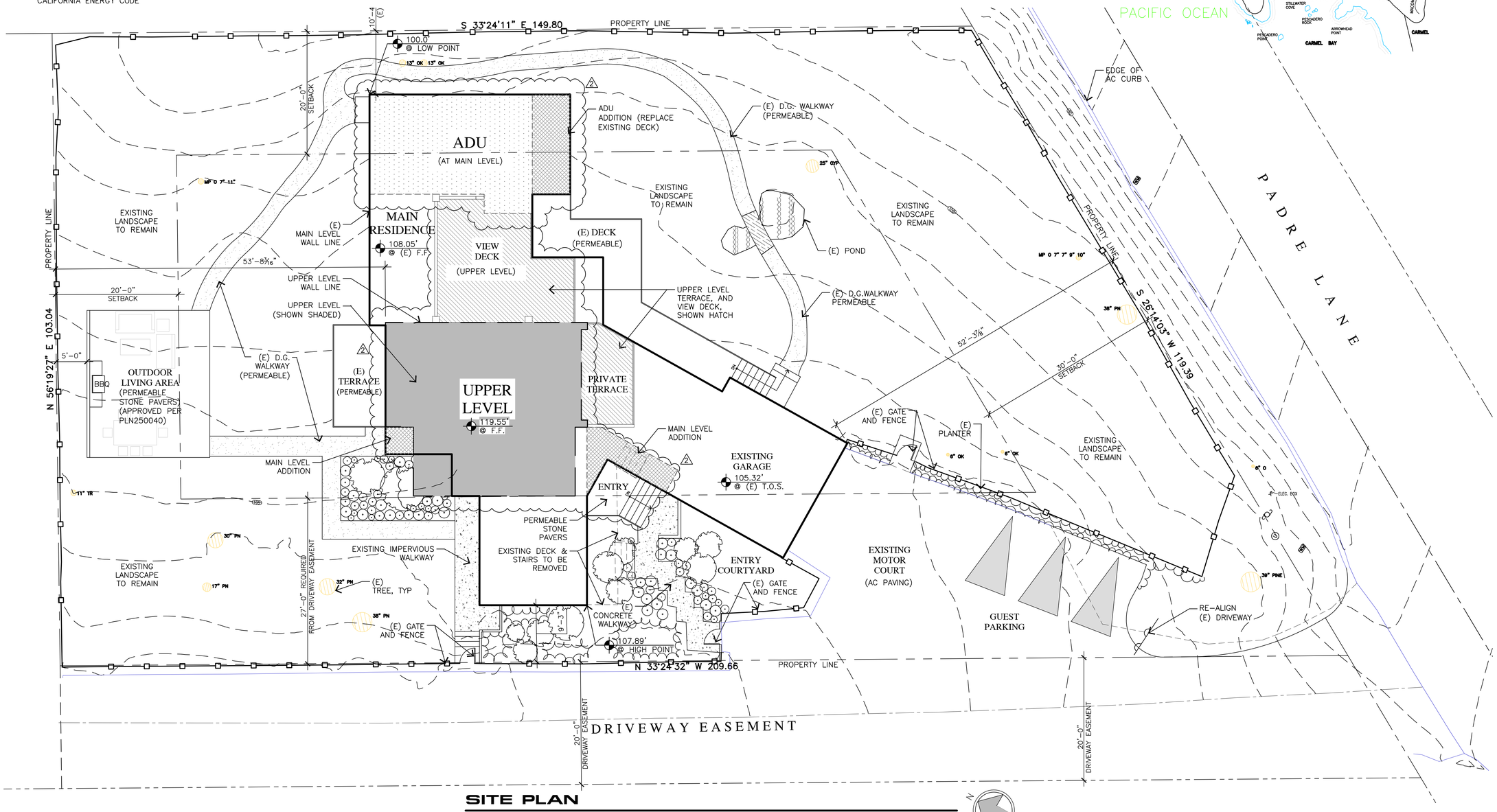
	PLN250040	PROPOSED REMOVAL	PROPOSED ADDITION	TOTAL	
MAIN RESIDENCE *	2,883.75	-451.5	345.75	2,778	IMPERVIOUS
WOOD TERRACES/ STAIRS	712	-178.1	0	533.9	PERMEABLE
CONCRETE LANDING	10	0	0	10	IMPERVIOUS
STONE ENTRY PORCH	140	-60.5	0	79.5	PERMEABLE
CONCRETE WALKWAYS	219	-20.7	0	198.3	IMPERVIOUS
OUTDOOR TERRACE	480	0	0	480	PERMEABLE
DG WALKWAY	293	0	0	293	PERMEABLE
AC DRIVEWAY	2,509	0	0	2,509	IMPERVIOUS

- 2 PROPOSED A.D.U. 551.7 SF
- EXISTING BUILDING SITE COVERAGE: 2,883.75 SF (15.5%)
- 2 BUILDING SITE COVERAGE PROPOSED*: 2,778 SF (15%)

- PESCADERO COVERAGE CALCULATIONS
- EXISTING IMPERVIOUS COVERAGE: 5,621.75 SF IMPERVIOUS
- 2 IMPERVIOUS COVERAGE PROPOSED: 5,495.3 SF IMPERVIOUS
- IMPERVIOUS COVERAGE ALLOWED: 9,000 SF IMPERVIOUS

VICINITY MAP





SITE PLAN

1/8"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950
PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

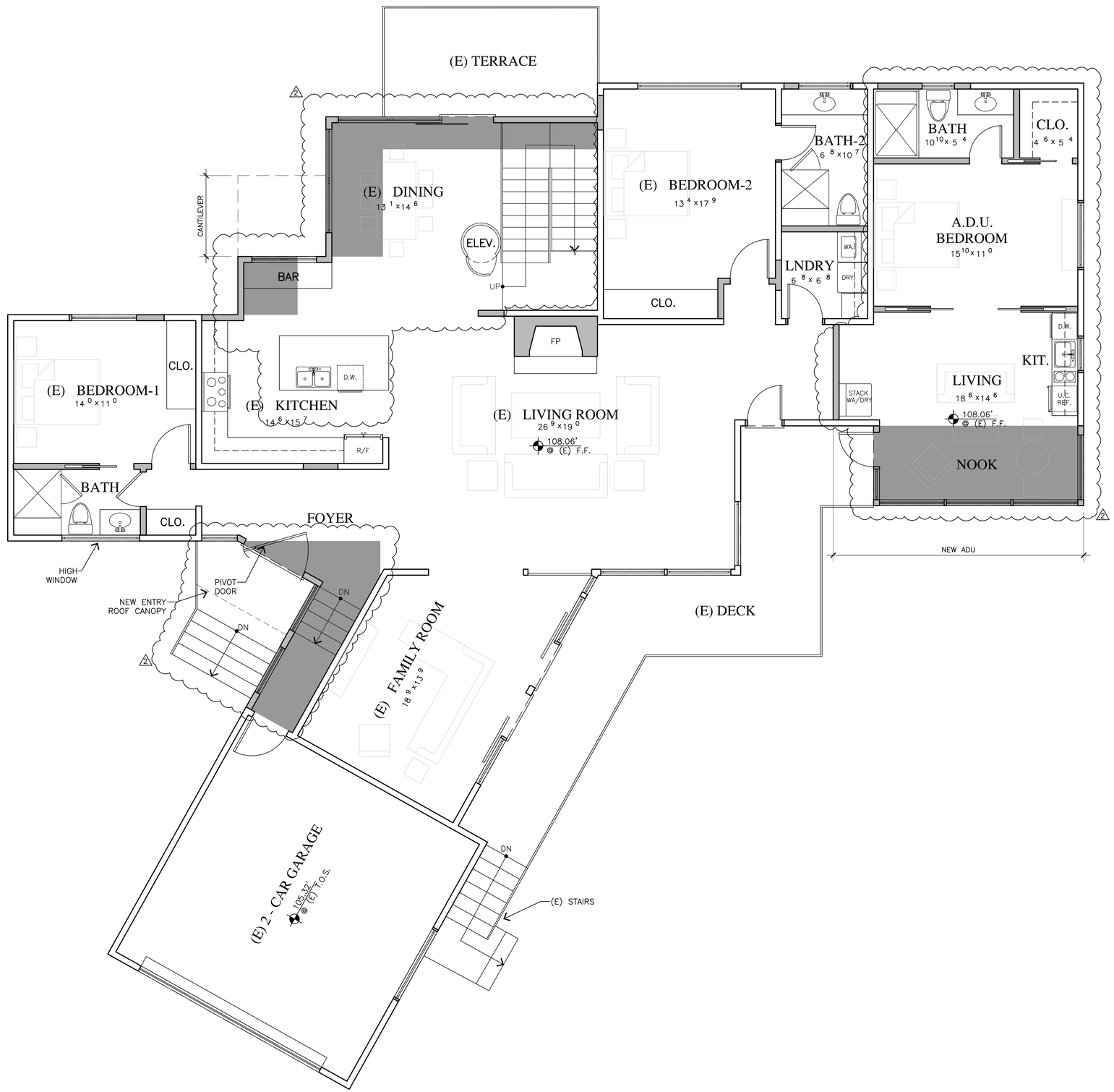
REVISIONS:

1 SEPTEMBER 28, 2025 CLARIFICATION
2 NOVEMBER 12, 2025 A.D.U. AMENDMENT
3
4
5
6

SITE PLAN

SHEET NO.

A1.0



PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

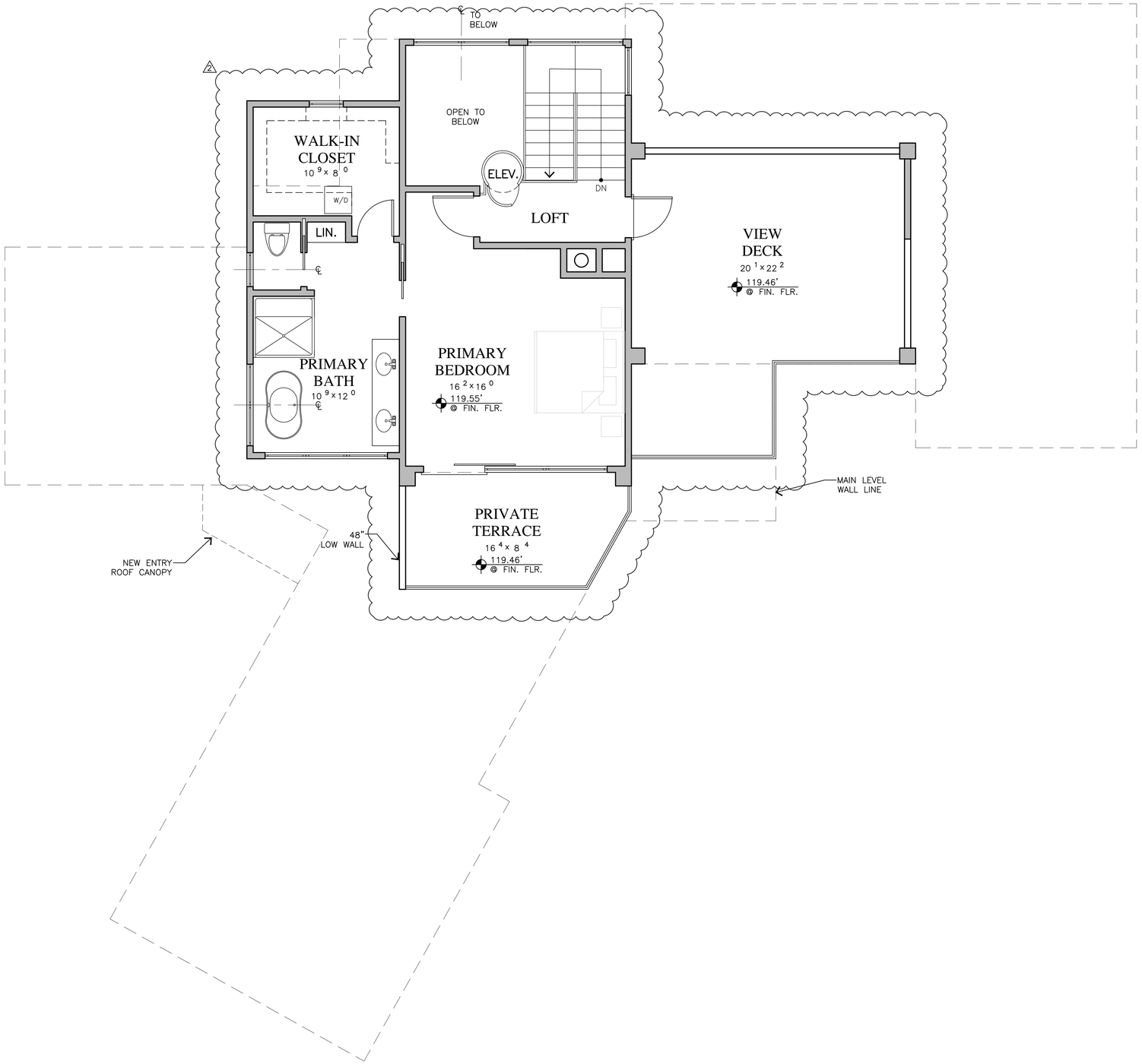
REVISIONS:

1. SEPTEMBER 28, 2025 CLARIFICATION
2. NOVEMBER 12, 2025 A.D.U. AMENDMENT
3.
4.
5.
6.

MAIN LEVEL PLAN

SHEET NO.

A2.0



PROPOSED UPPER LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

2X EXISTING WALL TO REMAIN

2X6 EXTERIOR STUD FRAMED WALL

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

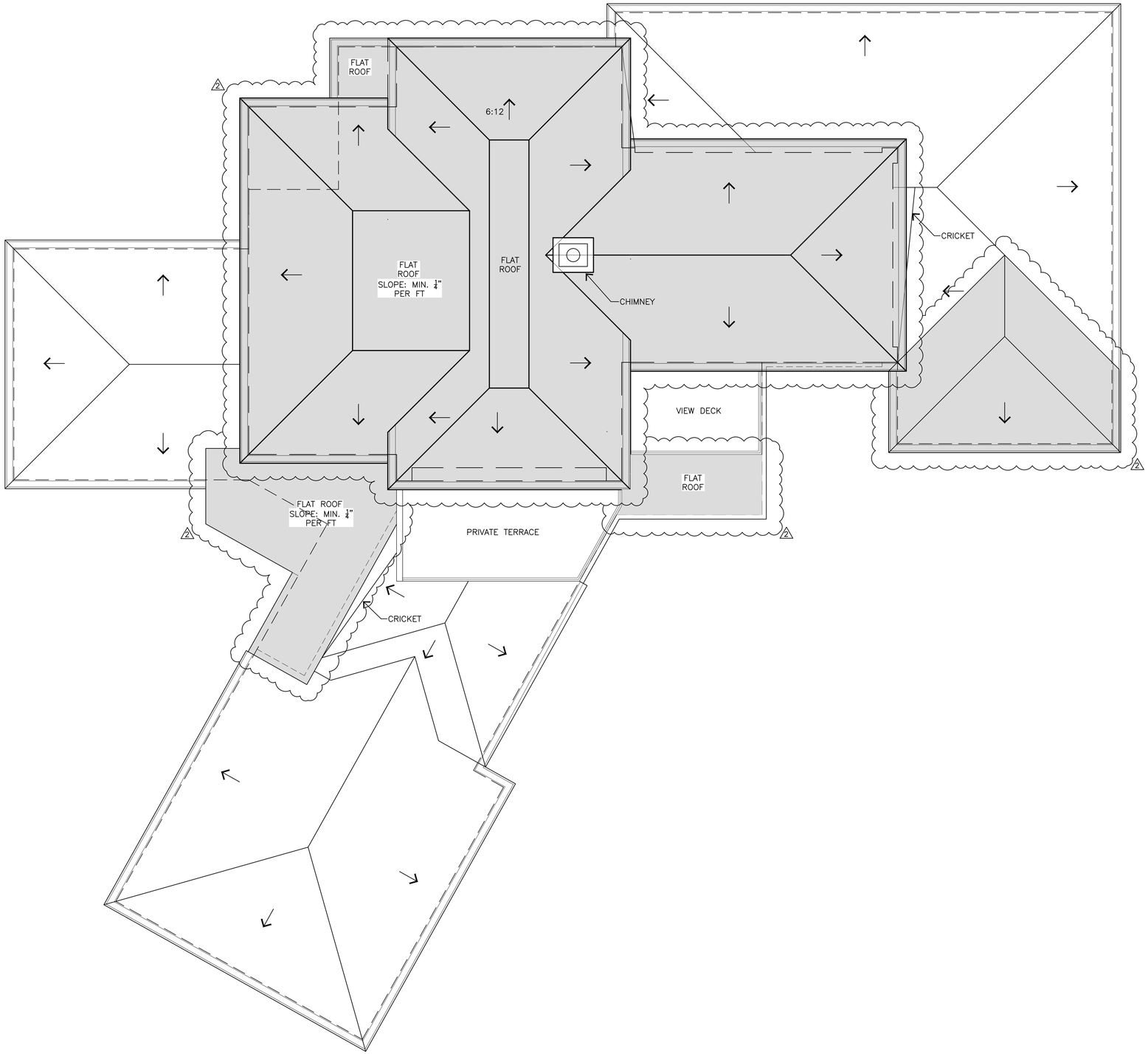
REVISIONS:

1 SEPTEMBER 28, 2025 CLARIFICATION
2 NOVEMBER 12, 2025 A.D.U. AMENDMENT
3
4
5
6

UPPER LEVEL PLAN

SHEET NO.

A3.0



ROOF PLAN

1/8"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

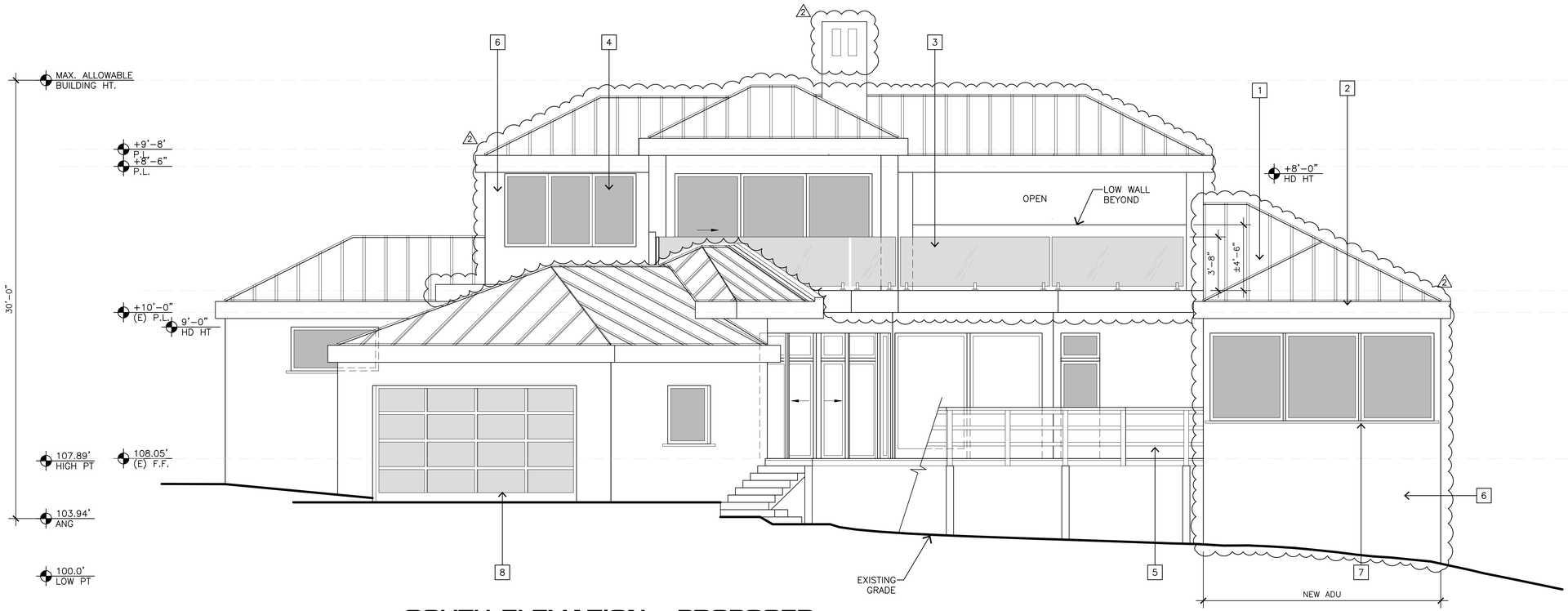
REVISIONS:

1 SEPTEMBER 28, 2025 CLARIFICATION
2 NOVEMBER 12, 2025 A.D.U. AMENDMENT
3
4
5
6

ROOF
PLAN

SHEET NO.

A5.0

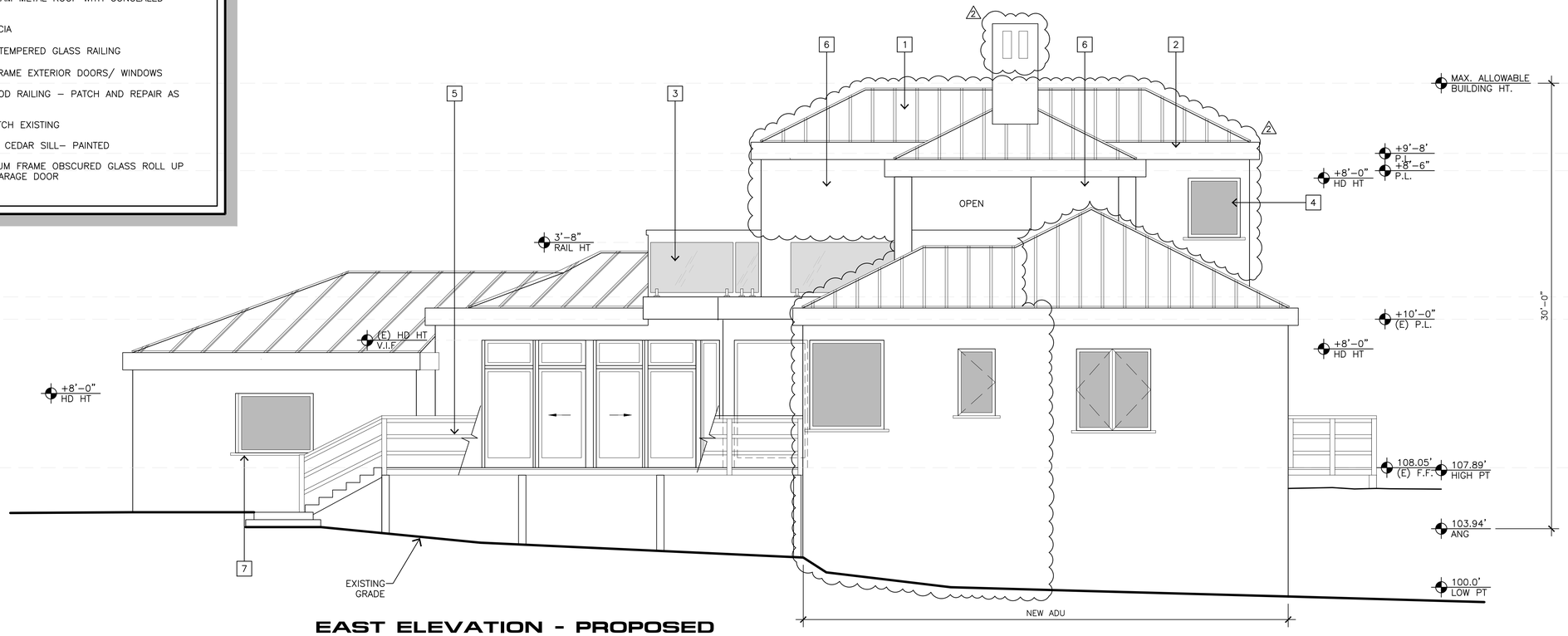


SOUTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
2. STUCCO FASCIA
3. 1/2" THICK TEMPERED GLASS RAILING
4. ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
5. EXISTING WOOD RAILING – PATCH AND REPAIR AS NECESSARY
6. STUCCO, MATCH EXISTING
7. 3X3 SHAPED CEDAR SILL– PAINTED
8. NEW ALUMINUM FRAME OBSCURED GLASS ROLL UP OVERHEAD GARAGE DOOR



EAST ELEVATION - PROPOSED

1/4"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

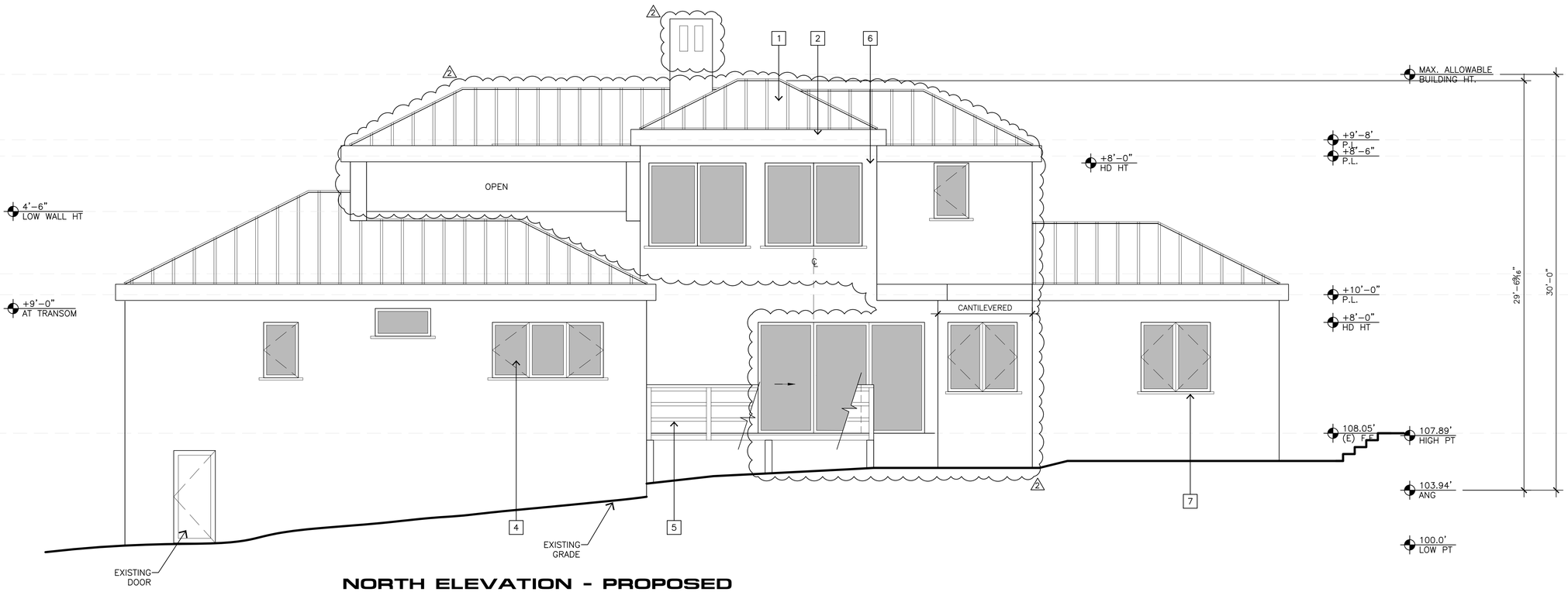
REVISIONS:

1. SEPTEMBER 28, 2025 CLARIFICATION
2. NOVEMBER 12, 2025 A.D.U. AMENDMENT
3.
4.
5.
6.

PROPOSED
ELEVATIONS

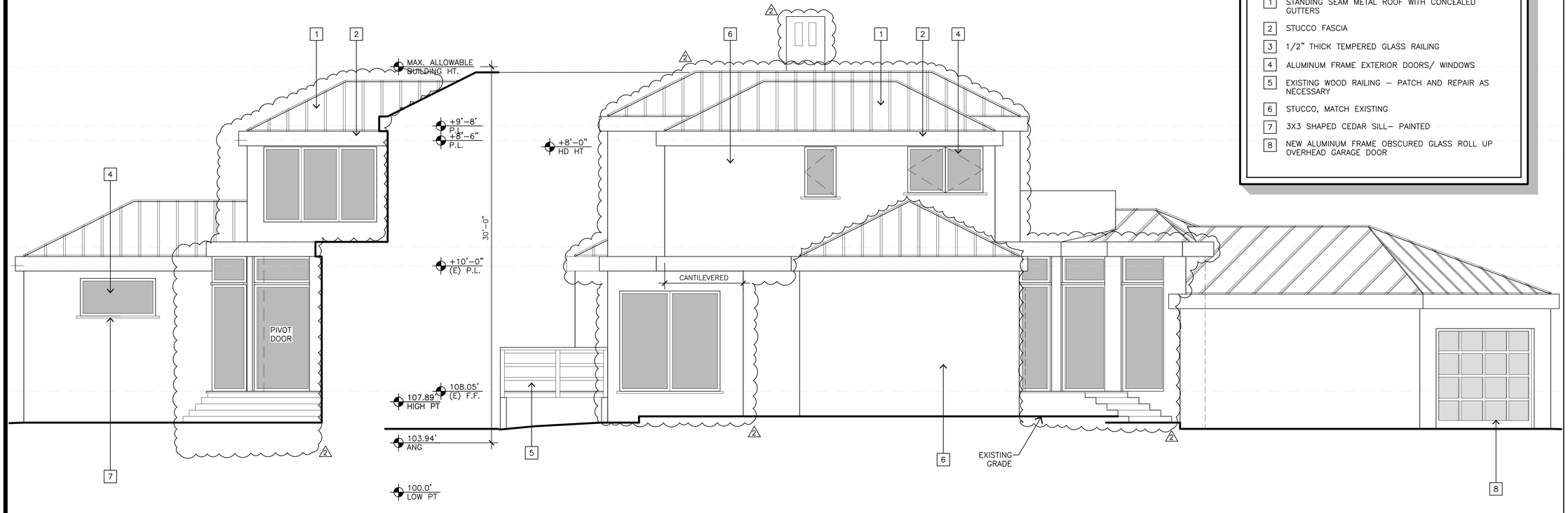
SHEET NO.

A6.0



NORTH ELEVATION - PROPOSED

1/4"=1'-0"



SOUTH ELEVATION - PARTIAL PROPOSED

1/4"=1'-0"

WEST ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
2. STUCCO FASCIA
3. 1/2" THICK TEMPERED GLASS RAILING
4. ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
5. EXISTING WOOD RAILING – PATCH AND REPAIR AS NECESSARY
6. STUCCO, MATCH EXISTING
7. 3X3 SHAPED CEDAR SILL– PAINTED
8. NEW ALUMINUM FRAME OBSCURED GLASS ROLL UP OVERHEAD GARAGE DOOR

JUN A. SILLANO, AIA

IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

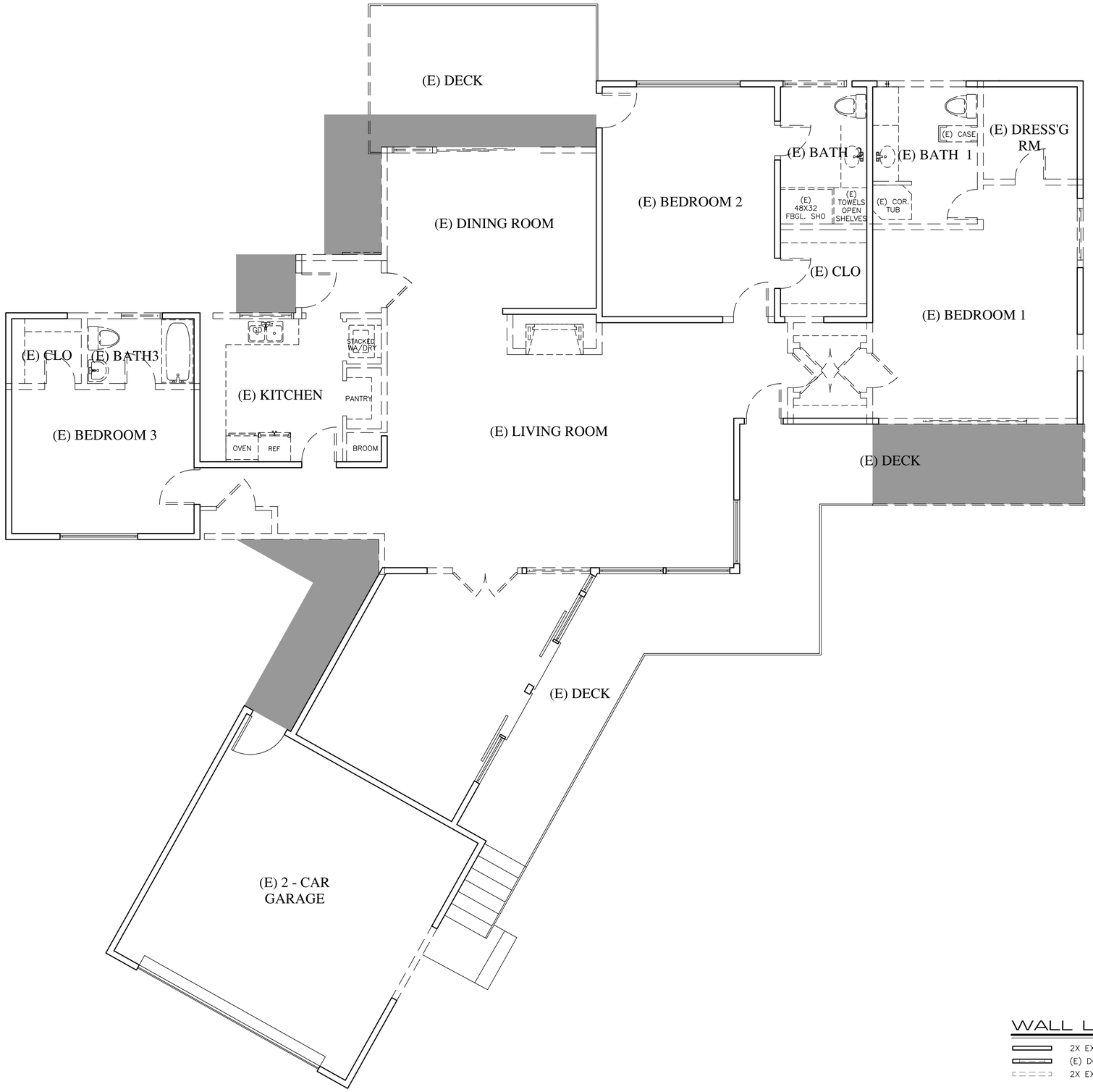
REVISIONS:

1. SEPTEMBER 28, 2025 CLARIFICATION
2. NOVEMBER 12, 2025 A.D.U. AMENDMENT
3.
4.
5.
6.

PROPOSED ELEVATIONS

SHEET NO.

A6.1



MAIN LEVEL DEMO PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

LICENSED ARCHITECT
CORNELIO A. SILLANO JR
C-24875
12-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

DATE: MAY 9, 2025
PLANNING SUBMITTAL

REVISIONS:

1. SEPTEMBER 28, 2025 CLARIFICATION
2. NOVEMBER 12, 2025 A.D.U. AMENDMENT
3.
4.
5.
6.

PROJECT/CLIENT:

JAY GILL RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

MAIN LEVEL DEMO PLAN

SHEET NO.

D2.0

GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
APN: 008-441-017
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

GENERAL NOTES:

1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR GILL RESIDENCE PREPARED BY IDG, DATED 12/12/2025; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 11/01/2024.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL REPORT PREPARED BY BUTANO GEOTECHNICAL ENGINEERING, DATED APRIL 2025; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 25 CUBIC YARDS OF CUT AND 40 CUBIC YARDS OF FILL TOTAL WITH A NET DEFICIT OF 15 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND ROOF DRAINAGE DETAILS. THE DOWNSPOUTS IN THE LOCATIONS SPECIFIED ON THE SITE UTILITY PLAN SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON SAID PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO A DISPERSION TRENCH AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED. A RAIN GARDEN SHALL ALSO BE INSTALLED ALONG THE DOWNHILL PROPERTY LINE TO MITIGATE RUNOFF ONTO THE ADJACENT PROPERTY.
13) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
14) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
15) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
16) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
17) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
18) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

ABBREVIATIONS:

±	=	PLUS OR MINUS; APPROXIMATE	INV	=	PIPE INVERT
ø	=	DIAMETER	JB	=	JUNCTION BOX
AB	=	AGGREGATE BASE	JT	=	JOINT TRENCH
ABAN	=	ABANDON	LF	=	LINEAR FEET
AC	=	ASPHALT CONCRETE	LP	=	LOW POINT
AD	=	AREA DRAIN	MAX	=	MAXIMUM
ADD	=	ADDITION	MIN	=	MINIMUM
ADU	=	ACCESSORY DWELLING UNIT	OC	=	ON-CENTER
BC	=	BEGINNING OF CURVE	OUT	=	OUTLET
A.E.	=	BUILDING ENVELOPE	PCC	=	PORTLAND CEMENT CONCRETE
BLDG	=	BUILDING	PERF	=	PERFORATED
BOT	=	BOTTOM	PERM	=	PERMEABLE
BSMT	=	BASEMENT	PL	=	PROPERTY LINE
BVC	=	BEGINNING OF VERTICAL CURVE	POC	=	POINT OF CONNECTION
CB	=	CATCH BASIN	PVC	=	POLYVINYL CHLORIDE
CF	=	CUBIC FEET	RC	=	RELATIVE COMPACTION
CL	=	CENTERLINE	RES	=	RESIDENCE
CO	=	CLEANOUT	RM	=	ROOM
CONC	=	CONCRETE	RND	=	ROUND
CY	=	CUBIC YARDS	RW	=	RETAINING WALL
DG	=	DECOMPOSED GRANITE	RWL	=	RAINWATER LEADER
DK	=	DECK	SD	=	STORM DRAIN
DS	=	DOWNSPOUT	SF	=	SQUARE FEET
DWY	=	DRIVEWAY	SG	=	SUBGRADE
EC	=	END OF CURVE	SQ	=	SQUARE
EG	=	EXISTING GROUND	SS	=	SANITARY SEWER
ELEV	=	ELEVATION	STA	=	STATION
ESMT	=	EASEMENT	STN	=	STONE
EVC	=	END OF VERTICAL CURVE	STP	=	STEP
EW	=	EACH WAY	SUBD	=	SUBDRAIN
EX	=	EXISTING	TBR	=	TO BE REMOVED
FC	=	FLUSH CURB	TD	=	TRENCH DRAIN
FD	=	FIRE DEPARTMENT	TW	=	TOP OF WALL
FF	=	FINISHED FLOOR	TYP	=	TYPICAL
FG	=	FINISHED GRADE	U.N.O.	=	UNLESS NOTED OTHERWISE
FL	=	FLOWLINE	VC	=	VERTICAL CURB
FM	=	FORCE MAIN	VIF	=	VERIFY IN FIELD
FP	=	FINISHED PAD	W/	=	WITH
GAR	=	GARAGE	W/O	=	WITHOUT
GB	=	GRADE BREAK	WD	=	WOOD
GR	=	GRATE			
HDPE	=	HIGH-DENSITY POLYETHYLENE			
HP	=	HIGH POINT			
HT	=	HEIGHT			

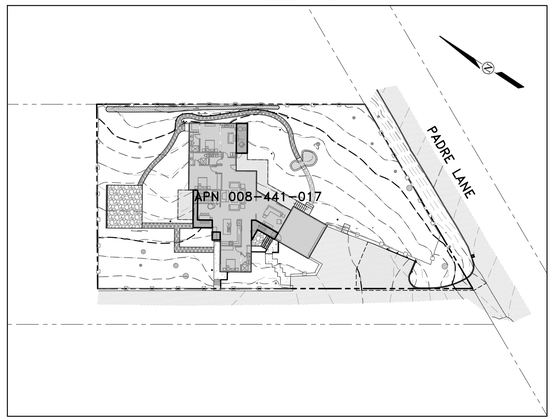
VICINITY MAP

NOT TO SCALE



LOT OVERVIEW

SCALE:1" = 40'



GEOTECHNICAL INSPECTION SCHEDULE:

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	BUTANO GEOTECHNICAL ENGINEERING	Beginning of Project		
Subexcavation, fill placement, and compaction	BUTANO GEOTECHNICAL ENGINEERING	Throughout grading operations		
Foundation Excavations	BUTANO GEOTECHNICAL ENGINEERING	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	BUTANO GEOTECHNICAL ENGINEERING	Prior to trench backfill		
Utility trench compaction	BUTANO GEOTECHNICAL ENGINEERING	During backfill operations		
Retaining wall backfill compaction	BUTANO GEOTECHNICAL ENGINEERING	During backfill operations		
Baserock subgrade compaction	BUTANO GEOTECHNICAL ENGINEERING	Prior to pavement installation		

STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

LEGEND:

- PROPERTY BOUNDARY
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- RETAINING WALL
- SWALE FLOW LINE
- SD — SD — STORM DRAIN
- RWL — RWL — RAINWATER LEADER
- CATCH BASIN
- AREA DRAIN
- DOWNSPOUT W/ SPLASH BLOCK
- DISPERSION TRENCH
- ENERGY DISSIPATOR
- TREE
- TREE TO BE REMOVED
- EXISTING RESIDENCE FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- ASPHALT CONCRETE
- CONCRETE
- DECOMPOSED GRANITE
- STONE
- WOOD

PROJECT DATA:

SITE LOCATION:
1483 PADRE LN
PEBBLE BEACH, CA 93953

GRADING VOLUMES:

CUT	25 CY
FILL	40 CY
NET	15 CY FILL

SITE AREA:	18,517 SF (0.425 AC)
DISTURBED AREA:	±14,643 SF
IMPERVIOUS LOT COVERAGE:	
EXISTING	4,685 SF
REMOVED	– 700 SF
NEW/REPLACED	+1,032 SF
TOTAL	5,017 SF

INDEX TO SHEETS:

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN
SHEET C3	GRADING SECTIONS & DETAILS
SHEET C4	UTILITY PLAN
SHEET C5	CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN
SHEET C7	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PROPERTY OWNER:
JAY GILL
1483 PADRE AVE
PEBBLE BEACH, CA 93953

ARCHITECT:
IDG
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950
CONTACT: JASON DIAZ

CIVIL:
LANDSET ENGINEERS
520-B CRAZY HORSE CANYON RD
SALINAS, CA 93907
CONTACT: GUY GIRAUDO

GUY R. GIRAUDO — No. 56569 — Exp. 06-30-27 — CIVIL — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO 3/5/26

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

COVER SHEET

GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR JAY GILL

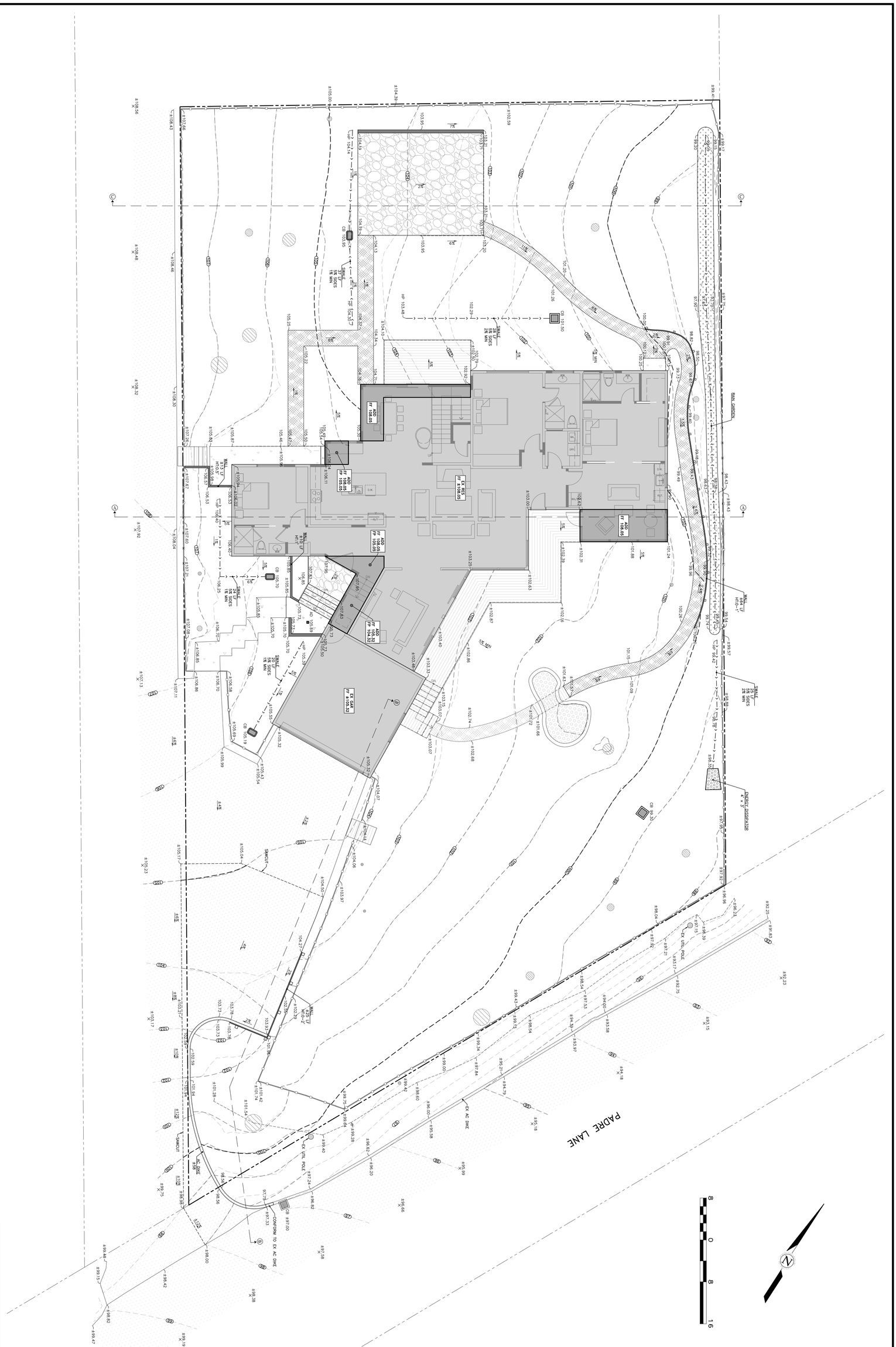
SCALE: AS SHOWN
DATE: MAR 2026
JOB No. 2837-02

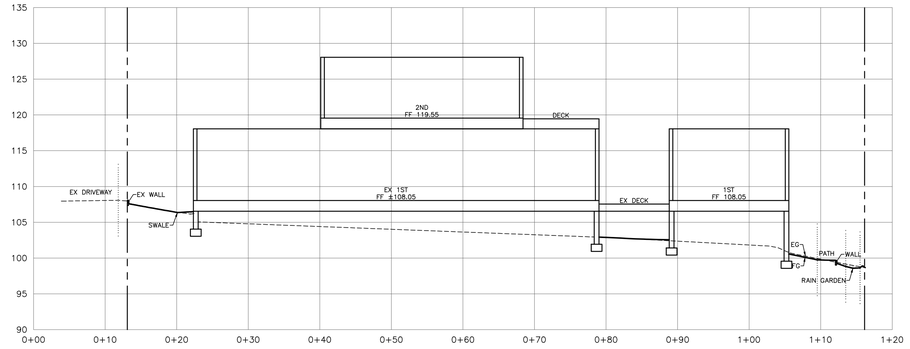
No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT

SHEET C1
OF 7 SHEETS

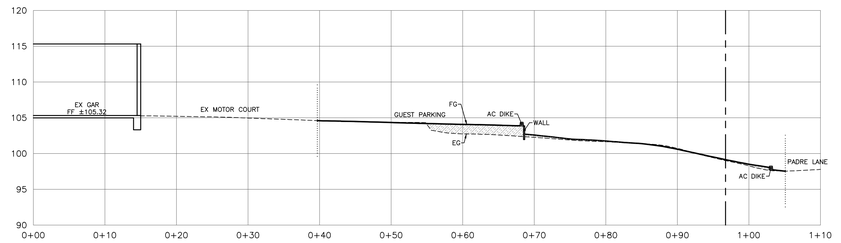
L:_PROJECTS - LANDSET ENGINEERS\2837 - Gill - 1483 Padre Lane\2837-02 Civil Design\DWG\2837-CIVIL.dwg

L:_PROJECTS - LANDSET ENGINEERS\2837 - Gill - 1483 Padre Ln\2837-02 Civil Design\DWG\2837-CIVIL.dwg

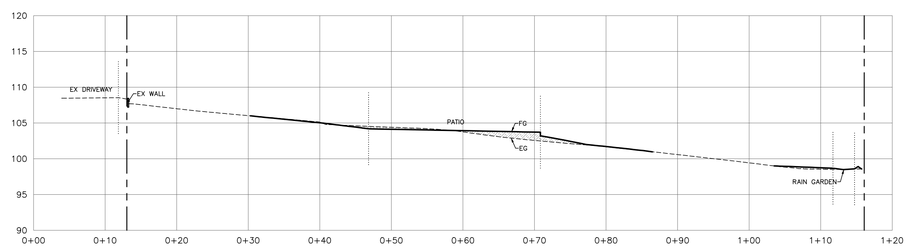

PADRE LANE
MAIN GARAGE
ENERGY DISSIPATOR
EX GAR FF 106.36
ADD FF 106.55
ADD FF 106.55
ADD FF 106.55
ADD FF 106.55
ADD FF 104.32
ADD FF 100.00
WALL HT=3'
WALL HT=5'
WALL HT=1'
SMALL DS SOCKS 18" MIN
SMALL DS SOCKS 24" MIN
SMALL DS SOCKS 24" MIN
SMALL DS SOCKS 24



SECTION A-A
SCALE: 1"=10' H&V



SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V

APPROVED BY:
GUY R. GIRARDO
3/26

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0700 Fax (831) 443-3801
www.landsetengr.com

GRADING SECTIONS & DETAILS

GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

SCALE: AS SHOWN
DATE: MAR 2026
JOB No. 2837-02

SHEET C3
OF 7 SHEETS

No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT

L:_PROJECTS - LANDSET ENGINEERS\2837 - Gill - 1483 Padre Lane\2837-02 Civil Design\DWG\2837-CIVIL.dwg

APPROVED BY:

GUY R. GIRADDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0700 Fax (831) 443-3801
www.landseteng.com

UTILITY PLAN

GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

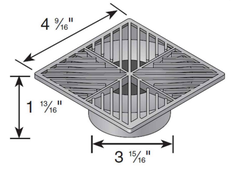
SCALE: 1" = 8'
DATE: MAR 2026
JOB No. 2837-02

SHEET C4
OF 7 SHEETS

No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT

NDS WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

5" Square Grate



3/16" Grate Opening

Load Recommendation Guide

Class A
- Loads of 160 psi.
- Recommended for pedestrians, bicycles and wheel chair traffic.

ADA Compliant/Heel-proof

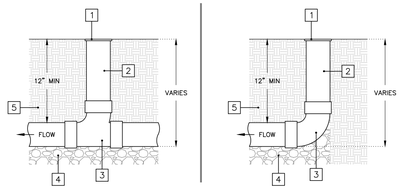
Part # 7, 8, & 9
Material: (HDP) High Density Polypropylene
Color: #7(Green), #8(Black), & #9(Gray)
Fits: 4" sewer and drain pipe & fittings, 4" corrugated and triple wall pipe.
Grate Opening: 3/16"
Open Surface Area: 4.25 Sq. Inches
Head Pressure / Flow Rate:
Head (inches) - Max Flow
1"= 18.39 GPM
0.5" = 13.00 GPM
Weight Per Each. 0.20 lbs.
UV inhibitor

855 N. Harvard Avenue
Lindsay, CA 93247
888-734-3996

Visit ndspro.com for specs, detail drawings, and case studies

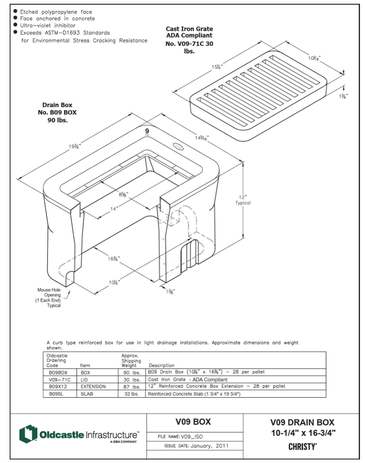
NDS WE PUT WATER IN ITS PLACE

1 NDS 5" SQUARE GRATE



1. NDS GRATE (SHAPE AND SIZE AS INDICATED ON SITE UTILITY PLAN). GRATES SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOAD IN THE INSTALLATION AREA. GRATES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. 4" PVC RISER PIPE (LENGTH AS REQUIRED).
3. 4" PVC ELBOW OR TEE.
4. COMPACTED AND CRUSHED STONE BEDDING.
5. 12" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

2 AREA DRAIN INSTALLATION



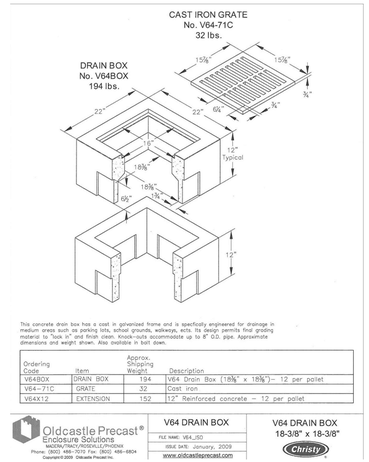
A curb type reinforced box for use in light drainage installations. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
B09BOX	BOX	90 lbs.	B09 Drain Box (18⅞" x 18⅞") – 28 per pallet
V09-71C	LID	30 lbs.	Cast Iron Grate – ADA Compliant
B09X12	EXTENSION	87 lbs.	12" Reinforced Concrete Box Extension – 28 per pallet
B09SL	SLAB	33 lbs.	Reinforced Concrete Slab (1 3/4" x 19 3/4")

Oldcastle Infrastructure

V09 BOX	V09 DRAIN BOX 10-1/4" x 16-3/4" CHRISTY
FILE NAME: V09_ISO	
ISSUE DATE: January, 2011	

3 CHRISTY V09 CATCH BASIN



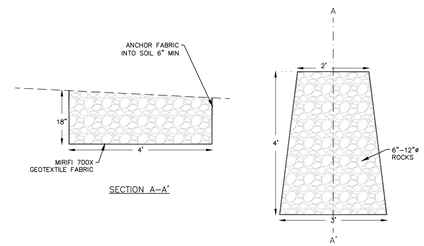
This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium areas such as parking lots, school grounds, walkways, ects. Its design permits final grading material to "lock in" and finish clean. Knock-outs accommodate up to 8" O.D. pipe. Approximate dimensions and weight shown. Also available in bolt down.

Ordering Code	Item	Approx. Shipping Weight	Description
V64BOX	DRAIN BOX	194	V64 Drain Box (18⅞" x 18⅞")– 12 per pallet
V64-71C	GRATE	32	Cast iron
V64X12	EXTENSION	152	12" Reinforced concrete – 12 per pallet

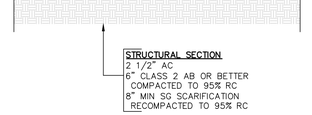
Oldcastle Precast® Enclosure Solutions
MACON/ATTRACT/ROSEVILLE/PHOENIX
Phone: (800) 486-7070 Fax: (800) 486-5824
Copyright© 2009 Oldcastle Precast Inc.

V64 DRAIN BOX	V64 DRAIN BOX 18-3/8" x 18-3/8" Christy
FILE NAME: V64_ISO	
ISSUE DATE: January, 2009	
www.oldcastleprecast.com	

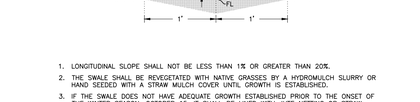
4 CHRISTY V64 CATCH BASIN



5 ENERGY DISSIPATOR

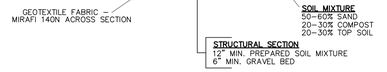


6 PAVEMENT SECTION (ASPHALT)



1. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%.
2. THE SWALE SHALL BE REVEGETATED WITH NATIVE GRASSES BY A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3. IF THE SWALE DOES NOT HAVE ADEQUATE GROWTH ESTABLISHED PRIOR TO THE ONSET OF THE WINTER SEASON, OCTOBER 15, IT SHALL BE LINED WITH JUTE NETTING OR STRAW BLANKETS AND PROPERLY SECURED (ANCHORED AND FASTENED) AS OUTLINED PER THE MANUFACTURER'S GUIDELINES AND SPECIFICATIONS IN ORDER TO FUNCTION PROPERLY AND PREVENT ACCELERATED EROSION.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH AND/OR SILTATION.
5. GRADED SWALE SHALL BE PROOF–ROLLED AND/OR MECHANICALLY COMPACTED TO MINIMUM 85% RELATIVE COMPACTION.

7 EARTH SWALE



NOTE:

LOCATE GARDEN AREA AT LEAST 5 FT. FROM FOUNDATIONS, 3 FT. FROM PUBLIC SIDEWALKS, AND 1 FT. FROM PROPERTY LINES. SELECT PLANTS THAT ARE APPROPRIATE FOR YOUR LOCATION AND THE EXTREMES OF LIVING IN A GARDEN/VEGETATED AREA

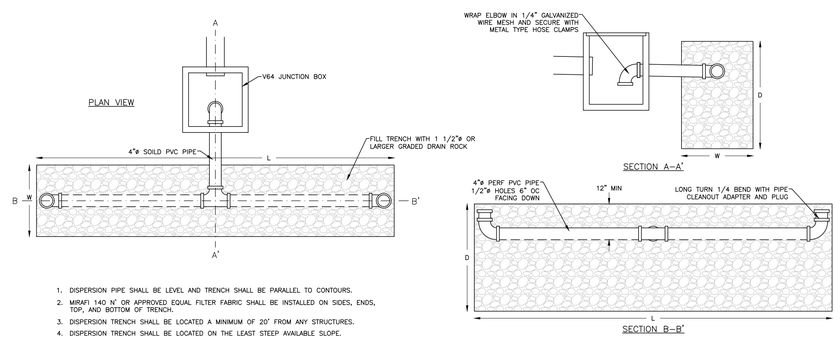
8 RAIN GARDEN

9

10

11

12



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

13 DISPERSION TRENCH

REGISTERED PROFESSIONAL ENGINEER * VIRGINIA * STATE OF CALIFORNIA — CIVIL — No. 56569 — Exp. 06-30-27 — E. Gravelle Cuex

APPROVED BY: GUY R. GIRARDO 3/5/26

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, CA 93907 Fax (831)
Office (831) 443-0700 443-3801
www.landsetengr.com

CONSTRUCTION DETAILS

GILL RESIDENCE

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 008-441-017

PEBBLE BEACH, CALIFORNIA

FOR JAY GILL

SCALE: AS SHOWN
DATE: MAR 2026
JOB No. 2837–02

No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT

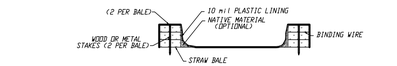
SHEET C5

OF 7 SHEETS

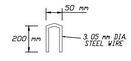
L:_PROJECTS – LANDSET ENGINEERS\2837 – Gill – 1483 Padre Lane\2837–02 Civil Design\DWG\2837–CIVIL.dwg



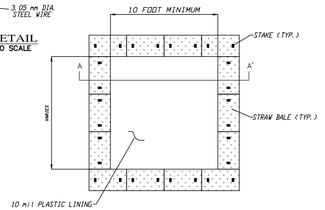
DETAILS
NOT TO SCALE



SECTION A - A'
NO SCALE

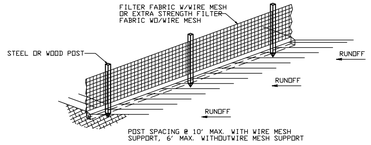


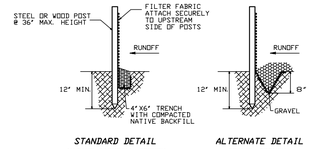
STAPLE DETAIL
NO SCALE



PLAN TYPE "ABOVE GRADE" WITH STRAW BALES
NO SCALE

CONCRETE WASHOUT
NOT TO SCALE

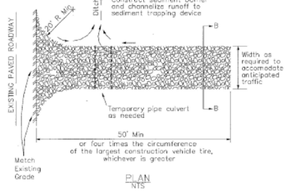




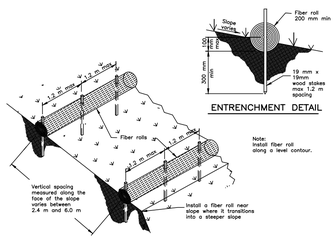
SILT FENCE
NOT TO SCALE



SECTION B-B
NTS



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



FIBER ROLL
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION 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.
13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION 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.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑤ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑥ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑦ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

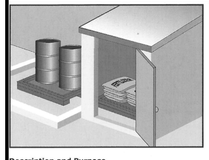
⑧ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

⑨ GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

⑪ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

Material Delivery and Storage WM-1



Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑
Legend:
☑ Primary Category
☒ Secondary Category

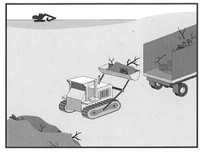
Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or waterecourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Solid Waste Management WM-5



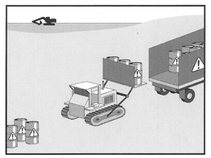
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑
Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Hazardous Waste Management WM-6



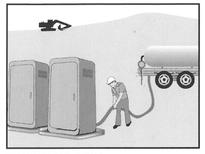
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑
Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents
Sediment
Nutrients ☑
Trash ☑
Metals ☑
Bacteria ☑
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Sanitary/Septic Waste Management WM-9



Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑
Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment
Nutrients ☑
Trash ☑
Metals
Bacteria ☑
Oil and Grease
Organics ☑

Potential Alternatives
None

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

APPROVED BY:
GUY R. GIRARDO
No. 56569 Exp. 06-30-27 CIVIL
REGISTERED PROFESSIONAL ENGINEER * VIRGINIA * STATE OF CALIFORNIA * GUY R. GIRARDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0700 Fax (831) 443-3801
www.landseteng.com

EROSION & SEDIMENT CONTROL PLAN

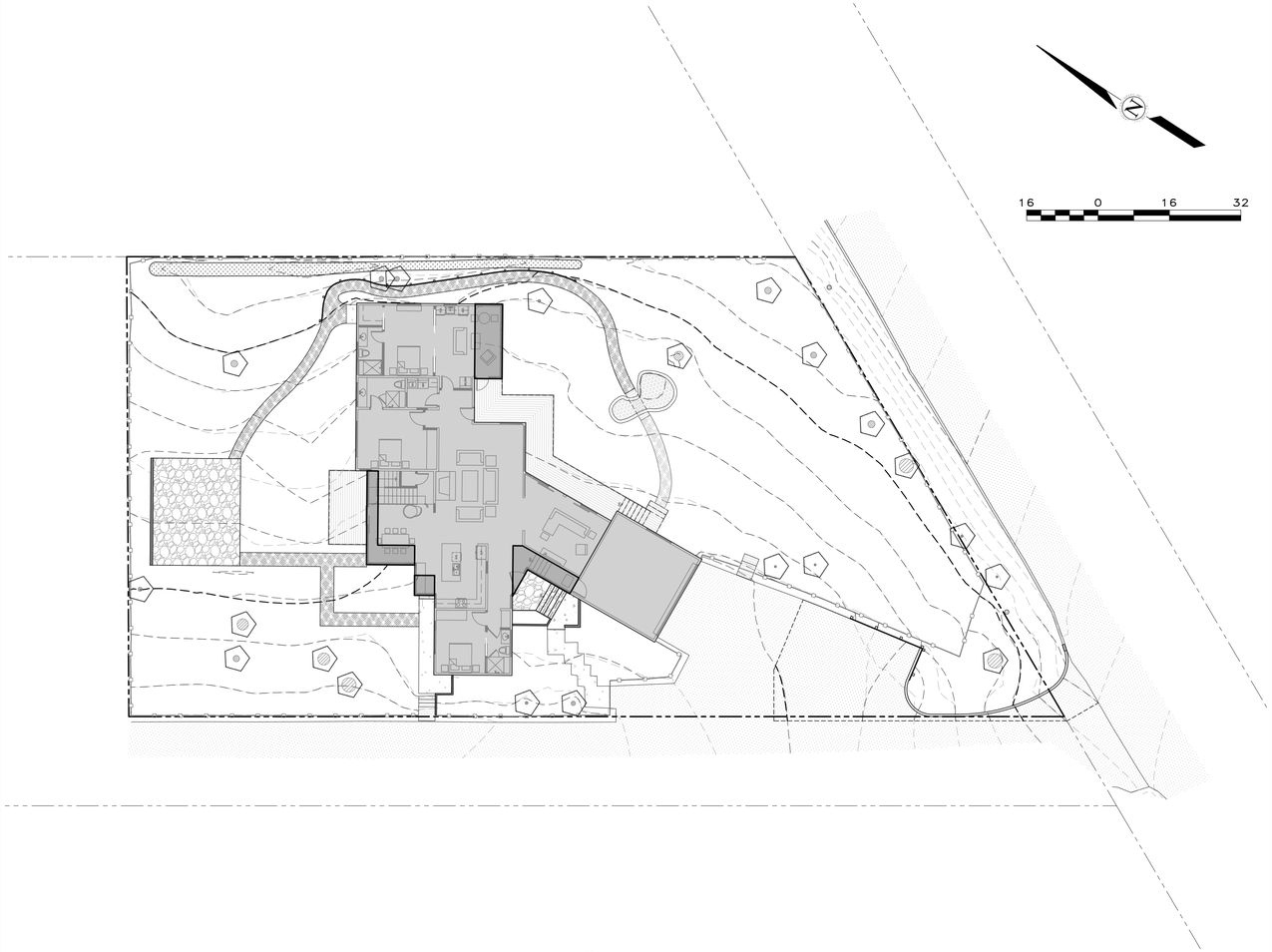
GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

SCALE: 1" = 16'
DATE: MAR 2026
JOB No. 2837-02

No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT

SHEET C6
OF 7 SHEETS

L:_PROJECTS – LANDSET ENGINEERS\2837 – Gill – 1483 Padre Lane\2837-02 Civil Design\DWG\2837-CIVIL.dwg



A PLAN
SCALE: 1" = 16'

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 25 CY OF CUT & 40 CY OF FILL.

CONSTRUCTION STAGING:
A. MOBILIZE, CLEAR AND GRUB

B. SITE GRADING

C. UTILITY INSTALLATION

D. CONSTRUCT STRUCTURE

E. INSTALL PAVERS AND LANDSCAPING

F. SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM PADRE LN. HAUL TRUCKS WILL EXIT THE SITE, HEADING NORTH ON PADRE LN. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM PADRE LN TO STEVENSON DR TO ONDULADO RD TO PORTOLA RD TO 17 MILE DR TO CA HWY 68 TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON PADRE LN AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON PADRE LN. TRUCKS SHALL QUEUE OFFSITE AND BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION:
ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

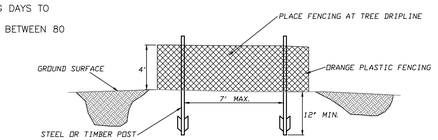
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2027. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	–	–
ENGINEERING MATERIALS (IMPORT)	1	1
TOTALS	5	6

TRUCK TRIP GENERATION NOTES:

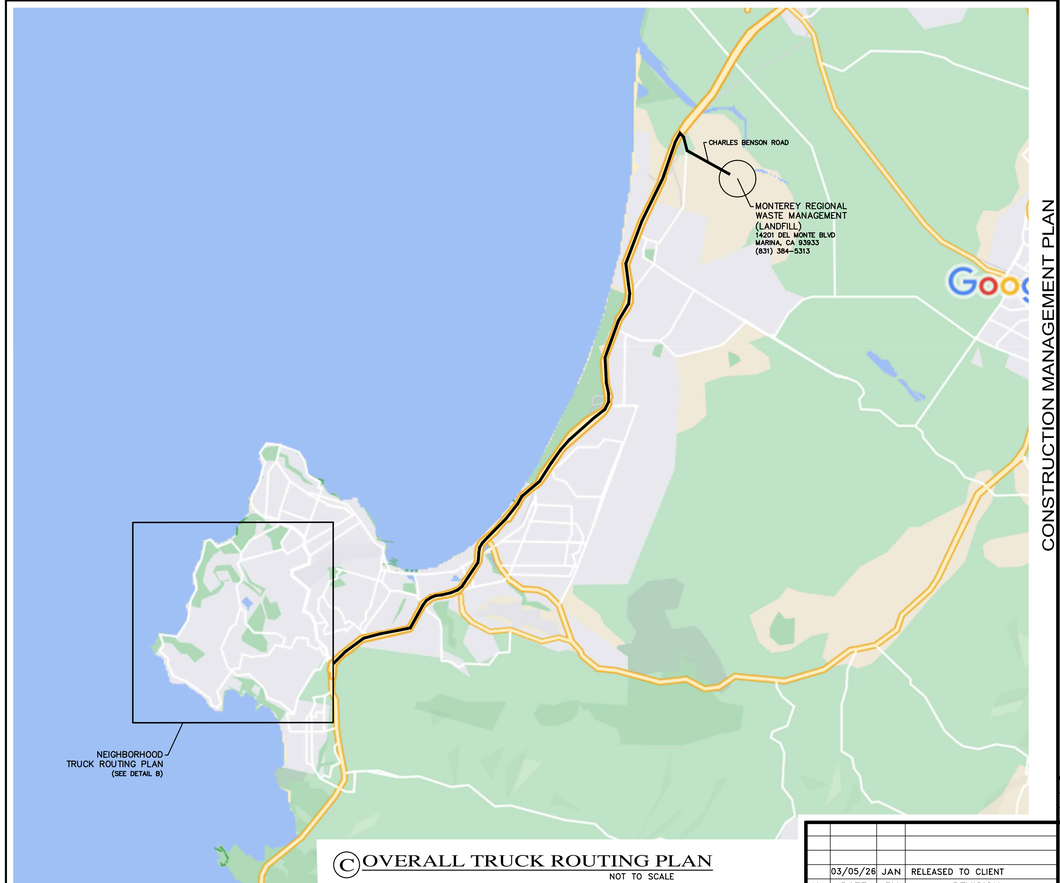
1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 15 CUBIC YARDS OF SOIL MATERIAL TO BE IMPORTED TO THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 6 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



ESA FENCING
NOT TO SCALE



B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

CONSTRUCTION MANAGEMENT PLAN

APPROVED BY:
GUY R. GIRALDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

SCALE: 1" = 16'
DATE: MAR 2026
JOB No. 2837-02

No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT

SHEET C7
OF 7 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2837 - Gill - 1483 Padre Lane\2837-02 Civil Design\DWG\2837-CIVIL.dwg

COLOR AND MATERIAL SAMPLES FOR

GILL RESIDENCE
1483 PADRE LANE, PEBBLE BEACH, CA 93953
APN: 008-441-017

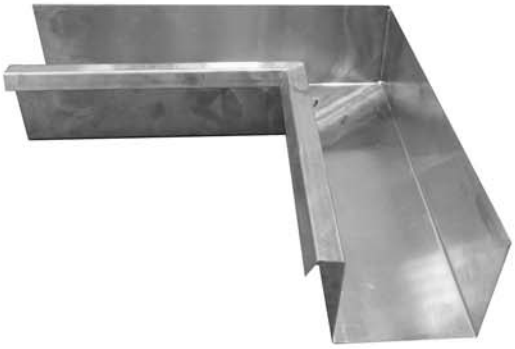
STANDING SEAM METAL ROOF



EXTERIOR STUCCO - MATCH EXISTING



HIDDEN ALUMINUM GUTTERS



GLASS & STAINLESS STEEL RAILINGS



METAL CLAD WOOD EXTERIOR DOORS & WINDOWS LOEWEN OR EQUAL, MATCH EXISTING

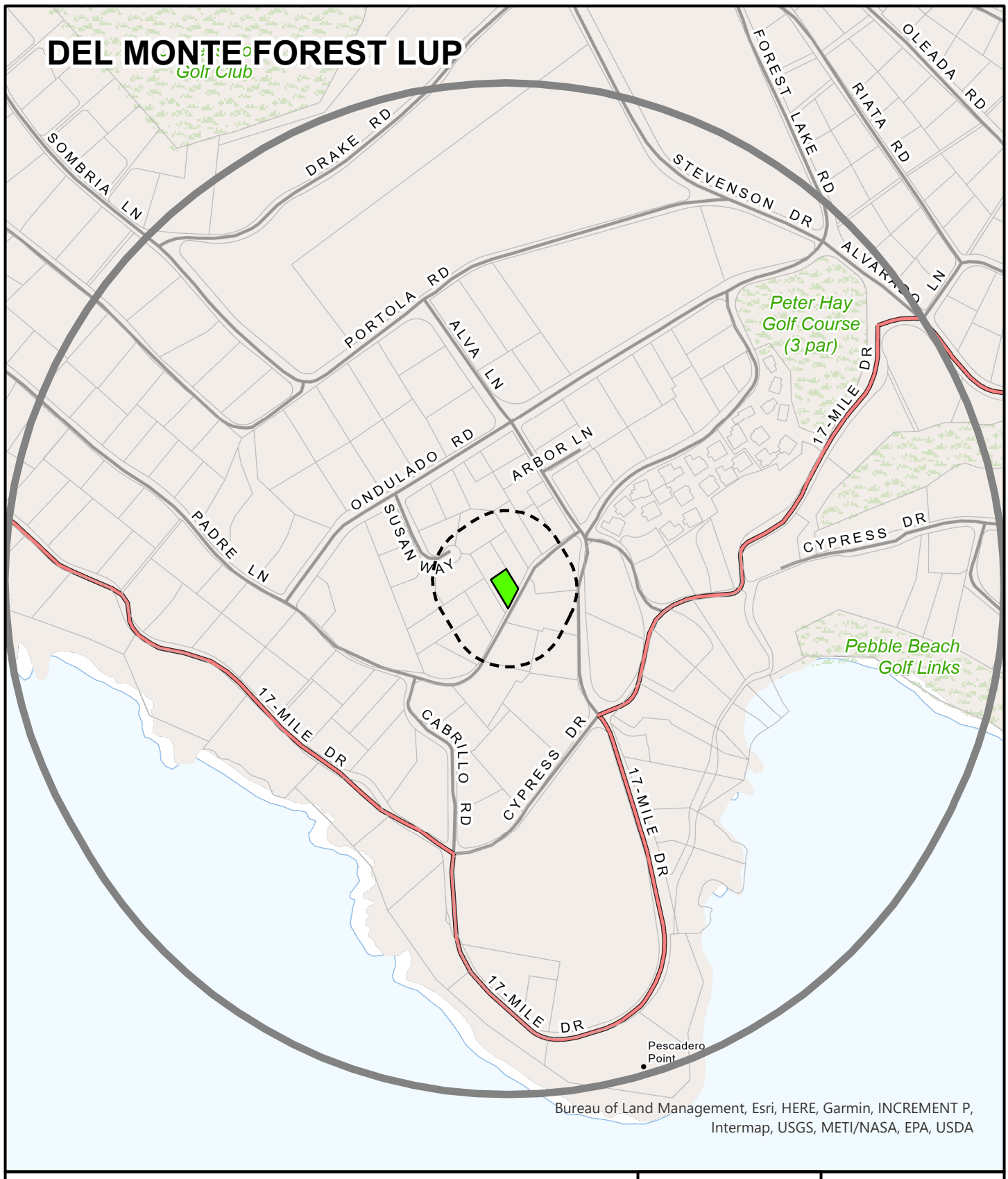




This page intentionally left blank

Exhibit B

This page intentionally left blank.



APPLICANT: GILL JAGROOP S TR

APN: 008441017000 **FILE #** PLN250040-AMD1

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KAYLA NELSOI

This page intentionally left blank

Exhibit C

This page intentionally left blank.

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

In the matter of the application of:
GILL JAGROOP S TR (PLN250040)
RESOLUTION NO. 25-053
Resolution by the County of Monterey Chief of Planning:

1) Finding that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

[PLN250040, Jay Gill, 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Accessor's Parcel Number: 008-441-017-000)]

The GILL JAGROOP S TR application (PLN250040) came on for an administrative decision before the County of Monterey Chief of Planning on October 15, 2025. 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:

- the 1982Monterey County General Plan; (General Plan)
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan (CIP); and

- Monterey County Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan (Accessor's Parcel Number: 008-441-017-000). The parcel is zoned Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)", which allows the first single-family dwelling on a legal lot of record as principally allowed use subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A). Additionally, all development requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The project involves the construction of a 357 square foot second-story addition to an existing 2,884 square foot single-family dwelling, and minor other modifications to the residence, including construction of a permeable 179 square foot second story "view deck" and 184 square foot second story "private terrace" over existing impervious coverage, a 140 square foot stone entry porch, and 35 square feet of exterior wood stairs. Site improvements include reconfiguration of the entry steps and decomposed gravel walkways, and construction of a rear outdoor living area (480 square feet) consisting of permeable stone pavers and a barbecue. The project also proposes to reduce the front setback from the private driveway easement (south) by 10 percent, subject to the granting of a Coastal Administrative Permit (Title 20 section 20.14.040.U; see Finding No. 1, Evidence "e"). Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration as Lot 102 on the map entitled Amended Map of Pebble Beach filed October 13, 1911 (Book 2, Cities and Towns, Pages 31, 31a, and 31b) with the Monterey County Recorder's Office. Therefore, the property is recognized by the County as a legal lot of record.

d) Design and Visual Resources. The property is subject to the Visual Resources protection policies of the DMF LUP, the applicable implementing regulations of those policies in the CIP, and the Design Control regulations outlined in Title 20 section 20.44.030, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The exterior colors and materials of the existing residence consist of beige stucco siding with black metal-clad wood exterior doors and windows. The two-story addition will match the existing home, but the roof will change from a grey composite shingled roof to a beige/taupe standing seam metal roof. The second story will also include a glass railing around the proposed terraces. Exterior stairs will be wood, and the rear outdoor living area will consist of natural colored stone pavers. The project, as designed, will be consistent with the surrounding residential neighborhood character.

The property is located in the unincorporated community of Pebble Beach, approximately a quarter mile east of the Pacific Ocean and two

and a quarter mile west of Highway 1. The project site is developed and located within a visually sensitive area. As depicted on DMF LUP Figure 3, the subject property is not located within a visually sensitive area, nor within the viewshed of 17 Mile Drive and Point Lobos. However, staking and flagging was required to be installed pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on July 21, 2025, and confirmed that the subject property and staking and flagging were not visible from Point Lobos, Highway 1, or any other public common viewing areas due to topography, distance, and existing mature vegetation. The proposed project involves a second-story addition to the main residence. The project was not found to have any new significant impacts on the public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

e) Development Standards. The development standards of the LDR zoning district are found in Title 20 section 20.14.060. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The subject property has two front setbacks (Padre Lane [east] and a Private Driveway Easement [south]). The existing single-family dwelling has a 52-foot-4-inch front setback from Padre Lane and a non-conforming 9-feet-3-inch front setback from the Private Driveway Easement. Pursuant to Title 20 section 20.68.040, the enlargement, extension, reconstruction, or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, may be permitted if the enlargement, extension, reconstruction, or structural alteration conforms to all the regulations of the district in which they are located. Accordingly, the proposed second-story addition and private terrace comply with the required 30-foot front setbacks. However, the proposed view deck encroaches into the front setback from the Private Driveway Easement by 3 feet. This is allowed pursuant to Title 20 section 20.14.040.U, which authorizes the reduction of required setbacks by no more than 10 percent, subject to the granting of a Coastal Administrative Permit. In this case, 10 percent of the required 30-foot front setback is 3 feet, and thus the view deck may be constructed 27 feet from the south property line, adjacent to the Private Driveway Easement. Although interior improvements are being made within the portion of the residence that is non-conforming to one of the required front setbacks, exterior walls will remain intact, and no enlargement or extension of this area is proposed.

	Max Allowable	*Proposed*
Building Site Coverage:	15% (2,883.4 sf)	15.5% (2,883.75 sf)
Floor Area Ratio:	17.5% (3,240.5 sf)	17.5% (3,240.5 sf)
Maximum Height:	30 ft	30 ft

The existing single-family dwelling has a legal non-conforming site coverage of 15.5 percent. There will be no expansion of site coverage that will result from this project. Additionally, due to the proposed maximum height of 30 feet, the project has been conditioned to include height verification after construction to ensure (Condition No. 7).

f) Cultural Resources. The property is in an area that is mapped as having a high sensitivity to the presence of archaeological resources. A Phase I Archaeological Report (County of Monterey Library No. LIB250174) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report included archival research and a pedestrian survey of the property and concluded that the site did not contain evidence of archaeological resources. Results of the reconnaissance were negative, and the siting and design of the project were found not to have any potential impacts on known archaeological resources because the site was previously developed. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3).

g) Historical Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. On September 14, 2024, Kent Seavey performed a site visit to analyze the potential historical significance of the existing one-story single-family dwelling (Finding 2, Evidence "b"). The property was developed in 1964 with a California Ranch Style home. The characteristics of the home include wood-framed and stucco exterior wall-cladding with a low-pitched hipped roof system and full-height glazing windows. According to the 2013 Pebble Beach Historic Context Statement, due to the number of California Ranch Style homes built after World War II and the Korean conflicts, this residential design does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.

h) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250175), this site is suitable for the residential addition 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 trace. Therefore, the project complies with Policy 38 of the DMF LUP, which requires that new development be sited and designed to minimize risk from geologic hazards, assure stability and structural integrity, does not threaten the stability of a site or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. See Finding 3, evidence "d".

i) Pescadero Watershed. The DMF LUP Policy 77 requires that new residential development, including accessory structures, be limited to 9,000 square feet of structural and other impervious coverage within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance. The existing residence and impervious development are currently at approximately 5,622 square feet. The proposed site improvements consist of a 140 square foot stone entry walkway, 307 square feet of decomposed granite walkways and a 480 square foot outdoor living area on stone pavers, which are considered permeable materials allowing groundwater percolation. Thus the

proposed project will introduce 927 square feet of new permeable coverage. The overall impervious coverage will not change and remain the same 5,622 square feet. Therefore, the property will conform to the 9,000 square foot limitation of structural and impervious coverage.

j) Public Access. The project is consistent with applicable public access policies as demonstrated in Finding No. 6 and supporting evidence.

k) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

l) The project planner conducted a site inspection on July 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

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 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) Staff identified potential impacts to archaeological, historical, and soil resources. The following reports have been prepared:

- "Geotechnical Report" (County of Monterey Library No.LIB250175) prepared by Greg Bloom with Butano Geotechnical Engineers, Inc., Watsonville, CA, April 25, 2025.
- "Phase I Archaeological Assessment" (County of Monterey Library No.LIB250174) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, April 10, 2025.
- "Phase I Historic Report" (County of Monterey Library No.LIB250176) prepared by Kent L. Seavey, Pacific Grove, CA, September 14, 2024.

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. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on July 21, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

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 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) Necessary public facilities are provided and have existed on the project site. Water and sewer are provided to the parcel through the public water system by CalAm and the Carmel Wastewater District (CAWD) via the Pebble Beach Community Services District. The project, as proposed, will continue to use these same connections.

c) The property is located in an area mapped as having a high fire hazard according to the Monterey County Geographic Information System. Pursuant to DMF LUP Policy 38, new development shall be sited and designed to minimize risk from fire hazards. The proposed second-story addition to the existing single-family dwelling is sited in a previously developed area, and the existing materials used for the home are fire-resistant.

d) The project is located within 1/8 mile of the Cypress Point fault according to Monterey County GIS information. A geotechnical and geological hazards report was prepared to assess geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault-induced features or other hazards and research of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use, given that the recommendations in it were followed. Compliance with Title 16 section 16.08.110 will ensure that the geotechnical engineer's recommendations are adhered to and implemented into the final construction plans.

e) Staff conducted a site inspection on July 21, 2025, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

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

EVIDENCE:

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

b) Staff conducted a site inspection on July 21, 2025, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

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) The project is categorically exempt from environmental review pursuant to section 15301 of the CEQA Guidelines involving existing facilities. This exemption applies to whether the project involves a negligible or no expansion of use. Section 15301(e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the existing structure or 2,500 square feet, whichever is less. The project consists of a 357 square foot second-story addition with 363 square feet of second-story terraces to an existing 2,884 square foot single-family dwelling and associated site improvements. The additions total 720 square feet, or less than 50% of the existing floor area of the residence. Therefore, the project was found to meet the CEQA Guideline requirements for this exemption.

b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource as demonstrated in Finding No. 1, Evidence "h". The project is also not located near a hazardous waste site or within view of a scenic highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. However, the project site is located within an area of high archaeological sensitivity. Subject to CEQA Guidelines section 15300.2(c), a field reconnaissance survey was required to be performed for the proposed project. On April 10, 2025, Susan Morley and Brenna Wheelis with Achasta Archaeological Services conducted a survey to determine if resources were present on site. The result of that survey was negative. Therefore, a standard condition of approval (Condition No. 3) has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 21, 2025.

d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

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

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as

described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project PLN250040.

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

EVIDENCE: a) 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) 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.

Docusign Envelope ID: 3DB3231A-95CB-4246-AB75-B81CA6B8829B

DECISION

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

1. Find that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and

2. Approve a Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

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 15th day of October 2025.

Signed by:
Jacquelyn M. Nickerson
32F2A0822B8F4B9...

Jacquelyn M. Nickerson,
Principal Planner

COPY OF THIS DECISION MAILED TO APPLICANT ON **OCTOBER 23, 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 **NOVEMBER 3, 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.

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250040

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250040) allows modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent; and a Coastal Administrative Permit to reduce the front setback by 10 percent; and a Coastal Administrative Permit to reduce the front setback by 10 percent. The property is located at 1483 Padre Land, Pebble Beach (Assessor's Parcel Number 008-441-017-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number 25-053) was approved by the Chief of Planning for Assessor's Parcel Number 008-441-017-000 on October 15, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

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

Responsible Department: Planning

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

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

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

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

7. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

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

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

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

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

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

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

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

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

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

This page intentionally left blank

PLANNING INFO.

- PROPERTY OWNER:
  JAY GILL
  1483 PADRE LANE
  PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
  1483 PADRE LANE
  PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
  RECONFIGURE ENTRY STEPS; NEW OUTDOOR STONE TERRACE; NEW DECOMPOSED GRANITE WALKWAYS; NEW UPPER LEVEL PRIMARY BEDROOM; BATHROOM; AND VIEW DECK, INTERIOR REMODEL
- OCCUPANCY: R–3, U
- CONST. TYPE: V–B
- A.P.N. 008–441–017
- LEGAL DESC.: LOT: 5 BLOCK: 142A
- ZONE: LDR/15–D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: N/A
- TREE REMOVAL: N/A
- TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE:
  2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2023 CALIFORNIA ENERGY CODE

- LOT AREA: 18,517.36 S.F. (0.4251 Ac.)
- F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	2,415.75	0	0	2,415.75
UPPER FLOOR	0	0	356.75	356.75
GARAGE	468.00	0	0	468
TOTAL	2,883.75	0	356.75	**3,240.5**

- EXISTING F.A.R. : 2,883.75 SF (15.5%)
- F.A.R. ALLOWED: 3,240.5 SF (17.5%)
- F.A.R. PROPOSED: 3,240.5 SF (17.5%)

- COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):

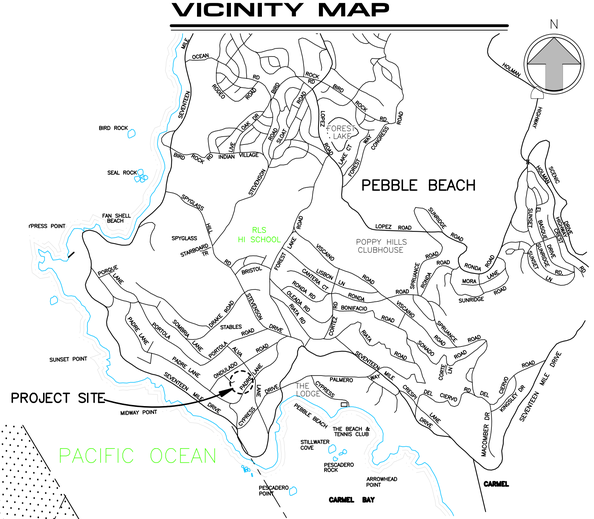
	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	TOTAL	
MAIN RESIDENCE *	2,883.75	0	0	2,883.75	IMPERVIOUS
WOOD TERRACES/ STAIRS	854	–177	35	712	PERMEABLE
CONCRETE LANDING	10	0	0	10	IMPERVIOUS
STONE ENTRY PORCH	0	0	140	140	PERMEABLE
CONCRETE WALKWAYS	219	0	0	219	IMPERVIOUS
OUTDOOR TERRACE	0	0	480	480	PERMEABLE
DG WALKWAY	293	0	307	600	PERMEABLE
AC DRIVEWAY	2,509	0	0	2,509	IMPERVIOUS

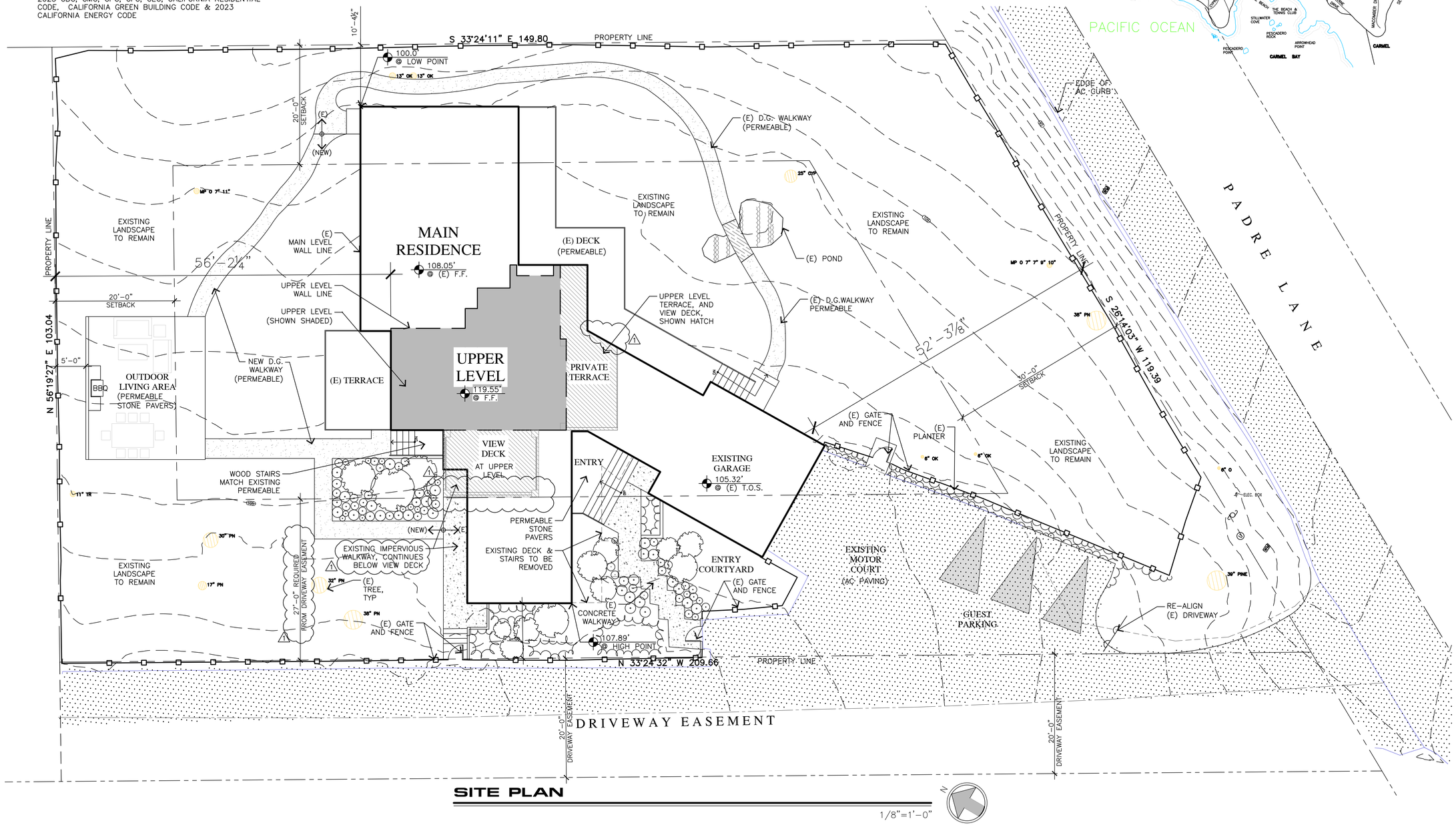
*BUILDING COVERAGE

- EXISTING BUILDING SITE COVERAGE: 2,883.75 SF (15.5%)
- BUILDING SITE COVERAGE PROPOSED: 2,883.75 SF (15.5%)

- PESCADERO COVERAGE CALCULATIONS
- EXISTING IMPERVIOUS COVERAGE: 5,621.75 SF IMPERVIOUS
- IMPERVIOUS COVERAGE PROPOSED: 5,621.75 SF IMPERVIOUS
- IMPERVIOUS COVERAGE ALLOWED: 9,000 SF IMPERVIOUS

VICINITY MAP





SITE PLAN

1/8"=1'–0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950
PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008–441–017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

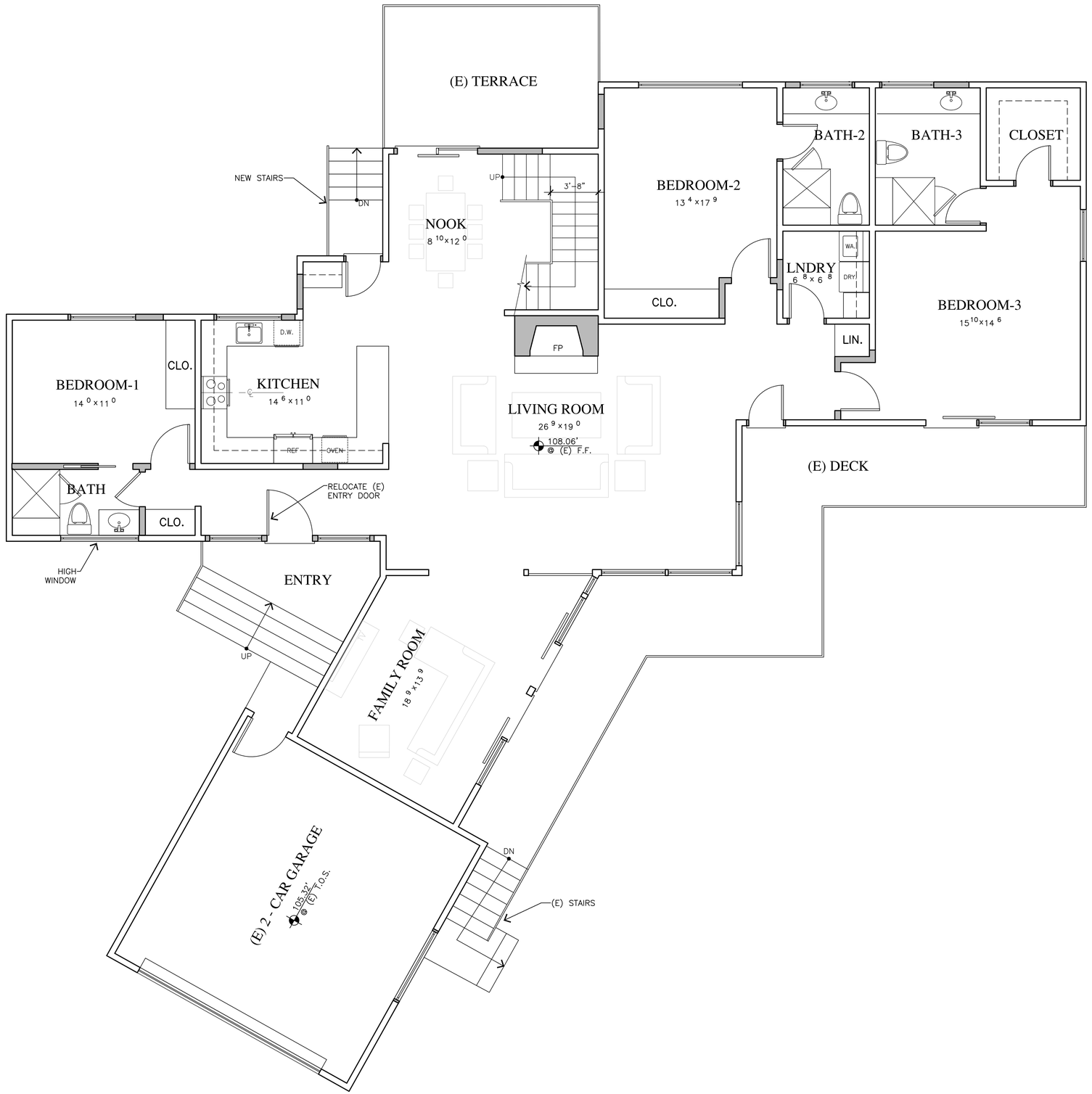
REVISIONS:

1 SEPTEMBER 28, 2025 CLARIFICATION
2
3
4
5
6

SITE PLAN

SHEET NO.

A1.0



PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

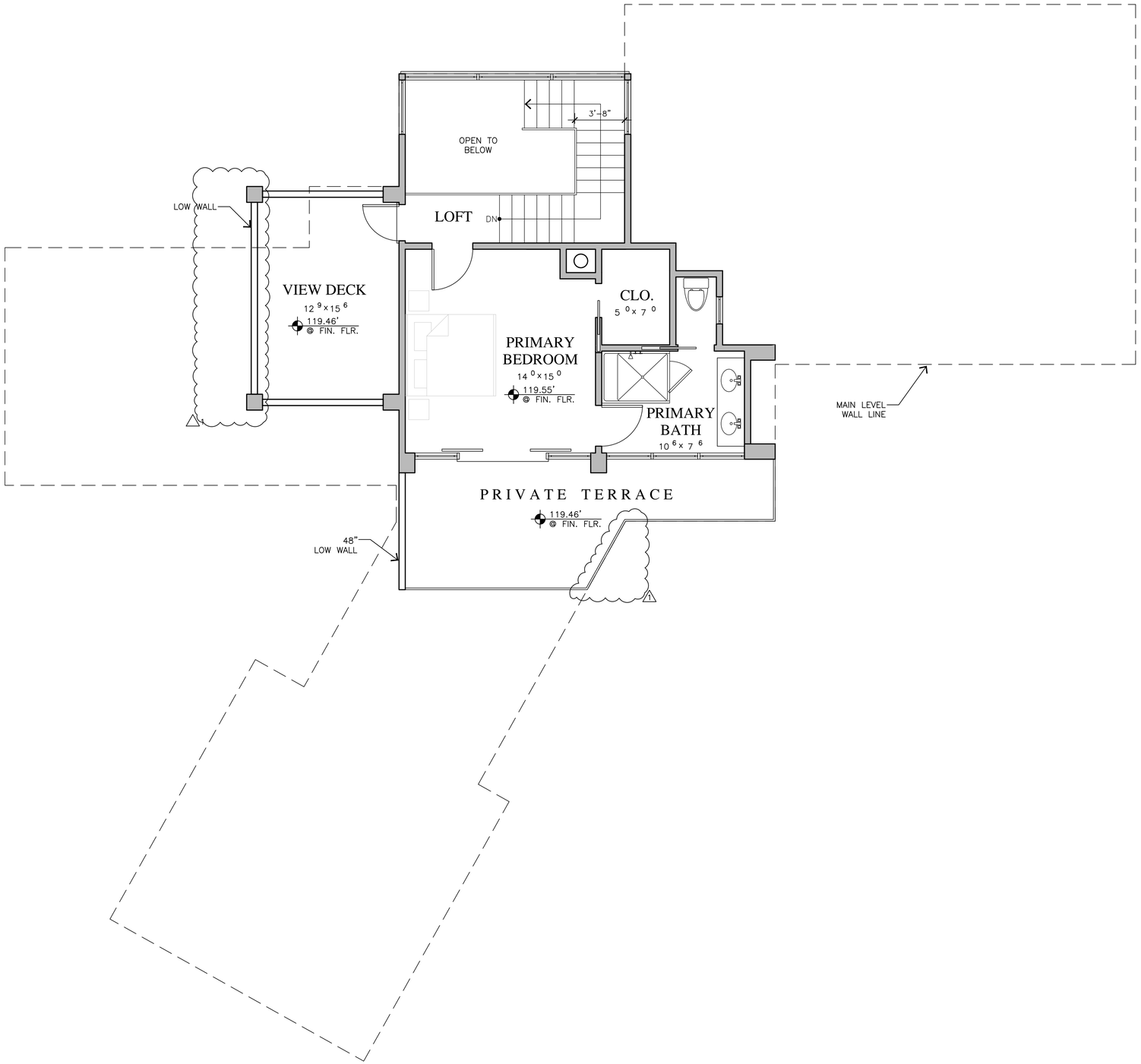
REVISIONS:

1. SEPTEMBER 28, 2025 CLARIFICATION
2.
3.
4.
5.
6.

MAIN LEVEL
PLAN

SHEET NO.

A2.0



PROPOSED UPPER LEVEL PLAN

1/4"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

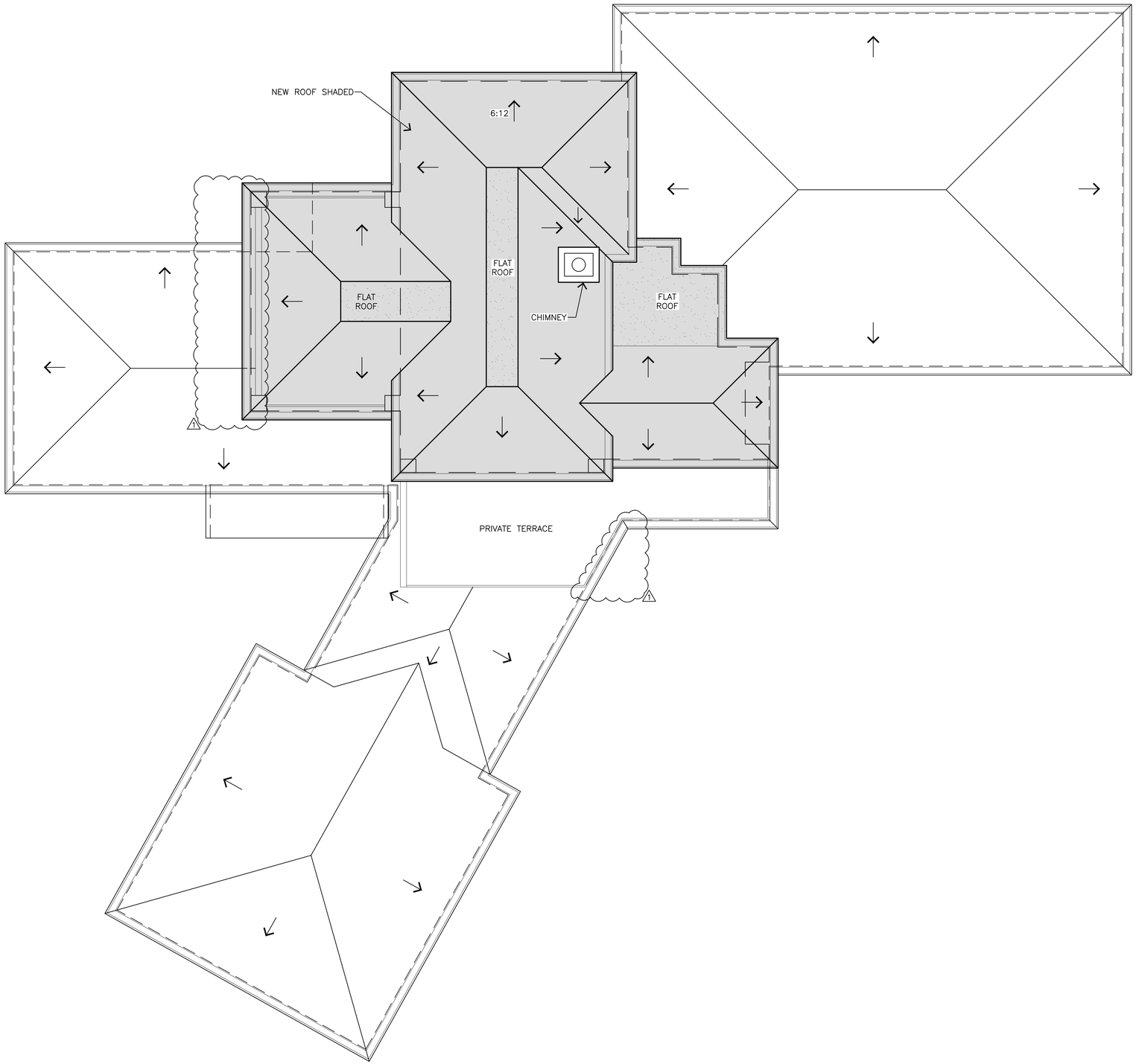
REVISIONS:

1 SEPTEMBER 28, 2025 CLARIFICATION
2
3
4
5
6

UPPER LEVEL PLAN

SHEET NO.

A3.0



ROOF PLAN

1/8"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

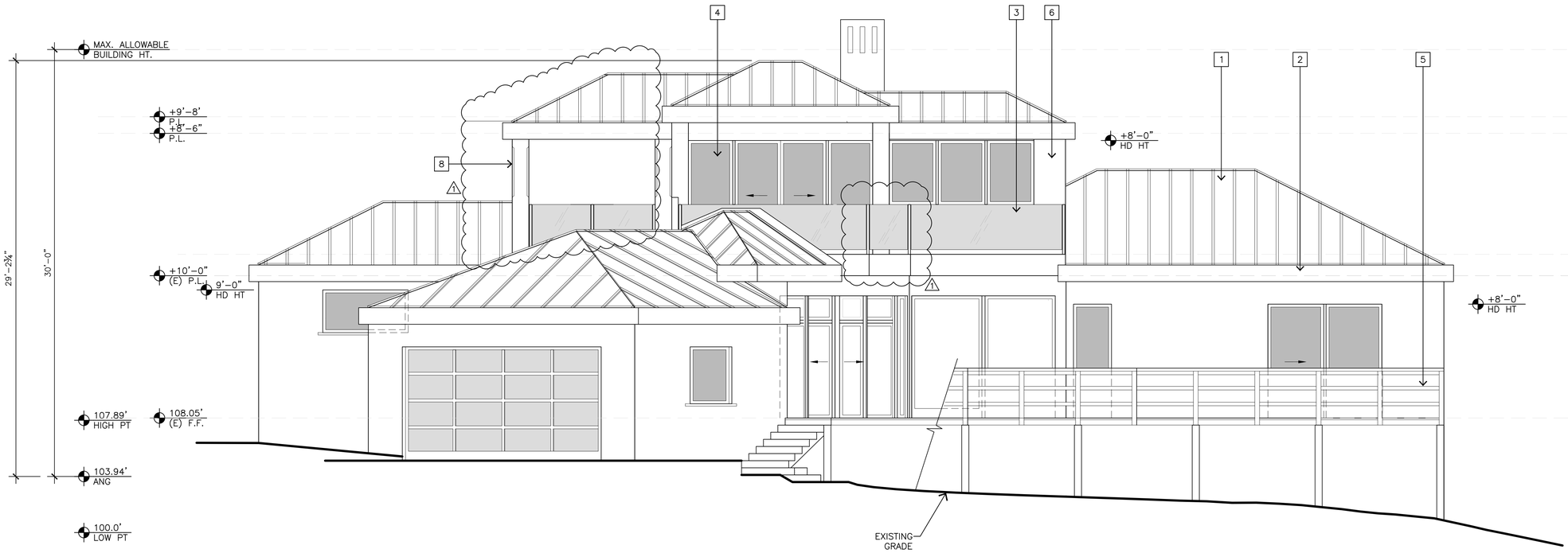
REVISIONS:

1 SEPTEMBER 28, 2025 CLARIFICATION
2
3
4
5
6

ROOF
PLAN

SHEET NO.

A5.0

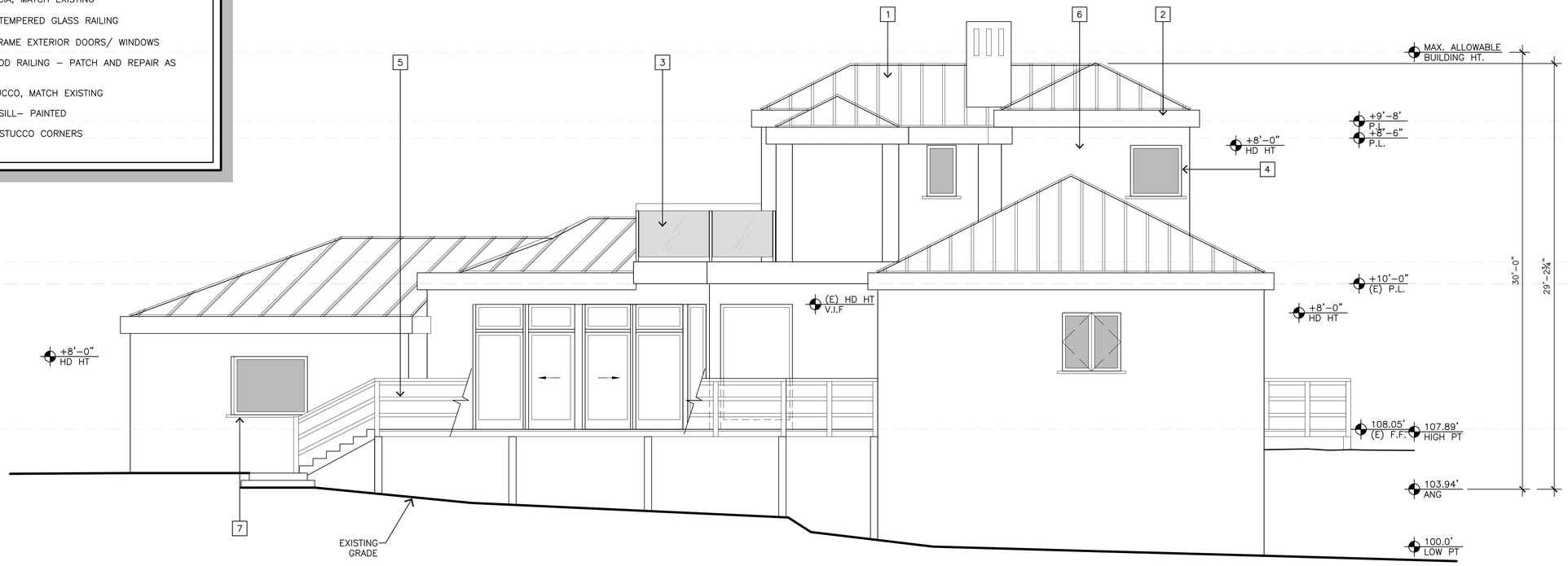


SOUTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
2. STUCCO FASCIA, MATCH EXISTING
3. 1/2" THICK TEMPERED GLASS RAILING
4. ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
5. EXISTING WOOD RAILING – PATCH AND REPAIR AS NECESSARY
6. EXISTING STUCCO, MATCH EXISTING
7. 3X3 CEDAR SILL– PAINTED
8. CHAMFERED STUCCO CORNERS



EAST ELEVATION - PROPOSED

1/4"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

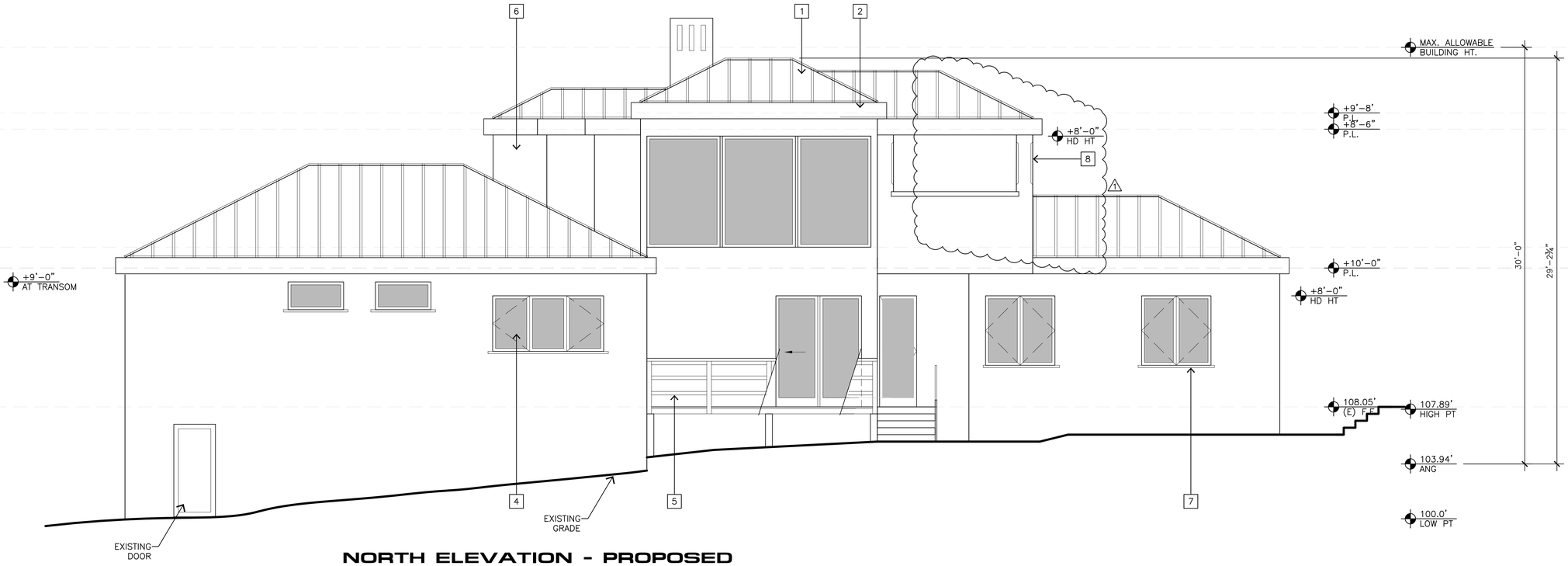
REVISIONS:

1. SEPTEMBER 28, 2025 CLARIFICATION
2.
3.
4.
5.
6.

PROPOSED
ELEVATIONS

SHEET NO.

A6.0

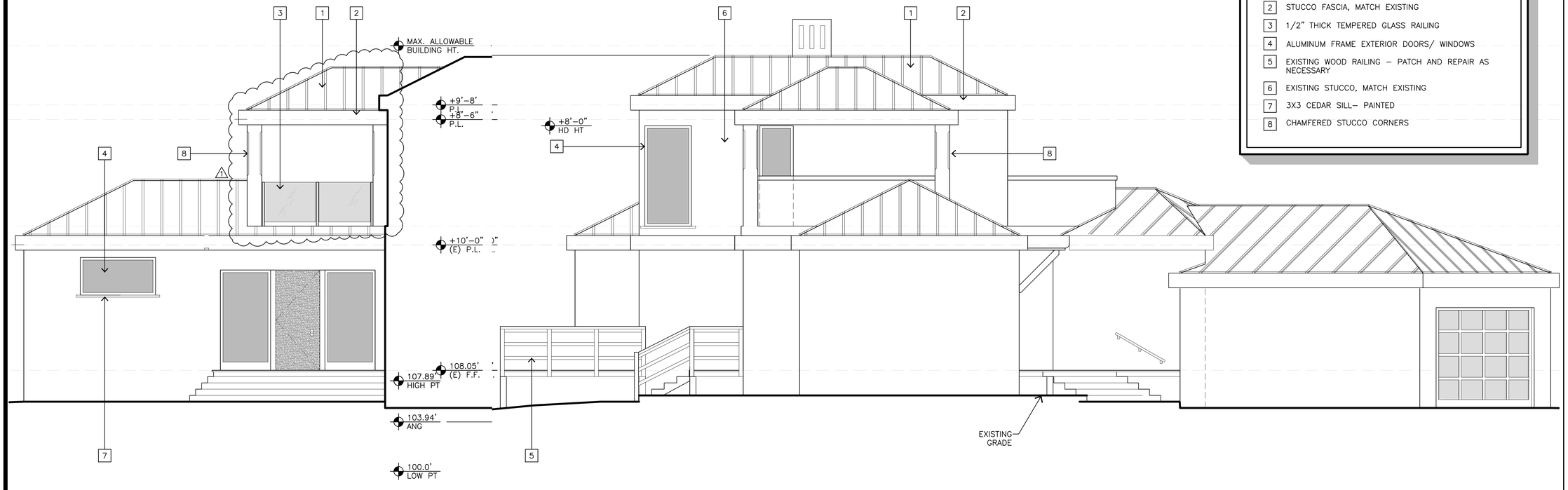


NORTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
2. STUCCO FASCIA, MATCH EXISTING
3. 1/2" THICK TEMPERED GLASS RAILING
4. ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
5. EXISTING WOOD RAILING – PATCH AND REPAIR AS NECESSARY
6. EXISTING STUCCO, MATCH EXISTING
7. 3X3 CEDAR SILL– PAINTED
8. CHAMFERED STUCCO CORNERS



SOUTH ELEVATION - PARTIAL PROPOSED

1/4"=1'-0"

WEST ELEVATION - PROPOSED

1/4"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

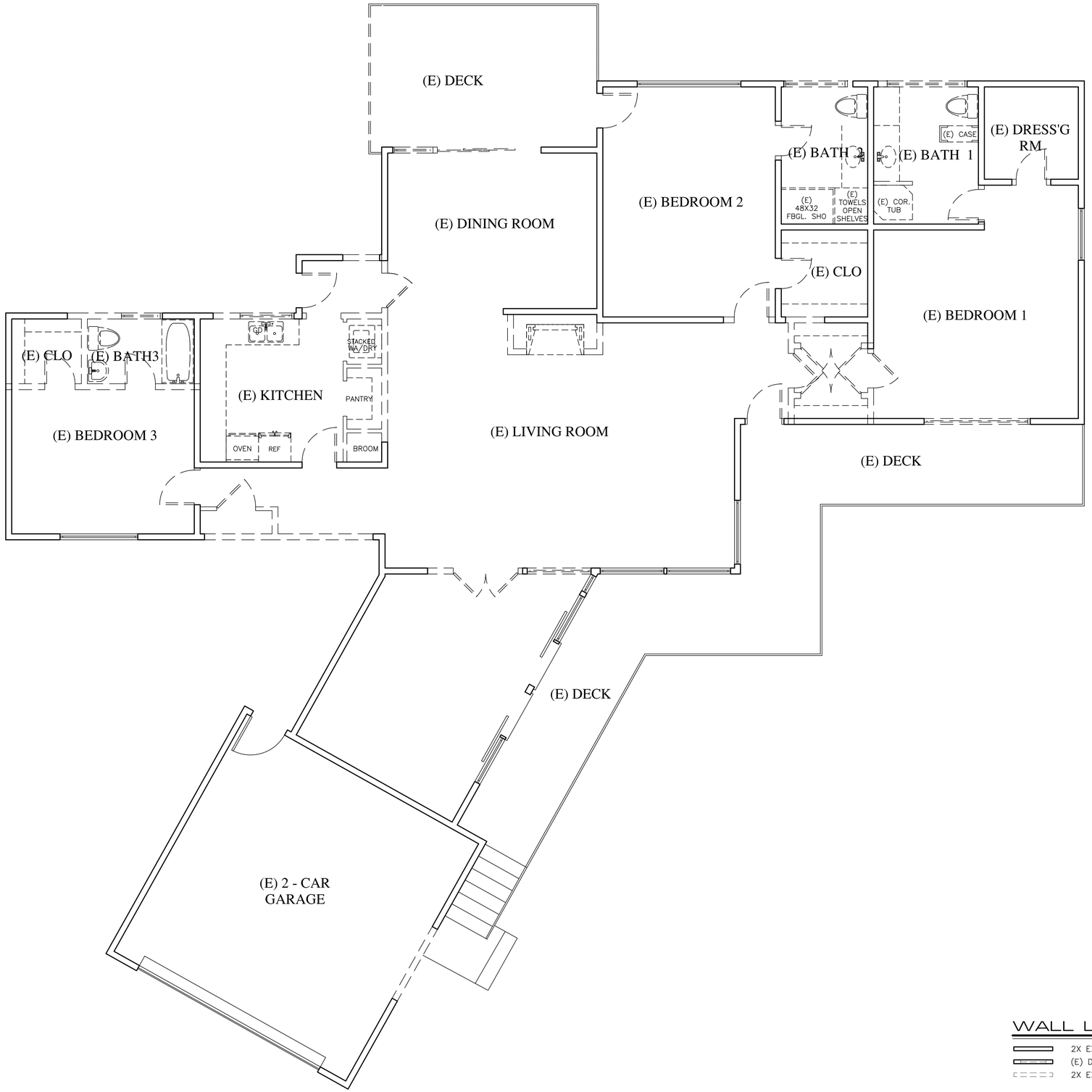
REVISIONS:

1. SEPTEMBER 28, 2025 CLARIFICATION
2.
3.
4.
5.
6.

PROPOSED ELEVATIONS

SHEET NO.

A6.1



MAIN LEVEL DEMO PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

LICENSED ARCHITECT
CORNELIO A. SILLANO JR
C-24875
12-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

DATE: MAY 9, 2025
PLANNING SUBMITTAL

REVISIONS:

1 SEPTEMBER 28, 2025 CLARIFICATION
2
3
4
5
6

MAIN LEVEL
DEMO PLAN

SHEET NO.

D2.0

This page intentionally left blank

COLOR AND MATERIAL SAMPLES FOR

GILL RESIDENCE
1483 PADRE LANE, PEBBLE BEACH, CA 93953
APN: 008-441-017

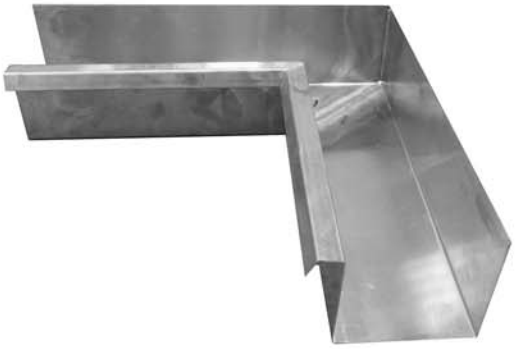
STANDING SEAM METAL ROOF



EXTERIOR STUCCO - MATCH EXISTING



HIDDEN ALUMINUM GUTTERS



GLASS & STAINLESS STEEL RAILINGS



METAL CLAD WOOD EXTERIOR DOORS & WINDOWS LOEWEN OR EQUAL, MATCH EXISTING





This page intentionally left blank

Introduced: 4/28/2026 **Current Status:** Agenda Ready

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

PLN140625-EXT1-EXT2 - BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES)

Administrative hearing to consider a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

Project Location: 38025 Rocky Creek Road, Big Sur

Proposed CEQA action: Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162.

RECOMMENDATIONS

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

a. Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162; and
b. Approve a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Robert Carver
Property Owner: Christopher, Stefan, and Julien Behlau
APN: 418-132-002-000
Parcel Size: 42 acres or 1,829,520 square feet
Zoning: Watershed Scenic Conservation, 40 acres per unity density, Design Control overlay within the Coastal Zone, or "WSC/40-D(CZ)"
Plan Area: Big Sur Coast LUP
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a second Extension to a previously approved Extension of a previously approved Permit, an Amendment of a previously approved Combinded Development Permit 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 May 6, 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, May 5, 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 California Coastal Commission because the operating permit was appealable.

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
Mid-Coast Volunteer Fire Brigade

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
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

Exhibit B - Vicinity Map
Exhibit C - Zoning Administrator Resolution No. 990440
Exhibit D - Chief of Planning Resolution No. 020073
Exhibit E - Chief of Planning Resolution No. 040077
Exhibit F - Zoning Administrator Resolution No. 13-041
Exhibit G - Zoning Administrator Resolution No. 15-033

cc: Front Counter Copy; Mid-Coast Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Christopher and Stefan and Julien Behlau, Property Owners; Robert Carver, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN140625-EXT1-EXT2

County of Monterey

Item No.5

Administrative Permit

Legistar File Number: AP 26-043

May 06, 2026

Introduced: 4/28/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN140625-EXT1-EXT2 - BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES)

Administrative hearing to consider a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

Project Location: 38025 Rocky Creek Road, Big Sur

Proposed CEQA action: Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162.

RECOMMENDATIONS

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

a. Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162; and
b. Approve a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Robert Carver
Property Owner: Christopher, Stefan, and Julien Behlau
APN: 418-132-002-000
Parcel Size: 42 acres or 1,829,520 square feet
Zoning: Watershed Scenic Conservation, 40 acres per unity density, Design Control overlay within the Coastal Zone, or "WSC/40-D(CZ)"
Plan Area: Big Sur Coast LUP
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a second Extension to a previously approved Extension of a previously approved Permit, an Amendment of a previously approved Combinded Development Permit 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 May 6, 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, May 5, 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 California Coastal Commission because the operating permit was appealable.

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
Mid-Coast Volunteer Fire Brigade

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
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

Exhibit B - Vicinity Map
Exhibit C - Zoning Administrator Resolution No. 990440
Exhibit D - Chief of Planning Resolution No. 020073
Exhibit E - Chief of Planning Resolution No. 040077
Exhibit F - Zoning Administrator Resolution No. 13-041
Exhibit G - Zoning Administrator Resolution No. 15-033

cc: Front Counter Copy; Mid-Coast Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Christopher and Stefan and Julien Behlau, Property Owners; Robert Carver, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN140625-EXT1-EXT2

Exhibit A

This page intentionally left blank.

EXHIBIT A
DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES) (PLN140625-EXT2)

RESOLUTION NO. 26-043

Resolution by the County of Monterey HCD Chief of Planning:

1) Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162; and
2) Approve a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

[PLN140625-EXT2, Christopher and Stefan and Julien Behlau, 38025 Rocky Creek Road, Big Sur, Big Sur Coast LUP (Assessor's Parcel Number 418-132-002-000)]

The Behlau application (PLN140625-EXT2) came on for an administrative hearing before the County of Monterey HCD Chief of Planning on May 6, 2026. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on March 8, 2000, a Coastal Administrative Permit and Design Approval (PLN990440) was approved by the Monterey County Zoning Administrator through Resolution No. 990440 and is incorporated by reference. The approved Coastal Development Permit consisted of construction of a multi-story single-family dwelling with an attached two car garage, a horse barn and corrals and associated site improvements including construction of retaining walls a new driveway, a well and septic system, and removal of 7 Coast Live Oaks. In accordance with the resolution, this entitlement is set to expire on March 8, 2002;

WHEREAS, on March 28, 2002, an Extension (PLN020073) was approved by the County of Monterey Director of Planning through Resolution No. 020073 and is incorporated by reference. The Extension granted the applicant an additional two years, setting the updated expiration date to March 8, 2004;

WHEREAS, on May 4, 2004, an Extension (PLN040077) to a previously approved Combined Development Permit (PLN990440) was approved by the Director of Planning through Resolution No. 040077, and granted an extension of two years with an updated expiration date of March 8, 2006;

WHEREAS, on March 8, 2006, an Extension (PLN060176) to a previously approved Extension of a Combined Development Permit (PLN040077) was approved by the Director of Planning and granted an extension of two years with an updated expiration date of March 8, 2008;

WHEREAS, on April 11, 2008, an Extension (PLN080111) to a previously approved Extension of a Combined Development Permit (PLN060176) was approved by the Director of Planning and granted an extension of two years with an updated expiration date of April 11, 2010;

WHEREAS, on October 31, 2013, an Amendment and Extension (PLN100119) was approved by the County of Monterey Zoning Administrator through Resolution No. 13-041 and is incorporated by reference. The project included changes to both the approved permit and related extensions; therefore, an Amendment was required. This granted an extension of one year with an updated expiration date of September 26, 2014;

WHEREAS, on May 28, 2015, a Combined Development Permit (PLN140625) was approved by the Monterey County Zoning Administrator through Resolution No. 15-033 and is incorporated by reference. As approved, the project consists of construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources. This permit expired on May 28, 2018;

WHEREAS, on October 2, 2019, an Extension (PLN140625) to a previously approved Combined Development Permit (PLN140625-EXT1) was approved by the Director of Planning and granted an extension of four years to May 28, 2022;

WHEREAS, the applicant submitted a written request on December 16, 2021, more than 30 days prior to the expiration of the Combined Development Permit pursuant to Monterey County Code (MCC) section 20.82.110. The applicant submitted a written request from the permittee, provided such request is made at least thirty (30) days prior to the expiration of the Combined Development Permit. The written request for a three-year extension shall be filed with the Appropriate Authority and set forth reasons supporting the request;

WHEREAS there is no new information or substantial changes in circumstances that would have altered the original approval of the Combined Development Permit. This Extension only modifies the term of the Combined Development Permit; no changes in the scope of work are proposed;

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

WHEREAS condition compliance approved with Resolution No. 15-033 continues to apply and shall be satisfied under PLN140625. This Extension only modifies the expiration date of the

Combined Development Permit as extended by PLN140625-EXT1 from September 11, 2025, to September 11, 2028;

WHEREAS this extension does not include any change to the approved project scope; therefore, there is no change to the findings of site suitability and health life and safety;

WHEREAS Resolution No. 15-033 adopted a Environmental Impact Report (EIR) together with an Addendum to the previously adopted EIR, and found that the Combined Development Permit did not require supplemental or subsequent environmental review pursuant to CEQA Guidelines sections 15162 and 15164. Other than the expiration date, there are no changes proposed in this extension, and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Combined Development Permit does not require subsequent environmental review pursuant to CEQA Guidelines sections 15162 and 15164 because no substantial changes are proposed requiring major revisions to the EIR or Addendum.; and

WHEREAS, pursuant to Title 20 section 20.88.030, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

1) Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162; and

2) Approve a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources

PASSED AND ADOPTED this 6th day of May 2026.

_____

Melanie Beretti, AICP,

Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

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

NOTES

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

This page intentionally left blank

County of Monterey HCD Planning

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

PLN140625-EXT1-EXT2

0. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Extension permit (PLN140625-EXT2) allows a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources. The property is located at 38025 Rocky Creek Road, Big Sur (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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.

0. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Extension (Resolution Number 26-) was approved by Chief of Planning for Assessor's Parcel Number 418-132-002-000 on May 6, 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.

0. PD032 - PERMIT LENGTH

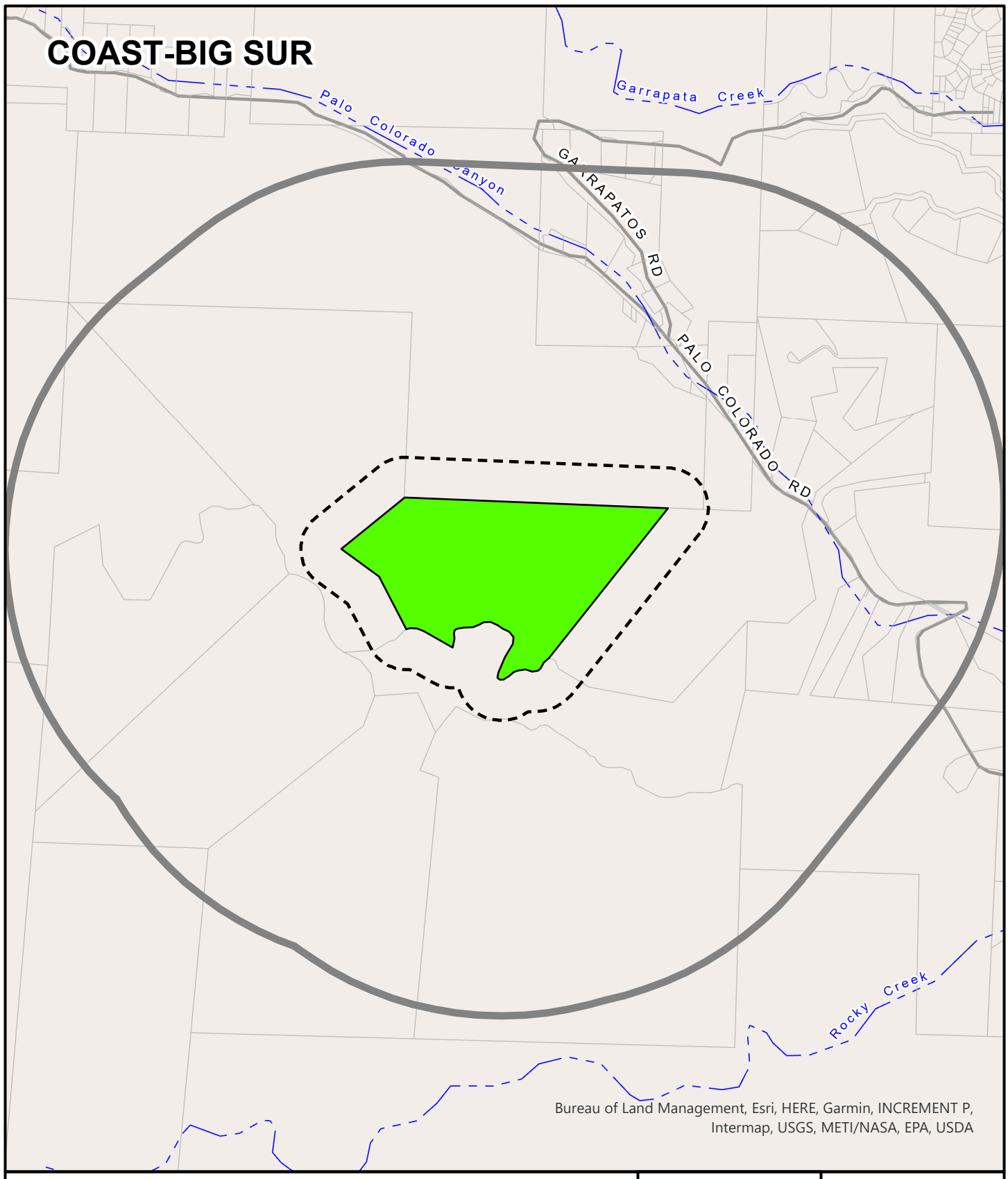
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be granted for a specific period of time, with an expiration date as specified in the permit. (HCD - Planning)

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

Exhibit B

This page intentionally left blank.



APPLICANT: CHRISTOPHER AND STEFAN AND JULIEN BEHLAU

APN: 418132002000 **FILE #** PLN140625-EXT2

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN

This page intentionally left blank

Exhibit C

This page intentionally left blank.

DALE ELLIS
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

NO. 990440

A. P. # 418-132-002-000

FINDINGS AND DECISION

In the matter of the application of
HELLGE ALEXANDER M & JACQUELINE (990440)

for a Coastal Administrative Permit in accordance with Chapter 20.76 (Coastal Administrative Permits) of Title 20, Monterey County Code (Zoning), and Design Approval for a multi-story single family dwelling with an attached two car garage (2,519 sq. ft.), a horse barn with corrals (1,918 sq. ft.), a perimeter fence, retaining walls, new driveway, well, septic system, grading (200 cubic yards), and tree removal (7) Coast live oaks; located on Lot 2, Rocky Creek Ranch, southerly of Palo Colorado Road, Big Sur, Coastal Zone, came on regularly for meeting before the Zoning Administrator on March 8, 2000.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

1. FINDING: The project is a Coastal Administrative Permit and Design Approval for a multi-story single family dwelling with an attached two car garage (2,519 sq. ft.), a horse barn with corrals (1,918 sq. ft.), a perimeter fence, retaining walls, new driveway, well, septic system, grading (200 cubic yards), and tree removal (7) Coast live oaks. The project is located on Rocky Creek Road, Lot 2, Rocky Creek Ranch, southerly of Palo Colorado Road, Big Sur, Coastal Zone. (Assessor's Parcel Number 418-132-002-000). The proposed development, described in the application and accompanying materials, and as conditioned, together with the provisions of its design, is consistent with the plans, policies, requirements, and standards of the Monterey County Local Coastal Program.

EVIDENCE: Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

1) The certified Big Sur Coast Land Use Plan, Local Coastal Program, and
2) The certified Monterey County Coastal Implementation Plan, regulations for WSC/40(CZ) (Watershed and Scenic Conservation) zoning districts in the Coastal Zone, and
3) Chapter 20.145 of the Monterey County Coastal Implementation Plan, "Regulations for Development in the Big Sur Coast Land Use Plan Area."

EVIDENCE: Plans and materials in Coastal Administrative Permit File 990440.

EVIDENCE: The project as described in the application and the Department of Planning and Building Inspection, Health Department, Public Works Department, Fire Department, and the Water Resources Agency reviewed accompanying materials. The respective departments 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; or the county in general.

EVIDENCE: The Biological Report prepared for the project by Jud Vandevere, Biological Consultant, on November 30, 1999 determined that with implementation of the mitigation measures listed in the report as conditions, the project would not have a significant impact on the plant and wildlife onsite. No rare or endangered plants or animals were identified onsite. With the conditions, the project would conform to requirements, of the Big Sur Coast Land Use Plan.

EVIDENCE: The Forest Management Plan prepared for the project by Stephen R. Staub, Forester, on January 2000 determined that the seven (7) Coast Live Oaks could be removed with implementation of the recommended conditions.

EVIDENCE: The Geologic Report contained in the Rocky Creek Ranch EIR identified the building site on Lot 2 as suitable for development.

EVIDENCE: The Archaeological report prepared for the project by Archaeological Consulting on December 1999 did not identify any archaeological or cultural resources onsite.

EVIDENCE: The project as proposed is consistent with policies of the Big Sur Coast Land Use Plan dealing with visual resources and will have no significant impact on the public viewshed. Staff made a site visit and determined that the project as proposed would not be ridgeline or impact the public viewshed.

EVIDENCE: The Big Sur Coast Land Use Advisory Committee reviewed and recommended approval of the Coastal Administrative Permit on January 25, 2000 with conditions.

2. FINDING: The proposed project will not have a significant environmental impact.
EVIDENCE: Section 15303 (a) of the Monterey County CEQA Guidelines categorically exempts this type of project from environmental review. No adverse environmental impacts were identified during review of the proposed project.

3. FINDING: The establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
EVIDENCE: Finding and evidence 1-2 above.

4. FINDING: The project, as approved by the Coastal Administrative Permit, is appealable to the Board of Supervisors. The project in not appealable to the California Coastal Commission.
EVIDENCE: Section 20.86 of the Monterey County Coastal Implementation Plan.

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the following conditions:

1. This permit consists of a Coastal Administrative Permit and Design Approval for a multi-story single family dwelling with an attached two car garage (2,519 sq. ft.), a horse barn with corrals (1,918 sq. ft.), a perimeter fence, retaining walls, new driveway, well, septic system, grading (200 cubic yards), and tree removal (7) Coast live oaks. This project is approved in accordance with County ordinances and land use regulations subject to the following terms and condition. 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 Planning and Building Inspection. 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 actions. No use or construction other than that specified by this permit is allowed unless the appropriate authorities approve additional permits. **(Planning and Building Inspection Department)**

Prior to Final Building Inspection/Occupancy:

2. The applicant shall comply with Ordinance No. 3932 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:

   a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
   b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency & Planning and Building Inspection Department)**

3. Per the approval of the Big Sur Land Use Advisory Committee (January 25, 2000), the applicant shall submit color samples of the single family residence and fencing for approval to the Big Sur Land Use Advisory Committee, prior to final inspection or Occupancy. **(Planning and Building Inspection Department)**

4. The site shall be landscaped. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. The landscape plan shall include the recommendations from the Forest Management Plan prepared by Stephan R. Staub. The landscape plan shall include the recommendations from the Biological Report prepared by Jud Vandevere. The landscape plan shall include native plants. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for the cost estimate, shall be submitted to the Monterey County Planning and Building Inspection Department. **(Planning and Building Inspection Department)**

Continuous Permit Conditions:

5. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(Planning and Building Inspection Department)**

Prior to issuance of Grading or Building Permits:

6. Roadway turnarounds shall be required on driveways and dead-end roads in excess of 150 feet of surface length. Required turnarounds on access roadways shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the road. If a hammerhead/T is used, the top of the "T" shall be minimum of 60 feet in length. **(Carmel Fire Protection Association)**

7. Roadway turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. **(Carmel Fire Protection Association)**

8. Driveways shall not be less than 12 feet wide unobstructed. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400 foot intervals. **(Carmel Fire Protection Association)**

9. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. **(Carmel Fire Protection Association)**

10. Size of letters, numbers and symbols for addresses shall be a minimum of 3-inch letter height, 3/8-inch stroke, contrasting with the background color of the sign. **(Carmel Fire Protection Association)**

11. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. **(Carmel Fire Protection Association)**

12. A minimum fire protection water supply of 3,000 gallons shall be provided regardless of parcel size. Minimum storage requirements for single family dwelling may be reduced to 2,000 gallons if an approved automatic fire sprinkler is required. **(Carmel Fire Protection Association)**

13. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. **(Carmel Fire Protection Association)**

14. The hydrant serving any building shall be not less than 50 feet nor more than 1000 feet by road from the building it is to serve. **(Carmel Fire Protection Association)**

15. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2-inch National Hose outlet supplied by a minimum 4 inch main and riser. The Reviewing Authority may apply more restrictive hydrant requirements. **(Carmel Fire Protection Association)**

16. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." **(Carmel Fire Protection Association)**

17. Where road grades exceed 8 percent, a minimum structural roadway surface thickness of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. **(Carmel Fire Protection Association)**

18. In high and very high fire hazard areas, as defined by the California Department of Forestry and Fire Protection (CDF), roof construction shall be a Class A or Class B, with fire resistive materials, or as approved by the Reviewing Authority. This requirement shall apply to all new construction and existing roofs that are repaired or modified so as to affect 50 percent or more of the roof. Vegetation removal will not be allowed as a means of removing high or very high fire hazard area designation from an entire parcel. **(Carmel Fire Protection Association)**

19. Prior to issuance of a building permit, obtain a well permit form the Division of Environmental Health, and construct the well. **(Environmental Health Division)**

20. A drainage plan shall be prepared by a registered civil engineer or architect to address on-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. **(Water Resources Agency)**

21. The applicant shall provide to the Water Resources Agency information on the water system to serve the project, including the location of all water wells on the property, any well logs available, and the number of current hookups. **(Water Resources Agency)**

22. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. That the applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. **(Planning and Building Inspection Department)**

23. All new utility and distribution lines shall be placed underground. **(Planning and Building Inspection, Public Works Department)**

24. If, during the course of construction, cultural, archaeological, historical or palentological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. **(Planning and Building Inspection Department)**

25. Prior to issuance of building or grading permits, a deed restriction shall be recorded with the Monterey County Recorder which states: "A Biological report and Addendum (Library No. [LN] 26.06.061) have been prepared by Jud Vandevere, Biological Consultant, dated November 1999, an Addendum to the Biological Report prepared by Bruce Cowan, Environmental Landscape Consultant, dated June 27, 1990; a Forest Management Plan (LN. 33.05.020) prepared for this parcel by Stephen R. Staub, Forester, dated January 2000; an Addendum (Geotechnical Report) (LN. 24.01.042) to the Geologic Report contained in the Rocky Creek Ranch EIR, prepared by Geoconsultants, Inc, dated August 1990, and an Archaeological Reconnaissance (LN. 04.01.138), prepared by Archaeological Consulting, dated December 1999 have been prepared for the subject parcel and are on record in the Monterey County Planning and Building Inspection Department. All development shall be in accordance with these reports." **(Planning and Building Inspection Department)**

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

27. The applicant shall record a notice which states: "A permit (Resolution 990440) was approved by the Zoning Administrator for Assessor's Parcel Number's 418-132-002-000 on March 8, 2000. The permit was granted subject to 27 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection Department)**

PASSED AND ADOPTED this 8th day of **March, 2000.**

DALE ELLIS, AICP
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON MARCH 8, 2000.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MARCH 20, 2000.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE BOARD OF SUPERVISORS. IT IS NOT APPEALABLE TO THE COASTAL COMMISSION.

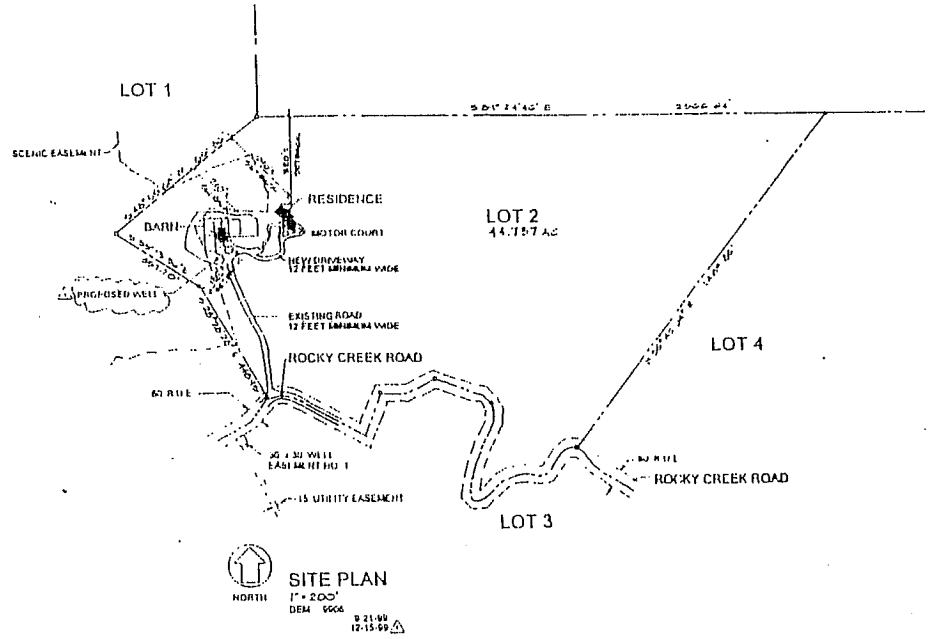
NOTES

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

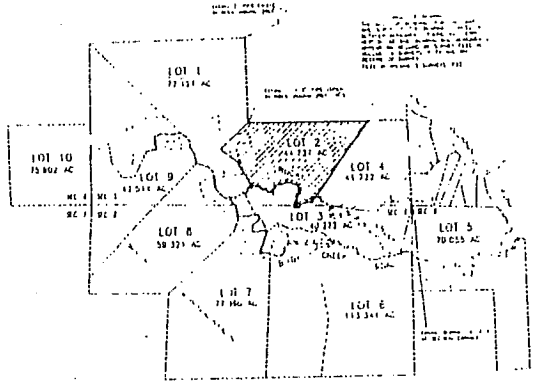
   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after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

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

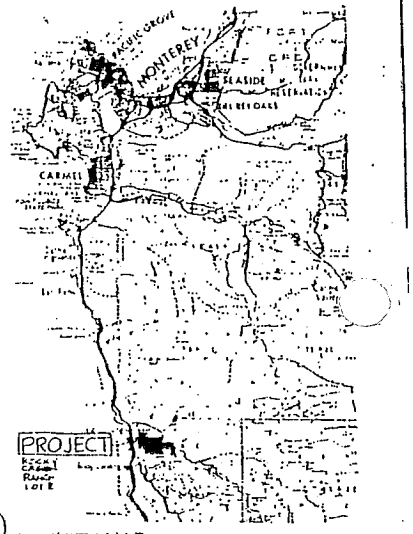
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.



SITE PLAN
1" = 200'



PLOT PLAN -ROCKY CREEK RANCH
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PROJECT DATA

Carver + Schickelanz Architects

Hellge Lot 2-Residence and Barn

Big Sur California

This page intentionally left blank

Exhibit D

This page intentionally left blank.

PLANNING AND
BUILDING INSPECTION

STATE OF CALIFORNIA
COUNTY OF MONTEREY

FILE NO. 020073

(Extension of Coastal Administrative Permit)

BIG SUR AREA

Assessor Parcel Number 418-132-002-000

FINDINGS AND DECISION

In the matter of the application of the **Alexander & Jacqueline Hellge** request for an **Extension of Coastal Administrative Permit (PLN020073)**, in accordance with Monterey County Code Title 20 (Zoning), Section 20.76.120 (Extension of Coastal Administrative Permits), which would allow a **two-year extension** of the March 8, 2002 expiration date. The application is to extend the approved Coastal Administrative Permit and Design Approval (PLN990440) for a multi-story single family dwelling with attached two-car garage (2,519 sq. ft.), a horse barn with corrals (1,918 sq. ft.), a perimeter fence, retaining walls, well, septic system, tree removal (7 Coast live oaks) and grading (approx. 200 cu yds cut/fill) (Project), from March 8, 2002 to March 8, 2004. The property is located at **38025 Rocky Creek Rd, Carmel (Assessor's Parcel Number 418-132-002-000), southerly of Palo Colorado Road, Big Sur area, Big Sur Coast Land Use Plan.** The Director of Planning and Building Inspection, having considered the application and the evidence presented relating thereto:

FINDINGS OF FACT

1. FINDING: Applicant timely filed an application for an extension to the previously approved Coastal Administrative Permit and Design Approval (PLN990440), to allow a construction of a multi-story single family dwelling with attached two-car garage (2,519 sq. ft), a horse barn with corrals (1,918 sq. ft), a perimeter fence, retaining walls, well, septic system, tree removal (7 Coast live oaks) and grading (approx. 200 cu yds cut/fill). The extension request is to allow an extension of the expiration date from March 8, 2002 to March 8, 2004.
   EVIDENCE: Materials contained in Planning and Building Inspection file number PLN020073.

2. FINDING: The application for extension includes no changed circumstances from the previously approved Coastal Administrative Permit and Design Approval (PLN990440).
   EVIDENCE: Materials contained in Planning and Building Inspection File Number PLN020073.

3. FINDING: Consideration of the subject request for extension has been carried out pursuant to Monterey County Code Section 20.76.120.
   EVIDENCE: Materials contained in Planning and Building Inspection File Number PLN020073.

4. FINDING: Notice of the permit extension has been carried out pursuant to Section 20.76.120 of the Coastal Implementation Plan. No written objections were received during the required ten (10) working day notice period.
   EVIDENCE: Materials contained in Planning and Building Inspection File Number PLN020073.

DECISION

THEREFORE, it is the decision of the Director of Planning and Building Inspection to **Approve** said application for an Extension of Coastal Administrative Permit 020073 from March 8, 2002 to March 8, 2004.

PASSED AND ADOPTED THIS 28TH DAY OF MARCH, 2002.

SCOTT HENNESSY, DIRECTOR

DIRECTOR OF PLANNING AND BUILDING INSPECTION

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MARCH 28, 2002.

Exhibit E

This page intentionally left blank.

PLANNING AND
BUILDING INSPECTION

STATE OF CALIFORNIA
COUNTY OF MONTEREY

FILE NO. 040077

Extension of Combined Development Permit

Big Sur Coast Land Use Plan
Assessor Parcel Number 418-132-002-000
FINDINGS AND DECISION

In the matter of the application of the **Hellge** request for an **Extension of a Combined Development Permit PLN990440**, in accordance with Monterey County Code Title 20 (Zoning), Section 20.82.110 (Extension of Combined Development Permits), which would allow a two-year extension of the March 8, 2004 expiration date. The application is to extend the expiration date of the previously approved Combined Development Permit PLN990440 to allow for a multi-story single family dwelling, a horse barn with corrals, a well, a septic system, tree removal (7) (Coast Live Oaks) and grading (approx. 200 cu yds cut/fill). The property is located on Lot 2, Rocky Creek Ranch (Assessor's Parcel Number 418-132-002-000), southerly of Palo Colorado Road, Big Sur area, Big Sur Coast Land Use Plan. The Director of Planning and Building Inspection, having considered the application and the evidence presented relating thereto:

FINDINGS OF FACT

1. FINDING: Applicant timely filed an application for an extension to the previously approved Combined Development Permit PLN990440 to allow for a multi-story single family dwelling, a horse barn with corrals, a well, a septic system, tree removal (7) (Coast Live Oaks) and grading (approx. 200 cu yds cut/fill). The extension request is to allow an extension of the expiration date from March 8, 2004 to March 8, 2006. The permit was previously extended (PLN020073) on March 8, 2002 to March 8, 2004.
   EVIDENCE: Materials contained in Planning and Building Inspection file number PLN040077.

2. FINDING: The application for extension includes no changed circumstances from the previously approved Combined Development Permit PLN990440 & Previous Extension PLN020073.
   EVIDENCE: Materials contained in Planning and Building Inspection File Number PLN040077.

3. FINDING: Consideration of the subject request for extension has been carried out pursuant to Monterey County Code Section 20.82.110.A.
   EVIDENCE: Materials contained in Planning and Building Inspection File Number PLN040077.

4. FINDING: Notice of the permit extension has been carried out pursuant to Monterey County Code Section 20.84.040.A. No written objections were received during the required ten (10) working day notice period.
   EVIDENCE: Materials contained in Planning and Building Inspection File Number PLN040077.

DECISION

THEREFORE, it is the decision of the Director of Planning and Building Inspection to Approve said application for an Extension of a Combined Development Permit (PLN040077) from March 8, 2004 to March 8, 2006.

PASSED AND ADOPTED THIS 4th DAY OF MAY, 2004.

SCOTT HENNESSY

DIRECTOR OF PLANNING AND BUILDING INSPECTION

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAY 4, 2004.

Exhibit F

This page intentionally left blank.

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

In the matter of the application of:
GILES HAYWARD (PLN100119)
RESOLUTION NO. -13-041
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines Section 15303; and
2) Approving an Extension and Amendment to a previously approved Combined Development Permit (PLN990440) which consists of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

[PLN100119, Giles Hayward, 38025 Rocky Creek Road, Carmel, Big Sur Coast Land Use Plan (APN: 418-132-002-000)]

The Hayward application (PLN100119) came on for public hearing before the Monterey County Zoning Administrator on October 31, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Extension and Amendment to a previously approved Combined Development Permit (PLN990440) which consisted of a Coastal Administrative Permit and Design Approval for a multi-story single family dwelling with an attached two car garage (2,510 square feet), a horse barn with corrals, a perimeter fence, retaining walls, new driveway, well, septic system, grading (200 cubic yards), and tree removal (7) Coast live oaks; and grading of approximately 200 cubic yards of cut and fill. Previous Extensions include PLN080111, PLN060176, PLN040077, and PLN020073. This Amendment consists of an update to the project description to include all required entitlements and revisions to the conditions of approval. As amended, the project is a Combined Development Permit consisting of: 1) a Coastal Administrative Permit

and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project Files PLN100119, PLN080111, PLN060176, PLN040077, PLN020073 and PLN990440.

2. **FINDING:** **EXTENSION** – The County has received and processed a Permit Extension to PLN990440.

EVIDENCE:

a) An application for a Permit Extension was submitted on March 10, 2010. See letters from agent Jay Auburn dated March 10, 2010 and July 20, 2010 (**Exhibit D** to the October 31, 2013 staff report). The current permit (PLN080111) is set to expire on March 10, 2010.

b) Section 20.82.110 allows the Director of Planning and Building Inspection to extend a Combined Development Permit provided the application for an extension is submitted a minimum of 30 days prior to the expiration date. This application for Permit Extension is referred to a public hearing before the Zoning Administrator because the application for extension was submitted on the expiration date (March 10, 2010), rather than a minimum of 30 days prior to the expiration date.

c) The property is located at 38025 Rocky Creek Road, Carmel (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan. The parcel is zoned WSC/40-D (CZ) "Watershed and Scenic Conservation, 40 acres per unit with Design Control overlay in the Coastal Zone, which allows development of the first single family residence on the site subject to the approval of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.

d) The project includes the removal of 7 Coast live oak trees which is allowed pursuant to the Section 20.145.060.A.1 of the Monterey County Coastal Implementation Plan, Part 3, subject to the approval of a Coastal Development Permit.

e) The project includes development within 100 feet of environmentally sensitive habitat, which is allowed pursuant to Section 20.17.030.E, subject to the approval of a Coastal Development Permit.

f) On March 8, 2000, the Zoning Administrator approved the original Combined Development Permit (PLN990440/Hellge) under Resolution No. 990440 (**Exhibit E** to the October 31, 2013 staff report) to allow construction of a multi-story single family dwelling with an attached two car garage (2,510 square feet), a horse barn with corrals, a perimeter fence, retaining walls, new driveway, well, septic system, grading (200 cubic yards), and tree removal (7) Coast live oaks; and grading of approximately 200 cubic yards of cut and fill. The original expiration

date was March 8, 2002.

g) On March 28, 2002, the Monterey County Director of RMA-Planning approved a two-year Extension (PLN020073/Hellge) to PLN990440, extending the expiration date to March 8, 2004. No changes were proposed or approved with this extension.

h) On May 4, 2004, the Monterey County Director of RMA-Planning approved a second two-year Extension (PLN040077/Hellge) to PLN990440, extending the expiration date to March 8, 2006. No changes were proposed or approved with this extension.

i) On April 13, 2006, Monterey County Director of RMA-Planning approved a third two-year Extension (PLN060176/Queensmith) to PLN990440, extending the expiration date to March 8, 2008. No changes were proposed or approved with this extension.

j) On April 11, 2008, Monterey County Director of RMA-Planning approved a fourth two-year Extension (PLN080111/Queensmith) to PLN990440, extending the expiration date to March 10, 2010. No changes were proposed or approved with this extension.

k) The following documents were recorded to comply with conditions of approval from Resolution No. 990440:

Condition No. 25: Deed Restriction to require that all development be in accordance with the reports prepared for the project;
Condition No. 26: Indemnification Agreement;
Condition No. 27: Permit Approval Notice.

l) Condition No. 25, which requires recordation of a deed restriction stating that all development on the parcel shall be in accordance with the reports prepared for the parcel, has been amended to include the new biological report prepared by Fred Ballerini on May 20, 2011 (LIB110295) and the new biological letter report prepared by Fred Ballerini on April 3, 2013.

m) Four new conditions of approval have been applied to the project:

Condition No. 28: Onsite Wastewater Treatment System Design – This condition is now standard for projects in this area.

Condition No. 29: Regional Traffic Impact Fee - The Regional Traffic Impact fee was adopted after the original project approval but the project is subject to the fee and this condition is now standard for projects that are subject to the fee.

Condition No. 30: Conservation and Scenic Easement Deed – Pursuant to LUP Policy 3.3.2.3 the project has been conditioned to require recordation of a Conservation and Scenic Easement Deed over those areas of the site that have been identified as environmentally sensitive habitat.

Condition No. 31: Project Expiration – This condition is added to give notice that the new expiration date for the project is September 26, 2014. This is the fifth extension of the expiration date for PLN990440. Through the agent, the current owner requests that the expiration date be extended a minimum of one year from the September 26, 2013 date that the project was originally scheduled to be heard to allow time for revised drawings to be prepared.

n) All of the conditions of approval from Resolution 990440 have been updated to reflect current formatting. The same condition numbers have

been transferred to the updated conditions. Condition Nos. 4 and 5 (requirement for landscaping and requirement that landscaped areas be continuously maintained) have been combined into one condition in the condition as currently formatted and appear in the Condition Compliance matrix as Condition No. 4. The revised conditions of approval do not include a Condition No. 5 so that the numbering of the remainder of the conditions remains consistent with the numbering used in Resolution 990440. The applicant will be required to record new documents (Deed Restriction, Indemnification Agreement and Permit Approval Notice).

o) No other conditions of approval from Resolution No. 990440 have been satisfied and construction permits have not been issued for this project.

p) This extension is valid until September 26, 2014. No further extensions will be granted.

3. **FINDING:** **CHANGED CIRCUMSTANCES** – The Permit Extension includes changed circumstances from the previously approved permit and related extensions. Therefore an Amendment is required.

EVIDENCE: a) The extension request was submitted on March 10, 2010 on behalf of former owner, David Wheeler. Ownership of the subject property transferred to Giles Hayward on June 25, 2013. An extension to September 26, 2014 is requested to allow time for the new owner to prepare construction plans. See the letters from agent Jay Auburn dated March 10, 2010 and July 20, 2010 **(Exhibit D** of the October 31, 2013 staff report).

b) The biological assessment prepared for the project on November 30, 1999 by Jud Vandevere did not include a survey of any areas of the subject parcel outside of the proposed development area. No environmentally sensitive habitat was identified within the proposed development area. The project was conditioned (Condition No. 25) to require the recordation of a deed restriction stating that all development on the subject parcel must be in accordance with the reports prepared for the project, including the Vandevere report.

c) An updated biological assessment (LIB110295) prepared by Fred Ballerini on May 20, 2011 for the project identified environmentally sensitive habitat (Central maritime chaparral) within 30 feet to the north and east of the development area and access road, and Small-leaved lomatium, Monterey ceanothus and Redwood forest in other areas of the site. No environmentally sensitive habitat was identified within the proposed development area. A second updated biological assessment prepared by Fred Ballerini on April 3, 2013 found that compliance with the recommendations found in the biological reports and forest management plan prepared for the project would reduce impacts to an acceptable level. Condition No. 25 has been modified to include the two Ballerini biological reports in the required deed restriction.

d) Although no additional development is proposed as part of this Extension and the proposed development footprint remains the same, pursuant to Section 20.17.030.E, a Coastal Development Permit for development within 100 feet of mapped or field identified environmentally sensitive habitat is required.

4. **FINDING:** **CONSISTENCY** – The Project, as proposed, is consistent with the previously approved permits pursuant to Monterey County Code Section 20.70.105 and does not cause impacts not already assessed in original permit action. As approved and amended, permit number PLN100119 will become and be referred to as the approved permit.

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

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

b) No additional development or modification to the previously approved development is proposed as part of this application.

c) **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
The project includes development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met. The project is consistent with LUP Policy No. 3.3.2.7, which requires that land uses adjacent to environmentally sensitive habitat be compatible with the long-term maintenance of the resource. The biological reports and forest management plan provide recommendations for the protection and preservation of ESHA on the property, and the project has been conditioned (Condition No. 25) to require compliance with all of the recommendations of the reports prepared for the project, including all of the biology reports and the forest management plan. Pursuant to LUP Policy 3.3.2.3, the project has also been conditioned to require that a conservation easement be recorded over those areas of the property containing environmentally sensitive habitat. See also **Finding 3 and related Evidence**.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project Files PLN100119, PLN080111, PLN060176, PLN040077, PLN020073 and PLN990440.

5. **FINDING:** **CEQA** – The Extension and Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was a Categorical Exemption per CEQA Guidelines Section 15303(a).

EVIDENCE: a) No modifications or additions to the previously approved development are proposed as part of this Extension and Amendment. The recent discovery of environmentally sensitive habitat (ESHA) within 30 feet of the proposed development triggered the requirement for an amendment

to add a Coastal Development Permit to allow development within 100 feet of known or mapped ESHA. However, as no development is proposed outside of the previously approved development area and the project is conditioned to comply with all of the recommendations of the biological reports prepared for the project, which include a recommendation for protective habitat fencing during construction, there will be no impacts to ESHA that were not previously anticipated.

b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project Files PLN100119, PLN080111, PLN060176, PLN040077, PLN020073 and PLN990440.

6. **FINDING:** **AMENDMENT** – Consideration of the request for the amendment has been carried out pursuant to Monterey County Code Section 20.84.040.

EVIDENCE:

a) On October 15, 2013, a notice appeared in the Monterey County Weekly. On October 16, 2013, notices were mailed to residents within 300 feet of the project site and posted in at least 3 different public places on and near the subject property.

b) No comments were received from the public prior to the hearing.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project Files PLN100119, PLN080111, PLN060176, PLN040077, PLN020073 and PLN990440.

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

EVIDENCE:

a) Section 20.86.030 of the Monterey County Zoning Ordinance states that 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) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project categorically exempt per CEQA Guidelines Section 15303(a);
2. Approve the Extension and Amendment (PLN100119) to a previously approved Combined Development Permit (PLN990440) which consists of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow

development within 100 feet of environmentally sensitive habitat, 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 31st day of October, 2013.

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON NOV 2 6 2013

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 DEC 0 6 2013

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

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

NOTES

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

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

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

Form Rev. 01-31-2013

Monterey County Planning Department

Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN100119

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This project is an Extension and Amendment to a previously approved Combined Development Permit (PLN990440) which consists of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage, 795 square feet of covered patios, a well, a septic system and grading of approximately 2,100 cubic yards (1,700 cubic yards cut/400 cubic yards fill); 2) a Coastal Administrative Permit for a 1,918 square foot horse barn with a 200 square foot covered porch and fenced corrals; 3) a Coastal Development Permit for the removal of 7 Coast live oak trees; and 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. The project is located at 38025 Rocky Creek Road, Carmel, Big Sur Coast Land Use Plan (APN: 418-132-002-000). 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 RMA - 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. (RMA - 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. WR40 - WATER CONSERVATION MEASURES

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final building inspection/occupancy

Compliance to be verified by building inspector at final inspection.

3. SUBMIT COLOR SAMPLES (PLANNING)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Per the approval of the Big Sur Land Use Advisory Committee (January 25, 2000) the applicant shall submit color samples of the single family residence and fencing for approval to the Big Sur Land Use Advisory Committee, prior to final inspection or Occupancy. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection or occupancy, the applicant/owner shall provide evidence to the RMA-Planning Department that color samples for the single family residence and fencing have been approved by the Big Sur Land Use Advisory Committee.

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

Responsible Department: Planning Department

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

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

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

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

6. WP0008 - ROADWAY TURNAROUNDS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Roadway turnarounds shall be required on driveways and dead-end roads in excess of 150 feet of surface length. Required turnarounds on access roadways shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the road. If a hammerhead/T is used, the top of the "T" shall be minimum of 60 feet in length. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

7. WP0009 - ROADWAY TURNOUTS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Roadway turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

8. WP0018 - DRIVEWAYS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400 foot intervals. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or building permits.

9. WP0031 - ADDRESSES FOR BLDGS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

10. WP0032 - SIGNS-SIZE OF NUMBERS & SYMBOLS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Size of letters, numbers and symbols for addresses shall be a minimum of 3-inch letter height, 3/8-inch stroke, contrasting with the background color of the sign. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance or Grading or Building Permits

11. WP0033 - SIGNS-PERM. POSTED ADDRESSES- FIRE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

12. WP0040 - EMERGENCY WATER-ACT STDS-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A minimum fire protection water supply of 3,000 gallons shall be provided regardless of parcel size. Minimum storage requirements for single family dwelling may be reduced to 2,000 gallons if an approved automatic fire sprinkler is required. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

13. WP0044 - HYDRANT LOCATION-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

14. WP0045 - HYDRANT SPACING-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The hydrant serving any building shall be not less than 50 feet nor more than 1000 feet by road from the building it is to serve. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

15. WP0046 - HYDRANT CONSTRUCTION-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2-inch National Hose outlet supplied by a minimum 4 inch main and riser. The Reviewing Authority may apply more restrictive hydrant requirements. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

16. WP0056 - FIRE SPRINKLER SYSTEM-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

17. WP0059 - ROADWAY SURFACE-ALT-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Where road grades exceed 8 percent, a minimum structural roadway surface thickness of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

18. WP0062 - ROOF CONSTRUCTION-FIRE

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: In high and very high fire hazard areas, as defined by the California Department of Forestry and Fire Protection (CDF), roof construction shall be a Class A or Class B, with fire resistive materials, or as approved by the Reviewing Authority. This requirement shall apply to all new construction and existing roofs that are repaired or modified so as to affect 50 percent or more of the roof. Vegetation removal will not be allowed as a means of removing high or very high fire hazard area designation from an entire parcel. (Cal-Fire Coastal)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading or Building Permits

19. EH8 - WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well drilling permit from the Division of Environmental Health and construct the well. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit

Submit the Well Completion Report to the Division of Environmental Health.

20. WR2 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits

Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.

21. WR45 - WELL INFORMATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits

Submit all applicable well information to the Water Resources Agency for review and approval.

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

Responsible Department: Planning Department

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

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

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

23. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground.
(RMA - Planning Department; Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

24. PD003(A) - RESOURCES NEG ARCH

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

25. PD017 - DEED RESTRICTION-USE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of a building permit the applicant shall record a deed restriction as a condition of project approval which states: "The following reports have been prepared for this parcel:
A Biological report and Addendum (Library No. 26.06.061), by Jud Vandevere, dated June 27, 1990;
An Addendum to the Biological Report by Bruce Cowan dated June 27, 1990;
A Biological Report dated May 20, 2011, by Fred Ballerini;
A Biological Report dated April 3, 2013, by Fred Ballerini;
A Forest Management Plan (LN 33.05.020) dated January, 2000, by Stephen R. Staub;
An Addendum (Geotechnical Repor (LN 24.01.042) to the Geologic Report contained in the Rocky Creek Ranch EIR, dated August 1990, prepared by Geoconsultants, Inc.; and
An Archaeological Reconnaissance (LN 04.01.138), dated December 1999, prepared by Archaeological Consulting.
All development shall be in accordance with these reports." (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning Department 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 RMA-Planning Department.

26. PD004 - INDEMNIFICATION AGREE

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Submit signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

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

27. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice which states: "A Combined Development Permit (Resolution No. 13-041) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 418-132-002-000 on December 31, 2013. The permit was granted subject to 30 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Resource Management Agency - Planning Department." (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Proof of recordation of this notice shall be furnished to the RMA - Planning Department.

28. EHSP01ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Environmental Health has determined that a adequate area exists for onsite wastewater disposal for the proposed project. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit Submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health

29. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

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 DPW.

30. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where environmentally sensitive habitat areas exist(s) in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by the Director of RMA - 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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to issuance of grading and 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 RMA - Planning for review and approval.

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

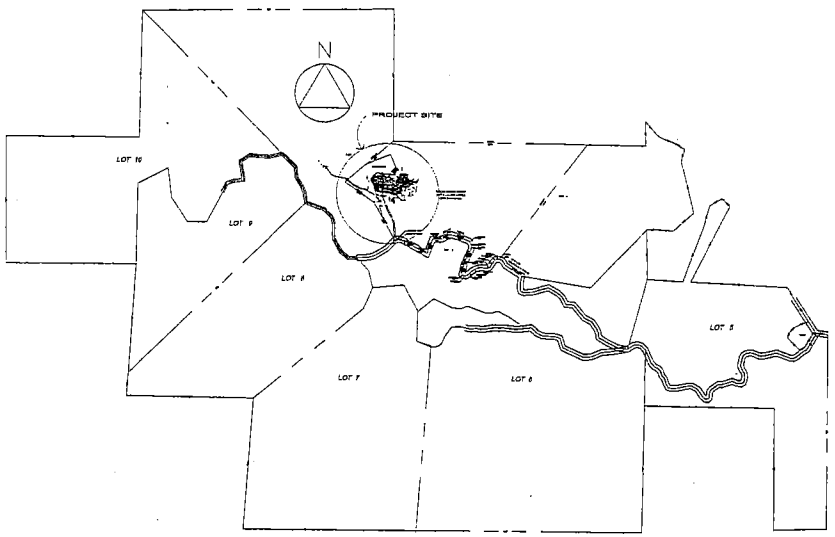
Prior to or concurrent with recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA – Planning.

31. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 1 year from September 26, 2013, to expire on September 26, 2014, unless use of the property or actual construction has begun within this period. (RMA-Planning)

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



PROJECT CONTACTS

Architect
Carver + Schicketanz Architects
P.O. Box 2684, Carmel, California, USA
Telephone: 831-624-2304
Facsimile: 831-624-0364
e-mail: carmas1@aol.com
Contact: Mary Ann Schicketanz, Architect

Structural Engineer
Frank Lee, P. E.
150 Olmstead Road, Suite C
Monterey, CA93950
Telephone: 831-649-3252
Facsimile: 831-649-3926
Contact: Frank Lee Consulting Engineer

Mechanical Engineer
Monterey Energy Group, Inc.
227 Forest Avenue, Suite 5
Pacific Grove, CA 93950
Telephone: 831-372-8328
Facsimile: 831-372-4613
Contact: David Knight

Civil Engineer and Land Surveyor
Whitson Engineers
2600 Garden Road, Suite 230
Monterey, CA 93940
Telephone: 831-649-5225
Facsimile: 831-373-5065
Contact: Ken M. Whitson, Professional Engineer

DRAWING INDEX

01 COVER SHEET
PROJECT DATA
DRAWING INDEX, VICINITY MAP

CIVIL DRAWINGS
(SEPARATE PERMIT)

C1 OVERALL GRADING & DRAINAGE PLAN 1"=40'-0"
C2 GRADING & DRAINAGE PLAN 1"=10'-0"

ARCHITECTURAL DRAWINGS:

02 DETAIL SITE PLAN 1/8"=1'-0"
03 GENERAL NOTES
04 ROOM FINISH SCHEDULE,
DOOR SCHEDULE, WINDOW SCHEDULE
05 APPLIANCE SCHEDULE AND NOTES
EXTERIOR FINISH SCHEDULE
06 UPPER FLOOR PLAN 1/4"=1'-0"
07 LOWER FLOOR PLAN 1/4"=1'-0"
08 ROOF PLAN 1/8"=1'-0"
ROOF DETAILS
09 EXTERIOR ELEVATIONS 1/4"=1'-0"
NORTH ELEVATION
EAST ELEVATION
10 EXTERIOR ELEVATIONS 1/4"=1'-0"
SOUTH ELEVATION
WEST ELEVATION
11 SECTIONS A, B, C, D 1/4"=1'-0"
12 INTERIOR ELEVATIONS
13 INTERIOR ELEVATIONS
14 INTERIOR ELEVATIONS
15 INTERIOR ELEVATIONS
16 DETAILS

PLUMBING / ELECTRICAL DRAWINGS

PE1 GENERAL MECHANICAL / PLUMBING NOTES
PLUMBING FIXTURE SCHEDULE
PE2 GENERAL ELECTRICAL NOTES
ELECTRICAL SYMBOLS
LIGHTING FIXTURE SCHEDULE
PE3 PLUMBING / ELECTRICAL
SITE PLAN 1"=40'-0"
PE4 PLUMBING /ELECTRICAL
FIRST FLOOR PLAN 1/4"=1'-0"
PE5 PLUMBING / ELECTRICAL
SECOND FLOOR PLAN 1/4"=1'-0"

STRUCTURAL DRAWINGS

S1 GENERAL STRUCTURAL NOTES
S2 FOUNDATION PLAN 1/4"=1'-0"
S3 MAIN FLOOR FRAMING PLAN 1/4"=1'-0"
SHEAR PANEL SCHEDULE
S4 ROOF FRAMING PLAN 1/4"=1'-0"
S5 BUILDING SECTIONS 1/4"=1'-0"
S6 STRUCTURAL DETAILS
S7 STRUCTURAL DETAILS
S8 STRUCTURAL DETAILS
S9 TYPICAL DETAILS

MECHANICAL DRAWINGS

M1 HYDRONIC HEATING INSTALLATION NOTES
PLUMBING SYSTEM NOTES
TITLE 24 COMPLIANCE DATA
M2 HEAT SOURCE NOTES & VENTING DETAILS
M3 HYDRONIC HEATING DETAILS
DETAILED DESIGN SUMMARY
M4 RADIANT HEATING
MAIN FLOOR PLAN 1/4"=1'-0"
RADIANT HEATING
GAS PIPING ISOMETRIC
M5 LOWER FLOOR PLAN TUBING LAYOUT PLAN 1/4"=1'-0"
PANEL LAYOUT PLAN 1/4"=1'-0"

LANDSCAPE DRAWINGS

L1.1 LANDSCAPE, LIGHTING AND IRRIGATION

PROJECT DATA:

OWNER: DR. ALEXANDER AND JACQUELINE HELLGE
SINGELFINGEN, GERMANY
C/O CARVER-SCHICKETANZ ARCHITECTS
P.O. BOX 2684, CARMEL, CA 93921

ARCHITECT:
CARVER-SCHICKETANZ ARCHITECTS
P.O. BOX 2684, CARMEL, CA 93921
TEL 831-624-2304
FAX 831-624-0364

PROJECT ADDRESS:
3800 ROCKY CREEK ROAD
CARMEL, CALIFORNIA 93923

ASSESSOR'S PARCEL NO: 419-122-002-000
LOT 2, ROCKY CREEK RANCH

TOPOGRAPHIC DATA:
RADMISSION LAND SURVEYING INC.
P.O. BOX 3135
TEL 831-375-7240

EXISTING USE:
VACANT LAND

PROPOSED USE: SINGLE FAMILY DWELLING

SITE AREA: 194,874 SF (44.7 ACRES)

PROPOSED BUILDING AREA

FLOOR AREAS

MAIN FLOOR LIVING (INCL. STAIR) 1322 SF

LOWER FLOOR LIVING AREA 1257 SF
TOTAL LIVING AREA 2577 SF

LOWER FLOOR GARAGE 523 SF

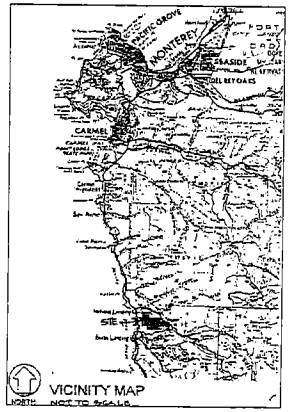
TOTAL FLOOR AREA: 3100 SF

BUILDING COVERAGE
(STRUCTURE CONTRACT)
RESIDENCE, GARAGES 1848 SF

COVERED PATIOS UNDER
ROOF (OVERHANG > 2') 795 SF

TOTAL COVERED 2639 SF

LOT COVERAGE:
2639 SF/194,874 SF 1.35%



PRELIMINARY
NOT FOR CONSTRUCTION
05 FEBRUARY 2002

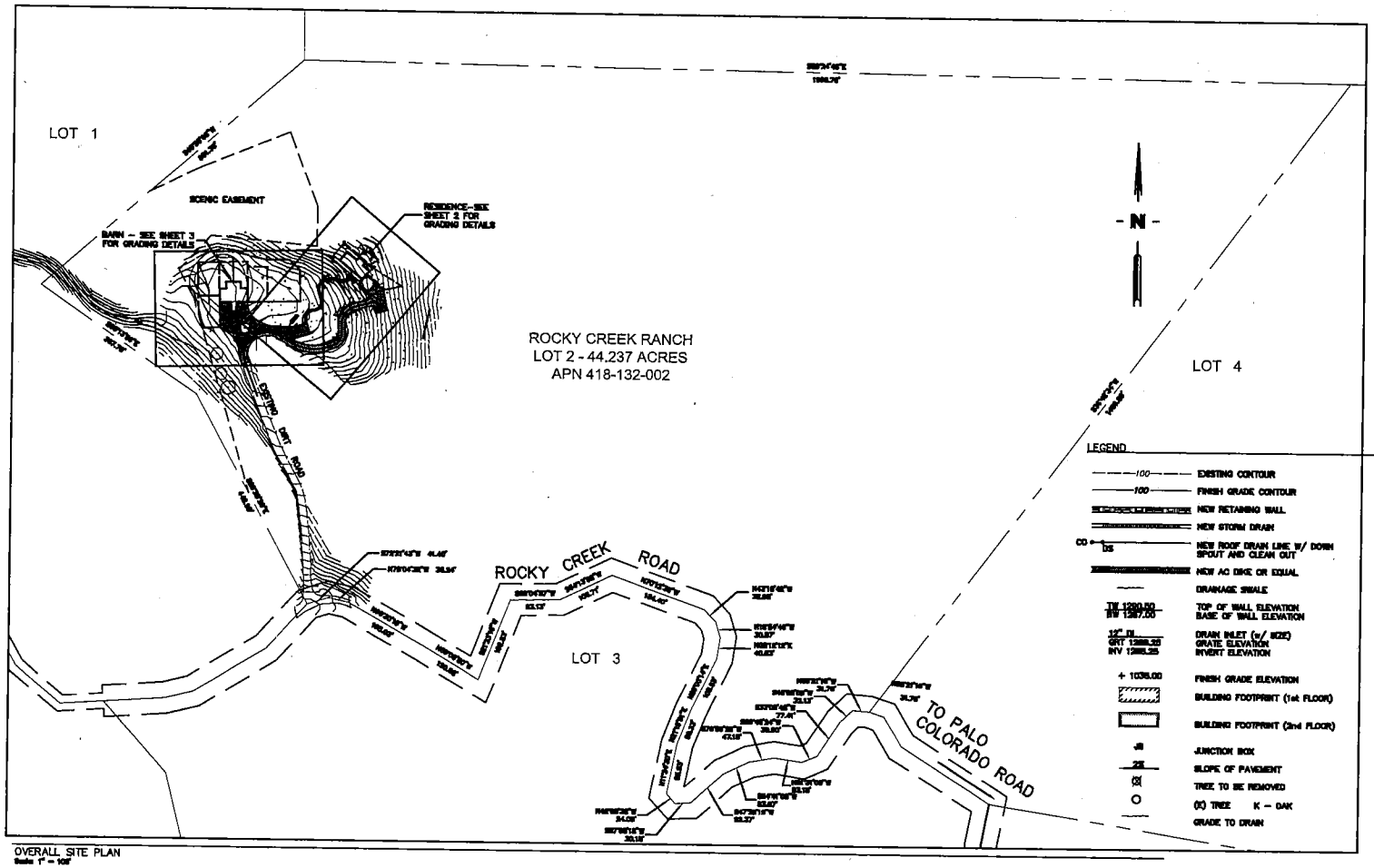
Carver + Schicketanz Architects
P.O. BOX 2684 CARMEL CALIFORNIA 93921, USA
PHONE: 831.624.2304 FACSIMILE: 831.624.0364

COVER SHEET, PROJECT DATA, DRAWING INDEX
VICINITY MAP

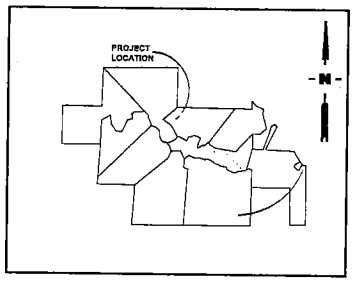
HELLGE FARMHOUSE

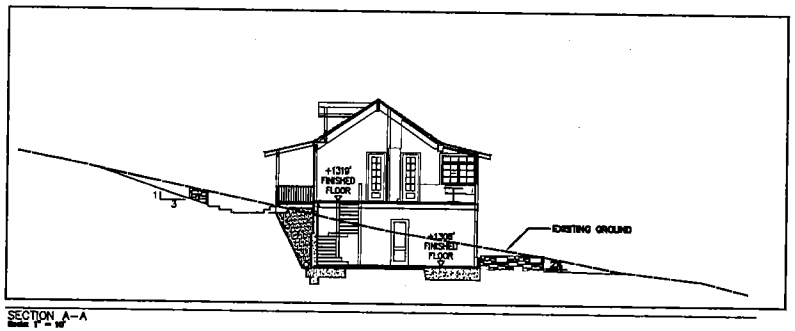
BIG SUR CALIFORNIA

01

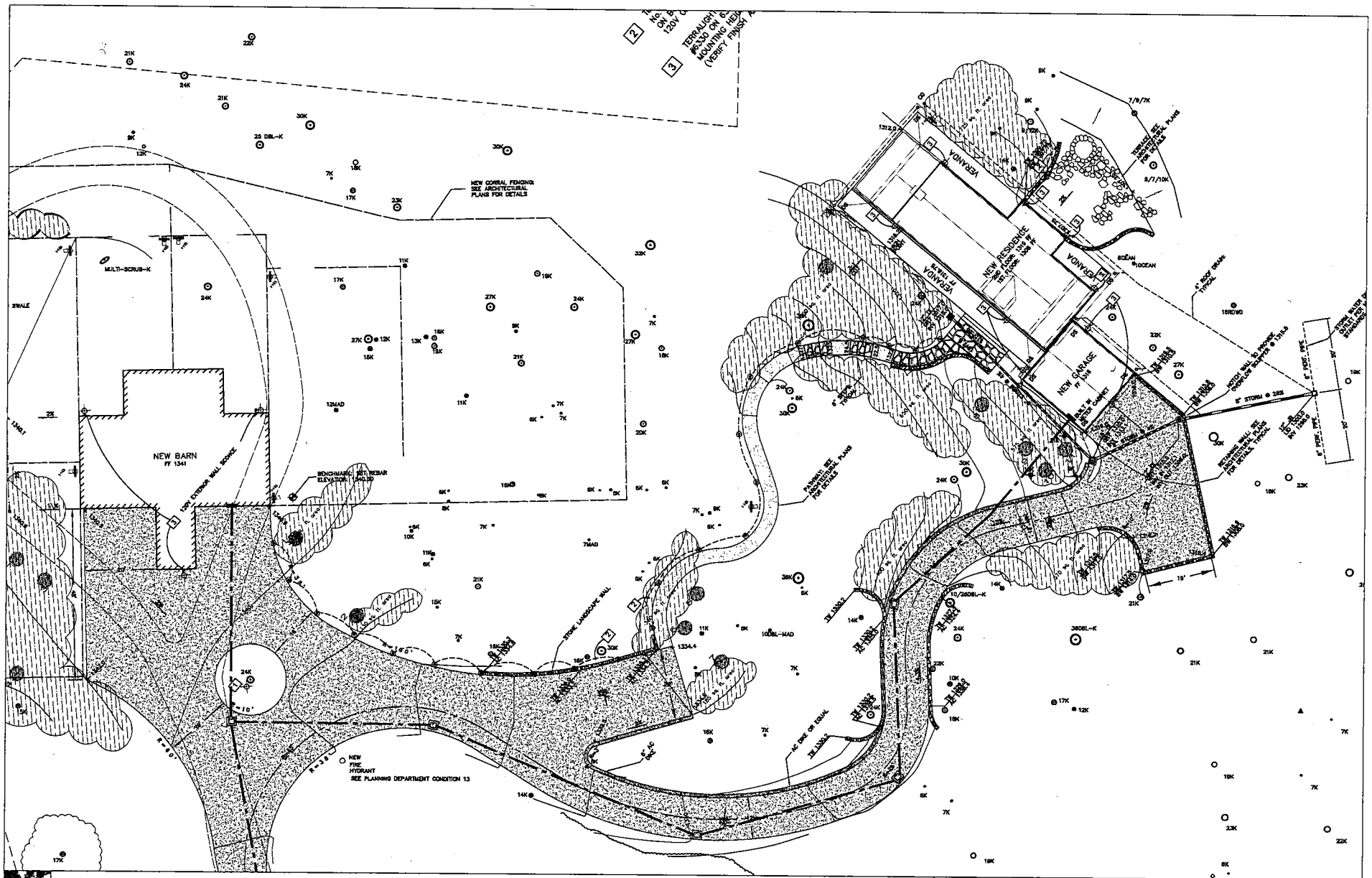


OVERALL SITE PLAN





SECTION A-A



Carver + Schicketanz Architects

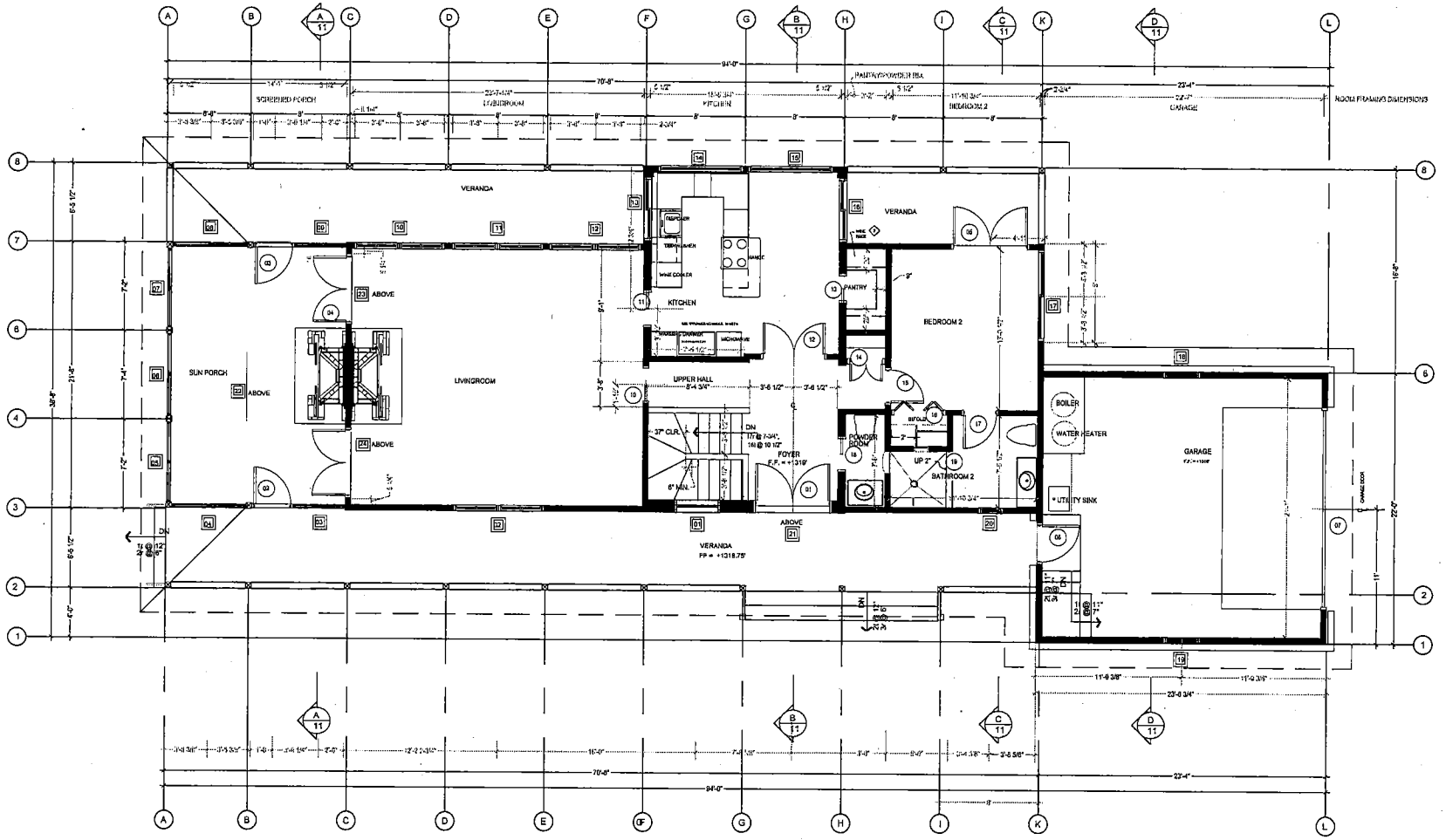
P.O. BOX 2694 CARMEL, CALIFORNIA 93921, USA
PHONE: 831.624.2304 FACSIMILE: 831.624.0364

ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

HELLGE FARMHOUSE

BIG SUR CALIFORNIA

PE 3



PRELIMINARY

NOT FOR CONSTRUCTION

08 FEBRUARY 2002

Carver + Schicketanz Architects

P.O. BOX 2694 CARMEL, CALIFORNIA 93921, USA
PHONE: 831.624.2304 FACSIMILE: 831.624.0364

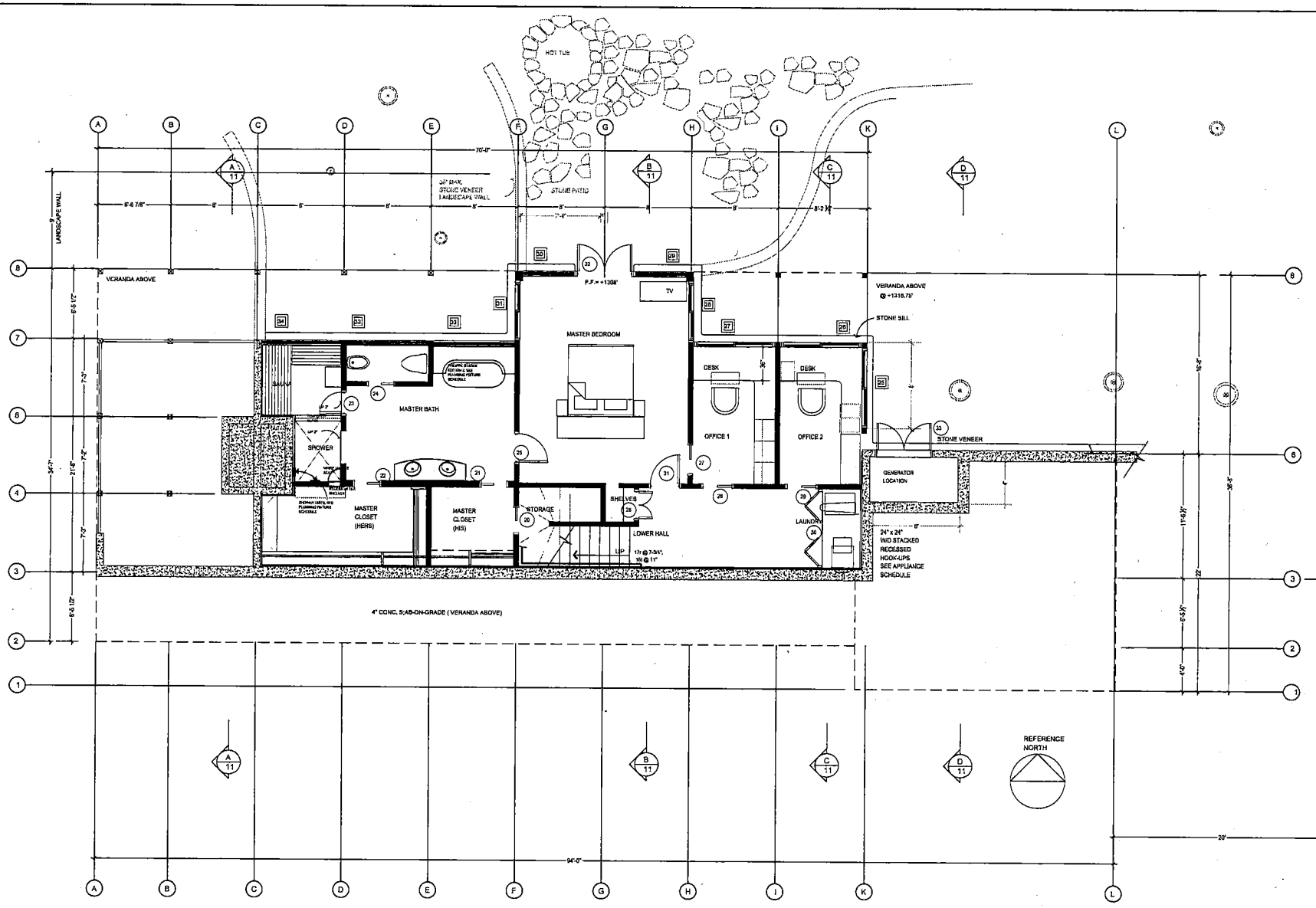
UPPER FLOOR PLAN

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

HELLGE FARMHOUSE

BIG SUR CALIFORNIA

06



Carver + Schicketanz Architects
P.O. BOX 2594 CARMEL, CALIFORNIA 93921, USA
PHONE: 831.624.2304 FACSIMILE: 831.624.0364

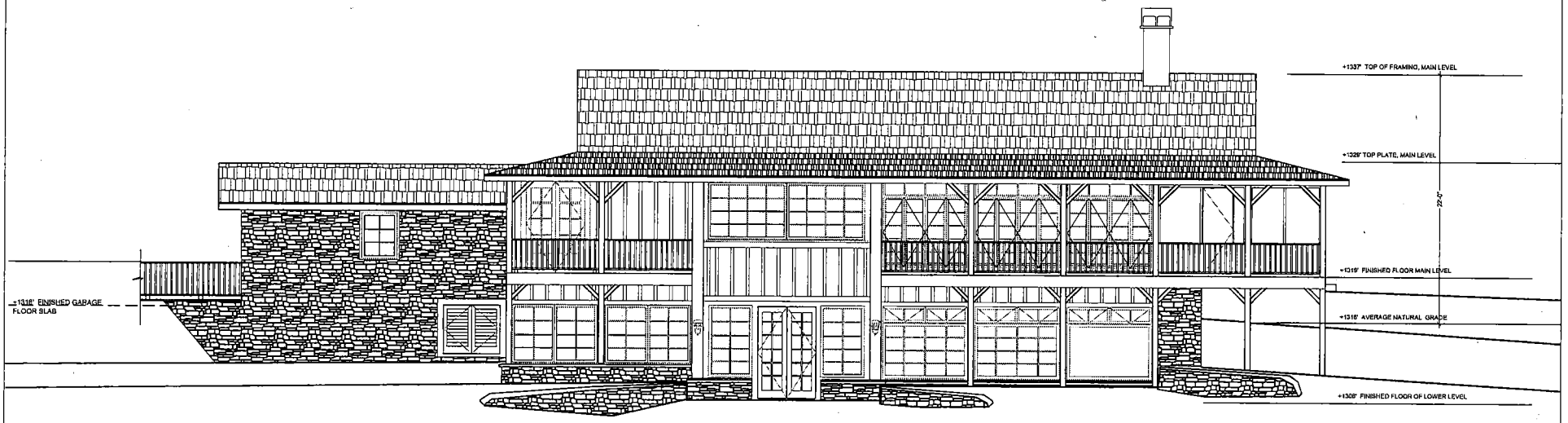
LOWER FLOOR PLAN

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

HELLGE FARMHOUSE

BIG SUR CALIFORNIA

07



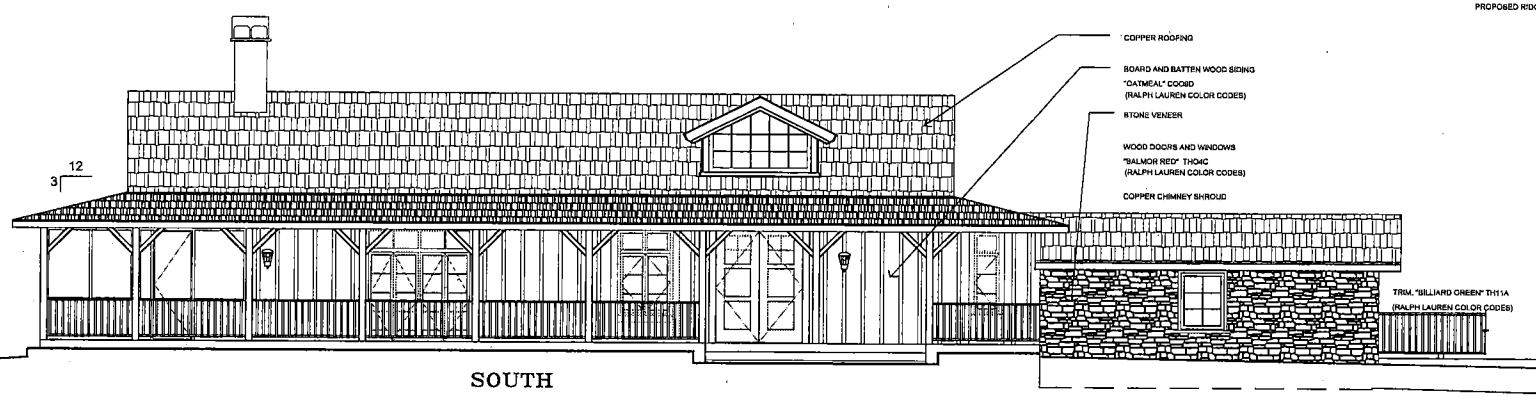
NORTH

HEIGHT CALCULATION TABLE

EXISTING NATURAL GRADE - HIGH = +1320'
EXISTING NATURAL GRADE - LOW = +1312'
AVERAGE NATURAL GRADE = +1316'

ALLOWABLE HEIGHT = 24'

PROPOSED RIDGE - LIVING AREA = 22' (21'-7 1/2")



SOUTH

PRELIMINARY
NOT FOR CONSTRUCTION
05 FEBRUARY 2002

Carver + Schicketanz Architects
P.O. BOX 2694 CARMEL, CALIFORNIA 93921, USA
PHONE: 831.624.2304 FACSIMILE: 831.624.0364

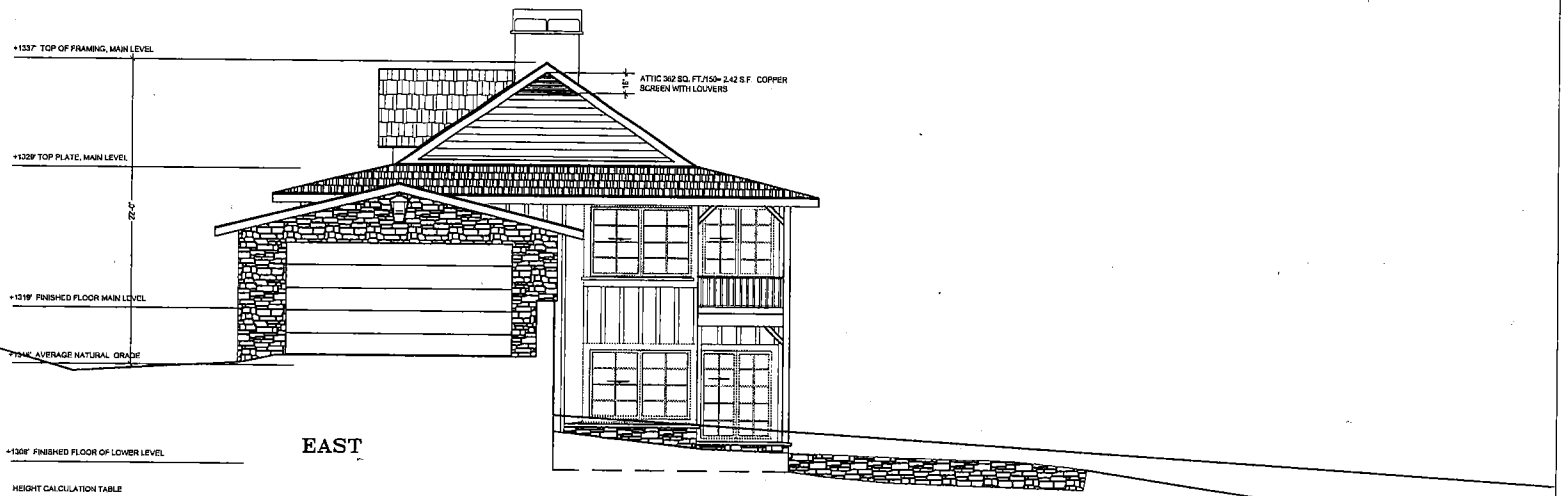
EXTERIOR ELEVATIONS

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

HELLGE FARMHOUSE

BIG SUR CALIFORNIA

09



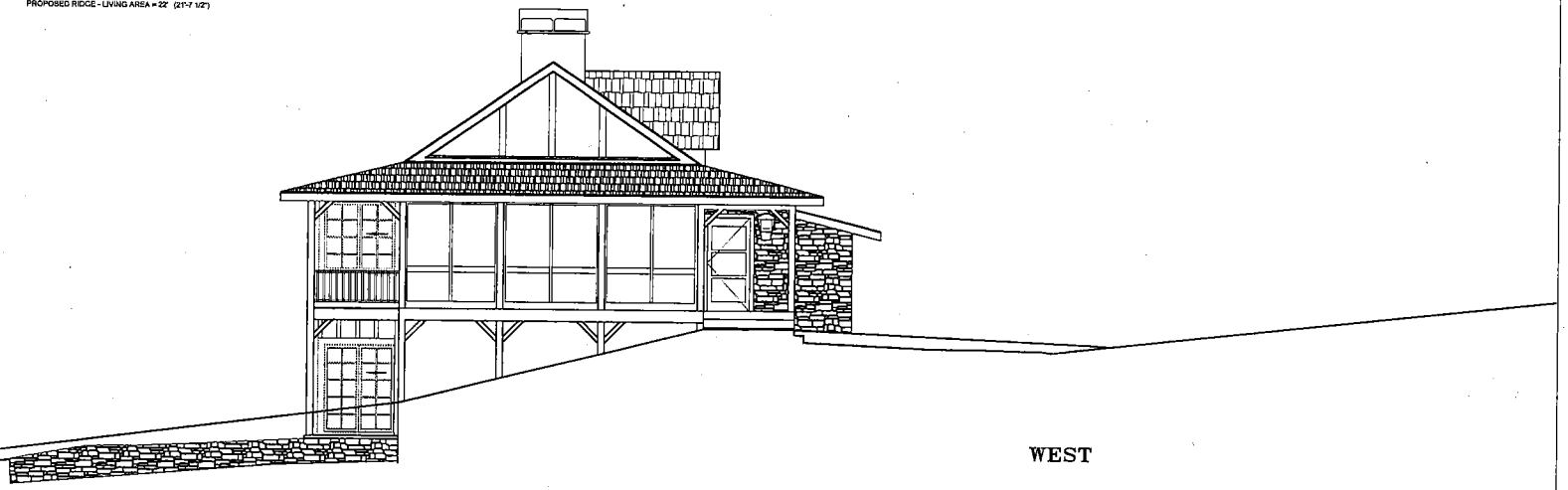
EAST

HEIGHT CALCULATION TABLE

EXISTING NATURAL GRADE - HIGH = +1320'
EXISTING NATURAL GRADE - LOW = +1313'
AVERAGE NATURAL GRADE = +1316'

ALLOWABLE HEIGHT = 24'

PROPOSED RIDGE - LIVING AREA = 22' (21'-7 1/2")



WEST

PRELIMINARY
NOT FOR CONSTRUCTION
05 FEBRUARY 2002

Carver + Schicketanz Architects
P.O. BOX 3694 CARMEL, CALIFORNIA 93921, USA
PHONE: 831.624.2304 FACSIMILE: 831.624.0364

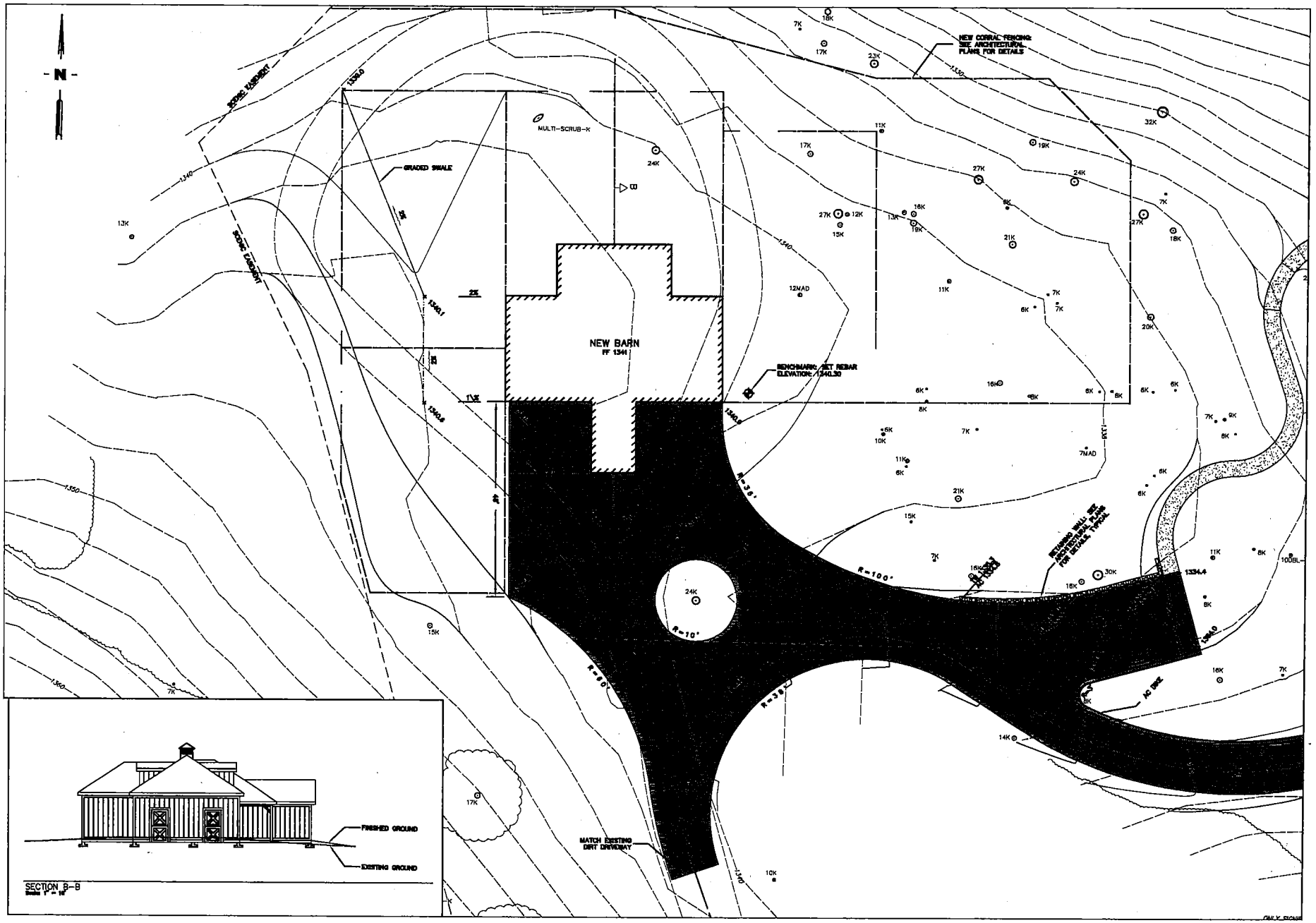
EXTERIOR ELEVATIONS

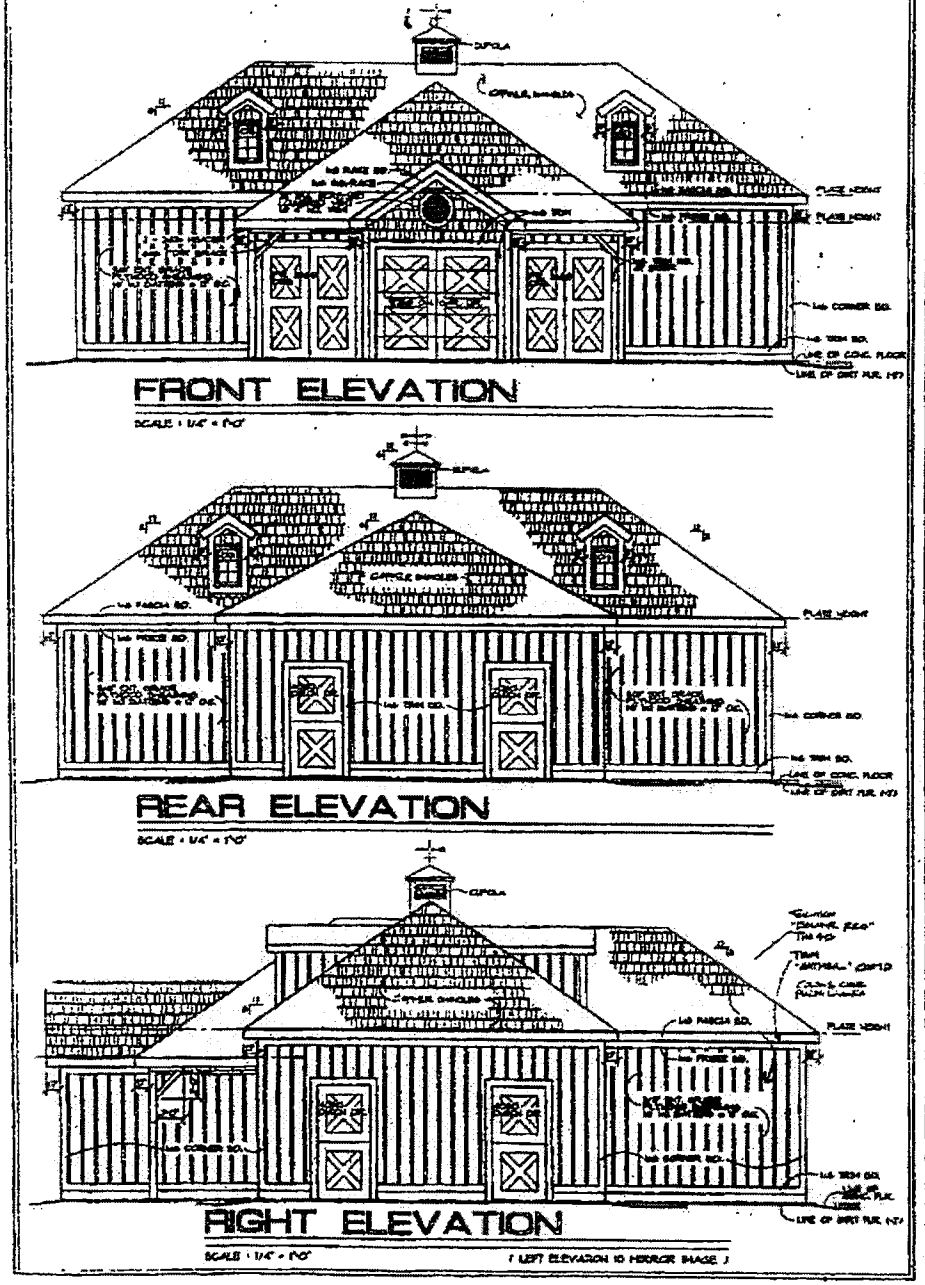
SCALE: 1/4" = 1'-0"

HELLGE FARMHOUSE

BIG SUR CALIFORNIA

10

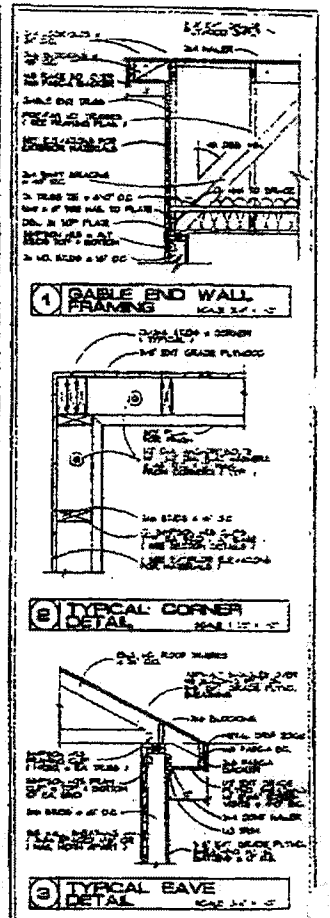

- N -
NEW CORRAL FENCING: SEE ARCHITECTURAL PLANS FOR DETAILS
SCENIC EASEMENT
MULTI-SCRUB-K
GRADED SWALE
NEW BARN
FF 1341
BENCHMARK: SET REBAR
ELEVATION: 1340.30
R=35'
R=100'
R=10'
R=60'
R=35'
RETAINING WALLS: SEE ARCHITECTURAL PLANS FOR DETAILS, TYPICAL
AC BIKE
MATCH EXISTING DIRT DRIVEWAY
1334.4
1340.0
FINISHED GROUND
EXISTING GROUND
SECTION B-B



ARCHITECTURAL NOTES

STRUCTURAL NOTES

NOTE !!!



HOME PLANNERS, INC.

NELLOE RESIDENCE - PARCEL Z
BARN ELEVATIONS

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

In the matter of the application of:
HAYWARD (PLN140625)
RESOLUTION NO. 15-033
Resolution by the Monterey County Zoning Administrator:

1) Considering an Addendum to and the Rocky Creek Ranch Final Environmental Impact Report (SCH#9103305F; Resolution No. 92-39); and
2) Approving an Amendment to a Combined Development Permit (PLN100119). As amended, the project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

[PLN140625, Hayward, 38025 Rocky Creek Road, Big Sur, Big Sur Coast Land Use Plan, (APN: 418-132-002-000)]

The Hayward application (PLN140625) came on for public hearing before the Monterey County Zoning Administrator on May 28, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Amendment to a Combined Development Permit (PLN100119). As amended, the project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

EVIDENCE: a) The application, project plans, and related support materials submitted

by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

b) The proposed project, PLN140625, is related to PLN990440 (previously-approved Combined Development Permit), PLN020073 (Extension), PLN040077 (Extension), PLN060176 (Extension), PLN080111 (Extension), and PLN100119 (an Amendment to the previously-approved Combined Development Permit).

c) Zoning Administrator Resolution No. 13-041 (PLN100119), approved on October 31, 2013, allowed construction of a 2,577 square foot two-story single family dwelling with a 528 square foot attached garage and 795 square foot covered patio, a 1,918 square foot barn with a 200 square foot covered porch and fenced corrals, construction of a well, installation of a septic system, removal of seven Coast Live oak, approximately 2,100 cubic yards of grading, and development within 100 feet of environmentally sensitive habitat.

d) The proposed Amendment (PLN140625) would result in the following: 1) an increase of approximately 223 square feet for the single family dwelling; 2) an increase of approximately 42 square feet for the large non-habitable accessory structure (barn to studio); 3) an increase of approximately 48 square feet for the small non-habitable accessory structure (garage); 4) a reduction of approximately 664 square feet of covered deck and porch area; 5) an increase of approximately 3,617 square feet of uncovered deck area; and 6) a reduction of approximately 1,590 cubic yards of grading (cut and fill).

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

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

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

b) The property is located at 38025 Rocky Creek Road, Big Sur (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan. The parcel is zoned Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)], which allows construction of single-family dwellings and accessory structures, development within 100 feet of environmentally sensitive habitat, and development within 750 feet of a known archaeological resource with coastal development permits. Therefore, the project is an allowed land use for this site.

c) The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify that the project on the subject parcel conforms to the plans listed above.

d) As amended, permit number PLN140625 will become and be referred to

as the approved permit.

e) Environmentally Sensitive Habitat Area (ESHA): See Finding No. 8.

f) No tree removal is proposed (Big Sur Coast LUP Policy 3.5.2.2).

g) Archaeological Resources: County records indicate the site is in an area identified as having a high sensitivity for cultural resources; however, an archaeological survey (LIB150034) prepared for the project site did not identify any potential for impacts to prehistoric resources. There is no evidence that any cultural resources would be disturbed (Big Sur Coast LUP Policy 3.11.1), and the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 4). A known archaeological resource is located approximately 350 feet southwest of the proposed development site; however, slope, vegetation, and a property boundary would preclude the potential for impacts to this resource.

h) Big Sur Critical Viewshed: The project as proposed is consistent with the policies of the Big Sur Coast Land Use Plan dealing with visual resources and will have no impact on the critical viewshed. The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify that the project site conforms to the visual resource policies of the plans listed above. The proposed development does not create any new visible structures within the critical viewshed (Big Sur Coast LUP Policy 3.2.2). Distance, topography, and vegetation effectively screen the proposed development from Highway 1.

i) Scenic Easement: See Finding No. 7, Evidence d.

j) Lot Legality: The approximately 44.7 acre lot was created by a major lot line adjustment, and is identified as Lot 2 on a Record of Survey recorded January 6, 1994 (Volume 18, Page 92).

k) Conditions of Approval: All applicable conditions of approval from PLN100119 have been carried forward to PLN140625. Based on current regulations and review procedures, the following conditions of approval have either been deleted or added:
   - The Water Resources Agency deleted two conditions of approval that are obsolete; PLN10019 Condition No. 2 - Water Conservation Measures and No. 21 - Well Information.
   - RMA – Public Works added one condition of approval; PLN140625 Condition No. 13 - County Wide Traffic Impact Fee.
   - RMA – Planning deleted three conditions of approval that are no longer applicable to the currently-proposed project; PLN100119 Condition No. 3 – Submit Color Samples, No. 4 – Landscape Plan, and No. 30 – Conservation and Scenic Easement. The Big Sur LUAC, on February 24, 2015, recommended approval of the material and color finishes submitted for the project. The Applicant has also proposed that all undeveloped areas remain as natural habitat, so a Landscape Plan would not be required. An existing conservation and scenic easement covers approximately 2.5 acres of the parcel, and allows structures that would not be visible within the Big Sur Critical Viewshed and do not require significant vegetation removal. The project, as proposed, is consistent with the restrictions of the easement and the project building site would improve

protection of visual resources and access.

- RMA – Planning added four conditions of approval; PLN140625 Condition No. 3 – Attach Resolution to Construction Plans, No. 6 – Condition Compliance Fee, No. 7 – Tree and Root Protection, and No. 11 – Height Verification. These conditions reflect changes in the project and in the County's review process since the approval of PLN100119.
- The Environmental Health Bureau added three conditions of approval; PLN140625 Condition No. 30 - New Well Source Capacity Test, No. 31 – Long-Term Water Supply Deed Restriction, and No. 32 – New Well Water Quality Analysis.
- RMA-Environmental Services added six conditions of approval; PLN140625 Condition No. 23 – Erosion Control Plan, No. 24 – Geotechnical Certification, No. 25 – Grading Plan, and Nos. 26 through 28 – Inspections.

The new conditions of approval have been incorporated into the attached Conditions of Approval, and are incorporated herein by reference.

l) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because it involved an Amendment to a project previously reviewed by the Big Sur LUAC. The LUAC, at a public meeting held on February 24, 2015, voted 4 – 0 to support the project as proposed.

m) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

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

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

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

- Preliminary Archaeological Reconnaissance (LIB150034) prepared by Archaeological Consulting, Salinas, California, December 7, 1999.
- Biological Report (LIB150039) prepared by Jud Vandevere, Biological Consultant, Monterey, California, November 30, 1999.
- Biological Spring Survey (LIB110295) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 20, 2011.
- Biological Letter (LIB120039) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, April 3, 2013.
- Biological Letter (LIB150032) prepared by Fred Ballerini

Horticultural Services, Pacific Grove, California, August 24, 2011.
- Biological Letter (LIB150033) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 13, 2014.
- Forest Management Plan (LIB150054) prepared by Stephen R. Staub, Registered Professional Forester, Felton, California, January 2000.
- Preliminary Geotechnical Study (LIB150050) prepared by Geoconsultants, Inc., San Jose, California, February 15, 1989; including Addendum Geotechnical Study, prepared by Geoconsultants, Inc., San Jose, California, August 7, 1990.
- Retaining Wall Design Parameters (LIB150051) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 5, 2003.
- Revised Retaining Wall Design Parameters (LIB150052) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 17, 2003.
- Geologic Conditions (LIB150053) prepared by Geoconsultants, Inc., San Jose, California, July 30, 2003.

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

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140625.

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

EVIDENCE: a) The project was reviewed by the RMA - Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau (EHB), Water Resources Agency, and CALFIRE Coastal (Fire Protection 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) Necessary public facilities will be provided. The parcel will be served by a private well and on-site wastewater treatment system. EHB reviewed the project application, and applied five conditions of approval (Condition Nos. 29 - 33) to address the requirement for a well construction permit, well capacity testing, fractured rock well advisement in the form of a deed restriction, water quality analysis, and review of on-site wastewater system design. Per EHB review, the wastewater system location and well site will meet all setback requirements pursuant to Monterey County Code 15.20.

c) See Finding Nos. 2, 3, and 5, and supporting evidence.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN1450625.

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

EVIDENCE:

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

b) Staff conducted site inspections on October 28, 2014, and February 24, 2015, to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140625.

6. **FINDING:** **CEQA (Addendum) -** An Addendum to a previously certified Final Environmental Impact Report (FEIR) was prepared pursuant to Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

EVIDENCE:

a) The County prepared a FEIR for the Rocky Creek Ranch, and the FIER was certified by the Board of Supervisors on January 26, 1993 (SCH#9103305F; Resolution No. 92-39). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The Rocky Creek Ranch FEIR analyzed a three-phase adjustment of lots (i.e., a re-subdivision), including the potential impacts associated with future construction of single-family dwellings and accessory structure within designated building envelopes on the resultant lots. Based on the proposed design for PLN140625, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

b) An Addendum to the Rocky Creek Ranch FEIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).

c) The project involves the construction of a 2,800 square foot one-story single family dwelling with 331 square feet of covered deck and 2,711 square feet of uncovered deck, a 1,960 square foot one-story yoga studio with 906 square feet of uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading. The project also involves development within 100 feet of environmentally sensitive habitat, and development within 750 feet of known archaeological resources. The Rocky Creek Ranch FEIR analyzed the impacts associated with the proposed development.

Potential environmental impacts have been addressed by the FEIR, which recommended appropriate mitigation measures to reduce impacts to a level of less than significant. Applicable measures were addressed during the application review process.

d) Applicable mitigation measures (MM) are now addressed via County standard conditions of approval, which are equivalent or more effective in mitigating or avoiding potential significant effects. MM No. 6 (tree removal and temporary fencing) is addressed by Condition No. 7 – Tree and Root Protection. MM Nos. 17 and 20 (exterior lighting) are addressed by Condition No. 8 – Exterior Lighting Plan. MM No. 47 (archaeological resources) is addressed by Condition No. 4 – Cultural Resources – Negative Archaeological Report. MM No. 49 (traffic impacts) is addressed by Condition Nos. 12 and 13 – Regional Development Impact Fee and County Wide Traffic Impact Fee.

e) No adverse environmental effects were identified, other than what was analyzed in the Rocky Creek Ranch FEIR, during staff review of the development application and during site inspections on October 28, 2014, and February 24, 2015.

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

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

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 2, Shoreline Access Plan, or Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).

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

d) Scenic easement (visual access): An existing conservation and scenic easement covers approximately 2.5 acres of the parcel, and allows structures that would not be visible within the Big Sur Critical Viewshed and do not require significant vegetation removal. The project, as proposed, would place approximately half of the single-family dwelling within a 0.15 acre area of the easement. The County finds that the proposed building site is outside the Big Sur Critical Viewshed, does not involve removal of significant vegetation, and improves protection of visual resources and access. Therefore, as proposed, the project is consistent with the restrictions of the easement.

e) The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify the project would not interfere with visual access.

f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

8. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE:

a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.

b) The proposed project site will have no long-term effect on special-status species, sensitive habitat, or other significant biological resources (Big Sur Coast LUP Policy 3.3.2.1), and the siting of the proposed development minimizes impacts on surrounding ESHA. The project planner conducted site inspections on October 28, 2014, and February 24, 2015, to verify that the project on the subject parcel conforms to the ESHA policies and development standards of the plan and ordinance listed above. Five biological reports (LIB110295, LIB120039, LIB150032, LIB150033, and LIB150039) were prepared for the project, and include recommendations to ensure the long-term habitat values in the surrounding area are not disrupted by the proposed development. All potential impacts were assessed in the original permit action, and the structural design and footprint modifications proposed by this Amendment will not result in new impacts to biological resources. Also, the County will require the Applicant to record a notice (Condition No. 34) to certify that all development is implemented in accordance with the recommendations of the biological reports.

c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140625.

9. **FINDING:** **WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS** – The subject project, as conditioned, will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resource Code.

EVIDENCE:

a) The proposed project is within the Monterey County State Responsibility Area. The proposed project would expose people and structures to risk of wildland fire where proposed residential development is adjacent to undeveloped open space.

b) Monterey County Code Section 18.56, Wildfire Protection Standards in State Responsibility Areas, requires that future design and construction of structures, subdivisions and developments in State Responsibility Areas shall provide for emergency access and perimeter wildfire protection measures. All proposed development, as designed and conditioned, provides for emergency access and fire suppression.

c) Condition of Approval Nos. 16 – 23 have been applied to the project to ensure the following: 1) all driveways meet minimum requirements regarding width, surface, grade, and turning radius or turnaround; 2) all buildings have required signing and numbering; 3) all structures have adequate fire protection equipment [sprinkler system and roof construction], emergency water flow, and access for emergency responders; 4) all gates allow safe and rapid access for emergency

response vehicles; and 5) defensible space.

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

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

b) California Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat and within 750 feet of a known archaeological resource).

DECISION

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

1. Consider an Addendum to and the Rocky Creek Ranch Environmental Impact Report (SCH#9103305F; Resolution No. 92-39), per CEQA Guidelines Section 15164; and
2. Approve an Amendment (PLN140625) to a Combined Development Permit (PLN100119). As amended, the project is a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, and associated grading; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources; 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 28th day of May, 2015.

Luke Connolly, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 0 1 2015

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 JUN 1 1 2015

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM

MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN140625

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Amendment (PLN140625) allows the construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and 2,711 square foot uncovered deck, a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck, a 576 square foot one-story detached garage, installation of a septic system, construction of a well, associated grading, and development within 100 feet of environmentally sensitive habitat and within 750 feet of known archaeological resources. The property is located at 38025 Rocky Creek Road, Big Sur (Assessor's Parcel Number 418-132-002-000), Big Sur Coast Land Use Plan, Coastal Zone. Related to PLN990440, PLN020073, PLN040077, PLN060176, PLN080111, and PLN100119. 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 RMA - 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. (RMA - 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "An Amendment (Resolution Number 15-033) was approved by the Zoning Administrator for Assessor's Parcel Number 418-132-002-000 on {Date the permit was approved]. The permit was granted subject to thirty-four (34) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. 15-033) for the Amendment (Planning File No.: PLN140625) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

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

Responsible Department: RMA-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 RMA - 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. (RMA - 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 RMA - 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.

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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

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

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

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. 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 RMA - Planning, prior to the issuance of building permits. (RMA - 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 RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

9. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on May 28, 2018, unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

10. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

11. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-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. (RMA-Public Works)

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 DPW.

13. PWSP001 – COUNTY WIDE TRAFFIC IMPACT FEE (NON STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, applicant shall pay the County Wide Traffic Impact Fee. The fee amount shall be determined based on the parameters adopted in the 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 DPW.

14. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

15. FIRE007 - DRIVEWAYS

Responsible Department: Fire

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

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

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

16. FIRE008 - GATES

Responsible Department: Fire

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

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

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

17. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

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

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

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

18. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (CALFIRE Coastal)

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 plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

19. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet and no further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (CALFIRE Coastal)

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 installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

20. 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. (CALFIRE Coastal)

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.

21. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (CALFIRE Coastal)

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

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

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

Responsible Department: Fire

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

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

23. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

24. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report or Engineering Geology Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

25. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating recommendations from an updated Geotechnical Report or Engineering Geology Report, prepared for the project, by a licensed Geotechnical Engineer or Geologist. The applicant shall provide certification from the licensed practitioner that the Grading Plan incorporates their recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan, updated Geotechnical Report or Engineering Geology Report, and certification from the licensed practitioner to RMA-Environmental Services for review and approval.

26. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

27. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

28. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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 regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

29. EHSP001 - WATER WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the owner.

30. EHSP002 - NEW WELL SOURCE CAPACITY TEST IN BEDROCK FORMATION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All new or rehabilitated wells, completed in bedrock formations, to be added to a potable water distribution system shall first undergo a minimum of a 72-hour continuous source capacity test, witnessed by the Environmental Health Bureau (EHB), to determine the yield of the well in order to demonstrate compliance with Section 601.1 of the Uniform Plumbing Code. The test shall conform to Source Capacity Test Procedure, available from the EHB. The source capacity test must yield a sufficient quantity (determined by EHB) to support the proposed development.
The source capacity test(s) shall be made no earlier than August 1 of each year and no later than the first significant rainfall event of the wet season or Oct 31st. The source capacity test report shall include all information as specified by procedure guidelines. The applicant shall pay all associated fees to the EHB.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, the applicant shall contact Drinking Water Protection Services of EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test, prepare a comprehensive Source Capacity Test Report as detailed in the procedure guidelines and submit the report to EHB for review and approval.

31. EHSP003 -LONG-TERM WATER SUPPLY DEED RESTRICTION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating: "Well yields in fractured rock aquifer systems have been shown to decline significantly over time due to meager ability of fractured rock to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of an on-site well proposed to provide a source of domestic potable water on this parcel, the present and any future owners of this property are hereby given notice that additional water sources may be required in the future."

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit the property owner shall sign and notarize the completed deed restriction template and submit the draft for review and approval by the Environmental Health Bureau and County Counsel.

Once approved, the applicant shall provide proof of recordation of the deed restriction to the Environmental Health Bureau and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

32. EHSP004 - NEW WELL WATER QUALITY ANALYSIS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), a Point-of-Entry treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

- Prior to issuance of building permits, the applicant shall provide plans prepared by a qualified individual for point-of-entry treatment to EHB for review and approval.

- Prior to occupancy of a building, the applicant shall provide to EHB for review and approval as-built plans prepared by a qualified individual for point-of-entry treatment and water quality analysis for a treatment effluent sample that demonstrates the treatment system is able to reduce the contaminant(s) to Title 22,CCR primary standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

33. EHSP005 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Environmental Health has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board.

Compliance or Monitoring Action to be Performed: Concurrent with issuance of building permit, submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.

34. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, the Applicant shall record a notice which states: "The following reports have been prepared for this parcel:
Preliminary Archaeological Reconnaissance (LIB150034) prepared by Archaeological Consulting, Salinas, California, December 7, 1999; Biological Report (LIB150039) prepared by Jud Vandevere, Biological Consultant, Monterey, California, November 30, 1999; Biological Spring Survey (LIB110295) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 20, 2011; Biological Letter (LIB120039) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, April 3, 2013; Biological Letter (LIB150032) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, August 24, 2011; Biological Letter (LIB150033) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, May 13, 2014; Forest Management Plan (LIB150054) prepared by Stephen R. Staub, Registered Professional Forester, Felton, California, January 2000; Preliminary Geotechnical Study (LIB150050) prepared by Geoconsultants, Inc., San Jose, California, February 15, 1989; including Addendum Geotechnical Study, prepared by Geoconsultants, Inc., San Jose, California, August 7, 1990; Retaining Wall Design Parameters (LIB150051) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 5, 2003; Revised Retaining Wall Design Parameters (LIB150052) prepared by Buena Geotechnical Services, LLC, Atascadero, California, June 17, 2003; and Geologic Conditions (LIB150053) prepared by Geoconsultants, Inc., San Jose, California, July 30, 2003. These reports are on file in Monterey County RMA - Planning, and all development shall be in accordance with these reports." (RMA - Planning)

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

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

SHEET INDEX

G1.0	COVER SHEET
A1.0	OVERALL SITE PLAN - AREA CALCULATIONS
A1.1	ENLARGED SITE PLAN
A2.0	MAIN RESIDENCE FLOOR PLAN
A2.1	YOGA STUDIO & GARAGE - FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS - MAIN RESIDENCE
A3.1	EXTERIOR ELEVATIONS - YOGA STUDIO
A3.2	BUILDING SECTIONS
A3.3	3d VIEWS

PROJECT DATA

OWNER	**Giles Hayward** 3512 Pacific Ave Marina Del Rey, CA 90292
ARCHITECT	**Studio Carver Architects** P.O. Box 2684, Carmel, CA 93921 Phone: 831-622-7837 Fax: 831-624-0364 E-mail: Robert@StudioCarver.com Contact: Robert Carver, AIA, Leed AP
TOPOGRAPHICAL INFO	**RASMUSSEN LAND SURVEYING INC.** P.O. BOX 3135

SCOPE OF WORK

AMEND AND APPLY FOR AN EXTENSION TO THE ORIGINAL PLANNING PERMIT # PLN100119 TO REFLECT REVISED SINGLE STORY RESIDENCE IN LIEU OF APPROVED 2 STORY RESIDENCE AND REPLACE THE APPROVED HORSE BARN WITH A YOGA STUDIO. CONSTRUCT A DETACHED 2 CAR GARAGE IN LIEU OF APPROVED ATTACHED 2 CAR GARAGE.

ZONING INFORMATION

PROJECT ADDRESS:	38025 ROCKY CREEK ROAD CARMEL, CALIFORNIA 93923
ASSESSOR'S PARCEL NO.	418-132-002-000 LOT 2, ROCKY CREEK RANCH
ZONING:	WSC/40-D (CZ)
PLN#	PLN100119 , PLN990440
OCCUPANCY GROUP:	R-3
STORIES:	1
EXISTING USE:	VACANT LAND
PROPOSED USE:	SINGLE FAMILY DWELLING
SITE AREA:	44.7 ACRES
PROPOSED BUILDING AREA: MAIN RESIDENCE: YOGA STUDIO DETACHED 2 CAR GARAGE	 2,800 SF 1,960 SF 576 SF
TOTAL FLOOR AREA:	5,336 SF
COVERED DECK AREA NON-COVERED DECK AREA	331 SF 2,711 SF
SITE COVERAGE (STRUCTURE COVERAGE) RESIDENCE, YOGA STUDIO, GARAGE	 5,336 SF
COVERED PATIOS UNDER ROOF	331 SF
DECKS > 24" ABOVE GRADE:	1127 SF
TOTAL COVERED:	6794 SF
LOT COVERAGE:	6794 SF/1,947,132 SF (1%)
MAX. HEIGHT - MAIN RESIDENCE	24'
PROPSED HEIGHT - MAIN RESIDENCE	16' - 7"
MAX. HEIGHT - YOGA STUDIO	15'
PROPOSED HEIGHT - YOGA STUDIO	15'
MAX. HEIGHT - GARAGE	15'
PROPOSED HEIGHT - GARAGE	12'-7"

VICINITY MAP



MISC. INFORMATION

WATER SOURCE	NEW WELL
SEWER SYSTEM	NEW SEPTIC SYSTEM
TREES TO BE REMOVED	0
GRADING ESTIMATES	248 CUBIC YARDS - FILL 262 CUBIC YARDS - CUT 14 CUBIC YARDS - NET CUT

Use of these plans and specifications shall be restricted to the original site for which they were prepared and published no part of which may be reproduced or published or changed without the written permission and consent of Studio Carver Architects. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

8/7/2014 1:06:38 PM

Date:	6-5-2014
Scale:	@ 24" x 36"
Drawn By:	PL
Job:	1331

COVER SHEET

Hayward

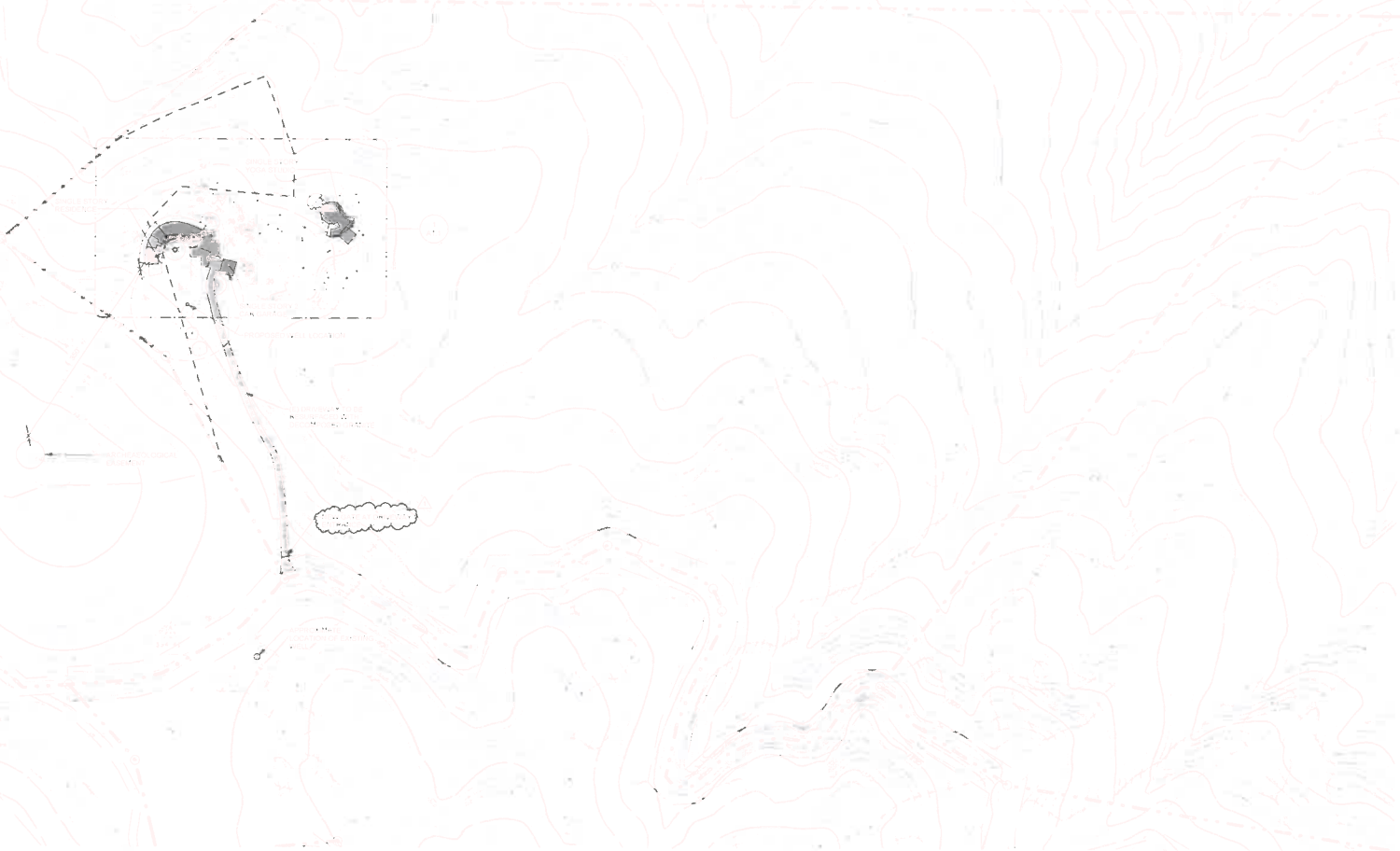
38025 Rocky Creek Road Carmel CA

STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN

PO BOX 2684
CARMEL CA 93921 USA
T 831.622.7837 F 831.624.0364
WWW.STUDIOCARVER.COM

SHEET:

G1.0



APPROVED 1,414 SF HORSE BARN
APPROVED 2,577 TWO STORY RESIDENCE

APPROVED 795 SF COVERED PATIO

TOTAL APPROVED BLDG AREA 4,991 SF
TOTAL APPROVED COVERED PATIO AREA 795 SF

PROPOSED 2,800 SF SINGLE STORY RESIDENCE
PROPOSED 1900 SF YOGA ART STUDIO
PROPOSED 576 SF DETACHED GARAGE

PROPOSED 931 SF COVERED PATIO AREA

PROPOSED 3017 SF OUTDOOR DECK AREA

TOTAL REVISED BLDG AREA 5,476 SF
TOTAL REVISED COVERED PATIO AREA 931 SF
TOTAL DECK AREA 3,017 SF

0 TREES TO BE REMOVED

1

Date
Scale @ 24" x 36"
Drawn By
Ck

OVERALL SITE PLAN - AREA CALCULATIONS

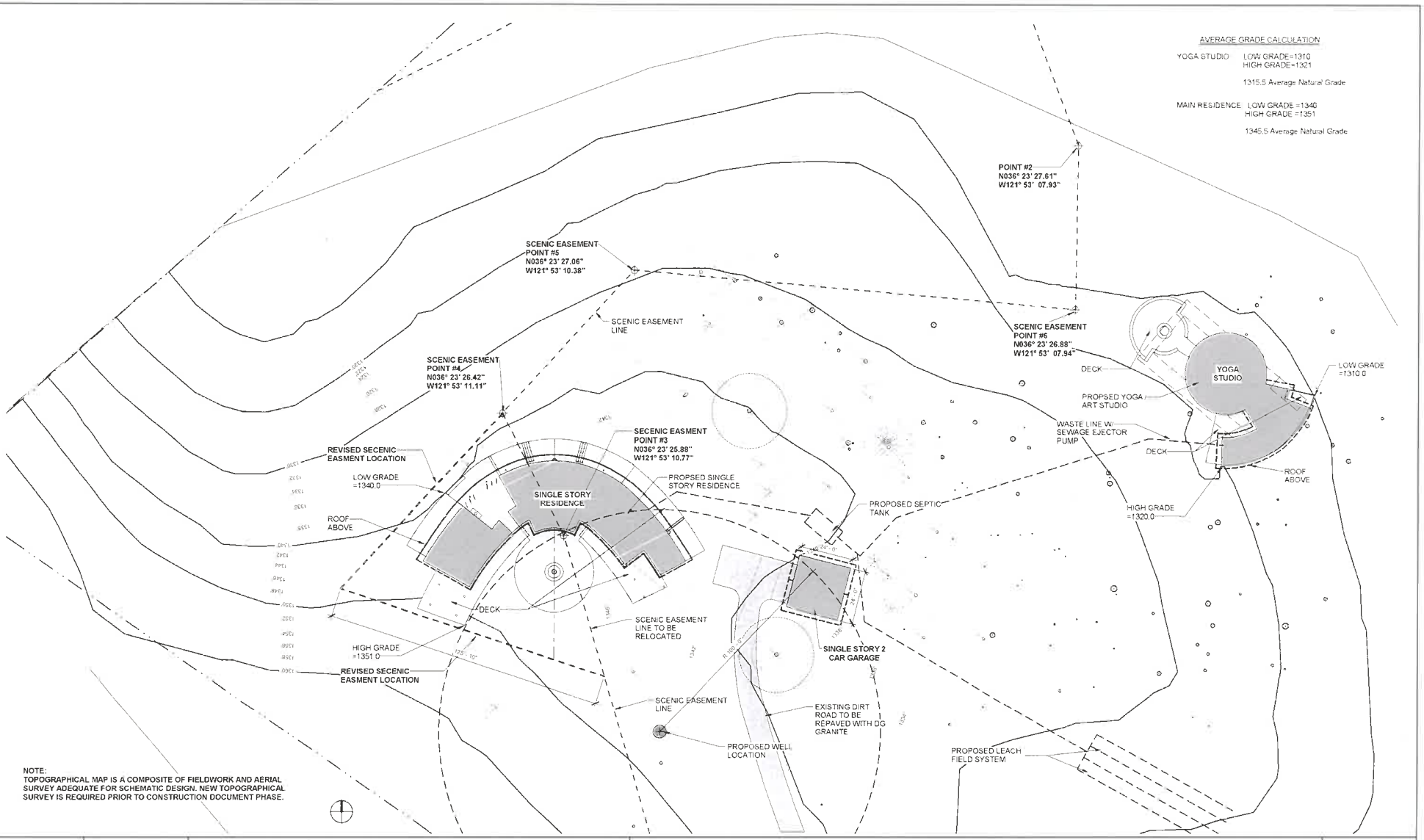
Hayward Residence

REVISION #

No.	Description	Date

Studio CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN

SHEET
A1.0



Date	8-5-2014
Scale	1" = 20'-0" @ 24" x 36"
Drawn By	PL
Job	1331

8/7/2014 1:05:46 PM

ENLARGED SITE PLAN

Hayward

38025 Rocky Creek Road, Carmel CA



STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN
PO BOX 2634
CARMEL CA 93921 USA
T 831.622.7842 F 831.624.0360
WWW.STUDIOCARVER.COM

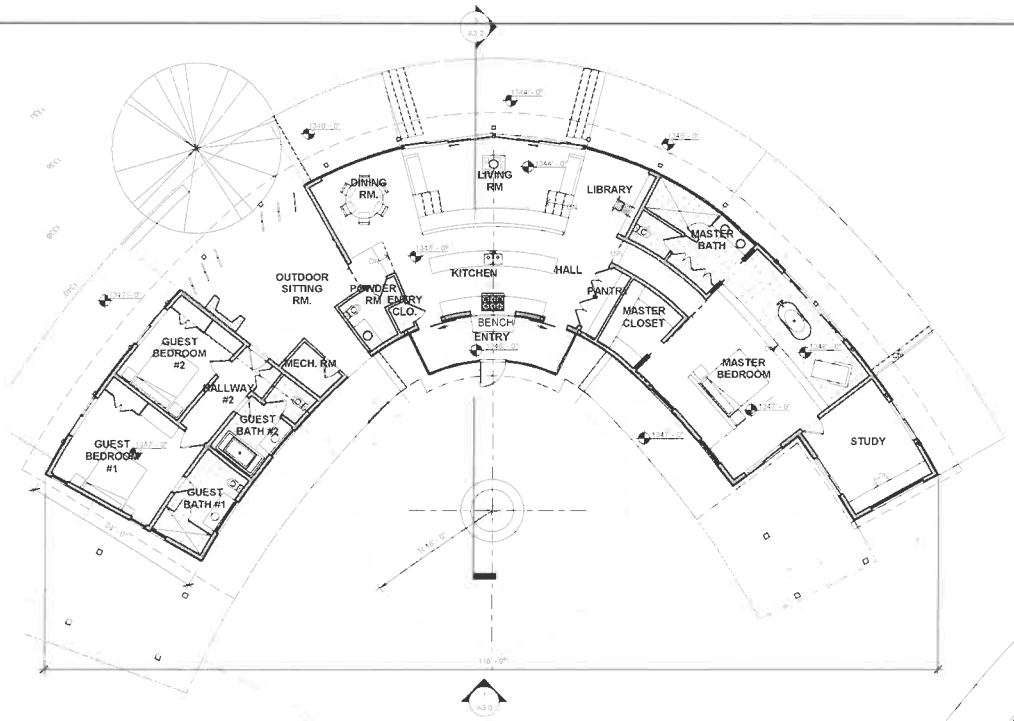
SHEET:

A1.1

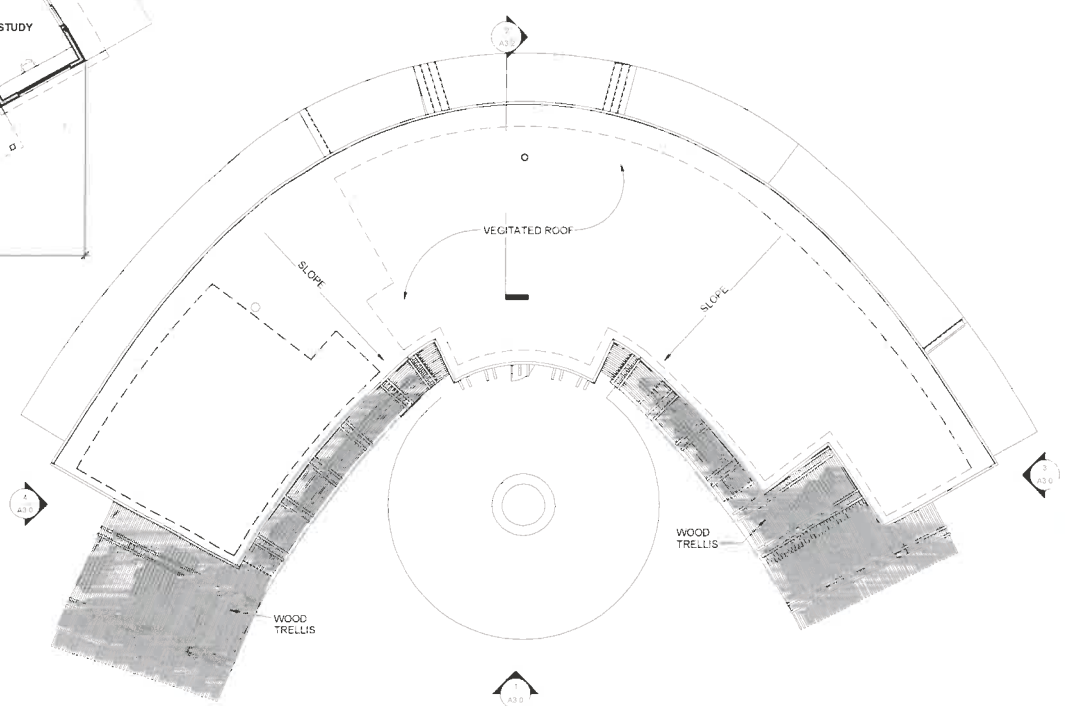
All architectural plans and specifications shall be prepared by (or under the direct supervision of) a person properly licensed to practice architecture pursuant to Section 5536 of the Business and Professions Code. Any plans and specifications that are prepared by persons not licensed to practice architecture pursuant to Section 5536 of the Business and Professions Code shall not be used or implemented without the written consent of the architect. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications shall remain property of the architect whose seal appears on the documents. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

AREA CALCULATIONS

2800 SF	HOUSE
331 SF	OUTDOOR SEATING AREA
2711 SF	DECK



1 MAIN RESIDENCE - FLOOR PLAN
1/8" = 1'-0"



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

0' 2' 4' 8'

Date	8-5-2014
Scale	1/8" = 1'-0" @ 24" x 36"
Drawn By	PL
Job	1331

MAIN RESIDENCE FLOOR PLAN

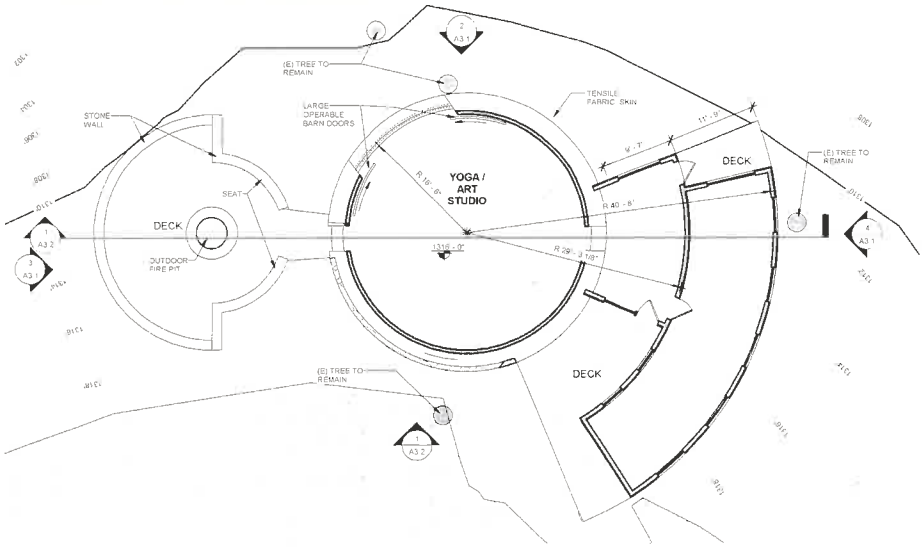
Hayward - Main Residence

36025 Rocky Creek Road Carmel CA

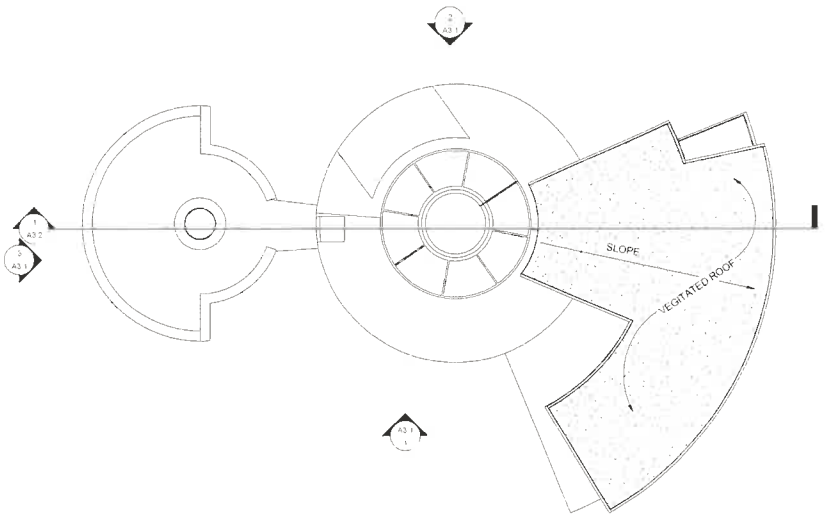


STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN
PO BOX 2664
CARMEL CA 93921 USA
T 831 622 7837 F 831 624 0464
WWW.STUDIOCARVER.COM

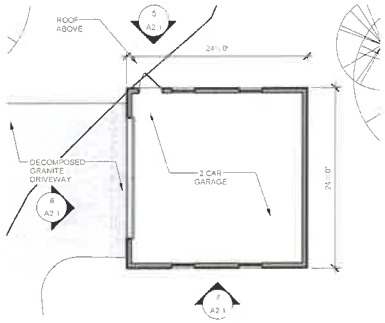
SHEET
A2.0



1 YOGA STUDIO - FLOOR PLAN
1/8" = 1'-0"



2 YOGA STUDIO - ROOF PLAN
1/8" = 1'-0"



4 GARAGE FLOOR
1/8" = 1'-0"



5 GARAGE - NORTH ELEVATION
1/8" = 1'-0"



6 GARAGE - WEST ELEVATION
1/8" = 1'-0"



7 GARAGE -SOUTH ELEVATION
1/8" = 1'-0"

AREA CALCULATIONS:

1960 SF YOGA STUDIO
906 SF DECK

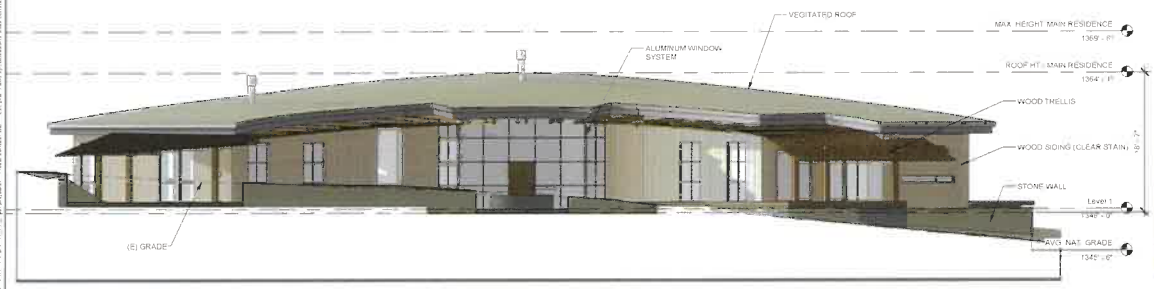


8/7/2014 1:06:08 PM	Date	8-5-2014	YOGA STUDIO & GARAGE - FLOOR PLAN
	Scale	1/8" = 1'-0" @ 24" x 36"	Hayward - Yoga Studio & Garage
	Drawn By	PL	38025 Rocky Creek Road, Carmel CA
	Job	1331	

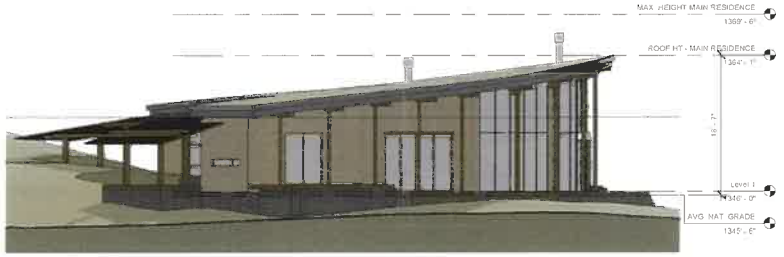


STUDIO CARVER
ARCHITECTURE | PLANNING | INTERIOR DESIGN
PO BOX 2656
CARMEL CA 93921 USA
T 831.622.7837 F 831.624.0364
WWW.STUDIOCARVER.COM

SHEET
A2.1



1 MAIN RESIDENCE - SOUTH
1/8" = 1'-0"



3 MAIN RESIDENCE - EAST ELEVATION
1/8" = 1'-0"



2 MAIN RESIDENCE - NORTH
1/8" = 1'-0"



4 MAIN RESIDENCE - WEST ELEVATION
1/8" = 1'-0"

	Date	6-5-2014
	Scale	1/8" = 1'-0" @ 24" x 36"
	Drawn By	PL
6/7/2014 1:06:15 PM	Job	1331

EXTERIOR ELEVATIONS - MAIN RESIDENCE

Hayward - Main Residence

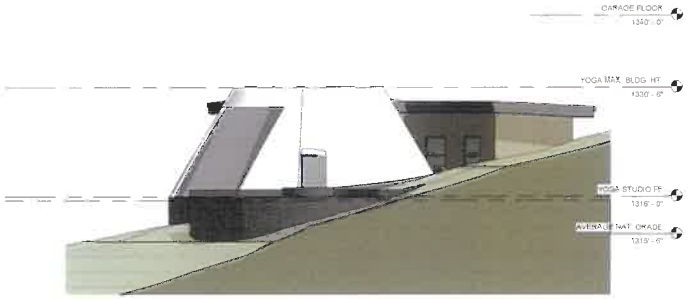
38025 Rocky Creek Road, Carmel CA



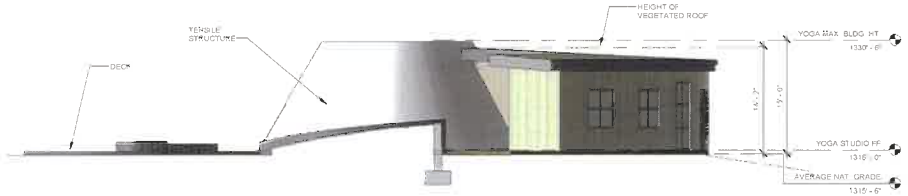


STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN
P.O. BOX 2684
CARMEL CA 93921 USA
T 831.622.7832 F 831.624.0364
WWW.STUDIOCARVER.COM

SHEET
A3.0



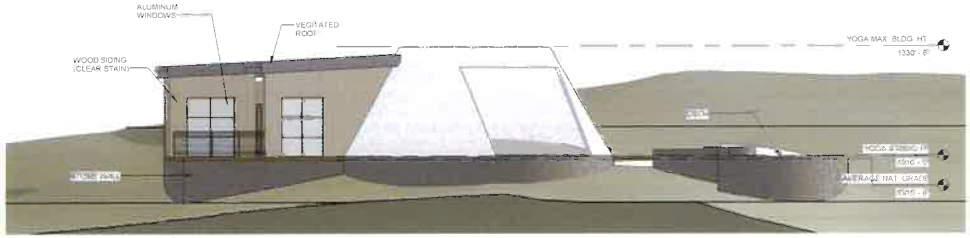
3 YOGA STUDIO - WEST ELEVATION
1/8" = 1'-0"



1 YOGA STUDIO - SOUTH ELEVATION
1/8" = 1'-0"



4 YOGA STUDIO - EAST ELEVATION
1/8" = 1'-0"



2 YOGA STUDIO - NORTH ELEVATION
1/8" = 1'-0"

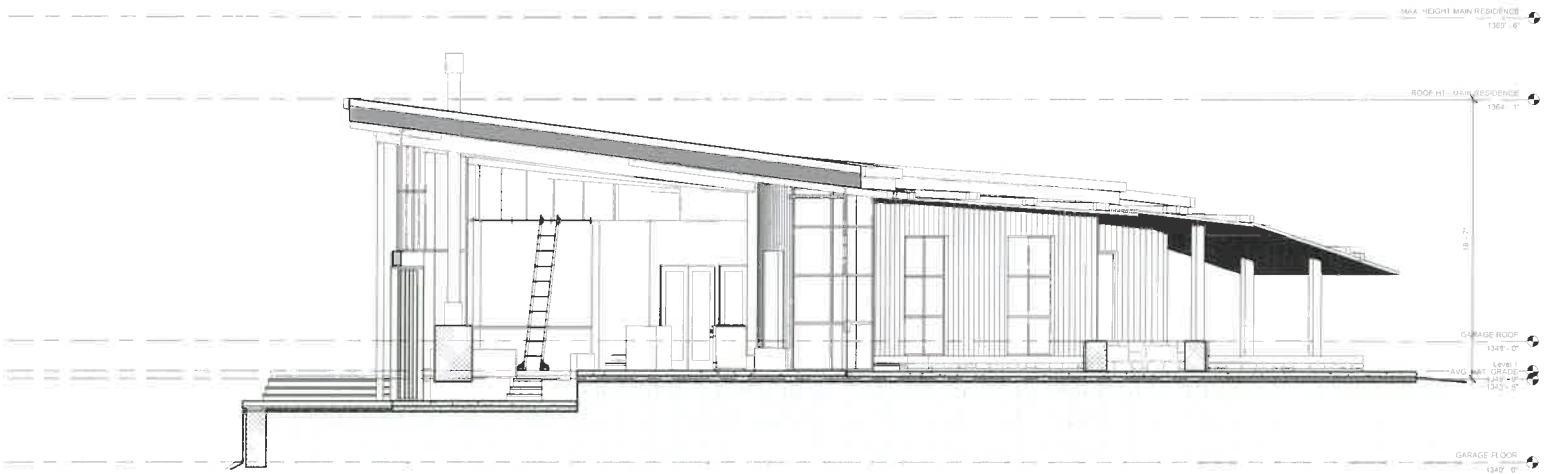
Date	9-11-2014	EXTERIOR ELEVATIONS - YOGA STUDIO	SHEET
Scale	1/8" = 1'-0" @ 24" x 36"	Hayward	A3.1
Drawn By	PL	38025 Rocky Creek Road Carmel CA	
Job	1331		

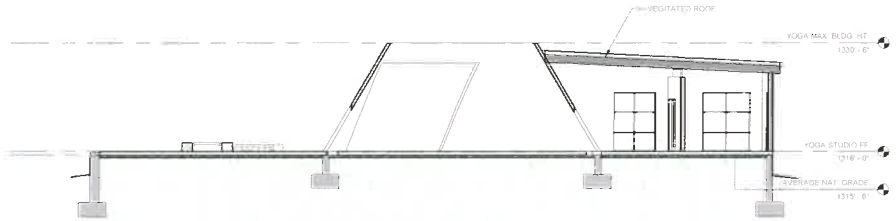
11/14/2014 2:22:36 PM

STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN

PO BOX 2654
CARMEL CA 93921 USA
T 831.622.7357 F 831.624.9364
WWW.STUDIOCARVER.COM

The drawings, ideas, and designs shown thereon are the property of the architect and are not to be used in any way unless and until paid for and then only in connection with the project for which they were prepared and shall not be loaned, copied or exhibited to anyone without the written permission of the architect. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.





1 YOGA STUDIO SECTION
1/8" = 1'-0"

	Date	9-11-2014	BUILDING SECTIONS
	Scale	As indicated @ 24" x 36"	Hayward
	Drawn By	PL	38025 Rocky Creek Road Carmel CA
11/7/2014 2:23:05 PM	Job	1331	

STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN
P.O. BOX 2684
CARMEL, CA 93921 USA
T 831.622.7837 F 831.624.0944
WWW.STUDIOCARVER.COM

SHEET
A3.2

Use of these plans and specifications shall be restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remain with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 3D View 2 - MAIN RESIDENCE



2 3D View 1 - MAIN RESIDENCE



3 YOGA -1



4 YOGA -2

11/14/2014 2:23:36 PM	Date	9-11-2014	3d VIEWS
	Scale	@ 24" x 36"	Hayward
	Drawn By	PL	38025 Rocky Creek Road, Carmel CA
	Job	1331	

STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN

PO BOX 2684
CARMEL CA 93921 USA
T 831.622.7837 F 831.624.0364
WWW.STUDIOCARVER.COM

SHEET
A3.3

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is restricted to such use. Reproduction of publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the undersigned. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



WOOD SIDING



STONE WALL

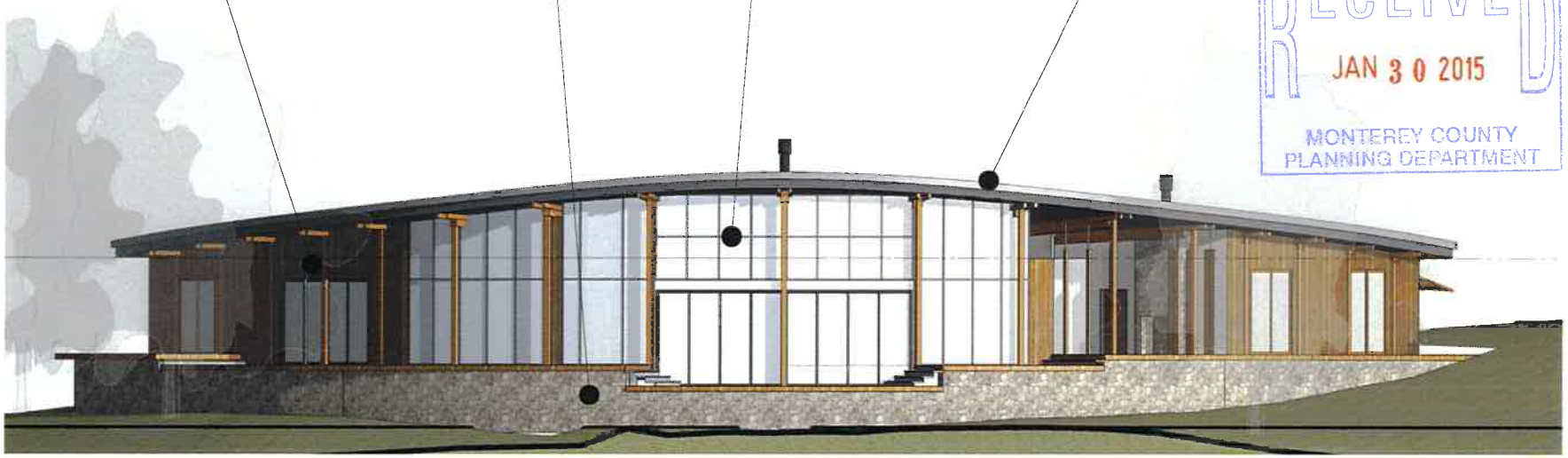


ALUMINUM WINDOW FRAME -
DARK BRONZE ANODIZED



VEGETATED ROOF

RECEIVED
JAN 30 2015
MONTEREY COUNTY
PLANNING DEPARTMENT



1 North Elevation
1" = 10'-0"

Planning Submittal	Date: 1-27-2015	MATERIAL SPECIFICATIONS	SHEET:
	Scale: 1" = 10'-0" @ 11" x 17"	Hayward Residence - Main Residence	A3.4
	Drawn By: pl	38025 Rocky Creek Road, Carmel CA	
	Job: 1331		





STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN

PO BOX 1664
CARMEL CA 93921 USA
T 831.624.2364 F 831.624.9164
WWW.STUDIOCARVER.COM

PLN140625



WOOD SIDING



VEGETATED ROOF



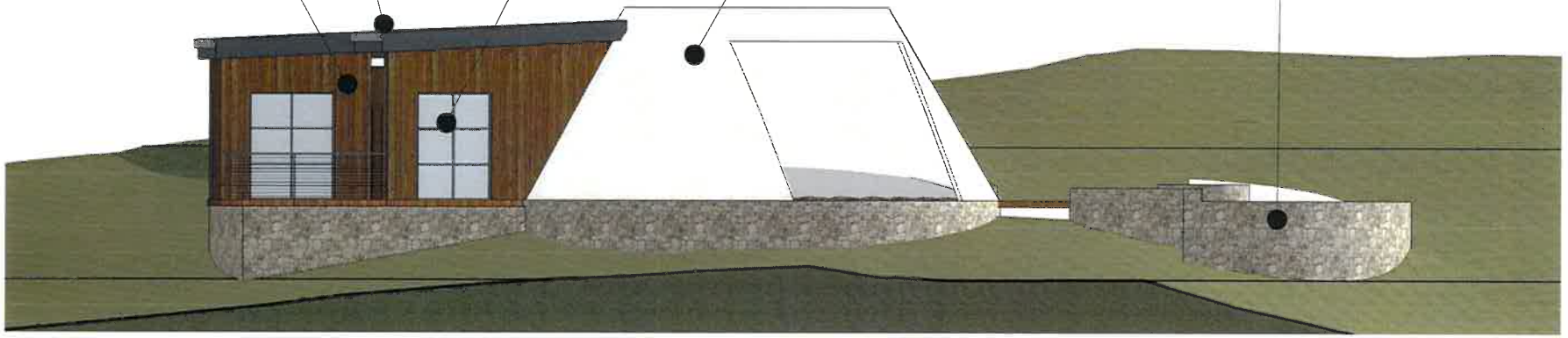
ALUMINUM WINDOW FRAME - DARK BRONZE ANODIZED



TENSILE STRUCTURE



STONE WALL



1 YOGA STUDIO - NORTH ELEVATION

1/8" = 1'-0"

Planning Submittal	Date: 1-27-2015	MATERIAL SPECIFICATIONS	SHEET
	Scale: 1/8" = 1'-0" @ 11" x 17"	Hayward Residence - Yoga Studio	A3.5
	Drawn By: pl	38025 Rocky Creek Road, Carmel CA	
	Job: 1331		

STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN

PO BOX 2884
CARMEL CA 93921 USA
T 831.624.2381 F 831.624.0944
WWW.STUDIOCARVER.COM



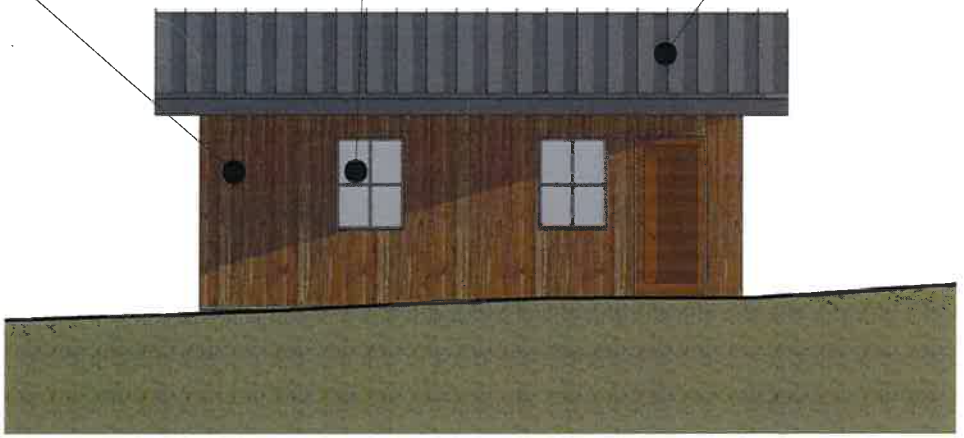
WOOD SIDING



ALUMINUM WINDOW FRAME - DARK BRONZE ANODIZED



METAL STANDING SEAM ROOF- DARK GREY



1 GARAGE - NORTH ELEVATION
3/16" = 1'-0"

Planning Submittal	Date: 1-27-2015	MATERIAL SPECIFICATIONS	SHEET
	Scale: 3/16" = 1'-0" @ 11" x 17"	Hayward Residence - DETACHED GARAGE	A3.6
	Drawn By: PL	38025 Rocky Creek Road, Carmel CA	
	Job. 1331		





STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN

PO BOX 2284
CARMEL CA 93921 USA
T 831.624.2284 F 831.624.0364
WWW.STUDIOCARVER.COM