

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

In the matter of the application of:

**RISDEL INC. AND QUAIL MEADOWS**

**HOMEOWNERS ASSOCIATION (PLN240149)**

**RESOLUTION NO. 25-016**

Resolution by the County of Monterey Planning  
Commission:

- 1) Finding the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, and there are no exceptions pursuant to Guidelines section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a:
  - a. Lot Line Adjustment between three lots of record: Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3)
  - b. Use Permit and Design Approval to allow construction of a 3,500 square foot garage; and
  - c. Use Permit to allow development on slopes in excess of 25%; and
  - d. Use Permit to allow the removal of four Oaks.

[RISDEL INC. AND QUAIL MEADOWS  
HOMEOWNERS ASSOCIATION, 5477 and 5479  
Covey Ct and a non-addressed parcel, Carmel  
Valley Master Plan, APNs: 157-171-032-000, 157-  
171-033-000, and 157-171-064-000].

**The RISDEL INC. AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION application (PLN240149) came for a public hearing before the County of Monterey Planning Commission on May 28, 2025. Having considered all the written and documentary evidence, the administrative record, oral testimony, and other evidence presented, including the Conditions of Approval and project plans, the County of Monterey Planning Commission finds and decides as follows:**

## FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) 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;
    - Carmel Valley Master Plan;
    - Monterey County Zoning Ordinance (Title 21); and
    - Monterey County Subdivision Ordinance (Title 19).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - b) Allowed Use. The properties are located at 5479 & 5477 Covey Court, and a non-addressed parcel, Carmel (Assessor's Parcel Numbers [APNs]: 157-171-032-000, 157-171-033-000, and 157-171-064-000, respectively), Carmel Valley Master Plan. Lot 1 (10 acres) is zoned LDR/B-6-VS-RAZ(20') (Low Density Residential / Building Site - Visual Sensitivity, Residential Allocation Zoning [20 foot height limit]). Lot 2 (2.5-acres) is zoned LDR/B-6-D-S-RAZ (Low-Density Residential/Building Site-6, Design Review, Site Plan Review, Residential Allocation Zoning). Lot 3 (181.42 acres) is zoned O-D-S-RAZ (Open Space - Design Control - Site Plan Review - Residential Allocation Zoning). The proposed garage would be constructed on an area that is currently part of Lot 3 and zoned Open Space. The Open Space zoning district requires the granting of a Use Permit to allow the construction of "Any structure or use or removal of any vegetation or natural materials not in keeping with the purpose of this Chapter." The purpose of the Open Space zoning district is to "promote the rural atmosphere in an otherwise urban or semiurban development and to hold for future generations open space in which trees and plants can grow." The proposed garage, accessory to the adjacent existing residence on Lot 2, is not in keeping with the purpose of the Open Space zoning district and therefore requires a Use Permit and Design Approval. The proposed Lot Line Adjustment would reconfigure three lots of record: Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3). Adjusted Parcel 1 would continue to be developed with a single-family dwelling and zoned LDR/B-6-VS-RAZ(20'). Adjusted Parcel 2 would contain the proposed garage and existing residence, and would be split zoned LDR/B-6-D-S-RAZ and O-D-S-RAZ. Adjusted Parcel 3 would continue to be primarily undeveloped and zoned O-D-S-RAZ. The project also involves Use Permits to allow development on slopes and the removal of native trees. Therefore, the proposed project is an allowed use.
  - c) Lot Legality. The subject properties, Lots 1, 2, and 3, are identified as Lots 32, 33, and "Parcel F - Open Space", respectively, in Volume 17,

Page 42, of the Quail Meadows Subdivision Tract No. 1161. Therefore, the County recognizes the subject properties as legal lots of record.

- d) Design/Neighborhood and Community Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The proposed development is for a 3,500 square-foot garage to be constructed in a “below-grade” manner. Four vehicle entry doors and a standard-sized entry door will be built into an existing stone retaining wall, which faces an auto court/parking area and an existing approximately 19,000 square foot residence. Colors and materials will match the existing grey-tone “Gilroy stone” materials of the retaining wall. Due to distance, topography, retention of existing mature trees and the low-profile/below-grade nature of the garage, there will be no impacts from any public viewing areas.
- e) Development Standards. The required minimum front setback for accessory structures is 50 feet in the O zoning district. Title 21 section 21.62.040.N allows garages to be constructed within five feet of the property line if the elevation of the front half of the lot at a point 50 feet from the centerline of the traveled roadway is seven feet above or below the grade of the roadway. In this case, Covey Court (a private roadway serving two single-family dwellings and the remainder of Parcel F [Open Space]) has an elevation approximately 8 feet above a point 50 feet from the center line of the road. Therefore, the proposed garage’s 8’-7” front setback complies with the setback exception. The proposed garage complies with the required side and rear setback of the O zoning district. Structural site coverage will remain well below the 25% maximum.
- f) Archaeological/Cultural Resources. According to Monterey County Geographical Information System (GIS), the property is located in an area of “high” archaeological sensitivity. An archaeological report (County of Monterey Library No. LIB220019) was prepared, resulting in a “negative” determination for cultural resources and indicators of historical activity. The proposed development is located primarily within previously disturbed portions of the property. Grading will consist of 2,150 cubic yards of cut and 550 cubic yards of fill. The County’s standard project condition has been included which requires the contractor to stop work if resources are discovered during construction. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological resources.
- g) Traffic. To address temporary construction-related traffic, a construction management plan (CMP) must be provided and approved by the Public Works Department as a Condition of Approval, pursuant to Condition No. 16. The CMP must provide measures to minimize traffic impacts during the construction/grading phase of the project.
- h) Slope Stability. A project-specific Geotechnical report has been prepared (LIB220020). According to the recommendation of the report,

a Condition of Approval (#10) requires that the report author (Haro, Kasunich & Associates) will be commissioned to review project grading and foundation plans before construction and will observe, test and advise during earthwork and foundation construction, primarily to allow comparison of subsurface conditions exposed with the understanding that unusual or unforeseen soil conditions may require supplemental evaluation by the geotechnical engineer.

- i) Biological Resources. A Biological Assessment (LIB220088) for the parcel has found that no impacts to special status species or plant communities are expected. A Condition of Approval (#14), as recommended in the report, has been added to ensure that bird nesting disturbances will be avoided. Specifically, any tree removal or grading occurring during typical bird nesting season (February 15 – August 15) will require that the applicant obtain a nesting survey to determine if there are any active raptor or migratory bird nests within the project site or within 100 feet of proposed tree removal. An appropriate buffer plan shall be established by the biologist if this survey is positive for nesting activity.
- j) Development not in Keeping with the Open Space District. Pursuant to Monterey County Code (MCC) 21.38.010, the “Purpose” of the “O” (Open Space) zoning district is “...to promote a rural atmosphere in an otherwise urban or semiurban development and to hold for future generations open space in which trees and plants can grow.” MCC 21.38.050.A, however, notes that an approved Use Permit within an “Open Space” zoned area may allow “Any structure or use or removal of any vegetation or natural materials not in keeping with the purpose of this Chapter.” In this case, the Planning Commission finds that the granting of this Use Permit is supported due to unique circumstances. Parcel 2 is accessed via a private road, Covey Court. However, the parcel boundaries are separated from the access road by a parcel zoned Open Space (Open Space Parcel; Parcel 3). A Private Utility and Driveway Easement is conveyed over this Open Space Parcel to allow Parcel 2 access to Covey Court. Approximately a third of this Private Utility and Driveway Easement is currently developed with a motor court, retaining wall, and driveway, as allowed under Planning Commission Resolution No. 22-018. These site improvements are required to ensure adequate access to Covey Court and fire-truck turnaround; however, as with the proposed garage, they also do not further the intent of the Open Space Zoning District. The proposed project involves excavating this hillside, constructing a garage, backfilling and topping the garage with contoured dirt fill, and installing native landscaping. After implementation, the site conditions will look very similar to current conditions and will have an improved native understory. Unlike an above-grade garage, the construction of an entirely below-grade garage does not conflict with the rural openness in which plants can grow on the subject Open Space parcel because it does not take up open space. Adjusted Parcel 2 (APN: 157-171-033-000) will be predominantly zoned “Low Density-Residential (LDR)” which allows for the construction of non-habitable accessory structures.



Although the proposed garage is located on a portion of Adjusted Parcel 2 that is zoned O, the proposed garage is ancillary to the adjacent main residence and is in keeping with the LDR zoning district and its site development standards. Given the unique configuration of Parcel 2 (separation from the intended access road), the developed conditions of the Private Utility and Driveway Easement, the accessory use to the main structure, the resulting conditions of the parcel (revegetated with native species), and the subterranean design of the project, there are unique circumstances that warrant granting the requested Use Permit.

- k) The project planner conducted a site inspection on April 28, 2025, to verify that the project on the subject parcel conforms to applicable policies.
- l) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review at their December 2, 2024 meeting. The LUAC voted 5 to 0, with two members absent, to support the project as proposed.
- m) Forest Resources. Four protected Oaks, including one Landmark Oak, are proposed for removal. The criteria to grant a Use Permit have been met. See Finding No. 5
- n) Development on Slopes in Excess of 25%. The proposed project involves development on steeper slopes. In this case, there is no alternative to avoid steep slopes and the proposed project better meets the forest resource goals and policies of the 2010 General Plan. See Finding No. 6
- o) Public Comment. No public comments have been received as of the drafting of this Resolution. Any comments received subsequently will be duly noted at the May 28, 2025, Planning Commission hearing.
- p) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240149.

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 Services, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District (FPD). There has been no indication from these departments/agencies that the site is not suitable for the development, and Conditions recommended by them have been incorporated.
  - b) The following technical reports have been prepared:
    - “Revised Phase I Archaeological Assessment in Support of the 5477 Covey Court Project, Carmel, Monterey County, California” (APN: 157-171-033-000)” (Document# LIB220019) Prepared by Susan Morley, M.A., RPA and Brenna Wheelis, B.A., of Achasta Archaeological Services, Marina, CA, dated August 2024

- “Geotechnical Investigation Report Update - Underground Garage” (LIB220020) Prepared by Robert Hasseler, P.E., of Haro, Kasunich and Associates, Inc., Watsonville, CA, August 12, 2024
- “5477 Covey Court La Mirada II Garage Forest Management Plan” (LIB240221) Prepared by Frank Ono of Urban Forester, Pacific Grove, CA, August 8, 2024
- “5477 Covey Court, Carmel California Biological Assessment” (LIB220088) Prepared by Pat Regan of Regan Biological and Horticultural Consulting, 2022

Staff concurs with the conclusions of these reports in finding that there are no physical or environmental constraints that render the site unsuitable for the proposed project.

- c) Staff conducted a site inspection on April 28, 2025, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240149.

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 Services, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District (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 public facilities will be provided. Potable water will be provided by an onsite well. Carmel Area Wastewater District will provide sewer service for the proposed project.
  - c) Staff conducted a site inspection on April 28, 2025, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240149.

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 the subject property.

- b) Staff conducted a site inspection on April 28, 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 are found in Project File PLN240149.

5. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) Five trees, including four Oaks of 33”, 18”, 18”, and 6” diameter, and one Monterey pine of 48” diameter, would be removed to allow for excavation of the hillside and construction of the garage. Carmel Valley Master Plan Policy 3.11 protects Oaks, Madrones, and Redwoods within the planning area. Pursuant to Monterey County Code section 21.64.260, the removal of more than three Oaks may be allowed with issuance of a Use Permit, provided the appropriate authority finds that the tree removal is the minimum required under the circumstances of the case and removal will not involve the risk of adverse environmental impacts.
  - b) An arborist report, *5477 Covey Court – La Mirada II Garage – Forest Management Plan* (LIB240221), dated August 8, 2024, was prepared for the project by Certified Arborist Frank Ono. Mr. Ono evaluated the health, structure, and preservation suitability for each protected tree within 25 feet of the proposed development and concluded:
    - Tree removal (one pine and four oaks) for this site is the minimum tree removal required due to construction grading.
    - As four protected oak trees will be removed (one is a landmark-sized tree), five additional oaks will be incorporated into the re-planting plan.
    - It is not recommended that any pines be replaced due to the plant density found on site and their propensity for natural regeneration.
    - No adverse effects from tree removal are expected.
  - c) Based on the size of the project and constraints of the selected building site, tree removal has been minimized. All tree removal is needed to allow for excavation of the hillside. Alternative building site locations would increase tree removal, which is not in keeping with the forest resource protection policies of the General Plan.
  - d) Project Condition of Approval No. 6, “Tree and Root Protection”, has been included to ensure that all trees located near the project are protected from construction-related activities. Condition No. 12, “Tree Replacement,” requires the replanting of five oak trees on-site.
  - e) Staff conducted a site inspection on April 28, 2025, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

6. **FINDING:** **DEVELOPMENT ON SLOPES** – There is no feasible alternative which would allow development to occur on slopes of less than 25%.

- EVIDENCE:** a) The majority of the parcel is comprised of slopes over 25 percent. Pursuant to the Monterey County General Plan Policy OS-3.5, *the County shall regulate activity on slopes to reduce impacts to water quality and biological resources. Development on slopes in excess of 25% shall be prohibited unless a Use Permit is obtained and the appropriate authority makes one or both of the following findings based upon substantial evidence:*
- 1. there is no feasible alternative that would allow development to occur on slopes of less than 25%;*
  - 2. the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.*
- b) Nearly the entirety of the undeveloped area of the lot is comprised of slopes in excess of 25%. Existing Parcel 2 has no areas that could be developed without removing mature and sapling protected trees or impacting slopes in excess of 25%. This is primarily due to the existence of a single-family dwelling, autocourt, and tennis court occupying much of the less steep, less forested areas of existing Parcel 2. As a result of the existing conditions, there is no alternative that would allow the proposed garage to be sited on existing Parcel 2 without conflicting with multiple resource protection goals and policies of the 2010 General Plan. However, with implementation of the proposed Lot Line Adjustment, there is a portion of Adjusted Parcel 2 that better facilitates the proposed garage while avoiding impacting over 20 protected trees (see subsequent Evidence “c”). This area to be merged into Parcel 2 is zoned Open Space. The proposed garage’s design and siting are unique in that this area of the Open Space parcel is subject to an existing Private Driveway and Utility Easement, and is partially developed with an auto court and retaining wall, both of which are necessary to access the adjacent single family dwelling on Parcel 2. Finally, as the proposed, backfilling of dirt over the subterranean garage will allow an unobstructed sloped hillside to remain open and in which plants can grow after implementation of the project. This unique resulting slope conditions better meet the hillside protection policies of the General Plan. Consistent with General Plan Policy OS-5.5, the subject hillside (existing and proposed contours) is not visible from a common public viewing area.
- c) Staff identified a potential area to site the garage that would impact a reduced quantity of steeper slopes (north of the residence), however, this area is encumbered by over 25 trees that were planted to offset the impacts of the existing residence. In comparison to the proposed removal of four protected trees, the removal of a greater number of native trees would not better protect forest resources and would be in conflict with Carmel Valley Master Plan Policy 3.11. In this case, there is no alternative location that would allow construction of the proposed garage without impacting slopes, and the proposed tree removal is the minimum necessary.

- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240149.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) categorically exempts “*Accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.*”
  - b) California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts “*Minor lot line adjustments, side yard and setback variances not resulting in the creation of any new parcel.*”
  - c) As proposed, the project includes the construction of a 3,500 square foot garage on a previously developed parcel and the adjustment of three legal lots of record, resulting in three parcels. Technical reports drafted by qualified professionals have determined that no adverse effects are expected to result from the project.
  - d) 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 that will adversely impact views from a scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. There are no unusual circumstances as there is no feature or condition of the project that distinguishes the project from the exempt class. The proposed garage site is not visible from any common public viewing area due to topography, distance and existing mature vegetation. There is no evidence that the project will have a significant effect on the environment or that it would result in a cumulative significant impact.
  - e) No adverse environmental effects were identified during staff review of the development application during a site visit on April 28, 2025.
  - f) 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 PLN240149.

8. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Coastal) 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; and
- 3. The parcels resulting from the lot line adjustment conform to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

- EVIDENCE:**
- a) The parcels are zoned LDR/B-6-VS-RAZ(20') (Low Density Residential / Building Site - Visual Sensitivity, Residential Allocation Zoning [20-foot height limit], LDR/B-6-D-S-RAZ (Low-Density Residential/Building Site-6, Design Review, Site Plan Review, Residential Allocation Zoning) and O-D-S-RAZ (Open Space - Design Control - Site Plan Review - Residential Allocation Zoning).
  - b) The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record have a total combined area of 193.92 acres. After the adjustment, there will be three lots of record containing 9.32 acres [Adjusted Parcel 1], 2.72 acres [Adjusted Parcel 2] and 181.88 acres [Adjusted Parcel 3].
  - c) The lot line adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be adjusted, resulting in three contiguous separate legal parcels of record. Therefore, no new parcels will be created.
  - d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).
  - e) Parcels 1 and 2 are zoned for residential purposes. Parcel 1 is currently developed with single family dwelling, which will remain on Adjusted Parcel 1. Parcel 2 contains a single-family dwelling and accessory structures, all of which will remain on Adjusted Parcel 2. Parcel 3 is zoned for Open Space, and Adjusted Parcel 3 will retain this use. No changes in use are proposed, except as described in this resolution (introduction of a garage in Open Space). None of the property area is under a Williamson Act contract or used for agricultural purposes.
  - f) The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged.
  - g) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment as well as a Certificate of Compliance for each adjusted lot is required per incorporated standard Conditions of Approval (Condition Nos. 11 and 13; and supporting evidence).
  - h) The project planner conducted a site inspection on April 28, 2025, to verify that the project will not conflict with zoning or building ordinances.
  - i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240149.

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

- EVIDENCE:**
- a) Pursuant to MCC Section 21.80.040, the Board of Supervisors is appropriate appeal authority to consider appeals from the discretionary decisions of the Planning Commission.

## **DECISION**

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

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, and that no exceptions pursuant to Guidelines section 15300.2 apply; and
- 2) Approve a Combined Development Permit consisting of: 1) A Lot Line Adjustment between three lots of record - Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2) and 181.88 acres (Adjusted Parcel 3); 2) a Use Permit and Design Approval for the construction of a 3,500 square foot garage; 3) a Use Permit for development on slopes in excess of 25%; and, 4) a Use Permit to allow the removal of four Oaks.

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 28<sup>th</sup> day of May 2025, upon motion of Commissioner Hartzell, seconded by Commissioner Roberts, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts

NOES: None

ABSENT: None

ABSTAIN: None

DocuSigned by:

*Melanie Beretti*

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Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 30, 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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUNE 9, 2025**.

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

### **NOTES**

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 1-27-2021



# County of Monterey HCD Planning

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

PLN240149

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN240149) allows: 1) A Lot Line Adjustment between three lots of record - Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), 181.88 acres (Adjusted Parcel 3); 2) a Use Permit and Design Approval for the construction of a 3,500 square foot garage; and, 3) a Use Permit for development on slopes in excess of 25%; and, 4) a Use Permit for the removal of four oaks. The property is located at 5477 and 5479 Covey Court, and a non-addressed parcel, (Assessor's Parcel Numbers 157-171-032-000, 157-171-033-000, and 157-171-064-000), Carmel Valley Master 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** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Combined Development Permit (Resolution Number 25-016) was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 157-171-032-000, 157-171-033-000, and 157-171-064-000 on May 28, 2025. The permit was granted subject to 16 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** 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. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of HCD - Building Services. (HCD - Planning and HCD - Building Services)

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

#### 6. 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.

## 7. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

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

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

## 8. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (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 "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency 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 installed and inspected .

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.

## 9. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

**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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of 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 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, 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.

## 10. PD016 - NOTICE OF REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:  
"The following reports were prepared and are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports:  
- "Revised Phase I Archaeological Assessment in Support of the 5477 Covey Court Project, Carmel, Monterey County, California (APN: 157-171-033-000)" (Document# LIB220019) Prepared by Susan Morley, M.A., RPA and Brenna Wheelis, B.A., of Achasta Archaeological Services, Marina, CA, dated August 2024  
- "Geotechnical Investigation Report Update - Underground Garage" (LIB220020) Prepared by Robert Hasseler, P.E., of Haro, Kasunich and Associates, Inc., Watsonville, CA, August 12, 2024  
- "5477 Covey Court La Mirada II Garage Forest Management Plan" (LIB240221) Prepared by Frank Ono of Urban Forester, Pacific Grove, CA, August 8, 2024  
- "5477 Covey Court, Carmel California Biological Assessment" (LIB220088) Prepared by Pat Regan of Regan Biological and Horticultural Consulting, 2022"

(HCD - Planning)

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

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

## 11. 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.

## 12. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to final building inspection, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio recommended by arborist:

Five oaks will be incorporated into the re-planting plan. It is acceptable to plant larger-sized boxed specimens (48" boxed or larger), if this is the case then the replacement shall be on a 1:1 ratio of four oaks.

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

### 13. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

**Responsible Department:** 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 to the lot line adjustment approved by the County of Monterey, PLN230138. 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 submit copies of the fully executed and acknowledged deed(s) for the adjustment 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, execute the deeds before a notary public, and have the deeds recorded.
  - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

#### 14. 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 15-August 15), 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 prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

#### 15. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.



## 16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Public Works

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

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

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

5477 COVEY COURT, QUAIL MEADOW, LOT 33.  
CARMEL, CA 93923

**LOCATION MAP**

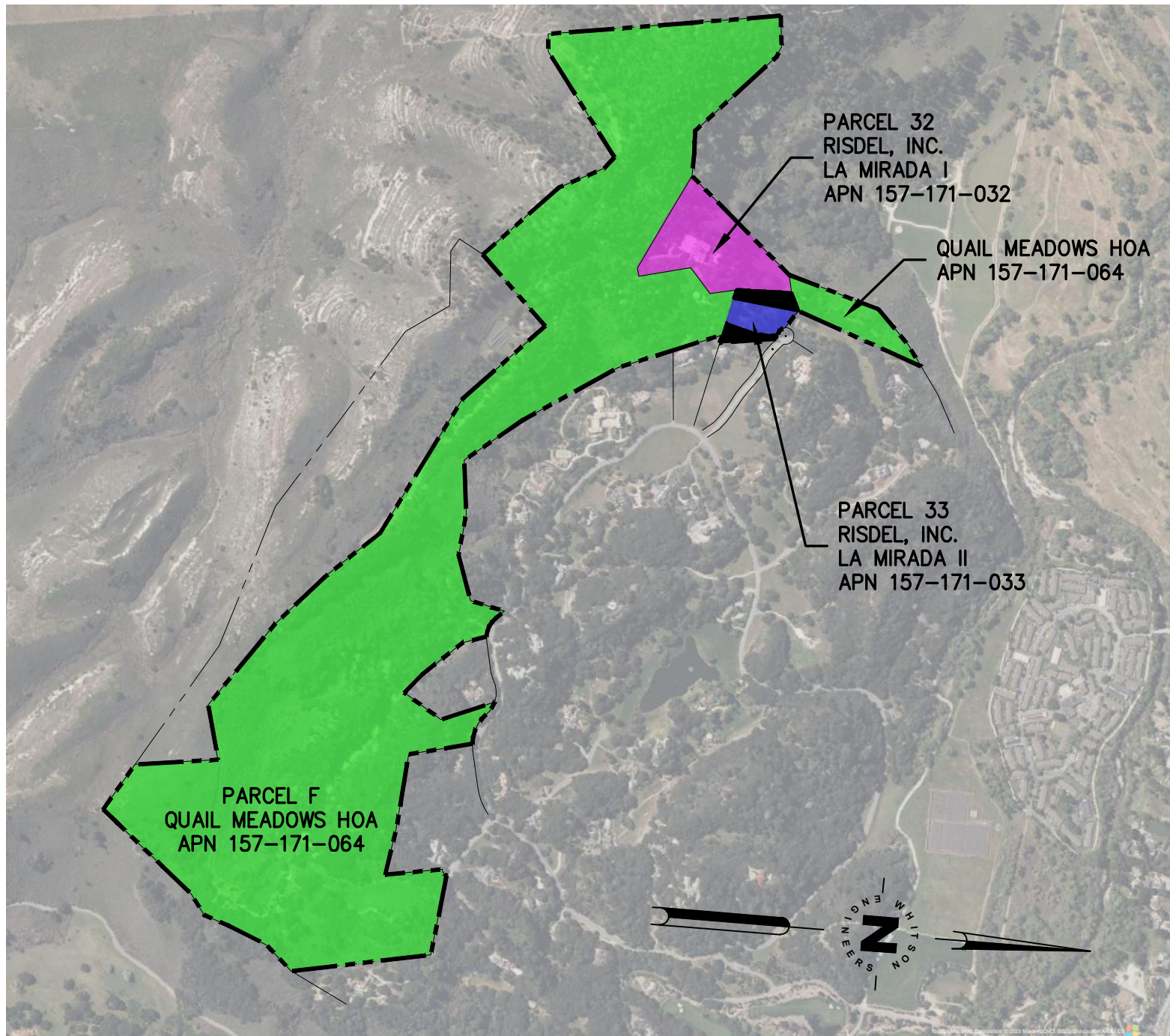
Santa Cruz  
Aptos  
to San Francisco  
Watsonville  
Castroville  
Prunedale  
Salinas  
Fort Ord  
Seaside  
Marina  
PROJECT LOCATION  
Monterey  
Pacific Grove  
Carmel  
TRUE NORTH  
to Big Sur  
G16  
Chualar  
Gonzales  
Soledad  
Hollister  
Gilroy  
101  
152  
156  
183  
68  
1

**VICINITY MAP**

Carmel Valley Road  
Carmel River  
Rancho Santa Anita  
Covey Ct  
Blue Meadows Dr  
PROJECT LOCATION

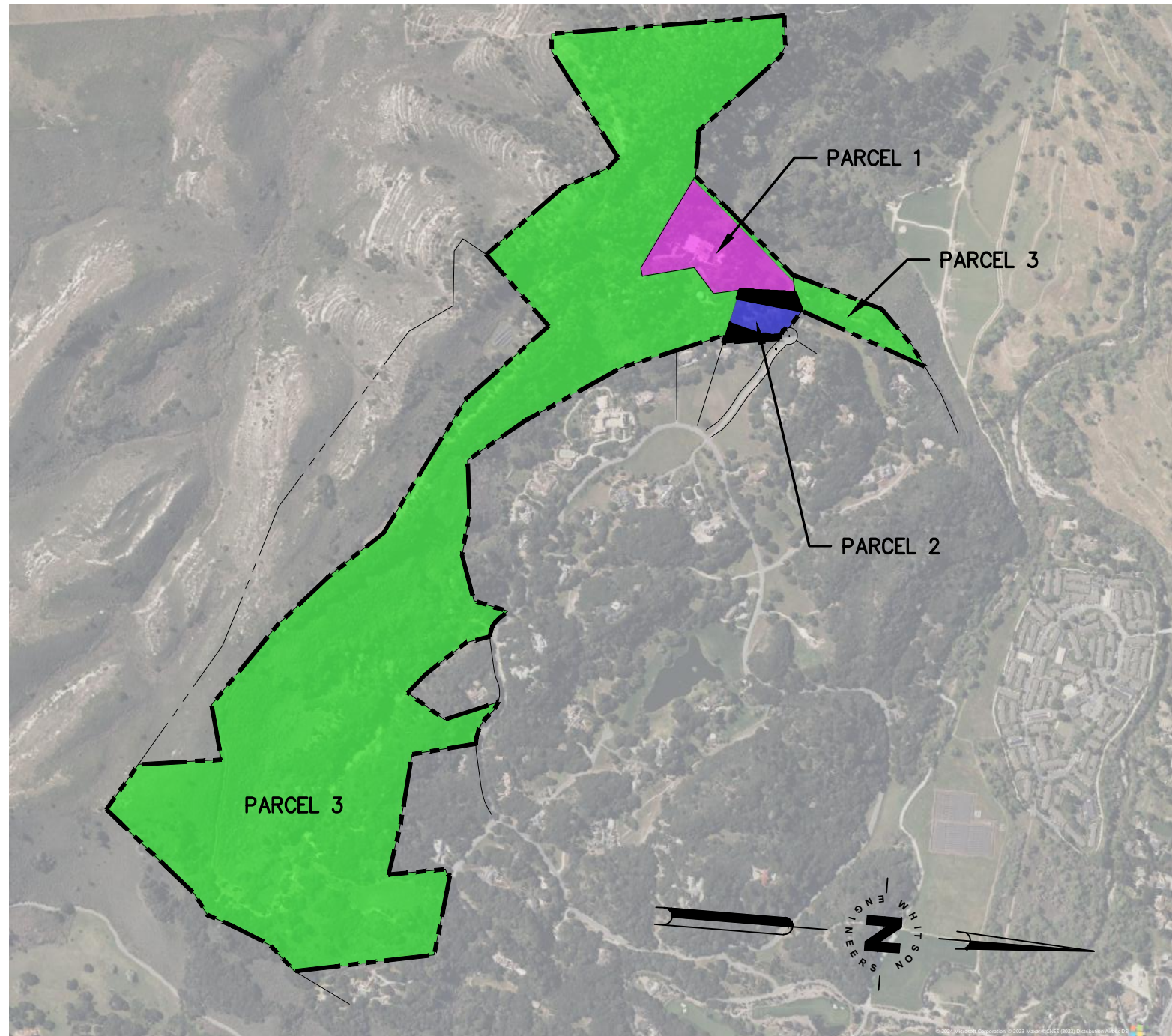
<div><p><b>WALD RUHNKE &amp; DOST</b></p><p><b>ARCHITECTS LLP</b></p></div> <div><p>2340 GARDEN ROAD, SUITE 10C MONTEREY, CALIFORNIA 93940 <b>PHONE:</b> 831.649.4642 <b>FAX:</b> 831.649.3530 <b>WWW.WRDARCH.COM</b></p><p><small>THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES A MAJOR FAULT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.</small></p><div></div></div>	A.P.N. NO.: 157-1771-033
LA MIRADA II NEW GARAGE	
RISDEL INC. 5477 COVEY COURT, CARMEL VALLEY MEADOWS, LOTS 33	A.P.N. NO.: 157-1771-033
JOB NO.	
21027.3	
PRINT DATE:	
PLOT DATE:	3.31.2025
DRAWN BY:	
CHECKED BY:	
SET ISSUED:	
SHEET NAME:	
COVER SHEET	
SHEET NO.:	
A001	
FILE NAME:	21172.3\A001





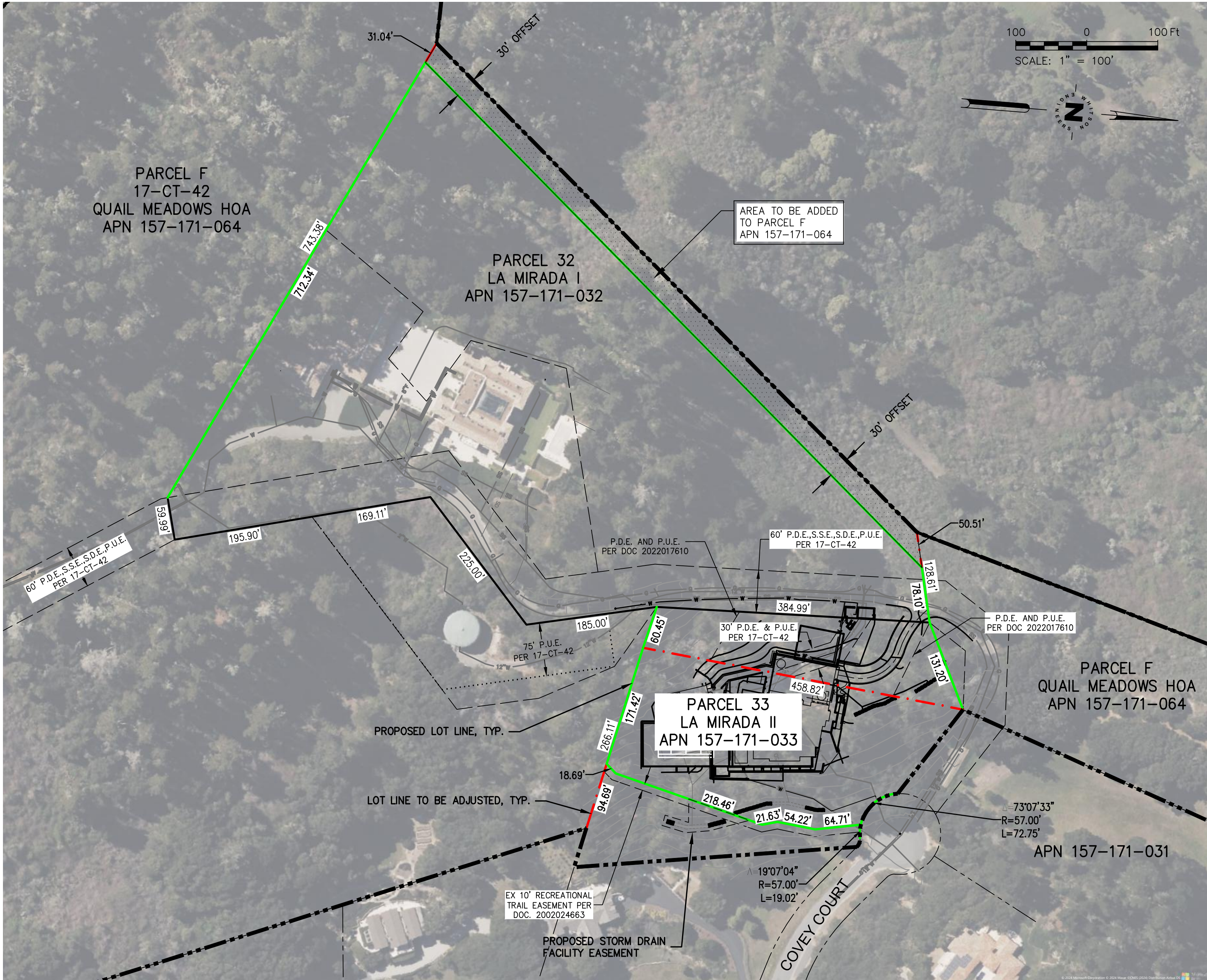
EXISTING LOT CONFIGURATION

1"=1000'



PROPOSED LOT CONFIGURATION

1"=1000'



## PROJECT TEAM

### OWNER:

157-171-032, -033  
RISDEL, INC.  
24TH FLOOR ST. GEORGE BLDG./  
2 ICE HOUSE STREET,  
CENTRAL HONG KONG, CHINA

### OWNER:

157-171-064  
QUAIL MEADOWS H.O.A.,  
CARMEL, CA

### APPLICANT:

HENRY RUHNKE  
WALD, RUHNKE & DOST ARCHITECTS  
2340 GARDEN ROAD, SUITE 100  
MONTEREY, CA 93940  
(831) 649-4642

### CIVIL ENGINEER:

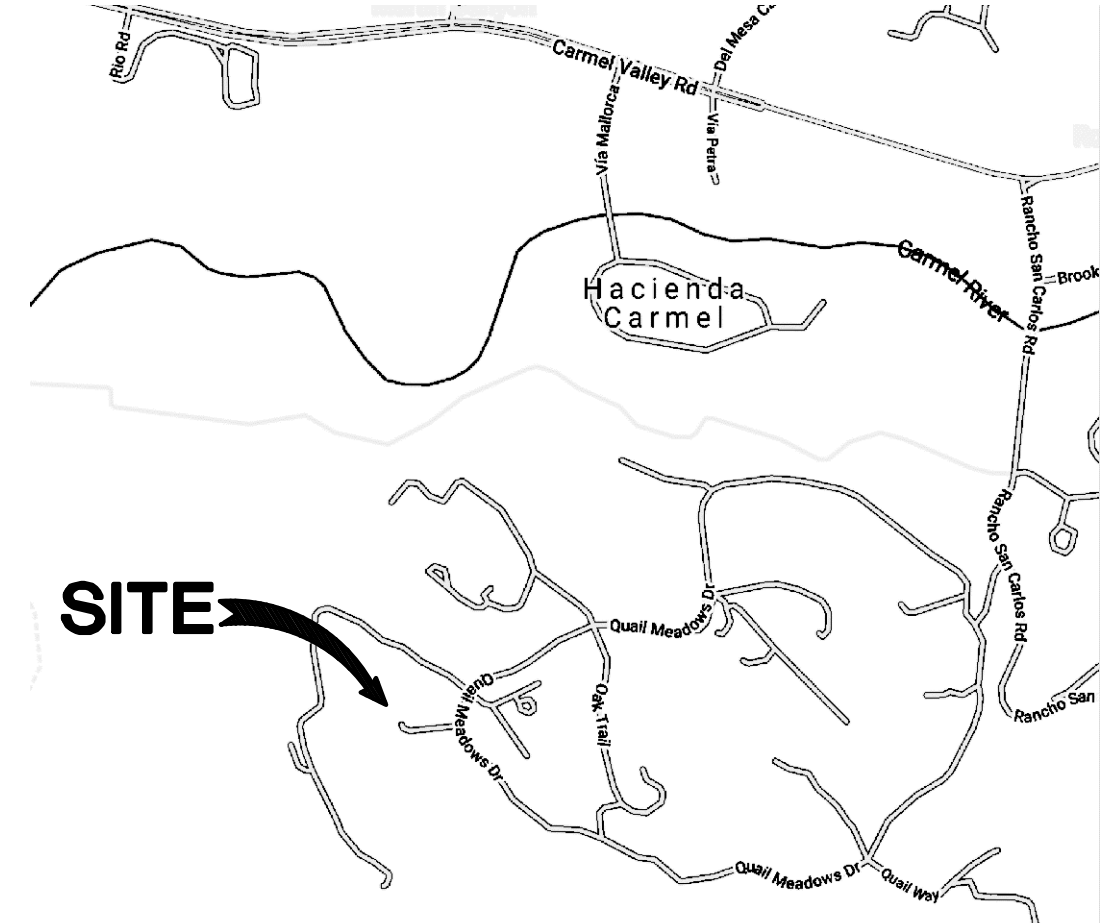
WHITSON ENGINEERS  
6 HARRIS COURT  
MONTEREY, CA 93940  
(831) 649-5225

## PROJECT DATA

	EXISTING (±)		PROPOSED (±)
APN 157-171-032:	10.00 ACRES	PARCEL 1:	9.32 ACRES
APN 157-171-033:	2.50 ACRES	PARCEL 2:	2.72 ACRES
APN 157-171-064:	181.42 ACRES	PARCEL 3:	181.88 ACRES
TOTAL:	193.92 ACRES	TOTAL:	193.92 ACRES
ZONING:		ZONING:	
• -032, -033:	RESIDENTIAL - LOW DENSITY 5 - 1 ACRES/UNIT RESOURCE CONSERVATION	• -032, -033:	RESIDENTIAL - LOW DENSITY 5 - 1 ACRES/UNIT RESOURCE CONSERVATION
• -064:	LDR/5-D-S-RAZ LDR/B-6-D-S-RAZ LDR/B-6-VS-RAZ (20') O-D-S-RAZ RC/10-D-S-RAZ WSC/40-D(CZ)	• -064:	LDR/5-D-S-RAZ LDR/B-6-D-S-RAZ LDR/B-6-VS-RAZ (20') O-D-S-RAZ RC/10-D-S-RAZ WSC/40-D(CZ)

## GENERAL NOTES

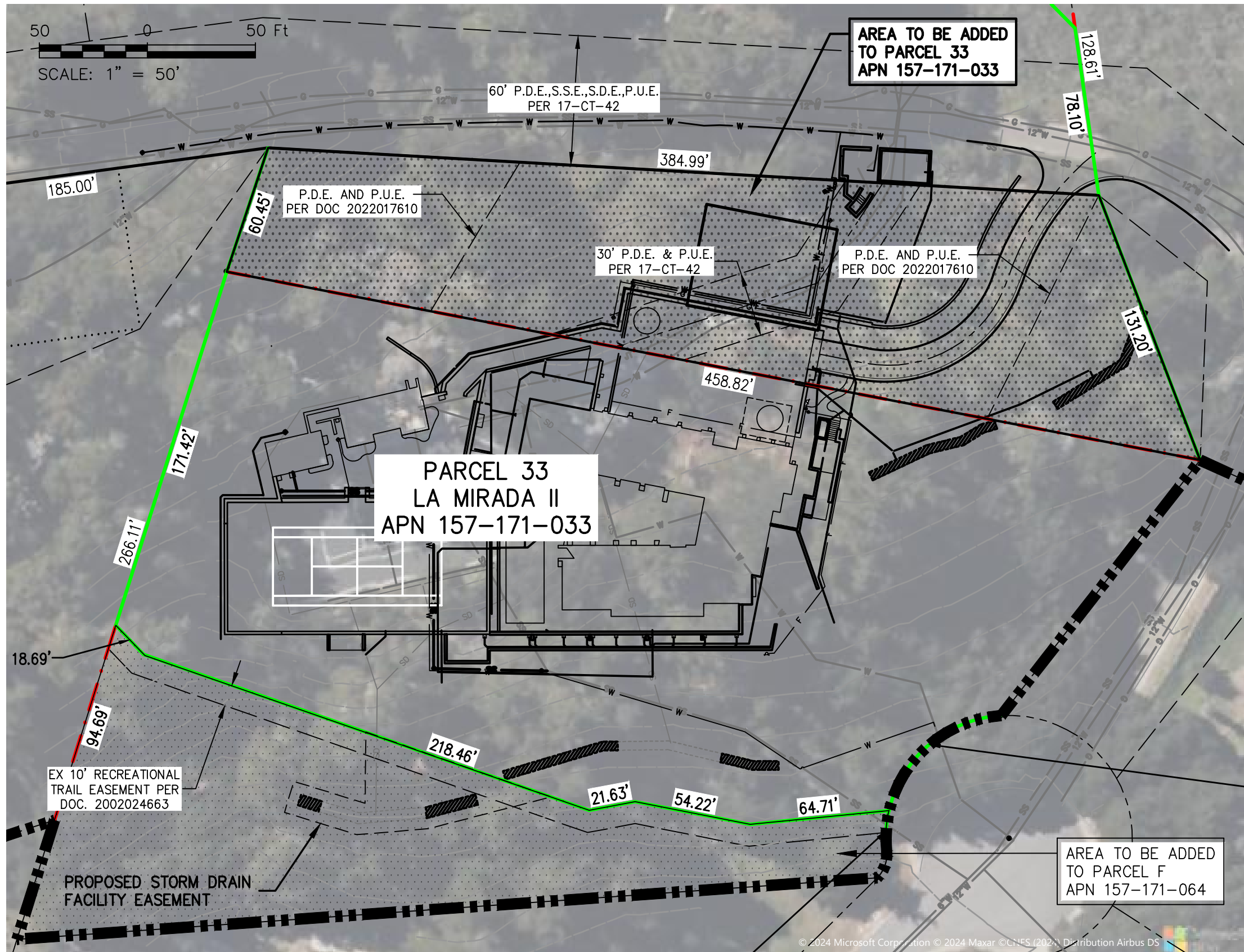
- A.P.N. # 157-171-032, 157-171-033 & 157-171-064
- SITE ADDRESS:  
5477 & 5479 COVEY COURT, QUAIL MEADOWS  
CARMEL, CA 93923
- SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- NO IMPROVEMENTS ARE PROPOSED AS A PART OF THIS LOT LINE ADJUSTMENT. IMPROVEMENTS SHOWN ARE PART OF A SEPARATE DEVELOPMENT APPLICATION.
- NO VEGETATION REMOVAL IS PROPOSED AS A PART OF THIS LOT LINE ADJUSTMENT.
- WATER SUPPLY: CALAM AND PRIVATE WELL  
SEWAGE COLLECTION/TREATMENT: CARMEL AREA WASTE WATER DISTRICT  
ELECTRIC/GAS: PG&E



VICINITY MAP

## LEGEND

- BOUNDARY OF SUBJECT PROPERTIES TO BE ADJUSTED
- PROPOSED LOT LINE
- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE ADJUSTED
- EXISTING EASEMENT



PROPOSED  
**LOT LINE  
ADJUSTMENT**  
OF  
PARCELS 32, 33 & F  
Book 17 Cities & Towns pg. 42  
A.P.N. 157-171-032, 157-171-033 & 157-171-064  
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:



Civil Engineering  
Land Surveying  
6 Harris Court  
Monterey, California  
831.649.5225  
whitsonengineers.com

APRIL 17, 2024

JOB #4455.00



BASIS OF BEARINGS

THE BEARING OF N18°23'06"E AS CALCULATED FROM DATA SHOWN ON THAT PARCEL MAP RECORDED IN VOL. 17 C&T PG. 42, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS.

BENCHMARK

AN ASSUMED ELEVATION OF 932.43' WAS GIVEN TO POINT NUMBER 1848 A 1/2" REBAR AS SHOWN ON THE PLAN.

THE ELEVATIONS ARE BASED ON AN ASSUMED DATUM AND DO NOT REFERENCE MEAN SEA LEVEL.

NOTES

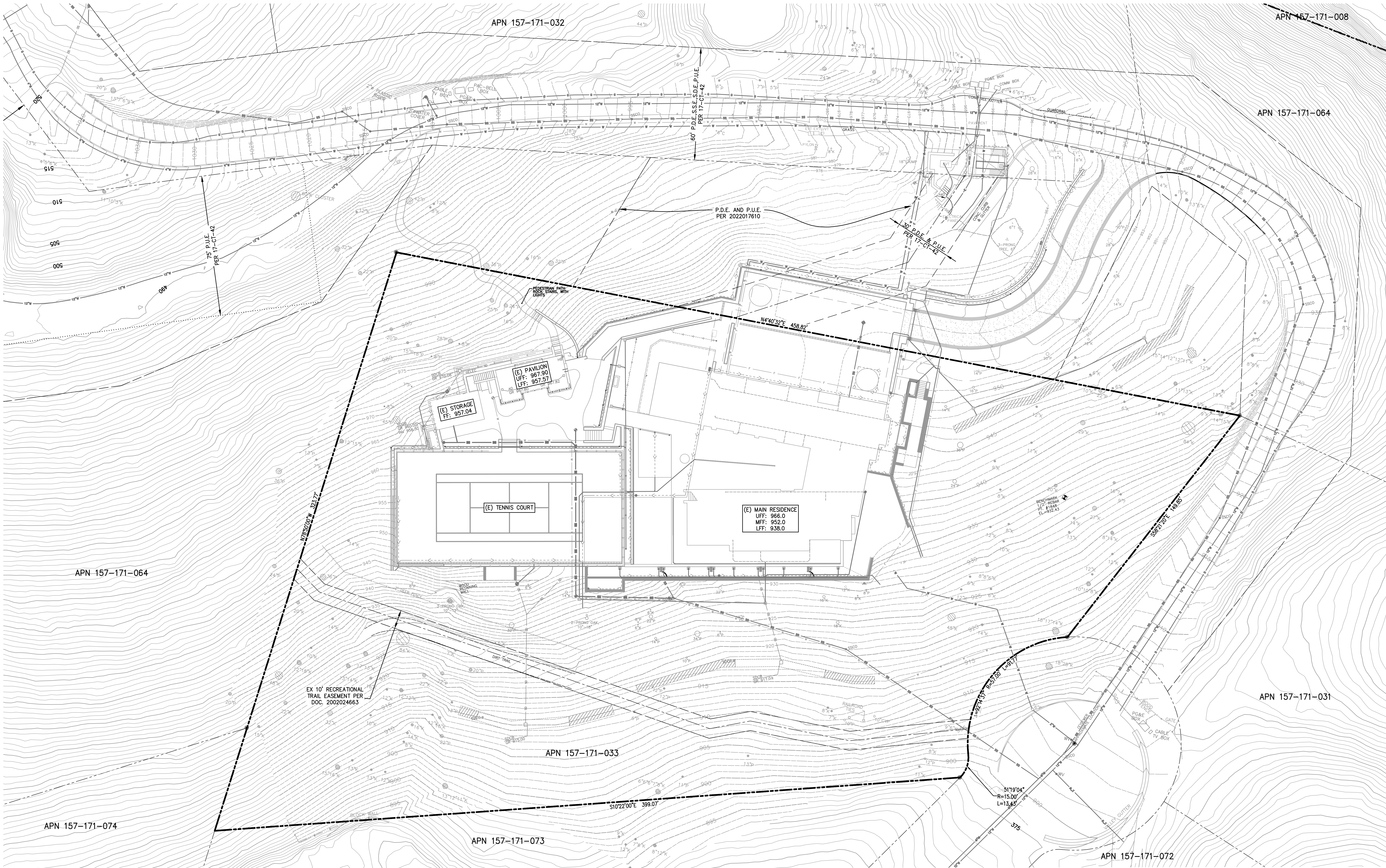
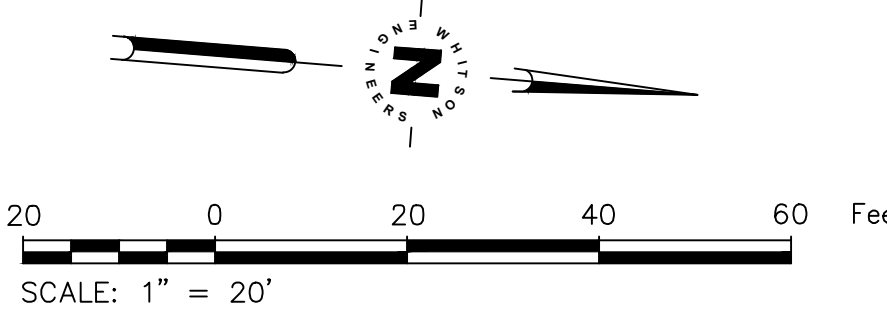
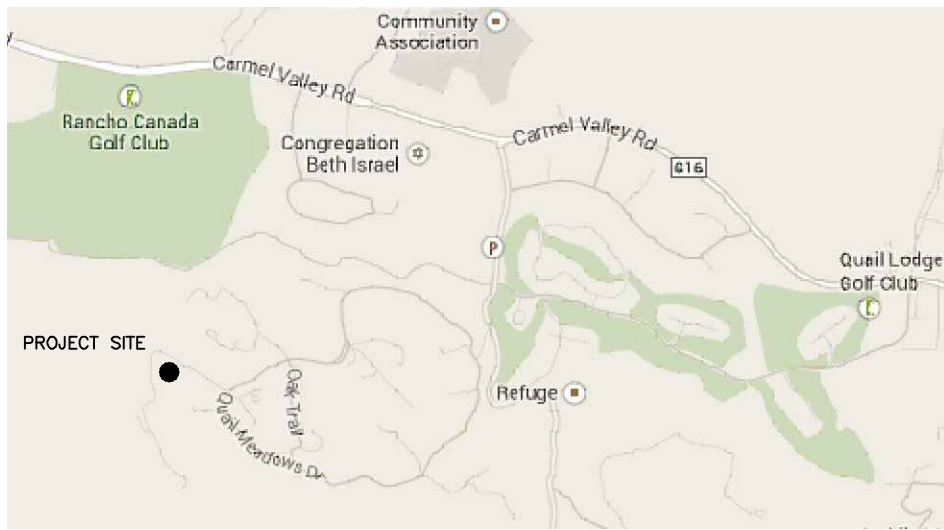
- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- THIS IS NOT AN ALTA SURVEY, NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
- NO EVIDENCE OF STUB OUTS FOR FUTURE IMPROVEMENTS WERE FOUND.
- AS-BUILT CONDITIONS, WITHIN THE "LIMIT OF WORK", WERE RECORDED THROUGH FIELD MEASUREMENTS BY BESTOR ENGINEERS IN JANUARY 2014 AND CENTRAL COAST SURVEYORS IN JANUARY 2022. TOPOGRAPHIC INFORMATION, SHOWN BEYOND THE LIMIT OF WORK, IS BASED ON 2001 FIELD DATA AND IS SHOWN ONLY FOR REFERENCE. THE ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY SHOWN HEREON.

LEGEND

AC	ASPHALT CONCRETE	DB	DEVELOPMENT
AD	AREA DRAIN	EP	EXISTING PAVEMENT
BFP	BACKFLOW PREVENTER	FL	FLOW LINE / SWALE
BS	BOTTOM OF STAIRS	GR	GRASS
BW	BOTTOM OF WALL	IMPR	IMPROVED ROAD
CB	CATCH BASIN	PL	PROPERTY LINE
CC	CLEARCUT	PR	PROPOSED ROAD
CONC	CONCRETE	PR	PROPOSED ROAD
CP	CONTROL POINT	PR	PROPOSED ROAD
EL	ELEVATION	PR	PROPOSED ROAD
EX	EXISTING	PR	PROPOSED ROAD
EP	EDGE OF PAVEMENT	PR	PROPOSED ROAD
FD	FOUND	PR	PROPOSED ROAD
FL	FLOW LINE	PR	PROPOSED ROAD
FT	FEET	PR	PROPOSED ROAD
FF	FRESH FLOOR	PR	PROPOSED ROAD
FI	FIRE HYDRANT	PR	PROPOSED ROAD
FS	FRESH SURFACE	PR	PROPOSED ROAD
GB	GRADE BREAK	PR	PROPOSED ROAD
GR	GRASS	PR	PROPOSED ROAD
INV	INVERT	PR	PROPOSED ROAD
IR	IRRIGATION CONTROL VALVE	PR	PROPOSED ROAD
IP	IRON PIPE	PR	PROPOSED ROAD
LP	LIGHT POLE	PR	PROPOSED ROAD
MM	MANHOLE	PR	PROPOSED ROAD
PG&E	PACIFIC GAS & ELECTRIC	PR	PROPOSED ROAD
POC	POINT OF CONNECTION	PR	PROPOSED ROAD
SS	SANITARY SEWER	PR	PROPOSED ROAD
TM	TOP BENCH MARK	PR	PROPOSED ROAD
TEL	TELEPHONE	PR	PROPOSED ROAD
TM	TOP OF WALL	PR	PROPOSED ROAD
WM	WATER METER	PR	PROPOSED ROAD
WV	WATER VALVE	PR	PROPOSED ROAD

TREE LEGEND

○	TREE TRUNK
A	ACACIA
B	BUCKEYE
C	CORYLEARY
CYP	CYPRESS
ELM	ELM
K	OAK
M	WOPORUM
P	PINE
T	TREE (UNKNOWN)



LA MIRADA II  
NEW GARAGE

RISDEL INC.

5477 COVEY COURT, CARMEL  
QUAL MEADOWS, LOTS 33

JOB NO.

21127.3

PRINT DATE:

8.30.2024

PLOT DATE:

IPB

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SHEET NAME:

EXISTING  
CONDITIONS

SHEET NO.:

C099

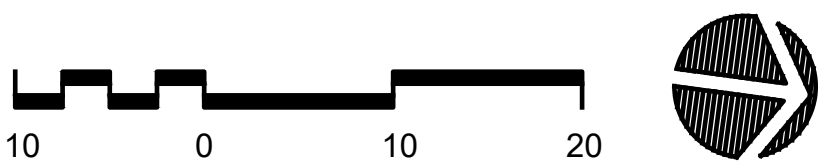
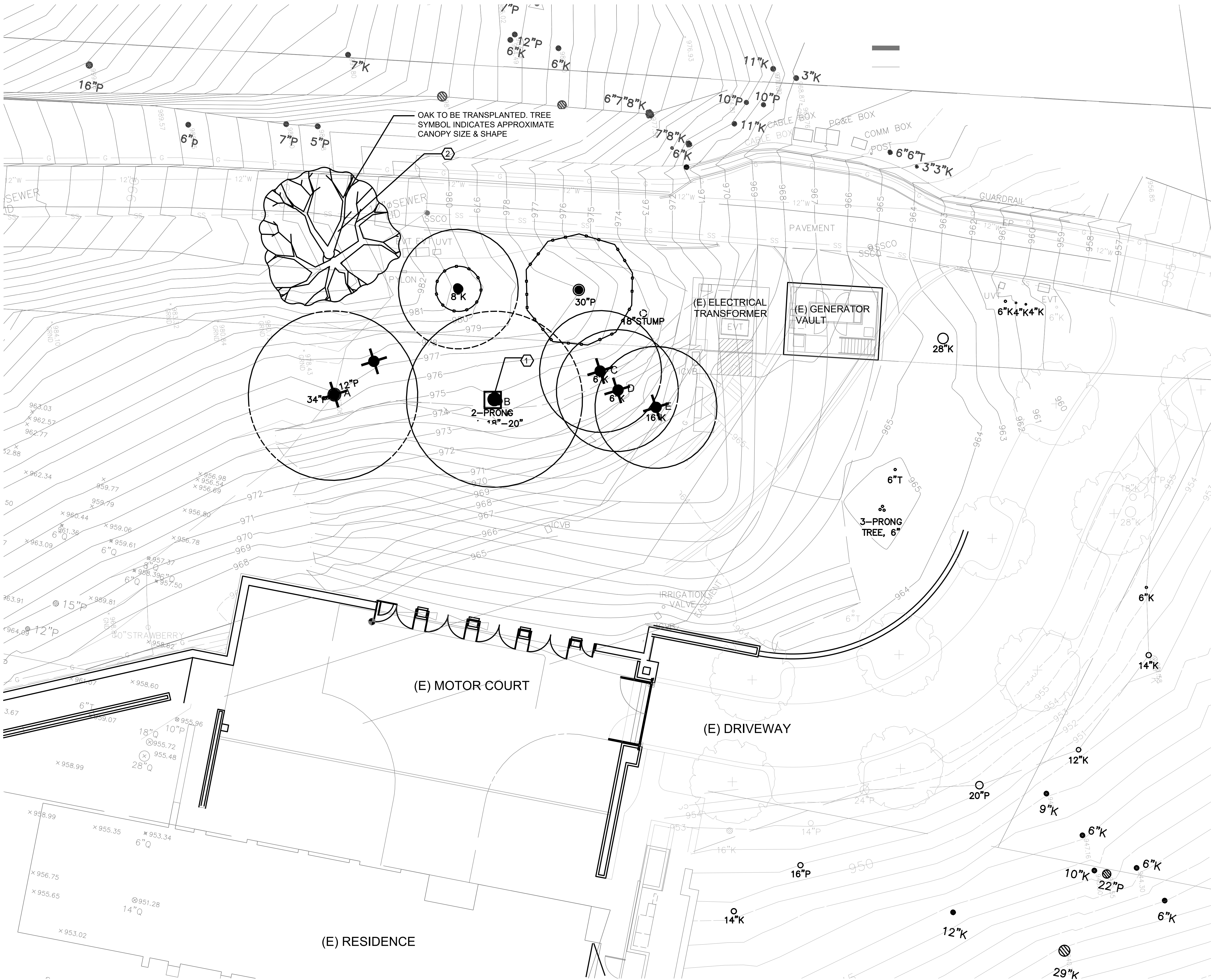
FILE NAME: 55-CIVIL PLANSET-GARAGE

A.P.N. NO.: 157-171-033









- LEGEND
- Tree Protection Fencing
  - Approximate Size of Tree Canopy
  - Tree To Remain: Preserve And Protect
  - Tree To Be Removed
  - Tree To Be Transplanted And Relocated On Site. See Tree Relocation Plan L-3.1

TREES TO BE REMOVED

ID #	Diameter	Species	Protected	Quantity
A	48	Monterey Pine	Yes	1
B	33	Oak	Yes	1
C	18	Oak	Yes	1
D	6	Oak	No	1
E	18	Oak	Yes	1

- REFERENCE NOTES
- Existing Oak Tree to be Transplanted to a New Location.
  - Remove Existing Pine Tree (36"). Stump Grind and Clear Tree Roots. Replace with Transplanted oak (33"). Re-grade Slope Before Transplanting. Transplanted Oak to be Set in a Flat Area. Feather the Grade into The Existing Slope.

- TREE PROTECTION NOTES
- No significant tree as defined by the "Carmel Valley Master Plan" may be removed or trimmed unless authorized under the "Forest Management Plan" by Ono Consulting on August 8, 2024.
- Inspect trees for nesting birds prior to removal. If found, retain a local biologist to confirm species and advise. Relocate as necessary.
  - All trees shown on plan for relocation will be tagged on site by the Landscape Architect. See specifications for transplanting. Trees will be replanted directly or boxed, relocated, watered, and maintained for replanting at completion of site work. Trees to be hand watered until automatic irrigation system is operable.
  - Contractor responsible for boxed tree maintenance and irrigation during project construction. Install a temporary irrigation system for construction period.

WR&D  
WABERHINKE & DOST  
ARCHITECTS LLP

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BFS  
LANDSCAPE  
ARCHITECTS

PROJECT # - 24.001

LA MIRADA II  
NEW GARAGE

RISDEL, INC.

5477 COVEY COURT, CARMEL  
QUAIL MEADOWS, LOTS 33

A.P.N. NO.: 157-171-033

JOB NO.  
21127.3

PRINT DATE:  
PLOT DATE: 9.13.2024

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CHECKED BY: OJ / LF

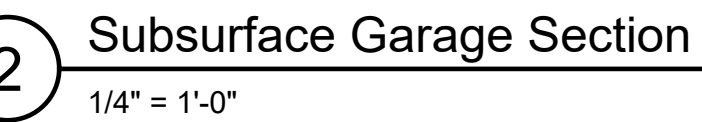
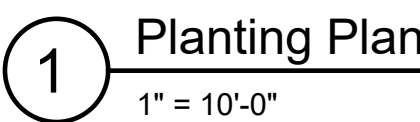
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Tree Removal  
and Relocation  
Plan

SHEET NO.:  
L-1.0

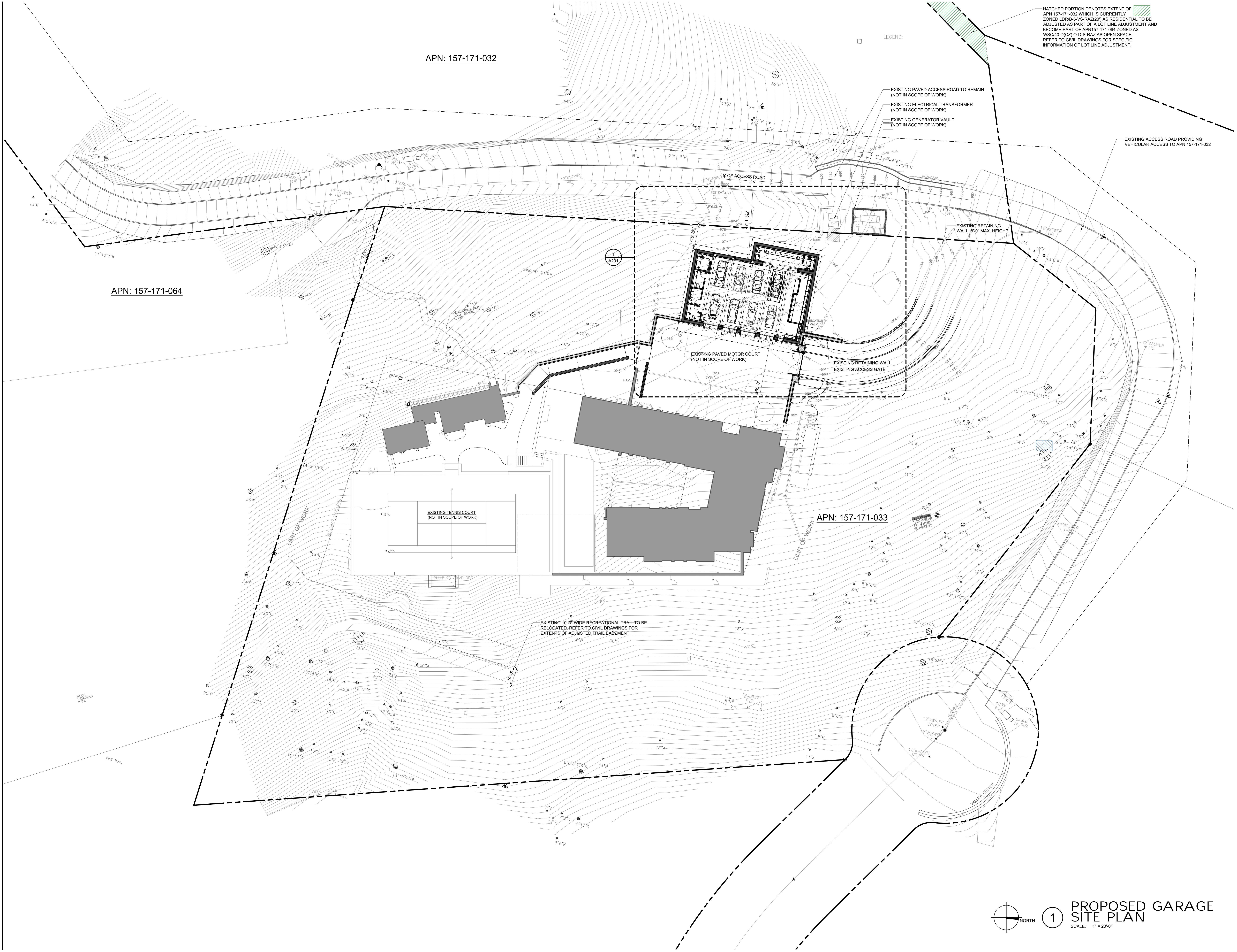
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A.P.N. NO.: 157-171-033

**LA MIRADA II  
NEW GARAGE**

RISDEL INC.  
5477 COVEY COURT, CARMEL  
QUAIL MEADOWS, LOTS 33

JOB NO.  
**21127.3**

PRINT DATE:  
PLOT DATE: 3.31.2025

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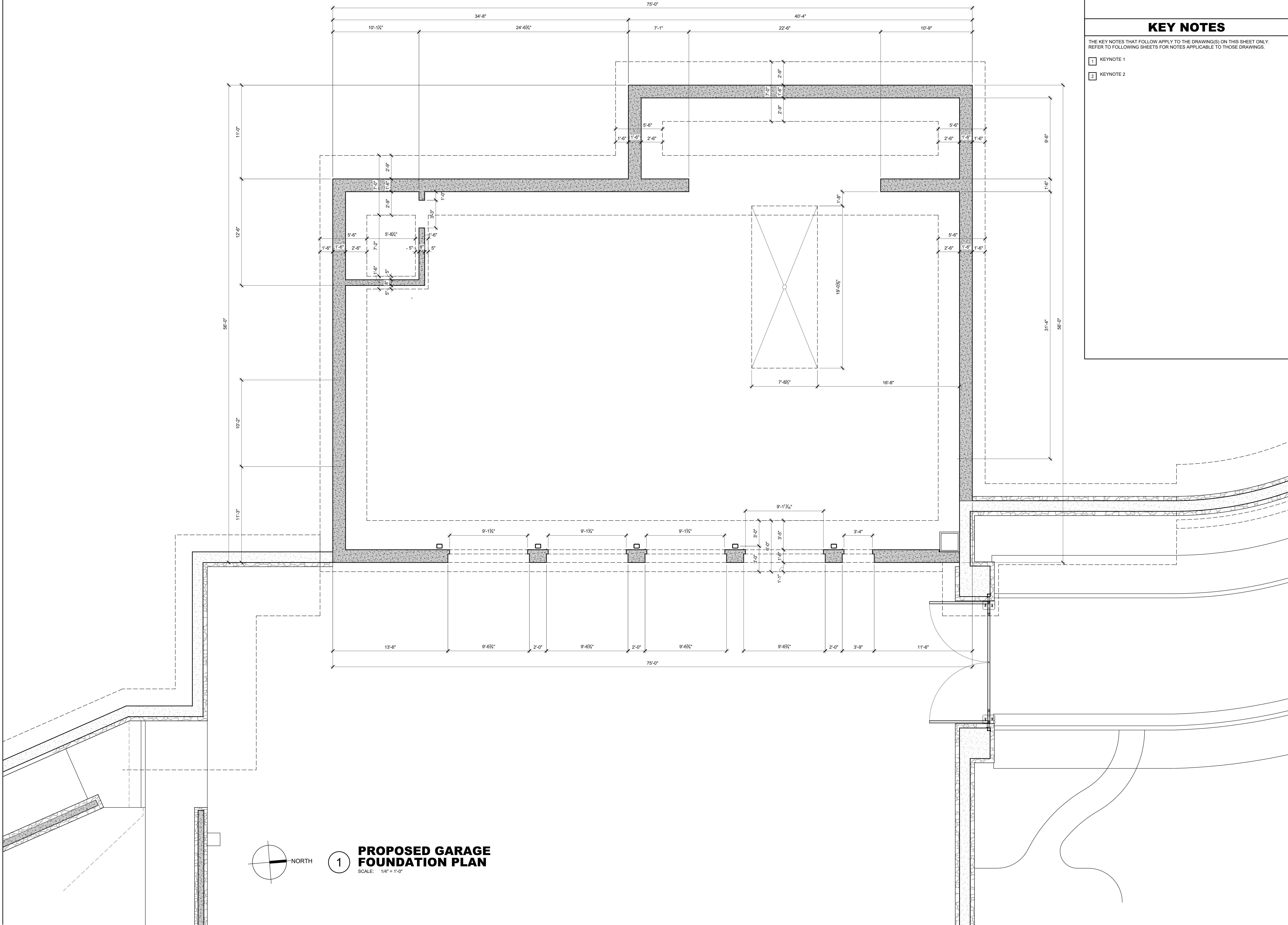
**OVERALL  
SITE PLAN**

SHEET NO.:

**A101**

FILE NAME: 21127.3A101





## GENERAL NOTES

1. REFER TO SHEET A200 FOR DIMENSIONS OF CONCRETE SLAB, CONCRETE WALLS, AND PENETRATIONS THRU CONCRETE.
2. REFER TO SHEET A300 FOR DOOR SCHEDULE & DOOR TYPES.
3. REFER TO SHEET A301 FOR WINDOW SCHEDULE & WINDOW TYPES.

## KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES APPLICABLE TO THOSE DRAWINGS.

- 1 KEYNOTE 1
- 2 KEYNOTE 2

**60**

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## LA MIRADA II NEW GARAGE

RISDEL INC.  
5477 COVEY COURT, CARMEL  
QUAIL MEADOWS, LOTS 33

JOB NO.  
**21127.3**

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SHEET NAME:  
**FOUNDATION  
PLAN**

SHEET NO.:

**A200**

FILE NAME: 21127.3-A200





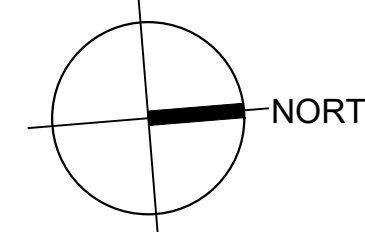
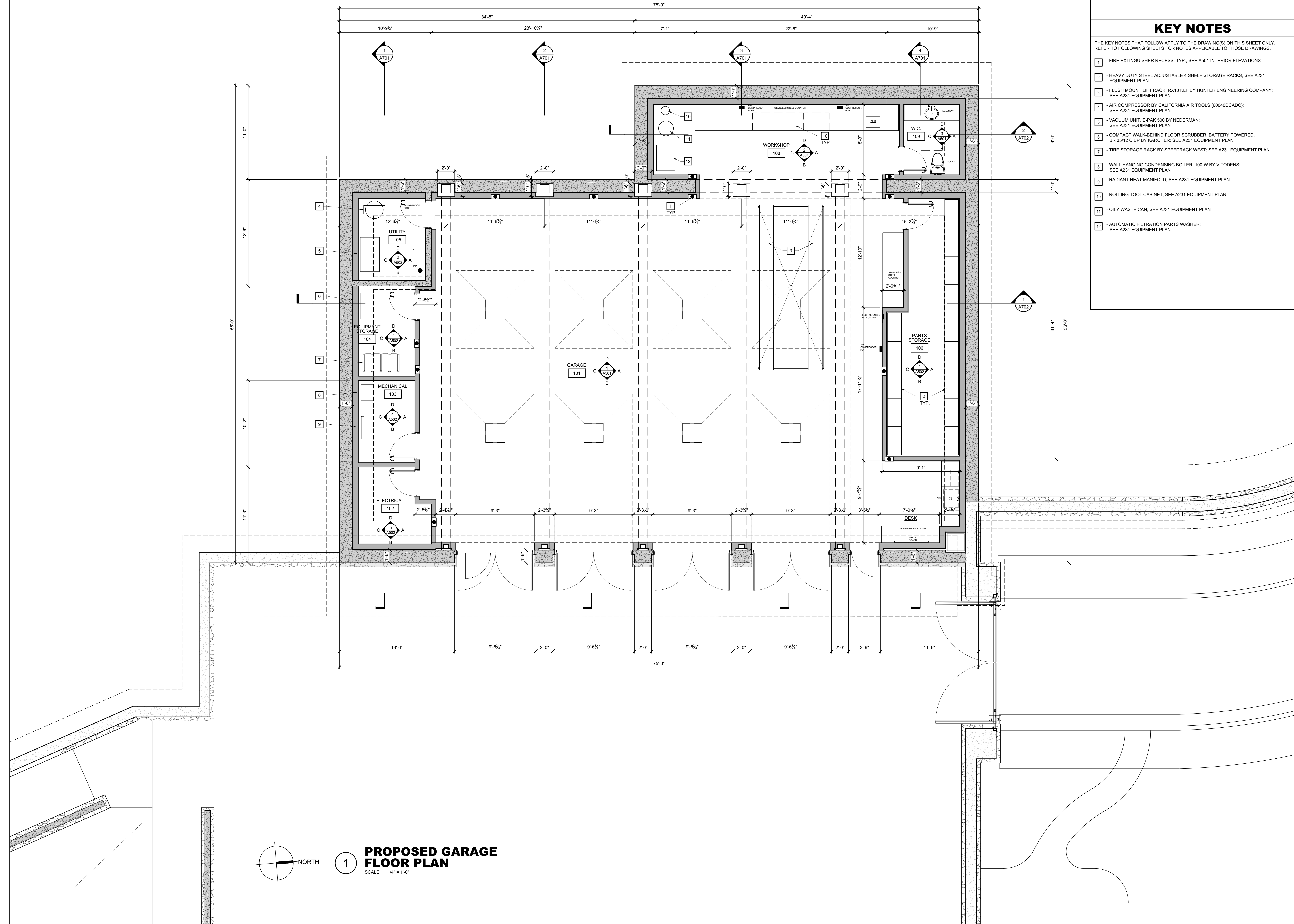
## GENERAL NOTES

1. REFER TO SHEET A211 FOR DIMENSIONS OF CONCRETE SLAB, CONCRETE WALLS, AND PENETRATIONS THRU CONCRETE.
2. REFER TO SHEET A300 FOR DOOR SCHEDULE & DOOR TYPES.
3. REFER TO SHEET A301 FOR WINDOW SCHEDULE & WINDOW TYPES.

## KEY NOTES

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- 1 - FIRE EXTINGUISHER RECESS, TYP.; SEE A501 INTERIOR ELEVATIONS
- 2 - HEAVY DUTY STEEL ADJUSTABLE 4 SHELF STORAGE RACKS; SEE A231 EQUIPMENT PLAN
- 3 - FLUSH MOUNT LIFT RACK, RX10 KLF BY HUNTER ENGINEERING COMPANY; SEE A231 EQUIPMENT PLAN
- 4 - AIR COMPRESSOR BY CALIFORNIA AIR TOOLS (6004DDADC); SEE A231 EQUIPMENT PLAN
- 5 - VACUUM UNIT, E-PAK 500 BY NEDERMAN; SEE A231 EQUIPMENT PLAN
- 6 - COMPACT WALK-BEHIND FLOOR SCRUBBER, BATTERY POWERED, BR 35/12 C BP BY KARCHER; SEE A231 EQUIPMENT PLAN
- 7 - TIRE STORAGE RACK BY SPEEDRACK WEST; SEE A231 EQUIPMENT PLAN
- 8 - WALL HANGING CONDENSING BOILER, 100-W BY VITODENS; SEE A231 EQUIPMENT PLAN
- 9 - RADIANT HEAT MANIFOLD; SEE A231 EQUIPMENT PLAN
- 10 - ROLLING TOOL CABINET; SEE A231 EQUIPMENT PLAN
- 11 - OILY WASTE CAN; SEE A231 EQUIPMENT PLAN
- 12 - AUTOMATIC FILTRATION PARTS WASHER; SEE A231 EQUIPMENT PLAN



**1 PROPOSED GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



1. REFER TO SHEET A200 FOR DIMENSIONS OF CONCRETE SLAB, CONCRETE WALLS, AND PENETRATIONS THRU CONCRETE.
2. REFER TO SHEET A300 FOR DOOR SCHEDULE & DOOR TYPES.
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- 1 14" x 8" OUTSIDE AIR INTAKE; SEE MECHANICAL
- 2 HYDRONIC HEATING BOILER VENT; MAINTAIN 10'-0" MIN. FROM OUTSIDE AIR INTAKE;  
SEE MECHANICAL

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NEW GARAGE

RISDEL INC.

5477 COVEY COURT, CARMEL  
QUAIL MEADOWS, LOTS 33

**JOB NO**

21127.3

PRINT DATE:

PLOT DATE: 3.31.2025

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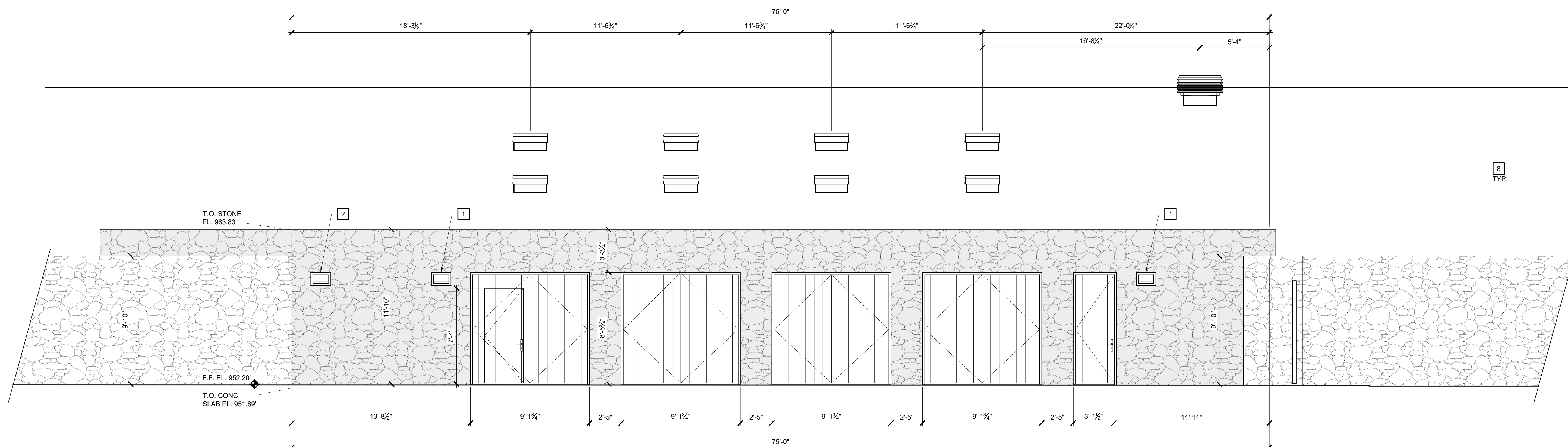
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EXTERIOR  
ELEVATION

SHEET NO.:

A401

FILE NAME.: 21127.3-A401



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

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





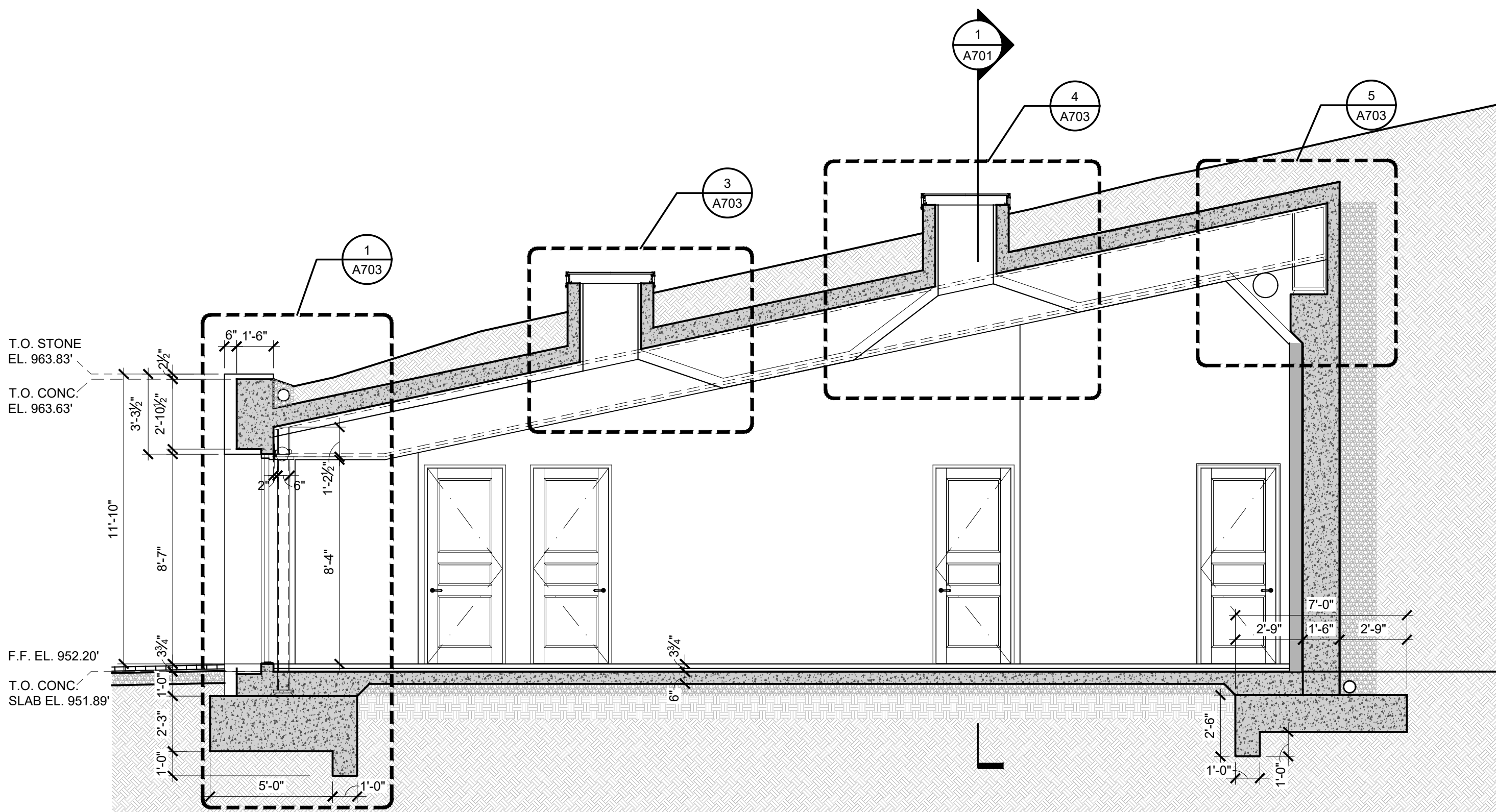
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2. REFER TO SHEET A300 FOR DOOR SCHEDULE & DOOR TYPES.
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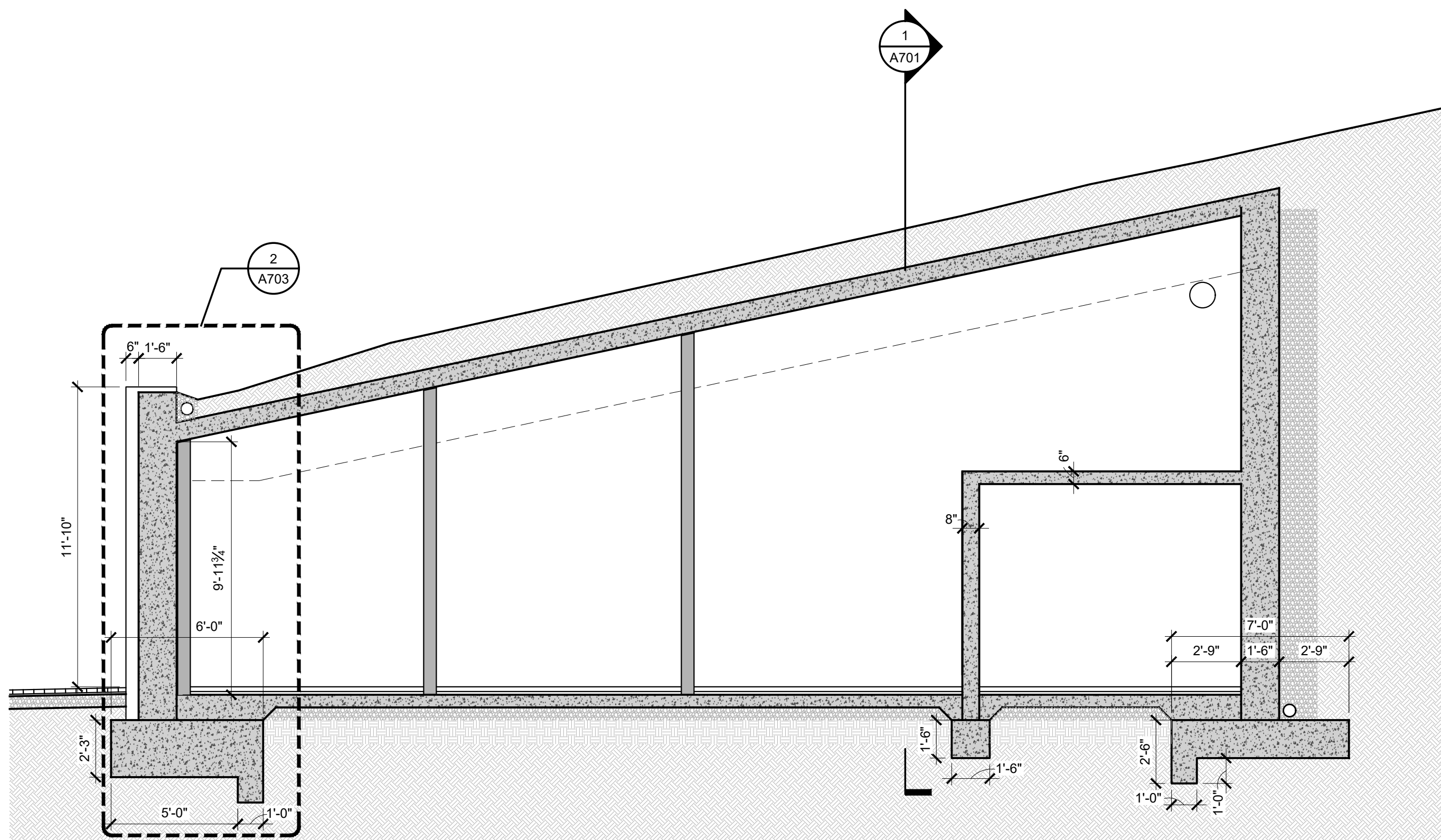
KEY NOTES

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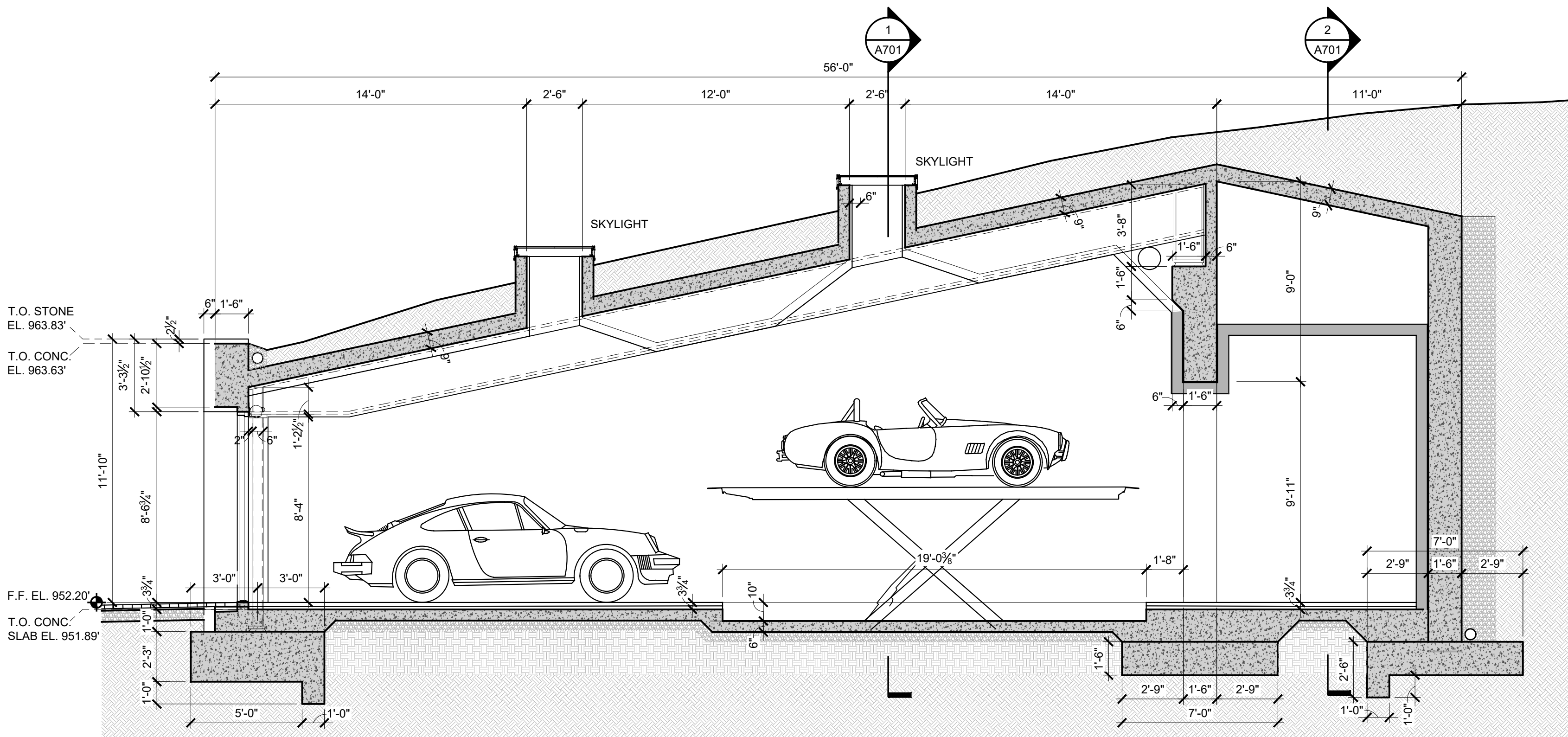
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- 2 KEYNOTE 2



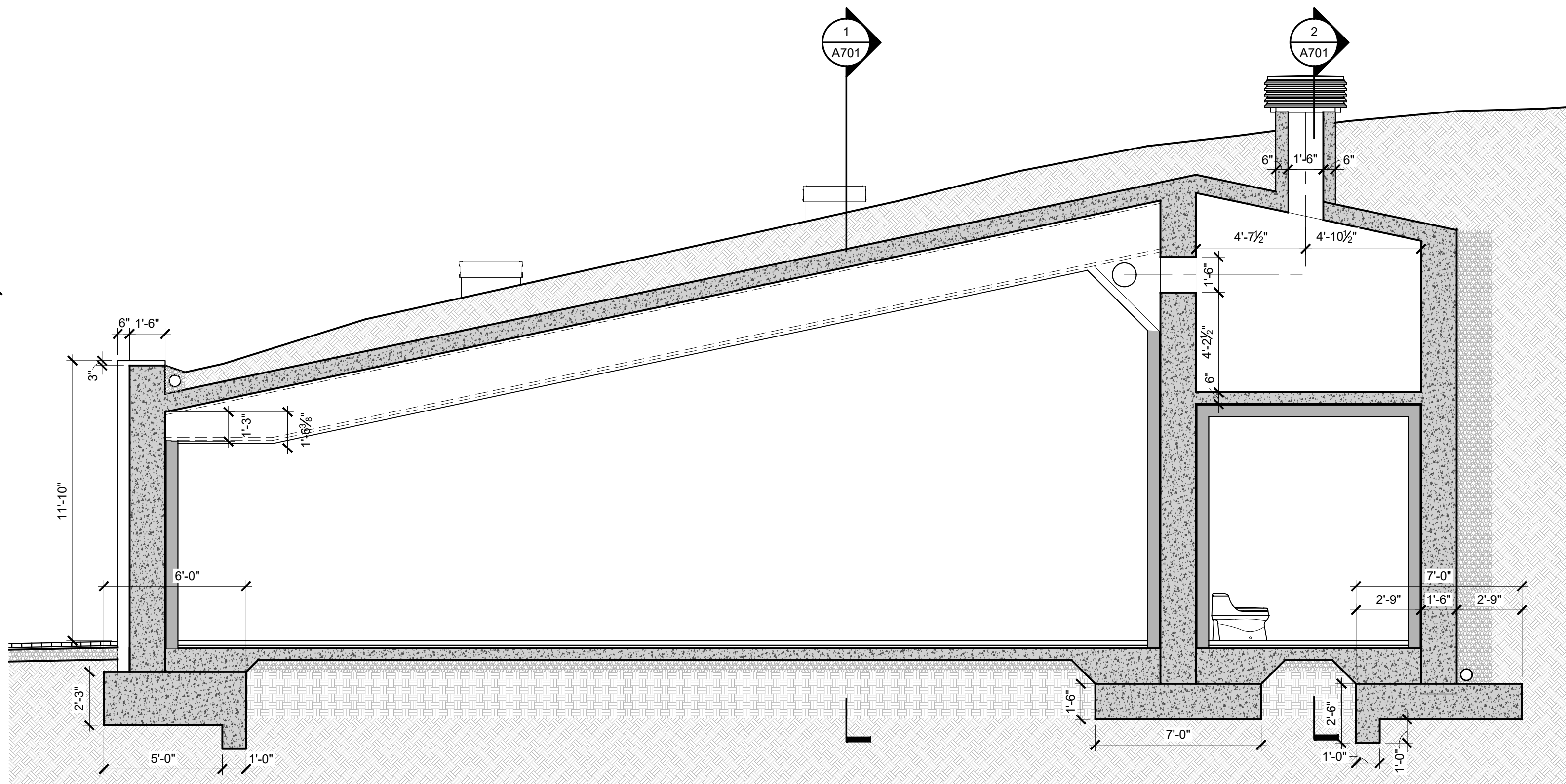
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SCALE: 1/4" = 1'-0"



1 EAST-WEST SECTION 1  
SCALE: 1/4" = 1'-0"



3 EAST-WEST SECTION 3  
SCALE: 1/4" = 1'-0"



4 EAST-WEST SECTION 4  
SCALE: 1/4" = 1'-0"

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NEW GARAGE  
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SHEET NAME:  
GARAGE  
SECTIONS

SHEET NO.:

A701

FILE NAME: 21127.3-A701



1. REFER TO SHEET A200 FOR DIMENSIONS OF CONCRETE SLAB, CONCRETE WALLS, AND PENETRATIONS THRU CONCRETE.
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- 1 KEYNOTE 1
- 2 KEYNOTE 2

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QUAIL MEADOWS, LOTS 33

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PLOT DATE: 3.31.202

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**GARAGE  
SECTIONS**

SHEET NO.:

A702

FILE NAME.: 21127.3-A70




**Donald C. Urner & Assoc. Inc.**  
 Civil and Structural Engineers  
 10095 Sequoia Dr., Aptos, CA 95003 • 831-476-3883

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 JOB NO.  
**24091**

 PRINT DATE:  
 PLOT DATE: 2.14.2025  
 DRAWN BY: E.S.  
 CHECKED BY: S.H.  
 SET ISSUED:

 SHEET NAME:  
**FOUNDATION  
 PLAN & ROOF  
 FRAMING PLAN**

SHEET NO.:

**S2.1**

FILE NAME:

