County of Monterey

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

Meeting Agenda - Final

Thursday, December 11, 2025
9:30 AM

County of Monterey Zoning Administrator

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

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

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

You may participate through ZOOM. For ZOOM participation please join by computer audio at:

https://montereycty.zoom.us/j/92771458150?from=addon

OR to participate by phone call any of these numbers below:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Wednesday at 5:00 PM will be distributed to the Zoning Administrator via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate

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

INTERPRETATION SERVICE POLICY: The County of Monterey Zoning Administrator invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

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

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

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

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en:

https://montereycty.zoom.us/j/927 7145 8150

O para participar por teléfono, llame a cualquiera de estos números a continuación:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 927 7145 8150 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión del Administrador de Zonificación al correo electrónico:

zahearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Administrador de Zonificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión del Administrador de Zonificación.

Los comentarios públicos recibidos antes de las 5:00 p.m. el miércoles antes de la reunión del Administrador de Zonificación del Condado de Monterey se distribuirán por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

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

POLÍZA DE SERVICIO DE INTERPRETACIÓN: El Administrador de Zonificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión.

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

9:30 A.M - CALL TO ORDER

ROLL CALL

Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services

PUBLIC COMMENT

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

ACCEPTANCE OF MINUTES

A. Acceptance of the October 30, 2025, and November 11, 2025, County of Monterey Zoning Administrative Meeting minutes.

Attachments: Draft Minutes 10-30-25
Draft Minutes 11-13-25

9:30 A.M. - SCHEDULED ITEMS

1. PLN240301- KEVIN & JOAN BARLETT (CONTINUED FROM NOVEMBER 13, 2025)
Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).
Project Location: 17834 Cachagua Road, Carmel Valley.
Proposed CEQA Action: Find the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines.

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

2. PLN250228 - YING RICHARD JAY & CHRISTINE TUTTLE TRS
Public hearing to consider demolition of an existing 3,136 square foot single family dwelling with a 600 square foot garage, and construction of a 3,131 square foot single family dwelling with a 2,877 square foot basement and an attached 453 square foot garage, and associated site improvements.
Project Location: 1002 Wranglers Trail, Pebble Beach.
Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

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

3. PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS
Public hearing to consider the remodel of an existing 2,585 square foot single-family dwelling and construction of 933 square foot addition, resulting in a 3,518 single-family dwelling; the remodel of a detached 476 square foot guesthouse, resulting in a 387 square foot guesthouse within an attached 190 square foot office; and associated site improvements including replacement of a bridge to access the property, development within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.
Project Location: 5 Yankee Beach Way, Carmel
Proposed CEQA action: Find the project Categorially Exempt pursuant to the 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 - Carmel Highlands Land Use Advisory Committee dated June 2, 2025
Exhibit D - Biological Assessment Report (LIB250018), date September 21, 2023
Exhibit E - Geologic Hazards Assessment (LIB250098), date February 27, 2025 and Addendum to original report submitte October 22, 2025

4. PLN250076 - SMITH CHRISTOPHER A & BONNIE M TRS
Public hearing to consider action on the alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.
Project Location: 24495 Pescadero Road, Carmel
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - Letter Requesting Public Hearing

5. PLN250204 - LOEWY PETER H & SUSAN J TRS
Public hearing to consider the demolition of an existing 240 square foot shed, construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements, and removal of 10 protected trees.
Project Location: 24744 Dolores Street, Carmel, Carmel Land Use Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Arborist Report

6. PLN250205 - BUCKEYE INVESTMENTS, 401K PLAN
Public hearing to consider the demolition of an existing 386 square foot garage and construction of a 3,284 square foot two-story single-family dwelling with an attached 520 square foot garage with associated site improvements, removal of 7 trees.
Project Location: 24734 Dolores Street, Carmel, Carmel Land Use Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Arborist Report

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 25-086

Item No.A

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

December 11, 2025

Introduced: 12/4/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Minutes

Acceptance of the October 30, 2025, and November 11, 2025, County of Monterey Zoning Administrative Meeting minutes.

County of Monterey

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

Meeting Minutes - Draft

Thursday, October 30, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - CALL TO ORDER

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

ROLL CALL

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

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items: PLN240301 - BARTLETT KEVIN J & JOAN A TRS, PLN250237- PEBBLE BEACH COMPANY, PLN250238 - PEBBLE BEACH COMPANY, PLN250239 - PEBBLE BEACH COMPANY, PLN250240 - PEBBLE BEACH COMPANY, PLN250243 - PEBBLE BEACH COMPANY, PLN250245 - PEBBLE BEACH COMPANY. These were distributed to all interested parties.

ACCEPTANCE OF MINUTES

A. Acceptance of the October 09, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the October 09, 2025, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN240301- KEVIN & JOAN BARTLETT (CONTINUED FROM OCTOBER 9, 2025)**
Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).
Project Location: 17834 Cachagua Road, Carmel Valley.
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Mark Kennedy, neighbor

The Zoning Administrator continued the hearing on this item to November 13, 2025, to gather more information on the road easements that run through the property and the number of properties and units served by those easements.

2. **PLN240246 - JACKSON FAMILY INVESTMENTS III LLC**
Public hearing to consider action on the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system.
Project Location: 38580 Arroya Seco Rd., Soledad
Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Thomas Medrano, agent, and David Pertree, architect, Matt Dexter, Director of Engineering.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and approved a Use Permit to allow construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system. The Zoning Administrator included some non-substantive changes to the resolution.

3. PLN250238 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 4035 Sunset Lane, Pebble Beach, CA 93953 (Coordinates 36.586178 N, -121.922344 W)

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

Jade Mason, Project Planner, presented the item.

Public Comment: Mark Grabisch, applicant, and David Watowski.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 23-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment; and a Coastal Development Permit to exceed the required height of 30 feet established by the district. The Zoning Administrator included corrections on the APN and some non-substantive changes to the resolution.

4. PLN250239 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 1063 Wrangers Trail Road, Pebble Beach, CA 93953 (Coordinates 36.602223 N, -121.947405 W)

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

Jade Mason, Project Planner, presented the item.

Public Comment: Mark Grabisch, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines; and approved a Combined Development Permit consisting of a Use Permit and Design Approval to allow the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment; and a Use Permit to exceed the required height of 30 feet established by the district. The Zoning Administrator included some non-substantive changes to the resolution.

5. PLN250241 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 3180 Cortez Road, Pebble Beach, CA 93953 (Coordinates 36.57641 N, -121.944605 W)

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

Jade Mason, Project Planner, presented the item.

Public Comment: Mark Grabisch, applicant, Don Dormer.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment; and Coastal Development Permit to exceed the required height of 30 feet established by the district. The Zoning Administrator included some non-substantive changes to the resolution and corrections to the plan sheets.

6. PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: Pebble Beach Company Right-of-Way, Adjacent to the property located at 3426 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.560605 N, -121.927159 W)

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

Jade Mason, Project Planner, presented the item.

Public Comment: Mark Grabisch, applicant, and Dan Neault.

The Zoning Administrator continued the hearing on this item to November 13, 2025, to gather more information on the potential visual impacts from the project.

7. PLN250244 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment within 750 feet of archaeological resources.

Project Location: PG&E Right-Of-Way, Adjacent to 3399 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.563616 N, -121.931956 W)

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

Jade Mason, Project Planner, presented the item.

Public Comment: Mark Grabisch, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Development Permit and a Design Approval to allow the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment; and a Coastal Administrative Permit for development within 750 feet of archaeological resources. The Zoning Administrator included some non-substantive changes to the resolution and deletion of

the height verification condition (#9).

8. PLN250237 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 24-2-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 31-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3252 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.566834° N, -121.959752° W)

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

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

Public Comment: Mark Grabisch, applicant, John Clancy, David Watowski, and Dan Neault.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 24-2 foot high utility pole and installation of a wireless telecommunication facility consisting of a 31-7 foot high pole with two antennas and associated equipment, a Coastal Development Permit to exceed the height of 30 feet established for the district; and a Coastal Administrative Permit for development within 750 feet of an archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution.

9. PLN250240 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 38-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3201 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.571735° N, -121.969188° W)

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

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

Public Comment: Mark Grabisch, applicant, Tracy and Richard Meier, Lisa Kinsey, and David Watowski.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 38-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 49-7 foot high pole with two antennas and associated equipment, a Coastal Development Permit to exceed the height of 30 feet established for the district; and Coastal Administrative Permit for development within 750 feet of an archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution and added, in Finding 7 evidence d, some information on where the location is of the local viewshed turnout or parking areas.

10. PLN250243 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 33-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3168 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.575365° N, -121.970661° W)

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

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

Public Comment: Mark Grabisch, applicant.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 33-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 44-6 foot high pole with two antennas and associated equipment; Coastal Development Permit to exceed the required height of 30 feet established for the district; and Coastal Administrative Permit for development within 750 feet of an archaeological resource. The

Zoning Administrator included some non-substantive changes to the resolution and added, in Finding 7 evidence c or d, some information on where the location is of the local view shed turnout or parking areas.

11. PLN250245 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3213 Ballantrae Lane, Pebble Beach, CA 93953 (Coordinates 36.569665° N, -121.965505° W)

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

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

Public Comment: Mark Grabisch, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, and Coastal Administrative Permit for development within 750 feet of a known archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 11:51 a.m.

County of Monterey

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

Meeting Minutes - Draft

Thursday, November 13, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - CALL TO ORDER

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

ROLL CALL

Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Arlen Blanca and Bora Akkaya, Public Works
Environmental Services: N/A

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items: Agenda Item No. 6 PLN240108, Agenda Item No. 7 PLN240177, Agenda Item No. PLN240301, which were distributed to all interested parties.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY) (CONTINUED FROM OCTOBER 30TH, 2025)**
   Public hearing to consider installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.
   Project Location: Pebble Beach Company Right-of-Way, Adjacent to the property located at 3426 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.5606724 N, 121.9272187 W)
   Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

   Jade Mason, Project Planner, presented the item.

   Public Comment: Tasha Stack, agent

   The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; Coastal Development Permit to exceed the required height of 30 feet established by the district; and Coastal Administrative Permit to allow development within 750 feet of an archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution, added in finding 7 evidence c, that visual access will not be significantly affected by the installation of this facility.

2. PLN240301 - KEVIN & JOAN BARLETT (CONTINUED FROM OCTOBER 30, 2025)

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

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

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Kevin and Joan Barlett, applicant; Dean Kellender, president of the Syndicate Camp, Derek Bonsper and Dane Bonsper, Silvia Zolan, Don Bonsper, and Margaret Ostarello.

The Zoning Administrator directed staff to prepare a resolution to deny the project and continued the hearing to December 11, 2025.

3. PLN240224 - CYPRESS POINT CLUB (AT&T MOBILITY)

Public hearing to consider the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource.

Project Location: 3150 17 Mile Dr, Pebble Beach, CA 93953

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

Joseph Alameda, Project Planner, presented the item.

Public Comment: Eric Lentz, agent; Alan Morrison, clubhouse manager at Cypress Point The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions under Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow installation of a rooftop telecommunications facility within an expanded faux chimney, including equipment cabinets within an existing shed and existing underground conduits; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution and added a condition that a signage plan be provided to the planning department for review and approval prior to issuance of building permits.

4. PLN240171 - GRECH AARON

Public hearing to consider construction of a 2,957 square foot two-story single-family dwelling with attached two-car garage, removal of 9 trees and associated site improvements including new driveway.

Project Location: 4063 Crest Road, Pebble Beach

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

McKenna Bowling, Project Planner, presented the item.

Public Comment: Alan Trippin, agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines sections 15303, and none of the exceptions pursuant to Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of 2,957 square foot two-story single-family dwelling with attached two-car garage, and associated site improvements; and Coastal Development Permit to allow the removal of 9 protected trees (8 Monterey Pine and 1 Coast Live Oak). The Zoning Administrator included some non-substantive changes to the resolution and added a change to condition #11.

5. PLN240042 - HAIN JOHN R & JENNIFER ALLEN TRS

Public Hearing to consider the construction of a 1,200 square foot accessory dwelling unit and associated site improvements, including a new septic system and the removal of two Coast live oak trees.

Project Location: 38042 Palo Colorado Road, Big Sur.

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

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Chris Gourlay, agent; John Hain, applicant.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot

accessory dwelling unit and associated site improvements including a septic system; and Coastal Development Permit to allow the removal of two Coast live oak trees. The Zoning Administrator included some non-substantive changes to the resolution.

6. PLN240108 - BUCHANAN ELIOT L

Public Hearing to consider after-the-fact development on slopes in excess of 25% to accommodate construction of an Accessory Dwelling Unit, and restoration of 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.

Project Location: 15596 Via La Gitana, Carmel Valley.

Proposed CEQA action: Find the project Categorically Exempt per CEQA Guidelines sections 15301 and 15333, and there are no exceptions pursuant to Guidelines section 15300.2.

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Jay Auburn, agent, Lauren Walden, HOA board, Fred Weiss, architect.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 15333, and that none of the exceptions pursuant to Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of After-the-fact Use Permit to allow development on slopes in excess of 25% to accommodate the construction of an Accessory Dwelling Unit; and Restoration Permit to restore approximately 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484. The Zoning Administrator included some non-substantive changes to the resolution and added a condition that the restoration work be completed within 2 years.

7. PLN240177 - ING DENNIS & MICHELE ING TRS

Public hearing to consider a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 44737 Sun Valley Drive, King City, CA 93930

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

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

Public Comment: None.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 11:03 a.m.

Introduced: 12/4/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN240301- KEVIN & JOAN BARLETT (CONTINUED FROM NOVEMBER 13, 2025)

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

Proposed CEQA Action: Find the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding that the disapproval of the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines; and
b. Denying a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends denial.

PROJECT INFORMATION

Agent: Joan Bartlett
Property Owner: Kevin & Joan Bartlett
APN: 417-102-007-000
Parcel Size: 11.58 acres
Zoning: Public Quasi/Public "PQP"
Land Use Designation: Resource Conservation
Plan Area: Cachagua Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY/DISCUSSION:

The project is located at 17834 Cachagua Road, which is a County-owned and maintained road in Carmel Valley. On October 24, 2024 the Applicant/Owner, Joan Barlett, submitted an application seeking to use their existing single-family dwelling located on a residentially zoned property as a commercial vacation rental. The existing single-family dwelling is approximately 1,802 square feet, with four bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of nine people overnight and 14 people during the daytime. This project

was initially duly noticed and scheduled before the Monterey County Zoning Administrator on October 9, 2025 and continued to October 30, 2025, to provide more information on the existing easements on the subject property. At this time, the applicant was proposing to revise their site plans to include proposed driveway improvements. Therefore, the hearing was continued from the October 30, 2025 Zoning Administrator hearing to November 13, 2025. At this hearing, there were concerns related to the utilization of the Carmel River and trespassing on neighboring properties. This poses a risk and is detrimental to the health, life, and safety of those in the immediate neighborhood, and therefore, the Zoning Administrator adopted a resolution of intent to deny the project.

Based on staff's review of the planning application materials, the property does not comply with all rules and regulations pertaining to zoning uses and other applicable the 2010 County of Monterey General Plan (General Plan), Cachagua Area Plan (Cachagua AP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Chapter 16.80, and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use

The parcel is currently zoned Public/Quasi Public "PQP" which is inconsistent with the land use designation. The 2010 Monterey General Plan Figure LU2 for the Cachagua Area Plan identifies the subject property to have a land use designation of Resource Conservation "RC". Government Code section 65860 (a) states that county zoning ordinance shall be consistent with the applicable general plan by 1974. Further subsection (c)(2) states that if a zoning ordinance is inconsistent with the general plan and a local agency receives a development application, provided the project is not a Housing Accountability Act project subject to Government Code section 65589.5 and that such project is consistent with the general plan but inconsistent with the zoning ordinance, the local agency shall process the development application and apply objective general plan standards. The 2010 Monterey County General Plan lists the RC land use designation as one of the three rural residential categories, with the other two being Low and Rural Density Residential. Such use for a Commercial Vacation Rental is allowed is each of these categories. The RC zoning allows the use of Residential Property as a commercial vacation rental, subject to the granting of a Use Permit pursuant to Title 21 section 21.64.290. Therefore, the proposed use is allowable as specified by the RC land use designation of the 2010 Monterey County General Plan. Title 21 section 21.64.290 allows for the Commercial Vacation Rental use of a residential property for transient lodging for a period of 30 calendar days or fewer, subject to the granting of a Use Permit. Title 21 section 21.64.290 outlines specific regulations to operate a Commercial Vacation Rental use. Title 21 section 21.74.050.B specifies that in order to grant the Use Permit that allows this use, specific findings need to be made:

1.) The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County.
2.) The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any applicable provisions of this Title and any zoning violation abatement costs have been paid.

Although the proposed project demonstrates the ability to be compliant with certain rules and

regulations pertaining to zoning use, subdivision and any other applications provisions, the project does not demonstrate the ability to not, under any circumstances, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use. The subject property has a number of recorded easements as illustrated on a certain Parcel Map recorded January 23, 1991 in volume 18 of Parcel Maps, at Page 92 (**Exhibit C)**. Based on this map, the subject property, identified as Parcel A, has three existing right of way easements serving neighboring properties: a 60' right of way (ROW) easement starting off of the County owned portion of Cachagua road and two 30' ROW easements also off of the County owned portion of Cachagua road. The 60' ROW easement appears to serve two parcels, both of which are directly south of the property (417-102-008 and 417-101-018). One of the 30' ROW easements serve the subject properties to the south of the parcel and the other 30' ROW easement serves the subject properties to the northeast of the parcel. There are utility easements on the subject property but these are intended to serve as access to existing water tanks/lines. Additionally, there are two conservation and scenic easements recorded on the property: one for slopes exceeding 30% and another for an area containing riparian vegetation within the floodplain, which includes a hiking and equestrian easement along the Carmel River bank. On this map also illustrates a portion of the Carmel River on the subject property.

The Carmel River attracts the public, specifically those who are renting the property for Commercial Vacation use. There are no boundary lines that identify which area of the river is on the subject property, and therefore, customers renting have the potential for trespassing onto adjacent properties. Through testimonial and public comments submitted for the project, there have been previous trespassers from the subject property in the past. Trespassing poses a risk to health, safety, peace, morals, and comfort to those in the neighborhood. Additionally, although there is a hiking and equestrian trail easement on the northern bank of the river, there are no established trails or roads to safely access this area. Therefore, Finding 1 of the required findings outlined in Title 21 section 21.74.050.B cannot be made in this specific case.

CEQA:

The project is statutorily exempt from environmental review. CEQA Guidelines section 152700(a) states that CEQA does not apply to projects that a public agency rejects or disapproves. The project is for a commercial vacation rental, and currently, as proposed, is recommended for denial as it poses the risk of trespassing to adjacent properties, which is detrimental to the health, life, and safety to those in the immediate neighborhood.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Parcel Map

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.

County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-075

Introduced: 12/4/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN240301- KEVIN & JOAN BARLETT (CONTINUED FROM NOVEMBER 13, 2025)
Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).
Project Location: 17834 Cachagua Road, Carmel Valley.
Proposed CEQA Action: Find the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding that the disapproval of the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines; and
b. Denying a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).
Staff recommends denial.

PROJECT INFORMATION

Agent: Joan Bartlett
Property Owner: Kevin & Joan Bartlett
APN: 417-102-007-000
Parcel Size: 11.58 acres
Zoning: Public Quasi/Public "PQP"
Land Use Designation: Resource Conservation
Plan Area: Cachagua Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY/DISCUSSION:
The project is located at 17834 Cachagua Road, which is a County-owned and maintained road in Carmel Valley. On October 24, 2024 the Applicant/Owner, Joan Barlett, submitted an application seeking to use their existing single-family dwelling located on a residentially zoned property as a commercial vacation rental. The existing single-family dwelling is approximately 1,802 square feet, with four bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of nine people overnight and 14 people during the daytime. This project was initially duly noticed and scheduled before the Monterey

County Zoning Administrator on October 9, 2025 and continued to October 30, 2025, to provide more information on the existing easements on the subject property. At this time, the applicant was proposing to revise their site plans to include proposed driveway improvements. Therefore, the hearing was continued from the October 30, 2025 Zoning Administrator hearing to November 13, 2025. At this hearing, there were concerns related to the utilization of the Carmel River and trespassing on neighboring properties. This poses a risk and is detrimental to the health, life, and safety of those in the immediate neighborhood, and therefore, the Zoning Administrator adopted a resolution of intent to deny the project.

Based on staff's review of the planning application materials, the property does not comply with all rules and regulations pertaining to zoning uses and other applicable the 2010 County of Monterey General Plan (General Plan), Cachagua Area Plan (Cachagua AP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Chapter 16.80, and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use

The parcel is currently zoned Public/Quasi Public "PQP" which is inconsistent with the land use designation. The 2010 Monterey General Plan Figure LU2 for the Cachagua Area Plan identifies the subject property to have a land use designation of Resource Conservation "RC". Government Code section 65860 (a) states that county zoning ordinance shall be consistent with the applicable general plan by 1974. Further subsection (c)(2) states that if a zoning ordinance is inconsistent with the general plan and a local agency receives a development application, provided the project is not a Housing Accountability Act project subject to Government Code section 65589.5 and that such project is consistent with the general plan but inconsistent with the zoning ordinance, the local agency shall process the development application and apply objective general plan standards. The 2010 Monterey County General Plan lists the RC land use designation as one of the three rural residential categories, with the other two being Low and Rural Density Residential. Such use for a Commercial Vacation Rental is allowed is each of these categories. The RC zoning allows the use of Residential Property as a commercial vacation rental, subject to the granting of a Use Permit pursuant to Title 21 section 21.64.290. Therefore, the proposed use is allowable as specified by the RC land use designation of the 2010 Monterey County General Plan. Title 21 section 21.64.290 allows for the Commercial Vacation Rental use of a residential property for transient lodging for a period of 30 calendar days or fewer, subject to the granting of a Use Permit. Title 21 section 21.64.290 outlines specific regulations to operate a Commercial Vacation Rental use. Title 21 section 21.74.050.B specifies that in order to grant the Use Permit that allows this use, specific findings need to be made:

1.) The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County.
2.) The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any applicable provisions of this Title and any zoning violation abatement costs have been paid.

Although the proposed project demonstrates the ability to be compliant with certain rules and

regulations pertaining to zoning use, subdivision and any other applications provisions, the project does not demonstrate the ability to not, under any circumstances, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use. The subject property has a number of recorded easements as illustrated on a certain Parcel Map recorded January 23, 1991 in volume 18 of Parcel Maps, at Page 92 (**Exhibit C)**. Based on this map, the subject property, identified as Parcel A, has three existing right of way easements serving neighboring properties: a 60' right of way (ROW) easement starting off of the County owned portion of Cachagua road and two 30' ROW easements also off of the County owned portion of Cachagua road. The 60' ROW easement appears to serve two parcels, both of which are directly south of the property (417-102-008 and 417-101-018). One of the 30' ROW easements serve the subject properties to the south of the parcel and the other 30' ROW easement serves the subject properties to the northeast of the parcel. There are utility easements on the subject property but these are intended to serve as access to existing water tanks/lines. Additionally, there are two conservation and scenic easements recorded on the property: one for slopes exceeding 30% and another for an area containing riparian vegetation within the floodplain, which includes a hiking and equestrian easement along the Carmel River bank. On this map also illustrates a portion of the Carmel River on the subject property.

The Carmel River attracts the public, specifically those who are renting the property for Commercial Vacation use. There are no boundary lines that identify which area of the river is on the subject property, and therefore, customers renting have the potential for trespassing onto adjacent properties. Through testimonial and public comments submitted for the project, there have been previous trespassers from the subject property in the past. Trespassing poses a risk to health, safety, peace, morals, and comfort to those in the neighborhood. Additionally, although there is a hiking and equestrian trail easement on the northern bank of the river, there are no established trails or roads to safely access this area. Therefore, Finding 1 of the required findings outlined in Title 21 section 21.74.050.B cannot be made in this specific case.

CEQA:

The project is statutorily exempt from environmental review. CEQA Guidelines section 152700(a) states that CEQA does not apply to projects that a public agency rejects or disapproves. The project is for a commercial vacation rental, and currently, as proposed, is recommended for denial as it poses the risk of trespassing to adjacent properties, which is detrimental to the health, life, and safety to those in the immediate neighborhood.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
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cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
KEVIN & JOAN BARLETT (PLN240301)
RESOLUTION NO. 25-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the disapproval of the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines; and
2) Denying a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN240301 KEVIN & JOAN BARLETT, 17834 CACHAGUA ROAD, CARMEL VALLEY, CA 93924, CACHAGUA AREA PLAN (APN: 417-102-007-000)]

The KEVIN & JOAN BARLETT application (PLN240301) came on for a public hearing before the County of Monterey Zoning Administrator on December 11, 2025. 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: **INCONSISTENCY** – The Project, as conditioned, is not consistent with the applicable plans and policies which designate this area as appropriate for development.

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

- the 2010 County of Monterey General Plan;
- Cachagua Area Plan;
- Monterey County Code Chapter 7.120;
- Regulations Relating To Applications Involving Use Of Private Roads (Monterey County Code Chapter 16.80); and
- Monterey County Zoning Ordinance (Title 21).

The project conflicts with the text, policies, and/or regulations of the applicable Monterey County code (MCC). 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 17834 Cachagua Road, Carmel Valley, CA 93924, within the Cachagua Area Plan (Assessor's Parcel

Number: 417-102-007-000). The parcel is currently zoned Public/Quasi Public "PQP" which is inconsistent with the land use designation. The 2010 Monterey General Plan Figure LU2 for the Cachagua Area Plan identifies the subject property to have a land use designation of Resource Conservation "RC". Government Code section 65860 (a) states that county zoning ordinance shall be consistent with the applicable general plan by 1974. Further subsection (c)(2) states that if a zoning ordinance is inconsistent with the general plan and a local agency receives a development application, provided the project is not a Housing Accountability Act project subject to Government Code section 65589.5 and that such project is consistent with the general plan but inconsistent with the zoning ordinance, the local agency shall process the development application and apply objective general plan standards. The 2010 Monterey County General Plan lists the RC land use designation as one of the three rural residential categories, with the other two being Low and Rural Density Residential. Such use for a Commercial Vacation Rental is allowed in each of these categories. The RC zoning allows the use of Residential Property as a commercial vacation rental, subject to the granting of a Use Permit pursuant to Title 21 section 21.64.290. Therefore, the proposed use is allowable as specified by the RC land use designation of the 2010 Monterey County General Plan. However, findings to grant the Use Permit in this case cannot be met. See evidence "h."

c) Lot Legality. The subject property (11.58 acres in size), APN: 417-102-007-000, is identified as Lot 7, as shown in its current size and configuration in Assessor's Parcel Map Book 417, page 10-2. Therefore, the County recognizes the property as a legal lot of record.

d) Land Use Advisory Committee (LUAC) Review. This project was not referred to the Cachagua LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

e) Vacation Rental Operation License. Chapter 7.120 requires the use of a Commercial Vacation Rental to obtain the appropriate Vacation Rental Operation License.

f) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 section 7.02.060.

g) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a commercial vacation rental.

h) Health and Safety. As demonstrated in Finding 2, the project does not meet the requirements in granting a Use Permit as outlined in Title 21 section 21.74.050.B.

i) Access/Easements. The subject property has a number of recorded easements as illustrated on a certain Parcel Map recorded January 23, 1991 in volume 18 of Parcel Maps, at Page 92. Based on this map, the

subject property, identified as Parcel A, has three existing right of way easements serving neighboring properties: a 60' right of way (ROW) easement starting off of the County owned portion of Cachagua road and two 30' ROW easements also off of the County owned portion of Cachagua road. The 60' ROW easement appears to serve two parcels, both of which are directly south of the property (417-102-008 and 417-101-018). One of the 30' ROW easements serves the subject properties to the south of the parcel, and the other 30' ROW easement serves the subject properties to the northeast of the parcel. There are utility easements on the subject property, but these are intended to serve as access to existing water tanks/lines. Additionally, there are two conservation and scenic easements recorded on the property: one for slopes exceeding 30% and another for an area containing riparian vegetation within the floodplain, which includes a hiking and equestrian easement along the Carmel River bank. This map also illustrates a portion of the Carmel River on the subject property.

j) Adequate Emergency Response Time. The applicant is required to notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. Response times are within 41 minutes of structural coverage from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical services, and within 4 minutes of structural coverage from the Cachagua Fire Protection District, within its response area. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

k) Parking. Title 21 section 21.64.290.F.6 requires that commercial vacation rentals provide parking in compliance with Title 21 section 21.58.040. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to two cars for occupants, which meets the requirements of Title 21 section 21.58.040.

l) One commercial vacation rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 section 21.64.290.F.7, as this is the only commercial vacation rental on the legal lot of record.

m) Ownership Interest in One commercial vacation rental in the Unincorporated Monterey County. The owners of the legal lot of record comply with Title 21 section 21.64.290.F.8 and do not have any ownership interest in any other commercial vacation rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the

applicants would have in a commercial vacation rental in the unincorporated Monterey County.

n) Access. The property has access through a private driveway that connects to Cachagua Road, a public road maintained by the County. A private road (ROW) also has three existing right of way easements serving neighboring properties. See Finding No. 1, Evidence "i".

o) Maximum Allowable Limit. Title 21.64.290.F.3 regulates the maximum allowed limit of permitted Commercial Vacation Rentals, not to exceed four percent of the total single family residential dwelling unit count. The Cachagua Area Plan has a total of 20 maximum Use Permits to be granted at any given time for Commercial Vacation Rental uses. This application would be the second permitted Commercial Vacation Rental within the Cachagua Area Plan. Therefore, the proposed use complies with this regulation. However, as detailed in the resolution, the use is inconsistent with applicable MCC and the required Use Permit is not granted.

p) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

2. FINDING: **HEALTH AND SAFETY -** the establishment, maintenance, or operation of the project applied for will, 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) Title 21 section 21.64.290 outlines specific regulations to operate a Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 section 21.74.050.B specifies that in order to grant the Use Permit that allows this use, specific findings need to be made:

1.) The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County.

2.) The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any applicable provisions of this Title and any zoning violation abatement costs have been paid.

Although the proposed project demonstrates the ability to be compliant with certain rules and regulations pertaining to zoning use, subdivision and any other applications provisions (evidence in Finding 1), the project does not demonstrate the ability to not, under any circumstances, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use.

b) As discussed in Finding 1, evidence "i," the subject property has a number of recorded easements and a portion of the Carmel River on the property.

The Carmel River attracts members of the public, specifically those who are renting the subject property for Commercial Vacation use. There are no boundary lines that identify which area of the river is on the subject property, and therefore, customers renting this property have the potential for trespassing onto adjacent properties. Through testimonial and public comments submitted for the project, there have been previous trespassers from the subject property in the past. Trespassing poses a risk to health, safety, peace, morals, and comfort to those in the neighborhood. Additionally, although there is a hiking and equestrian trail easement on the northern bank of the river, there are no established trails or roads to safely access this area. Therefore, requirement #1 of Title 21 section 21.74.050.B cannot be made in this specific case.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

3. FINDING: **CEQA (Exempt) –** The project is statutorily exempt from environmental review.

EVIDENCE:

a) CEQA Guidelines section 15270(a) states that CEQA does not apply to projects that a public agency rejects of disapproves.

b) The project is for a commercial vacation rental, and currently, as proposed, is recommended for denial as it poses the risk of trespassing to adjacent properties, which is detrimental to the health, life, and safety to those in the immediate neighborhood (see Finding 1).

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

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

EVIDENCE:

a) Planning Commission. Pursuant to Title 21 section 21.80.040.B, an appeal of the Zoning Administrator's decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

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

1) Find that the disapproval of the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines; and
2) Deny a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

PASSED AND ADOPTED this 11th day of December, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

This 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.

Exhibit B

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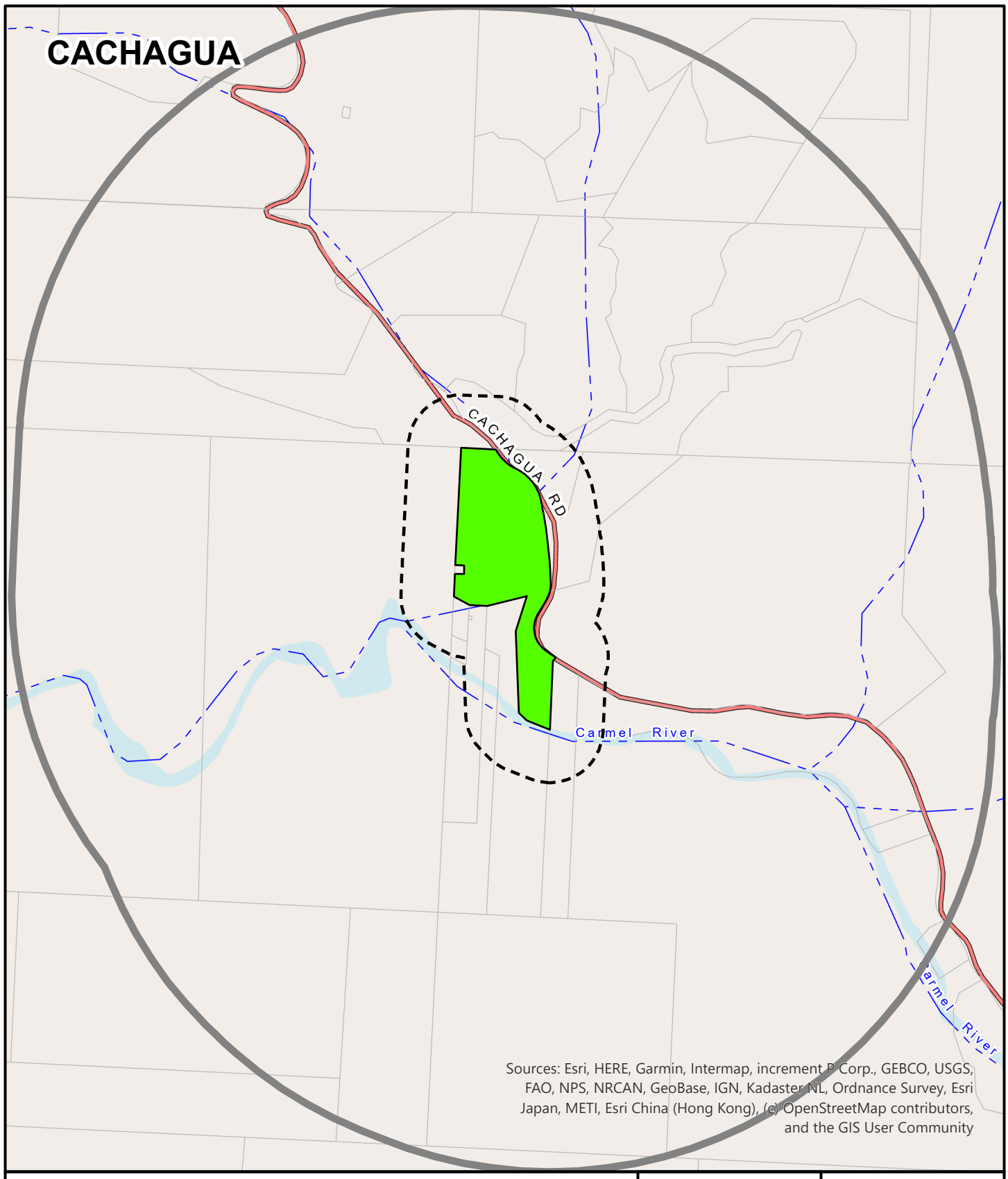

APPLICANT: KEVIN & JOAN BARLETT

APN: 417102007000 **FILE #** PLN240301

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JACQUELYN M.

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Exhibit C

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MAP 18 N 0402500 E 1214000 SN 21086 VOL. 18 PAR. PG. 92

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

WE HEREBY DEDICATE TO THE COUNTY OF MONTEREY, FOR ROAD PURPOSES, "DEDICATION PARCEL 'C' ", AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

W. Montgomery Jones

Carol J. Jones

Chicago Title Company, by: S.R. Delk
Trustee under Deed of Trust, Reel 2292, P. 234
ASST. SECRETARY

First Interstate BanK, a California Corporation, by: Arlene Barber
Trustee under Deed of Trust, Reel 1364, O.R., P. 331
Asst. Secretary

STATE OF CALIFORNIA] SS
COUNTY OF MONTEREY]

ON Dec. 5 1990, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W. Montgomery Jones and Carol J. Jones,

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES are SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT they EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF MONTEREY THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Marie Russell

NOTARY OF PUBLIC
STATE OF CALIFORNIA

My Commission Expires on Mar. 8, 1994

STATE OF CALIFORNIA
SS
COUNTY OF MONTEREY

On this 12 day of SEPTEMBER, 1990 before me, the undersigned, a Notary Public of the State of California, personally appeared S. R. DELK

personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the ASST. SECRETARY and of the corporation named therein, and acknowledged to me that such corporation executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in the County of Monterey, the day and year in this certificate first above written.

Notary Public, State of California Jerry E. Wiles
Signature

JERRY E. WILES
Name, typed or printed

MY COMMISSION EXPIRES JUNE 5, 1991

COURSE TABLE, SCENIC EASEMENT LINES:

1	S. 23° 29' 07" E., 220.43
2	S. 48° 00' E., 190.00
3	S. 1° 47' 09" W., 43.00
4	S. 45° 03' 54" W., 43.55
5	N. 69° 04' 59" W., 35.49
6	WEST, 162.35
7	S. 76° 00' E., 163.21
8	N. 67° 35' 41" E., 58.14
9	N. 85° 31' 59" E., 77.16
10	S. 67° 35' 39" E., 52.10
11	S. 35° 42' 10" E., 121.85
12	S. 11° 30' 55" W., 55.30
13	S. 71° 00' 38" W., 202.55
14	N. 56° 12' 31" W., 71.48
15	N. 54° 24' 25" W., 112.56
16	N. 51° 58' 41" W., 69.19
17a	S. 73° 07' 49" E., 67.79
17b	S. 21° 21' 33" E., 135.44
18	S. 9° 00' E., 155.00
19	S. 11° 00' W., 70.00
20	S. 33° 35' E., 138.24
21	S. 48° 46' 54" E., 205.63
22	S. 83° 00' E., 35.00
23	N. 0° 16' 40" E., 45.00
24	N. 59° 00' W., 135.00
25	N. 44° 20' 47" W., 113.82
26	N. 5° 44' 14" W., 56.45
27	N. 83° 00' W., 60.00
28	N. 55° 48' 23" W., 106.72
29	N. 40° 53' 24" W., 98.98
30	N. 26° 56' 16" W., 135.28
31	S. 62° 52' 43" E., 84.08
32	S. 46° 00' E., 100.00
33	S. 64° 00' E., 70.00
34	N. 85° 00' E., 100.00
35	N. 0° 16' 40" E., 82.00
36	N. 0° 16' 40" E., 58.78
37	N. 5° 44' 14" W., 45.00
38	N. 5° 44' 14" W., 68.55

NOTE Nº 1 : CONSERVATION AND SCENIC EASEMENT FOR THE PRESERVATION OF NATURAL RIPARIAN VEGETATION WITHIN THE 100 YEAR FLOODPLAIN BOUNDARIES FROM NORTH TO SOUTH ALONG THE CARMEL RIVER PURSUANT TO CONDITION NUMBER 3, MONTEREY COUNTY MINOR SUBDIVISION COMMITTEE RESOLUTION Nº 88-111, WHICH INCLUDES A HIKING AND EQUESTRIAN EASEMENT OVER THAT PORTION OF THE EASEMENT AREA LYING BETWEEN THE NORTH BANK OF THE CARMEL RIVER AND THE NORTH BOUNDARY OF SUCH SCENIC EASEMENT, BUT IN NO EVENT MORE THAN 50 FEET NORTHERLY FROM SAID NORTH BANK OF SAID RIVER.

State of California
County of Monterey SS

On this 13 day of September 1990, before me, the undersigned, a Notary Public of the State of California, personally appeared Arline Garber

personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the Asst Secretary and of the corporation named therein, and acknowledged to me that such corporation executed it.
In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public, State of California Karen A. Stark
Signature

KAREN A. STARK
Name, typed or printed

LOS ANGELES COUNTY
MY COMMISSION EXPIRES AUGUST 11, 1994

SCENIC EASEMENT LINES SHOWN ARE APPROXIMATE BOUNDARIES OF AREAS EXCEEDING 30% GROUND SLOPE. NO REPRESENTATION IS MADE THAT THESE LINES ARE AN EXACT AND DEFINITIVE BOUNDING OF ALL ARFAS WHERE GROUND SLOPE EXCEEDS 30%.

S.E. = SCENIC EASEMENT

R.U.E. = ROAD & UTILITIES EASEMENT

DISTANCES ARE STATED IN FEET AND DECIMALS THEREOF.

POINTS NOT INDICATED AS FOUND OR SET ARE SHOWN FOR REFERENCE ONLY.

THE SYMBOL _____ INDICATES THE BOUNDARY OF THE PROPERTY SUBDIVIDED BY THIS MAP.

THE SYMBOL —— S.E. —— INDICATES THE BOUNDARY AREAS WITHIN SCENIC EASEMENT.

S3P = SET 3/4" PIPE TAGGED "L.S. 2689"

S3P = SET 3/4" PIPE TAGGED "RCE 25766"

"SFE" on the map is the area containing riparian vegetation and within the flood plain as shown on FEMA Flood Insurance Rate Map, Community-Panel Number 060195 0325D, determined from said map by scaling as carefully as possible the limit of Zone A, 100-year flood, shown thereon.

Names of the persons or entities holding record interest which cannot ripen into a fee, and whose signatures may be omitted from the map under provisions of Section 66436 of the Government code:

Person or entity:	Nature of interest:
Soilserv, Incorporated	Easement, 1540-OR-440
David L. Ostrander et ux	Easement, Reel 794, O.R., P. 1032
Alfred Weingartner et ux	Easement, Reel 839, O.R., P. 315
David L. Ostrander et ux	Easement, Reel 891, O.R., P. 15
Alfred Weingartner et ux	Easement, Reel 891, O.R., P. 16
Ben Enea and Peter Scardina	Easement, Reel 892, O.R., P. 392
Stephen Walton et ux	Easement, Reel 1005, O.R., P. 387
Ben Enea and Peter Scardina	Easement, Reel 1134, O.R., P. 458
Ben Enea and Peter Scardina	Easement, Reel 1134, O.R., P. 465
George F. Dahler et ux	Easement, Reel 1459, O.R., P. 719
George F. Dahler et ux	Easement, Reel 1463, O.R., P. 928

COUNTY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

Date: DECEMBER 21, 1990

RONALD J. LUNDQUIST
County Surveyor, County of Monterey

By: Ronald J. Lundquist

3/24/93

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION (~~AND WAS COMPILED FROM RECORD DATA~~)(AND IS BASED UPON A FIELD SURVEY) IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF W. Montgomery Jones, ON Feb. 2, 1990.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

LICENSED LAND SURVEYOR
DELWYN C. RASMUSSEN
No. 2689
Exp. 6/92
STATE OF CALIFOR

Delwyn C. Rasmussen
Licensed Land Surveyor #2689,
State of California

STATEMENT OF THE CLERK OF THE BOARD OF SUPERVISORS

I, ERNEST K. MORISHITA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, HEREBY STATE THAT SAID BOARD ON THE 15TH DAY OF JANUARY, 1991, ACCEPTED ON BEHALF OF THE PUBLIC, ALL OFFERS OF DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

ERNEST K. MORISHITA
Clerk of the Board of Supervisors
County of Monterey

By: Anne Arii
Deputy

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 23RD DAY OF JANUARY, 1991, AT 8:19 A M., IN VOLUME 18 OF PARCEL MAPS AT PAGE 92, AT THE REQUEST OF CHICAGO TITLE CO. 03872

ERNEST A. MAGGINI
County Recorder, Monterey County

Fee: $8.00

By: Barbara Vandegrift
Deputy

P A R C E L M A P

SHOWING DIVISION OF PARCEL 2, VOLUME 3 OF PARCEL MAPS, PAGE 149, IN SECTION 32, T. 17 S., R. 3 E., M. D. B. & M., APPROVED AS M. S. 87-02, APPROVED DEC. 29, 1988

COUNTY OF MONTEREY,
STATE OF CALIFORNIA

FOR MONTGOMERY JONES

Rasmussen Land Surveying, Inc.
550 Hartnell Stret, Suite H,
Monterey, California 93940

Scale 1" = 100' February 2, 1990
85003.00

SHEET 1 OF 2 SHEETS

MAP 18 N 0402500 E 1214000 SN 21087 Vol. 18 PAR. Pg. 92

BASIS OF BEARINGS:

The bearing of N 0°16'40" E between monuments found as indicated hereon, as said monuments are shown on Record of Survey filed for record on Dec. 18, 1957 in Volume X-1 of Surveys at Page 153, was taken as the Basis of Bearings for this map and survey.

NOTE: SEE NOTE Nº 1 SHOWING THE CONSERVATION AND SCENIC EASEMENT TO PRESERVE NATURAL RIPARIAN VEGETATION OVER EASEMENT OVER THE AREA WITHIN THE 100 YEAR FLOOD PLAIN ON EACH SIDE OF THE CARMEL RIVER, WHICH INCLUDES A HIKING AND EQUESTRIAN EASEMENT TO BE LOCATED OVER SAID AREA, BETWEEN THE EASEMENT TO BE LOCATED OVER SAID AREA, THE NORTHERLY NORTH BANK OF THE CARMEL RIVER, BUT IN NO EVENT TO BE LOCATED NORTH OF THE NORTHERLY BOUNDARY OF SAID FLOOD PLAIN AREA, BUT IN NO EVENT TO INCLUDE ANY SUCH AREA MORE THAN 50 FEET NORTH OF THE NORTH BANK OF SAID RIVER.

Detail "A" 1" = 50'

Detail B 1" = 50'

PARCEL A
11.54 Ac.
6.23 Ac. in S.E.

PARCEL B
10.00 Ac
(7.97 Ac., S.E.¼ F.S.E.)

DEDICATION PARCEL "C"

CACHAGUA COUNTY ROAD
(3-Par-149, 2-Par-146)

Note: bearings on centerline of the County Road have been adjusted by counterclockwise roatation of 0° 26', to fit the found monumentation to this basis of bearings. Bearings from the record (maps cited hereon) are shown in ( ).

TE-1: New water tank easement, 50'x50'

WE-1: Water line easement, 10' wide, reserved in Reel 794, P. 1032

WE-2: New water line easement 10' wide

WE-3: Water line easement, Parcel IV, Reel 1005, P. 387

WL-1: Well lot easement, Parcel V, Reel 1005, P. 387

PARCEL MAP

SHOWING DIVISION OF PARCEL 2, VOLUME 3 OF PARCEL MAPS, PAGE 149, IN SECTION 32, T. 17 S., R. 3 E., M. D. B. & M., APPROVED AS M. S. 87-02, APPROVED DEC. 29, 1988

COUNTY OF MONTEREY, STATE OF CALIFORNIA

FOR MONTGOMERY JONES

Rasmussen Land Surveying, Inc.
550 Hartnell Stret, Suite H,
Monterey, California 93940

Scale 1" = 100' February 2, 1990

85003.00

SHEET 2 OF 2 SHEETS

417-102-07 & 08

0 10 20 30 40 50 60 70 80 90 100
DEPARTMENT OF PUBLIC WORKS—MICROFILM SCALE:1"=10 COUNTY OF MONTEREY

Introduced: 12/2/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250228 - YING RICHARD JAY & CHRISTINE TUTTLE TRS

Public hearing to consider demolition of an existing 3,136 square foot single family dwelling with a 600 square foot garage, and construction of a 3,131 square foot single family dwelling with a 2,877 square foot basement and an attached 453 square foot garage, and associated site improvements.

Project Location: 1002 Wranglers Trail, Pebble Beach.

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

RECOMMENDATIONS

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

a. Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
b. Approve a Design Approval to allow the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Gail Hatter
Property Owner: Richard Yang
APN: 007-244-003-000
Parcel Size: .21 acres
Zoning: Medium Density Residential, with Building Site - 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES")
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Planner: Joseph Alameda, Associate Planner
(831)783-7079, alamedaj@countyofmonterey.gov

SUMMARY/DISCUSSION

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to

the issuance of a building/grading permits and/or commencement of the approved use. 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
Pebble Beach Community Services District (Fire)

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including;
- Conditions of Approval
- Site Plan, Floor Plans, Elevations, and Colors and Materials
Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Jacquelyn Knickerson, Principal Planner; Richard Yang, Property Owners; Gail Hatter, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis; Planning File PLN250228

County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 25-074

Introduced: 12/2/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN250228 - YING RICHARD JAY & CHRISTINE TUTTLE TRS
Public hearing to consider demolition of an existing 3,136 square foot single family dwelling with a 600 square foot garage, and construction of a 3,131 square foot single family dwelling with a 2,877 square foot basement and an attached 453 square foot garage, and associated site improvements.
Project Location: 1002 Wranglers Trail, Pebble Beach.
Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

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

a. Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
b. Approve a Design Approval to allow the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION
Agent: Gail Hatter
Property Owner: Richard Yang
APN: 007-244-003-000
Parcel Size: .21 acres
Zoning: Medium Density Residential, with Building Site - 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES")
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Planner: Joseph Alameda, Associate Planner
(831)783-7079, alamedaj@countyofmonterey.gov

SUMMARY/DISCUSSION
Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to

the issuance of a building/grading permits and/or commencement of the approved use. 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
Pebble Beach Community Services District (Fire)

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including;
- Conditions of Approval
- Site Plan, Floor Plans, Elevations, and Colors and Materials
Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Jacquelyn Knickerson, Principal Planner; Richard Yang, Property Owners; Gail Hatter, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis; Planning File PLN250228

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
YING RICHARD JAY & CHRISTINE TUTTLE TRS (PLN250228)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies as a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Design Approval to allow the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements.

[PLN250228, Ying Richard Jay & Christine Tuttle Trs., 1002 Wranglers Trail, Pebble Beach, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number 007-244-003-000)]

The Ying Richard Jay & Christine Tuttle Trs., application (PLN250228) came on for a public hearing before the County of Monterey Zoning Administrator on December 11, 2025. 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:

RECITALS

WHEREAS, the proposed project [PLN250228], located at 1002 Wranglers Trail, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-244-003-000), is consistent with the policies of the Monterey County 2010 General Plan, the Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Medium Density Residential, with Building Site – 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES"), which allows for the construction of the first single family dwelling on a legal lot of record, subject to the granting of a Design Approval;

WHERERAS, as proposed, the project consists of the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,461 square foot single family dwelling, inclusive of a 2,877 square foot basement and an attached 453 square foot garage, and associated site improvements including a driveway, deck, patio, concrete walls, and landscaping;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Section 21.12.060 and 2010 General Plan Policy LU-2.33(a);

WHEREAS, the proposed colors and materials include light brown shiplap siding, natural limestone veneer, gray concrete accent siding, and a black metal roof. The proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report was prepared. The results of the Phase I pedestrian survey were

negative and indicated that the proposed project will have no significant effect on archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the Applicant/Owner to enter into a contract with a registered Archaeologist for on-call services, and for the contractor to stop work if previously unidentified resources are discovered during construction;

WHEREAS, the subject property (0.2 acres) is identified in its current configuration as Lot 3 of Block 32 on a Final Map entitled "Monterey Peninsula Cpountry Club Subdivision No.1", recorded in March 1925 (Volume 3, Cities & Towns, Page 26). Therefore, the County recognizes the subject property as a legal lot of record;

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

WHEREAS, this project warrants referral to the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) because it involves a Design Approval subject to a public hearing. Accordingly, HCD-Planning staff attempted to schedule the project for the DMF LUAC review. However, no DMF LUAC meeting room is available until 2026, and thus all Del Monte Forest LUAC meetings in November and December 2025 were cancelled. Therefore, the LUAC did not make a recommendation on this project. To ensure timely processing, staff scheduled the project for the Zoning Administrator's hearing;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts the replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure being replaced. The project involves the demolition of an existing single-family dwelling construction of a new single-family dwelling on a residentially zoned lot; therefore, the proposed development is consistent with CEQA Guidelines Section 15302. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known resources of concern, including biological, historical, or archaeological, are present. Therefore, the proposed development is consistent with CEQA Guidelines section 15302 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

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

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

1) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and there are no exceptions pursuant to Section 15300.2; and
2) Approve a Design Approval to allow the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements.

PASSED AND ADOPTED this 11th day of December, 2025.

_____

Mike Novo, AICP, Zoning Administrator

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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

NOTES

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

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County of Monterey HCD Planning

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

PLN250228

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval allows the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements. The property is located at 1002 Wranglers Trail, Pebble Beach (Assessor's Parcel Number 007-244-003-000), Greater Monterey Peninsula Area Plan.This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 007-244-003-000 on December 11, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. 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. 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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(HCD - Planning)

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

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

7. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

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

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
- Types of construction vehicles and number of trucks and/or vehicle trips/day.
- Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
- Hours of operation.
- Project scheduling (dates) and duration of construction.
- Map illustrating:
- Location of project (vicinity map).
- Proposed route for hauling material.
- Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
- Location of stockpiles and parking for construction vehicles.
- Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
- The CMP shall:
- Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
- Prohibit blocking of access roads or driveways.
- Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
- Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
- Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
- If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
- The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
- Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
- Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

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

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

general notes

1. THESE PLANS HAVE BEEN DEVELOPED TO INDICATE A GENERAL SCOPE OF WORK TO BE PERFORMED. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS TO DETERMINE THE TOTAL SCOPE OF EXISTING CONDITIONS AND THE WORK REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS, AND CONFORMANCE WITH ALL APPLICABLE CODES AND THE HIGHEST INDUSTRY STANDARDS. COSTS OF THE WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BID. CHANGE ORDERS FOR OBVIOUS, VISIBLE OR FORESEEABLE CONDITIONS SHALL NOT BE ALLOWED.
2. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS THEY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.
3. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE
4. GENERAL NOTES APPLY TO EVERY SHEET
5. ALL DIMENSIONS ARE ACTUAL, AND ARE FROM FINISH FACE OF WALLS OR BUILDING LAYOUT LINES, UNLESS NOTED OTHERWISE.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS ARE MEASURED TO T.O. PLYWOOD OR CONCRETE SLAB ON GRADE
7. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED. THIS INCLUDES PLATES AND PLYWOOD.
8. CEILING HEIGHTS AS SHOWN IN REFLECTED CEILING PLANS ARE FROM FINISH FLOOR OF SCHEDULED ROOM; T.O. PLYWOOD SUB-FLOOR OR CONCRETE SLAB
9. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.
10. ALL ASPECTS AND ITEMS NOT SPECIFICALLY MENTIONED BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE INCLUDED IN THE CONTRACTORS BID.
11. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE NOTED.
12. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION. THE JOB SITE SHALL BE KEPT IN A BROOM CLEAN CONDITION AND FREE OF WASTE MATERIALS AT ALL TIMES DURING THE PROJECT.
13. THE ARCHITECT SHALL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK
15. CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS' CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED SETS. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF STAMPED CITY APPROVED PLANS WITH ALL REVISIONS, ADDENDUMS AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND MUST BE MADE AVAILABLE TO BUILDING INSPECTORS FOR REFERENCE DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION. THE CONTRACTOR SHALL TAKE ALL NECESSACY PRECAUTIONS TO ENSURE
17. THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
18. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED
19. THE CONTRACTOR SHALL PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OR STAGING AREAS AND MUST ENSURE THAT MATERIALS DELIVERY AND STORAGE DOES NOT INTERFERE WITH DAILY OPERATION OF ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY
21. ALL PIPING, CONDUIT AND DUCTS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, OR IN ARCHITECT APPROVED UTILITY SPACES. IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS. EXPOSED ITEMS MUST BE IN A LOCATION APPROVED BY ARCHITECT
22. ALL RATED DETAIL ASSEMBLIES SHALL BE APPROVED BY UL, ICC, FM, USG OR ANSI.
23. ALL INTERIOR PARTITIONS AND FLOORS TO BE INSULATED FOR ACOUSTICAL PRIVACY, WITH ACOUSTICAL BATTS.
24. NO ASBESTOS OR PCB CONTAINING MATERIAL SHALL BE USED ON THIS PROJECT.
25. ALL MATERIALS TO BE INSTALLED PER DRAWINGS, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, SUBSTITUTIONS ARE ALLOWED WITH OWNER AND ARCHITECT'S APPROVAL ONLY.
26. PROVIDE PROTECTIVE CONSTRUCTION FENCING (BETWEEN 72" AND 84" IN HEIGHT) ALONG THE PEDESTRIAN WALKWAY (FRONT ELEVATION). PROVIDE ADDITIONAL PROTECTIVE FENCING IN ADDITION TO THE EXISTING FENCES ALONG THE REMAINING PROPERTY LINES AS REQUIRED

symbols legend

BUILDING ELEVATION REF. SHEETS A3.0+A3.1 — X / A3.0

ELEVATION MARK — ELEVATION INFO

DETAIL MARK — X / A6.0

GLASS ELEVATION REF. SHEET A5.1 — A

DOOR NUMBER REF. SHEET A5.0 — 01

deferred submittals

THE FOLLOWING PLANS WILL BE SUBMITTED BY OTHERS UNDER SEPARATE PERMIT; DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.
ITEMS FOR DEFERRED SUBMITTALS:

- FIRE SPRINKLER DRAWINGS (SPRINKLERS SHALL COMPLY WITH NFPA 13D) (*OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION)
- AIR CONDITIONING CONDENSER SOUND ATTENUATION DESIGN; CONTRACTOR SHALL DETERMINE EXACT CONDENSER SPECIFICATION AND PROVIDE SOUND LEVEL DATA PER CITY REQUIREMENTS CONDENSERS SHALL BE LOCATED AT GRADE ALONG THE SIDE YARDS
- ROOF TRUSS DESIGN AND CALCULATIONS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THEIR DELIVERY ON SITE. PROVIDE A KEY PLAN WITHIN THE TRUSS PLANS IDENTIFYING ALL TRUSSES AND DRAG TRUSSES ALONG WITH THE REQUIRED CAPACITY OF THE DRAG ELEMENT. THE PLANS SUBMITTED TO THE BUILDING DIVISION SHALL CONTAIN NO RED LINE REVISIONS OR CORRECTIONS TO THE TRUSS PACKAGE. THE ENGINEER OF RECORD SHALL PROVIDE A NOTE ON THE THE TRUSS PLANS OR A SHOP DRAWING APPROVAL STAMP STATING THAT THE TRUSS PLANS ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING
- SOLAR SYSTEM BY OTHERS UNDER SEPARATE PLAN REVIEW AND PERMIT; SYSTEM SHALL HAVE MINIMUM CAPACITY OF 3.71 kWdc
- POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS
- THE FOLLOWING ITEMS REQUIRE SEPARATE PLAN SUBMITTAL AND PERMITS:
  1. BLOCK WALLS ALONG THE EAST PROPERTY LINE
  2. WALLS AND FENCES IN THE FRONT YARD
  3. OUTDOOR KITCHEN CABINET WITH ELECTRICAL AND PLUMBING UTILITIES

project data

LOT SQUARE FOOTAGE:
10,252 S.F.

BUILDABLE LOT AREA (LOT AREA, LESS SETBACKS):
5,904 S.F.

PROPOSED FLOOR AREA:

1st FLOOR	3,131 S.F.
BASEMENT	2,877 S.F. +
TOTAL LIVABLE AREA	6,008 S.F.

GARAGE AREA:
3 CAR GARAGE: 453 S.F.

FLOOR AREA RATIO:
10,252 S.F. LOT AREA:
35% MAX. LOT COVERAGE = 3,588 S.F.
3,131 S.F. (1st FLOOR) + 453 S.F. (GARAGE) =3,584 S.F.
3,585 S.F. (34.95%) < 3,588 S.F. = O.K.

NUMBER OF STORIES:
1 STORY ABOVE GRADE
FULL BASEMENT BELOW

ROOF VENTILATION:
ROOF AREA (**AREA NOT INCL. GARAGE) – 3,131 S.F.
450,864 S.I. / 150 = 3,006 S.I. REQUIRED
(3) NEW POWERED ROOF VENTS @ 1,170 S.I. EACH =3,510 S.I.
TOTAL VENTILATION = 3,510 S.I. > 3,131 S.I. REQUIRED = O.K.

BUILDING HEIGHT:
MAX. ALLOWABLE BLDG. HEIGHT: 27'–0"
ACTUAL BUILDING HEIGHT: 20'–5 1/4" (FROM F.F. TO ROOF PEAK)

FIRE SPRINKLERS:
FIRE SPRINKLERS ARE REQUIRED WITHIN THIS STRUCTURE AND SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL UNDER A SEPARATE PERMIT

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
ERIC AUST ARCHITECT SHALL SERVE AS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT AND SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING
(CBC APPENDIX CHAPTER 1, 106.3.4)

project data

PROJECT NAME:
YING RESIDENCE
1002 WRANGLERS TRAIL LANE
PEBBLE BEACH, CALIFORNIA 93953

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING 3,136 S.F., 3 BEDROOM, 3 BATH SINGLE FAMILY RESIDENCE AND ATTACHED 600 S.F. GARAGE.
PROJECT TO CONSIST OF A NEW 6,008 S.F. SINGLE FAMILY RESIDENCE WITH 453 S.F. ATTACHED, ENCLOSED 2 CAR GARAGE; NEW RESIDENCE TO CONSIST OF 5 BEDROOMS AND 5 FULL BATHROOMS AND 2 HALF BATHS

APPLICABLE CODES:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE (TITLE-24)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

CONSTRUCTION TYPE:
TYPE V-B (NFPA-13D)

OCCUPANCY GROUP:
R3
U (ATTACHED GARAGE)

ZONING:
MDR/B-6-D – RESIDENTIAL NON-COASTAL

FIRE HAZARD ZONE:
HIGH

ASSESSOR'S PARCEL NO.:
A.P.N.: 007-244-003-000

LOT DESIGNATION:
LOT 3, BLOCK 32, 3 MAPS 25
10,252 S.F. PARCEL (0.235 ACRES)

PARKING REQUIREMENTS:
2 COVERED, ENCLOSED PARKING SPACES PROVIDED IN A 453 S.F. GARAGE

SETBACKS:

	ALLOWABLE	PROPOSED
NORTH PROPERTY LINE (FRONT):	20'	20'–0"
EAST PROPERTY LINE (SIDE):	10'	10'–0 1/8"
WEST PROPERTY LINE (SIDE):	10'	6'–9 1/2"
SOUTH PROPERTY LINE (REAR):	10'	14'–4 1/4"

project consultants

PROPERTY OWNER:
YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA 93953

ARCHITECT:
ERIC AUST ARCHITECT
62 BALBOA COVES
NEWPORT BEACH, CA 92663
TEL 949.637.5220

STRUCTURAL ENGINEER:
SUNG ENGINEERING, INC.
CONTACT: PETER SUNG
29300 KOHOUTEK WAY, SUITE 190
UNION CITY, CA 94587
TEL 510.475.7900

GEOTECHNICAL ENGINEER:
CORNERSTONE EARTH GROUP
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085
TEL 408.245.4600

ENERGY CALCULATIONS:
ALLIANCE 24 TITLE
325 BERRY STREET, UNIT #624
SAN FRANCISCO, CA 94158
TEL 530.753.7510

CIVIL ENGINEER:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
TEL 510.887.4086

LANDSCAPE ARCHITECT:
KAREN AITKEN & ASSOCIATES LANDSCAPE ARCHITECTS
8262 RANCHO REAL
GILROY, CA 95020
TEL 408.857.6275

HOMEOWNER'S ASSOCIATION:
DEL MONTE FOREST COMMUNITY ASSOCIATION
C/O PEBBLE BEACH COMPANY
CONTACT: NIKKI SIMON
3101 FOREST LAKE ROAD
PEBBLE BEACH, CA 93953
TEL 831.625.8459

sheet index

A0.0 SITE/ROOF PLAN + PROJECT DATA

ST1.0 STORY POLE STAKING PLAN

SU1 TOPOGRAPHIC SURVEY
C–1.0 CIVIL TITLE SHEET
C–2.0 GRADING & DRAINAGE PLAN
C–2.1 BASEMENT GRADING, DRAINAGE & UTILITY PLAN
C–3.0 UTILITY PLAN
C–2.1 EROSION CONTROL PLAN

D1.0 DEMOLITION PLAN
A1.0 1st FLOOR PLAN
A1.1 BASEMENT FLOOR PLAN
A1.2 ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 BUILDING MATERIALS
A4.0 BUILDING SECTIONS
A4.1 BUILDING SECTIONS

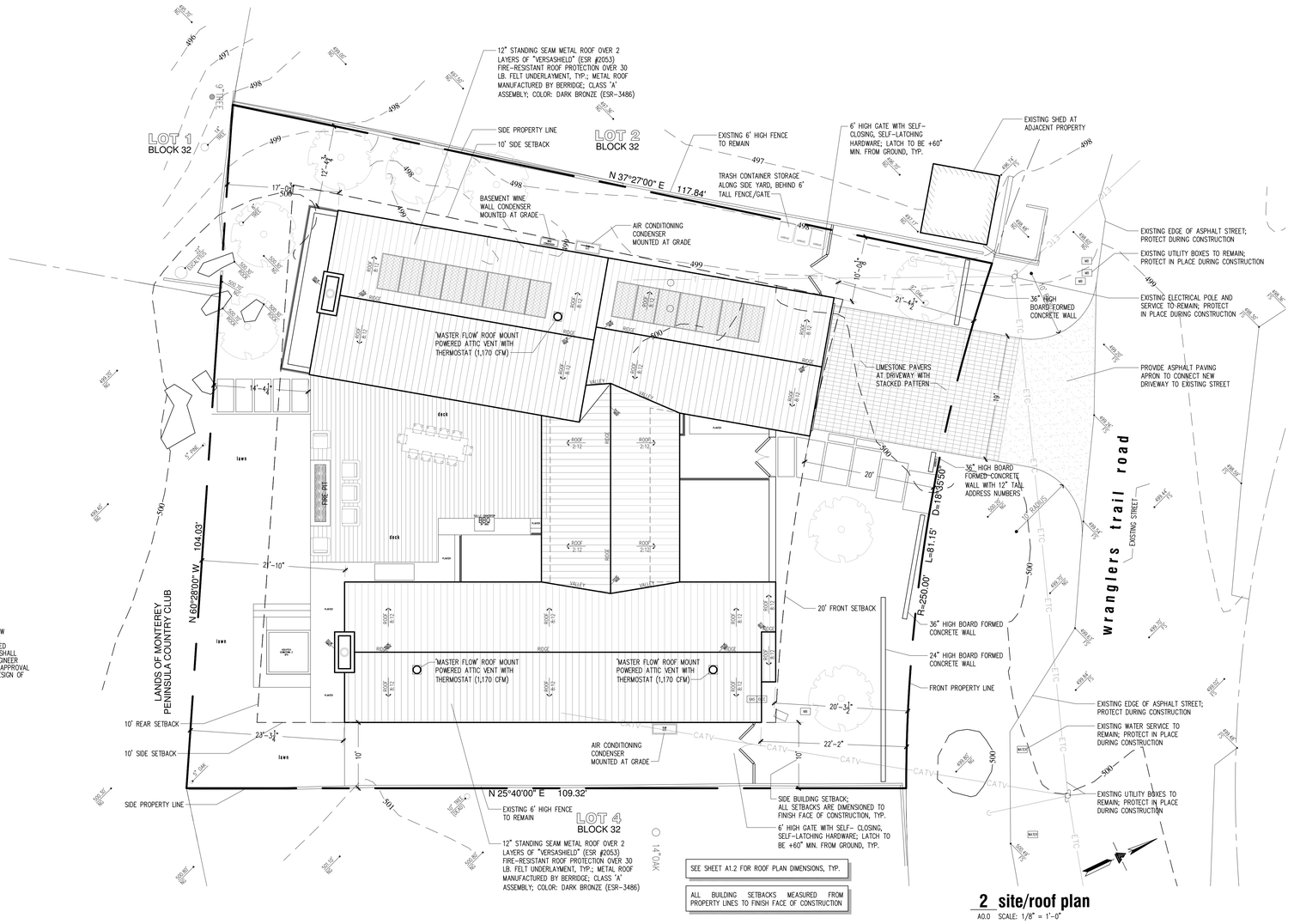
L–1 LANDSCAPE PLANTING PLAN

a0.0

site plan + project data
1/8"=1'-0"

ying residence

1002 wranglers trail road
pebble beach, california
93953



2 site/roof plan
A0.0 SCALE: 1/8" = 1'–0"

1 vicinity map
A0.0 NOT TO SCALE

north

PROJECT SITE – 1002 WRANGLERS TRAIL ROAD

LICENSED ARCHITECT
ERIC D. AUST
C-25374
31 MAY 2025
RENEWAL DATE
STATE OF CALIFORNIA

0 2' 4' 8' 16'
true north
ref. north

05 june 2025
© copyright 2025
job #2427

eric aust
architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

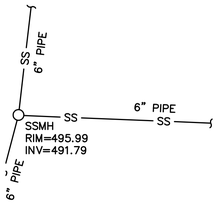
client:
rich + christy ying
501 valley view drive
los altos, california 94024
tel 650.823.1111

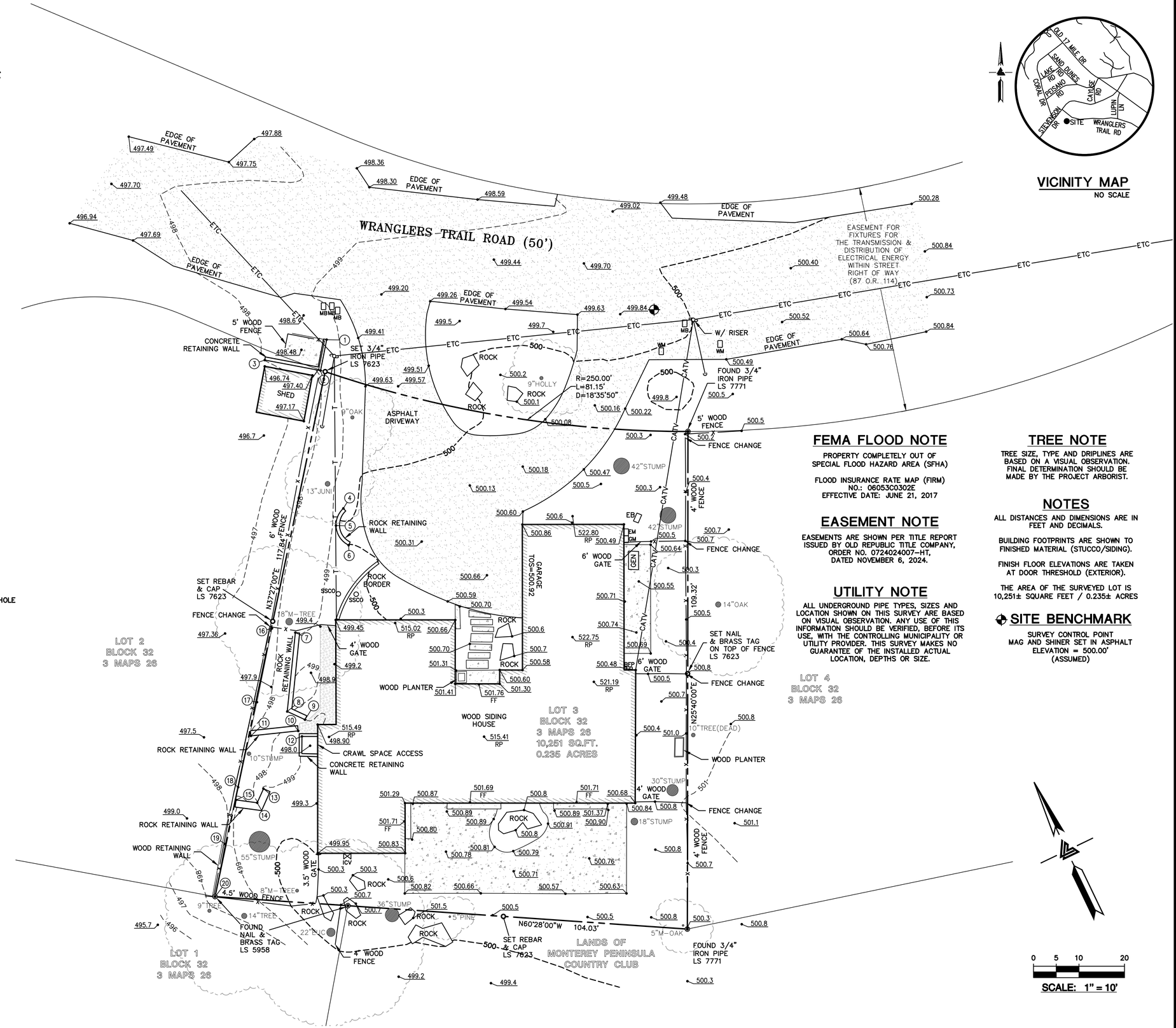
LEGEND AND NOTES

- BOUNDARY LINE
- CATV — CABLE TV OVERHEAD LINE
- T — TELEPHONE OVERHEAD LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- BFP — BACK FLOW PREVENTER
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- EB — ELECTRICAL BOX
- EM — ELECTRICAL METER
- EUC — EUCALYPTUS
- FF — FINISH FLOOR
- FIRE HYDRANT
- GM — GAS METER
- GEN — GENERATOR
- GUY ANCHOR
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- JUNI — JUNIPER
- M– — MULTI–TRUNK TREE
- MB — MAIL BOX
- ROCK
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN–OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TOS — TOP OF SLAB
- TW — TOP OF RETAINING WALL
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL

RETAINING WALL SPOTGRADES

① 498.83TW 498.53BW	⑧ 498.90TW 498.40BW	⑮ 499.12TW 498.12BW
② 498.90TW 498.10BW	⑨ 499.44TW 498.94BW	⑯ 499.35TW 497.85BW
③ 498.92TW 497.02BW	⑩ 499.13TW 498.13BW	⑰ 499.47TW 497.67BW
④ 499.82TW 499.32BW	⑪ 498.22TW 497.72BW	⑱ 499.41TW 497.71BW
⑤ 500.08TW 499.08BW	⑫ 499.10TW 498.10BW	⑲ 499.25TW 498.75BW
⑥ 500.08TW 499.5BW	⑬ 499.16TW 498.16BW	⑳ 499.16TW 497.66BW
⑦ 499.39TW 498.39BW	⑭ 498.99TW 497.99BW	





VICINITY MAP

NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP (FIRM) NO.: 06053C0302E EFFECTIVE DATE: JUNE 21, 2017

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0724024007–HT, DATED NOVEMBER 6, 2024.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 10,251± SQUARE FEET / 0.235± ACRES

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 500.00'
(ASSUMED)

0 5 10 20

SCALE: 1" = 10'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7623
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086
REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

1002 WRANGLERS TRAIL ROAD PEBBLE BEACH CALIFORNIA

APN: 007–244–003–000

MONTEREY COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2242375
DATE:	1–7–25
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	ES
DRAWN BY:	KF
SHEET NO:	SU1
1 OF 1 SHEETS	

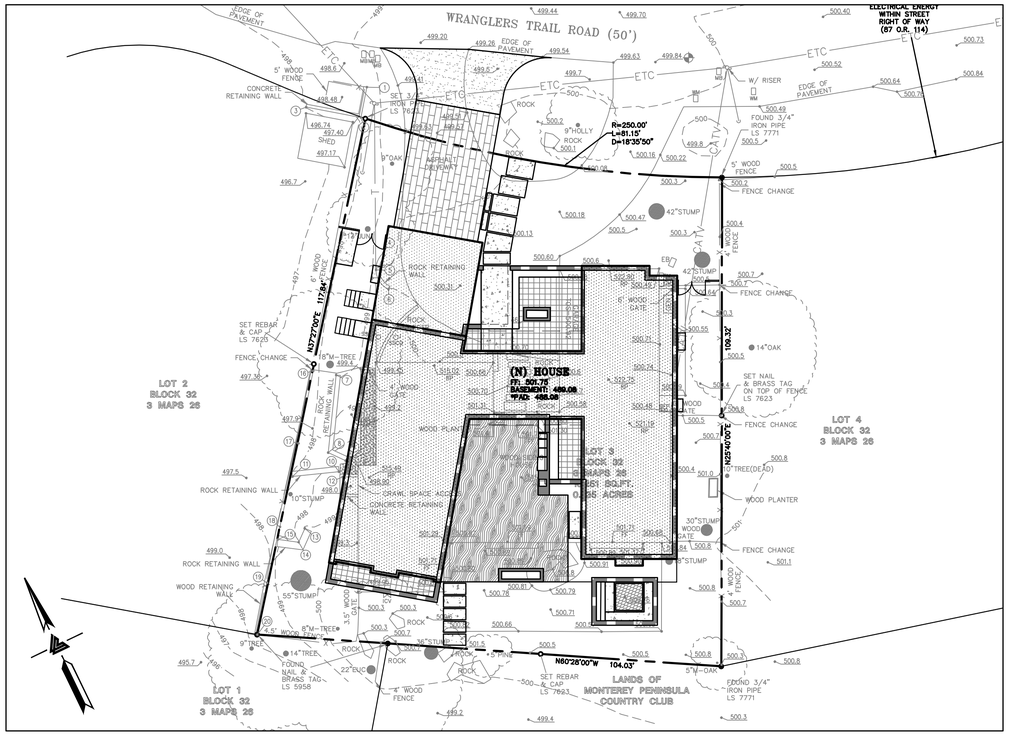
YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	CURB INLET
		STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING

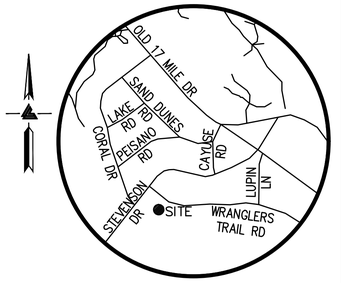
ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P℄	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC



KEY MAP
1" = 16'

VICINITY MAP
NO SCALE



OWNER'S INFORMATION

OWNER:
RICH YING & CHRISTY YING
501 VALLEY VIEW DRIVE
LOS ALTOS, CA 94024

APN: 007-244-003

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, ENTITLED;
"TOPOGRAPHIC SURVEY"
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA
DATED: 01-08-2025
JOB# 2242375 SU

2. SITE PLAN BY ERIC AUST ARCHITECT ENTITLED:
"YING RESIDENCE"
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA 93953

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	1,750	0	1,750
FILL	0	0	0
EXPORT			1,750

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP (FIRM)
NO.: 06053C0302E
EFFECTIVE DATE: JUNE 21, 2017

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0724024007-HT, DATED NOVEMBER 6, 2024.

UTILITY NOTE

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TREE NOTE

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FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 10,251± SQUARE FEET / 0.235± ACRES

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 500.00'
(ASSUMED)

CALL BEFORE YOU DIG 811 1-800-642-2444 UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

SHEET INDEX

C-1.0 TITLE SHEET
C-2.0 GRADING & DRAINAGE PLAN
C-2.1 BASEMENT GRADING, DRAINAGE & UTILITY PLAN
C-3.0 UTILITY PLAN
ER-1 EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA
UNINCORPORATED MONTEREY COUNTY
APN: 007-244-003

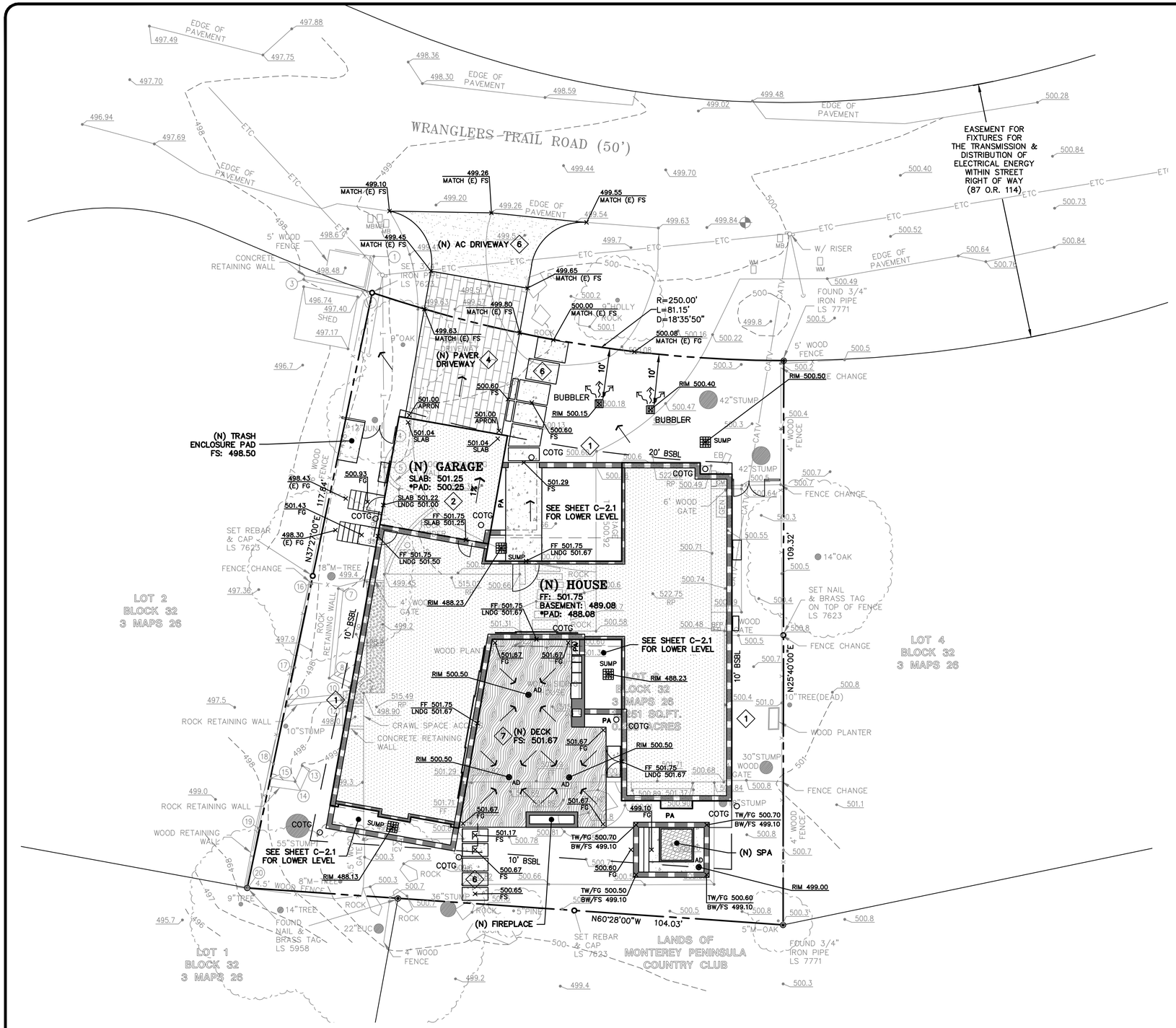
TITLE SHEET

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2250039
DATE:	06-20-25
SCALE:	AS NOTED
DESIGN BY:	SL
CHECKED BY:	RB

SHEET NO:
C-1.0
01 OF 05 SHEETS

FOR REVIEW ONLY - NOT FOR SUBMITTAL



FLATWORK KEYNOTES 1 TO 7

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE PAVER DRIVEWAY.
5. (N) AC DRIVEWAY.
6. (N) CONCRETE PATIOS/WALKWAYS.
7. (N) WOOD DECK.

DEMOLITION KEYNOTES 50 TO 52

50. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
51. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
52. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.

0 5 10 20

SCALE: 1" = 10'

CALL BEFORE YOU DIG 1-800-642-2444 811 UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

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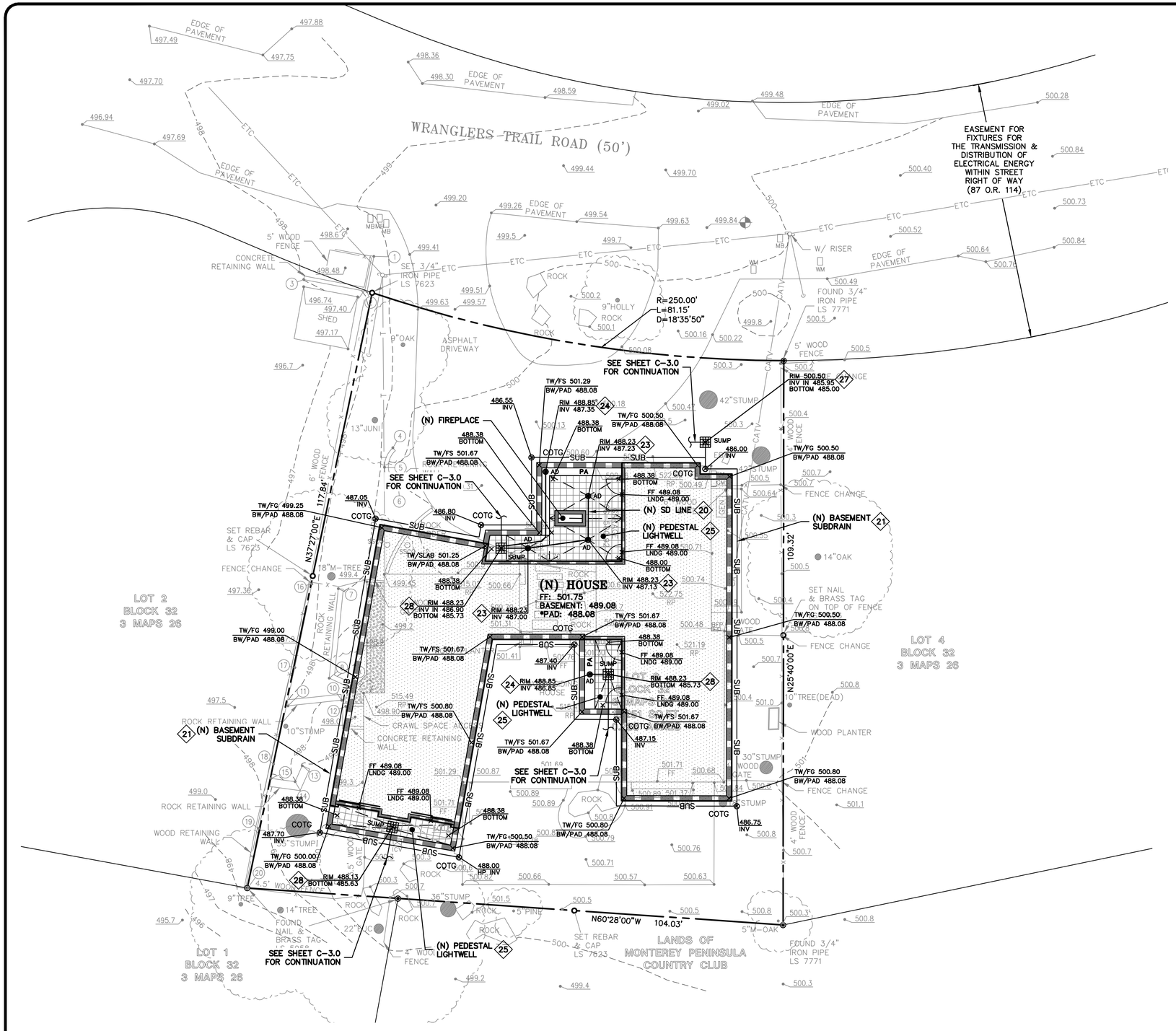
REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA
UNINCORPORATED MONTEREY COUNTY
APN: 007-244-003

GRADING & DRAINAGE PLAN

-	-
-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	2250039
DATE:	06-20-25
SCALE:	AS NOTED
DESIGN BY:	SL
CHECKED BY:	RB
SHEET NO:	C-2.0
02 OF 05 SHEETS	



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3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE PAVER DRIVEWAY.
5. (N) AC DRIVEWAY.
6. (N) CONCRETE PATIOS/WALKWAYS.
7. (N) WOOD DECK.

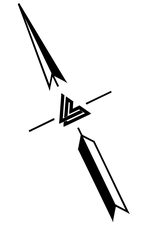
STORM DRAIN KEYNOTES 20 TO 29

20. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

    INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID
21. USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
22. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
23. INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB).
24. INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE).
25. (N) PEDESTAL LIGHTWELL.
26. INSTALL (N) LIGHTWELL OVERFLOW DRAIN.
27. INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM.
28. INSTALL (N) SUMP PUMP FOR LIGHTWELL DRAINAGE.
29. (N) RAINWATER BUBBLER.

UTILITIES KEYNOTES 40 TO 42

40. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
41. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
42. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.



0 5 10 20

SCALE: 1" = 10'

1-800-642-2444 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
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YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 007-244-003
UNINCORPORATED MONTEREY COUNTY

BASEMENT GRADING, DRAINAGE & UTILITY PLAN

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REVISIONS	BY
JOB NO:	2250039
DATE:	06-20-25
SCALE:	AS NOTED
DESIGN BY:	SL
CHECKED BY:	RB
SHEET NO:	C-2.1
	03 OF 05 SHEETS

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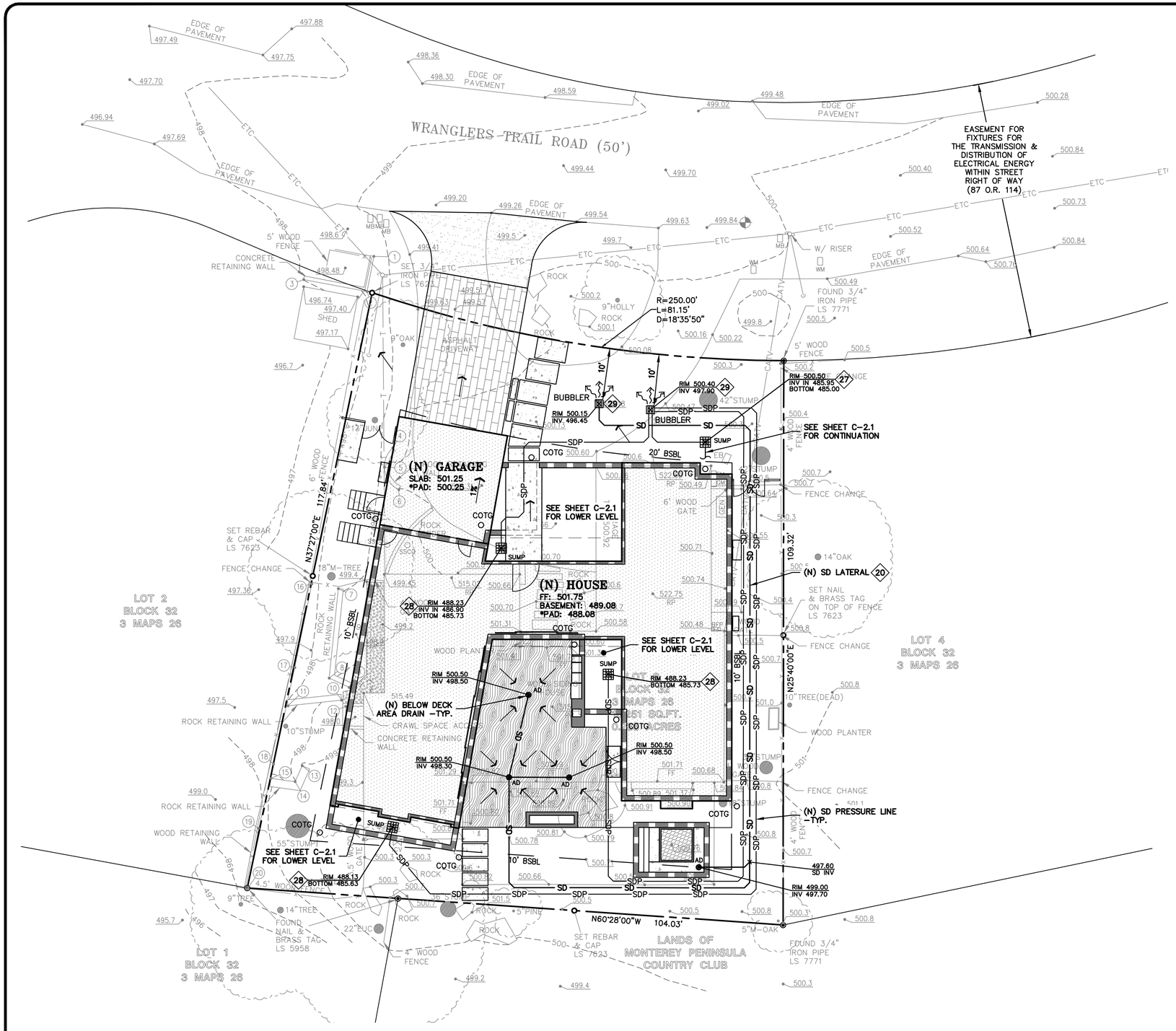

STORM DRAIN KEYNOTES 20 TO 29

20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

21 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

22 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.

23 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB).

24 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE).

25 (N) PEDESTAL LIGHTWELL.

26 INSTALL (N) LIGHTWELL OVERFLOW DRAIN.

27 INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM.

28 INSTALL (N) SUMP PUMP FOR LIGHTWELL DRAINAGE.

29 (N) RAINWATER BUBBLER.

UTILITIES KEYNOTES 40 TO 42

40 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

41 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

42 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

0 5 10 20

SCALE: 1" = 10'

1-800-642-2444 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

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1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA
UNINCORPORATED MONTEREY COUNTY
APN: 007-244-003

UTILITY PLAN

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-	-
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-	-
REVISIONS	BY
JOB NO:	2250039
DATE:	06-20-25
SCALE:	AS NOTED
DESIGN BY:	SL
CHECKED BY:	RB
SHEET NO:	C-3.0

04 OF 05 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM OCTOBER 1ST THROUGH APRIL 30TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE COUNTY RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE COUNTY INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1ST AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

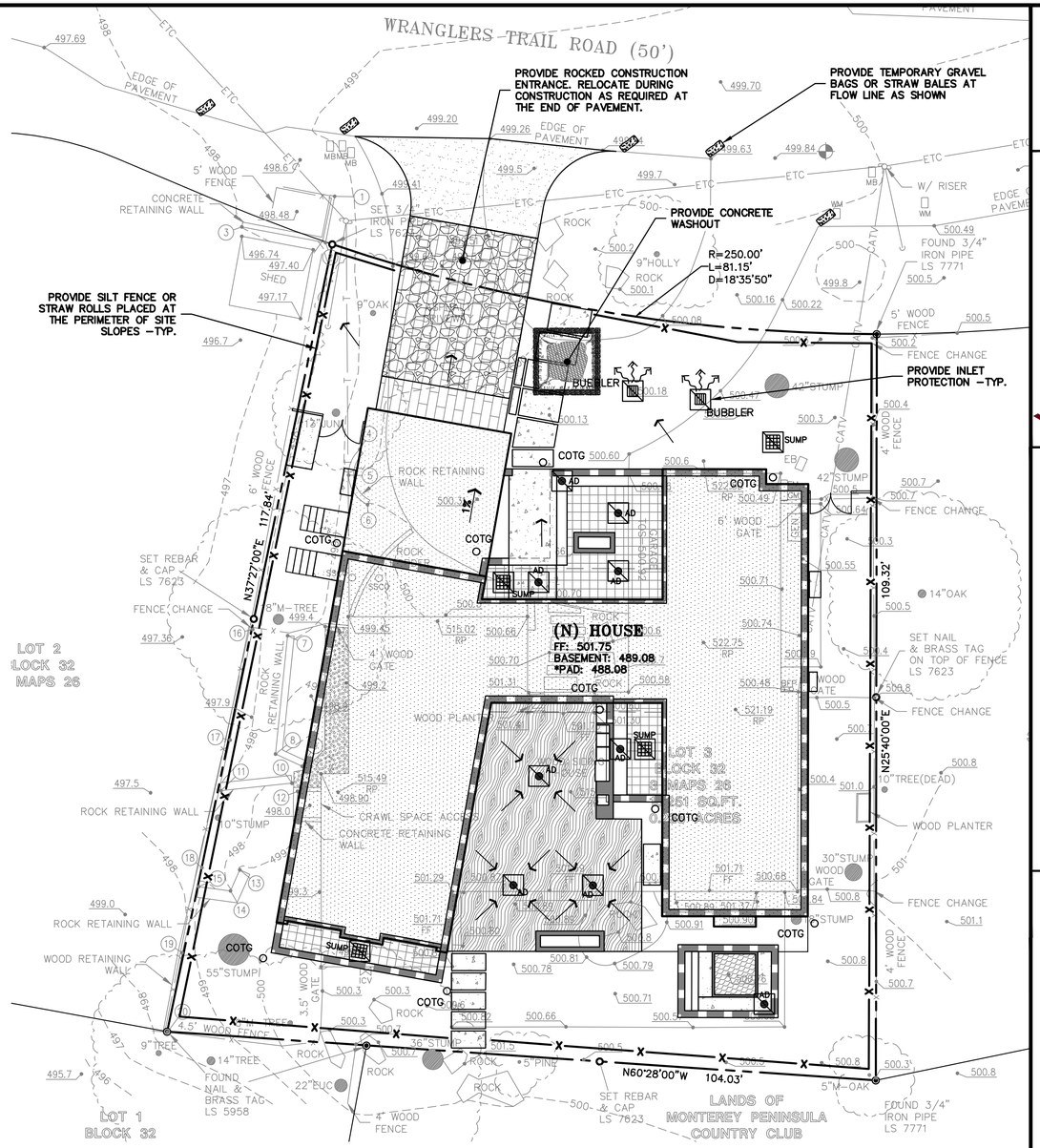
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1ST, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE–STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

0 5 10 20

SCALE: 1" = 10'

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. –TYP

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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PEBBLE BEACH, CALIFORNIA
UNINCORPORATED MONTEREY COUNTY
APN: 007–244–003

EROSION CONTROL PLAN

REVISIONS	BY
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JOB NO:	2250039
DATE:	06–20–25
SCALE:	AS NOTED
DESIGN BY:	SL
CHECKED BY:	RB
SHEET NO:	ER–1
	05 OF 05 SHEETS

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demolition method and sequencing

-HOUSE TO BE DEMOLISHED BY DOZER OR LOADER WRECKING

-DEMOLITION SHALL BE SEQUENCED AS FOLLOWS:
1. RESIDENTIAL STRUCTURE (TWO STORY HOUSE) INCLUDING FOUNDATION
2. YARD + DECK INCLUDING BOULDERS AND TREES AS NOTED
3. INSTALLATION OF SHORING (AS REQUIRED FOR BASEMENT CONSTRUCTION)
4. OVER-EXCAVATION AND RECOMPACTION OF SOIL IN PREPARATION OF NEW FOUNDATION

d1.0

demolition plan
1/4"=1'-0"

ying residence

1002 wranglers trail road
pebble beach, california
93953

LOT 1
BLOCK 32

LOT 2
BLOCK 32

LOT 3
BLOCK 32
10,251 S.F.
0.235 ACRES

LOT 4
BLOCK 32

LANDS OF MONTEREY
PENINSULA COUNTRY CLUB

wranglers trail road

SIDE PROPERTY LINE — N 37°27'00" E 117.84'

REAR PROPERTY LINE — N 60°28'00" W 104.03'

FRONT PROPERTY LINE — N 25°40'00" E 109.32'

R=250.00' L=81.15' D=18°35'50"

EXISTING 3,136 S.F.
3 BEDROOM, 2.5 BATHROOM
SINGLE FAMILY RESIDENCE
TO BE DEMOLISHED
(SHOWN DASHED)

EXISTING 600 S.F.
DETACHED GARAGE
TO BE DEMOLISHED
(SHOWN DASHED)

GENERAL NOTE:
ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST

EXISTING 6' HIGH FENCE ALONG SIDE PROPERTY LINE TO REMAIN DURING CONSTRUCTION TO PROTECT ADJACENT PROPERTIES FROM DEBRIS AND EROSION; PROVIDE TARPS/SAND BAGS AS REQUIRED TO RESTRICT DRAINAGE TO ADJACENT PROPERTIES

EXISTING CONCRETE SLAB ON GRADE TO BE REMOVED

EXISTING CONCRETE WALKWAY TO BE REMOVED

EXISTING ASPHALT DRIVEWAY TO BE REMOVED

LARGE BOULDER TO BE REMOVED, TYP.

EXISTING TREE TO REMAIN

DASHED LINE INDICATES ON-SITE CONSTRUCTION PARKING AREA; NO OFF-SITE PARKING REQUIRED AS PART OF THIS PROJECT

EXISTING DRIVEWAY APPROACH TO BE REMOVED

EXISTING WATER METER AND SERVICE TO REMAIN; PROTECT DURING CONSTRUCTION

EXISTING MAILBOX TO BE DEMOLISHED

EXISTING POWER POLE AND SERVICE TO REMAIN; PROTECT DURING CONSTRUCTION; PROVIDE NEW CONNECTION TO NEW ELECTRICAL PANEL

9" HOLLY TREE TO BE REMOVED

STREET SHALL REMAIN CLEAN AND CLEAR OF ANY DEBRIS DURING DEMOLITION AND CONSTRUCTION OF THIS PROJECT

SHED

wall legend

EXISTING 1 STORY, SINGLE FAMILY RESIDENCE TO BE DEMOLISHED

EXISTING ADJACENT STRUCTURE TO REMAIN

1 demolition plan
D1.0 SCALE: 1/4" = 1'-0"

GENERAL NOTE:
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 CALGREEN CODE

LICENSED ARCHITECT
ERIC G AUST
C-29374
31 MAY 2027
RENEWAL DATE
STATE OF CALIFORNIA

0 1' 2' 4' 8'
true north
ref. north

05 june 2025
© copyright 2025
job #2427

eric aust
architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

client:
rich + christy ying
501 valley view drive
los altos, california 94024
tel 650.823.1111

a1.0

1st floor plan
1/4"=1'-0"

ying residence

1002 wranglers trail road
pebble beach, california
93953

LOT 1
BLOCK 32

LOT 2
BLOCK 32

N 37°27'00" E 117.84'

LANDS OF MONTEREY
PENINSULA COUNTRY CLUB

N 60°28'00" W 104.03'

N 25°40'00" E 109.32'

LOT 4
BLOCK 32

wranglers trail road

R=250.00' L=81.15' D=18°35'50"

MAILBOX

landscaping

great room 18x21

casual dining 10x21

kitchen 12x21

dirty kitchen 9x9

powder 8x3.5

laundry 6x13

2 car garage 20x20

SUBURBAN

AUDI Q7

20' FRONT SETBACK

deck

lawn

entry 12x23

hallway

primary bedroom 14x20

primary bathroom 10x16

primary closet 9x16

bedroom #2 11x14

bath #2 10x6

bedroom #3 11x14

bath #3 6x9.5

closet 5x5.5

OPEN TO BELOW

DOWN

landscaping

lawn

landscaping

landscaping

1 1st floor plan

A1.0 SCALE: 1/4" = 1'-0"

project area analysis

3,131 s.f. 1st floor
+ 2,877 s.f. basement
6,008 s.f. total livable area

453 s.f. garage area

FAR analysis

10,252 s.f. lot area
35% allowable lot coverage
3,588 s.f. max. area
3,131 + 453 = 3585 s.f. (O.K.)

LICENSED ARCHITECT
ERIC D. AUST
C-29374
31 MAY 2027
RENEWAL DATE
STATE OF CALIFORNIA

0 1' 2' 4' 8'

true north
ref. north

05 june 2025
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job #2427

eric aust
architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

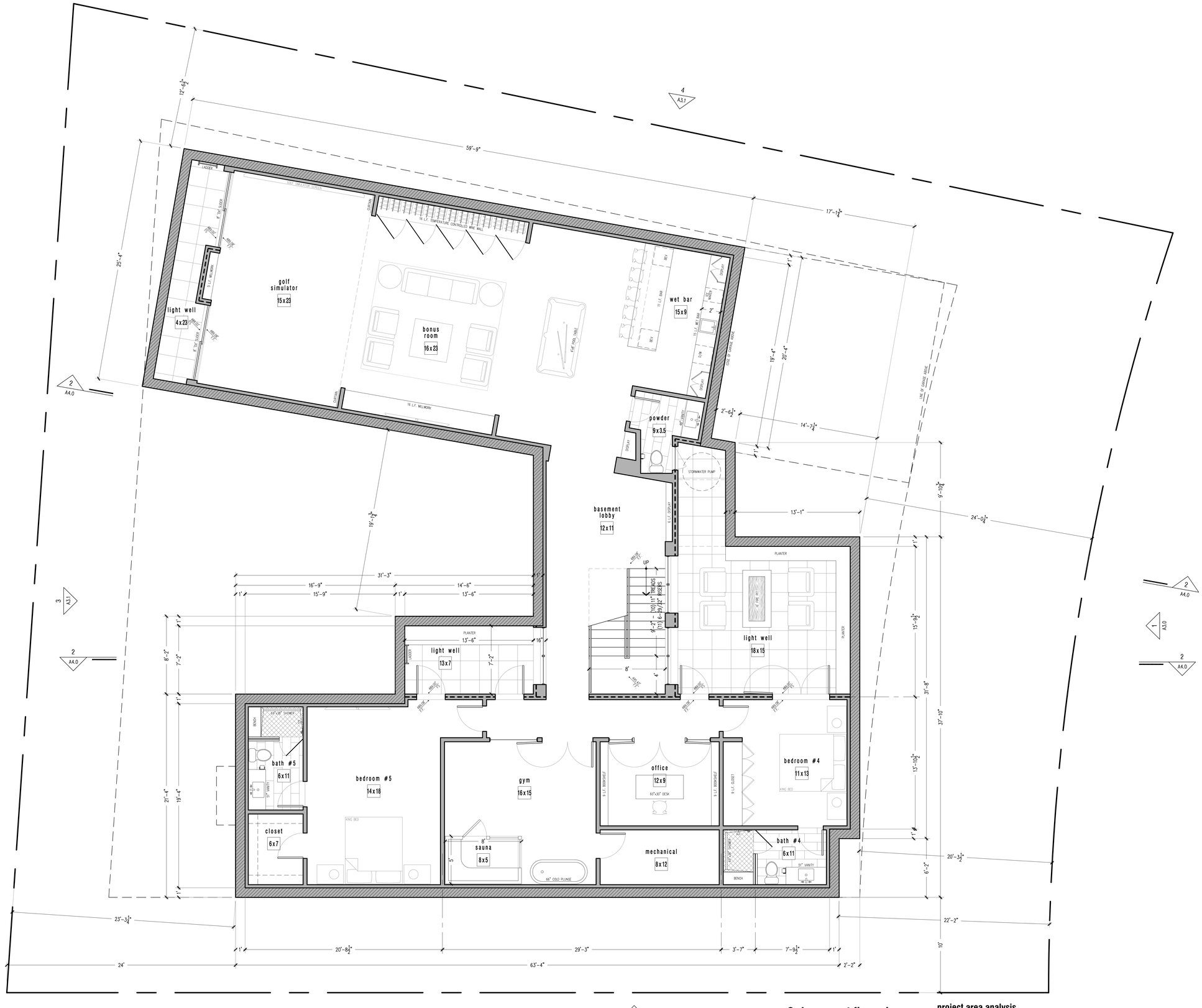
client:
rich + christy ying
501 valley view drive
los altos, california 94024
tel 650.823.1111

a1.1

basement floor plan
1/4"=1'-0"

ying residence

1002 wranglers trail road
pebble beach, california
93953



2 basement floor plan
A1.1 SCALE: 1/4" = 1'-0"

project area analysis

3,131 s.f. 1st floor
+ 2,877 s.f. basement
6,008 s.f. total livable area

453 s.f. garage area

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a1.2

roof plan
1/4"=1'-0"

ying residence

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93953

LOT 1
BLOCK 32

LOT 2
BLOCK 32

LOT 4
BLOCK 32

LANDS OF MONTEREY
PENINSULA COUNTRY CLUB

Wranglers trail road

N 37°27'00" E 117.84'

N 60°28'00" W 104.03'

N 25°40'00" E 109.32'

SIDE PROPERTY LINE

EXISTING EDGE OF ASPHALT STREET; PROTECT DURING CONSTRUCTION

EXISTING STREET

FRONT PROPERTY LINE

BASEMENT WINE WALL CONDENSER MOUNTED AT GRADE

AIR CONDITIONING CONDENSER MOUNTED AT GRADE

10' SIDE SETBACK

10' REAR SETBACK

20' FRONT SETBACK

SIDE BUILDING SETBACK; ALL SETBACKS ARE DIMENSIONED TO FINISH FACE OF CONSTRUCTION, TYP.

TRASH CONTAINER STORAGE ALONG SIDE YARD, BEHIND 6' TALL FENCE/GATE

EXISTING 6' HIGH FENCE TO REMAIN

6' HIGH GATE WITH SELF-CLOSING, SELF-LATCHING HARDWARE; LATCH TO BE +60" MIN. FROM GROUND, TYP.

36" HIGH BOARD FORMED CONCRETE WALL

36" HIGH BOARD FORMED CONCRETE WALL WITH 12" TALL ADDRESS NUMBERS

24" HIGH BOARD FORMED CONCRETE WALL

18" HIGH BOARD FORMED 10' LONG FIRE PIT

10'-0" FIRE PIT

'MASTER FLOW' ROOF MOUNT POWERED ATTIC VENT WITH THERMOSTAT (1,170 CFM)

12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" (ESR #2053) FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE; CLASS 'A' ASSEMBLY; COLOR: DARK BRONZE (ESR-3486)

LINE OF WALL BELOW

OPEN TO BELOW

LIMESTONE PAVERS AT DRIVEWAY WITH STACKED PATTERN

PROVIDE ASPHALT PAVING APRON TO CONNECT NEW DRIVEWAY TO EXISTING STREET

deck

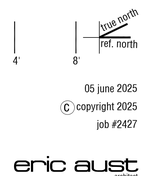
lawn

PLANTER

AQUATICA DOWNTOWN 2 SPA

10' RADIUS

R=250.00' L=81.15' D=18°35'50"



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true north
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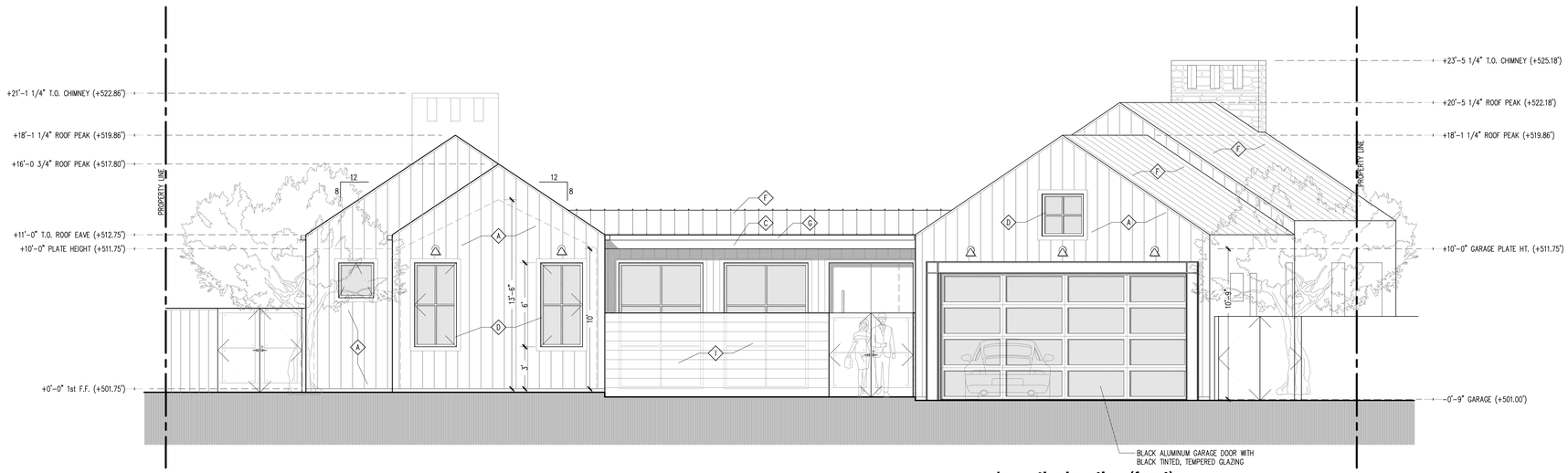
1 roof plan
A1.2 SCALE: 1/4" = 1'-0"

a3.0

exterior elevations
1/4"=1'-0"

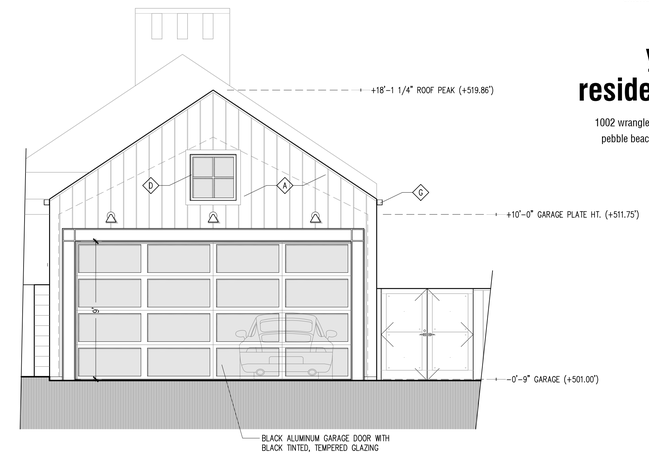
ying residence

1002 wranglers trail road
pebble beach, california
93953



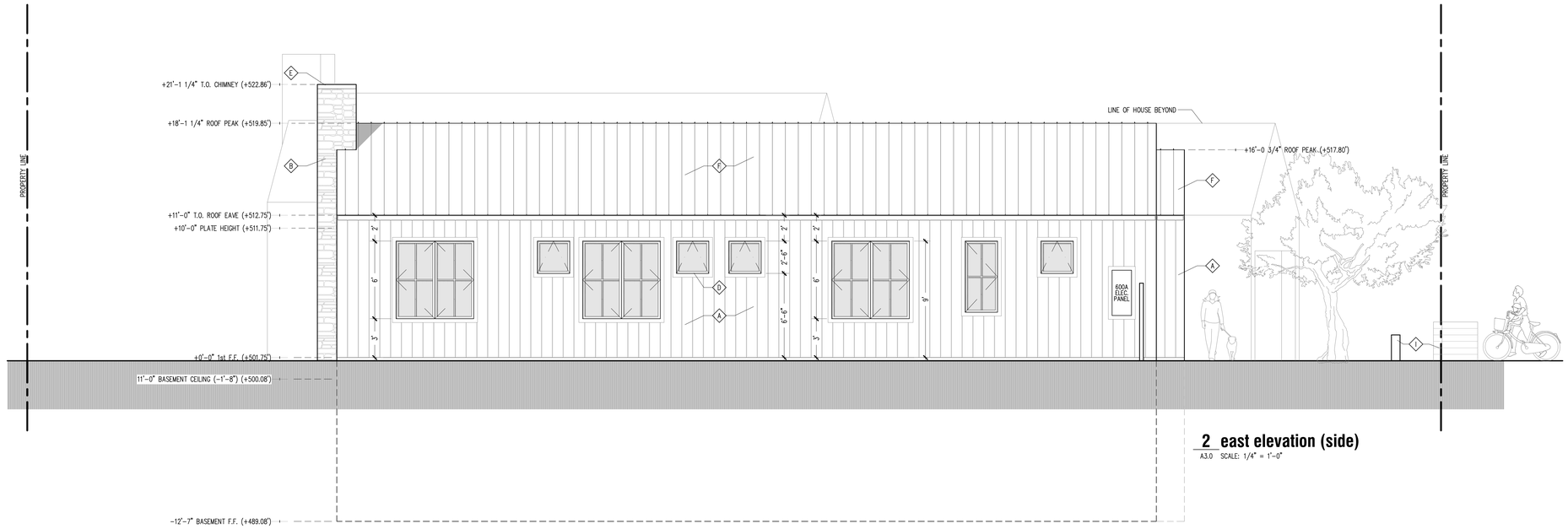
1 north elevation (front)

A3.0 SCALE: 1/4" = 1'-0"



1 north elevation (front) - straight on at garage

A3.0 SCALE: 1/4" = 1'-0"



2 east elevation (side)

A3.0 SCALE: 1/4" = 1'-0"

materials

SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
B	STONE VENEER	3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED O/ SCRATCH & BROWN COAT OVER WIRE LATH O/ TYVEK STUCCOWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
C	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY "EDGELINE" STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
E	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
F	METAL ROOF	12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING; COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY; ESR #3486 (BERRIDGE), #2053 (VERSASHIELD)
G	GUTTERS	DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS; CONFIRM EXACT DESIGN WITH OWNER
H	GLASS RAILING	42" HIGH, 9/16" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842) PROVIDE MATTE BLACK CLADDING.
I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE

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a3.1

exterior elevations
1/4"=1'-0"

ying residence

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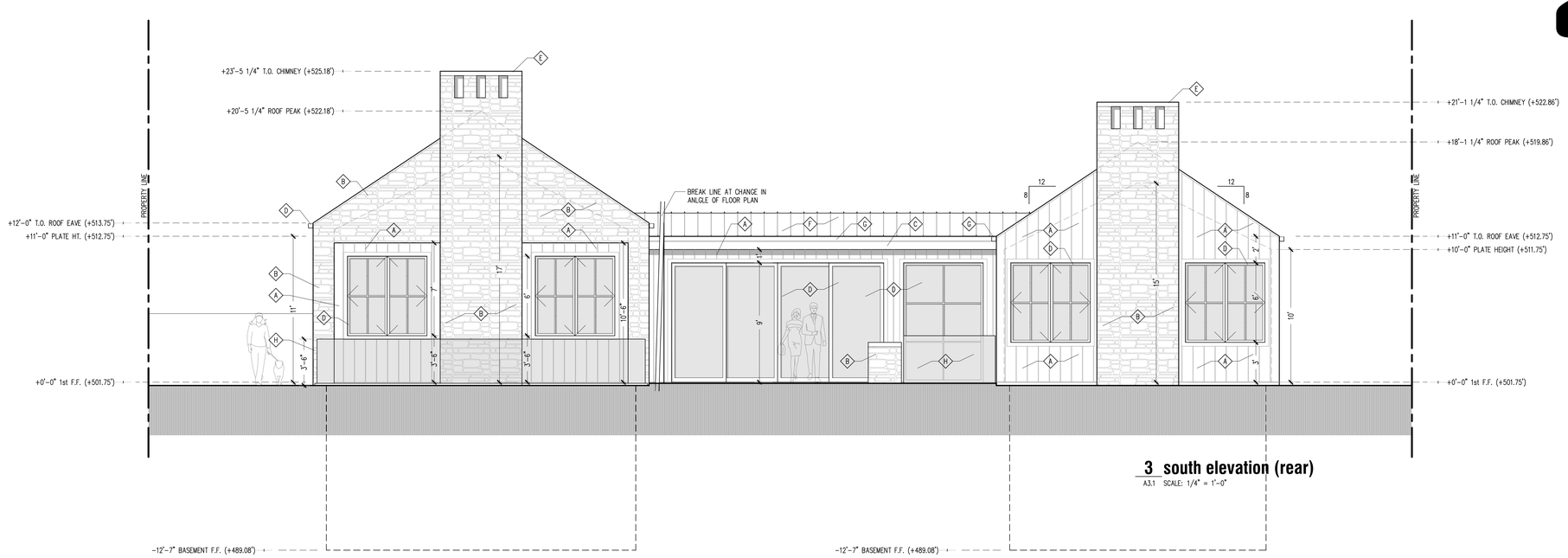
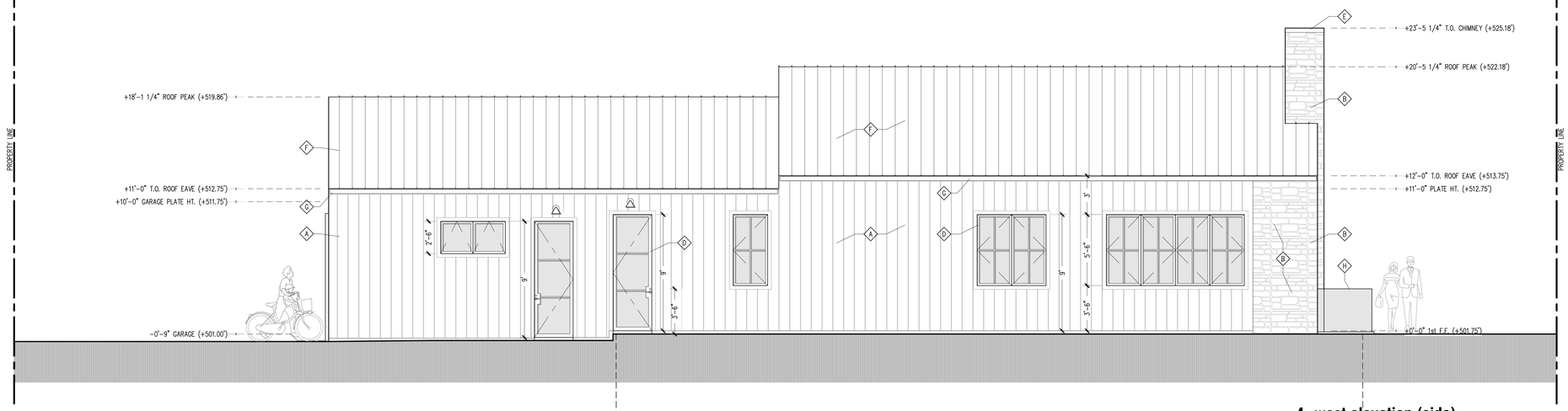


3 south elevation (rear)
A3.1 SCALE: 1/4" = 1'-0"



4 west elevation (side)
A3.1 SCALE: 1/4" = 1'-0"

materials

SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
B	STONE VENEER	3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED O/ SCRATCH & BROWN COAT OVER WIRE LATH O/ TYVEK STUCCOWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
C	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY "EDGELINE" STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
E	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
F	METAL ROOF	12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING; COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY; ESR #3486 (BERRIDGE), #2053 (VERSASHIELD)
G	GUTTERS	DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS; CONFIRM EXACT DESIGN WITH OWNER
H	GLASS RAILING	42" HIGH, 9/16" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842) PROVIDE MATTE BLACK CLADDING
I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE

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a3.2

building materials
1/4"=1'-0"

ying residence

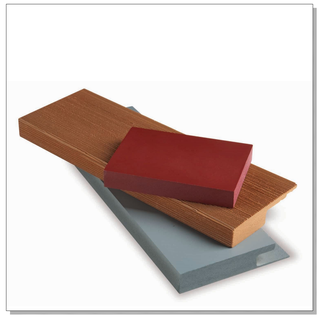
1002 wranglers trail road
pebble beach, california
93953

A vertical siding

A3.2 NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING

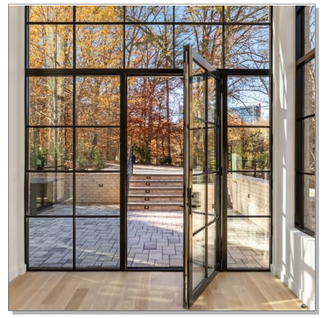
B stone veneer

A3.2 3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED O/ SCRATCH & BROWN COAT OVER WIRE LATH O/ TYVEK STUCCOWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING



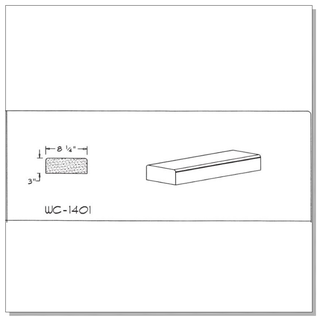
C trim

A3.2 NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10



D window/door

A3.2 QUAKER QUARTZ LUXURY 'EDGELINE' STEEL REPLICA SERIES WINDOWS/DOORS WITH BLACK ALUMINUM FINISH



E concrete

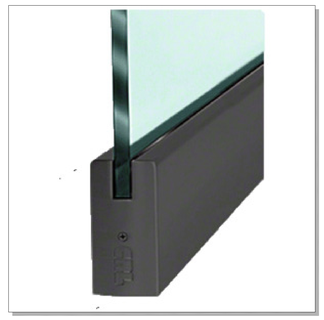
A3.2 CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER

F metal roof

A3.2 12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING, COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY

G gutter/downspout

A3.2 DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS



H glass railing

A3.2 42" HIGH, 9/16" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842); PROVIDE MATTE BLACK CLADDING

I concrete

A3.2 HORIZONTAL BOARD FORMED CONCRETE

1 exteroir light fixture

A3.2 GENERATION LIGHTING 'CRITTENDEN' BLACK; DARK SKY OUTDOOR WALL LIGHT 75W BULB

materials

SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
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C	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY 'EDGELINE' STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
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I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE

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a3.3

exterior renderings

ying residence

1002 wranglers trail road
pebble beach, california
93953

1 rendering at front of house
A3.3

2 rendering at front of house
A3.3

3 rendering at front of house
A3.3

4 rendering at rear of house
A3.3

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a4.0

building sections
1/4"=1'-0"

ying residence

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pebble beach, california
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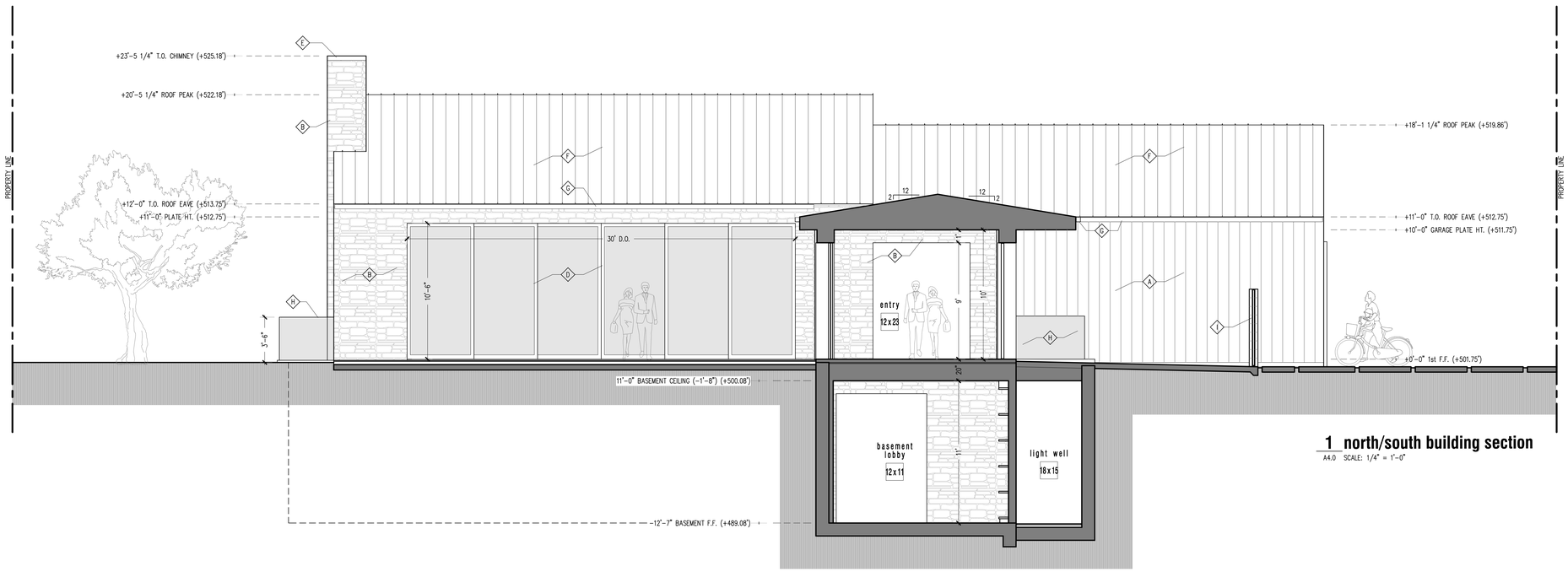
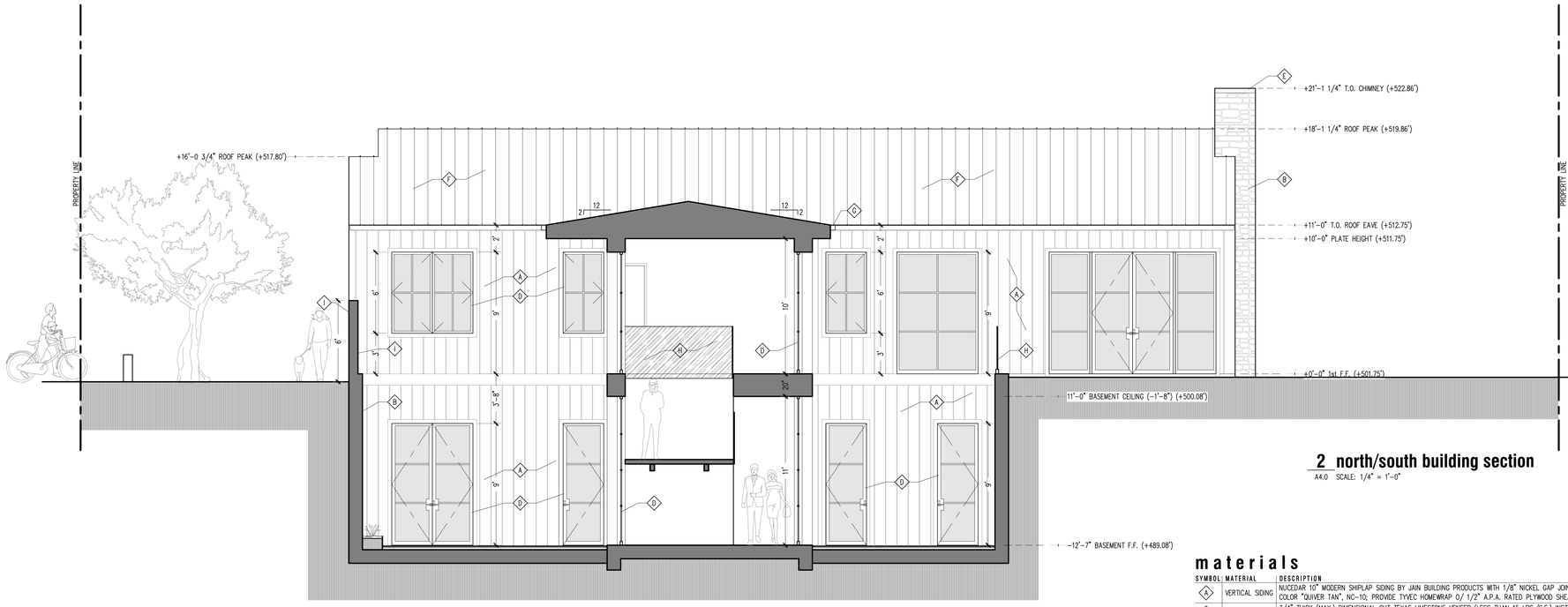


1 north/south building section
A4.0 SCALE: 1/4" = 1'-0"



2 north/south building section
A4.0 SCALE: 1/4" = 1'-0"

materials

SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
B	STONE VENEER	3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED O/ SCRATCH & BROWN COAT OVER WIRE LATH O/ TYVEK STUCCOWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
C	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY "EDGELINE" STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
E	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
F	METAL ROOF	12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING; COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY; ESR #3486 (BERRIDGE), #2053 (VERSASHIELD)
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I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE

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a4.1

building sections
1/4"=1'-0"

ying residence

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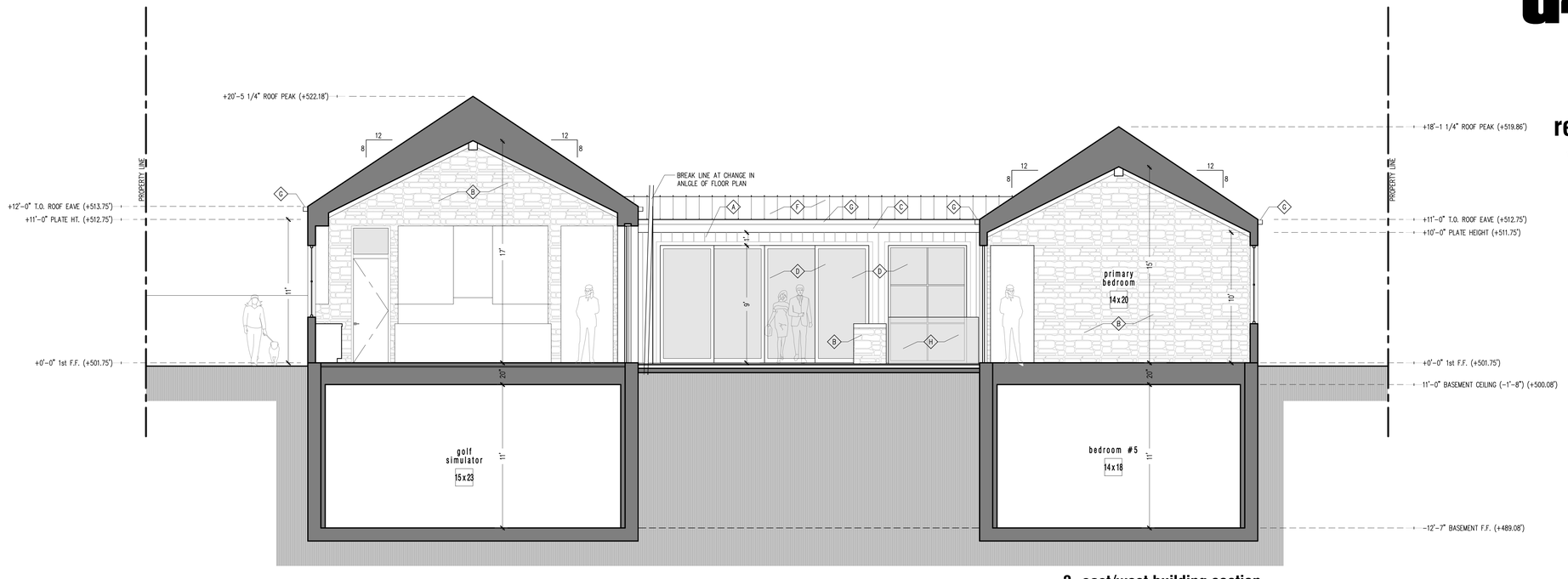

3 east/west building section
A4.1 SCALE: 1/4" = 1'-0"

materials

SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP O/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
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C	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY "EDGELINE" STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
E	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
F	METAL ROOF	12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING; COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY; ESR #3486 (BERRIDGE), #2053 (VERSASHIELD)
G	GUTTERS	DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS; CONFIRM EXACT DESIGN WITH OWNER
H	GLASS RAILING	42" HIGH, 9/16" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842) PROVIDE MATTE BLACK CLADDING
I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE

LICENSED ARCHITECT
ERIC D AUST
C-29374
31 MAY 2027
RENEWAL DATE
STATE OF CALIFORNIA

0 1' 2' 4' 8'

05 june 2025
© copyright 2025
job #2427

eric aust
architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

client:
rich + christy ying
501 valley view drive
los altos, california 94024
tel 650.823.1111

PLANT LEYEND

BOTANICAL	COMMON	SIZE	QTY	WATER
Tree				
Acer japonicum	Fullmoon Maple	24" box	1	Medium, Extra in Summer
Acer palmatum 'Red Emperor'	Red Emperor Japanese Maple	24" box	1	Medium
Afrocarpus gracilior	African Fern Pine	24" box	1	Medium
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	24" box	1	Medium, Extra in Summer
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	36" box	1	Very Low, Medium
Shrub				
Acacia cognata 'Cousin Itt'	Little River Wattle	5 gal	10	Low
Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	3	Low
Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 gal	14	Medium, Extra in Summer
Ceanothus 'Concha'	Concha California Lilac	5 gal	7	Low
Ceanothus 'Dark Star'	Dark Star Ceanothus	5 gal	1	Low
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	5	Low
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	5 gal	3	Medium
Leucadendron 'Safari Sunset'	Safari Conebush	5 gal	1	Low
Nandina domestica	Nandina, Heavenly Bamboo	5 gal	6	Low
Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	5 gal	3	Medium
Pittosporum tenuifolium	Blackstem Pittosporum	5 gal	5	Medium
Polygala fru. 'Petite Butterfly'	Butterfly Pea Shrub	5 gal	7	Medium
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	5 gal	7	Low
Salvia leucantha	Mexican Sage	5 gal	4	Low
Ground cover				
Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	1 gal	12	Very Low, Low
Myoporum parvifolium	Ground Cover Myoporum	1 gal	10	Low, Extra in Summer
Perennial				
Epilobium canum 'Catalina'	Catalina California Fuchsia	1 gal	5	Medium, Extra in Summer
Equisetum hyemale	Horsetail	1 gal	3	Medium, Extra in Summer
Grass				
Chondropetalum tectorum	Cape Rush	5 gal	6	Low
Lomandra hybrid 'Lime Spritz'	Lime Spritz Lomandra	5 gal	7	Low

N

* NOTES (E) = EXISTING

SCALE 1/8" = 1'-0"

0 8 16

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

YING RESIDENCE

1002 WRANGLERS TRAIL ROAD, PEBBLE BEACH

LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	05-21-25
SCALE	1/8"=1'-0"
DRAWN	AA
JOB	YING

L-1

KAREN AITKEN & ASSOCIATES - THESE DRAWINGS ARE INSTRUMENTS OF SERVICE, ISSUED FOR A ONE-TIME SINGLE USE BY THE OWNER. THE ENTIRE CONTENTS OF THESE DRAWINGS IS COPYRIGHT KAREN AITKEN & ASSOCIATES. LANDSCAPE ARCHITECT RETAINS ALL RIGHTS AND TITLE. NO PART MAY BE REPRODUCED IN ANY FASHION OR MEDIUM WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE LANDSCAPE ARCHITECT. OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. KAREN AITKEN & ASSOCIATES ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

Exhibit B

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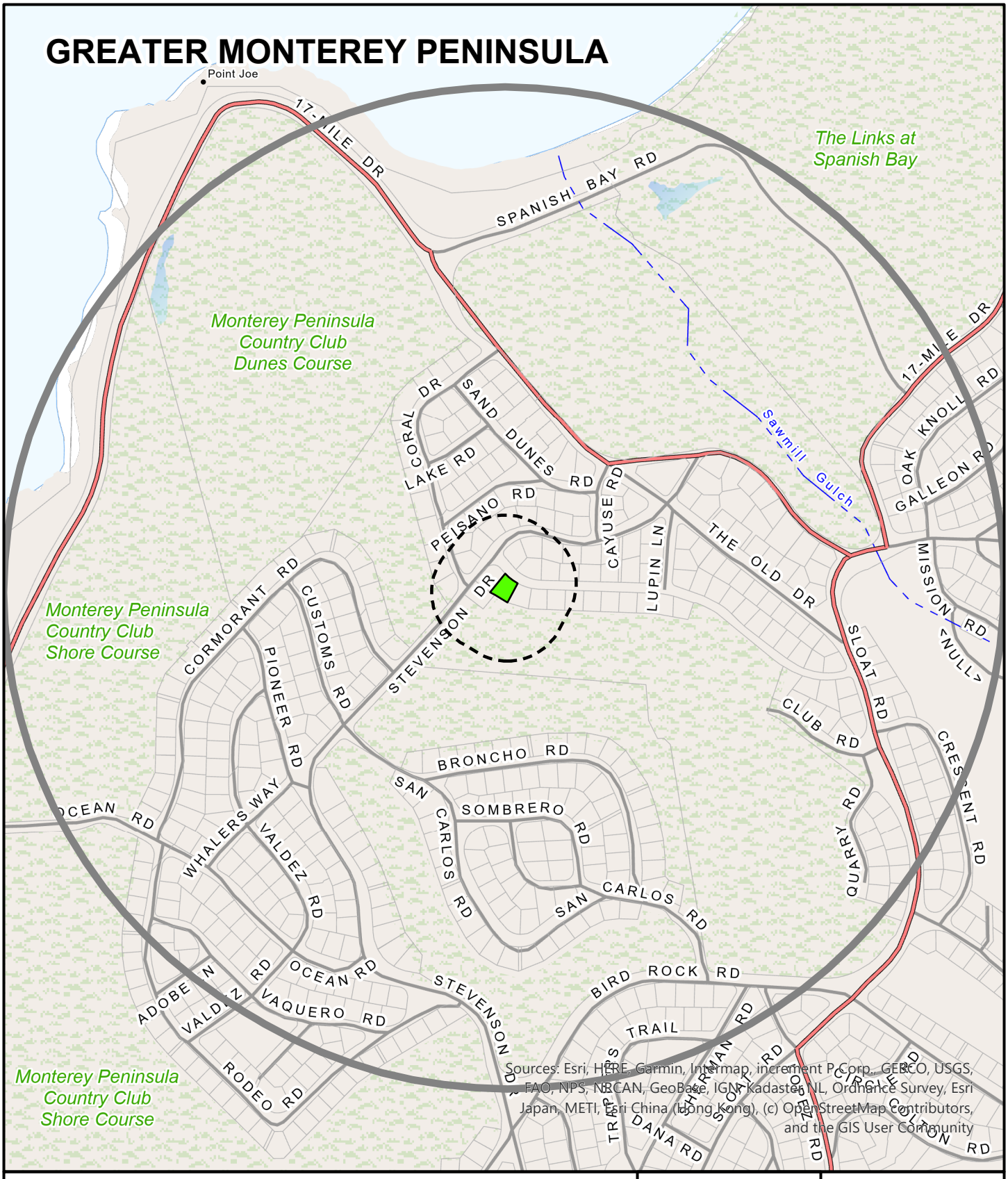

APPLICANT: YING

APN: 007244003000 **FILE #** PLN250228

Project Site | 300 FT Buffer | 2500 FT Buffer

PLANNER: JOSEPH ALAMEDA

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Introduced: 12/4/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS

Public hearing to consider the remodel of an existing 2,585 square foot single-family dwelling and construction of 933 square foot addition, resulting in a 3,518 single-family dwelling; the remodel of a detached 476 square foot guesthouse, resulting in a 387 square foot guesthouse within an attached 190 square foot office; and associated site improvements including replacement of a bridge to access the property, development within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

Project Location: 5 Yankee Beach Way, Carmel

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

RECOMMENDATIONS

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

1) Find the amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
   a) Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements;
   b) After-the-fact Coastal Administrative Permit to allow construction of an existing access bridge;
   c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and
   d) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 12 conditions of approval.

PROJECT INFORMATION

Property Owners: Oliver and Brooke Rickard
Agent: Amy Denney
APN: 243-141-008-000
Parcel Size: 0.73 acres (31,659 square feet)
Zoning: The parcel is split-zoned Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" and

Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)"
Plan Area: Carmel Area Land Use Plan, Coastal Zone
Flagged and Staked: Yes
Project Planner: Kayla Nelson, Associate Planner
(831) 796-6408, nelsonk@countyofmonterey.gov

SUMMARY/DISCUSSION:

The property is located at 5 Yankee Beach Way, Carmel, Carmel Area Land Use Plan, Coastal Zone, Assessor's Parcel Number 243-141-008-000. The parcel is split-zoned Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" and Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)".

The project involves the remodel of an existing 2,585 square foot single-family dwelling and construction of 1,084 square foot addition, resulting in a 3,518 square foot single-family dwelling with an attached 118 square foot storage building. The project also involves the remodel of an existing legal non-conforming 476 square foot guesthouse by reducing the overall square footage of the structure to 387 square feet. The remaining 89 square feet of the guesthouse will be converted into a portion of a newly proposed office, attached to the guesthouse. The proposed office will have a total of 190 square feet (89 square feet converted from the guesthouse) and will have no shared internal circulation with the attached guesthouse. Associated site improvements include landscaping and an after-the-fact construction of a bridge over an existing drainage easement to access the property. All proposed developments will be located within the LDR zoning district of the property. There will be no development proposed within the RC zoning portion.

This proejct was originally scheduled for consideration by the Zoning Administrator on October 9, 2025, but was continued to allow the applicant time to submit a geological report that analyzes the project site's coastal bluff retreat and provides recommendations to reduce the potential hazard to an acceptable level. This is discussed below.

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), and the Coastal Zoning Ordinance (Title 20).

Design and Visual Resources.
The property is subject to the Visual Resources protection policies of the CAR LUP due to the proximity of Highway 1, 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 residence was built with a Mid-Century Modern architectural style. The exterior colors and materials of the existing residence and accessory structures consist of brown board and batten exterior siding, orangish-red wood trim, aluminum doors and windows, with a large mortared granite cobblestone

decorating the exterior fireplace. The proposed additions to the property will match the colors and materials of the existing structures, and the bulk and mass of the development will be similar to other dwellings in the vicinity. Proposed exterior lighting included a brown metal wall-mounted sconce with white seeded glass. However, the project has been conditioned to include an exterior lighting plan to ensure the fixtures meet the County-approved exterior lighting guidelines (see Condition No. 6 in **Exhibit A**). As proposed, the finishes are consistent with other dwellings in the neighborhood and with the surrounding residential rural coastal neighborhood character, and the proposed materials help blend the development with the surrounding natural environment.

The proposed development is consistent with CAR LUP Scenic and Visual Resource Key Policy 2.2.2, which protects the scenic resources of the Carmel area in perpetuity. The project will not block significant public views and will not adversely impact the public viewshed or scenic character in the project vicinity. The project site is located off the west coast of the Pacific Ocean, facing a private cove and approximately 0.13 miles west of Highway 1. Staff conducted a site visit on August 20, 2025, to investigate possible impacts on the public viewshed. The project site is heavily vegetated and the existing development and proposed additions will not be visible from Highway 1 or Point Lobos Preserve. Therefore, the proposed additions will not impact the public viewshed.

Development Standards.
The development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). The maximum allowed height is 20 feet. The site contains an existing legal non-conforming single-family dwelling that meets the front and side setbacks, but slightly encroaches on the rear setback. All proposed additions to the main residence will be located outside of the existing setbacks, and no changes are proposed to the portion of the home that is within the rear setback. The existing residence and proposed additions will have a maximum height of 17 feet 7 inches above average natural grade, which is less than the 20 foot height limitation. The additions will include a storage structure attached to the main residence. Pursuant to Title 20 section 20.62.040.K, any accessory structure structurally attached to the main structure shall be subject to the same setback requirements as the main structure. Therefore, the project would meet all required development standards for main structures.

Required setbacks for accessory structures are 50 feet (front), one foot (rear), and six feet on the front one-half of property; one foot on the rear one-half of the property (sides). The maximum allowed height is 15 feet. The project proposes a height of 11 feet 11 inches above average natural grade which is less than the maximum allowed. The proposed remodel and reduction in square footage to the guesthouse and newly proposed office will have setbacks that meet and exceed the minimum requirements. Therefore, the proposed project meets all required development standards for accessory structures.

The allowed site coverage maximum in the LDR zoning district is 15 percent. The property is 0.73 acres (31,695 square feet), which would allow site coverage of 4,755. The proposed development would result in structural coverage of 4,292 square feet or 13.5 percent. Therefore, the project meets the site coverage and development standards outlined in Title 20 (**Exhibit A**).

Development within 50 feet of a Coastal Bluff.

The project is located within 50 feet of a coastal bluff according to Monterey County GIS information. As identified in Title 20 section 20.70.120.A.1, a Coastal Development Permit is required for any development within 50 feet of a coastal bluff. Additionally, pursuant to CAR LUP Policy 2.7.4.3, a geological hazards report is required for such development. The subject property is on the seaward edge of a coastal bluff off Highway 1 on Yankee Point. The steep coastal bluff slopes toward the Pacific Ocean and is approximately 70 feet above sea level. Per the geotechnical and geological report prepared for the project by CapRock Geology, Inc. (Monterey County Document No. LIB250098), development of the project site would neither create a geologic hazard nor diminish the area's stability. The report determined that the site is underlain with granitic bedrock, the coastal bluff is stable, the historical bluff recession rate is less than moderate, and excavation for the addition would not adversely impact or undermine the coastal bluff.

Per the geological report, review of aerial photographs spanning 1949 through 2020 indicates there has been a less than moderate discernible retreat in the bluff edge and terrain seaward of the existing development in that period (approximately 7.1 feet over 71 years, or about 0.1 feet per year). The high end of the average annual long-term bluff edge recession rates over that period suggests that approximately 10 feet of recession could occur at the subject property in the next 100 years. The geological report established a recommended setback of 10 feet has been applied to the project, to which all proposed additions to the main house are located outside this setback. The existing single-family dwelling was constructed with a cantilevered terrace overhanging the coastal bluff. The terrace frame is structurally attached to the foundation of the main residence, and the foundation is also outside of the setback. However, as part of this project, a retrofit of the cantilevered terrace is planned to ensure the adequate safety of the existing development. The repair work consists of replacing the rusted and failing beams supporting the cantilever; no ground disturbance is proposed with this work. The geologic hazards report concluded that the site was suitable for the proposed development, given that the recommendations in it are followed. The notice of report condition has been applied to ensure that the geotechnical and geological engineer's recommendations are adhered to (see Condition No. 9 in **Exhibit A**).

Additionally, in accordance with CAR LUP Hazards Policy 2.7.3.4, the project was conditioned to require the owner to record a deed restriction on the property describing the nature of the properties hazards (Coastal Hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise) and long-term maintenance requirements (see Condition No. 11 in **Exhibit A**).

Biological Resources.

Pursuant to policies of the CAR LUP and section 20.146.040 of the CIP, a biological report (Monterey County Document No. LIB250018) was prepared for the project site. On September 6, 2024, a biological assessment was conducted by qualified biologist Rob Thompson due to the project's proximity to environmentally sensitive habitat areas. The site was previously developed and landscaped with native and non-native trees and vegetation. The notable resources onsite contain coastal bluff scrub to the west, with planted Monterey cypress and Monterey pine trees spread throughout the site. A seasonal drainage with a presently dry culvert is located along the front of the property. To access the site, a bridge was previously constructed to pass over this drainage channel. This bridge failed and was replaced without the benefit of a discretionary permit. This drainage channel is largely comprised of non-native invasive vegetation and does not support any sensitive or protected flora or fauna. Accordingly, no impacts to sensitive biological resources likely occurred during

construction of the replacement bridge. Based on the Biologist's site visit and due to the developed and previously disturbed condition of the lot, the Biologist confirmed that the subject parcel does not support federally and/or state-protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be affected by proposed property development activities. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the property and none were observed during the site visit. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site inspection. However, a condition of approval has been added to ensure compliance with the Migratory Bird Treaty Act should construction occur during the nesting season. Additionally, the project has been conditioned to include the installation of tree root protection prior to construction. Therefore, the proposed project will not impact biological resources (see Condition Nos. 7 and 8 in **Exhibit A**).

Cultural Resources.

The Monterey County Geographic Informational System identifies the subject property to be in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.146.090, a Phase I and II Archaeological Report (Monterey County Document No. LIB240287) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report concluded that there were four previously recorded sites within 750 feet of the project site. As such, a Coastal Development Permit is required pursuant to CIP section 20.146.090. The Phase I report identified positive indicators on the site but outside of the project area, and therefore, a Phase II report was submitted with auger borehole testing in five locations for the proposed additions. The testing results were negative in the areas to be developed. The results of the Phase I assessment and Phase II subsurface testing program indicate that no significant resources will be impacted by the proposed project as planned. 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 (see Condition No. 3 in **Exhibit A**).

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. A Phase I Historical Resource Assessment Study (Monterey County Document No. LIB240290) was submitted with the project application. On January 4, 2024, Dana Supernowicz analyzed the potential historical significance of the existing one-story single-family dwelling. The property was developed in 1953 with a Mid-Century Modern style wood-framed one-story single-family dwelling by the notable architectural firm Anshen and Allen. The residence is diamond-shaped with the pointed ends oriented east to west, with the west side cantilevered atop a bluff overlooking Yankee Point and the Pacific Ocean. The Historical Report concluded that the subject property does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry (**Exhibit A**).

Health and Safety.

Necessary public facilities exist on the subject property. Potable water to serve the development is provided by the Cal-Am public water system. Wastewater is treated by two Onsite Wastewater

Treatment Systems (OWTS), which independently serve the guesthouse and main residence. A performance evaluation for the guesthouse remodel was not required since the addition did not exceed 500 square feet. However, an evaluation was required for the additions to the main dwelling. On June 20, 2024, Hastings Construction submitted a performance evaluation of the existing 2,000-gallon septic system. The Environmental Health Bureau reviewed the evaluation and found the OWTS had the capacity to serve the proposed development, and that the system was observed to be in acceptable condition.
The property is located in an area mapped as having a very high fire hazard according to the Monterey County Geographic Information System. Pursuant to CAR LUP Policy 2.7.3.1, 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 previously developed areas and the materials used are fire-resistant. The project site has existing landscape and overgrown vegetation. The project has been conditioned to require a Landscape and Fuel Management Plan to address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home. Therefore, the project, as conditioned, will be consistent with Policy 2.7.3.1 (see Condition No. 10 in **Exhibit A**).

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts single-family dwelling additions. The project involves a remodel and addition to an existing single-family dwelling and detached non-habitable accessory structure. The expansion will not add any new residential units, will not intensify the water use (or wastewater generation), and does not substantially alter the floor area ratio over 50 percent of the existing development, making it a negligible expansion of existing use. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

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, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On August 19, 2024, a Phase I pedestrian survey report was submitted with the application since the project is located in a high archaeological sensitivity area. The results of that survey were positive for sparse marine shell fragments on the western coastal bluff of the property. On January 2, 2025, a Phase II subsurface test was conducted and resulted in negative findings for precolonial and historical site indicators. Therefore, the project, as designed and conditioned, was found to have no impacts on archaeological resources. However, a standard condition of approval has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered (**Exhibit A**).

OTHER AGENCY INVOLVEMENT

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

Environmental Health Beauru
HCD-Engineering Services
HCD-Environmental Services
Carmel Highlands Fire Protection District

LAND USE ADVISORY COMMITTEE (LUAC)

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors Resolution No. 15-103, the project was referred to the Carmel Highlands LUAC for review on June 2, 2025. One concern from the neighbor was raised regarding the potential for the proposed additions to block her views of the ocean. The architect was present and addressed her concerns and no design changes were recommended. The LUAC reviewed the project and recommended approval as proposed by a vote of 4-0 with one member absent (**Exhibit A**).

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 Plan, Floor Plans, and Elevations
- Colors and Materials
Exhibit B - Vicinity Map
Exhibit C - Carmel Highlands Land Use Advisory Committee, dated June 2, 2025
Exhibit D - Biological Assessment Report (LIB250018), dated September 21, 2023
Exhibit E - Geologic Hazards Assessment (LIB250098), dated February 27, 2025 and Addendum to original report submitted on October 22, 2025

cc: Front Counter Copy; Carmel Highlands Fire Protection District; Environmental Health Beauru; HCD-Environmental Services; HCD-Engineering Services; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Oliver and Brooke Rickard, Property Owners; Amy Denney, Agent; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240159.

Introduced: 12/4/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS

Public hearing to consider the remodel of an existing 2,585 square foot single-family dwelling and construction of 933 square foot addition, resulting in a 3,518 single-family dwelling; the remodel of a detached 476 square foot guesthouse, resulting in a 387 square foot guesthouse within an attached 190 square foot office; and associated site improvements including replacement of a bridge to access the property, development within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

Project Location: 5 Yankee Beach Way, Carmel

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

RECOMMENDATIONS

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

1) Find the amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
   a) Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements;
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   d) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 12 conditions of approval.

PROJECT INFORMATION

Property Owners: Oliver and Brooke Rickard

Agent: Amy Denney

APN: 243-141-008-000

Parcel Size: 0.73 acres (31,659 square feet)

Zoning: The parcel is split-zoned Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" and

Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)"
Plan Area: Carmel Area Land Use Plan, Coastal Zone
Flagged and Staked: Yes
Project Planner: Kayla Nelson, Associate Planner
(831) 796-6408, nelsonk@countyofmonterey.gov

SUMMARY/DISCUSSION:

The property is located at 5 Yankee Beach Way, Carmel, Carmel Area Land Use Plan, Coastal Zone, Assessor's Parcel Number 243-141-008-000. The parcel is split-zoned Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(CZ)" and Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)".

The project involves the remodel of an existing 2,585 square foot single-family dwelling and construction of 1,084 square foot addition, resulting in a 3,518 square foot single-family dwelling with an attached 118 square foot storage building. The project also involves the remodel of an existing legal non-conforming 476 square foot guesthouse by reducing the overall square footage of the structure to 387 square feet. The remaining 89 square feet of the guesthouse will be converted into a portion of a newly proposed office, attached to the guesthouse. The proposed office will have a total of 190 square feet (89 square feet converted from the guesthouse) and will have no shared internal circulation with the attached guesthouse. Associated site improvements include landscaping and an after-the-fact construction of a bridge over an existing drainage easement to access the property. All proposed developments will be located within the LDR zoning district of the property. There will be no development proposed within the RC zoning portion.

This proejct was originally scheduled for consideration by the Zoning Administrator on October 9, 2025, but was continued to allow the applicant time to submit a geological report that analyzes the project site's coastal bluff retreat and provides recommendations to reduce the potential hazard to an acceptable level. This is discussed below.

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Plan (CIP), and the Coastal Zoning Ordinance (Title 20).

Design and Visual Resources.
The property is subject to the Visual Resources protection policies of the CAR LUP due to the proximity of Highway 1, 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 residence was built with a Mid-Century Modern architectural style. The exterior colors and materials of the existing residence and accessory structures consist of brown board and batten exterior siding, orangish-red wood trim, aluminum doors and windows, with a large mortared granite cobblestone

decorating the exterior fireplace. The proposed additions to the property will match the colors and materials of the existing structures, and the bulk and mass of the development will be similar to other dwellings in the vicinity. Proposed exterior lighting included a brown metal wall-mounted sconce with white seeded glass. However, the project has been conditioned to include an exterior lighting plan to ensure the fixtures meet the County-approved exterior lighting guidelines (see Condition No. 6 in **Exhibit A**). As proposed, the finishes are consistent with other dwellings in the neighborhood and with the surrounding residential rural coastal neighborhood character, and the proposed materials help blend the development with the surrounding natural environment.

The proposed development is consistent with CAR LUP Scenic and Visual Resource Key Policy 2.2.2, which protects the scenic resources of the Carmel area in perpetuity. The project will not block significant public views and will not adversely impact the public viewshed or scenic character in the project vicinity. The project site is located off the west coast of the Pacific Ocean, facing a private cove and approximately 0.13 miles west of Highway 1. Staff conducted a site visit on August 20, 2025, to investigate possible impacts on the public viewshed. The project site is heavily vegetated and the existing development and proposed additions will not be visible from Highway 1 or Point Lobos Preserve. Therefore, the proposed additions will not impact the public viewshed.

Development Standards.
The development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). The maximum allowed height is 20 feet. The site contains an existing legal non-conforming single-family dwelling that meets the front and side setbacks, but slightly encroaches on the rear setback. All proposed additions to the main residence will be located outside of the existing setbacks, and no changes are proposed to the portion of the home that is within the rear setback. The existing residence and proposed additions will have a maximum height of 17 feet 7 inches above average natural grade, which is less than the 20 foot height limitation. The additions will include a storage structure attached to the main residence. Pursuant to Title 20 section 20.62.040.K, any accessory structure structurally attached to the main structure shall be subject to the same setback requirements as the main structure. Therefore, the project would meet all required development standards for main structures.

Required setbacks for accessory structures are 50 feet (front), one foot (rear), and six feet on the front one-half of property; one foot on the rear one-half of the property (sides). The maximum allowed height is 15 feet. The project proposes a height of 11 feet 11 inches above average natural grade which is less than the maximum allowed. The proposed remodel and reduction in square footage to the guesthouse and newly proposed office will have setbacks that meet and exceed the minimum requirements. Therefore, the proposed project meets all required development standards for accessory structures.

The allowed site coverage maximum in the LDR zoning district is 15 percent. The property is 0.73 acres (31,695 square feet), which would allow site coverage of 4,755. The proposed development would result in structural coverage of 4,292 square feet or 13.5 percent. Therefore, the project meets the site coverage and development standards outlined in Title 20 (**Exhibit A**).

Development within 50 feet of a Coastal Bluff.

The project is located within 50 feet of a coastal bluff according to Monterey County GIS information. As identified in Title 20 section 20.70.120.A.1, a Coastal Development Permit is required for any development within 50 feet of a coastal bluff. Additionally, pursuant to CAR LUP Policy 2.7.4.3, a geological hazards report is required for such development. The subject property is on the seaward edge of a coastal bluff off Highway 1 on Yankee Point. The steep coastal bluff slopes toward the Pacific Ocean and is approximately 70 feet above sea level. Per the geotechnical and geological report prepared for the project by CapRock Geology, Inc. (Monterey County Document No. LIB250098), development of the project site would neither create a geologic hazard nor diminish the area's stability. The report determined that the site is underlain with granitic bedrock, the coastal bluff is stable, the historical bluff recession rate is less than moderate, and excavation for the addition would not adversely impact or undermine the coastal bluff.

Per the geological report, review of aerial photographs spanning 1949 through 2020 indicates there has been a less than moderate discernible retreat in the bluff edge and terrain seaward of the existing development in that period (approximately 7.1 feet over 71 years, or about 0.1 feet per year). The high end of the average annual long-term bluff edge recession rates over that period suggests that approximately 10 feet of recession could occur at the subject property in the next 100 years. The geological report established a recommended setback of 10 feet has been applied to the project, to which all proposed additions to the main house are located outside this setback. The existing single-family dwelling was constructed with a cantilevered terrace overhanging the coastal bluff. The terrace frame is structurally attached to the foundation of the main residence, and the foundation is also outside of the setback. However, as part of this project, a retrofit of the cantilevered terrace is planned to ensure the adequate safety of the existing development. The repair work consists of replacing the rusted and failing beams supporting the cantilever; no ground disturbance is proposed with this work. The geologic hazards report concluded that the site was suitable for the proposed development, given that the recommendations in it are followed. The notice of report condition has been applied to ensure that the geotechnical and geological engineer's recommendations are adhered to (see Condition No. 9 in **Exhibit A**).

Additionally, in accordance with CAR LUP Hazards Policy 2.7.3.4, the project was conditioned to require the owner to record a deed restriction on the property describing the nature of the properties hazards (Coastal Hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise) and long-term maintenance requirements (see Condition No. 11 in **Exhibit A**).

Biological Resources.

Pursuant to policies of the CAR LUP and section 20.146.040 of the CIP, a biological report (Monterey County Document No. LIB250018) was prepared for the project site. On September 6, 2024, a biological assessment was conducted by qualified biologist Rob Thompson due to the project's proximity to environmentally sensitive habitat areas. The site was previously developed and landscaped with native and non-native trees and vegetation. The notable resources onsite contain coastal bluff scrub to the west, with planted Monterey cypress and Monterey pine trees spread throughout the site. A seasonal drainage with a presently dry culvert is located along the front of the property. To access the site, a bridge was previously constructed to pass over this drainage channel. This bridge failed and was replaced without the benefit of a discretionary permit. This drainage channel is largely comprised of non-native invasive vegetation and does not support any sensitive or protected flora or fauna. Accordingly, no impacts to sensitive biological resources likely occurred during

construction of the replacement bridge. Based on the Biologist's site visit and due to the developed and previously disturbed condition of the lot, the Biologist confirmed that the subject parcel does not support federally and/or state-protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be affected by proposed property development activities. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the property and none were observed during the site visit. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site inspection. However, a condition of approval has been added to ensure compliance with the Migratory Bird Treaty Act should construction occur during the nesting season. Additionally, the project has been conditioned to include the installation of tree root protection prior to construction. Therefore, the proposed project will not impact biological resources (see Condition Nos. 7 and 8 in **Exhibit A**).

Cultural Resources.

The Monterey County Geographic Informational System identifies the subject property to be in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.146.090, a Phase I and II Archaeological Report (Monterey County Document No. LIB240287) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report concluded that there were four previously recorded sites within 750 feet of the project site. As such, a Coastal Development Permit is required pursuant to CIP section 20.146.090. The Phase I report identified positive indicators on the site but outside of the project area, and therefore, a Phase II report was submitted with auger borehole testing in five locations for the proposed additions. The testing results were negative in the areas to be developed. The results of the Phase I assessment and Phase II subsurface testing program indicate that no significant resources will be impacted by the proposed project as planned. 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 (see Condition No. 3 in **Exhibit A**).

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. A Phase I Historical Resource Assessment Study (Monterey County Document No. LIB240290) was submitted with the project application. On January 4, 2024, Dana Supernowicz analyzed the potential historical significance of the existing one-story single-family dwelling. The property was developed in 1953 with a Mid-Century Modern style wood-framed one-story single-family dwelling by the notable architectural firm Anshen and Allen. The residence is diamond-shaped with the pointed ends oriented east to west, with the west side cantilevered atop a bluff overlooking Yankee Point and the Pacific Ocean. The Historical Report concluded that the subject property does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry (**Exhibit A**).

Health and Safety.

Necessary public facilities exist on the subject property. Potable water to serve the development is provided by the Cal-Am public water system. Wastewater is treated by two Onsite Wastewater

Treatment Systems (OWTS), which independently serve the guesthouse and main residence. A performance evaluation for the guesthouse remodel was not required since the addition did not exceed 500 square feet. However, an evaluation was required for the additions to the main dwelling. On June 20, 2024, Hastings Construction submitted a performance evaluation of the existing 2,000-gallon septic system. The Environmental Health Bureau reviewed the evaluation and found the OWTS had the capacity to serve the proposed development, and that the system was observed to be in acceptable condition.
The property is located in an area mapped as having a very high fire hazard according to the Monterey County Geographic Information System. Pursuant to CAR LUP Policy 2.7.3.1, 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 previously developed areas and the materials used are fire-resistant. The project site has existing landscape and overgrown vegetation. The project has been conditioned to require a Landscape and Fuel Management Plan to address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home. Therefore, the project, as conditioned, will be consistent with Policy 2.7.3.1 (see Condition No. 10 in **Exhibit A**).

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts single-family dwelling additions. The project involves a remodel and addition to an existing single-family dwelling and detached non-habitable accessory structure. The expansion will not add any new residential units, will not intensify the water use (or wastewater generation), and does not substantially alter the floor area ratio over 50 percent of the existing development, making it a negligible expansion of existing use. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

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, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On August 19, 2024, a Phase I pedestrian survey report was submitted with the application since the project is located in a high archaeological sensitivity area. The results of that survey were positive for sparse marine shell fragments on the western coastal bluff of the property. On January 2, 2025, a Phase II subsurface test was conducted and resulted in negative findings for precolonial and historical site indicators. Therefore, the project, as designed and conditioned, was found to have no impacts on archaeological resources. However, a standard condition of approval has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered (**Exhibit A**).

OTHER AGENCY INVOLVEMENT

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

Environmental Health Beauru
HCD-Engineering Services
HCD-Environmental Services
Carmel Highlands Fire Protection District

LAND USE ADVISORY COMMITTEE (LUAC)

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors Resolution No. 15-103, the project was referred to the Carmel Highlands LUAC for review on June 2, 2025. One concern from the neighbor was raised regarding the potential for the proposed additions to block her views of the ocean. The architect was present and addressed her concerns and no design changes were recommended. The LUAC reviewed the project and recommended approval as proposed by a vote of 4-0 with one member absent (**Exhibit A**).

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 Plan, Floor Plans, and Elevations
- Colors and Materials

Exhibit B - Vicinity Map
Exhibit C - Carmel Highlands Land Use Advisory Committee, dated June 2, 2025
Exhibit D - Biological Assessment Report (LIB250018), dated September 21, 2023
Exhibit E - Geologic Hazards Assessment (LIB250098), dated February 27, 2025 and Addendum to original report submitted on October 22, 2025

cc: Front Counter Copy; Carmel Highlands Fire Protection District; Environmental Health Beauru; HCD-Environmental Services; HCD-Engineering Services; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Oliver and Brooke Rickard, Property Owners; Amy Denney, Agent; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240159.

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
RICKARD OLIVER C & BROOKE T KENNAMER TRS (PLN240159)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator:

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 Combined Development Permit consisting of:
    a) Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements;
    b) After-the-fact Coastal Administrative Permit to allow construction of an access bridge;
    c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and
    d) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

[PLN240159, Oliver and Brooke Rickard, 5 Yankee Beach Way, Carmel, Carmel Area Land Use Plan, Coastal Zone. (Assessor's Parcel Number 243-141-008-000)]

The RICKARD OLIVER C & BROOKE T KENNAMER TRS application (PLN240159) came on for a public hearing before the County of Monterey Zoning Administrator on October 9, 2025, and December 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 1982 Monterey County General Plan (General Plan);
- Carmel Area Land Use Plan (CAR LUP);
- Monterey County Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area 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 5 Yankee Beach Way, Carmel, Carmel Area Land Use Plan, Coastal Zone, Assessor's Parcel Number 243-141-008-000. The parcel is split-zoned with the majority of the property being Low Density Residential with a density of 1 acre per unit with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "LDR/1-D(20')(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 with a Design Control Overlay requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The western boundary of the parcel is zoned Resource Conservation with a 20 foot height limit and Design Control Overlay (Coastal Zone) or "RC-D(20')(CZ)", which restricts development to resource enhancement and environmental protection.

The project involves the remodel of an existing 2,585 square foot single-family dwelling and construction of 1,084 square foot addition, resulting in a 3,518 square foot single-family dwelling with an attached 118 square foot storage building. The project also involves the remodel of an existing legal non-conforming 476 square foot guesthouse by reducing the overall square footage of the structure to 387 square feet. The remaining 89 square feet of the guesthouse will be converted into a portion of a newly proposed office, attached to the guesthouse. The proposed office will have a total of 190 square feet (89 square feet converted from the guesthouse) and will have no shared internal circulation with the attached guesthouse. Associated site improvements include landscaping and an after-the-fact construction of a bridge over an existing drainage easement to access the property. All proposed development will be located within the LDR zoning district of the property. There will be no development proposed within the RC zoning portion. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject parcel (0.73 acres) is identified as Lot 17 on Tract No. 181, Yankee Point Acres, filed August 1, 1949 in Volume 5 of Cities and Towns at Page 37 in the Monterey County Recorder's Office. Therefore, this property is recognized as a legal lot of record.

d) Design and Visual Resources. The property is subject to the Visual Resources protection policies of the CAR LUP due to the proximity of Highway 1, 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 residence was built with a Mid-Century Modern architectural style. The exterior colors and materials of the existing residence and accessory structures consist of brown board and batten exterior siding, orangish-red wood trim, aluminum doors and windows, with a large mortared granite cobblestone decorating the exterior fireplace. The proposed additions to the property will match the colors and materials of the existing structures, and the bulk and mass of the development will be similar to other dwellings in the vicinity. Proposed exterior lighting included a brown metal wall-mounted sconce with white seeded glass. However, the project has been conditioned to include an exterior lighting plan to ensure the fixtures meet the County-approved exterior lighting guidelines (see Condition No. 6). As proposed, the finishes are consistent with other dwellings in the neighborhood and with the surrounding residential rural coastal neighborhood character, and the proposed materials help blend the development with the surrounding natural environment.

   The proposed development is consistent with CAR LUP Scenic and Visual Resource Key Policy 2.2.2, which protects the scenic resources of the Carmel area in perpetuity. The project will not block significant public views and will not adversely impact the public viewshed or scenic character in the project vicinity. The project site is located off the west coast of the Pacific Ocean, facing a private cove and approximately 0.13 miles west of Highway 1. Staff conducted a site visit on August 20, 2025, to investigate possible impacts on the public viewshed. The project site is heavily vegetated and the existing development and proposed additions will not be visible from Highway 1 or Point Lobos Preserve. Therefore, the proposed additions will not impact the public viewshed.

e) Development Standards. The development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). The maximum allowed height is 20 feet. The site contains an existing legal non-conforming single-family dwelling that meets the front and side setbacks, but slightly encroaches on the rear setback. All proposed additions to the main residence will be located outside of the existing setbacks, and no changes are proposed to the portion of the home that is within the rear setback. The existing residence and proposed additions will have a maximum height of 17 feet 7 inches above average natural grade, which is less than the 20 foot height limitation. The additions will include a storage structure attached to the main residence. Pursuant to Title 20 section 20.62.040.K, any accessory structure structurally attached to the main structure shall be subject to the same setback requirements as the main structure.

Therefore, the project would meet all required development standards for main structures.

Required setbacks for accessory structures are 50 feet (front), one foot (rear), and six feet on the front one-half of property; one foot on the rear one-half of the property (sides). The maximum allowed height is 15 feet. The project proposes a height of 11 feet 11 inches above average natural grade which is less than the maximum allowed. The proposed remodel and reduction in square footage to the guesthouse and newly proposed office will have setbacks that meet and exceed the minimum requirements. Therefore, the proposed project meets all required development standards for accessory structures.

The allowed site coverage maximum in the LDR zoning district is 15 percent. The property is 0.73 acres (31,695 square feet), which would allow site coverage of 4,755. The proposed additions to the existing development would result in structural coverage of 4,292 square feet or 13.5 percent. Therefore, the project meets the site coverage and development standards outlined in Title 20.

f) Biological Resources. Pursuant to policies of the CAR LUP and section 20.146.040 of the CIP, a biological report (Monterey County Document No. LIB250018) was prepared for the project site. On September 6, 2024, a biological assessment was conducted by qualified biologist Rob Thompson due to the project's proximity to environmentally sensitive habitat areas. The site was previously developed and landscaped with native and non-native trees and vegetation. The notable resources onsite contain coastal bluff scrub to the west, with planted Monterey cypress and Monterey pine trees spread throughout the site. A seasonal drainage with a presently dry culvert is located along the front of the property. To access the site, a bridge was previously constructed to pass over this drainage channel. This bridge failed and was replaced without the benefit of a discretionary permit. This drainage channel is largely comprised of non-native invasive vegetation and does not support any sensitive or protected flora or fauna. Accordingly, no impacts to sensitive biological resources likely occurred during construction of the replacement bridge. Based on the Biologist's site visit and due to the developed and previously disturbed condition of the lot, the Biologist confirmed that the subject parcel does not support federally and/or state-protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be affected by proposed property development activities. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the property and none were observed during the site visit. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site inspection. However, a condition of approval has been added to ensure compliance with the Migratory Bird Treaty Act should construction occur during the nesting season (Condition No. 7). Additionally, the project has been conditioned to include the installation of tree root protection prior to construction (Condition No. 8). Therefore, the

proposed project will not impact biological resources. See finding No. 2, Evidence "b".

g) Prior Work. Pursuant to Title 20 Chapter 20.79, an Emergency Permit may be issued without the normally required public hearing processes to rectify an emergency situation. The applicant applied for an Emergency Permit in March 2024 to repair a collapsed bridge, which is the only access to a single-family dwelling (HCD-Planning File No. PLN240087). Staff requested project plans from the applicant in order to process said permit. However, on March 25, 2025, the project agent submitted a letter requesting to withdraw that application as the replacement bridge had already been built, and include that work in the proposed Combined Development Permit (PLN240159).

h) Cultural Resources. The property is in an area that is mapped as having a high sensitivity to the presence of archaeological resources. Pursuant to CIP section 20.146.090, a Phase I and II Archaeological Report (Monterey County Document No. LIB240287) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report concluded that there were four previously recorded sites within 750 feet of the project site. As such, a Coastal Development Permit is required pursuant to CIP section 20.146.090. The Phase I report identified positive indicators on the site but outside of the project area, and therefore, a Phase II report was submitted with auger borehole testing in five locations for the proposed additions. The testing results were negative in the areas to be developed. The results of the Phase I assessment and Phase II subsurface testing program indicate that no significant resources will be impacted by the proposed project as planned. 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). See Finding No. 6, Evidence "c".

i) 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. A Phase I Historical Resource Assessment Study (Monterey County Document No. LIB240290) was submitted with the project application. On January 4, 2024, Dana Supernowicz analyzed the potential historical significance of the existing one-story single-family dwelling. The property was developed in 1953 with a Mid-Century Modern style wood-framed one-story single-family dwelling by the notable architectural firm Anshen and Allen. The residence is diamond-shaped with the pointed ends oriented east to west, with the west side cantilevered atop a bluff overlooking Yankee Point and the Pacific Ocean. The Historical Report concluded that the subject property does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.

j) Fuel Management. The subject property is identified as being in a very high fire hazardous area as mapped by the Monterey County Geographic Information System. As demonstrated in Finding 3,

evidence "c", the project, as proposed and conditioned, will be consistent with all the fuel management requirements for such areas.

k) Development within 50 Feet of a Coastal Bluff. Title 20 section 20.70.120.B.1, requires a Coastal Development Permit for improvements to any structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact. The project, as proposed and conditioned, is consistent with applicable policies of the CAR LUP regarding protection of resources. See Finding No. 4 and supporting evidence.

l) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the CAR LUP. See Finding No. 7 and supporting evidence.

m) Land Use Advisory Committee (LUAC) Review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors Resolution No. 15-103, the project was referred to the Carmel Highlands LUAC for review on June 2, 2025. One concern from the neighbor was raised regarding the potential for the proposed additions to block her views of the ocean. The architect was present and addressed her concerns and no design changes were recommended. The LUAC reviewed the project and recommended approval as proposed by a vote of 4-0 with one member absent.

n) The project planner conducted a site inspection on August 20, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN240159.

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 Fire Protection District (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 archaeological, biological, historical, geological and soil resources. The following reports have been prepared:

- "Phase I & Phase II Archaeological Assessment Report" (LIB240287) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, January 2025.
- "Geotechnical Investigation Report" (LIB240289) prepared by Lawrence Grice with Grice Engineering Inc., Salinas, CA, August 30, 2024.

- "Phase I Historical Resource Assessment Report" (LIB240290) prepared by Dana Supernowicz with Historic Resources Associates, Pebble Beach, CA, January 4, 2024.
- "Biological Assessment Report" (LIB250018) prepared by Rob Thompson with Thompson Wildland Management, Monterey, CA, September 21, 2023.
- "Geological Report" (LIB250098) prepared by Robert Barminski with CapRock Geology, Inc., Aromas, CA, February 27, 2025, including Addendum to original report submitted on October 22, 2025.

c) 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.

d) Staff conducted a site inspection on August 20, 2025 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN240159.

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 public facilities exist on the subject property. Potable water to serve the development is provided by the Cal-Am public water system. Wastewater is treated by two Onsite Wastewater Treatment Systems (OWTS), which independently serve the guesthouse and main residence. A performance evaluation for the guesthouse remodel was not required since the addition did not exceed 500 square feet. However, an evaluation was required for the additions to the main dwelling. On June 20, 2024, Hastings Construction submitted a performance evaluation of the existing 2,000-gallon septic system. The Environmental Health Bureau reviewed the evaluation and found the OWTS had the capacity to serve the proposed development, and that the system was observed to be in acceptable condition.

c) The property is located in an area mapped as having a very high fire hazard according to the Monterey County Geographic Information System. Pursuant to CAR LUP Policy 2.7.3.1, 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 previously

developed areas and the materials used are fire-resistant. The project site has existing landscape and overgrown vegetation. The project has been conditioned to require a Landscape and Fuel Management Plan to address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home (Condition No. 10). Therefore, the project, as conditioned, will be consistent with Policy 2.7.3.1.

d) Staff conducted a site inspection on August 20, 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.

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 PLN240159.

4. FINDING: DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF – There is no alternative location to position the proposed development and the location of the proposed development better achieves the goals, policies, and objectives of the applicable land use plan than other development alternatives.

EVIDENCE: a) The project is located within 50 feet of a coastal bluff according to Monterey County GIS information. As identified in Title 20 section 20.70.120.A.1, a Coastal Development Permit is required for any development within 50 feet of a coastal bluff. Additionally, pursuant to CAR LUP Policy 2.7.4.3, a geological hazards report is required for such development.

b) Conditions of approval and changes in the development are required as deemed necessary to ensure compliance with Title 20, Section 20.64.230.E.2, and to ensure the stability of the development. During the construction permit phase, the project would be required to comply with Monterey County Code Chapter 16.12, Erosion Control, which outlines the required provisions for preparing erosion control plans, implementing runoff control measures, conducting land clearing, and managing winter operations. Additionally, it establishes procedures for administering these provisions to minimize erosion during construction. Additionally, consistent with Title 20 section 20.64.230.E.1, the contractor is required to comply with applicable building code requirements (including those pertaining to health, life, and safety) and resource protection measures such as erosion control plan review and approval, grading plan review and approval, inspections by Environmental Services staff, and geotechnical plan review and certification. In summary, overall site development would be subject to current regulations regarding control of erosion and drainage, and the applicant is required to address post-construction requirements and runoff reduction.

d) Shoreline Erosion, Bluff Retreat, and Clearance of Structures. The subject property is on the seaward edge of a coastal bluff off Highway 1 on Yankee Point. The steep coastal bluff slopes toward the Pacific Ocean and is approximately 70 feet above sea level. Per the geotechnical and geological report prepared for the project by CapRock Geology, Inc. (Monterey County Document No. LIB250098),

development of the project site would neither create a geologic hazard nor diminish the area's stability. The report determined that the site is underlain with granitic bedrock, the coastal bluff is stable, the historical bluff recession rate is less than moderate, and excavation for the addition would not adversely impact or undermine the coastal bluff. Per the geological report, review of aerial photographs spanning 1949 through 2020 indicates there has been a less than moderate discernible retreat in the bluff edge and terrain seaward of the existing development in that period (approximately 7.1 feet over 71 years, or about 0.1 feet per year).

The high end of the average annual long-term bluff edge recession rates over that period suggests that approximately 10 feet of recession could occur at the subject property in the next 100 years. The geological report established a recommended setback of 10 feet has been applied to the project, to which all proposed additions to the main house are located outside this setback. The existing single-family dwelling was constructed with a cantilevered terrace overhanging the coastal bluff. The terrace frame is structurally attached to the foundation of the main residence, and the foundation is also outside of the setback. However, as part of this project, a retrofit of the cantilevered terrace is planned to ensure the adequate safety of the existing development. The repair work consists of replacing the rusted and failing beams supporting the cantilever. The geologic hazards report concluded that the site was suitable for the proposed development, given that the recommendations in it are followed. The notice of report condition has been applied to ensure that the geotechnical engineer's recommendations are adhered to (Condition No. 9). Additionally, in accordance with CAR LUP Hazards Policy 2.7.3.4, the project has been conditioned to require the owner to record a deed restriction on the property describing the nature of the properties hazards (Coastal Hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise) and long-term maintenance requirements (Condition No. 11).

e) As designed and located, the project would comply with applicable policies of the CAR LUP Chapter 2.7, Hazardous Areas. Specifically, consistent with LUP Policy 2.7.4.7, the prepared geotechnical and geological reports demonstrate that the site would be stable for development. As designed, it is anticipated that the proposed addition to the existing single-family dwelling would not be subject to failure over the course of its economic life span.

f) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in project file PLN240159.

5. FINDING: **VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any active code enforcement cases

on the subject property. However, as described in Finding No. 1, Evidence "g", the Applicant/Owner replaced a failed bridge without obtaining a required Emergency Permit or Coastal Development Permit. Issuance of this permit, and obtaining after-the-fact construction permits for the permanent bridge, will abate the violation.

b) Staff conducted a site inspection on August 20, 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 PLN240159.

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 15301(e)(1) for a Class 1 categorical exemption allows for a single-family dwelling addition and the permitting of existing facilities. Therefore, the proposed development is consistent with CEQA Guidelines section 15301.

b) The project meets the criteria of this exemption because it's a remodel and addition to an existing single-family dwelling and detached non-habitable accessory structure. The expansion will not add any new residential units, will not intensify the water use (or wastewater generation), and does not substantially alter the floor area ratio over 50 percent of the existing development, making it a negligible expansion of existing use. In addition, the existing bridge is an existing structure that is not proposed to be modified under this permit. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

c) 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, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On August 19, 2024, a Phase I pedestrian survey report was submitted with the application (see Finding No. 2, Evidence "b") since the project is located in a high archaeological sensitivity area. The results of that survey were positive for sparse marine shell fragments on the western coastal bluff of the property. On January 2, 2025, a Phase II subsurface test was conducted and resulted in negative findings for precolonial and historical site indicators. Therefore, the project, as designed and conditioned, was found to have no impacts on archaeological resources. However, a standard condition of approval has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered (Condition No. 3).

d) No adverse environmental effects were identified during staff review of the development application during a site visit on August 20, 2025.

e) 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 PLN240159.

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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

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

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 PLN240159.

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

EVIDENCE:

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

b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea and located within three hundred (300) feet of the top of the seaward face of a coastal bluff.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Zoning Administrator 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 the Combined Development Permit consisting of:
   a) Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements;
   b) After-the-fact Coastal Administrative Permit to allow construction of an existing access bridge;

c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and
d) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

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 11th day of December 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN240159

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240159) allows a Coastal Administrative Permit and Design Approval to allow construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements; After-the-fact Coastal Administrative Permit to allow construction of an access bridge; Coastal Development Permit for the development within 750 feet of a known archaeological resource; and Coastal Development Permit to allow development within 50 feet of a coastal bluff. The property is located at 5 Yankee Beach Way, Carmel (Assessor's Parcel Number 243-141-008-000), Carmel Area 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 Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 243-141-008-000 on December 11, 2025. The permit was granted subject to 12 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. 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.

5. 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.

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. 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.

8. 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.

9. 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 have been prepared for the proposed project:
A “Phase I & Phase II Archaeological Assessment Report” (LIB240287) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, January 2025;
A “Geotechnical Investigation Report” (LIB240289) prepared by Lawrence Grice with Grice Engineering Inc., Salinas, CA, August 30, 2024;
A “Phase I Historical Resource Assessment Report” (LIB240290) prepared by Dana Supernowicz with Historic Resources Associates, Pebble Beach, CA, January 4, 2024;
A “Biological Assessment Report” (LIB250018) prepared by Rob Thompson with Thompson Wildland Management, Monterey, CA, September 21, 2023; and
A “Geological Report” (LIB250098) prepared by Robert Barminski with CapRock Geology, Inc., Aromas, CA, February 27, 2025, including Addendum to original report submitted on October 22, 2025, and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(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.

10. PDSP01 – LANDSCAPE PLAN AND FUEL MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped and shall incorporate fuel management. Prior to the issuance of building permits, a landscaping plan and fuel management plan shall be submitted to the Chief 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 fuel management plan shall comprise of a site plan illustrating how vegetation around proposed structures and roadways will be maintained to reduce fire fuel loads. The Fuel Management Plan shall include a “Green Zone” (0-30 feet) - Illustration on plans for maintaining vegetation (native and proposed) within 30 feet of all proposed structures/facilities, a “Management Zone” (30+ feet) - Illustration on plans showing maintenance of vegetation up to 100 feet from all proposed structures, or to the property line, whichever is closer, Tree Pruning/Removal and Emergency Vehicle Access. In very high fire hazard severity zones, a greater distance may be required by the local Fire Authority.

Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for a 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 a landscape plan and fuel management plan to HCD - Planning for review and approval. 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 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.

11. PDSP001 – COASTAL HAZARDS DEED RESTRICTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: “In accordance with Carmel Area Land Use Plan Hazards Policy 2.7.3.4, the owner shall record a deed restriction on the property describing the nature of the properties hazards (Coastal Hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise) and long-term maintenance requirements. The deed restriction shall say the following:

"a. General Provisions. This deed restriction is being recorded to satisfy Condition No. 11 of the Combined Development Permit Approval (PLN240159), approved by the County of Monterey Zoning Administrator Resolution No. 25-. By accepting this permit, the property owner has accepted the following conditions and restrictions, which shall run with the land:

b. Coastal Hazards. That the site is subject to coastal hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise.

c. Assume Risks. To assume all risks to the Permittee and the properties that are the subject of this permit of injury and damage from such hazards in connection with this permitted development.

d. Liability Waiver. To unconditionally waive any claim of damage or liability against the California Coastal Commission & the County of Monterey, and their officers, agents, and employees for injury or damage from such hazards.

e. Indemnification. To indemnify and hold harmless the California Coastal Commission & the County of Monterey, and their officers, agents, and employees with respect to the County’s approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards. This indemnification obligation is in addition to, and cumulative of, the indemnification obligation imposed by the County of Monterey Zoning Administrator Resolution No. 25-, Condition No. 11. Property owner understands and agrees that both indemnification obligations shall be memorialized in the indemnification agreement.

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

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

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

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

12. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'–30' AWAY FROM HOUSE.

GUIDLINES AS FOLLOWS:
- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4□
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' – 100' AWAY FROM HOUSE.

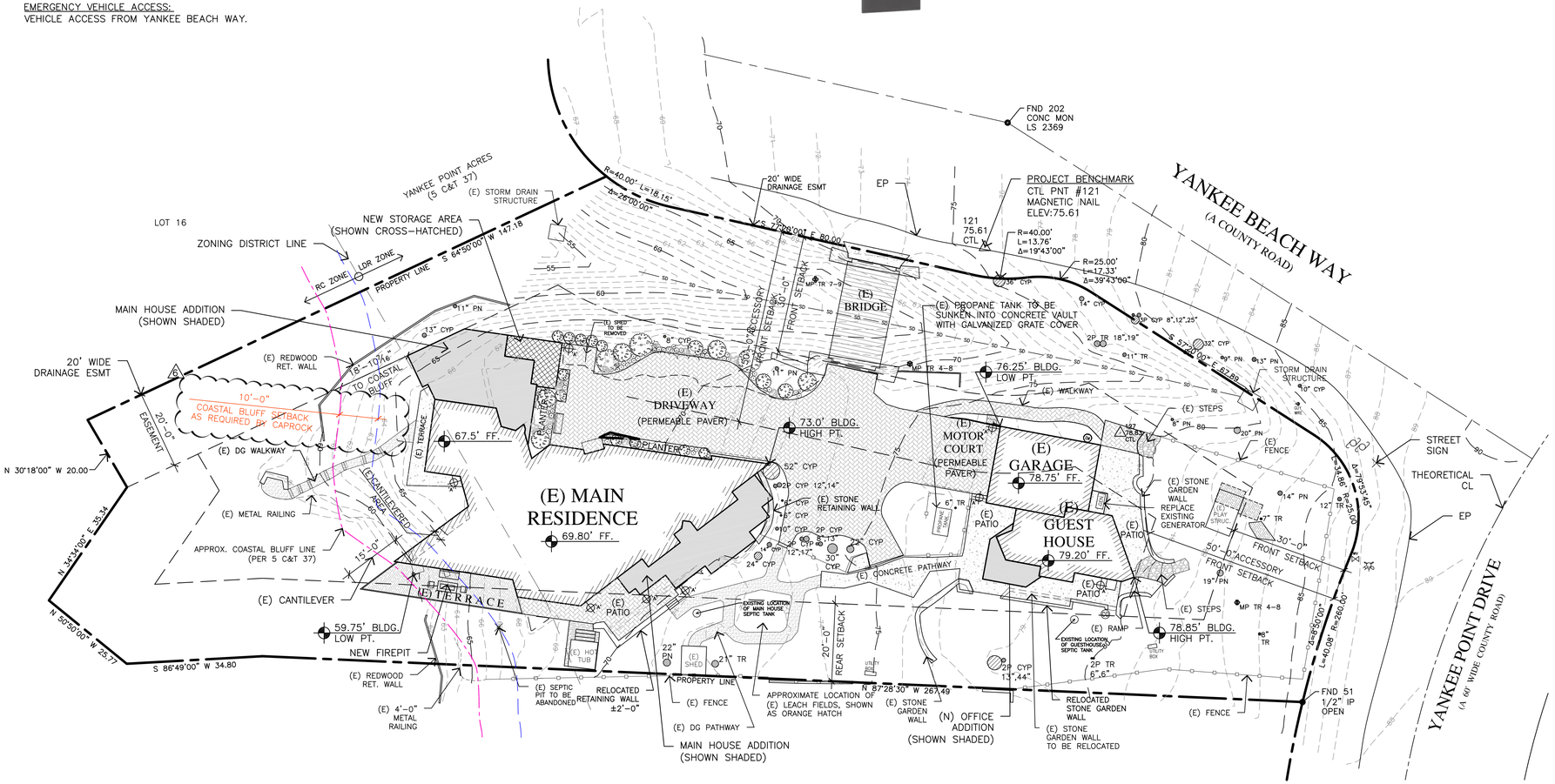
GUIDLINES AS FOLLOWS:
- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM YANKEE BEACH WAY.

EXTERIOR LIGHTING LEGEND

10W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'A'
MINKA LAVERY OUTDOOR LIGHTING
WALL MOUNTED "WESTGATE" SCONCE W/
WHITE SEEDY GLASS
1 LED BULB
TOTAL WATTAGE NOT TO EXCEED 6 WATTS
(DELIVERED LUMENS 103.8)
W/ PHOTO CONTROL SENSOR



SITE PLAN - PROPOSED

1/16"=1'-0"

N

PLANNING INFO.

- PROPERTY OWNER:
  OLIVER AND BROOKE RICKARD
  1304 SUTTON DRIVE
  COLUMBIA, MO. 65203
- PROJECT ADDRESS:
  5 YANKEE BEACH WAY
  CARMEL, CA 93923
- PROJECT SCOPE:
  - INTERIOR REMODEL TO EXISTING SINGLE FAMILY DWELLING WITH AN ADDITION OF 933 SF.
  - INTERIOR REMODEL OF EXISTING GUESTHOUSE, CONVERTING 89 SF. INTO NEW OFFICE.
  - ADDITION OF 101 SF. TO NEW HOME OFFICE, TOTALING 190 SF. NEW HOME OFFICE.
  - NEW 118 SF. STORAGE AT MAIN RESIDENCE.
  - AFTER THE FACT EMERGENCY PERMIT FOR EXISTING BRIDGE.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 243-141-008
- ZONE: LDR/1-D(20)(CZ) | RC-D(20')(CZ)
- STORIES: ONE
- MAX BLDG. HT: 20 FT
- GRADING: 35 CY CUT | 10 CY FILL, SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
  2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- LOT AREA: 31,695 SF (0.73 Ac.)
- LOT COVERAGE CALCULATIONS IN LDR ZONE:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	2015	1084	-5	3094
GUEST HOUSE	476	0	-89	387
OFFICE	0	190	0	190
GARAGE	506	0	0	506
PLAYHOUSE	69	0	0	69
SHEDS	82	0	-36	46
TOTAL	3148	1274	-130	4292

- LOT COVERAGE "LDR ZONE" ALLOWED: 4,754.7 SF (15%)
- LOT COVERAGE "LDR ZONE" PROPOSED: 4,292 SF (13.5%)
- LOT COVERAGE CALCULATIONS IN RC ZONE:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	486	0	0	486
TOTAL	486	0	0	486

- LOT COVERAGE "RC ZONE" ALLOWED: 1,584.9 SF (5%)
- LOT COVERAGE "RC ZONE" EXISTING: 486 SF (1.5%)
- F.A.R. CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	2585	938	-5	3518
GUEST HOUSE	476	0	-89	387
OFFICE	0	190	0	190
GARAGE	506	0	0	506
TOTAL	3567	1128	-94	4601

- F.A.R. ALLOWED: 6,339.6 SF (20%)
- F.A.R. PROPOSED: 4,601 SF (14.5%)

VICINITY MAP

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950
PH (831) 646-1261
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STAMPS:

PROJECT/CLIENT:

RICKARD RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH WAY
CARMEL, CA 93923

APN: 243-141-008

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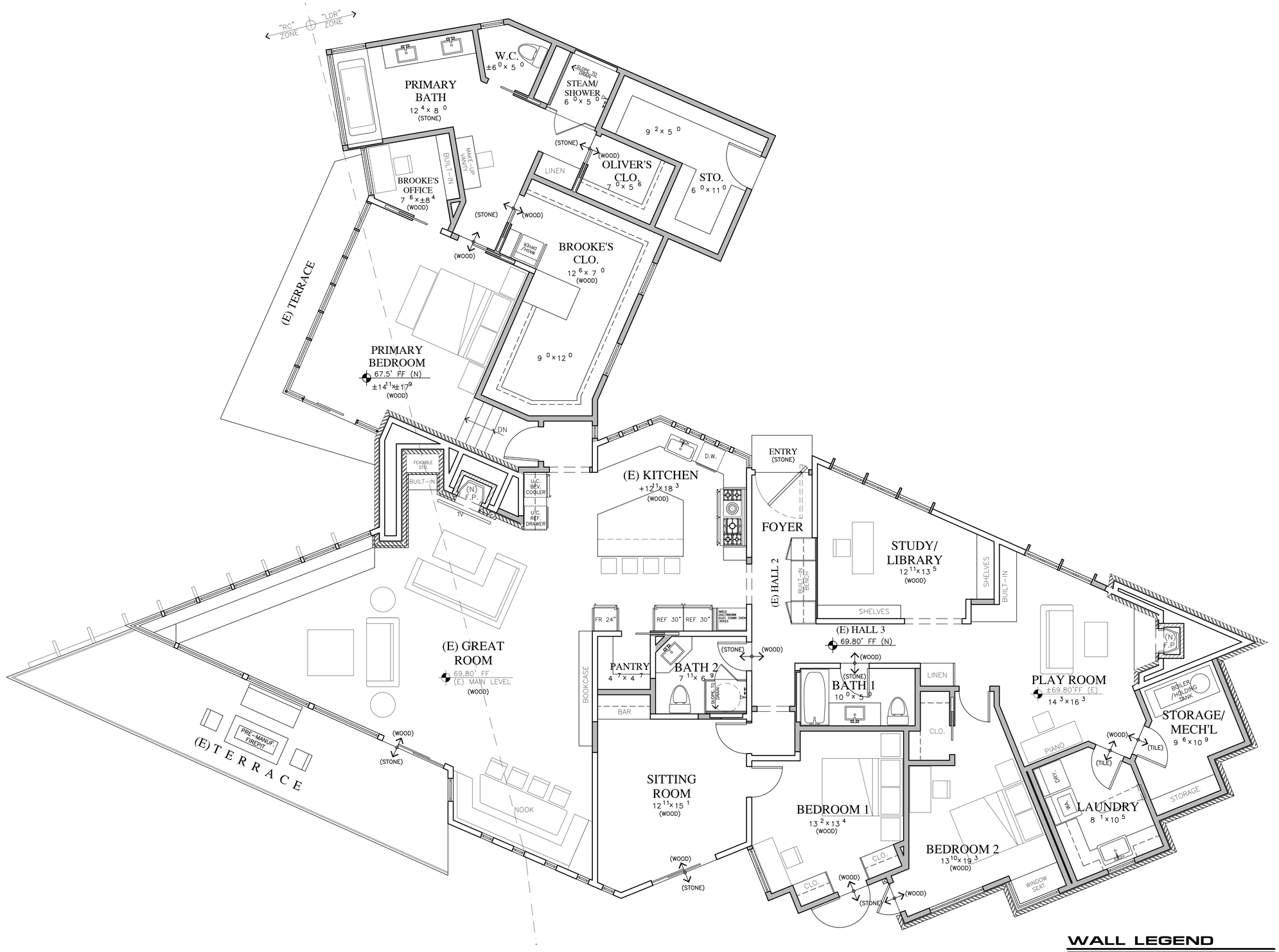
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6. OCTOBER 21, 2025 PLANNING DEPT. SUBMITTAL

SITE PLAN EXISTING

SHEET NO.

A1.0



MAIN LEVEL PLAN - PROPOSED

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.

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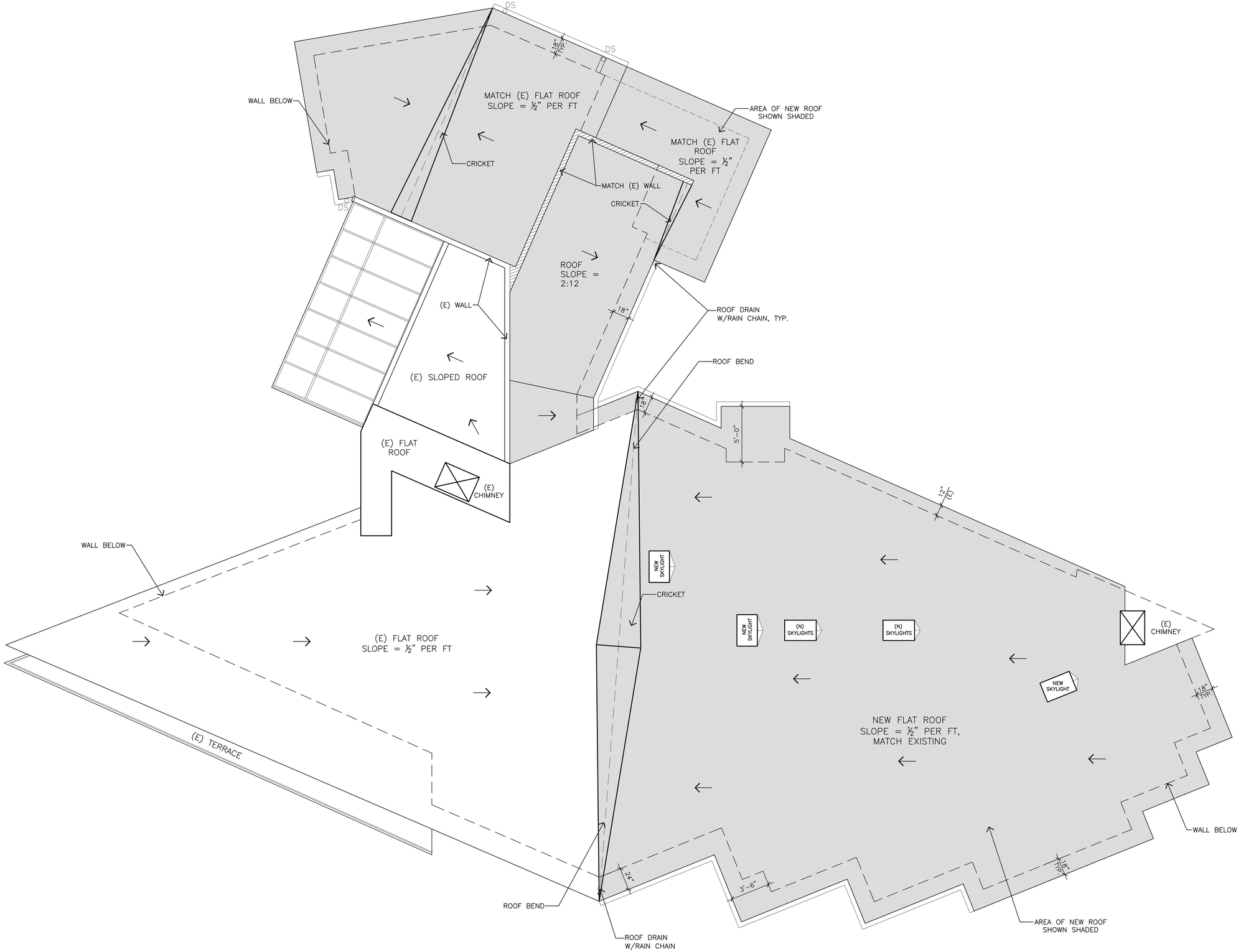
MAIN LEVEL PLAN

SHEET NO.

A2.0



ROOF PLAN

1/4"=1'-0"

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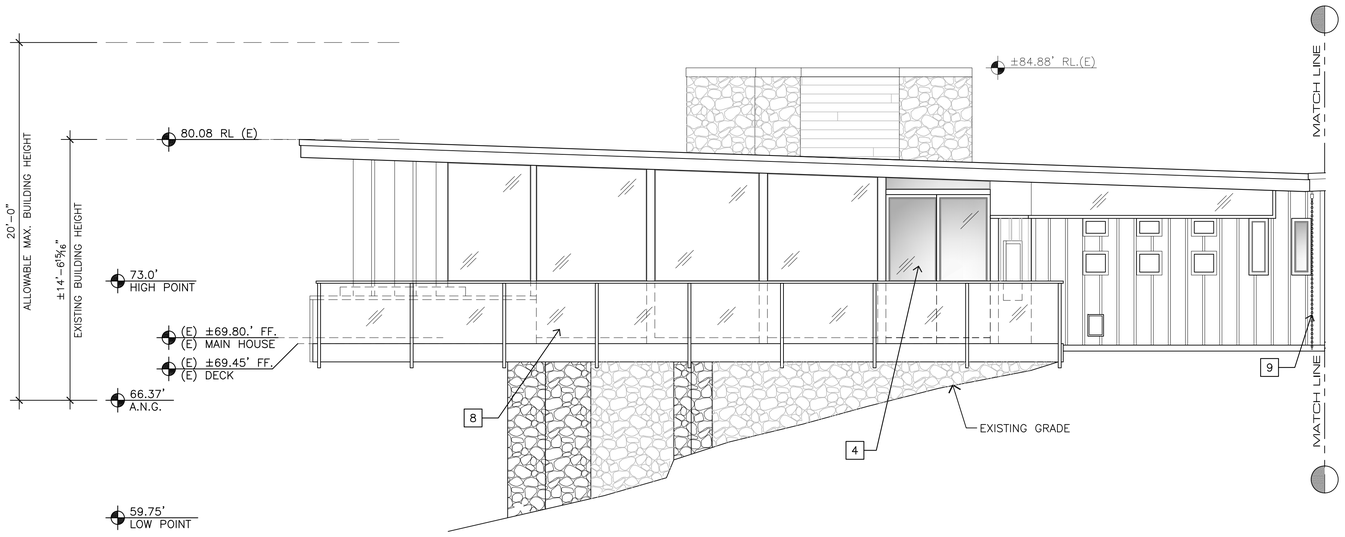
6

ROOF
PLAN

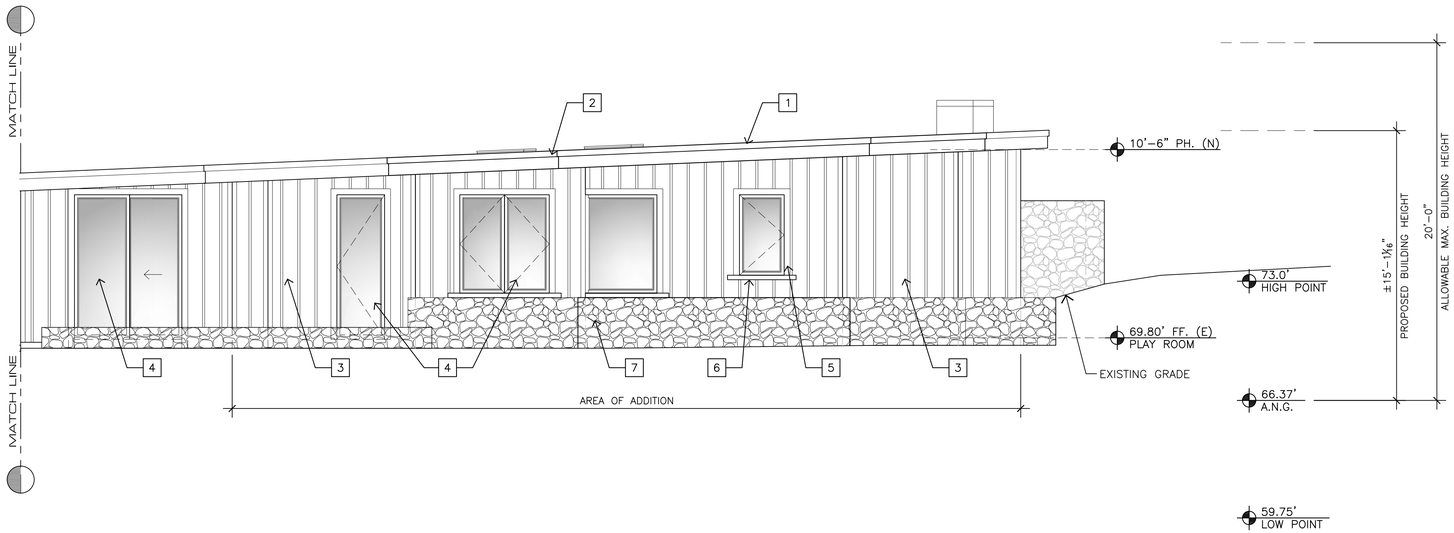
SHEET NO.

A5.0



SOUTH ELEVATION (A)

1/4"=1'-0"

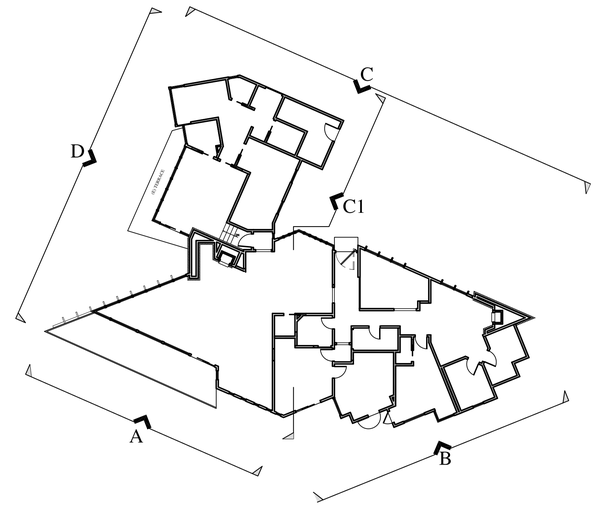


SOUTH ELEVATION (B)

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1	BUILT UP ROOFING – MATCH EXISTING
2	2X12 CEDAR FASCIA WITH GALVANIZED METAL GUTTER & DOWNSPOUTS – MATCH EXISTING
3	JAMES HARDIE – PAINTED BOARD AND BATTEN SIDING
4	METAL CLAD WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5	1X4 PAINTED CEDAR TRIM
6	4X PAINTED CEDAR SILL
7	RANDOM RIVER ROCK STONE – MATCH EXISTING
8	REPAIR/REPLACE AS NEEDED, SIMULATED WOOD GUARDRAIL WITH ½" TEMPERED GLASS – MATCH EXISTING



KEY PLAN

1/16"=1'-0"

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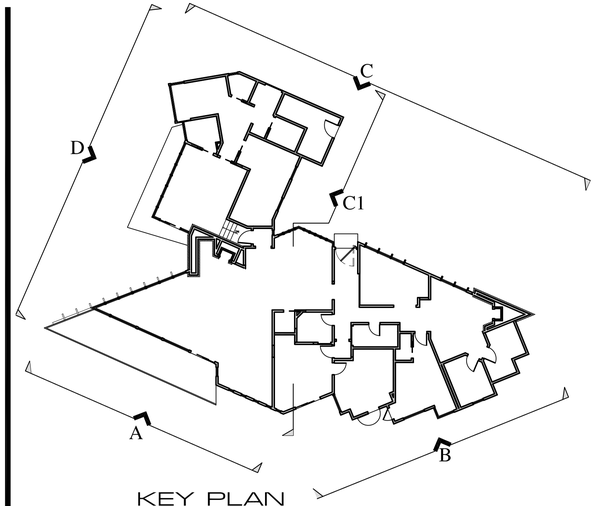
ELEVATIONS

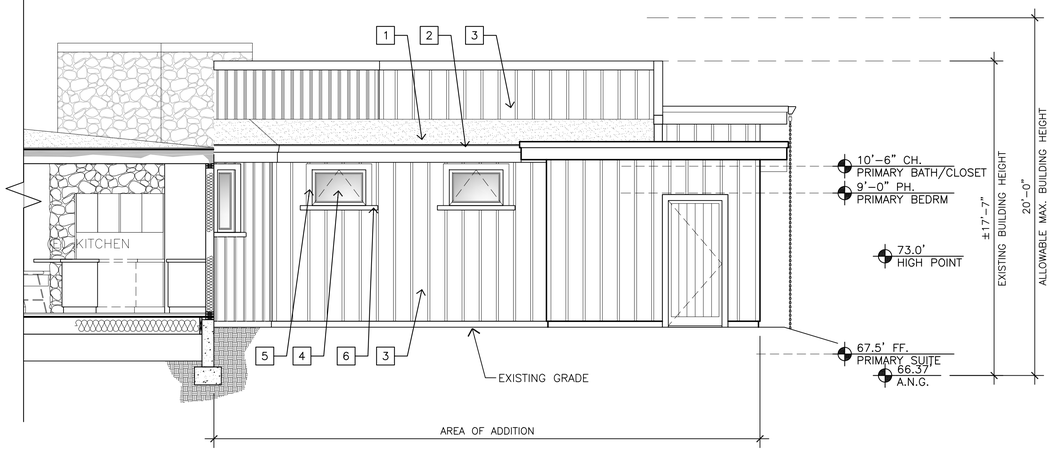
SHEET NO.

A6.0



KEY PLAN

1/16"=1'-0"



NORTH ELEVATION (C1)

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1	BUILT UP ROOFING – MATCH EXISTING
2	2X12 CEDAR FASCIA WITH GALVANIZED METAL GUTTER & DOWNSPOUTS – MATCH EXISTING
3	JAMES HARDIE – PAINTED BOARD AND BATTEN SIDING
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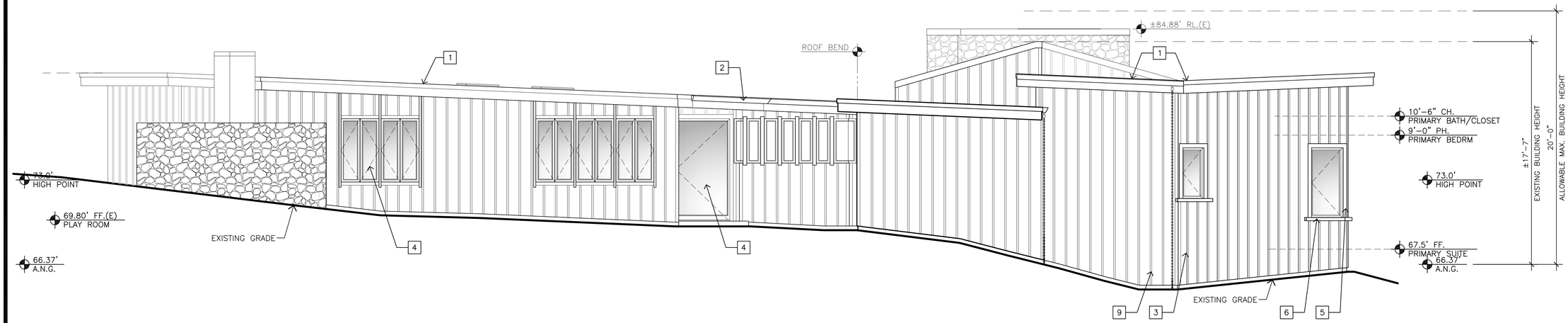
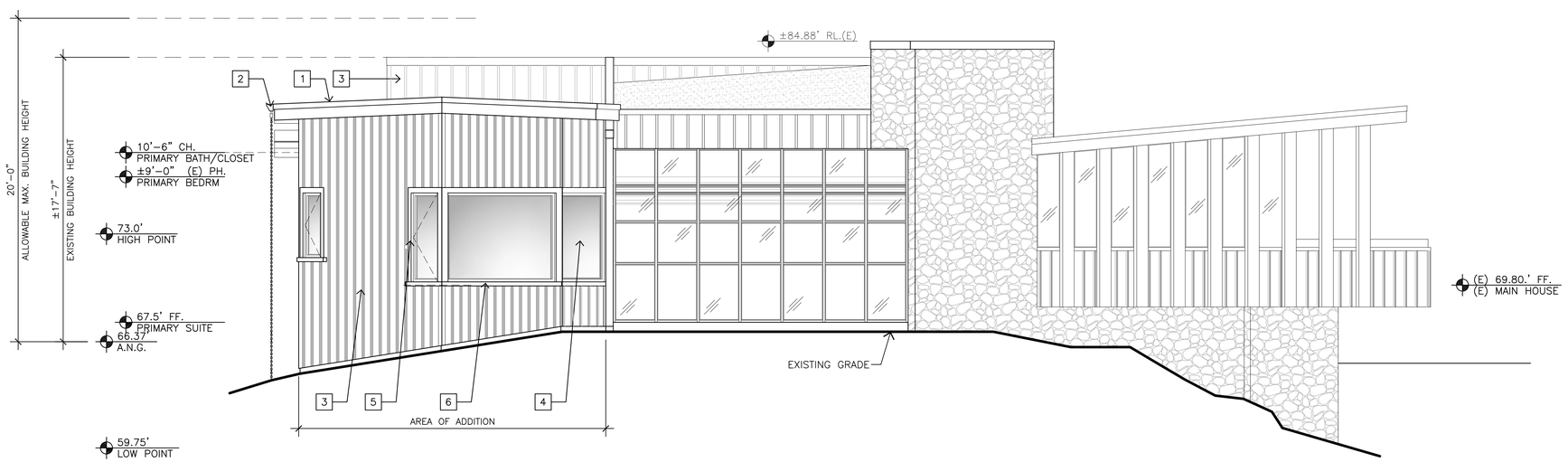


NORTH ELEVATION (C)

1/4"=1'-0"



WEST ELEVATION (D)

1/4"=1'-0"

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STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH WAY
CARMEL, CA
93923

APN: 243-141-008

DATE: JUNE 4, 2024
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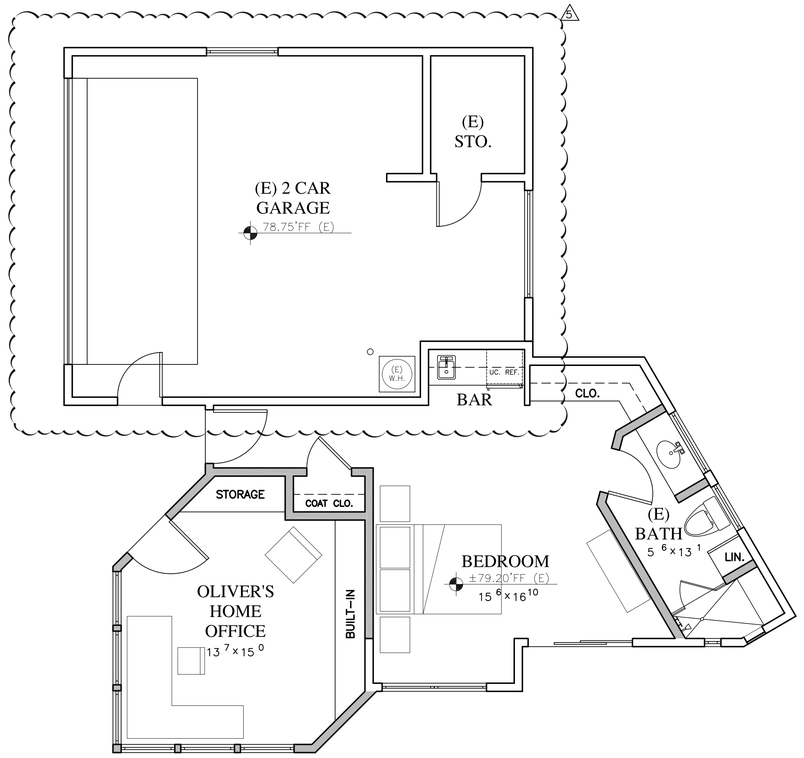
ELEVATIONS

SHEET NO.

A6.1



GUESTHOUSE, OFFICE AND GARAGE - PROPOSED 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.

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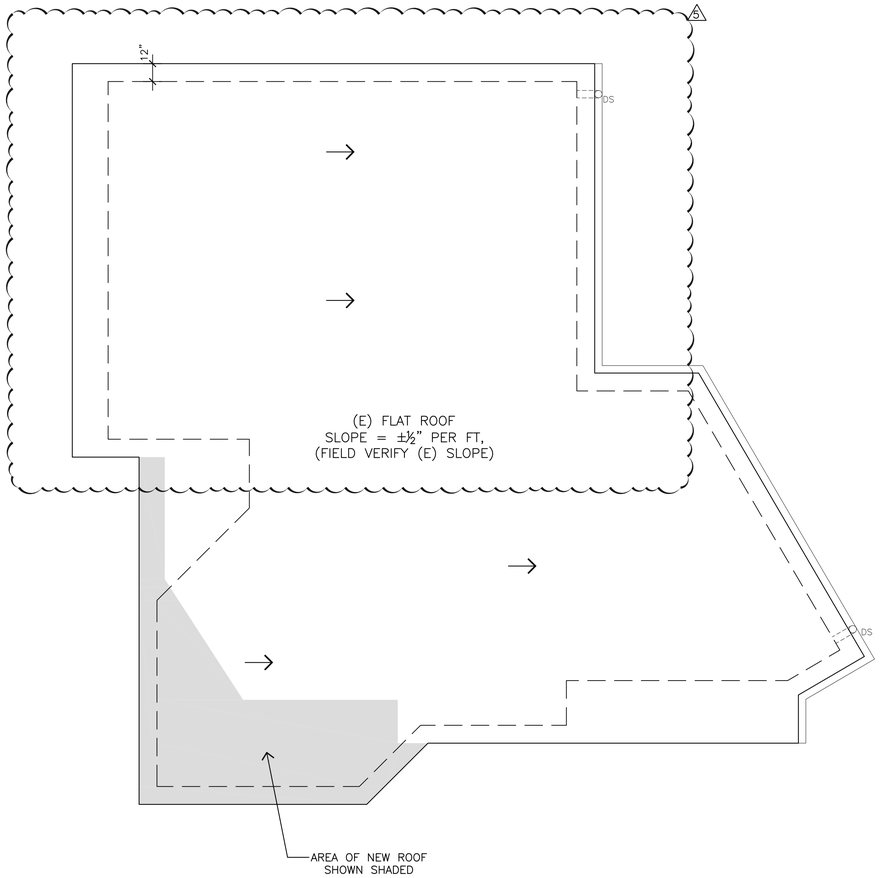
GUESTHOUSE, OFFICE AND GARAGE PLAN

SHEET NO.

GH2.0



GUESTHOUSE, OFFICE AND GARAGE - ROOF 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.

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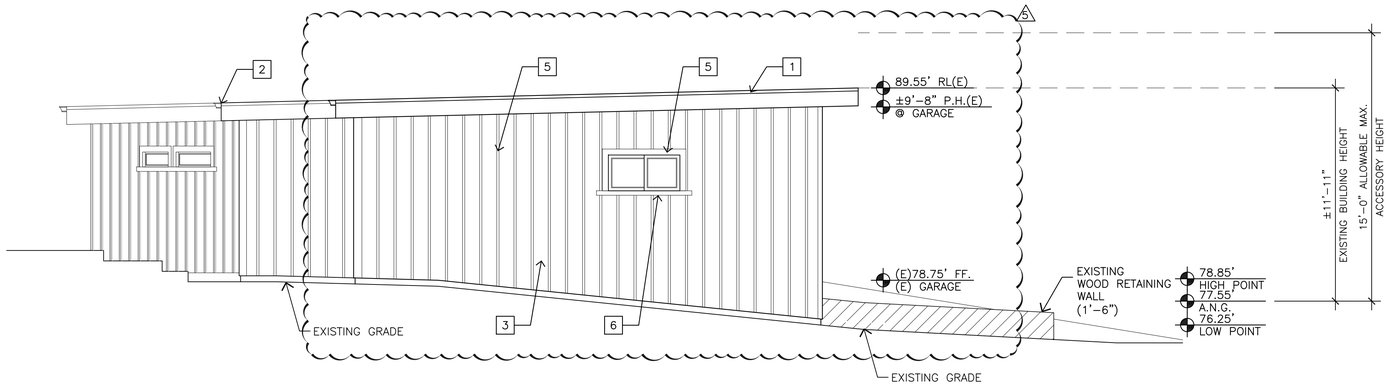
GUESTHOUSE, OFFICE AND GARAGE
ROOF PLAN

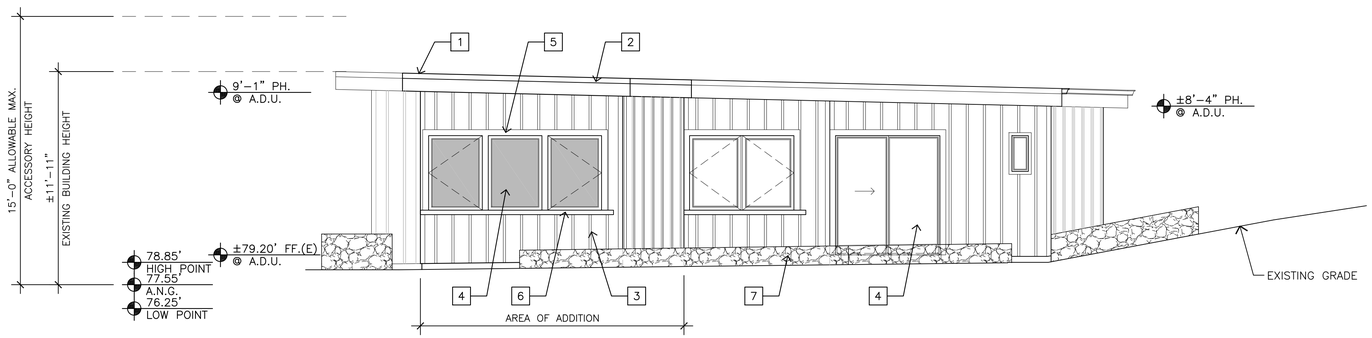
SHEET NO.

GH3.0



NORTH ELEVATION - GUESTHOUSE, OFFICE AND GARAGE

1/4"=1'-0"



SOUTH ELEVATION - GUESTHOUSE, OFFICE AND GARAGE

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1	BUILT UP ROOFING – MATCH EXISTING
2	2X12 CEDAR FASCIA WITH GALVANIZED METAL GUTTER & DOWNSPOUTS – MATCH EXISTING
3	JAMES HARDIE – PAINTED BOARD AND BATTEN SIDING
4	METAL CLAD WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5	1X4 PAINTED CEDAR TRIM
6	4X PAINTED CEDAR SILL
7	RANDOM RIVER ROCK STONE – MATCH EXISTING

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

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STAMPS:

PROJECT/CLIENT:

RICKARD
RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH
WAY
CARMEL, CA
93923

APN: 243-141-008

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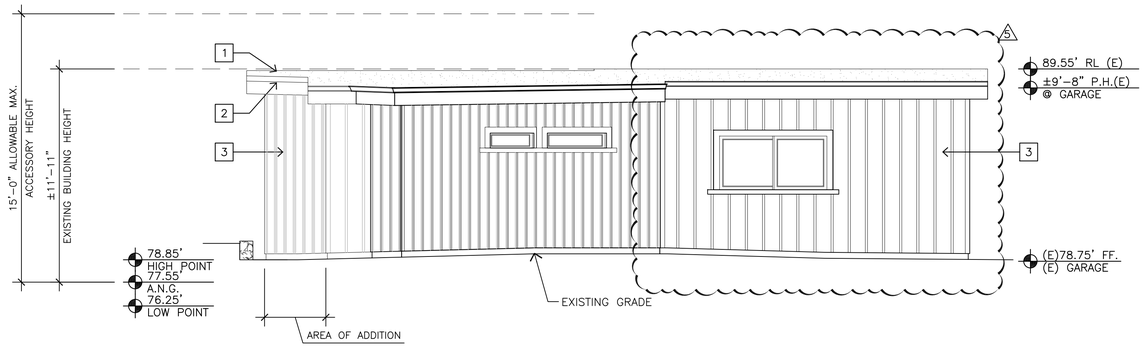
GUESTHOUSE, OFFICE AND GARAGE ELEV.

SHEET NO.

GH4.0



EAST ELEVATION - GUESTHOUSE, OFFICE AND GARAGE

1/4"=1'-0"

EXTERIOR FINISH LEGEND

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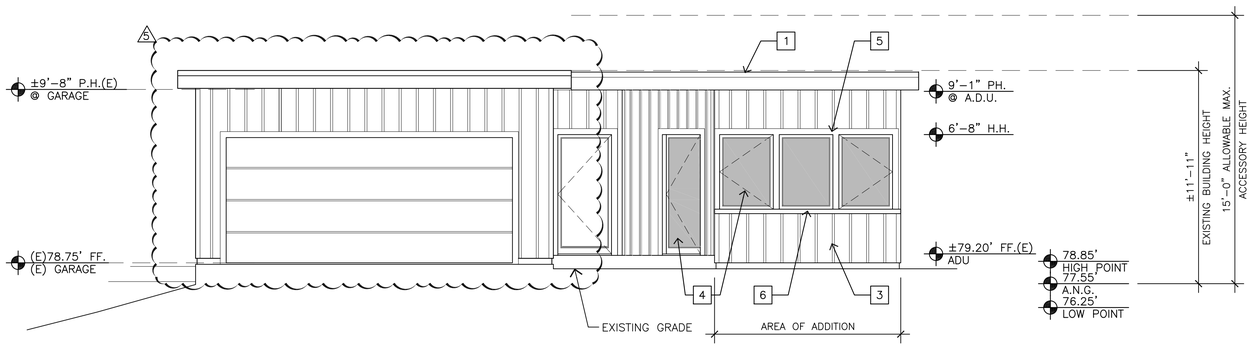

WEST ELEVATION - GUESTHOUSE, OFFICE AND GARAGE

1/4"=1'-0"

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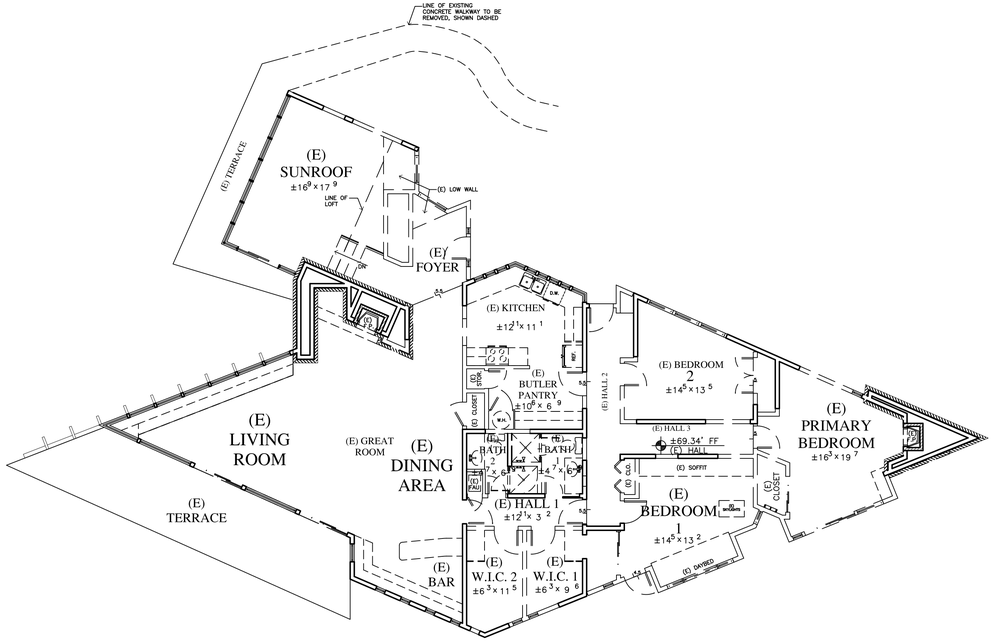
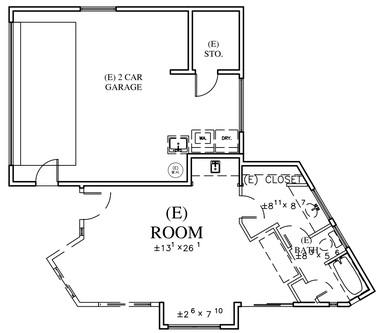


MAIN RESIDENCE EXISTING-DEMOLITION PLAN

1/8"=1'-0"

N



GARAGE AND GUESTHOUSE EXISTING-DEMOLITION PLAN

1/8"=1'-0"

N

WALL LEGEND

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

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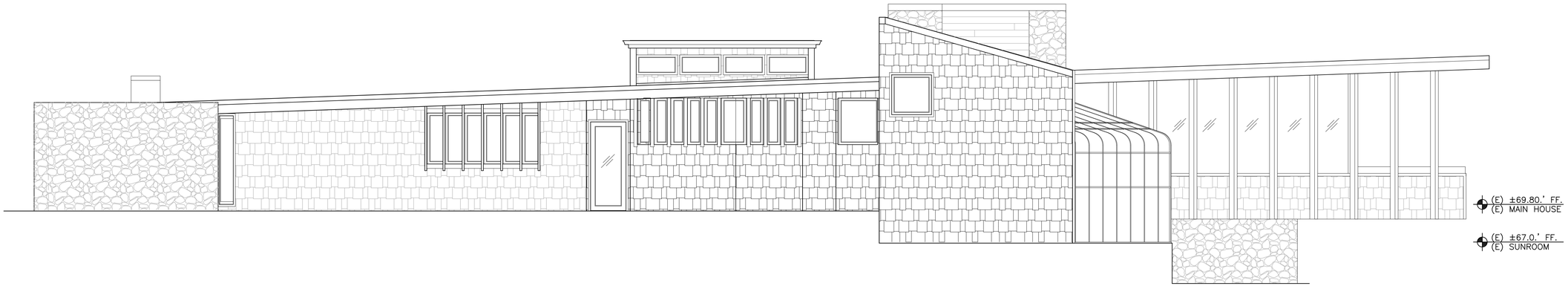
MAIN & G.H. EXIST.-DEMO. PLAN

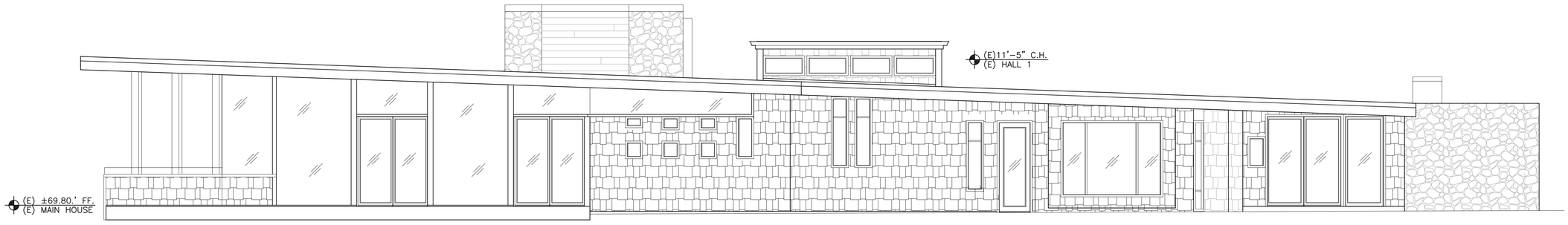
SHEET NO.

D1.0



NORTH ELEVATION - MAIN HOUSE EXISTING

1/4"=1'-0"



SOUTH ELEVATION - MAIN HOUSE EXISTING

1/4"=1'-0"

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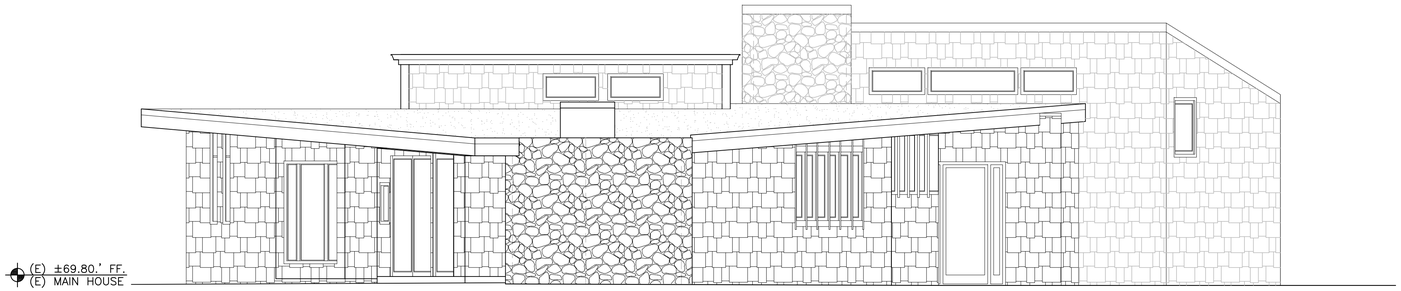
MAIN HOUSE
EXISTING ELEVATION

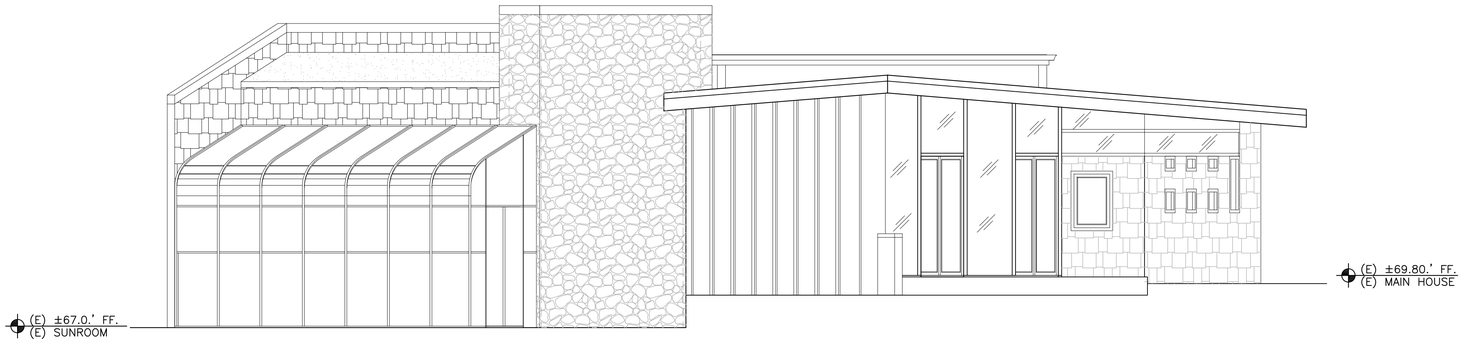
SHEET NO.

D2.0



EAST ELEVATION - MAIN HOUSE EXISTING

1/4"=1'-0"



WEST ELEVATION - MAIN HOUSE EXISTING

1/4"=1'-0"

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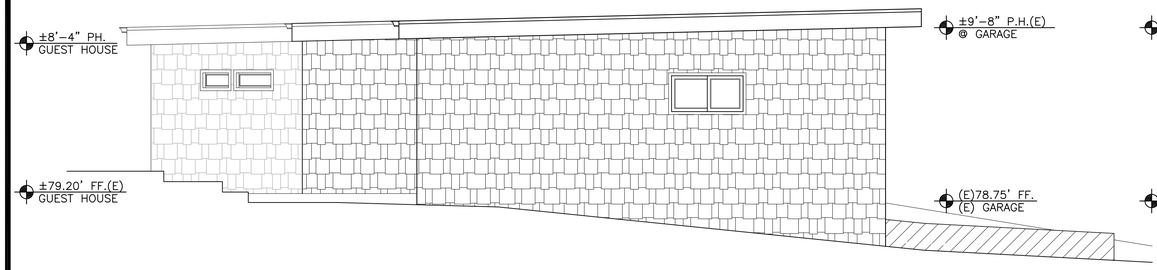
EXISTING ELEVATION
MAIN HOUSE

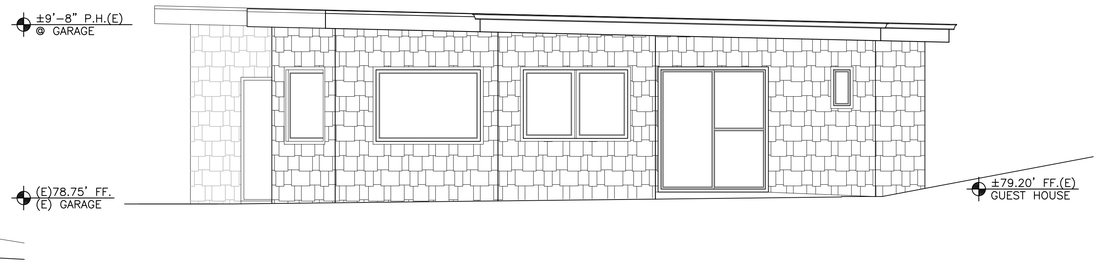
SHEET NO.

D2.1



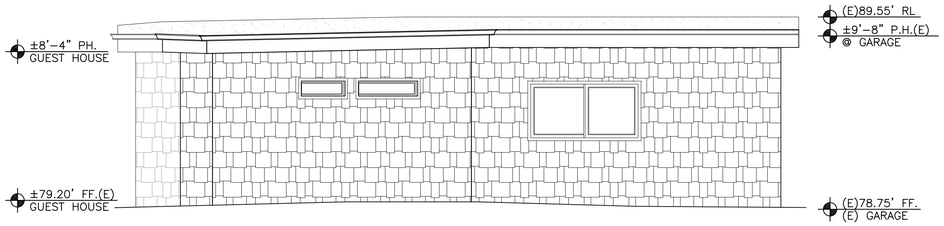
NORTH ELEVATION - EXISTING GUEST HOUSE

1/4"=1'-0"



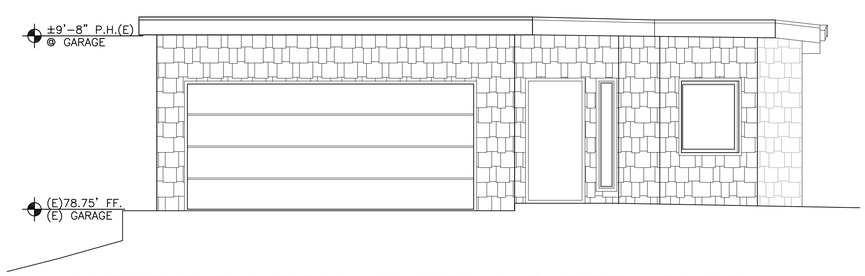
SOUTH ELEVATION - EXISTING GUEST HOUSE

1/4"=1'-0"



EAST ELEVATION - EXISTING GUEST HOUSE

1/4"=1'-0"



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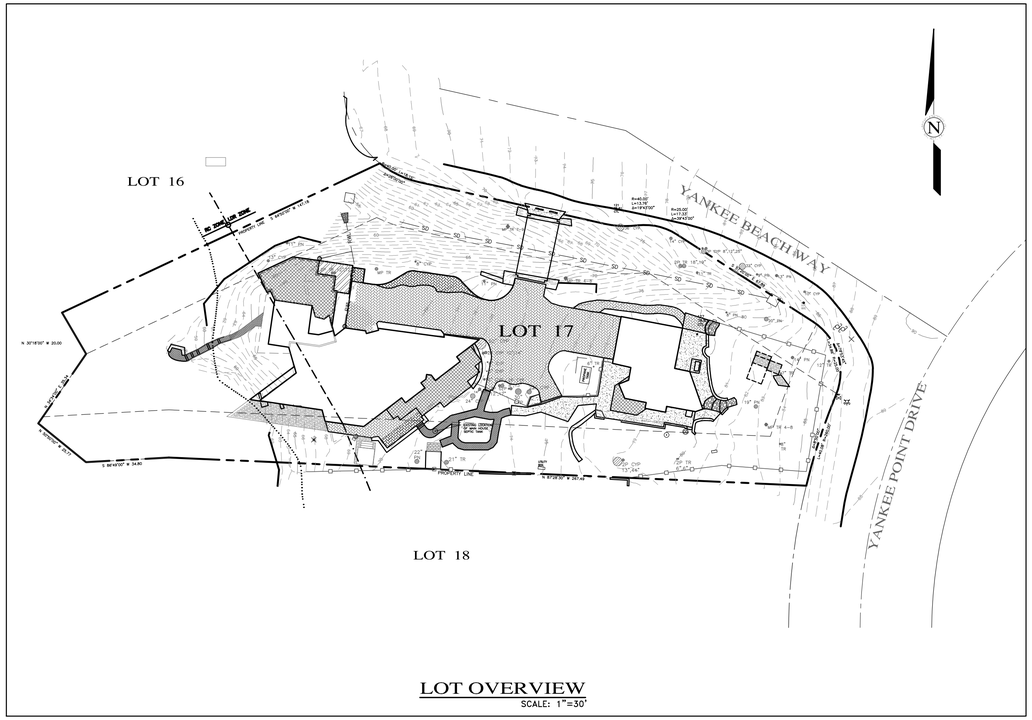
EXISTING ELEVATION
GUEST HOUSE

SHEET NO.

D3.0

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
RICKARD RESIDENCE
APN: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA

VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=30'

LEGEND:

NEW:

- STORM DRAIN LINE
- RAIN–WATER LEADER
- 73.20 SPOT ELEVATION
- ROOF DOWNSPOUT/SPLASH BLOCK
- MAIN FLOOR HOUSE FOOTPRINT ADDITION
- PERMEABLE CONCRETE PAVER SURFACE
- ROCK/BIOFILTRATION BASIN

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.

GEOTECHNICAL INSPECTION SCHEDULE

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

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE RICKARD RESIDENCE A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP, DATED 06/20/24, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON MAY 8, 2024.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB–SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS–BUILT DRAWINGS, ETC., AND SHOULD BE THROUGHLY 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 (02/29/2024) 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 MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION 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 35 C.Y. OF CUT AND 10 C.Y. OF FILL WITH 25 C.Y. OF EXPORT. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF–SITE ON A LEGAL MANER. ADDITIONAL ON–SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. 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'S 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 CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY 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 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT 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 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS WHICH OUTLET INTO LANDSCAPE AREAS AND/OR CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO THE EXISTING STORM DRAIN SYSTEM. RAIN WATER LEADERS SHALL BE 4" PVC–SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE KEPT ON ITS ORIGINAL STATE WITH EXISTING DRAINAGE PATTERNS MAINTAINED.

13) SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON–EROSIVE MANNER.

14) THE STORM DRAIN FACILITIES IF REQUIRED SHALL BE CHRISTY PRODUCTS OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

16) 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% MIN. 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% MIN. RELATIVE COMPACTION.

17) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

18) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA – BUILDING SERVICES.

19) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

20) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.

21) 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 DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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.

STORM WATER 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 WILL CREATE AND/OR REPLACE COLLECTIVELY OVER THE ENTIRE PROJECT 1,206 SF OF IMPERVIOUS SURFACES AND WILL DISTURB A LAND AREA OF 1,656 SQ.FT.

TOTAL LOT AREA = 31,695 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 1,377 SQ.FT.
TOTAL AREA OF DISTURBANCE = 1,830 SQ.FT.

GRADING QUANTITIES:
CUT = 15 C.Y.
FILL = 15 C.Y.
NET = 0 C.Y.

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
SHEET C3	GRADING, DRAINAGE & UTILITY PLAN
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BRDY	BOUNDARY
BOT	BOTTOM
CB	CATCH BASIN
CL C/L ℄	CENTERLINE
CO	CLEAN OUT
DI	DRAIN INLET
DW	DRIVEWAY
ELEV EL	ELEVATION
EP	EDGE OF PAVEMENT
EX (E)	EXISTING
FC	FACE OF CURB
FD	FACE OF DIKE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FC F/C	FACE OF CURB
FL F/L ℄	FLOW LINE
FP	FINISHED PAD
FW	FACE OF WALL
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHELENE
HP	HIGH POINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PL P/L ℄	PROPERTY LINE
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
R RAD	RADIUS
R/W	RIGHT OF WAY
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
REL	RELATIVE
RET WALL	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SHO	SHOULDER
SS	SANITARY SEWER
SS LAT	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
S/W	SIDEWALK
TC T/C	TOP OF CURB
TD	TOP OF DIKE
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. OLIVER & BROOKE RICKARD
1304 SUITTON DRIVE
COLUMBIA, MO 65203

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. AMY L. DENNEY
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646–1261

SITE LOCATION:
5 YANKEE BEACH WAY
CARMEL, CA 93923

APPROVED BY:
GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
STATE OF CALIFORNIA
1/30/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

" COVER SHEET "

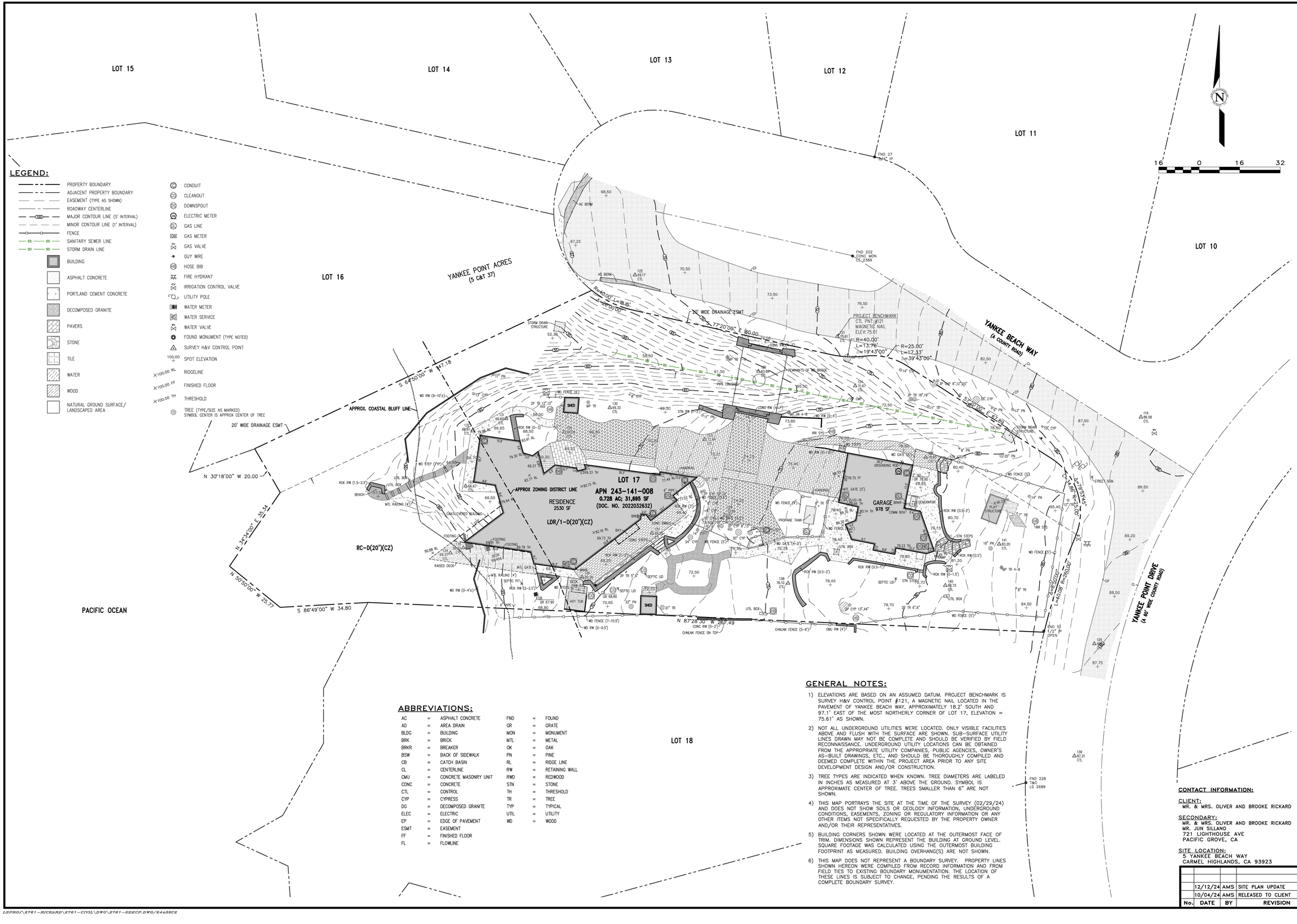
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. OLIVER & BROOKE RICKARD

SCALE: AS SHOWN
DATE: OCTOBER 2024
JOB NO. 2761–02

SHEET C1
OF 5 SHEETS

No.	DATE	BY	REVISION
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

L:\PROJ\2761–RICKARD\2761–CIVIL\DWG\2761–GDECP.DWG/24x36 C1



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- BUILDING
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- DECOMPOSED GRANITE
- PAVERS
- STONE
- TILE
- WATER
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FND	=	FOUND
AD	=	AREA DRAIN	GR	=	GRATE
BLDG	=	BUILDING	MON	=	MONUMENT
BRK	=	BRICK	MTL	=	METAL
BRKR	=	BREAKER	OK	=	OAK
BSW	=	BACK OF SIDEWALK	PN	=	PINE
CB	=	CATCH BASIN	RL	=	RIDGE LINE
CL	=	CENTERLINE	RW	=	RETAINING WALL
CMU	=	CONCRETE MASONRY UNIT	RWD	=	REDWOOD
CONC	=	CONCRETE	STN	=	STONE
CTL	=	CONTROL	TH	=	THRESHOLD
CYP	=	CYPRESS	TR	=	TREE
DG	=	DECOMPOSED GRANITE	TYP	=	TYPICAL
ELEC	=	ELECTRIC	UTIL	=	UTILITY
EP	=	EDGE OF PAVEMENT	WD	=	WOOD
ESMT	=	EASEMENT			
FF	=	FINISHED FLOOR			
FL	=	FLOWLINE			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #121, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF YANKEE BEACH WAY, APPROXIMATELY 18.2' SOUTH AND 97.1' EAST OF THE MOST NORTHERLY CORNER OF LOT 17, ELEVATION = 75.61' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (02/29/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

APPROVED BY:
GUY R. GIRARDO

PROFESSIONAL ENGINEER * REGISTERED * GUY R. Girardo No. 56569 Exp. 08-30-27 CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

OF

RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. OLIVER & BROOKE RICKARD

CONTACT INFORMATION:

CLIENT:
MR. & MRS. OLIVER AND BROOKE RICKARD

SECONDARY:
MR. & MRS. OLIVER AND BROOKE RICKARD
MR. JUN SILLANO
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA

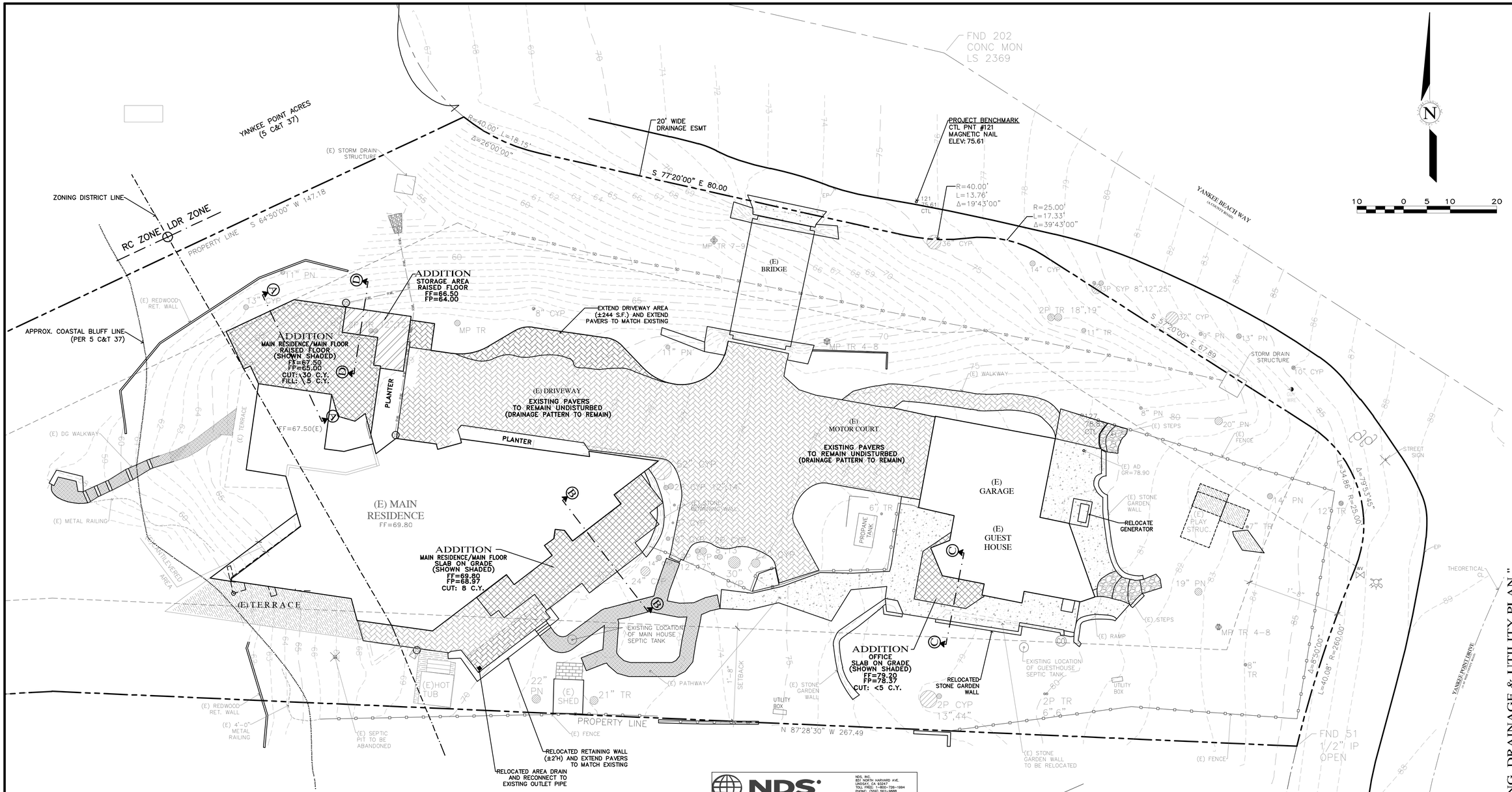
SITE LOCATION:
5 YANKEE BEACH WAY
CARMEL HIGHLANDS, CA 93923

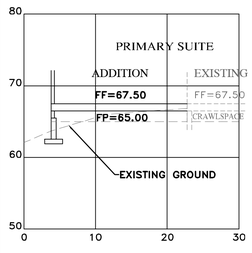
SCALE: 1"=16'
DATE: OCTOBER 2024
JOB NO. 2761-02

No.	DATE	BY	REVISION
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

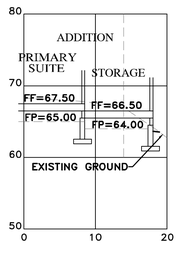
SHEET C2
OF 5 SHEETS

LSPROJ\2761-RICKARD\2761-CIVIL\DWG\2761-GDECP.DWG/24x36C2

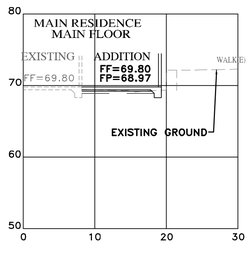




SECTION A-A
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'



SECTION B-B
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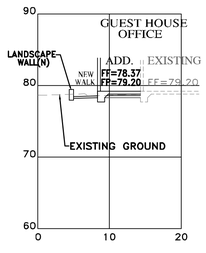

SECTION C-C
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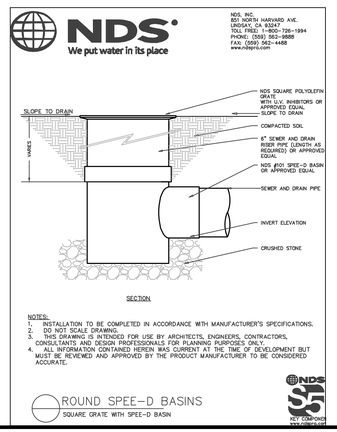
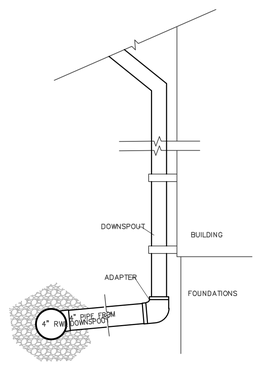
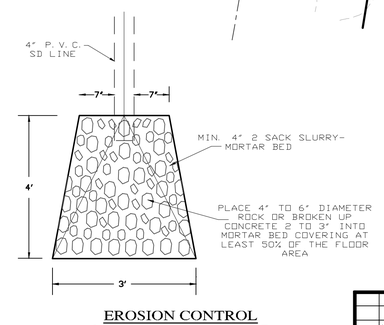




ROOF DOWNSPOUT CONNECTION
NOT TO SCALE



EROSION CONTROL
& ENERGY DISSIPATOR
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY: 11/20/25
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
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GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING, DRAINAGE & UTILITY PLAN "

OF
RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. OLIVER & BROOKE RICKARD

SCALE: 1"=10'
DATE: OCTOBER 2024
JOB NO. 2761-02

SHEET C3
OF 5 SHEETS

No.	DATE	BY	REVISION
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

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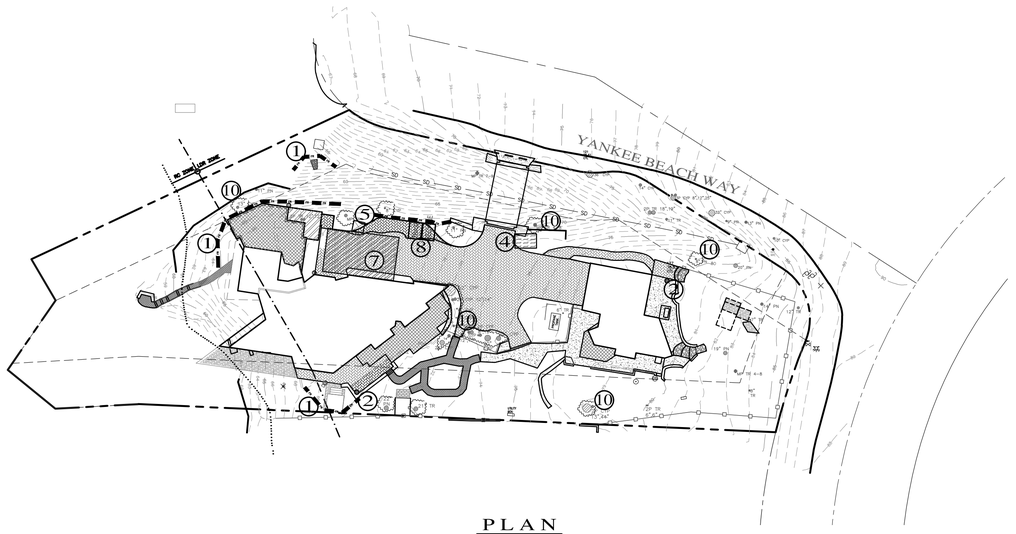


PLAN
SCALE: 1"=30'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

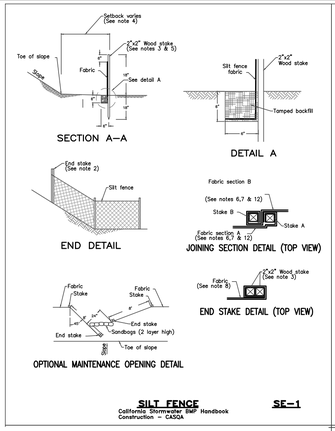
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) 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.

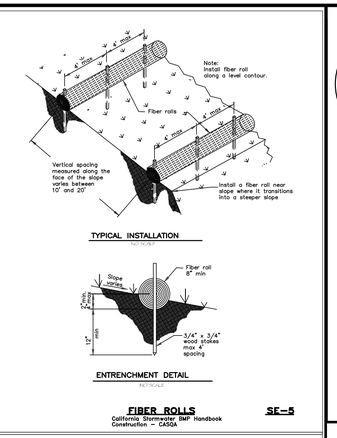
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

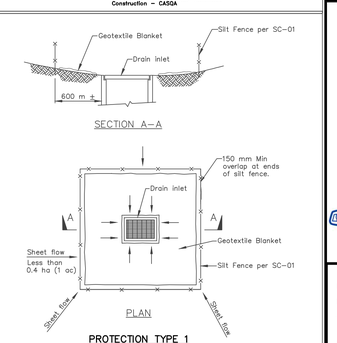
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



SILT FENCE SE-1
California Stormwater BMP Handbook Construction – CASQA



FIBER ROLLS SE-5
California Stormwater BMP Handbook Construction – CASQA



PROTECTION TYPE 1
NOT TO SCALE

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

STORM DRAIN INLET PROTECTION SE-10
California Stormwater BMP Handbook Construction – CASQA

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

4. 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.

5. 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

6. FOR INFORMATION ONLY — 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.

7. 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.

8. 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.

9. FOR INFORMATION ONLY — 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 ½" – 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. 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.

11. SF — FOR INFORMATION ONLY — 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.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

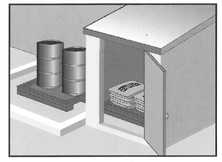
CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses 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.

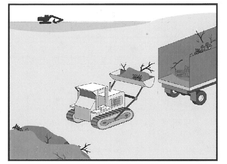
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

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

Potential Alternatives
None

Solid Waste Management WM-5



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.

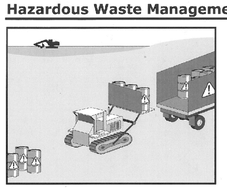
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Objective
☒ Secondary Objective

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

Potential Alternatives
None

Hazardous Waste Management WM-6



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.

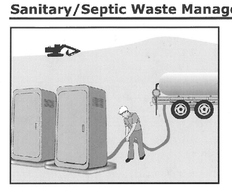
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Objective
☒ Secondary Objective

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

Potential Alternatives
None

Sanitary/Septic Waste Management WM-9



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.

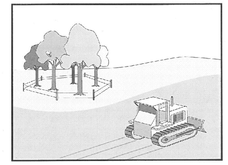
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

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

Potential Alternatives
None

Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

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

APPROVED BY:
GUY R. GIRARDO
11/20/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

RICKARD RESIDENCE

A.P.N.: 243-141-008

CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

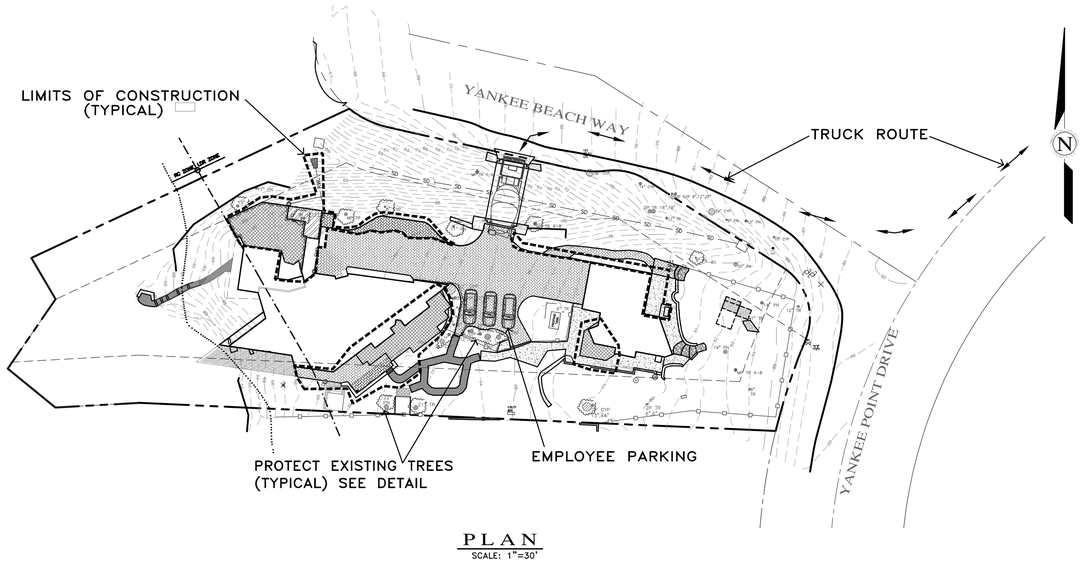
MR. & MRS. OLIVER & BROOKE RICKARD

" EROSION & SEDIMENT CONTROL PLAN "

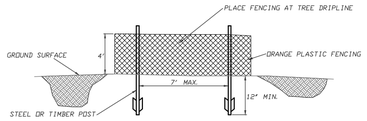
SCALE: AS SHOWN
DATE: OCTOBER 2024
JOB NO. 2761-02

No.	DATE	BY	REVISION
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

SHEET C4
OF 5 SHEETS



PLAN
SCALE: 1"=30'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
15 CY CUT
15 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA IF REQUIRED.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON YANKEE BEACH WAY AT ANY TIME DURING CONSTRUCTION. 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.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO YANKEE POINT DRIVE TO YANKEE BEACH WAY. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON YANKEE BEACH WAY. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG YANKEE BEACH WAY, OBEYING ALL PARKING LAWS. 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).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	4	2
GRADING & SOIL REMOVAL (EXPORT)	0	0
ENGINEERING MATERIALS (IMPORT)	1	1
TOTALS	5	3

8TRUCK TRIP GENERATION NOTES:

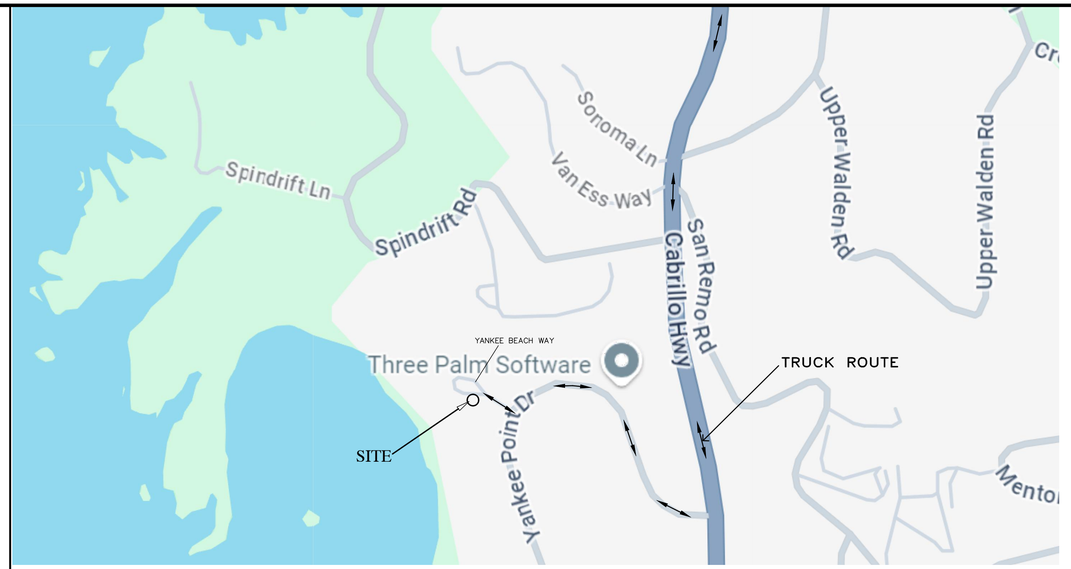
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE IS NOT SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 3 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 10 & 50 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

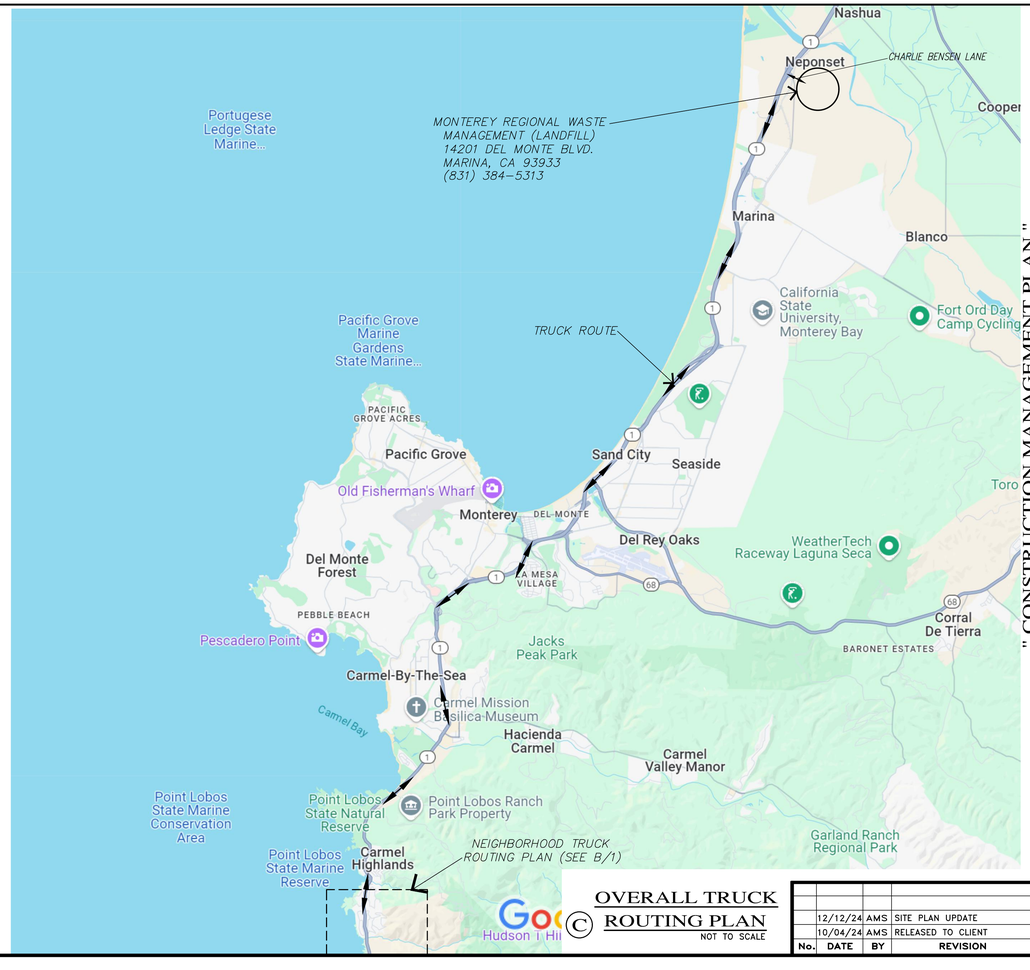
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 27 JANUARY 2025, 2 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. -4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN



NEIGHBORHOOD TRUCK ROUTING
B PLAN



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

RICKARD RESIDENCE
A.P.N.: 243-141-008
CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. OLIVER & BROOKE RICKARD

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO No. 56589 Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO 1/10/25

LANDSET ENGINEERS, INC.
526-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: AS SHOWN
DATE: OCTOBER 2024
JOB NO. 2761-02

SHEET C5
OF 5 SHEETS

No.	DATE	BY	REVISION
	12/12/24	AMS	SITE PLAN UPDATE
	10/04/24	AMS	RELEASED TO CLIENT

© Google Hudson i Hi

COLOR AND MATERIAL SAMPLES FOR

RICKARD RESIDENCE
5 Yankee Beach Way
Carmel, CA
APN: 243-141-008

ALL COLORS AND MATERIALS TO MATCH EXISTING

MAIN HOUSE

GARAGE AND GUESTHOUSE

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Exhibit B

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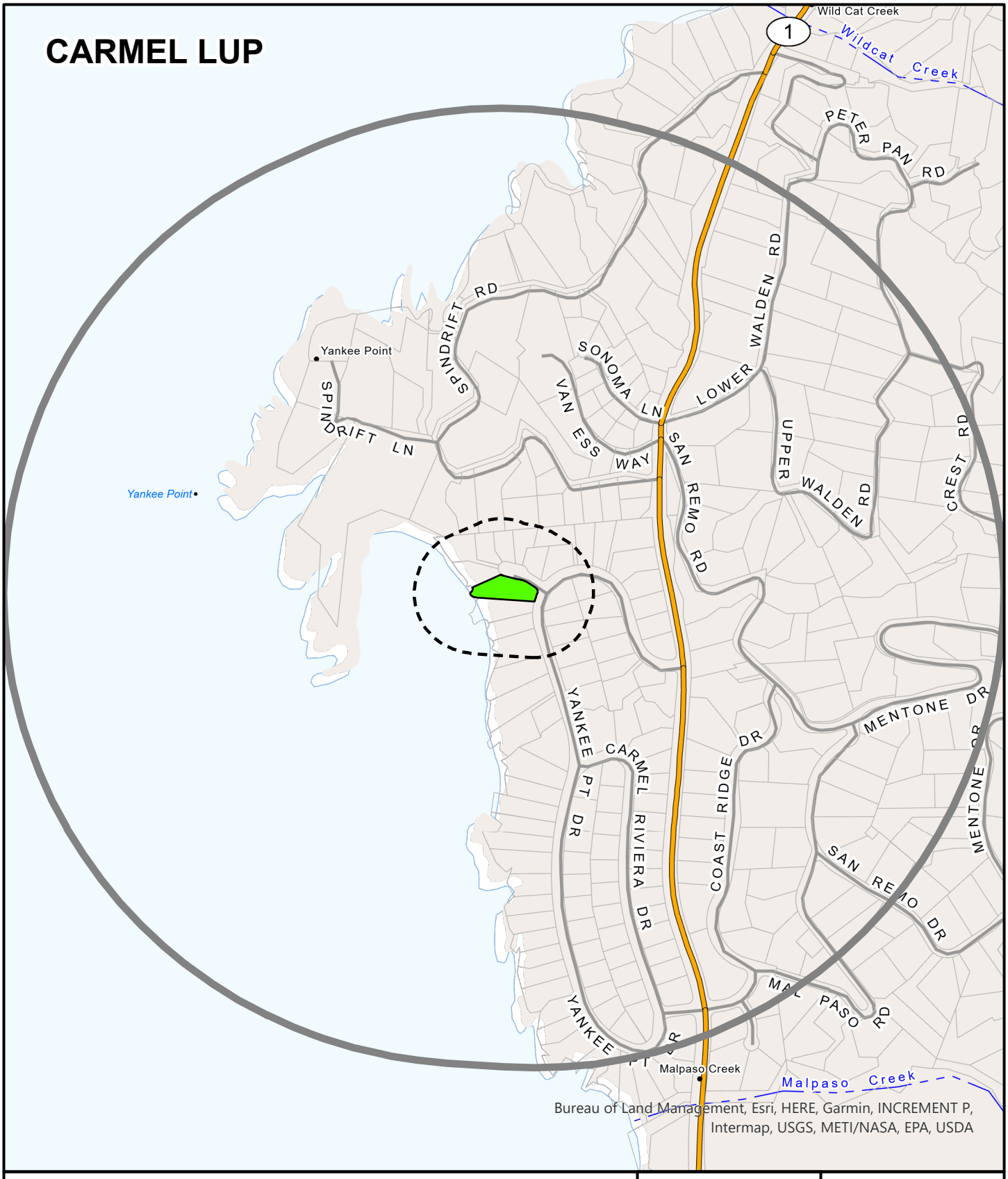
CARMEL LUP



APPLICANT: RICKARD OLIVER C & BROOKE T KENNAMER TRS

APN: 243141008000 **FILE #** PLN240159

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KAYLA NELSON

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Exhibit C

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MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
Monday, June 2, 2025

Site visit at 3:00 at 5 YANKEE BEACH WAY, CARMEL, CA 93923, RICKARD OLIVER C & BROOKE T KENNAMER TRS

Attendees: Dan Keig, Clyde Freedman, Donna Kostigen and Jun Sillano (Project Architect)

Members Absent: Chip Moreland, Doug Paul

ADJOURN TO REGULAR SCHEDULED MEETING

1. **Meeting called to order by** Donna Kostigen **at** 4:09 pm

2. **Roll Call**

Members Present:
Chip Moreland, Clyde Freedman, Dan Keig, Donna Kostigen

Members Absent:
Doug Paul

3. **Approval of Minutes:**

A. **May 19, 2025** minutes

Motion: Clyde Freedman (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: Clyde Freedman, Dan Keig, Donna Kostigen

Noes:

Absent:

Abstain: Chip Moreland (absent from May 19th meeting)

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

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 4:30 pm

Minutes taken by: Donna Kostigen

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Unincorporated/Highlands

1.

Project Name: RICKARD OLIVER C & BROOKE T KENNAMER TRS
File Number: PLN240159
Project Location: 5 YANKEE BEACH WAY, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-141-008-000
Project Planner: Hya Honorato
Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: Allow the remodel of an existing 2,015 square foot single-family dwelling and construction of 1,080 square foot addition, resulting in a 3,094 single-family dwelling, the remodel of an existing detached 476 square foot garage with attached 506 square foot guest house and attached 151 square foot non-habitable accessory building and construction of 235 square foot addition, resulting in 1,368 square feet, and associated site improvements; development within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

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

(Please include the names of those present)

Jun Sillano - Architect

Was a County Staff/Representative present at meeting? NO **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Adrienne Berry Suzanne Kushner – LUAC applicant			Mrs. Berry is a neighbor across the cul de sac road and was concerned about implications to her view. The Architect addressed her questions with no changes discussed.

PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

LUAC Secretary, Donna Kostigen hosted the meeting in the absence of a Chair. Unfortunately our County representative was unable to attend the meeting. Three members of the LUAC attended the site visit which allowed the LUAC to better understand the neighborhood, design, drainage and coastal impacts of the proposed project. The existing property dates back to the 1950's and appears in need of maintenance. The proposed project and design materials will bring needed maintenance and firewise materials to the property with no impact to trees, slopes or natural coastal area. LUAC members had no concerns with the proposed project.

RECOMMENDATION:

Motion by: Chip Moreland (LUAC Member's Name)

Second by: Dan Keig (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All

Noes: None

Absent: Doug Paul

Abstain: _____

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Exhibit D

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THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

September 21, 2024

Rickard Residence
5 Yankee Beach Way
Carmel, CA. 93923
APN: 243-141-008-000

Subject: 5 Yankee Beach Way Biological Assessment

A biological assessment was recently conducted on September 6, 2024 for the property located at 5 Yankee Beach Way in Carmel (APN: 243-141-008) in preparation for a proposed home remodel and addition project. This already developed and impacted lot is located in a mixed woodland and coastal scrub residential community in the Carmel Highlands. This property assessment involved performing a ground level inspection to record and document biological resources, vegetation types and habitat characteristics that are occurring on the subject parcel; determine the presence or absence of biological resources that have protection status under federal and state laws (e.g., *Federal Endangered Species Act* [FESA], *California Environmental Quality Act* [CEQA] and *California Endangered Species Act* [CESA]); and provide resource protection and mitigation recommendations that may be necessary in preparation for the proposed property development project.

This biological assessment was conducted by performing a thorough walk through and visual inspection of the subject parcel and reviewing property development plans and maps (refer to the corresponding project plans for construction design details and property features). Where possible the characteristics and conditions described in this report are depicted in the photographs located at the end of the report (refer to attached photos, *Figures 1-12*). Findings and recommendations are provided herein.

I. SITE CHARACTERISTICS & BIOLOGICAL RESOURCES

This coastal zone area of the Carmel Highlands to the west of Highway 1 supports a diversity of biological and cultural resources, including protected special status species

and sensitive habitat types. However, sensitive and/or protected species or resources were not observed or detected on this previously disturbed and impacted parcel located at 5 Yankee Beach Way. This property is 0.73 acres in size and is in a region that is significantly influenced by seasonally temperate coastal environmental conditions. This lot has an existing occupied main house and guest unit, a garage, a driveway that bridges over a drainage, and a maintained landscape area surrounding the home (refer to *Figures 1-12*). Proposed property improvements will include a home remodel and addition project.

Notable resources occurring on this moderately sloped property include the following: A seasonal drainage located a short distance to the north of the main house, garage, guest unit and driveway parking area with a long culvert passing through this presently dry channel (refer to *Figures 1, 9-11*); a very steep and densely vegetated coastal bluff scrub slope located immediately to the west of the home that continues down to the rocky seashore (refer to *Figures 12*); and several mature Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*) and a few coast live oak (*Quercus agrifolia*) trees, many of which appear to have been previously planted and are not naturally occurring (refer to *Figures 1-11*). Monterey cypress is the dominant tree specie on the lot. It should be noted that the paved driveway to the property bridges over this dry seasonal drainage that is largely composed of non-native invasive vegetation. This drainage currently does not support any sensitive or protected flora or fauna; however, a few well-established native arroyo willows (*Salix lasiolepis*) are inhabiting this drainage.

Soil types and conditions on this moderately sloped lot appear to be stable and sufficient for supporting property development and improvements, as well as sustaining native flora that is occurring on the property. Wind direction is predominantly out of the southwest, west and northwest. Per the project plans, proposed property improvement and construction activities will utilize the existing building footprint and adjacent areas that have been previously disturbed and impacted. A majority of this lot is moderately sloped and no development or soil disturbance will be occurring in sensitive or high value habitat or on steep slopes with high erosion potential.

This property is in a wildland-urban interface (WUI) mixed woodland and coastal scrub residential community with homes located in fairly close proximity to one another. This corner lot is surrounded by public roadways to the north (i.e., Yankee Beach Way) and east (i.e., Yankee Point Drive), a neighboring home to the south, and the seashore to the west. Some fairly significant open-space areas with lower development and primarily consisting of mixed woodlands (i.e., Monterey pine, coast live oak and Monterey cypress) and coastal scrub vegetation communities is occurring within a half mile of the subject parcel. Some of these open-space areas support sensitive habitat types (e.g., riparian corridors) and protected special status species (e.g., California red-legged frog [*Rana draytonii*]), but none of these sensitive resources or protected species were

observed on or adjacent to the subject property and will not be impacted or affected by proposed development activities.

As previously stated, this parcel and the surrounding residential community is situated in a mixed woodland and coastal scrub environment primarily consisting of mature upper-canopy Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*) and lower- to mid-canopy coast live oak (*Quercus agrifolia*; refer *Figures 1-11*) trees occurring in the overstory. Understory vegetation is primarily composed of a variety of the following native and exotic flora: Annual and perennial grasses; woody perennial shrub and scrub type vegetation; and broadleaf annual forbs and herbaceous perennials. On this particular lot, Monterey cypress is the most common and dominant native tree specie (refer to *Figures 1-8*), with a few smaller and less significant Monterey pine, coast live oak and arroyo willow trees (the few willows are located in the adjacent seasonal drainage) also occurring on the subject property. It should be noted that many of the mature cypress trees that dominate the lot, as well as the few pines and oaks on the property, appear to have been planted and are not naturally occurring. Other lower growing non-native and introduced trees, such as acacia and pittosporum, are also inhabiting the property (refer to *Figures 1-8 & 11*).

In regards to woodland health, harmful biotic disorders (e.g., pathogens, disease and/or insect pests) and/or abiotic disorders (e.g., drought conditions) presently appear to be absent in levels that are detrimental to the health and viability of trees and habitat.

Per the assessment of this already developed and previously disturbed and impacted lot, it is clearly evident that the subject parcel does not support federally and/or state protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be affected by proposed property development activities. There are no known occurrences of special status species, sensitive habitat or other protected resources occurring on the property and none were observed during the assessment. Additionally, actively nesting birds were not observed on or adjacent to the subject property during the site inspection, which was expected due to this assessment occurring outside of the nesting season.

Protected special status plant and animal species that according to the CNDDB (*California Natural Diversity Database*) have the potential of occurring on the subject property include Yadon's piperia (*Piperia yadonii*; a native orchid and perennial herb), California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), monarch butterfly (*Danaus plexippus*) and Smith's blue butterfly (*Euphilotes enoptes smithi*), but none of these or other protected species or habitat (exception being native Monterey cypress, Monterey pines and coast live oaks that have County protection status) are occurring on the subject parcel.

As previously noted, the mature cypress trees on the property, the adjacent seasonal drainage to the north, and the coastal bluff scrub habitat located immediately to the west of the existing main house are the most noteworthy and ecologically valuable resources occurring on the subject parcel. Per the project design plans, none of these resources or any other ecologically valuable or unique resources will be impacted by the proposed home remodel and addition project. Native plant composition and diversity is currently fairly low on the property, while the presence of exotic introduced plants and non-native invasive weeds is fairly high on this previously disturbed and impacted lot.

During the site assessment the following native flora was observed on the subject parcel: Poison oak (*Toxicodendron diversilobum*), Pacific blackberry (*Rubus ursinus*), coyote brush (*Baccharis pilularis*), bluff lettuce (*Dudleya farinosa*), lizard tail (*Eriophyllum staechadifolium*), seaside daisy (*Erigeron glaucus*), dune sagewort (*Artemisia pycnocephala*), California sagebrush (*Artemisia californica*), arroyo willow (*Salix lasiolepis*; a few located in the seasonal drainage next to the property) and coral bells (*Heuchera pulchella*; planted in the landscape), among a few other native species. Non-native invasive plants are also occurring on the property, such as exotic annual grasses and some broadleaf weed species (e.g., cape ivy [*Delairea odorata*], Italian thistle [*Carduus pycnocephalus*], acacia [*Acacia longifolia*], pittosporum [*Pittosporum undulatum*], Pride-of-Madeira [*Echium candicans*], ice plant [*Carpobrotus edulis*] and dwarf periwinkle [*Vinca minor*], among a few other species). Non-native invasive weeds are harmful and degrading to habitat, displace and compete with more desirable native plants, and increase combustible fuel loads. Where possible, exotic invasive plants should be controlled, managed and eradicated.

As previously noted, special status species, sensitive habitat and nesting birds that have protection status are not known to occur on the subject property and were not observed during a recent site assessment. Protected species that have the potential of occurring in the area, but were not observed during the site survey, include Yadon's piperia (*Piperia yadonii*), Monarch butterfly (*Danaus plexippus*), Smith's blue butterfly (*Euphilotes enoptes smithi*), California tiger salamander (*Ambystoma californiense*) and California red-legged frog (*Rana draytonii*). Although nesting birds were not observed during the property assessment, an additional nesting bird survey should be conducted if construction activities begin during the nesting season, which in Monterey County may begin as early as February and continue through August.

II. RECOMMENDATIONS

In the interest of protecting and minimizing construction related impacts to habitat and ecological resources the following resource protection measures and best management practices (BMP's) should be implemented:

1) Prior to construction activities beginning, install resource protection measures that will be necessary to clearly delineate the construction zone and to prevent unnecessary

construction site expansion, disturbance and impacts to surrounding areas. Examples of resource protection BMP's include the appropriate tree protection and erosion & sedimentation control measures, such as high visibility exclusionary fencing that clearly identifies the construction zone and protects the canopy dripline and critical root zone of nearby trees, and erosion & sedimentation control measures, such as silt fence, straw wattles and soil stabilization measures. Properly install and monitor resource protection measures and BMP's and keep them properly maintained for the duration of the project.

2) For any landscape improvements consideration should be given to utilizing plants that are native or well-adapted to this mixed woodland and coastal bluff scrub vegetation community. Plants selected for landscaping operations should be drought tolerant, less flammable and more fire resistant, non-invasive to nearby habitat and open-space areas, and well-adapted and appropriate to this coastal zone environment.
3) Control and manage non-native invasive plant species, such as cape ivy (*Delairea odorata*), Italian thistle (*Carduus pycnocephalus*), acacia (*Acacia longifolia*), pittosporum (*Pittosporum undulatum*), Pride-of-Madeira (*Echium candicans*), ice plant (*Carpobrotus edulis*) and dwarf periwinkle (*Vinca minor*), among a few other species, to improve habitat and reduce combustible fuel loads and wildland fire hazards.
4) As previously stated, nesting birds were not observed during a recent assessment of the subject property. However, the nesting season in Monterey County may begin as early as February and continue through August. Consequently, if construction activities begin during this nesting period an additional nesting assessment should be conducted within two weeks of construction activities commencing.

III. CONCLUSION

In conclusion, biological resources that are protected under federal and state laws (e.g., FESA, CESA and CEQA) were not observed or detected during a recent site assessment and are not known to occur on this already developed and previously disturbed property located at 5 Yankee Beach Way in the Carmel Highlands. Consequently, there is no indication or evidence that protected special status species and/or sensitive habitat will be impacted by construction activities that will be involved with this home remodel and addition project.

The proper implementation of resource protection BMP's will assist in preventing and minimizing construction related impacts to ecological resources, as well as to comply with *Monterey County Housing & Community Development Department-Planning Services* permit requirements and conditions of approval.

Best regards,

Rob Thompson *September 21, 2023*

Resource Ecologist
ISA Certified Arborist, WE-7468A

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonwrm@gmail.com ; Website: www.wildlandmanagement.com

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Figure 1. Driveway entrance off of Yankee Beach Way bridges over seasonal drainage that is currently dry and does not support sensitive habitat.

Figure 2. Parking area off of driveway has several mature Monterey cypress trees. Trees will be retained and protected.

Figure 3. Driveway leading to garage and guest house. Seasonal drainage to the left does not support sensitive habitat.

Figure 4. View of main house from driveway. A pine tree and more cypress trees are to the right, which will be retained & protected.

Figure 5. Disturbed and impacted backyard area with a few cypress trees.

Figure 6. Another view of main house and backyard area with a few cypress trees that will be retained and protected.

Figure 7. Backyard area looking towards shoreline and cove.

Figure 8. Play house in backyard is located amongst Monterey pines and exotic acacia.

Figure 9. Dry seasonal drainage has an old culvert located in the channel. This drainage is dominated by non-native invasive weeds, such as cape ivy and acacia, and a few native willow trees.

Figure 10. Another view of seasonal drainage that is dominated by non-native invasive vegetation.

Figure 11. Another view of seasonal drainage located next to subject property.

Figure 12. Steep coastal bluff scrub located along coastline below home will not be impacted by property improvements.

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Exhibit E

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CAPROCK
GEOLOGY, INC.
ENVIRONMENTAL, ENGINEERING & MARINE GEOLOGY
120 COREY ROAD, AROMAS, CA 95004 (831) 484-5053
CAPROCKGEOLOGY@GMAIL.COM CAPROCKGEOLOGY.COM

GEOLOGICAL REPORT

5 YANKEE BEACH WAY
CARMEL, CALIFORNIA 93923

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Ref No.: 5179-01

Prepared For:

Oliver & Brooke Rickard
c/o IDG, Inc. dba International Design Group
721 Lighthouse Avenue
Pacific Grove, CA 93950

Prepared By:
CapRock Geology
120 Corey Road
Aromas, California 95004

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EXECUTIVE SUMMARY

The subject property is an oceanfront site proposed for remodeling of an existing single-family residence. The property consists of an approximately 0.73 acre oceanfront site with an existing 2,015 square-foot single family residence and an existing 476 square-foot guest house. The Rickard Residence Existing Site Plan prepared by IDG and received by CapRock Geology on January 13, 2025, allowed for temporally accurate topographic data to be assessed regarding the position of proposed remodel. The survey shows elevations of the subject property range from fifty-nine to eighty-seven feet above mean sea level. The house elevation is about 70 feet above sea level.

The subject property lies in a highly seismically active region. No active faults are known to cross the property. The San Andreas Fault has the potential of producing a Richter Magnitude 7.3 earthquake, and the nearby Palo Colorado-San Gregorio fault has the potential to produce a maximum credible earthquake (MCE) of Richter magnitude 7.3, in the next fifty years. Should any of these events occur, it will probably generate moderate to severe ground shaking at the property.

There are significant hazards associated with any construction project on the subject property. Seismic shaking is the most serious hazard, and it is crucial that the recommendations of the soil engineer be rigorously adhered to. Any building must have a well-designed, site specific, engineered foundation. Such a foundation is also crucial to surviving the strong shaking that could be generated at the subject property during a large-magnitude earthquake. Further, it is important that all structures be designed in accordance with the requirements set forth by county ordinance and within the Uniform Building Code's conditions (current edition).

An important factor in maintaining the integrity of the subject property will be the proper channeling of drainage and storm runoff. Appropriate measures should be taken to ensure that surface water drainage on the property is channeled around the proposed homes.
CapRock recommends that collected storm water discharge not be located on, or adjacent to, steep terrain. Surface drainage should be evaluated by the landscaper, civil or geotechnical engineer, or other competent professionals and discharge locations of runoff should be directed away from areas potentially prone to coastal erosion.
The steep slopes of the drainage ditch northwest of the house could be subject to slope failure and erosion. There is an existing redwood retaining wall in the ditch mitigating the potential slope instability to some extent. Evaluation of the stability of the retaining wall by a geotechnical engineer is recommended.
The sea cliff on the western edge of the subject property and associated retreat is the subject of the Drainage and Erosion section of this report.

We have evaluated geologic hazards that may impact the proposed single family residence remodeling project within its design life (50 to 100 years), The geologic risks associated with the proposed project are considered ordinary (Joint Committee on Seismic Safety, 1974). Any structures must have a well-designed, site specific, engineered foundation. Such a foundation is also crucial to

surviving the strong shaking that could be generated at the subject property during a large-magnitude earthquake and related ground movement.

INTRODUCTION

This report presents the findings, conclusions, and recommendations of a geological investigation for the above-named site in Monterey County, California. The geologic report is designed to conform to current guidelines of the California Geological Survey. This report is applicable only to the intended project site.

OBJECTIVE

The objective of the geological investigation is to:

1. Evaluate the general geologic conditions at the proposed site by reviewing existing available published and unpublished geologic maps and studies performed by the United States Geological Survey, California Geological Survey, Monterey County Housing and Community Development, Monterey County Water Resources Agency and other reports and aerial photographs made available.

2. Identify geologic factors which could affect proposed land use.

METHOD AND SCOPE OF INVESTIGATION

The geologic investigation consisted of:

1. Review and compilation of available geologic data. The primary sources of geologic data for this report are Dibblee (1999), California Geological Survey (2001), and Rosenberg (2001).

2. Review of available aerial photographs of the site.

3. A field investigation of the site.

4. Preparation of report. This report was prepared to document the findings, conclusions and recommendations based upon the existing data.

PROJECT SITE AND TOPOGRAPHY

The subject property is located in the Carmel Highlands area of Big Sur in Monterey County on the south western side of Yankee Beach Way (Figure 1). The site is located at north Latitude 36.489025 degrees and west Longitude 121.940972 degrees. Topographically, the subject property is located southeast of Yankee Point on a coastal bluff above the Pacific Ocean. Elevations of the subject property range from fifty-nine to eighty-seven feet above mean sea level. The house elevation is about 70 feet above sea level. Slopes on the property are gentle (4%) to steep (30%). Drainage on the property consists of surface runoff and subsurface flow

and is controlled by topography and earth materials. There is a large drainage ditch with a metal culvert located on the northern side of the property. Drainage on the subject property and the surrounding area in general is predominantly towards the Pacific Ocean. The drainage of the subject property reflects the regional westward trend and is uninhibited geologically.

GEOLOGIC SETTING

Regional Geology

The subject property is in the Santa Lucia Mountains. The Santa Lucia Range lies between the Pacific Ocean to the west and Carmel Valley to the east, in the central section of the larger Coast Range geomorphic and geologic province. Tectonically, the Santa Lucia Range lies in a portion of the Coast Range known as the Salinian Block. The Salinian Block consists of Cenozoic age sedimentary rocks overlying older metamorphic and igneous rocks. The overall structural grain of the Salinian Block is oriented northwest-southeast. The Santa Lucia Range is fault-controlled, with the orientation of the Range roughly paralleling the orientation of the larger faults, such as the San Gregorio-Palo Colorado, King City-Reliz, and Tularcitos faults. Large- and small-scale faults and folds are characteristic of the Salinian Block.

Local Geology

The subject property is underlain by granitic bedrock which is hornblende-biotite quartz diorite in composition and of the Mesozoic age (Figure 2). The diorite is fractured in a northwest trend leading to propagation of coastal erosion along the fracture lineament. The dioritic bedrock under the subject property is overlain by a thin mantle (< 10-15 feet thick) of Older Debris Fan deposited unconformably near the base of the bluff on the hornblende-biotite rich quartz diorite marine terrace surface. The unconsolidated to loosely cemented debris fan material is generally medium yellowish brown, slightly clayey sand with gravel (Dibblee, 1999). Remnants of marine terraces are common along this part of the coast, these indicate a relatively slow rate of wave erosion and landslide movement (California Geological Survey, 2001). The Mesozoic age granitic bedrock appears to be relatively resistant to land sliding, compared to the Franciscan Complex in the area to the south (California Geological Survey, 2001). No mapped landslides occur on or around the subject property (California Geologic Survey 2001, Nolan, 2011).

Structural Geology

The subject area lies within the geologic and tectonic unit called the Salinian Block. The Salinian Block is an elongate, northwest trending segment of the Coast Ranges, bounded to the northeast and southwest by the San Andreas and San Gregorio-Sur Nacimiento fault zones, respectively (Greene, 1977). The Salinian Block is characterized by a basement of Paleozoic high grade metamorphic rocks and Cretaceous granitic rocks. Overlying these rocks is a sequence of dominantly marine sediments of Paleocene to Miocene age and nonmarine sediments of Pliocene to Pleistocene age (Page, 1970; Greene, 1977). The faults that partition the Salinian Block (Figure 2 & 3), have generally been active throughout the latter third of the Cenozoic Era (approximately 15 million years ago to the present). Although these faults are, in general, part of a right lateral strike-slip fault system, they have also controlled the relative vertical movements between smaller

structural blocks within the larger Salinian Block. The relative differences in vertical displacement between the smaller blocks have, in turn, controlled patterns of sediment accumulation for the late Tertiary and Quaternary sediments. The down-dropped basement blocks produced structural basins in which a relatively thick, and in some cases complete, Tertiary sequence accumulated. The upthrown basement blocks produced structural highs in which the Tertiary and Quaternary sedimentary deposits are thin or nonexistent.

Tectonic History

The faults that partition the Salinian Block, along with the San Andreas Fault and its eastern branches, form a broad system of inter-related right lateral strike-slip faults that have dominated the tectonic history of western California since the middle of the Miocene Epoch (approximately 15 million years ago). Western California's system of right lateral strike-slip faults represents a segment of the boundary between the Pacific and North American crustal plates. For roughly the past 15 million years, the Pacific Plate has been slipping towards the northwest with respect to the North American Plate (Atwater, 1970; Graham, 1978). This movement is accommodated by right lateral strike-slip faulting. In California, most of the movement has been taken up by the San Andreas Fault system, which has been more or less continuously active since the Mid-Miocene. However, the other faults in this broad system have also experienced right lateral slip, although the movement on any individual fault has been limited in duration and magnitude compared to the San Andreas Fault. Several strike-slip faults cut the Salinian Block, some of which were active in the past and are now inactive, while others probably began slipping later and remain active today. In summary, the composite faulting history of this seismically active region has been extremely complicated.

REGIONAL SEISMICITY

California and the Monterey Area Coast Ranges have been subjected to considerable earthquake activity. The most severe historical earthquakes in the vicinity of the project site were the 8.3 Magnitude 1906 San Francisco event (U.S.G.S. Prof. Paper 993, 1978), the 6.1 Magnitude 1926 Monterey Bay Earthquake (McCrory, 1977), and the 7.1 Magnitude 1989 Loma Prieta event (Plafker and Galloway, 1989). Although California's broad system of strike-slip faults has a complex history, only some of the fault traces present a seismic hazard to the proposed project. Consequently, the project area could experience seismic activity of various magnitudes emanating from one or more of the numerous faults or fault systems within the region. Active faults are those faults having experienced movement within the last 11,000 years (the Holocene period). Active faults may have the greatest potential for disturbance. Potentially active faults have had movement between 11,000 and 3,000,000 years ago (the Pleistocene period) and have had no movement within the last 11,000 years. Inactive faults have had no movement within the last three million years. The major faults are the San Andreas Fault, the Monterey Bay fault zone and it’s possible on land extensions that include the Tularcitos-Navy fault, the King City-Reliz fault, the Palo Colorado-San Gregorio fault zone and the Zayante-Vergeles fault (Figures 2&3). These faults are either active or considered potentially active (Buchanan-Bank and others, 1978; Bullis, 1980;

Jennings, 1975; Greene, 1977; Hall and others, 1974; Burkland and Associates, 1975). Each of the faults is discussed below.

Faults at the Proposed Project Site

Review of published maps (Dibblee, 1999 (Figure 2); Rosenberg, 2001; Greene et al., 1973; Buchanan-Banks et al., 1978) indicates that no faults have been mapped on the subject property. Several large fault systems are present in the area, as well as numerous smaller faults, both named and unnamed. All of these faults are discussed in the following sections (Figure 3).

Aerial Photograph Examination for Faults at the Proposed Project Site

Aerial photographs from 1949 through 2020 were examined for evidence of past faulting on the subject property. No evidence for past faulting was observed in any of the photographs.

San Andreas Fault

The San Andreas Fault typically represents the major seismic hazard in California (Jennings, 1975; Buchanan-Banks and others, 1978). This fault system has experienced right lateral slip movement throughout the later part of the Cenozoic Era (the last 15 million years), and is currently considered very active. The San Andreas Fault is divided into a series of individual segments, each having a characteristic earthquake magnitude, recurrence interval, and slip rate (Sykes & Nishenko, 1984; Lindh, 1983; Hall, 1984; Wesnousky, 1987; U.S. Geological Survey, 1988). There appear to be "characteristic" earthquakes associated with each segment of the fault, and each segment can be expected to experience an earthquake similar in size to others that have historically occurred along the same segment. The portion of the San Andreas Fault closest to the property is the Creeping Section which is located between Pajaro Gap near San Juan Bautista and Parkfield (Sykes & Nishenko, 1984; U.S. Geological Survey, 1988). This segment is approximately 34 miles east of the subject property and is characterized by a high fault slip rate (>3 mm per year) (Wallace, 1990) and persistent micro seismic activity.

The average time between large magnitude earthquake events is referred to as recurrence time. The average recurrence time between earthquakes on the North Coast, San Francisco Peninsula and Southern Santa Cruz Mountains segments is summarized in Table 1. The average expected recurrence time is directly related to the magnitude of the "characteristic earthquake". The longer the average expected recurrence time, the larger the magnitude of the characteristic earthquake. The maximum earthquake for the Southern Santa Cruz Mountains Segment, the portion of the San Andreas Fault System closest to the property, is a Magnitude 7.0. The 1906 rupture section, approximately 30 miles northeast of the subject property, has a maximum Magnitude of 7.9. A

Magnitude 6.5 is the maximum earthquake for the Creeping Segment.

TABLE 1
SAN ANDREAS FAULTS
RECURRENCE TIMES AND CONDITIONAL PROBABILITIES OF EARTHQUAKES
From USGS Working Group, 1990

Fault Segment	Date of Most Recent Event	Expected Magnitude	Expected Recurrence Interval (years)	Level Of Conditional Reliability	Level of Reliability (A) being most)
North Coast	1906	8	201-281	0.02	B
San Francisco Peninsula	1906	7	128-188	0.23	C
Southern Santa Cruz Mountains	1989*	7	84-100	0.01	B
Creeping Segment	1966	6	20-30	0.30	A

The probability of a large (Magnitude 7.0 or greater) earthquake occurring on the various segments of the San Andreas Fault has been estimated using a time-dependent increase in earthquake probability model (Plafker and Galloway, 1989; Lindh, 1983; Sykes and Nishenko, 1984; U.S. Geological Survey, 1988; Nishenko, 1989). This model is based upon the assumption that the potential for a large earthquake on a segment is initially small following a large earthquake and increases as a function of time. Prior to the 1989 Loma Prieta Earthquake, the U.S. Geological Survey (1988) predicted a 20 percent probability of a Magnitude 7.0 earthquake occurring on the San Francisco Peninsula segment and a 30 percent probability of a 6.5 Magnitude earthquake on the Southern Santa Cruz Mountains sub segment between 1988 and 2018. The 1989 Loma Prieta Earthquake probably relieved some stress along the portion between San Juan Bautista and San Jose. Because some stress has been released along this portion of the fault, it is considered likely that the probability of an additional large magnitude earthquake (Magnitude greater than 6.5) in the next 30 years along this segment has been considerably reduced. The probability of a large magnitude earthquake on the North Coast segment of the San Andreas Fault, however, has most likely increased. The effect of the Loma Prieta earthquake on the Creeping Section is not known. The previous discussion applies only to large magnitude earthquakes capable of rupturing the entire fault segment. Small magnitude earthquakes can occur more frequently.

The maximum credible earthquake (MCE) is the largest magnitude earthquake a fault can generate within the presently understood tectonic environment, and is typically higher than the maximum probable earthquake (MPE). The likelihood of a Magnitude 8.0 (MCE) occurring on the San Francisco segment or the Southern Santa Cruz Mountain sub segment is considered very low (U.S. Geological Survey, 1988; U.S. Geological Survey, 1990). The foregoing data suggests the project

area should have incorporated into the planning a large Magnitude earthquake (7.5 or higher) along the Southern Santa Cruz Mountains segment of the San Andreas fault during the next fifty years. The data also suggests an extreme event of Magnitude 8.0 or higher is unlikely within the next fifty years.

The inexact science of probabilistic modeling of large magnitude earthquakes is currently being researched, analyzed and modified. The probabilities listed in the report and summarized in Table 1 are based on data collected prior to and since the Loma Prieta Earthquake. This event reduced the likelihood of seismic activity on the Southern Santa Cruz Mountains while increasing the likelihood of earthquakes on other segments.

Palo Colorado-San Gregorio Fault

The main trace of the Palo Colorado-San Gregorio fault (hereafter referred to as the San Gregorio fault) is located approximately 5 miles south of the of the subject property (Greene et al., 1973). This fault is oriented sub-parallel to the San Andreas Fault and stratigraphic offsets across the fault demonstrate right lateral strike-slip motion. The San Gregorio fault is considered highly active. Throughout its length, the San Gregorio fault zone shows stratigraphic evidence of late Pleistocene to Holocene displacement (Clark, et. al., 1984; Weber, et. al., 1979, Buchanan-Banks, et. al., 1978; Graham and Dickenson, 1978; Weber and LaJoie, 1974). In addition, historic seismic activity in the Monterey Bay region may also be attributed to the San Gregorio fault (Greene, 1977; Mitchell, 1928). Hamilton and others (1979) present data showing an average net slip through Neogene time (225 to 1.8 MYBP) of about 0.1 cm/year. They conclude this slow slip rate, with respect to the 1.4 cm/year slip rate on the San Andreas Fault, indicates the San Gregorio fault is not the primary structural element of the translational plate boundary. They further conclude the San Andreas Fault represents the principal plate boundary. More recent research on the slip rate of the San Andreas Fault suggests that the slip rate north of San Juan Bautista may be closer to 1.9 cm per year (Working Group on California Earthquake Probabilities, 1990), which reinforces the interpretation that the San Andreas Fault is the principal plate boundary, rather than the San Gregorio fault.

Greene (1977) uses an empirical relationship between fault half-length and potential earthquake magnitude to suggest the San Gregorio fault zone is capable of Magnitude 7.2-7.9 earthquake activity. Weber and Cotton (1981) present evidence suggesting the recurrence interval for earthquakes producing ground rupture within the San Gregorio fault system is 6,000 years or less. Wesnousky (1986) suggests the recurrence interval of a Magnitude 7.7 earthquake on the San Gregorio fault is about 824 years.

Tuttle (1985) studied seismicity patterns along the San Gregorio fault and noted that certain segments exhibited abnormally low seismic activity. She concluded that the segments from Santa Cruz to San Francisco, and from Monterey to Ragged Point, represented seismic gaps, which she theorized were capable of generating earthquakes of Magnitude 7.2 to 7.4. Tuttle (1985) also

observed that the number of Magnitude 4 to 6 earthquakes increased during the twenty year periods preceding the 1926 Monterey Bay (M6.1) and the 1952 Bryson (M6.0) earthquakes.

Rosenberg (1993) noted that four recent earthquakes (Magnitudes 4.6 to 5.2) associated with the southern end of the Ragged Point segment occurred between 1984 and 1991. According to Rosenberg (1993), if Tuttle (1985) is correct in her hypothesis, a Magnitude 6 or larger earthquake is likely in the next decade. Plafker and Galloway (1989) noted a similar pattern of seismicity on the San Andreas Fault before the 1989 Loma Prieta earthquake. Based on the foregoing mapping and analyses, along with calculations performed by EQFault version 3.0, the maximum credible earthquake (MCE) on the San Gregorio fault for the purposes of this report is considered to be a magnitude 7.3.

Monterey Bay Fault Zone and its Onland Extension

The Monterey Bay fault zone is six to nine miles wide and about twenty-five miles long (Greene et al., 1973). The subject property lies approximately 6 miles from the nearest mapped portion of the Monterey Bay-Tularcitos fault zone. Whereas outcrop evidence indicates a variety of strike slip and dip slip movement associated with both onshore and offshore fault traces, earthquake studies suggest the Monterey Bay fault zone is predominately right lateral strike-slip in character (Greene, 1977; Dibblee, 1966). The marine portion of the fault zone consists of many en echelon faults identified using seismic reflections surveys (Greene, 1977). The largest earthquakes tentatively located on the Monterey Bay fault zone are two events measuring 6.1 on the Richter Scale in October 1926 (Greene, 1977). These events may have actually occurred on the nearby Palo Colorado San Gregorio fault system (Greene, 1977). Another earthquake of Modified Mercalli Scale intensity of VII occurred in 1890 and could be attributed to the Monterey Bay fault zone (Burkland and Associates, 1975). The fault zone intersects the coast in the vicinity of Seaside and Fort Ord. At this point, several onshore fault traces have been tentatively correlated with offshore traces in the heart of the Monterey Bay fault zone (Greene, 1977; Clark and others, 1974; Burkland and Assoc., 1975). These fault traces are generally much less active than the San Andreas and Palo Colorado fault zones.

The Monterey Bay-Tularcitos, Monterey Bay, and Navy faults all lie along strike within the Salinian Block and are thought by some investigators to form one continuous zone of faulting (McKittrick, 1987). If the Monterey Bay- Tularcitos Navy fault continues into Monterey Bay and joins the southernmost of the relatively continuous offshore faults, total length would be approximately fifty miles, (Greene et al., 1973). For this investigation, we are assuming that the Monterey Bay Fault Zone does connect with the Navy and Monterey Bay- Tularcitos fault, forming one long fault system. The Navy and Monterey Bay- Tularcitos faults are discussed below.

Navy Fault

The Navy fault has been mapped from near the Naval Postgraduate School in Monterey southeast to Carmel Valley Road. Although the fault was not mapped across the Carmel River alluvium, it is postulated that because of the alignment of the Monterey Bay- Tularcitos fault with the Navy fault, they are the same fault. The Monterey Bay- Tularcitos fault has been mapped from Carmel Road (roughly two miles southeast of the end of the Navy fault), running through the Carmel Valley, extending several miles to the southeast of Jamesburg.

The Navy fault juxtaposes younger Pleistocene Paso Robles Formation with the older Monterey Formation and displays geomorphic evidence suggestive of late Pleistocene or Holocene displacement (Clark and Others, 1974). McKittrick (1987) mapped the onland extensions of the Monterey Bay fault zone and did not extend the Navy fault to meet Carmel Valley Road. The Navy fault is considered active because it experienced at least one small earthquake (maximum 2.5 M) in historic time (Greene, 1977). The Navy fault trends south eastward from Monterey Bay and is thought to be an extension of the Monterey Bay fault zone (Clark and others, 1974). An offset marine terrace represents the youngest Quaternary unit offset by the Navy fault and has an estimated age of approximately 320,000 years (McKittrick, 1987). Dupré (1990) has mapped a structural thrust or possible splay of the Navy fault in an alluvial stream channel. As noted in the previous section, some investigators believe the Navy fault may link the Monterey Bay fault zone and the Monterey Bay- Tularcitos fault.

Monterey Bay-Tularcitos Fault

The Monterey Bay- Tularcitos Fault is a reverse fault that strikes northwest and dips steeply to the southwest separating Tertiary sedimentary rocks from Salinian granites. The activity of the Monterey Bay- Tularcitos fault is uncertain. The Monterey Bay- Tularcitos fault has been variously described by researchers as potentially or possibly active (Rogers Johnson, 1987; Geomatrix report, 1985). The Monterey Bay- Tularcitos fault is actually a zone, about a mile and a half wide, composed of several discontinuous, steeply dipping segments. Several locations along the fault zone suggest the possibility of late Pleistocene or early Holocene movement (McKittrick, 1987; Kingsley Associates, 1988; Rosenberg, 1993). The most recent movement was documented in Carmel Valley, where an offset organic silt horizon revealed a 14C age of 7,780+/-160 yr B.P.(Rosenberg and Clark, 1994). Further study is needed to more accurately constrain the time of last movement. In several locations there is evidence to suggest that such movement has not occurred, including one where Pleistocene terrace deposits have clearly not been offset (Thorup, 1988). Clark and others (1974) suggested that the Monterey Bay-Tularcitos fault zone is not active. The Monterey Bay- Tularcitos fault zone is over 20 miles long, and there are possible connections to the Navy and Monterey Bay fault zone that would combine for a total length of approximately 50 miles. The MCE for the Monterey Bay-

Tularcitos fault had been postulated as a magnitude 6.75 (Geomatrix, 1985). Other investigators have postulated a larger MCE for the Monterey Bay- Tularcitos fault (Wesnousky, 1986). For the purposes of this investigation, we are considering the MCE for the combined Monterey Bay-Monterey Bay- Tularcitos fault zone to be a magnitude 7.1.

Cypress Point Fault

Review of published maps (Dibblee, 1999; Greene et al., 1973; Buchanan-Banks et al., 1978) indicates that an inferred undifferentiated Quaternary (<1.6 million years) onland portion of the Cypress Point Fault is located in Carmel (Figure 4). The Cypress Point Fault is located approximately 3.3 miles from the subject property. The 12 km long (North 37 degrees West), Cypress Point fault is a northwest trending, southwest dipping reverse fault. First motion studies indicate right-slip along the Cypress fault (Rosenberg and Clark, 1994). The Cypress Point fault is capable of generating smaller earthquakes, with less frequency than the San Andreas or Palo Colorado San Gregorio fault zones. The oblique slip Cypress Point fault has been traced over four miles inland (Clark, et. al., 1974), and extends northwestward beneath Monterey Bay as a continuous fault for approximately 3km from Cypress Point and another 3km as en echelon faults to the southern wall of Monterey Canyon (Rosenberg and Clark, 1994). The submerged segment may represent the southwestern most boundary of the Monterey Bay Fault Zone (Greene, 1977). Several small earthquake epicenters are located in the vicinity of the Cypress Point fault (Greene, 1977). Most of these earthquakes occurred during an earthquake swarm between December, 1975, and February, 1976, (Coppersmith and Griggs, 1978). The activity of the Cypress Point fault is equivocal. The onland portion of the fault near Fan Shell Beach does not offset the contact between Quaternary marine terrace deposits and granodiorite (Buchanan Banks and others, 1978; Clark, 1974). Offshore to the northwest along the trace of the Cypress Point fault, a fault offsets geologic units of Pleistocene Age (700,000 10,000 years b.p.) (Buchanan Banks and others, 1978). The connection between this offshore fault and the Cypress Point fault northwest of Pescadero Point does not offset marine terrace deposits, which suggests the fault has not experienced surface ground rupture for at least 10,000 years. In contrast, offshore mapping showed that the Cypress fault displaced Quaternary strata (Rosenberg and Clark, 1994).

Greene (1973) linked the Cypress Point Fault to the Monterey Bay- Tularcitos Fault resulting in a longer fault with higher possible magnitude earthquakes. A more recent map by Dibblee (1999) links the Monterey Bay- Tularcitos to the Navy Fault instead of the Cypress Point Fault, resulting in a shorter Cypress Point Fault and reducing the possible magnitude of earthquakes on the Cypress Point Fault.

Chupines Fault

The Chupines fault is an east west to northwest trending fault with a generally up to the north sense of displacement (Dibblee and Clark, 1973). The Chupines fault dips 63 to 70 degrees to the south and may have 1000 feet of offset at the depth of the granitic basement. The Paso Robles Formation is offset only 6 to 10 feet and is downthrown to the south. The offset in the Paso Robles Formation indicates movement has occurred in the Pleistocene (Clark, et. al.,1974). Sieck (1964) postulated about 300 meters down to the north vertical displacement of granitic basement rocks based upon a gravity survey he conducted. Bowen (1969) mapped segments of the fault that do not offset late Pleistocene terrace deposits, suggesting an inactive fault. Bryant (1985) suggested either post late Miocene faulting along the Chupines fault is minor, or deformation has been manifested primarily as folding rather than faulting. Other lines of evidence indicate that the Chupines fault is an active fault. For instance, mapping by McCulloch and Greene (1989) showed the Chupines fault offsetting Holocene strata and the seafloor. In addition, a number of earthquake epicenters occur within 1km of the surface trace of the fault.

Although the Chupines fault may be active, given the short length of the Chupines fault relative to other faults in the region around the subject property, it is unlikely to have the potential for generating a large magnitude earthquake and we do not consider it to be a major hazard to the subject property.

King City Reliz Fault

An inferred section of the King City Reliz Fault follows the southwest boundary of the Salinas Valley. The King City-Reliz fault (also known as the Rinconada fault) lies approximately 18 miles northeast of the subject property. This fault is thought to have 900 to 2,400 meters vertical displacement (Greene, et al., 1973), and has been considered by some investigators to be capable of generating a 6.5 Richter Magnitude earthquake every twenty five years (Burkland and Assoc., 1975). Buchanan Banks, et. al. (1978) suggest the northernmost 30-35 miles of the King City Reliz fault was active in the Late Pleistocene. The southeastern section of the King City Reliz fault is considered potentially active based on offset Quaternary units, geomorphic evidence, and clusters of earthquake epicenters (Buchanan Banks, et al., 1978; Dibblee, 1966; Jennings, 1975).

The foregoing estimate of earthquake magnitude along the King City-Reliz fault was based upon the supposition that the King City and Reliz faults join, and are effectively one long fault. Recent studies have suggested that the two faults may not be linked, but are discrete faults. If the two faults do not join, then the length of each fault is substantially shortened, and the magnitudes of the Maximum Credible and Maximum Probable Earthquakes associated with each fault are also substantially reduced. However, as investigators are uncertain whether or not these two faults join, for the purposes of this report we are considering the faults to be connected, and the

maximum credible earthquake (MCE) for the King City-Reliz fault, also known as the Rinconada fault is considered to be a magnitude 7.3 (EQFAULT version 3.00).

Zayante Vergeles Fault Zone

This northwest southeast trending fault zone lies west of the San Andreas fault and extends fifty-one miles from the Watsonville lowlands into the Santa Cruz Mountains. The Zayante fault lies approximately 30 miles northeast of the subject property. The southern end of the Zayante Vergeles fault zone merges with the San Andreas fault zone. The Zayante fault is primarily a normal fault (Clark and Reitman, 1973) accompanied by right lateral strike-slip movement (Hall, et. al., 1974; Ross, 1973). Stratigraphic and geomorphic evidence indicate the Zayante Vergeles fault has undergone Late Pleistocene and Holocene movement (Buchanan Banks, et. al., 1978). Some historic seismic activity is related to the Zayante fault (Griggs, 1973; Hall, et. al., 1974). The maximum credible earthquake (MCE) for the Zayante fault is between Magnitude 7.1 and 7.4. The recurrence interval is between 6500 years for a Magnitude 7.4 earthquake (Coppersmith, 1979) and 3100 years for a Magnitude 7.1 earthquake (Wesnousky, 1986). The maximum probable earthquake (MPE) is between Magnitude 5.9 and 6.7. The Zayante fault is considered moderately active, however, the potential for a large or major earthquake (M>6.5) is far lower than the potential for the San Andreas fault or the San Gregorio fault.

The Zayante is capable of generating a maximum earthquake of Magnitude 7.+ with a recurrence interval of 6000 years (Coppersmith, 1979). The fault is considered active by the California Division of Mines and Geology (CDMG). A prominent cluster of aftershocks including a Magnitude 5.0 occurred on the Zayante fault after the Loma Prieta earthquake (Benuska, 1990). During the next 100 years, there is a 98 percent probability that any earthquakes on the Zayante fault will not exceed a magnitude 6.7 (Coppersmith, 1979). We therefore consider a magnitude 6.8 earthquake as the largest that is likely to occur on the Zayante fault during the functional lifetime of this project.

Other Faults

In addition to the faults discussed above, there are a number of smaller faults and some unnamed, short fault segments, in the general region of the subject property. Little is known about the activity of most of these faults but given that they are all relatively short length compared to the major faults nearby, they do not appear likely to pose significant hazards to the subject property. As discussed earlier, and again in the following section, any seismic activity on these smaller faults is likely to be dwarfed by the potential seismic activity on the major faults, and thus the major faults are of primary concern when assessing hazards and designing structures on the subject property.

Active Fault Summary

The subject property is situated in a seismically active region in close proximity to known or suspected active faults. The active San Gregorio fault is within approximately 5 miles of the site and is the most likely source of strong seismic shaking (Cao, et al., 2003). The Palo Colorado fault is situated about 5 miles west of the site. This fault is considered to be active (Rosenberg, 2001), and may be connected to the San Gregorio fault but the size and expected frequency of earthquakes on this fault are unknown. The San Andreas fault is highly active and the fault most likely to generate a large magnitude earthquake within the next fifty years. Ground shaking parameters associated with an event along the San Andreas or Palo Colorado-San Gregorio should be used for design purposes. Because the numerous minor faults in the region around the project area have not been active during historical time, recurrence intervals for them are difficult to predict. In addition, because earthquake magnitude is directly related to fault length, the effect of these shorter faults will be masked by the San Andreas and Palo Colorado-San Gregorio faults. Based on deterministic methodology, these smaller potentially active or less active faults are not considered to represent a significant seismic hazard to site development relative to the San Andreas and Palo Colorado-San Gregorio faults.

Table 2:
Regional Fault Table

Fault	Approximate Distance	Direction from Project Site to Fault
Cypress Point	3.3 miles	North
Palo Colorado-San Gregorio	5 miles	South
Monterey Bay-Tularcitos	6 miles	Northeast
King City-Reliz	18 miles	Northeast
Zayante-Vergeles	30 miles	Northeast
San Andreas	34 miles	Northeast
Sargent	37 miles	Northeast
Calaveras	38 miles	Northeast
Ortigilata	59 miles	Northeast
Hayward	55 miles	North

Major Earthquakes

The epicenter of the October 17, 1989, Loma Prieta Earthquake (M=7.1) occurred near the northern end of the San Andreas fault Southern Santa Cruz Mountains sub segment at a depth of eleven miles below the ground surface. This is approximately 40 miles north of the proposed project. The fault plane in this area dips about 70 degrees to the southwest. There was about forty miles of fault rupture at depth. Geodetic data suggests a maximum of 67-inches right lateral motion and 51-inches of vertical thrust motion along the fault zone.

Modified Mercalli Intensity Scale estimates of the intensity of ground shaking as determined from observations of the Loma Prieta earthquake's effects on people, structures, and the earth's surface, indicate a relative intensity in the project area of VI (Plafker and Galloway, 1989).

The California Division of Mines and Geology network of accelerographs measured the local ground response during the Loma Prieta earthquake. Accelerations in the vicinity of the Loma Prieta earthquake's epicenter were measured to be between 0.55g-0.64g. The ground accelerations in Monterey were measured at 0.07g and ground accelerations at Lucia in southern Monterey County were measured at 0.06g. Ground motions in Salinas were measured at 0.12g, while ground motions in Moss Landing are estimated to have been 0.25g (Woodward-Clyde, 1989), and ground motions near Gonzales were measured at 0.06g. According to Plafker and Galloway (1989), for a site 60 miles from the epicenter of the Loma Prieta earthquake, such as the subject property, there is approximately a two-thirds likelihood that ground motion during the earthquake would have been approximately 0.12g or less.

Several aspects of the Loma Prieta earthquake were unusual for events associated with the San Andreas fault, including its relatively deep focal center, the reverse (vertical) component of displacement, the 70 degree, rather than near vertical dip of the slip surface and the lack of surface rupture for an event of this size.

The highest intensities of ground shaking affecting this site in historical times were from the 1906 Great San Francisco earthquake on the San Andreas fault and the 1989 Loma Prieta earthquake, also on the San Andreas fault. Fault rupture during the 1906 earthquake extended as far south as San Juan Bautista. 1906 earthquake intensities based on the modified Rossi Forel scale were roughly comparable to Loma Prieta Earthquake intensities based on the Modified Mercali intensity scale in the project site area (Plafker and Galloway, 1989), (Youd and Hoose, 1978). 1926 ground shaking at the project site from several nearby offshore earthquakes associated with the San Gregorio fault approximated the highest intensities from the 1906 and 1989 earthquakes.

The term ‘Maximum Credible Earthquake’ (MCE) has been defined as the strongest earthquake that is likely to be generated along an active fault zone. The magnitude of the MCE is estimated from the geologic character (length, displacement, segmentation) of the fault and the earthquake history of the fault. Special geologic studies are needed, often with detailed field work, to develop the data needed to determine the most accurate MCE, and the results, in the best of studies, are susceptible to an error of about plus or minus 1/4 of a Richter magnitude. A Magnitude 7.9 on the San Andreas Fault or Magnitude 7.3 on the San Gregorio fault approximates the MCE that would generate the most shaking for this site. MCE magnitudes have been used for design purposes since they are independent of time restrictions. Probability approaches to magnitudes using statistical techniques on necessarily limited data do contain statistical error, as well as bias errors due to lack of randomness. For design considerations, the most shaking that can be expected from large nearby faults would be likely to originate from the San Andreas Fault.

The site will likely experience moderate to strong ground shaking from future earthquakes originating on any of several active faults in the San Francisco Bay region. The historical records do not directly indicate either the maximum credible earthquake or the probability of such a future event. To evaluate earthquake probabilities in California, the USGS has assembled a group of researchers into the "Working Group on California Earthquake

Probabilities" (2003, 2008, 2013) to estimate the probabilities of earthquakes on active faults. These studies have been published cooperatively by the USGS, CGS, and Southern California Earthquake Center (SCEC} as the Uniform California Earthquake Rupture Forecast, Versions 1, 2, and 3 (UCERF, UCERF2, and UCERF3, respectively). In these studies, potential seismic sources were analyzed considering fault geometry, geologic slip rates, geodetic strain rates. historic activity, micro-seismicity, and other factors to arrive at estimates of earthquakes of various magnitudes on a variety of faults in California.

The 2003 study UCERF specifically analyzed fault sources and earthquake probabilities for the seven major regional fault systems in the Bay Area region of northern California. The 2008 study UCERF2 applied many of the analyses used in the 2003 study to the entire state of California and updated some of the analytical methods and models. The 2013 study UCERF3 further expanded the database of faults considered and allowed for consideration of multi-fault ruptures, among other improvements.

Conclusions from the UCERF3 indicate the highest probability of an earthquake with a magnitude greater than 6.7 on any of the active faults in the San Francisco Bay region by 2045 is assigned to the San Andreas Fault, located approximately 34 miles northeast of the site, at 33%.

SEISMIC HAZARDS

Seismic hazards in the vicinity of the proposed project can be placed in three general categories: (1) surface ground rupture, (2) seismic shaking, and (3) seismically induced ground failure which includes liquefaction. Each of these areas are individually discussed.

Surface Ground Rupture

Surface ground rupture occurs when fault movement breaks the ground surface. In general, fault-related surface rupture occurs most commonly on, or in close proximity to, pre-existing active fault traces. It is therefore imperative to locate site improvements away from, and in particular not straddling, active fault traces. An examination of published maps and reports combined with an analysis of aerial photographs from 1949 to 2020 along with a site visit did not reveal any evidence of a fault trace on the subject property. There is therefore a low probability of fault related surface ground rupture at the proposed project site during the next fifty years.

Ground Shaking

Ground shaking is the soil column response to seismic energy transmission. Intensity of ground shaking and the potential for structural damage is greatly influenced by local soil conditions. In

the event of a large magnitude earthquake on any of the nearby active or potentially active faults, ground shaking at the proposed project will range from moderate to severe.

Although there are several faults capable of generating ground shaking in the proposed project area, the most likely cause of intense ground shaking during the next fifty years will be an earthquake on the San Andreas Fault, or the nearby Palo Colorado-San Gregorio fault system. It is important that all structures be designed in accordance with the requirements set forth by county ordinance and within the Uniform Building Code's conditions (current edition).

Seismic shaking is a significant hazard present at this site. Seismic shaking at the proposed building site will be moderate to intense during the next major earthquake along the King City-Reliz fault, Monterey Bay- Tularcitos fault, Palo Colorado San Gregorio fault, San Andreas fault, Zayante fault, or other fault systems in the Monterey Bay region. Ground motion parameters which allow a quantitative estimation of the actual motion include: horizontal acceleration, velocity and displacement vertical acceleration, duration of shaking; and high repeatable ground accelerations. Factors affecting ground motion are: magnitude, distance, geologic characteristics of rock along wave path, source mechanism, wave interference, and local soil conditions (Seed & Idriss, 1982). For design purposes, a peak ground acceleration of 0.55g should be used (Applied Technology Council, 2021). Repeatable horizontal ground acceleration estimates for the project site vary among researchers. The probable repeatable ground acceleration should be treated as approximately two-thirds of the attenuated peak ground acceleration estimate (Ploessel and Slossen, 1974). The 0.41g value for repeatable ground acceleration is based on empirical, assumed, and modeled data (Applied Technology Council, 2021). It is possible that the project area may experience accelerations different than deterministic and empirical estimates. Current California Building Code recommendations should be followed.

TABLE 3
DURATION OF GROUND SHAKING

Richter Earthquake Magnitude	Duration of Strong Shaking
5	3 to 6
6	6 to 12
7	16 to 30
7.5	25 to 50

The duration of strong shaking is dependent on magnitude. Dobry, et. al. (1978) have suggested a relationship between magnitude and duration of "significant" or strong shaking expressed by the formula: Log D = 0.432 M 1.83 (where D is the duration and M is the magnitude). On the basis of the above relationship, the duration of strong shaking associated with a Magnitude 7

earthquake is estimated to be about seventeen seconds. A range of shaking duration (16 30 seconds) will probably more accurately reflect the site response over the project lifetime. Table 2 (Dobry and others, 1978) gives estimates of the typical range in duration.

Because of the numerous inherent uncertainties, ground motion parameters must be estimated. There is no unanimity among investigators. It has also been suggested that the common practice of using well defined surface fault segments instead of the entire length of the fault zone or fault system for estimating maximum earthquakes can lead to underestimating earthquake potential, (Freeman and Fuller, 1986). In addition, it is likely that a significant portion of the damaging earthquakes that occur in the coming decades will occur on faults whose potential is poorly understood today (Lindh, 1983).

Ground Failure

The occurrence and extent of the different types of ground failure are related to the intensity and duration of the shaking caused by an earthquake, as well as local soil conditions.

Documentation of historic ground failure resulting from the 1906 San Francisco Earthquake does not identify any ground failure at the site. In the 1906 event, the closest recorded ground failures were along the northern portion of the Salinas River, approximately seventeen miles or more from the subject property (Youd and Hoose, 1978). These failures, restricted to the river margins, included ground settlement, landslides, sand boils and lateral spreading. Along the Monterey Bay shoreline (over five miles to the northwest), there was ground settlement and lateral spreading. 1906 and 1989 ground failure was not documented along the Carmel Bay shoreline near the project site.

At the time of the 1906 San Francisco earthquake this site was undeveloped and it is possible that minor earthquake effects would have not have been documented. However, areas of ground failure resulting from the 1989 Loma Prieta Earthquake in Monterey County are generally coincident with 1906 event. As no ground failures were reported on the subject property during the 1989 earthquake, it is possible that no significant failures occurred during the 1906 earthquake.

The California Bureau of Mines and Geology (Note 42) considers four types of ground failures: 1) liquefaction, 2) lateral spreading, 3) landslides and slope instability hazards, and 4) settlement and differential compaction.

Liquefaction

Liquefaction is the sudden loss of soil strength due to increased pore water pressures caused by the reorientation of soil particles during seismic shaking. Three requirements are needed for an

area to be susceptible to liquefaction; 1) the underlying soil must be of low relative density, 2) the soil must be granular, and 3) ground water should be close to the ground surface.

Locations of ground failure resulting from soil liquefaction during the Loma Prieta earthquake were generally coincident with similar areas of ground failure during the 1906 earthquake. Fourteen of the seventeen areas which liquefied in the 1906 earthquake, liquefied in the Loma Prieta earthquake (John Tinsley and Bill Dupré, personal communication, 1990). Liquefaction occurred around the margin of San Francisco Bay in sandy, manmade fills and near Monterey Bay from Santa Cruz to Salinas in both late Holocene and active flood plain deposits of the principal river valleys and in spits, bars, and tidal channels of smaller coastal drainages (O'Rourke, 1989), (Plafker and Galloway, 1989), (Greene, et. al., 1989). No liquefaction was reported by any of these investigators at the subject property.

According to Dupré (1990) and Rosenberg (2006), the potential for liquefaction at the site is low. Figure 6 shows the County of Monterey Liquefaction Map with the project site located in an area of low liquefaction susceptibility.

Lateral Spreading

Lateral spreading is the horizontal movement of soil masses caused by seismic shaking. Usually, such movement is towards an open face and occurs along a weakened strata of saturated soils.

The subject area appears generally well-drained, and slopes range from gentle to steep. In general, groundwater conditions on the subject property are unlikely to favor a high-water table. At present there are some open faces within the subject area where lateral spreading could occur. Care should be taken not to create open faces during any construction in the subject area.

Landslides and Slope Instability Hazards

Landsliding is defined as the downward and outward movement of slope-forming materials composed of natural rock, soils, artificial fills or combinations of these materials (Varnes, 1958). In the region of Big Sur landslides are a common event. This is caused by the steep mountains that drop into an erosional coastline. After reviewing aerial photographs and visiting the site we did not identify any evidence of landslides on the coastal bluffs that were close enough to impact the site. California Geologic Survey (CGS, 2001) created landslide maps of Highway 1 and these did not identify any land sliding on or near the project site. The nearest mapped landslides (CGS, 2001) are about 1 mile away upslope at an elevation of 600 feet.

The steep slopes of the drainage ditch northwest of the house could be subject to slope failure and erosion. There is an existing redwood retaining wall in the ditch mitigating the potential slope instability to some extent. Evaluation of the stability of the retaining wall by a geotechnical engineer is recommended.

Settlement and Differential Compaction

Settlement and differential compaction are the result of a loss of volume resulting from seismic ground shaking. Compaction is more likely in water saturated, low density alluvial material. The most likely areas are paleo-swamps and/or marsh, or strata of fine-grained silts and sands. Generally, for this phenomena to occur, the site soils must be of low relative density and be dilatant. The soils at the subject property do not meet these criteria and therefore are not typically prone to such phenomena.

DRAINAGE AND EROSION HAZARDS

Erosion is the removal of surface soil, sediment, and rock by wind, water, waves, and ice. Rainfall erosion is the most common type of erosion. Rainfall and runoff can initiate slope wash, gullying, siltation, and sedimentation. Rainfall erosion is a function of climatic conditions, topography, soil erodibility, and vegetation type and coverage. Wind erosion is controlled by the same basic factors as rainfall erosion.

There is a large drainage ditch with a metal culvert located on the northern side of the property. Regional drainage is generally west towards the Pacific Ocean. Drainage on the property consists of surface runoff and subsurface flow and is controlled by topography and earth materials.

Flooding

A registered civil engineer should be consulted for an estimation of flood hazards and risks associated with this project. Such an estimation is beyond the scope of this report.

Tsunamis and Seiches

Tsunamis are inundations by oceanic waves generally generated by seismic events. According to the California Geological Survey (2009), low-lying coastal areas generally less than ten feet above sea level are most susceptible to tsunami inundation. There is no historical record of a tsunami higher than nine feet above sea level occurring in the state of California. Since the building portion of the subject property is located approximately 70 feet above mean sea level, a tsunami of average proportions is not considered a hazard. However, any tsunami must be viewed as a potential hazard and evacuation plans be developed accordingly.

According to the Geotechnical Study for the Seismic Safety Element, Monterey County, seiches (fresh water tsunamis) characteristically do not raise the water level in an inland body of water more than a few feet. A seiche is not considered a relevant hazard at the subject property.

CONCLUSIONS

The subject property lies in a highly seismically active region. Although no active faults are known to cross the property, there are several major faults in the region. The nearby King City-Reliz, Monterey Bay- Tularcitos, San Andreas, Zayante and Palo Colorado-San Gregorio faults

each have the potential to produce a large magnitude earthquake in the next fifty years. Any of these events that occur will probably generate moderate to severe ground shaking at the property.

There are significant hazards associated with any construction project on the subject property. Seismic shaking is the most serious hazard, and it is crucial that the recommendations of the soil engineer be rigorously adhered to. Any building must have a well-designed, site specific, engineered foundation. Such a foundation is also crucial to surviving the strong shaking that could be generated at the subject property during a large-magnitude earthquake. Further, it is important that all structures be designed in accordance with the requirements set forth by county ordinance and within the current edition of the Uniform Building Code's conditions.

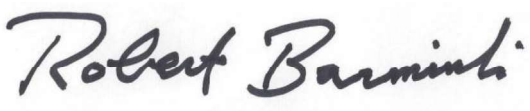
An important factor in maintaining the integrity of the subject property will be the proper channeling of drainage and storm runoff. Appropriate measures should be taken to ensure that surface water drainage on the property is channeled around the home. The steep slopes of the drainage ditch northwest of the house could be subject to slope failure and erosion. There is an existing redwood retaining wall in the ditch mitigating the potential slope instability to some extent. Evaluation of the stability of the retaining wall by a geotechnical engineer is recommended.

LIMITATIONS

In performing our professional services, we have applied present engineering and scientific judgment and used a level of effort consistent with the standard of practice on the date of this report and the locale of the subject property for similar type studies. CapRock makes no warranty, expressed or implied, in fact or by law, whether of merchantability, fitness for any particular purpose, or otherwise, concerning any of the materials or "services" furnished by CapRock to the client.

This report in no way implies that the subject property will not be subject to earthquake shaking, landsliding, faulting, or other acts of nature. Such events could damage the property and affect the property's value or its viability in ways other than damage to habitable structures. We have not attempted to investigate or mitigate all such risks and we do not warrant the project against them. We would be happy to discuss these risks with you, at your request. This report does not make any attempt to evaluate appropriate foundation design and is not a Geotechnical Report or a Slope Stability Investigation. Subsurface soil conditions can vary both vertically and horizontally. Should you have any questions or comments concerning this Geological Report, please contact us at (831) 595-1544.

Sincerely
CapRock Geology, Inc.



Robert Barminski, R.G., C.E.G.
Principal Geologist

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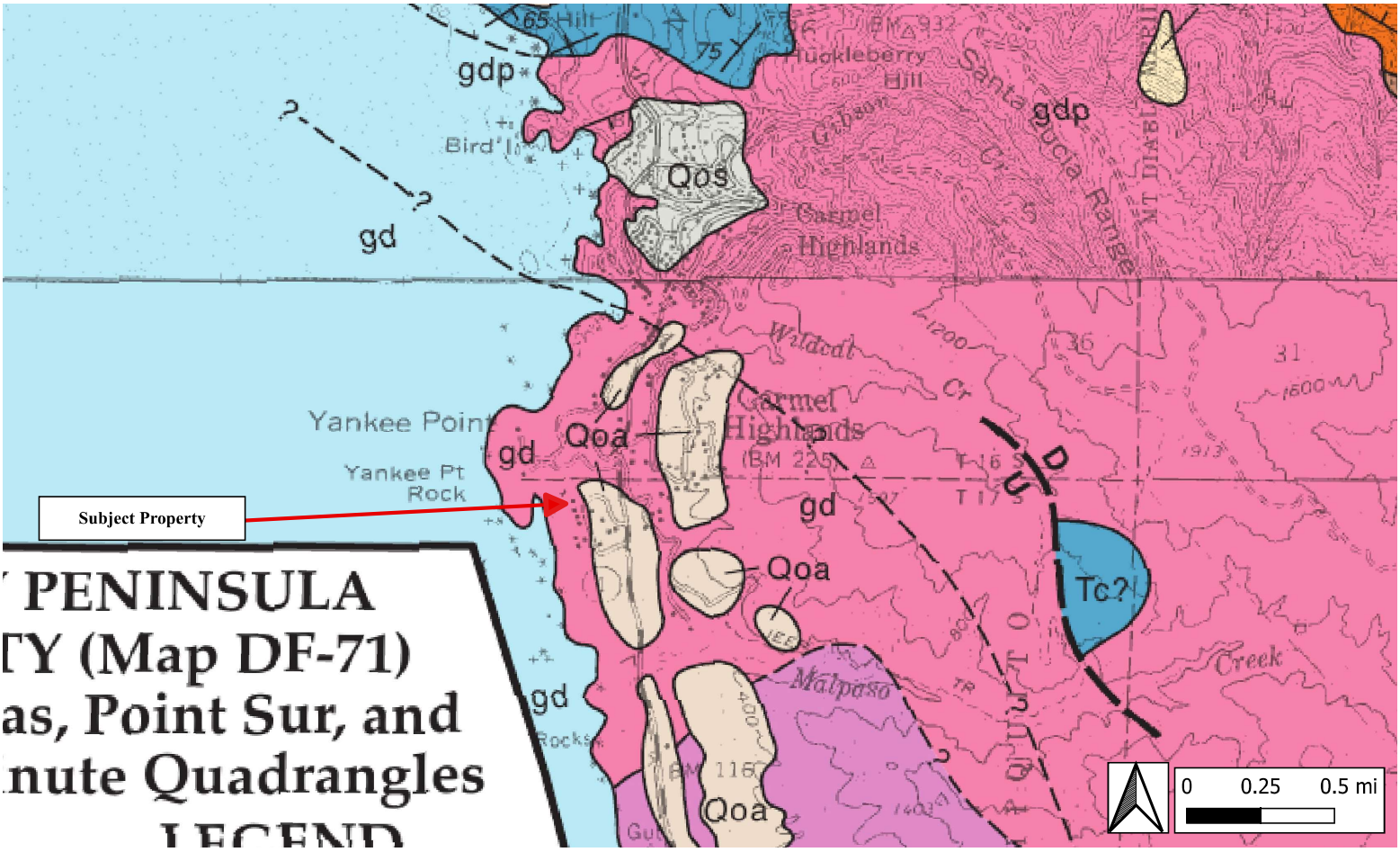
CapRock Geology, Inc. Environmental, Engineering & Marine Geology	Site Location Map 5 Yankee Beach Way Carmel, California Ref. No.: 5179-01	**Figure 1**

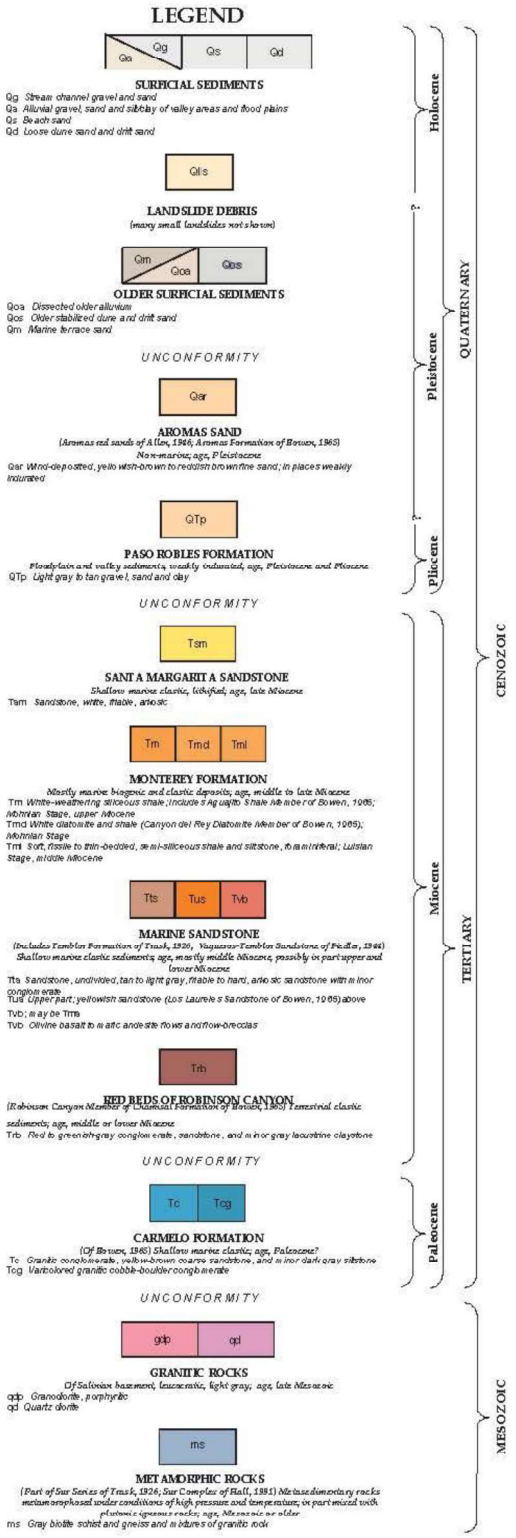


PENINSULA
TY (Map DF-71)
as, Point Sur, and
nute Quadrangles
LEGEND

CapRock Geology, Inc.
Environmental, Engineering & Marine Geology

Geologic Map of the Monterey Peninsula and Vicinity
Dibblee, 1999

Figure 2
5 Yankee Beach Way
Carmel, California
5179-01



CapRock Geology, Inc.
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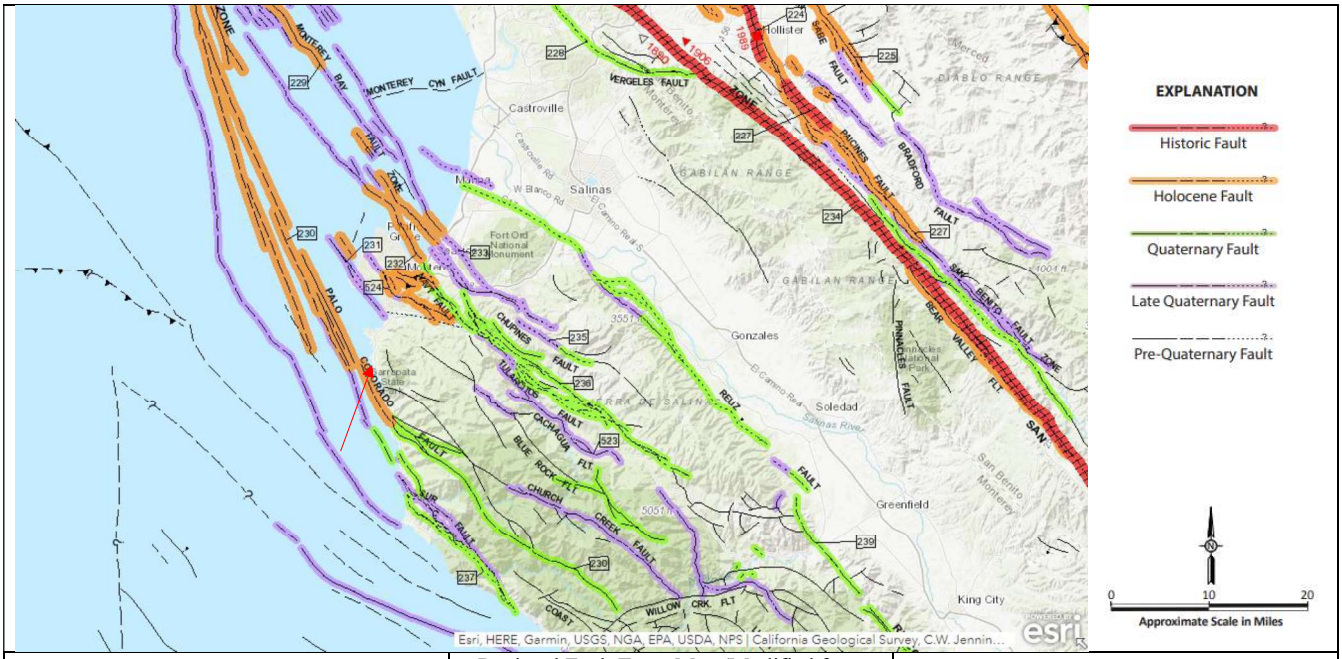
Geology Map Legend
5 Yankee Beach Way
Carmel, California
Ref. No.: 5179-01

Figure 2A



CapRock Geology, Inc.
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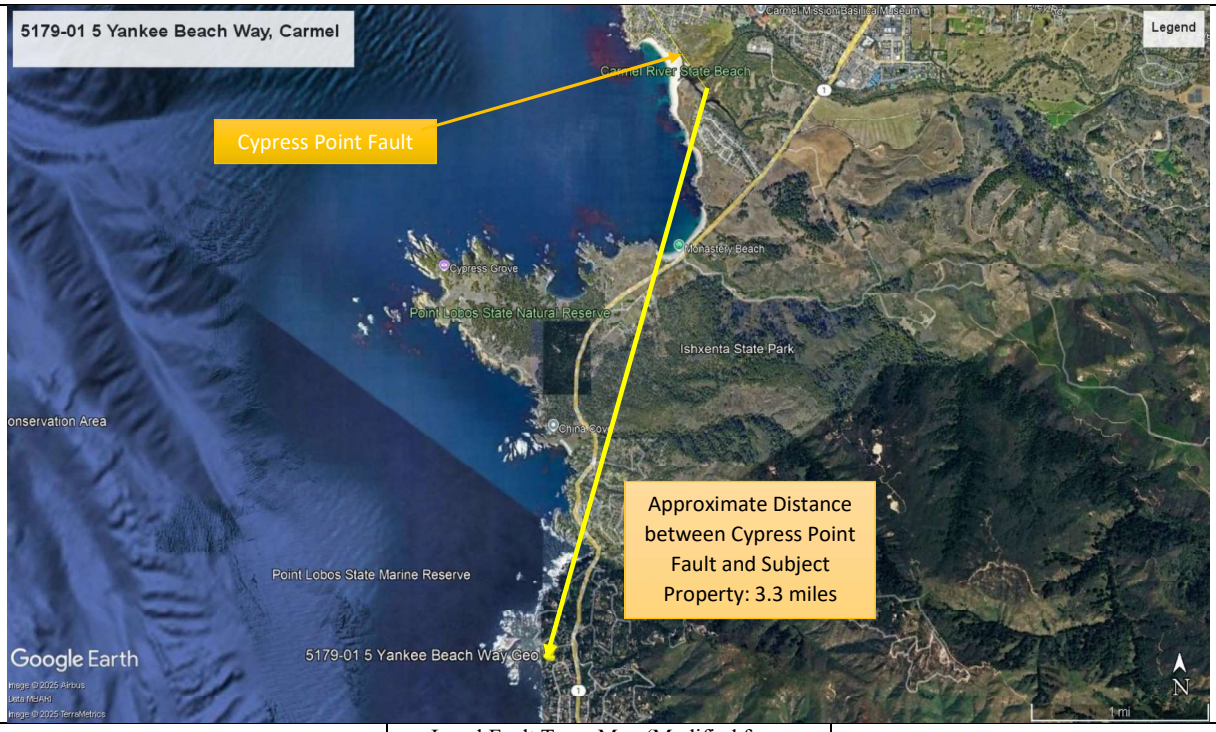
Regional Fault Trace Map (Modified from Jennings and Bryant, 2010)
5 Yankee Beach Way
Carmel, California
Ref. No.: 5179-01

Figure 3



CapRock Geology, Inc.
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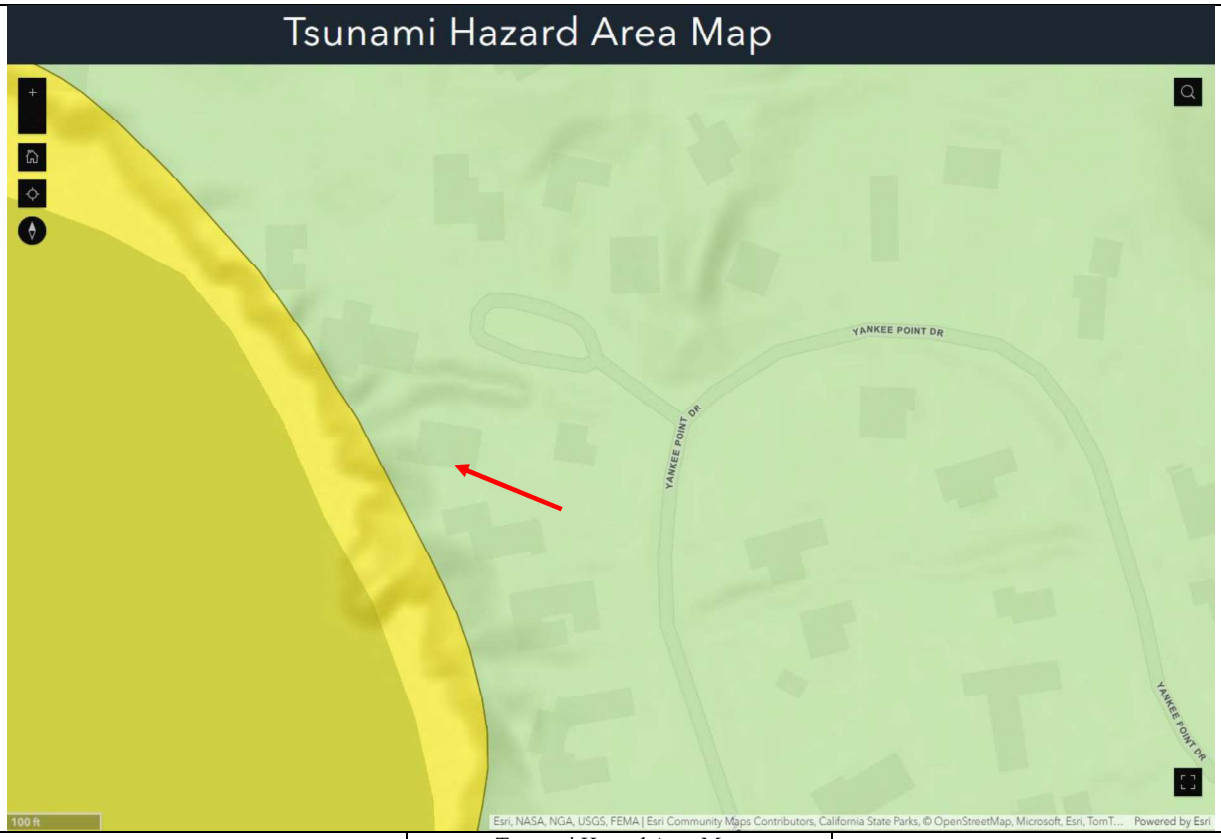
Local Fault Trace Map (Modified from Jennings and Bryant, 2010)
5 Yankee Beach Way
Carmel, California
Ref. No.: 5179-01

Figure 4



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Tsunami Hazard Area Map
(California Geological Survey, 2021)
5 Yankee Beach Way
Carmel, California
Ref. No.: 5179-01

Figure 5

Legend
Green Area: Outside Tsunami Hazard Area
Yellow Area: Inside Hazard Area
Red Arrow: Site Location

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Liquefaction Map
(County of Monterey, 2014)
5 Yankee Beach Way
Carmel, California
Ref. No.: 5179-01

Figure 6

Legend
Light Shaded: Low Liquefaction Susceptibly

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Erosion Hazard Map
(County of Monterey, 2014)
5 Yankee Beach Way
Carmel, California
Ref. No.: 5179-01

Figure 7

Legend
Un Shaded: High Erosion Hazard
Orange Shaded: Moderate Erosion Hazard

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Landslide Hazard Map
(County of Monterey, 2014)
5 Yankee Beach Way
Carmel, California
Ref. No.: 5179-01

Figure 8

Legend

Dark Red Shaded: High Landslide Hazard
Pink Shaded: Moderate Landslide Hazard
Green Shaded: Low Landslide Hazard

CAPROCK
GEOLOGY, INC.
ENVIRONMENTAL, ENGINEERING & MARINE GEOLOGY
120 COREY ROAD, AROMAS, CA 95004 (831) 484-5053
CAPROCKGEOLOGY@GMAIL.COM CAPROCKGEOLOGY.COM

Addendum to February 27, 2025 Geological Report

Coastal Bluff Analysis

5179-01

5 Yankee Beach Way

Carmel, California 93923

COASTAL BLUFF RETREAT

Coastal Bluff Erosion

Our investigation for the proposed addition of the coastal bluff erosion hazards have led us to suggest a single set back line of ten feet from bluff line for the property to prevent future construction from being subject to coastal bluff erosion and related ocean bluff landslides. This is reasonable as landsliding and erosion are related; in that the presence of landslide deposits can result in high erosion rates and bluff erosion can create landslides. The proposed addition is outside the ten foot setback from the bluff line.

Coastal Bluff Erosion Rate Study

The coastal bluff erosion study was conducted by analyzing aerial photos and reviewing published coastal bluff retreat rates in the Big Sur/Carmel Highlands area. The aerial photos included in this study: 1949, 1981, 1994, 2012, and 2020 were selected for their similar scales and observable details. Figure 1 (Historical Coastal Bluffs: Aerial Photograph Analysis), displays the crests of the historical bluffs outlined against a satellite image as the base map.

This method of measuring sea cliff retreat rates is the most widely employed method for studying coastal erosion. Newer methods involving use of LIDAR imagery and digital techniques have been developed that are valuable in providing an accessible and standardized methodology for studying coastal retreat over large areas (Hapke and Reid, 2007). These new methods are not expected to improve accuracy for small project site studies.

Figure 1 does not show a steady regression of the sea cliffs over time. The sea cliffs seem to move back and forth across the base map. This is caused by radial distortion and variation in viewing angle that is inherent to aerial photography. Distortion is also caused by the differences in the scales of the photographs. As a certain amount of error is associated with this method it is most accurate in areas with moderate to high retreat rates. In these areas the changes in the coastal bluff's locations are easily distinguishable. This lack of evidence for sea cliff erosion indicates that there has been less than moderate retreat rates in this area since 1949. The morphology of the cliff has also not changed significantly during the study period, 1949-2020.

This lack of change in the shape of the cliff suggests that there have been no large-scale erosional events during the study period.

There has been significant research done by Hapke and Green (2004) and Hapke and Reid (2007) on the erosion rates for the Big Sur section of the California coast. Hapke and Green (2004) estimated erosion rates for the Big Sur coast. The specific site is located at the 68.4 post mile near Study Section 1 outside of the Hapke and Green report. The retreat rate for this section was 12± 7 cm/yr (~0.39 ft/yr) and the average erosion rate is 0.12 m/yr (~0.39 ft/yr). However, these high average rates of erosion are skewed because the results include a few high retreat rates. As a result of these study sections being so long and covering an area with vast topographic variety, we examined the transect locations closest to the property. The data from these locations were interpreted to estimate an average erosion rate of 0.1 feet/yr. The erosion rate of 0.1 feet per year seems reasonable in light of the lack of cliff retreat evident in the aerial photographs covering the period from 1949-2020.

To ensure the safety of the structures it is necessary to have a safety buffer. We recommend that proposed addition construction be setback a minimum of 10 feet from the top of the bluff line. An erosion rate of 0.1 feet/yr of the bedrock amounts to 5.0 feet of erosion in 50 years and 10.0 feet of erosion in 100 years. Consideration of the erosion of the top debris fan sediment indicates that a 5 foot setback is the minimum necessary to account for erosion. We based our analysis of the hazards of landsliding and erosion on conservative expectations. This analysis was qualitative and it is expected that analytical evaluation of slope stability through quantitative slope stability modeling may result in smaller setbacks than those provided here.

It is significant that this study specifically measured average erosion rates for the coastal bluffs. Average numbers are very useful for long-term planning but the actual process of erosion occurs episodically. This means that a large retreat event could account for most of the erosion for in any given area for an interval spanning decades.

LIMITATIONS

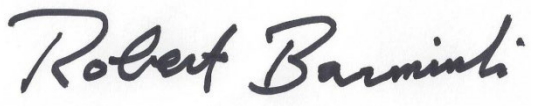
In performing our professional services, we have applied present engineering and scientific judgment and used a level of effort consistent with the standard of practice on the date of this report and the locale of the subject property for similar type studies. CapRock makes no warranty, expressed or implied, in fact or by law, whether of merchantability, fitness for any

particular purpose, or otherwise, concerning any of the materials or "services" furnished by CapRock to the client.

This report in no way implies that the subject property will not be subject to earthquake shaking, landsliding, faulting, or other acts of nature. Such events could damage the property and affect the property's value or its viability in ways other than damage to habitable structures. We have not attempted to investigate or mitigate all such risks and we do not warrant the project against them. We would be happy to discuss these risks with you, at your request. This report does not make any attempt to evaluate appropriate foundation design and is not a Geotechnical Report or a Slope Stability Investigation. Subsurface soil conditions can vary both vertically and horizontally. Should you have any questions or comments concerning this Addendum to Geological Report, please contact us at (831) 595-1544.

Sincerely

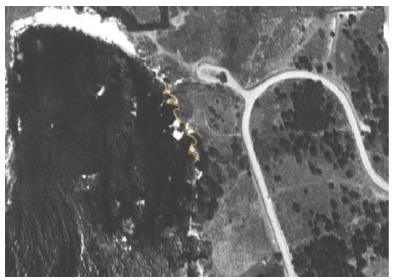
CapRock Geology, Inc.



Robert Barminski, R.G., C.E.G.

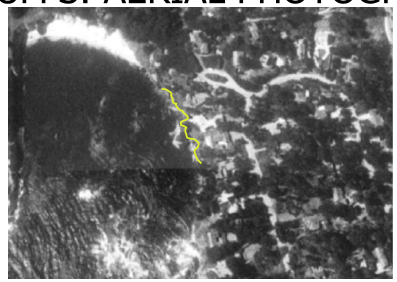
Principal Geologist

HISTORICAL COASTAL BLUFFS: AERIAL PHOTOGRAPH ANALYSIS



1949

1981



1994

2012

2020

CapRock Geology, Inc.

Historical Coastal Bluffs Analysis
5 Yankee Beach Way
Carmel, Califo**216**
5179-01

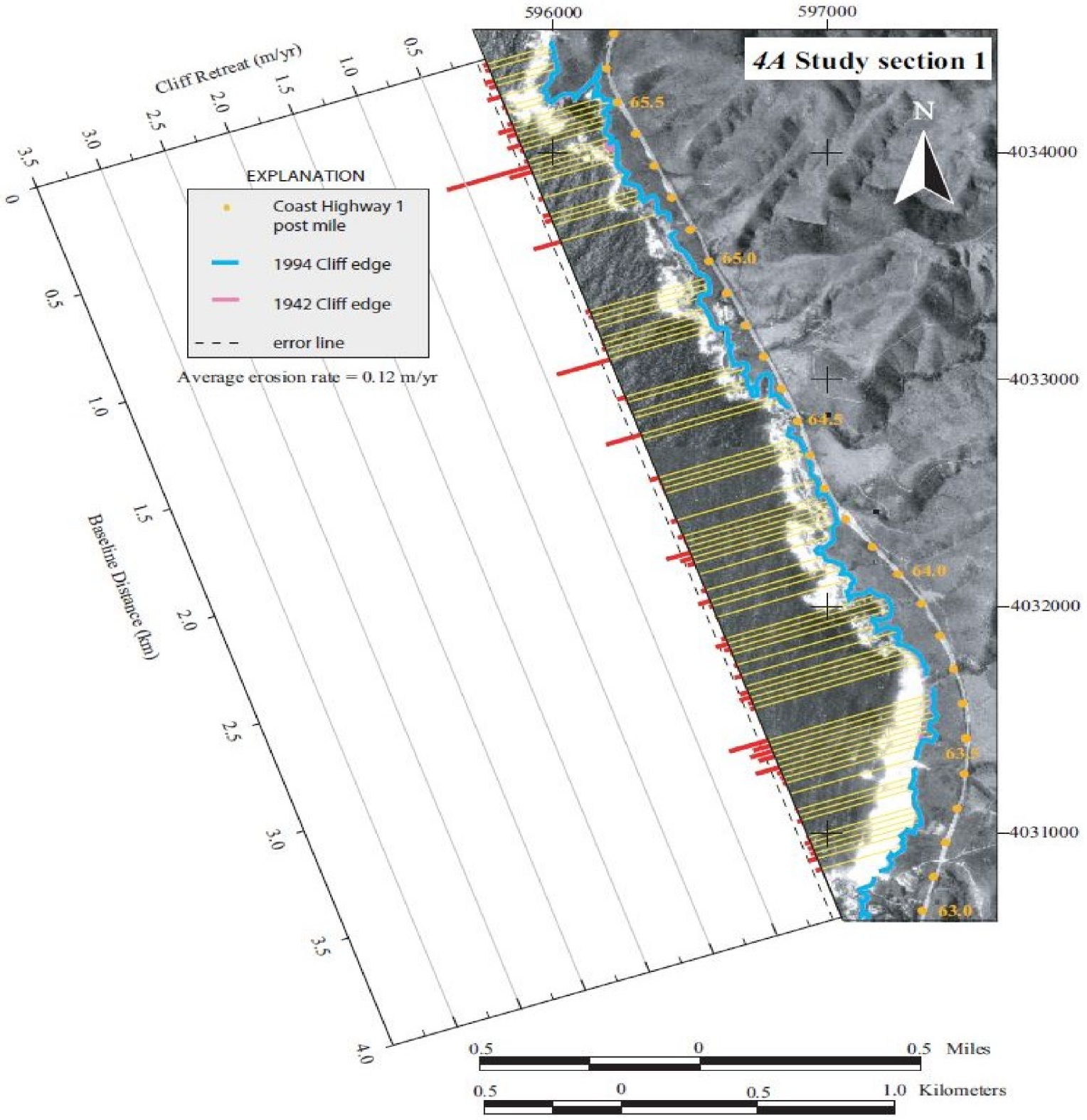


Figure 44. Cliff retreat rates for study section 1 of the Big Sur coast.

CapRock
Environmental, Engineering & Marine Geology

Coastal Cliff Retreat (Hapke and Green, 2004)

FIGURE 2

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'–30' AWAY FROM HOUSE.

GUIDLINES AS FOLLOWS:
- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4□
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' – 100' AWAY FROM HOUSE.

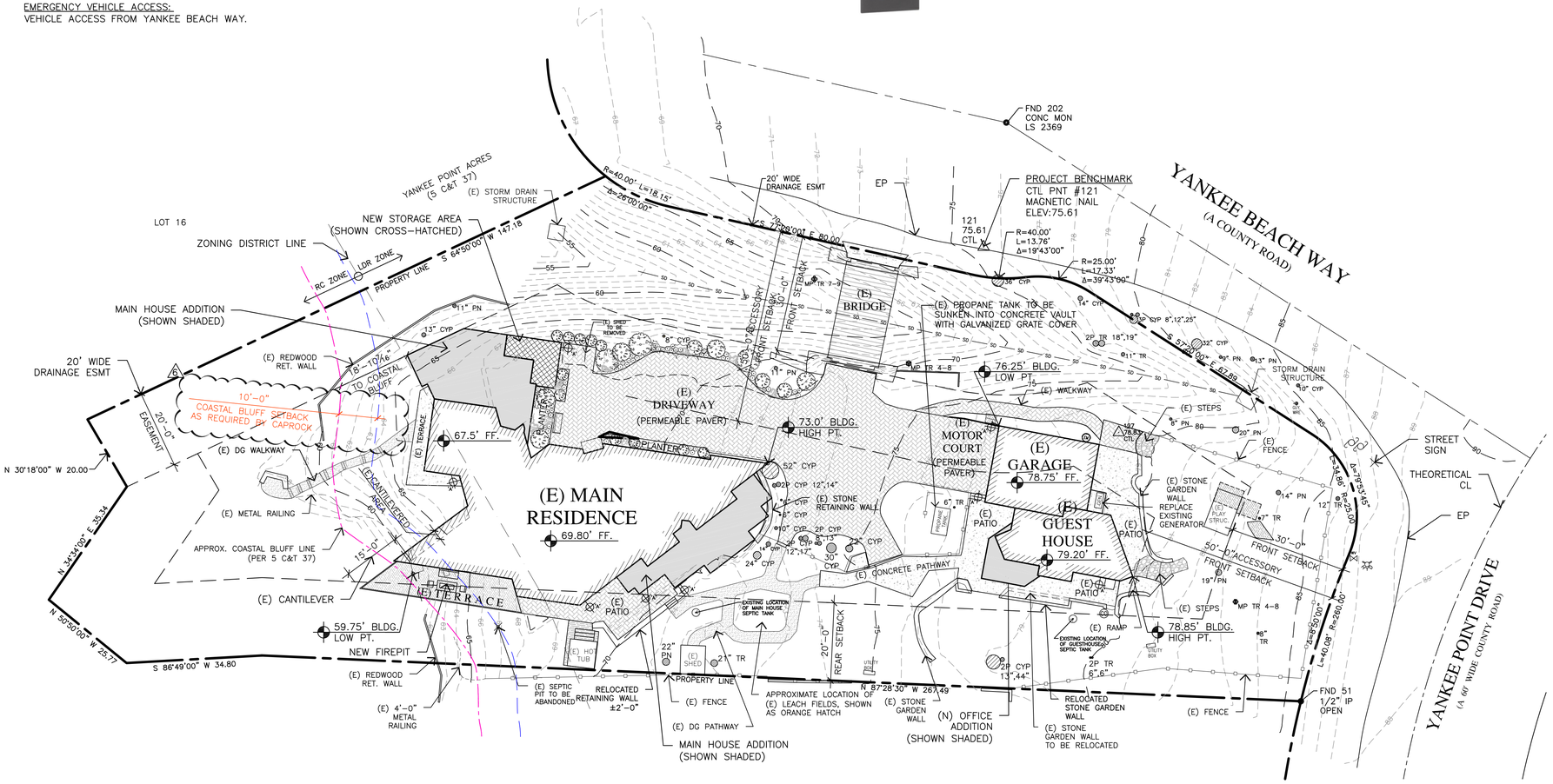
GUIDLINES AS FOLLOWS:
- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM YANKEE BEACH WAY.

EXTERIOR LIGHTING LEGEND

10W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'A'
MINKA LAVERY OUTDOOR LIGHTING
WALL MOUNTED "WESTGATE" SCONCE W/
WHITE SEEDY GLASS
1 LED BULB
TOTAL WATTAGE NOT TO EXCEED 6 WATTS
(DELIVERED LUMENS 103.8)
W/ PHOTO CONTROL SENSOR



SITE PLAN - PROPOSED

1/16"=1'-0"

N

PLANNING INFO.

- PROPERTY OWNER:
  OLIVER AND BROOKE RICKARD
  1304 SUTTON DRIVE
  COLUMBIA, MO. 65203
- PROJECT ADDRESS:
  5 YANKEE BEACH WAY
  CARMEL, CA 93923
- PROJECT SCOPE:
  - INTERIOR REMODEL TO EXISTING SINGLE FAMILY DWELLING WITH AN ADDITION OF 933 SF.
  - INTERIOR REMODEL OF EXISTING GUESTHOUSE, CONVERTING 89 SF. INTO NEW OFFICE.
  - ADDITION OF 101 SF. TO NEW HOME OFFICE, TOTALING 190 SF. NEW HOME OFFICE.
  - NEW 118 SF. STORAGE AT MAIN RESIDENCE.
  - AFTER THE FACT EMERGENCY PERMIT FOR EXISTING BRIDGE.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 243-141-008
- ZONE: LDR/1-D(20)(CZ) | RC-D(20')(CZ)
- STORIES: ONE
- MAX BLDG. HT: 20 FT
- GRADING: 35 CY CUT | 10 CY FILL, SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
  2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- LOT AREA: 31,695 SF (0.73 Ac.)
- LOT COVERAGE CALCULATIONS IN LDR ZONE:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	2015	1084	-5	3094
GUEST HOUSE	476	0	-89	387
OFFICE	0	190	0	190
GARAGE	506	0	0	506
PLAYHOUSE	69	0	0	69
SHEDS	82	0	-36	46
TOTAL	3148	1274	-130	4292

- LOT COVERAGE "LDR ZONE" ALLOWED: 4,754.7 SF (15%)
- LOT COVERAGE "LDR ZONE" PROPOSED: 4,292 SF (13.5%)
- LOT COVERAGE CALCULATIONS IN RC ZONE:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	486	0	0	486
TOTAL	486	0	0	486

- LOT COVERAGE "RC ZONE" ALLOWED: 1,584.9 SF (5%)
- LOT COVERAGE "RC ZONE" EXISTING: 486 SF (1.5%)
- F.A.R. CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	2585	938	-5	3518
GUEST HOUSE	476	0	-89	387
OFFICE	0	190	0	190
GARAGE	506	0	0	506
TOTAL	3567	1128	-94	4601

- F.A.R. ALLOWED: 6,339.6 SF (20%)
- F.A.R. PROPOSED: 4,601 SF (14.5%)

VICINITY MAP

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

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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 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:

RICKARD RESIDENCE

PROJECT ADDRESS:

5 YANKEE BEACH WAY
CARMEL, CA 93923

APN: 243-141-008

DATE: JUNE 4, 2024
APPLICATION REQ. SUBMITTAL

REVISIONS:
1. OCTOBER 1, 2024 PLANNING DEPT. SUBMITTAL
2. NOVEMBER 20, 2024 PLANNING DEPT. SUBMITTAL
3. JANUARY 10, 2025 PLANNING DEPT. SUBMITTAL
4. FEBRUARY 26, 2025 PLANNING DEPT. SUBMITTAL
5. SEPTEMBER 22, 2025 PLANNING DEPT. SUBMITTAL
6. OCTOBER 21, 2025 PLANNING DEPT. SUBMITTAL

SITE PLAN EXISTING

SHEET NO.

A1.0

County of Monterey

Board Report

Legistar File Number: ZA 25-077

Item No.4

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

December 11, 2025

Introduced: 12/4/2025
Version: 2

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250076 - SMITH CHRISTOPHER A & BONNIE M TRS

Public hearing to consider action on the alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

Project Location: 24495 Pescadero Road, Carmel

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

RECOMMENDATION:

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

1. 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; and
2. Approve a Coastal Development Permit and Design Approval to allow on the alternations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Mark Edwin Norris
Property Owner: Chris and Bonnie Smith
APN: 009-092-002-000
Parcel Size: 0.21 acres or 9,147 square feet
Zoning: Medium Density Residential with 2 acres per unit density, Design Control overlay in the Coastal Zone "MDR/2-D(CZ)"
Plan Area: Carmel Land Use Plan
Flagged and Staked: Yes
Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY/DISCUSSION:
The project site, approximately 0.21 acres, is located at 24495 Pescadero Road, Carmel. The parcel is zoned Medium Density Residential with 2 acres per unit density, Design Control overlay within the Coastal Zone. The proposed project consists of a Coastal Development Permit to allow for on the alternations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The property is served potable water from an existing connection with California American Water. The property has an existing sewer connection with California American Wastewater District (CAWD). Therefore, necessary facilities are provided at the project site.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Permit History
The project to remodel and reconstruct the single-family dwelling, including the second-story addition was initially submitted as an Administrative Design Approval, pending approval by the Chief of Planning on January 22, 2025. A letter was subsequently submitted **(Exhibit D)** by the neighbor requesting a public hearing for visual impacts from their subject property and for the siting of the structure close to the property line. The County currently does not have any policies or regulations to protect private views but does implement design standards to ensure consistency with the neighborhood character as discussed below. Additionally, staff found the proposed development did not conform to the site development standards for setbacks and although the County issued a Construction Permit (24CP02280-REV2) on October 24, 2024 that allowed for the replacement of the existing foundation in its current location, this did not allow for the remodel of the single family dwelling. Title 20 section 20.68.040, allows for ordinary maintenance and repairs including structural repairs and foundations without the benefit of a discretionary permit. Any additional work beyond this scope would require a Coastal Development Permit.

Legal Non-Conforming
According to Assessor Records and County of Monterey Records, the subject property was first developed with a 1,134 square foot single-family dwelling and a 640 square foot Caretakers Unit, which is now recognized as a Accessory Dwelling Unit (ADU), in 1930 prior to adoption of our Zoning Ordinance. The subject property is a corner lot that fronts along Pescadero Road and Camino Del Monte. Title 20.62.010.Q identifies that in cases where back-to-back corner lots are situated, that the common street shall not be less than the side setback for the zoning district. Therefore, in this case, the side setback would be along Pescadero Road and the front setback along Camino Del Monte. Based on this configuration, the attached plans (**Exhibit B)** illustrate a rear setback of 5 feet from the property line where the MDR zoning district requires 10 feet thereby making the single-family dwelling legal non-conforming to rear yard setbacks.

Title 20 section 20.68.040 allows for ordinary maintenance and repairs including structural repairs and foundations may be made to any structure which is nonconforming as to height or setbacks, to a structure used for a legal nonconforming use, provided that no structural alterations are made and such work does not exceed fifty percent of the appraised value of the structure in any one-year period. Additional maintenance and repairs may be allowed subject to a Coastal Development Permit. The project includes remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The first floor includes a remodel and reconstruction within the same foundational footprint and does not include enlargement beyond the existing footprint as illustrated in the attached plans. The second story 600 square foot addition will conform to the current rear yard setbacks of 10 feet.

Site Development Standards

Site development standards for the MDR zoning district are identified in Title 20 section 20.12.060. Required setbacks for main structures are 20 feet (front), 5 feet (sides), and 10 feet (rear) with a maximum allowable height of 30 feet as measured from average natural grade. The single-family dwelling currently has a front setback over 30 feet, a side setback of 13 feet 6 inches, a non-conforming rear setback of 5 feet, and a proposed height of 21 feet 9 inches. Site coverage in the MDR zoning district is limited to 35 percent and floor area ratio is limited to 45 percent. With the implementation of the proposed project, the resulting site coverage will be 18.4% and the floor area ratio is proposed at 28.5%. Staff received a letter on January 12, 2025 raising concerns surrounding the property's rear setback and second story height. At the time, this project was an Administrative Design Approval (PLN240337) and due to neighbor opposition this item was raised to a Public Hearing, subject to be heard by the Monterey County Zoning Administrator. The points of concern in the letter were primarily focused on the second story addition, and the private views that would be impacted as a result. Additionally, the letter included opposition to the structures existing rear setback, and detailed how construction of a second story would affect their privacy due to the addition having visual access into their yard/patio. In response to these concerns, the County does not have policies or regulations that protect private views, and the residence as proposed with the second story addition conforms with the allowable height outlined in Title 20. Additionally, staff has determined the rear setback to be legal nonconforming setback, and the existing foundation is proposed to remain in place. Therefore, the nonconforming setback is allowed to remain at 5 feet as shown on the project plans, and the proposed project complies with the required site development standards applicable to the zoning district.

Design and Visual Resources

Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The proposed addition to the residence would have exterior colors and materials that match the existing exterior, which light rustic stone veneer siding, brown composition roofing, and off-white trim, with white vinyl framing for windows and doors. The exterior finishes continue to be compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on July 23, 2025. As sited, the proposed residence and accessory structure are located in the same building footprint as the existing structure, and are sited between two existing residences with

existing mature vegetation that act as screening to prevent any impacts to public views.

According to Map A of the Carmel Area Land Use Plan, the subject property is within the public viewshed as seen from Highway 1 corridor and Scenic Road. However, the project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project utilizes the same building footprint, and proposes colors and materials that blend with the surrounding area, therefore the proposed development will not create a negative impact on public viewshed points, Highway 1 corridor or Scenic Road. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment, and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposes to utilize footprint of the existing residence, and the second story is below the allowable maximum height outlined in MDR zoning. The current structures on the property are consistent with this policy, as they cannot be seen from any public viewshed points, and the colors and materials are natural earth tone colors with the use of stone, as to not detract from the natural beauty of the scenic shoreline and undeveloped ridgelines and slopes in the public viewshed. Policy 26.1.20 of the 1982 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Carmel Area.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts the maintenance or minor alteration of existing public or private structures, including additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of structures before the addition, or 2,500 square feet (whichever is less). As proposed, the project includes an addition to an existing legal non-conforming residence to include construction of 201 square feet of new porches, remodel and reconstruction of 1,134 square feet of existing space, a 600 square foot second-story addition, and replacement of foundations and framing. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11th, 2025 Zoning Administrator hearing.

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit C - Vicinity Map
Exhibit D - Letter Requesting Public Hearing

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Chris and Bonnie Smith, Property Owners; Mark Edwin Norris, Agent; The Open Monterey Project; LandWatch (Executive Director); Christopher Paul; Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250076.

County of Monterey

Item No.4

Zoning Administrator

Legistar File Number: ZA 25-077

Introduced: 12/4/2025 **Current Status:** Agenda Ready

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

PLN250076 - SMITH CHRISTOPHER A & BONNIE M TRS

Public hearing to consider action on the alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

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The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Mark Edwin Norris

Property Owner: Chris and Bonnie Smith

APN: 009-092-002-000

Parcel Size: 0.21 acres or 9,147 square feet

Zoning: Medium Density Residential with 2 acres per unit density, Design Control overlay in the Coastal Zone "MDR/2-D(CZ)"

Plan Area: Carmel Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner

bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY/DISCUSSION:
The project site, approximately 0.21 acres, is located at 24495 Pescadero Road, Carmel. The parcel is zoned Medium Density Residential with 2 acres per unit density, Design Control overlay within the Coastal Zone. The proposed project consists of a Coastal Development Permit to allow for on the alternations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The property is served potable water from an existing connection with California American Water. The property has an existing sewer connection with California American Wastewater District (CAWD). Therefore, necessary facilities are provided at the project site.

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Permit History
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OTHER AGENCY INVOLVEMENT

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

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HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11th, 2025 Zoning Administrator hearing.

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit C - Vicinity Map
Exhibit D - Letter Requesting Public Hearing

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Chris and Bonnie Smith, Property Owners; Mark Edwin Norris, Agent; The Open Monterey Project; LandWatch (Executive Director); Christopher Paul; Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250076.

Exhibit A

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EXHIBIT A

Project Information for PLN250076

Application Name:	Smith Christopher A & Bonnie M Trs		
Location:	24495 Pescadero Rd, Carmel		
Applicable Plan:	Carmel LUP	**Primary APN:**	009-092-002-000
Advisory Committee:	Carmel/Carmel Highlands Advisory Committee	**Coastal Zone:**	Yes
Permit Type:	Coastal Development Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:	MDR/2-D(CZ)	**Land Use Designation:**	Residential - Medium Density

Project Site Data:

Lot Size:	9147	**Coverage Allowed:**	35
		Coverage Proposed:	18.4
Existing Structures (sf):		**Height Allowed:**	30
Proposed Structures (sf):		**Height Proposed:**	21
Total Sq. Ft.:			
		FAR Allowed:	45
Special Setbacks on Parcel:	N	**FAR Proposed:**	28.5

Resource Zones and Reports:

Seismic Hazard Zone:	III	**Soils Report #:**	LIB250308
Erosion Hazard Zone:	Moderate	**Biological Report #:**	
Fire Hazard Zone:	None	**Forest Management Rpt. #:**	
Flood Hazard Zone:	X (unshaded)	**Geologic Report #:**	
Archaeological Sensitivity:	moderate	**Archaeological Report #:**	
Visual Sensitivity:	None	**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:	CalAm	**Grading (cubic yds.):**	
Water Purveyor:	CalAm	**Sewage Disposal (method):**	
Fire District:	Cypress FPD	**Sewer District Name:**	Carmel Area Wastewater District
Tree Removal:			

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Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
SMITH CHRISTOPHER & BONNIE M TRS (PLN250076)
RESOLUTION NO. 25-
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2) Approve a Coastal Development Permit and Design Approval to allow alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

[PLN250076, Chris and Bonnie Smith, 24495 Pescadero Road, Carmel (APN: 009-092-002-000), Carmel Area Land Use Plan, Coastal Zone]

The SMITH application (PLN250076) came on for public hearing before the County of Monterey on December 11, 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 Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan;
   - Carmel Area Land Use Plan; and
   - Monterey County Coastal Implementation Plan Part 4;
   - 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) Permit History. The subject parcel in 2023 applied for and obtained a construction permit (23CP02280) to allow construction of a new foyer, rebuilding the kitchen, and new front and back porches. In 2024, the owner submitted a Revision Construction Permit (23CP02280-REV1) to omit a portion of the previously approved scope of work, and include an

addition of a shower and reconfiguration of interior walls. In December of 2024, the applicant applied for an additional Revision Construction Permit (23CP02280-REV3) to include a second-story addition, a second bathroom and omission of a previously approved staircase leading to the balcony. With the exterior work proposed in all three projects, the owner applied for an Administrative Design Approval (PLN240337) to capture the additional work. Staff sent out the Notice of Pending Administrative Design Approval on January 10, 2025 and received a letter from a neighbor requesting this item be referred to a Public Hearing subject to the Zoning Administrator. Due to the item being elevated in entitlement, PLN240337 was voided and the applicant applied for a Coastal Development Permit and Design Approval (PLN250076) to allow alterations a legal non-conforming residence to include a remodel and reconstruction of existing space, a second-story addition, new porches and replacement foundations and framing.

c) Project. The project includes alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing space in a single-family dwelling, a 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations framing.

d) Allowed Use. The property is located at 24495 Pescadero Road, Carmel (Assessor's Parcel Number 009-092-002-000), within the Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Medum Density Residential, with a 2 acre per unit density, and Design Control overlay in the Coastal Zone. The MDR zoning allows for construction of the first single-family dwelling as a principally allowed use, subject to a Coastal Administrative Permit. Pursuant to Title 20 section 20.70.120.A, additions to single-family dwellings are exempt from requiring a Coastal Development Permit, however the property has a Design Control zoning district overlay, which allows for additions or modifications to a structure, subject to a Design Approval. The remodel and reconstruction to the legal non-conforming single family dwelling is subject to the granting of a Coastal Development Permit pursuant to Title 20 section 20.68.050 (see subsequent Evidence “j”). Therefore, the project is an allowed land use for this site.

e) Lot Legality. The subject property (0.21 acres) is identified in its current configuration as Lot 8 on Block 164, as shown on Cities and Towns Map, in Volume of Maps, Page 22, recorded on May 7, 1923. Further, construction permits have been issued on the subject property. Therefore, the County recognizes the subject property as a legal lot of record.

f) Development Standards. Site development standards for the MDR zoning district are identified in Title 20 section 20.12.060. Required setbacks for main structures are 20 feet (front), 5 feet (sides), and 10 feet (rear) with a maximum allowable height of 30 feet as measured from average natural grade. The single-family dwelling currently has a front setback over 30 feet, a side setback of 13 feet 6 inches, a non-conforming rear setback of 5 feet, and a proposed height of 21 feet 9 inches. Site coverage in the MDR zoning district is limited to 35 percent and floor area ratio is limited to 45 percent. With the implementation of

the proposed project, the resulting site coverage will be 18.4% and the floor area ratio is proposed at 28.5%. Staff received a letter on January 12, 2025 raising concerns surrounding the property's rear setback and second story height. At the time, this project was an Administrative Design Approval (PLN240337) and due to neighbor opposition this item was raised to a Public Hearing, subject to be heard by the Monterey County Zoning Administrator. The points of concern in the letter were primarily focused on the second story addition, and the private views that would be impacted as a result. Additionally, the letter included opposition to the structures existing rear setback, and detailed how construction of a second story would affect their privacy due to the addition having visual access into their yard/patio. In response to these concerns, the County does not protect private views, and the residence as proposed with the second story addition conforms with the allowable height outlined in Title 20. Additionally, staff has determined the rear setback to be legal nonconforming setback, and the existing foundation is proposed to remain in place. Therefore, the nonconforming setback is allowed to remain at 5 feet as shown on the project plans, and the proposed project complies with the required site development standards applicable to the zoning district.

g) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250308), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".

h) Design and Visual Resources. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The proposed addition to the residence would have exterior colors and materials that match the existing exterior, which light rustic stone veneer siding, brown composition roofing, and off-white trim, with white vinyl framing for windows and doors. The exterior finishes continue to be compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on July 23, 2025. As sited, the proposed residence and accessory structure are located in the same building footprint as the existing structure, and are sited between two existing residences with existing mature vegetation that act as screening to prevent any impacts to public views.

According to Map A of the Carmel Area Land Use Plan, the subject property is within the public viewshed as seen from Highway 1 corridor and Scenic Road. However, the project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project utilizes the same building footprint, and proposes colors and materials that blend with the surrounding area, therefore the

proposed development will not create a negative impact on public viewshed points, Highway 1 corridor or Scenic Road. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment, and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposes to utilize footprint of the existing residence, and the second story is below the allowable maximum height outlined in MDR zoning. The current structures on the property are consistent with this policy, as they cannot be seen from any public viewshed points, and the colors and materials are natural earth tone colors with the use of stone, as to not detract from the natural beauty of the scenic shoreline and undeveloped ridgelines and slopes in the public viewshed. Policy 26.1.20 of the 1982 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Carmel Area.

i) Cultural Resources. Per County of Monterey GIS, the project site has a moderate archaeological sensitivity. Carmel CIP section 20.146.090.B, states project sites in moderate archaeological sensitivity zones on parcels 2.5 acres or more in size shall provide an archaeological survey. The subject lot is less than 2.5 acres in size, and involves minimal ground disturbance, therefore a report was not required. Therefore, there will be no impacts on archaeological resources. To assure no impacts to archaeological or cultural resources will occur, staff has added standard Condition No.3, to require the applicant notify a professional archaeologist in the event a resource is discovered during construction.

j) Legal non-conforming. According to Assessor Records and County of Monterey Records, the subject property was first developed with a 1,134 square foot single-family dwelling and a 640 square foot Caretakers Unit, which is now recognized as Accessory Dwelling Unit (ADU), in 1930 prior to adoption of our Zoning Ordinance. The subject property is a corner lot that fronts along Pescadero Road and Camino Del Monte. Title 20.62.010.Q identifies that in cases where back-to-back corner lots are situated, that the common street shall not be less than the side setback for the zoning district. Therefore, in this case, the side setback would be along Pescadero Road and the front setback along Camino Del Monte. Based on this configuration, the attached plans (**Exhibit B)** illustrate a rear setback of 5 feet from the property line where the MDR zoning district requires 10 feet thereby making the single-family dwelling legal non-conforming to rear yard setbacks.

Pursuant to Title 20 section 20.68.040, ordinary maintenance and repairs including structural repairs and foundations may be made to any structure which is nonconforming as to height or setbacks, to a structure

used for a legal nonconforming use, provided that no structural alterations are made and such work does not exceed fifty percent of the appraised value of the structure in any one-year period. Additional maintenance and repairs may be allowed subject to a Coastal Development Permit. The project includes remodel and reconstruction of 1,134 square feet of existing single-family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The first floor includes a remodel and reconstruction within the same foundational footprint and does not include enlargement beyond the existing footprint as illustrated in the attached plans. The second story 600 square foot addition will conform to the current rear yard setbacks of 10 feet.

k) The project was not referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review due to an on-going lack of quorum within this committee. Therefore, staff scheduled this item before the Zoning Administrator.

l) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN250076.

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, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Soils and Geologic Hazards. The following reports have been prepared:

- "Geotechnical and Geohazards Report" prepared by Lawrence Grice, Salinas, CA, August 28, 2025 (County of Monterey Library No. LIB250308).

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) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Carmel CIP section 20.146.080.1.B, a Geological Hazards Assessment and Geotechnical Report were prepared to address the property's known geological hazards. Per the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is located 0.10 miles (approximately 530 feet) to the Southwest of a splay of the Hatton

fault of the project site. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The existing structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250308), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

d) Staff conducted a site inspection on Google Earth, and reviewed the photos submitted on July 23, 2025 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250076.

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

EVIDENCE:

a) The project was reviewed by HCD - Planning, Cypress Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD- Environmental Services. 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 to the proposed residence. The property is served potable water through and existing connection with California American Water (CalAm) and has an existing sewer connection served by California Area Wastewater District (CAWD).

c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250076.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

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

b) Staff conducted a site inspection on Google Earth and reviewed photos as part of the submittal, dated July 23, 2025, and researched County records to assess if any violation exists on the subject property.

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

d) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250076.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts the maintenance or minor alteration of existing public or private structures, including additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of structures before the addition, or 2,500 square feet (whichever is less).

b) The proposed project involves alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing space, a 600 square foot second-story addition, and associated site improvements including 201 square feet of porches and replacement of foundations and framing.

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

d) Staff conducted a site inspection on Google Earth and through photos submitted on July 23, 2025, to verify that the site and proposed project meet the criteria for an exemption.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN250076.

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

EVIDENCE:

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

described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250076.

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

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

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

DECISION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2. Approve a Coastal Development Permit and Design Approval to allow alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

PASSED AND ADOPTED this 11th day of December, 2025:

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN250076

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit and Design Approval (PLN250076) allows for alternations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single-family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The property is located at 24495 Pescadero Road, Carmel (Assessor's Parcel Number 009-092-002-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit and Design Approval (Resolution Number _____) was approved by County of Monterey Zoning Administrator for Assessor's Parcel Number 009-092-002-000 on December 11, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

Names and contact information (primary and secondary) of parties responsible for project during construction.

Summary table including:

Types of construction vehicles and number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling

Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

Compliance or Monitoring Action to be Performed:

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

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

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HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Kitchen range hood
- Duct leakage testing

GENERAL NOTES

1.1 **JOB DESCRIPTION:** ADD 61 SQF COVERED FRONT PORCH, 140 SQF COVERED BACK PORCH WITH DECK ABOVE, AND REMODEL/ REBUILD 1,134 SQF OF EXISTING. *ADD2 SECOND BATHROOM AND 600 SQF SECOND FLOOR. REPLACE FOUNDATIONS, FLOOR FRAMING AND SHEATHING. DEMO. SINGLE-WALL CONSTRUCTION & REPLACE WITH BRACED STUD WALLS.* 3

1.2 **APN:** 009-092-002-000. **ZONING:** MDR/2-D(CZ). NO TREES OR NATIVE VEGETATION REMOVED BY THIS PROJECT. NET NEW **IMPERVIOUS AREA** IS UNCHANGED. AREA OF DISTURBANCE, NOT APPLICABLE.
LOT COVERAGE CALCULATIONS: LOT SIZE; 0.117, ACRES = 7,700 SQF; ALLOWED COVERAGE; 3,465 SQF. = **35%;** EXISTING COVERAGE; 1,720 SQF = 22%; PROPOSED ADDITIONAL; 283 SQF = 3.7%; PROPOSED DEMOLITION; 0 SQF **PROPOSED TOTAL COVERAGE; 1,417** SQF = **18.4%, THEREFORE OK.**
FLOOR AREA RATIO (FAR) CALCULATIONS: ALLOWED FAR = 45% = 3,465 SQF. EXISTING FAR = 1720 = 22%. PROPOSED ADDITION FLOOR AREA = 661 SQF = 8.5%. PROPOSED **TOTAL FAR = *28.5%*, THEREFORE OK.** 3

1.3 WORK SHALL COMPLY WITH MANUFACTURERS' INSTRUCTIONS AND CODES AS APPROVED BY THE COUNTY OF MONTEREY INCLUDING THE **2022** CALIFORNIA RESIDENTIAL CODE (CRC), CA ENERGY CODE (CEnC), CA PLUMBING CODE (CPC), CA MECHANICAL CODE (CMC), CA ELECTRICAL CODE (CEC), CA FIRE CODE (CFC), AND CALGREEN (CG). CONTRACTOR(S) SHALL CONFIRM THAT AND SITE CONDITIONS.
DIMENSIONS APPROXIMATE; DO NOT SCALE THE DRAWINGS. MATCH (E) AS CLOSELY AS POSSIBLE. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR ON DEMAND.

1.4 **OCCUPANCY GROUP**; R-3 & U. **CONSTRUCTION TYPE**; VB, SPRINKLERED PER NFPA 13D. 3
DEFERRED SUBMITTALS; HEATER CALCS. **SPECIAL INSPECTION;** *HERS PER SHEET 5, NAILING CLOSER THAN 4" AS FOR PORTAL FRAME.*

1.5 **CONSTRUCTION WASTE MANAGEMENT**: THE GENERAL CONTRACTOR (G.C.) SHALL DEVELOP A PLAN TO RECYCLE AND/OR SALVAGE FOR RE-USE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION MATERIALS INCLUDING USE OF COUNTY FORMS (CG § 4.408.1).

1.6 AT FINAL INSPECTION THE G.C. SHALL PROVIDE TO THE OWNER IN A FORMAT ACCEPTABLE TO THE COUNTY, AN **OPERATIONS AND MAINTENANCE MANUAL** DESCRIBING *SPECIAL FEATURES AND* KEEPING THE MANUAL WITH THE PROPERTY (CG 4.410.1). 3

1.7 **STAIR;** *EXTERIOR* RISERS MAX. 7.5," TREAD MIN. 14." NOSING OVERHANG NOT REQUIRED. *INTERIOR STAIRS MAX. 7.5" RISERS, MIN. 10" TREADS WITH 1" NOSING OVERHANG.* HANDRAILS NOT REQUIRED AT STAIRS WHERE THERE ARE 3 OR LESS RISERS IN A RUN. HANDRAILS REQ'D 34"-38" ABOVE TREADS' NOSING WITH GRIP TO BE 1½" TO 2" IN SECTION OR PER CRC R311.7.8.2 - 8.6 AND CONTINUOUS FROM TOP TO BOTTOM, MIN. 1½" CLEAR OF SMOOTH TEXTURE ON THE ADJACENT WALLS. STAIR TO HAVE MAX. 3/8" VARIATIONS IN TREAD OR RISER DIMENSIONS WITHIN A RUN. GUARDRAILS MIN 42" ABOVE UPPER WALKING SURFACE AND DESIGNED SO A 4" DIA. OBJECT (4 -3/8" AT STAIRS) CANNOT PASS THRU. LANDINGS TO BE MINIMUM 36" SQ. MAIN DOOR EXTERIOR THRESHOLD NOT TO BE HIGHER THAN 1½" ABOVE LANDING. WALKING SURFACES SLOPED TO DRAIN WITHOUT PUDDLES.

1.9 **ABBREVIATIONS, SYMBOLS** AND TERMS (SEE ALSO NOTES 1.3, 6.1, 16.3, AND 16.8):
1.9.1 "VERIFY" TYPICALLY MEANS "VERIFY WITH THE OWNER; (E) = EXISTING.
1.9.2 "MATCH" TYPICALLY MEANS, "MATCH (E) AS CLOSELY AS POSSIBLE (A.C.A.P.)."
1.9.4 "O/C" OR "O.C." MEANS "ON CENTER;" "U.N.O." = UNLESS NOTED OTHERWISE; "G.C." = GENERAL CONT'R.
1.9.5 "OSB" = ORIENTED STRAND BOARD PLYWOOD; "C.O." = CASED OPENING, WOOD OR GYP. BRD AS TYPICAL
1.9.6 "H.R." = HEAT REGISTER; "HVL" = HEAT-VENT-LIGHT; "F.A.U." = CENTRAL FURNACE, FORCED AIR UNIT.
1.9.7 "A.I." = ARTIFICIAL INTELLIGENCE; "GPF" = GALLONS PER FLUSH; "GPM" = GALLONS PER MINUTE.
1.9.8 "POC" = POCKET DOOR; "TD"= TUBULAR DAYLIGHTING DEVICES. "T."= TEMPERED GLASS; F.= FIXED;
1.9.9 "XO" = SLIDING UNIT WHERE "X" IS THE MOVABLE PANE AS VIEWED FROM THE EXTERIOR; 1/3 = ONE THIRD OF THE WINDOW IS OPERABLE; S.H. = SINGLE HUNG. C.L. = CASEMENT, LEFT HINGED, C.R. = RIGHT HINGED.
1.9.10 (S)= SMOKE ALARM; (C)= COMBINATION SMOKE AND CARBON MONOXIDE SENSOR.
1.9.11 = CEILING MOUNTED LIGHT; = SCONCE; = RECESSED LIGHT; = 120V CONVENIENCE OUTLET.
1.9.12 = 220V OUTLET; = EXAUST FAN; = BIBB PER PLAN; (M) = MOTION/PHOTO SWITCHED.

GRADING AND SITE WORK

2.1 FINISH GRADE ~~~> = DIRECTION OF FLOW. **EROSION CONTROL** THE LOCATION OF EROSION CONTROL FACILITIES INCLUDING FIBER ROLLS, CONCRETE AND STUCCO WASHOUT AREA, ETC. SUBJECT TO REVIEW BY THE GENERAL CONTRACTOR AND COUNTY ENVIRONMENTAL SERVICES. REDUCE DISCHARGE OF POLLUTANTS VIA TRANSFER OF STORM WATER RUNOFF BY PLACEMENT OF FIBER ROLLS DOWNSTREAM OF THE WORK (HEALTH AND SAFETY CODE § 7050.5).

2.2 DOWNSPOUTS SHALL TERMINATE AT (E) DRAINPIPE THAT LEADS TO (E) ROCKY PERCOLATION AREA IN WESTERN CORNER.

CONCRETE AND FOUNDATIONS

3.1 CONCRETE STRENGTH MIN. 2,500 PSI AT 28 DAYS. REBAR TO BE NO. 4 CONTINUOUS OR LAPPED 20" AND TIED. FLATWORK/LANDSCAPING PER FIELD DESIGN, SUBJECT TO INSPECTION AS APPROPRIATE. LANDING TO BE SLOPED MIN. 2% TO DRAIN WITHOUT PUDDLES. *SEE ALSO NOTE 1.7* 2

3.2 FASTENERS IN CONCRETE (ANCHOR BOLTS, ETC.) TO BE TIED TO REBAR AND IN PLACE FOR INSPECTION. **ANCHOR BOLTS** MIN. ½" DIA. x 10" EMBEDDED 7" INTO CONCRETE AT MAX. 6' O.C. AND 4" TO 12" FROM ENDS OF SILL PIECES WITH 3" SQ. x 0.229" PLATE WASHERS. WALLS 24" OR LESS GET MIN. 1 ANCHOR BOLT PLACED IN MIDDLE THIRD OF THE WALL (R403.1.6. SEE ALSO NOTE 6.1).

3.3 **CRAWL SPACE VENTING;** 1,472 SQF x144/150 = 1,413 SQ. IN. VENT AREA. SCREENED CRAWL ACCESS 16"x 24" =384 SQ. IN. 1,413 - 384 =1,029 SQ IN. USE 6"x 14" VENTS, 5.5"x14"=77 SQ. IN. THOSE IN VENEER AREAS ARE REDUCED IN EFFECTIVE AREA BY THE STONE FINS, 3"x2"x5.5"=33. 77 SQ IN-33=44 SQ IN. THE VENTS IN THE REAR AREN'T SUBJECT TO VENT AREA REDUCTION. USE **14** IN VENEER AREA AND **6** IN THE REAR WALL, ONE WITHIN 3' OF EACH CORNER EXCEPT AT THE FRONT DOOR. SEE DETAIL 7/A 3

MASONRY

4.1 VENEERS PER CRC CH. R606. AT HOUSE USE ANCHORED VENEER. AT FOUNDATION VENTS, *PROVIDE 1/8" HARDWARE CLOTHE SECURED WITH GROUT TO PREVENT RODENT ENTRANCE INTO AIR GAP BEHIND VENEER.* AT PORCH POSTS USE ADHERED VENEER. 3

4.2 CONCRETE BLOCK TO BE SOLID GROUTED IN REINFORCED CELLS AND INSTALLED PER CRC CH. R606.

METALS

5.1 FLASHING TO BE MIN 26 GA. G.I. RAIN GUTTERS TO BE DEEP FASCIA GUTTER PROFILE MATCHING (E), WITH DOWNSPOUTS PER NOTE 2.2 .

5.2 STRAPS, HANGERS, ETC. TO BE BY SIMPSON STRONG-TIE OR EQUIVALENT.

WOOD, FRAMING, FASTENERS

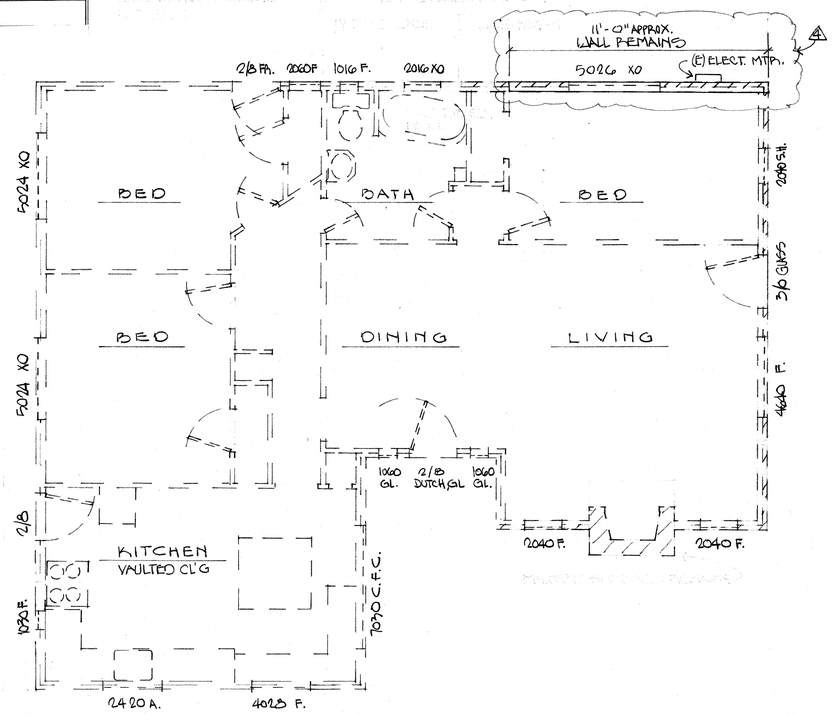
6.1 NAILING PER CRC TABLES R602.3(1), ETC. BRACING PER CRC BRACING METHOD CS-WSP PER NOTE 6.4 WITH CORNERS STITCHED PER ITEM 9 OF TABLES R602.3(1). LUMBER TO BE GRADE MARKED PER CODE. ANY WOOD IN CONTACT WITH CONCRETE AND WITHIN 8" OF FINISH GRADE SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED **(P.T.)** LUMBER. FIELD CUT P.T. LUMBER TO BE FIELD TREATED. ALL WOOD EXPOSED TO THE WEATHER SHALL BE P.T., REDWOOD, OR OTHER SPECIES THAT IS NATURALLY RESISTANT TO DECAY OR PROTECTED; VERIFY WITH OWNER. **FASTENERS IN P.T. LUMBER** TO BE HOT-DIPPED ZINC GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. MOISTURE CONTENT MAX. **19%** AND TO BE VERIFIED BY G.C. ON DEMAND (CG 4.505.3). **"TJI,"** "LVL," "PSL," "TIMBERSTRAND," AND SIMILAR ARE MANUFACTURED LUMBER BY WEYERHAEUSER TRUSJOIST, ICC ES ESR-1387.
TRIM AROUND *EXTERIOR DOORS AND* WINDOWS TO HAVE *2x JAMBS WITH 4x HEADERS AND WATERTABLE SILL.* 3

6.2 PROVIDE ATTIC ACCESS MIN. 22"x 30," WEATHER STRIPPED WITH R-30 INSULATION AFIXED TO THE TOP. *TRUSS LAYOUT ENGINEERING AND BRACING, BY OTHERS WITH DOCUMENTATION SUBJECT TO REVIEW BY THIS OFFICE AS EVIDENCED BY A WET-SIGNED LETTER BY THE DESIGNER STATING THE TRUSS SUBMITTALS GENERALLY CONFORM TO THE DESIGN. TRUSSES SHALL NOT BE INSTALLED UNTIL AN **APPROVED JOB COPY** OF THE TRUSS SUBMITTALS IS ISSUED BY THE COUNTY. SEE ALSO PRELIMINARY LAYOUT AND TRUSS PROFILE DRAWINGS AT SHEET 3.*

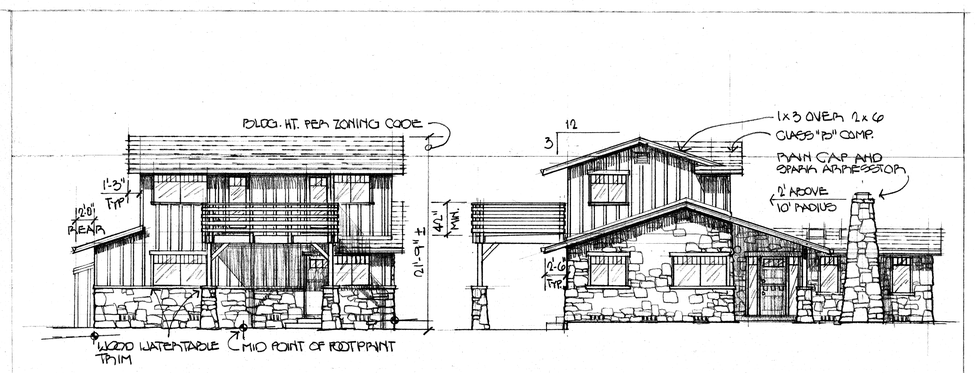
6.3 **ATTIC VENTILATION CALCS:** UPSTAIRS ATTIC = 600 SQF. 600 x144"/300 = 288 SQ IN. 288/2=144 SQ IN. IN EAVES AND GABLES. 144/5.5"/22"= 2. USE 4 6"x 22" EAVE VENTS AND 2 14"x 12" LOUVERED GABLE VENTS PER PLAN. DOWNSTAIRS ATTIC = 720 SQF. 720 x144"/300=336 SQ IN. 336/2=168. 168/5.5"/22"=2. USE 5 6"x 22" EAVE VENTS AND 1 14"x12" LOUVERED GABLE VENT PER PLAN. WALK-ON DECK IS OPEN BELOW, SO NO VENTING REQUIRED. 3

6.4 **FLOOR** SHTG. TO BE 3/4" (48/24) OSB PLYWOOD, T&G, GLUED AND NAILED. **BRACING** PER CONTINUOUS SHEATHING METHOD (CS-WSP PER CRC R602.10); ALL NEW EXTERIOR WALLS AND INTERIOR BRACED WALL PER PLAN TO BE SHEATHED WITH MIN. 3/8" OSB FROM FOUNDATION TO ROOF. **ROOF** SHEATHING MIN ½" OSB. ALL SHEATHING NAILED WITH 8d @ 6"/6"/12" O/C, *EXCEPT FOR ROOF SHEATHING WHERE FIELD NAILING INCREASES TO 6" O.C. PER CRC TABLE R602.3(1).* PORCH AND EAVE SHEATHING TO BE 1x8 V-LAP WITH 2 8d NAILS PER RAFTER. 2

6.5 *INSTALL MIN. 2x8 BACKER BLOCKING OR APPROVED EQUIV. FOR GRAB BARS IN LOWER BATHROOM PER R327.1, BETWEEN 32" AND 39" ABOVE THE FLOOR ON ALL WALLS OF THE SHOWER.* PROVIDE MIN. 12" SQ. ACCESS TO PLUMBING SLIP JOINTS, IF ANY. RODENT PROOFING INCLUDES ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AND OR FLOOR SHEATHING. CLOSE WITH CEMENT OR OTHER METHOD ACCEPTABLE TO THE COUNTY (GC 4.406.1). 3

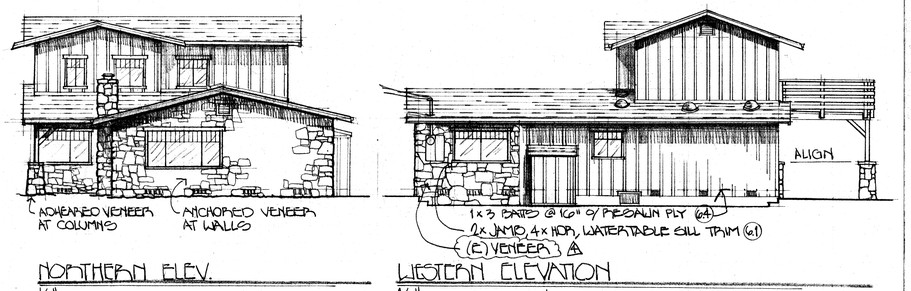


EXISTING & DEMOLITION FLOOR PLAN
1/4" = 1' - 0"



SOUTHERN ELEVATION
1/8" = 1' - 0"

EASTERLY ELEVATION
1/8"

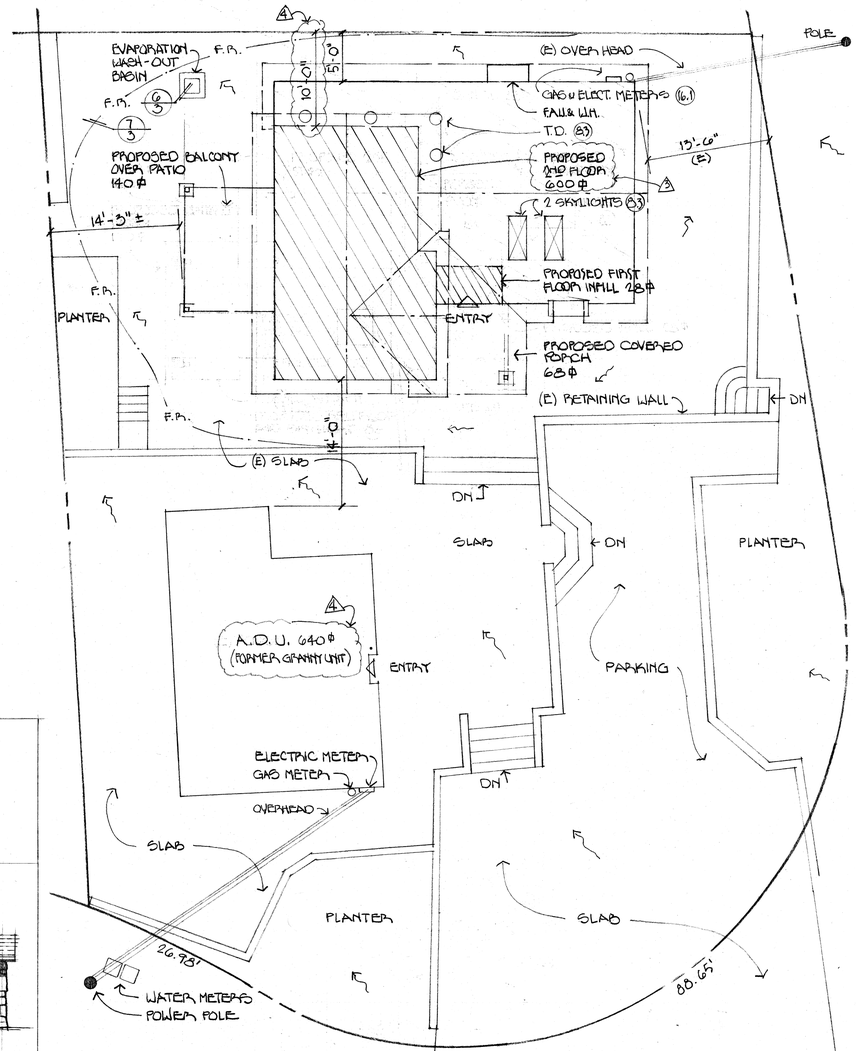


NORTHERN ELEV.
1/8"

WESTERN ELEVATION
1/8" = 1' - 0"

PLANS INDEX

SHT	CONTENTS
1	SITE PLAN, DEMOLITION FLOOR PLAN, NOTES, EXTERIOR ELEVATIONS
2	PROPOSED FLOOR PLAN, NOTES
3	FRAMING PLAN, FRAMING SECTIONS, DETAILS
4	FOUNDATION PLAN, DETAILS
5	T24-1 CF-1R
6	T24-2 MANDATORY ENERGY CONSERVATION FEATURES SUMMARY & CF-1R SIGNATURES



SITE PLAN
1/8" = 1' - 0"
FEATURES ARE EXISTING UNLESS NOTED OTHERWISE

PRINT: REVISION:
5.4.22
10.10.24
11.6.24
7.03.25
DESIGN BAHLER PRINTS

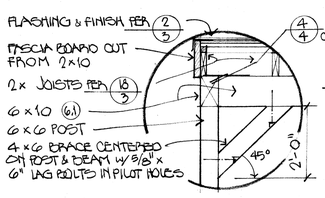
DESIGN, DRAFTING & PERMIT EXPEDITIONS
MARK EDWIN NORRIS
122 LIVE OAKS WAY • SALINAS • 93905
(831)424-2114 • NORRISDESIGNDETC@AOL.COM

HOME EXPANSION
SMITH, CHAWS & BONNIE 247-8575
SITE: 24695 PESCADERO RD. • CARMEL • 93923
MAIL: 695 BIRDS DR. • SALINAS • 93905

PESCADERO R.D.

JOB 0217.4
SHEET 1 OF 7

251



BALCONY CORNER BRACE 1/2

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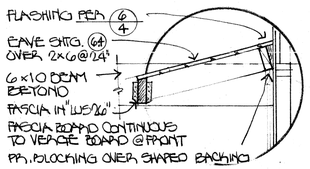

EAVE FROM BALCONY TO FRONT 2/2

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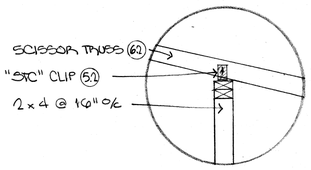
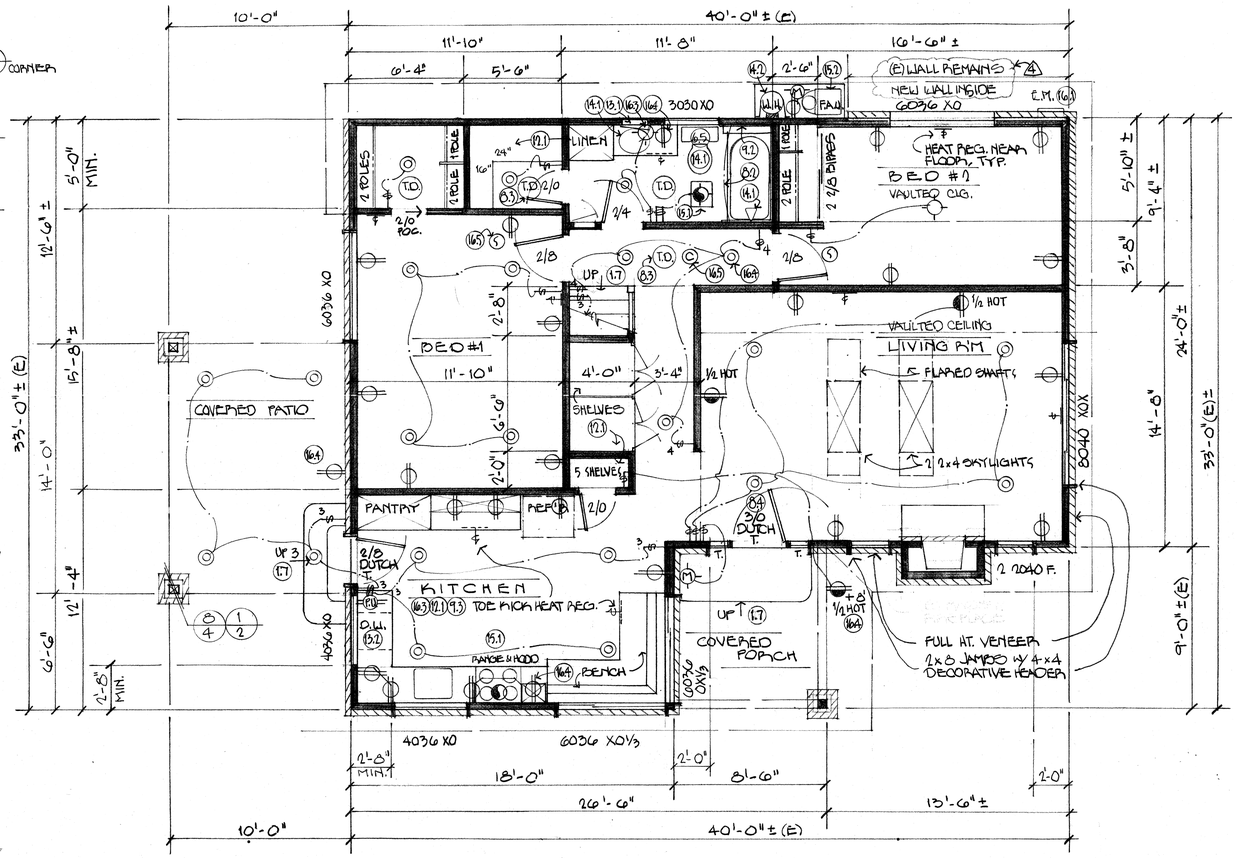


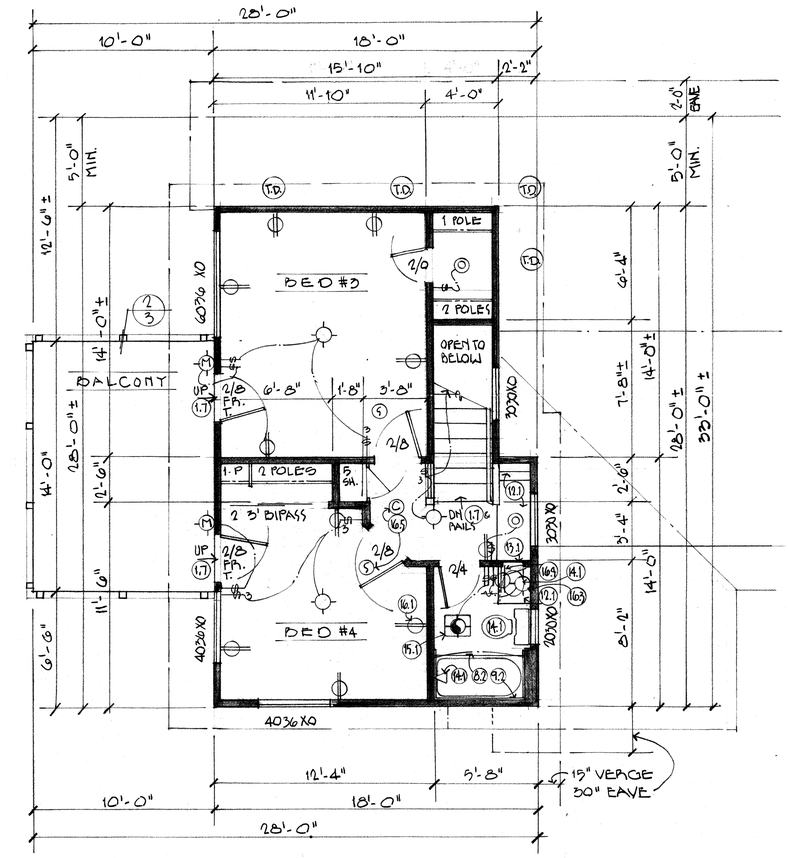
NON-BEARING TRUSS DETAIL 3/3

N.T.S.



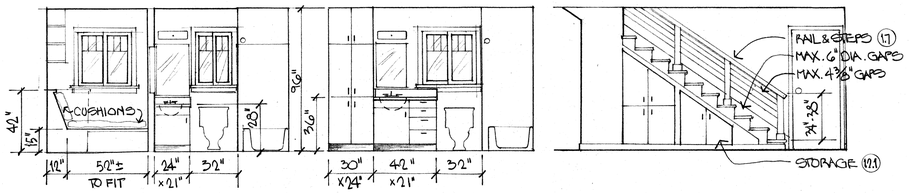
FIRST FLOOR PLAN 1/224#

1/4" = 1' - 0"



SECOND FLOOR PLAN 600#

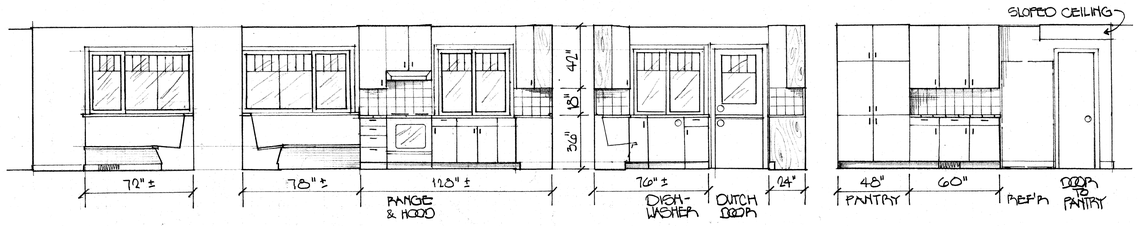
1/4" = 1' - 0"



UPSTAIRS 1/4"

DOWNSTAIRS 1/4"

HALL CABINETS 1/4"



KITCHEN ELEVATIONS

1/4" = 1' - 0"

NOTES CONTINUED FROM SHEET 1

THERMAL AND MOISTURE PROTECTION

7.1 SEE ALSO ENERGY CONSERVATION MEASURES SUMMARY AND CF-1R FORMS AT SHEETS 5 AND 6. WALL INSULATION TO BE MINIMUM R-13 (R-19 AT 2X6 FRAMING IF ANY); CEILING INSULATION TO BE MINIMUM R-30 IN NEW AND REBUILT AREAS. SKYLIGHT SHAFT SIDES TO GET MIN. R-19 BATTS.

7.2 BALCONY FLOOR TO BE FINISHED WITH "WALK-ON," WEATHERPROOF DECKING BY *"META-CRYLICS"* OR APPR'D EQUAL WITH PREP AND FLASHING PER MANUFR'S INSTRUCTIONS (HTTP://WWW.METACRYLICS.COM/); VERIFY MATERIAL AND COLOR WITH OWNER. SLOPE DECK TO DRAIN MIN. ¼"/ FT. ⟿ = DIRECTION OF FLOW. SELF-ADHERING FLASHING SHALL COMPLY WITH AAMA 711.

7.3 ROOFING TO BE COMPOSITION SHINGLES OF CLASS "B" ASSEMBLY. WOOD SIDING TO BE APPLIED OVER APPROVED BUILDING PAPER.

FENESTRATIONS & GLAZING

8.1 WINDOWS TO BE VINYL UNITS, DUAL PANE, CERTIFIED AND LABELED IN ACCORDANCE WITH STATE ENERGY STANDARDS. EXTERIOR DOORS TO BE "DUTCH" DOORS. SEE ALSO NOTE 1.9.9. 2

8.2 GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE MADE OF SAFETY GLAZING MATERIALS (AND BE LABLED AS REQUIRED BY CRC R308.1) SUCH AS TEMPERED, LAMINATED OR SAFETY PLASTIC INCLUDING THE SHOWER ENCLOSURE AND IN WALLS WITHIN 5' OF BATH OR SHOWERS, AND GLASS IN DOORS AND WITHIN 24" HORIZONTALLY OF DOORS. SHOWER ENCLOSURES RECOMMENDED TO BE CURTAIN AND ROD. ALL WINDOWS AND GLASS IN DOORS TO BE DUAL PANE AND CERTIFIED AND LABELED IN ACCORDANCE WITH STATE ENERGY STANDARDS

8.3 **SKYLIGHTS** TO BE CLEAR DUAL PANE (TEMPERED GLASS OVER LAMINATED). TUBULAR DAYLIGHTING DEVICE (TD, "SUN TUNNEL") TO BE 14" DIA. AND HAVE INTERNAL LIGHTING WHICH COMPLIES WITH CEnC.

8.4 FRONT DOOR TO INCLUDE SIDELITES, OVERALL UNIT APPROX. 5'-6" WIDE. GLAZING TO BE FIXED AND TEMPERED. 3

FINISH

9.1 TYPICAL INTERIOR WALLS AND CEILINGS TO GET ½" GYP. BRD. (USE 5/8" OR BOARD RATED FOR 24" SUPPORT SPACING) WITH TAPE AND TEXTURE TO MATCH EXISTING, VERIFY.

9.2 SHOWER WALLS TO 6' ABOVE THE DRAIN AND MINIMUM 4" HORIZONTALLY PAST THE ENCLOSURE, TO BE HARD, SMOOTH AND NON-ABSORBANT; VERIFY (CRC R307.2). INCLUDE NICHE(S) IN SHOWER PER OWNERS' DIRECTION.

9.3 MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CG 4.504.4. ADHESIVES, BONDING PRIMERS, SEALANTS, CAULKS, PAINTS, OTHER COATINGS, AND CARPET SYSTEMS SHALL COMPLY WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CG 4.504.2.1, 2, AND 3). PARTICLE BOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISHES WILL COMPLY WITH LOW EMISSION STANDARDS (CG 4.504.5). VERIFICATION DOCUMENTS TO BE AVAILABLE TO INSPECTOR UPON REQUEST.

CABINETS

12.1 CABINETS AND STORAGE SHOWN IS SUGGESTIVE, NOT PRESCRIPTIVE; VERIFY.

SPECIAL CONSTRUCTION

13.1 MEDICINE CABINET, MIRROR, *GRAB BARS*, FIXTURES AND FINISHES ARE SUBJECT TO OWNER'S APPROVAL.

13.2 DISHWASHER TO BE HIGH EFFICIENCY MODEL AS LISTED WITH THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT AND SELECTED BY THE OWNERS. 4

PLUMBING

14.1 WATER CLOSET SPACE INSIDE FINISH DIMENSION SHALL BE 31" MINIMUM WIDTH WITH 24" CLEAR SPACE IN FRONT OF THE TOILET. TOILET MAX. 1.28 GPF. SHOWER TO HAVE THERMOSTATIC MIXING VALVE PROVIDING WATER AT A MAXIMUM 120° F. HEAD TO HAVE A FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE. AT 60 PSI, LAVATORY FAUCET SHALL HAVE A FLOW RATE NOT TO EXCEED 1.2 GALLONS PER MINUTE (GPM). KITCHEN FAUCET FLOW RATES NOT TO EXCEED 1.8 GPM.

REVISION: 1. 10.10.24 2. 11.6.24 3. 1.15.25

DESIGN, DRAFTING & PERMIT EXPEDITIONS

MARK EDWIN NORRIS
(209) 795-6605

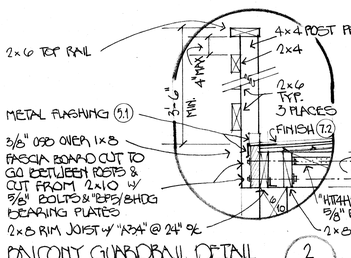
HOME REBUILD & EXPANSION

SMITH

24495 PESCADERO RD.

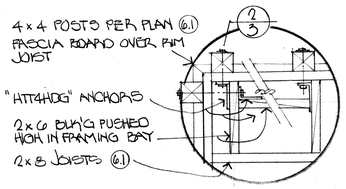
JOB 0217.4

SHEET 2 OF 7



BALCONY GUARDRAIL DETAIL 2/3

N.T.S.



BALCONY RAIL PLAN DETAIL 1/3

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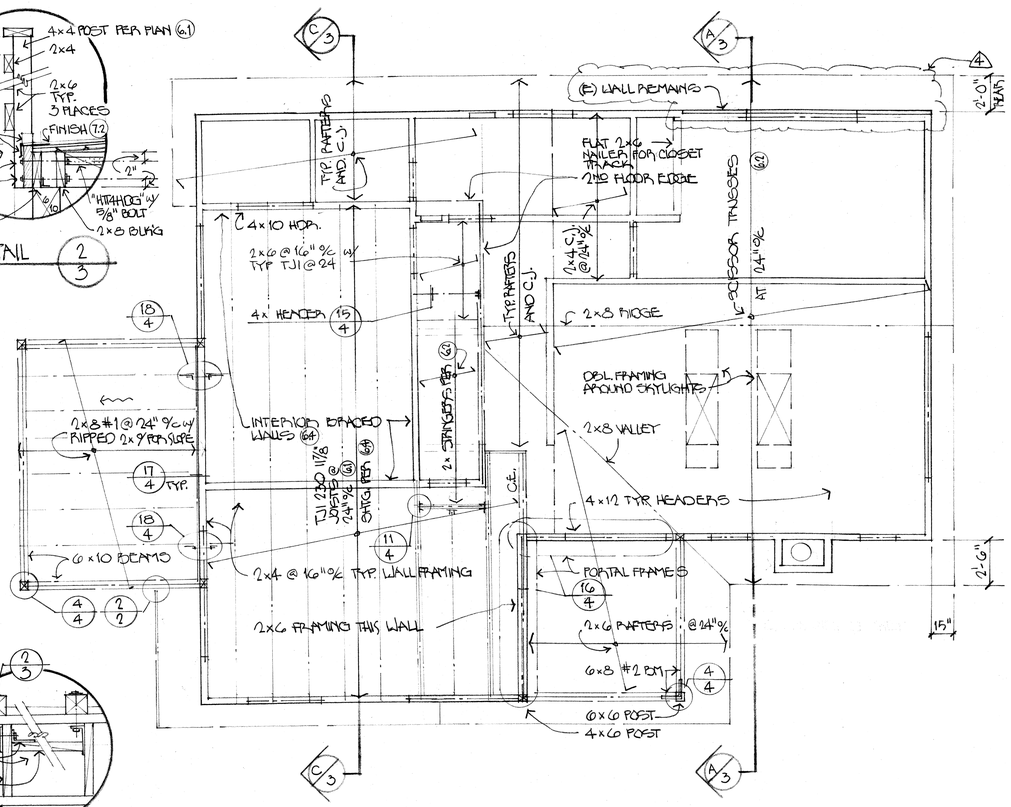
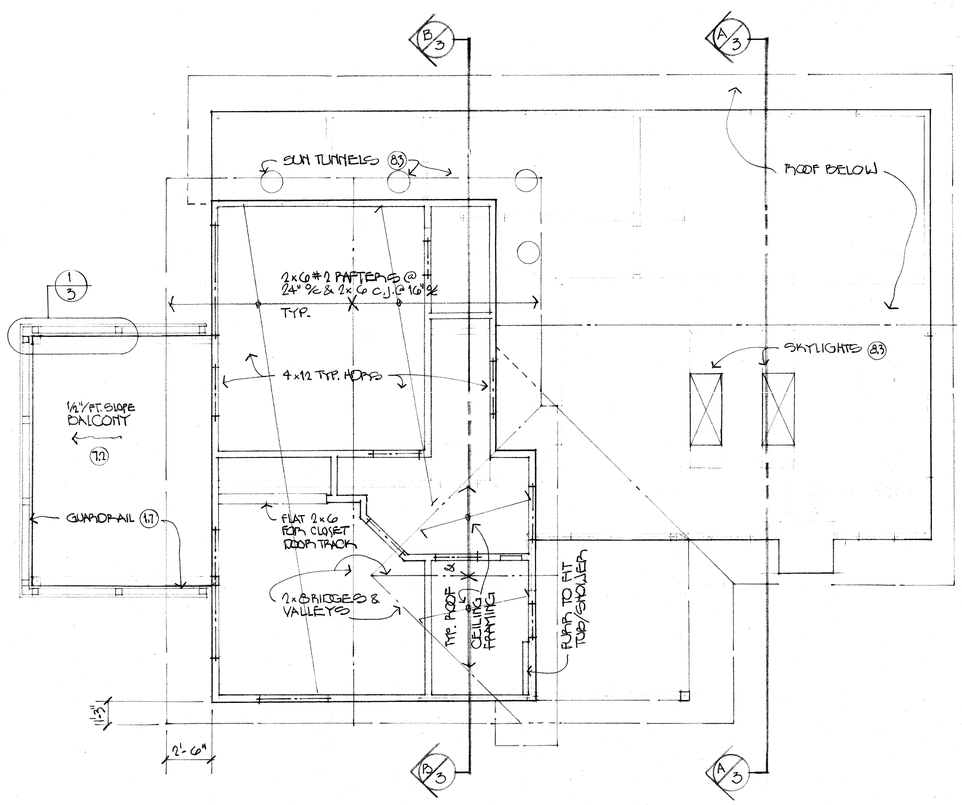


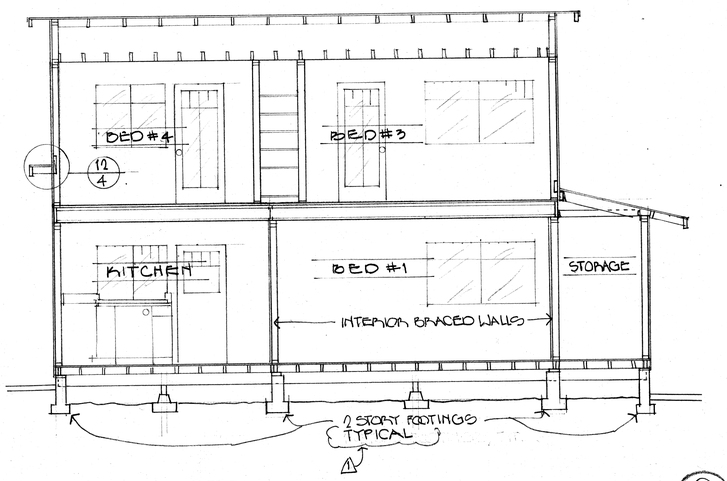
MID LEVEL FRAMING PLAN

1/4" = 1 - 0"



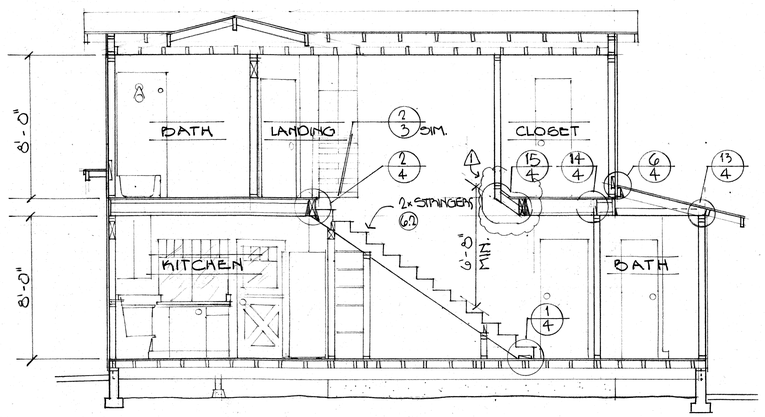
UPPER LEVEL FRAMING PLAN

1/4" = 1 - 0"



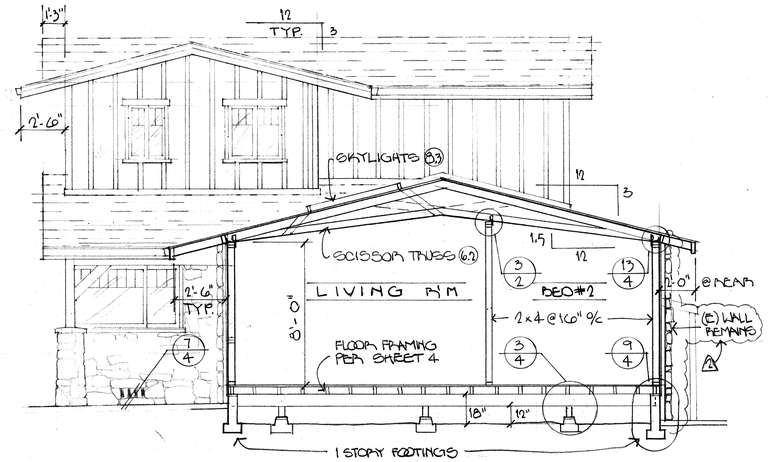
FRAMING SECTION C/3

1/4" = 1 - 0"



FRAMING SECTION B/3

1/4"



FRAMING SECTION A/3

1/4" = 1 - 0"

REVISION:
1. 1.14.25
2. 1.29.25
3

DESIGN, DRAFTING & PERMIT EXPEDITIONS

MARK EDWIN NORRIS
(251) 295-8685

HOME EXPANSION

SMITH

24444 PERDIDO RD. ORANGE BEACH, AL

JOB SHEET 3 OF 7

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Exhibit C

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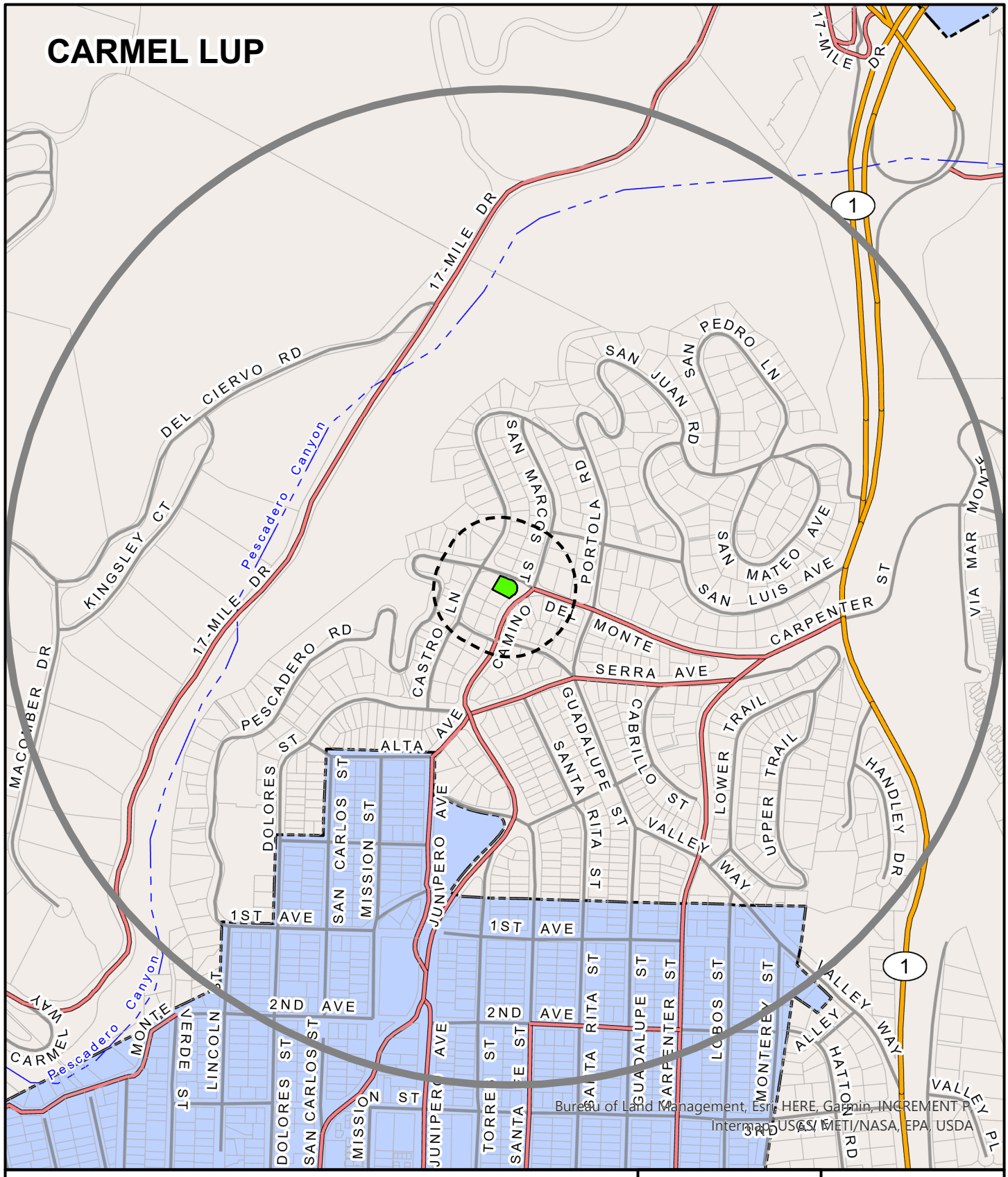

APPLICANT: CHRISTOPHER AND BONNIE SMITH

APN: 009092002000 **FILE #** PLN250076

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN(

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Exhibit D

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From: Christopher Paul
To: Giles, Stacy
Subject: Request for public hearing regarding 24495 PESCADERO/PLN240337
Date: Sunday, January 12, 2025 11:08:24 AM
Attachments: Letter requesting public hearing related to 24495 PESCADERO PLN240337.pdf

You don't often get email from cpaul@rand.org. Learn why this is important

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Stacy,

I am in receipt of a notice of pending administrative design approval regarding project file number PLN240337 for 24495 Pescadero Rd., the property immediately adjacent to mine.

I attach a letter requesting a public hearing. I will also send a physical copy of the letter to Monterey County Housing & Community Development, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901.

Please acknowledge receipt, and please let me know if I should be sending my letter to anyone else or to a different address. I have concerns about the requested project, and I appreciate the notice of an opportunity to express those concerns. I want to make sure I do what I need to in order to meet the requirement of written request submitted to the office of Monterey County the Housing & Community Development-Planning by 5:00pm on Tuesday January 21.

Thank you,

Christopher Paul, PhD
412-527-6989
cpaul@rand.org

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Christopher Paul
24499 Pescadero Rd.
Carmel, CA 93923
January 12, 2025

c/o Stacy Giles
Permit Technician
Monterey County Housing & Community Development
1441 Schilling Place South 2nd Floor
Salinas, CA 93901

Dear Chief of Planning of the Country of Monterey Housing & community Development (c/o Stacy Giles):

I write to request a formal hearing related to the administrative design approval of Project File Number PLN240337, a request that proposes, among other things**, adding a second story** to the structure at 24495 Pescadero Rd, Carmel, Assessor's Parcel Number 009-092-002-000.

I have several substantive concerns about this design (which I list below), and I ask that the design not be approved, or at the very least that a public hearing be scheduled where I might formally raise these issues of concern.

Here are my concerns.

First and foremost**, the addition of a second story would substantially change the sightlines to, from, and across the subject property**. Changes in sightlines would **substantially decrease the privacy** I enjoy in my backyard and in the back of my house (which abuts the subject property). Changes in sightlines are also likely to alter the daily hours of sunlight received by vegetation on my property (**overshadowing**), and could also substantially constrain the views of uphill neighbors.

While an addition of a second story on any structure risks changes to sightlines, these changes would be **exacerbated on the structure in question because it sits so close to the property line** (less than 4 feet from the boundary). Because of the structure's extreme proximity to the boundary with my property, the current single-story structure is almost entirely occluded by the fence that sits at the boundary, giving both of us adequate privacy. However, a second story would sit entirely above the fence line and right next to the fence, giving any occupants of that second story an unimpeded view right down into my backyard/patio area, and right into the back of my house, virtually destroying my privacy.

My understanding is that a new structure would not be permitted to be built so close to the property line, but that the existing structure is grandfathered in, because it existed prior to the establishment of

whatever codes and regulations are now in place that govern proximity to property lines. If this is indeed a “remodel” and not a wholesale replacement with a new structure, I feel that it should be confined to remain at or below the previous roofline OR should be forced to come into compliance with all codes and requirements for new structures.

The changed sightlines and related impact to privacy would also threaten the general amenity of my property. I certainly would not have bought my property when I first visited it roughly six years if I saw a neighbor’s second story providing direct sightlines down into the yard and rear of the home, and I imagine prospective future buyers might feel the same way, increasing the difficulty of selling my property and decreasing the attractiveness, and thus the value, or my property.

I would be happy to raise and discuss each of these issues in a public hearing, and request such a hearing to air my concerns.

Sincerely,

Christopher Paul, PhD

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County of Monterey

Board Report

Legistar File Number: ZA 25-078

Item No.5

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

December 11, 2025

Introduced: 12/5/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250204 - LOEWY PETER H & SUSAN J TRS

Public hearing to consider the demolition of an existing 240 square foot shed, construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements, and removal of 10 protected trees.

Project Location: 24744 Dolores Street, Carmel, Carmel Land Use Plan

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

RECOMMENDATION:

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

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 240 square foot shed and construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements; and
   b. Coastal Development Permit to allow the removal of 10 protected trees.

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

PROJECT INFORMATION:

Agent: Bradley Green
Property Owner: Peter H. & Susan J. Loewy
APN: 009-111-015-000
Parcel Size: 6,024 square feet (0.14 acres)
Zoning: Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)"
Plan Area: Carmel Land Use Plan
Flagged and Staked: Yes
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, 831-783-7065

SUMMARY/DISCUSSION:
The property is located at 24744 Dolores Street, in Carmel (Assessor's Parcel Number 009-111-015-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". The proposed project involves the demolition of an existing 240 square foot shed and construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements. Associate site improvements include a 237 square foot subterranean patio, a 122 square foot covered patio, and a 10 square foot porch. The project also involves the removal of 10 protected trees, subject to the granting of a Coastal Development Permit. Implementation of the project would require 19 cubic yards of cut and 231 cubic yards of fill. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Design and Visual Resources
The subject property includes a Design Control Overlay. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. Residences within the vicinity of the project site align with a blended range of architectural styles, inclusive of suburban mediterranean-style homes with white exterior finishes accompanied by a contrasting trim, to craftsman-style cottage homes and simple suburban beach houses, all with visible influences of mid-century modern design. The proposed single-family dwelling would have a contemporary Northwest modern architectural style with clean lines and mixed materials consisting of earthly tones including a creamy porpoise brown painted stucco, charred cypress resawn timber exterior siding and eave soffit, rough-cut el dorado stone, and blackish dark bronze metal roof, with finishes of enduring bronze brown trim, bronze Hinkley lighting, and a glass view railing. The property is surrounded by mature Monterey pines, Monterey cypress, and few California oak trees, as well as other native vegetation with nearby custom residences. Consistent with Carmel Area Land Use Policy 2.2.2 and CAR CIP section 20.146.030.C.1.d, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the CAR LUP, CAR CIP and Title 20. Additionally, General Plan Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. Therefore, a standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Land Use Plan titled, "Local Coastal Program General Viewshed", indicates the subject property is within the public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that

structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 10 protected trees. Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250216; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 27 protected trees greater than 6 inches in DBH within the subject property and determined that most of these are in the condition of structurally manageable, but in moderate decline. As proposed, 10 trees would be removed with implementation of this project, including 6 Monterey Pines and 4 Monterey cypress. A total of 2 of these trees are considered landmark trees, being greater than 24 inches in diameter with one having 28 inches and the other being 31 inches in diameter, are proposed for removal, both Monterey pines. Additionally, 1 out of the 6 Monterey Pine and 2 out of 4 Monterey Cypress are in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060.A, to allow removal of 6 Monterey Pines and 4 Monterey cypress. Removal of these trees is consistent with the recommendations of the prepared arborist report, the surrounding neighborhood, the State's fuel management requirements and guidelines.

CAR CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. As discussed in Exhibit A the proposed tree removal is the minimum necessary is this case. Eight of the trees to be removed are within the development footprint. The remaining two trees to be removed are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. The subject property is a narrow lot, 6,024 square feet (0.14 acres) in size, and is built to the minimum setback requirements as discussed below. The proposed single-family dwelling is 2,206 square feet which is consistent in size with other single-family dwellings within the surrounding neighborhood. Eight of the trees to be removed are within the development footprint (structure and driveway). The remaining trees to be removed within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The arborist recommends the replanting of eight Monterey Pines and four Monterey cypress, with the minimum planting size to be 5-gallon containers per tree. Replanting only twelve trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 6 requires the applicant to replant eight 5-gallon Monterey pine trees and four 5-gallon Monterey cypress trees.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE
The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11th, 2025, Zoning Administrator hearing.

Prepared by: Jordan Evans-Polockow, Assistant Planner, (831)-783-7065
Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit B - Arborist Report

cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Project Planner; Fionna Jensen, Principal Planner; Peter H. & Susan J. Loewy , Property Owner; Bradley Green, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250204.

County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 25-078

Introduced: 12/5/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN250204 - LOEWY PETER H & SUSAN J TRS
Public hearing to consider the demolition of an existing 240 square foot shed, construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements, and removal of 10 protected trees.
Project Location: 24744 Dolores Street, Carmel, Carmel Land Use Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

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

PROJECT INFORMATION:
Agent: Bradley Green
Property Owner: Peter H. & Susan J. Loewy
APN: 009-111-015-000
Parcel Size: 6,024 square feet (0.14 acres)
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Plan Area: Carmel Land Use Plan
Flagged and Staked: Yes
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Evans-PolockowJ@countyofmonterey.gov, 831-783-7065

SUMMARY/DISCUSSION:
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Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Design and Visual Resources
The subject property includes a Design Control Overlay. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. Residences within the vicinity of the project site align with a blended range of architectural styles, inclusive of suburban mediterranean-style homes with white exterior finishes accompanied by a contrasting trim, to craftsman-style cottage homes and simple suburban beach houses, all with visible influences of mid-century modern design. The proposed single-family dwelling would have a contemporary Northwest modern architectural style with clean lines and mixed materials consisting of earthly tones including a creamy porpoise brown painted stucco, charred cypress resawn timber exterior siding and eave soffit, rough-cut el dorado stone, and blackish dark bronze metal roof, with finishes of enduring bronze brown trim, bronze Hinkley lighting, and a glass view railing. The property is surrounded by mature Monterey pines, Monterey cypress, and few California oak trees, as well as other native vegetation with nearby custom residences. Consistent with Carmel Area Land Use Policy 2.2.2 and CAR CIP section 20.146.030.C.1.d, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the CAR LUP, CAR CIP and Title 20. Additionally, General Plan Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. Therefore, a standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Land Use Plan titled, "Local Coastal Program General Viewshed", indicates the subject property is within the public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

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development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The arborist recommends the replanting of eight Monterey Pines and four Monterey cypress, with the minimum planting size to be 5-gallon containers per tree. Replanting only twelve trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 6 requires the applicant to replant eight 5-gallon Monterey pine trees and four 5-gallon Monterey cypress trees.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE
The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11th, 2025, Zoning Administrator hearing.

Prepared by: Jordan Evans-Polockow, Assistant Planner, (831)-783-7065
Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit B - Arborist Report

cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Project Planner; Fionna Jensen, Principal Planner; Peter H. & Susan J. Loewy , Property Owner; Bradley Green, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250204.

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
LOEWY PETER H & SUSAN J
(PLN250204) RESOLUTION NO. --

Resolution by the County of Monterey Zoning Administrator:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Combined Development Permit consisting of:
   a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 240 square foot shed and construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements; and
   b. A Coastal Development Permit to allow the removal of 10 protected trees.

[PLN250204, LOEWY PETER H & SUSAN J, 24744 Dolores Street, Carmel, Carmel Land Use Plan (APN: (009-111-015-000)]

The LOEWY PETER H & SUSAN J application (PLN250204) came on for public hearing before the County of Monterey Zoning Administrator on December 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan (General Plan);
   - Carmel Land Use Plan (CAR LUP);
   - Carmel Area Coastal Implementation Policy Part 4 (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 24744 Dolores Street, Carmel (Assessor's Parcel Number 009-111-015-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". MDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.12.040.A. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the demolition of a 240 square foot shed, the construction of a 2,206 square foot single family dwelling with an attached 450 square foot garage, 237 square foot deck, and associated site improvements. Associated site improvements include a 237 square foot subterranean patio, a 122 square foot covered patio, and a 10 square foot porch. The site is currently undeveloped besides a shed that is proposed for removal, and the proposed residence would establish the first single family dwelling on a legal lot of record. The project as proposed would require a Coastal Development Permit per CAR CIP section 20.146.060, to allow removal of 6 Monterey Pines and 4 Monterey cypress. As further detailed in the evidence below and Finding 6, adequate findings can be made for the granting of a Coastal Development permit in each case. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration (16,552 square feet) as adjusted Lot 10 of Block 151 of a Final Map entitled "Por. Of El Pescadero Ro. Carmel Woods", recorded in February of 2025 (Assessor's Map Book 009 Towns, Page 11-2). Therefore, the County recognizes the subject properties as legal lots of record.

d) Review of Development Standards. The proposed project meets all required development standards for Medium Density Residential zoning district, which are identified in Title 20 section 20.12.060, respectively. Pursuant to Title 20 section 20.12.060.C, development within this district shall meet the required setbacks of 20 feet (front), 5 feet (side), and 10 feet (rear), unless otherwise indicated on a final map. The proposed single-family dwelling will have setbacks of 25 feet 1 inch (front), 5 feet 7 inches (north side), 5 feet 9 inches (south side), and 14 feet 11 inches (rear). The MDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 22 feet and 6 inches. The MDR zoning district allows a maximum building site coverage of 35%. The proposed project will have a building site coverage of 3,297 square feet or 18%. Therefore, the project meets all required development standards.

e) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single-family dwelling would have a contemporary Northwest modern architectural style with clean lines and mixed materials

consisting of earthly tones including a creamy porpoise brown painted stucco, charred cypress resawn timber exterior siding and eave soffit, rough-cut el dorado stone, and blackish dark bronze metal roof, with finishes of enduring bronze brown trim, bronze Hinkley lighting, and a glass view railing. The property is surrounded by mature Monterey pines, Monterey cypress, and few California oak trees, as well as other native vegetation with nearby custom residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. Consistent with Carmel Area Land Use Specific Policy 2.2.4.10.D and CIP section 20.146.030.C.1.d, a standard exterior lighting plan (Condition No. 4) has been applied. This will require that the all-exterior lighting on the property 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. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts.

Map A of the Carmel Land Use Plan entitled, "Local Coastal Program General Viewshed", indicates the subject property is within a public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. The subject property is not along a scenic highway corridor or in the critical viewshed. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

f) Tree Removal. The proposed project involves the removal of 10 protected trees. As detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.

g) 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 CSR CIP section 20.146.090, any new development being proposed within high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250235), no cultural resources or indications of archaeological resources were identified during the Project

Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

h) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250218), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".

i) Land Use Advisory Committee. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11th, 2025, Zoning Administrator hearing.

j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250204.

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, Cypress Fire Protection District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Biological Resources, Geological Resources (soils), Geotechnical Resources, Forest Resources, Archaeological Resources, and Protected Species (Yadon's Rein Orchid). The following reports have been prepared:

- "Biological Resource Evaluation" & "Focused Yadon's Rein Orchid Survey Results" (County of Monterey Library No. LIB250217), prepared by Patrick Furtado & Kimiya Ghadiri, MS, Monterey, CA, November 22nd, 2024 and July 10th, 2025
- "Geology Report" (County of Monterey Library No. LIB250218), prepared by CapRock, Aromas, CA, November 27th, 2024
- "Geotechnical Investigation" (County of Monterey Library No. LIB250219), prepared by Phillip Edwards, Monterey, CA, July 3rd, 2025
- "Arborist Report" (County of Monterey Library No. LIB250216), prepared by Albert Weisfuss, Monterey, CA, May 4th, 2025

- "Phase I Archaeological Survey" (County of Monterey Library No. LIB250235), prepared by Vanessa Potter, MA, Monterey, CA, August 11th, 2025

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

c) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Carmel CIP section 20.146.080.1.B, a Geological Hazards Assessment and Geotechnical Report (LIB250219) were prepared to address the property's known geological hazards. Per the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Monterey Bay-Tularcitos Fault, approximately 2,010 feet of the project site located northeast. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The proposed structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250218), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

d) Staff conducted a site inspection on October 17th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250204.

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

EVIDENCE:

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

b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District

c) Staff conducted a site inspection on October 17th, 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN250204.

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

EVIDENCE:

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

b) Staff conducted a site inspection on October 17th, 2025, and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250204.

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

EVIDENCE:

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

b) The proposed project involves the demolition of a 240 square foot structure, as well as the construction of a 2,206 square foot single family dwelling with an attached 450 square foot garage, 237 square foot deck, and associated site improvements. The project also involves the removal of 10 protected trees, which is an allowed use subject to the granting of a Coastal Development Permit. Therefore, the project is consistent with the Class 3 categorical exemption requirements of CEQA Guidelines section 15303.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 17th, 2025.

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, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250204.

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

EVIDENCE: a) The project includes application for the removal of 10 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the criteria to grant said permit have been met.

b) Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250216) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 27 trees greater than 6 inches in DBH within the subject property and determined that 14 of the trees are in poor health, while the rest are either fair or good condition. As proposed, 10 trees will be removed with implementation of this project, including 6 Monterey Pines, 2 of which are heritage trees over 24 inches in diameter, and 4 Monterey Cypress trees. Eight of these trees are within the development footprint, and the other two trees are leaning or have proposed impacts to their critical root zones from construction. CIP section 20.146.060.D.1 prohibits the removal of landmark trees, unless the decision-making body finds that the trees are not visually or historically significant and there are no alternatives whereby the tree removal can be avoided. A total of two of the Monterey cypresses proposed for removal are greater than 24 inches in diameter, making them landmark trees. Additionally, 1 out of the 6 Monterey Pine and 2 out of 4 Monterey Cypress are in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060, to allow removal of 6 Monterey Pines and 4 Monterey cypress. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.

c) CIP section 20.146.060.D.3 states that the removal of native trees be limited to those necessary for the proposed development, and that development shall be required to be adjusted for siting, location, size,

and design as necessary to minimize tree removal. In this case, the removal is the minimum under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The proposed single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. The subject property is a narrow lot, 6,024 square feet (0.14 acres) in size, and is built to the minimum setback requirements as discussed below. The proposed single-family dwelling is 2,206 square feet which is consistent in size with other single-family dwellings within the surrounding neighborhood. Eight of the trees to be removed are within the development footprint. The remaining two trees to be removed are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.

d) As delineated on the project plans (Finding 6, "e"), the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Carmel. Trees to be retained will be protected with implementation of Condition No. 6.

e) CIP section 20.146.060.D.1 prohibits the removal of landmark trees, unless the decision-making body finds that the trees are not visually or historically significant and there no alternatives whereby the tree removal can be avoided. In alignment with CIP section 20.146.060.D.6 requires replanting on a 1:1 basis of all trees greater than 12 inches in diameter and the Arborist's recommendation after assessing the parcel, for replanting includes 2:1 replanting of removed landmark trees and 1:1 of the remaining protected trees to be removed, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Therefore, the arborist recommends the replanting of eight Monterey pines and four Monterey cypress, with the minimum planting size to be 5-gallon containers per tree. Replanting only twelve trees also ensures the property's fuel loads can be adequately managed trees, while also meeting the 1:1 replanting ratio of trees to be removed with a diameter greater than 6 inches but less than 24 inches, while the 2:1 replanting ratio is for the removal of trees with a diameter greater than 24 inches. Accordingly, Condition No. 6 requires the applicant to replant eight 5-gallon Monterey pine trees and four 5-gallon Monterey cypress trees.

f) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots.

g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 7 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 22 and August 1.

h) Staff conducted a site inspection on October 17th, 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.

i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250204.

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 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) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Map A- Local Coastal Program General Viewshed, in the Carmel LUP). Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along Highway 1. Consistent with Carmel LUP Policy 5.3.2.4, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

e) The project planner completed a site inspection on October 17th, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans to verify that the proposed development will not impact public access or visual resources/access. See evidence "d" above. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250204.

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

EVIDENCE: a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board

of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

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

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
   a. Approve a Combined Development Permit consisting of:
      1) Coastal Administrative Permit and Design Approval to allow the demolition of a 240 square foot shed and the construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements; and
      2) A Coastal Development Permit to allow the removal of 10 protected trees.

   All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of December 2025:

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN250204

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250204) allows the construction of a 2,206 square foot single family dwelling with an attached 450 square foot garage, 237 square foot deck, and associated site improvements, as well as the removal of 10 trees. The property is located at 24744 Dolores Street, Carmel (Assessor's Parcel Number 009-111-015-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-111-015-000 on December 11th, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. 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.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 8 trees 1:1 ratio, 2 trees 2:1 ratio, with a total of 12 trees to be replanted
- Replacement ratio recommended by arborist: 8 trees 1:1 ratio, 2 trees 2:1 ratio, with a total of 12 trees to be replanted
- Other: all 5-gallon trees

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.

7. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

8. 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.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

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

11. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

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GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY.

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:
CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5
CBC - CALIFORNIA BUILDING CODE, PART 2, VOL. 1 & 2
CEC - CALIFORNIA ELECTRICAL CODE, PART 3
CMC - CALIFORNIA MECHANICAL CODE, PART 4
CPC - CALIFORNIA PLUMBING CODE, PART 5
CENC - CALIFORNIA ENERGY CODE, PART 6
CFC - CALIFORNIA FIRE CODE, PART 9
CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE OBSERVED.

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS. MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

ADDRESS IDENTIFICATION:
PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN @.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES:
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION.

SHOULD HUMAN REMAINS BE UNCOVERED, ALL EXCAVATION SHALL BE HALTED IN THE IMMEDIATE AREA AND COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. SHOULD THE CORNER DETERMINE THAT HE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION AND SHALL DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ABBREVIATIONS

A.B.	ANCHOR BOLT	GA.	GAUGE	R.A.	RETURN AIR
ABV.	ABOVE	G.A.	GALVANIZED ALUMINUM	RAD.	RADIUS
A.C.	ASPHALTIC CONCRETE	G.I.	GALVANIZED IRON	RD.	ROUND
A/C	AIR CONDITIONING	GFI	GROUND FAULT INTERRUPTER	RECS.	RECESSED
ALUM.	ALUMINUM	GL OR GLS	GLASS	REF.	REFRIGERATOR
APPROX.	APPROXIMATE	GM	GAS METER	REINF.	REINFORCED/ING
ARCH.	ARCHITECTURAL	GND.	GROUND	RES.	RESILIENT
ANOD.	ANODIZED	GYP. BD.	GYPSUM BOARD	RM.	ROOM
ASPH.	ASPHALT			R.O.	ROUGH OPENING
AWN.	AWNING	H.C.	HOLLOW CORE	REQ.	REQUIRED
		H.D.	HOLD DOWN	R.O.W.	RIGHT OF WAY
BA.	BATH	HDR.	HEADER	RWD.	REDWOOD
BD.	BOARD	HWD.	HARDWOOD	R.W.L.	RAINWATER LEADER
BLDG.	BUILDING	HORIZ.	HORIZONTAL		
BLKG.	BLOCKING	HR.	HOUR	SCHED.	SCHEDULE
BLW.	BELOW	H.B.	HOSE BIBB	S.C.	SOLID CORE
BM.	BEAM	HT.	HEIGHT	SECT.	SECTION
BOTT.	BOTTOM	HC.	HANDICAP	S.F.	SQUARE FOOT/FEET
BR.	BEDROOM	HVAC	HEATING VENTILATION & AIR CONDITIONING	SQ. FT.	SQUARE FOOT/FEET
		HW	HOT WATER	SH.	SINGLE HUNG
CAB.	CABINET			SHT.	SHEET
CEM.	CEMENT			SHWR.	SHOWER
C.T.	CERAMIC TILE	I.D.	INSIDE DIAMETER	SIM.	SIMILAR
C.I.	CAST IRON	INS.	INSULATION	SLD.	SLIDER
CLR.	CLEAR	INT.	INTERIOR	SLD. GL. DR.	SLIDING GLASS DOOR
CLST.	CLOSET			SLD. GLS. DR.	SLIDING GLASS DOOR
COMP.	COMPOSITION	J.B.	JUNCTION BOX	S & P.	SHELF & POLE
CONC.	CONCRETE	JST.	JOIST	SPECS.	SPECIFICATIONS
CLG.	CEILING			SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	KIT.	KITCHEN	SF OR SQ.FT.	SQUARE FEET
C.O.	CLEAN OUT	K/P	KICKER POST	STD.	STANDARD
COL.	COLUMN	K.S	KING STUD	STL.	STEEL
CONN.	CONNECTION			STOR.	STORAGE
CONST.	CONSTRUCTION	LAU.	LAUNDRY	STRUCT.	STRUCTURAL
CSMT.	CASEMENT	LAV	LAVATORIES	S.S.L.	SEE STRUCTURAL DRAWINGS
C.W.	COLD WATER	L.F.	LINEAR FOOT/FEET	SS	STAINLESS STEEL
		LIN.	LINEN	SYM.	SYMMETRICAL
DBMT.	DOUBLE	LT.	LIGHT		
DET.	DETAIL			TB	TOWEL BAR
DF.	DOUGLAS FIR			TEL.	TELEPHONE
DIA. OR Ø	DIAMETER	MAT.	MATERIAL	TEMP.	TEMPERED
DIM.	DIMENSION	MAX.	MAXIMUM	THRSH.	THRESHOLD
D.S.	DOUNSPOUT	M.B.	MACHINE BOLT	T&G	TONGUE & GROOVE
DRY	DRYER	MECH.	MECHANICAL	T.O.F.	TOP OF FOOTING
DW	DISHWASHER	M.A.	MEDICINE CABINET	T.O.	TOP OF
DWG	DRAWING	MFR.	MANUFACTURER	T.O.P.	TOP OF PLATE
		MANUF.	MANUFACTURER	T.O.S.	TOP OF SLAB
EA.	EACH	MINIMUM	MINIMUM	T.O.W.	TOP OF WALL
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS	TP	TOILET PAPER
ELEV.	ELEVATION	MTD.	MOUNTED	THRSH.	TYPICAL
EM	ELECTRIC METER				
ENCL.	ENCLOSURE	(N)	NEW	U.N.O.	UNLESS NOTED OTHERWISE
EQ	EQUAL	N.I.C.	NOT IN CONTRACT	U.C.	UNDER CABINET
EXH.	EXHAUST	NO. OR #	NUMBER		
EXP.	EXPANSION	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
EXIST. OR (E)	EXISTING				
EXT.	EXTERIOR	O/	OVER	W/	WITH
		O.C.	ON CENTER	WASH.	WASHER
FBRGL.	FIBERGLASS	O.F.S.	OUTSIDE FACE OF STUD	WAINS.	WAINSCOT
FD	FLOOR DRAIN	OPP.	OPPOSITE	WC	WATER CLOSET
FND.	FOUNDATION	O.A.	OUTSIDE DIAMETER	WD	WOOD
F.F.	FINISH FLOOR			W/D	WASHER & DRYER STACKED
F.G.	FINISH GRADE	℄	PLATE	WDW.	WINDOW
F.S.	FINISH SLAB	P/L	PROPERTY LINE	WM	WATER METER
FLR.	FLOOR	PLAS.	PLASTER	W/O	WITH OUT
FL.	FLUORESCENT	PLY.	PLYWOOD	WP	WATERPROOF
F.O.C.	FACE OF CONCRETE	PNL.	PANEL	WWF	WELDED WIRE FABRIC
F.O.S.	FACE OF STUD	P & S.	POLE & SHELF		
FR. DR.	FRENCH DOOR	PT.	POINT		
FT.	FOOT OR FEET	PR.	PAIR		
FTG.	FOOTING	P.R.	POWDER ROOM		
FX.	FIXED				

PROJECT DIRECTORY

OWNER
Peter Loewy
Susan Loewy
1 Oak Meadow
Carmel Valley, CA 93924
(650) 464-6862
ploewy@peterloewy.com

APPLICANT
Bradley Green
Hastings Construction Inc.
11 Thomas Owens Way, Suite 201
Monterey, CA 93940
(831) 620-0920 ex. 708
bradley@hastingsconstruction.com

SURVEYOR
Brian Wilson
Monterey Bay Engineers, Inc.
607 Charles Avenue, Suite B
Seaside, CA 93955
(831) 899-7899
mbayengr@mbay.net

CIVIL
Jennifer P. Rudolph, P.E. QSD
C3 Engineering Inc.
126 Bonifacio Place, Suite C
Monterey, CA 93940
(831) 214-2201
jrudolph@c3engineering.net

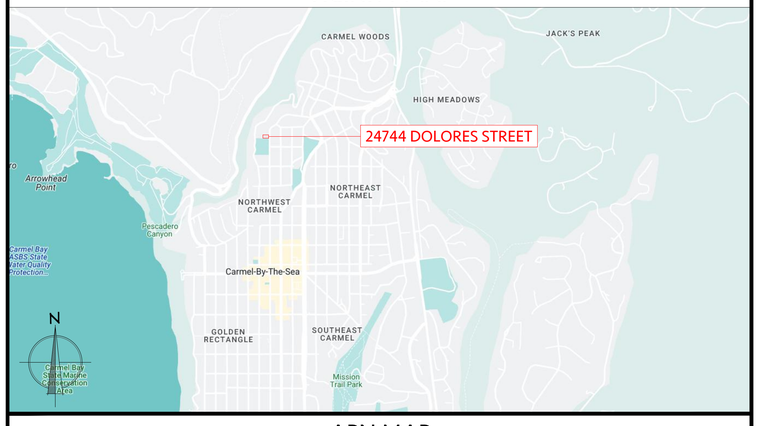
GEOTECHNICAL ENGINEER
Philip Edwards, P.E.
All Earth Geotechnical Engineering, Inc.
303 Potrero Street, Suite 7
Santa Cruz, CA 95060
(831) 345-8852
philip@allearthgeo.com

ARBORIST
Albert Weisfuss
Monterey Bay Treeworks
PO Box 223374
Carmel, CA 93922
(831) 869-2767
albertweisfuss@gmail.com

GEOLOGIC ENGINEER
Robert Barminski, R.G., C.E.G.
CapRock Geology, Inc.
120 Corey Road
Aromas, CA 95004
(831) 484-5053
caprockgeology@gmail.com

ARCHEOLOGIST / BIOLOGIST
Vanessa Potter, MA / Patrick Furtado, MS
EMC Planning Group, Inc.
601 Abrego Street
Monterey, CA 93940
(831) 649-1799
potter@emcplanning.com

VICINITY MAP



APN MAP

DRAWING INDEX

GENERAL

T1	Title Sheet with Site Plan

SURVEY

1 of 1	Topographic Map

CIVIL

C1	Grading Plan
C2	Erosion Control Plan

ARCHITECTURAL

A1	Existing and Proposed Site Plans
A2	Proposed Floor Plan - Entry Level
A3	Proposed Floor Plan - Basement Level
A4	Proposed Roof Plan
	Proposed Elevations - East and West Elevations
A5	Proposed Elevations - North and South Elevations
A6	Proposed Elevations - Hidden East and West Elevations
A7	Color and Material Schemes

SCOPE OF WORK

Combined Development Permit consisting of:

1) Removal of 10 trees per arborist report; and
2) Construction of a new single family residence with 2-car garage, driveway and deck. Construction to include grading, natural landscaping and underground utilities.

PROJECT DATA

CODE DATA:

Codes:
2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Fire Code
2022 California Electrical Code
2022 California Energy Code
2022 California Green Building Standards Code

Governing Jurisdiction: Monterey County Housing and Community Development

Occupancy: R-3

Construction Type: VB/U

LOT DATA:

Project Address:	24744 Dolores Street Carmel, California, 93923
APN:	009-111-015-000
Zoning:	MDR/2-D(CZ)
Parcel Size:	6,024 sq. ft. (0.14 acres)
Built:	1949
Use:	Single Family Residential

BUILDING DATA:

	Existing:	*Proposed*
Footage:		
Main Residence:	- - -	2206 SQ. FT.
Entry Level Interior:		1347 SQ. FT.
Basement:		858 SQ. FT.
Garage:	- - -	450 SQ. FT.
Porch:	- - -	10 SQ. FT.
Deck:	- - -	279 SQ. FT.
Subterranean Patio:	- - -	237 SQ. FT.
Covered Patio:	- - -	122 SQ. FT.
Shed:	240 SQ. FT.	- - -
Total F.A.R.	4%	44%
		(Note: F.A.R. maximum 45% per title 20.12.060 and includes gross floor area of all floors per title 20.06.564)
Site Coverage:		
Main Residence:	- - -	1347 SQ. FT.
Garage:	- - -	450 SQ. FT.
Porch:	- - -	10 SQ. FT.
Deck:	- - -	279 SQ. FT.
Shed:	240 SQ. FT.	- - -
Total Site Coverage:	4%	35%
		(Note: 35% coverage allowed per title 20.12.060 and includes all area covered by a structure, structures or structure protrusions including decks twenty-four (24) inches or more above grade per title 20.06.250)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: TITLE SHEET
Job Title: LOEWY RESIDENCE
Project Address & APN: 24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project: HC-23070	Sheet No. T1
Date: 7.10.2025	
Drawn By: BGREEN	
Scale: 1/16" = 1'-0"	

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

LEGEND:

FENCE LINE
AC . . . . . .ASPHALTIC CONCRETE
C . . . . . CYPRESS
CO. . . . . CLEAN OUT
CONC. . . . . CONCRETE
EM . . . . . ELECTRIC METER
EP . . . . . EDGE OF PAVEMENT
GM . . . . . GAS METER
HB . . . . . .HOSE BIB
K. . . . . OAK
P. . . . . PINE
T. . . . . TREE, SPECIES NOT SPECIFIED
UP . . . . . .UTILITY POLE
WM . . . . . WATER METER
WRW . . . . . .WOOD RETAINING WALL
WV . . . . . .WATER VALVE

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. A RECORD OF SURVEY WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE BOUNDARY LINES WITH PROPERTY MONUMENTATION FOUND AND SET, AS APPLICABLE.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. EASEMENTS SHOWN ARE FROM A PRELIMINARY REPORT ORDER NUMBER FWMN-522201017, DATED MAY 8, 2023, BY CHICAGO TITLE COMPANY.
5. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CMIT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 364.18'.
6. ● DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 7771", UNLESS NOTED OTHERWISE.
7. ○ DENOTES A SET 3/4" IRON PIPE TAGGED "LS 7771".
8. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
9. THERE ARE NO SIGNIFICANT AREAS OF SLOPE GREATER THAN 30% FOR THIS SURVEYED PROPERTY.
10. ANY SUBSEQUENT USE OF THIS SURVEYING DATA MUST INCLUDE THIS NOTE:
THE BOUNDARY AND SURVEYING DATA SHOWN WAS FURNISHED BY MONTEREY BAY ENGINEERS, INC., AND THAT FIRM IS NOT RESPONSIBLE FOR ANY REVISIONS. THE original WORK WAS SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.

EGLAND
APN: 009-111-004

LOT 8

LOT 9

ADJUSTED LOT 9
17,102 SQ.FT.

ADJUSTED LOT 10
6,025 SQ.FT.

LOT 10

EXISTING BUILDING

DECK

CONC SLAB

AC DRIVEWAY

UTILITY EASEMENTS

AC DRIVEWAY

EXISTING BUILDING

S 45°06'00" E 14.14'

32.00'

77.88'

PROJECT BENCHMARK
MAG NAIL
ELEV. = 364.18'

D O L O R E S S T R E E T
(A 50' WIDE COUNTY ROAD)

S 00°06'00" E 49.42' (49.27')

BLOCK 151

LOT 12

ROBERT LOUIS STEVENSON SCHOOL
APN: 009-121-006

LOT 11

GRAPHIC SCALE

0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

SCALE: 1" = 8'

PROFESSIONAL LAND SURVEYOR
BRIAN M. WILSON
7771
STATE OF CALIFORNIA
3/13/2025

TOPOGRAPHIC SURVEY

OF

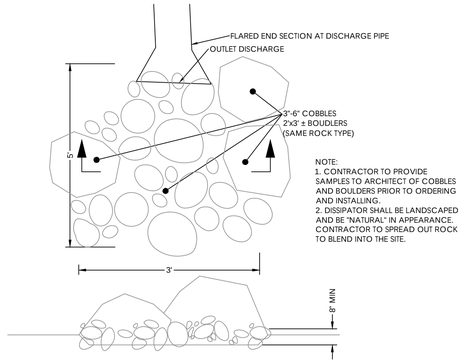
DOCUMENT: 2025006669
ADJUSTED LOT 10
PORTION OF BLOCK 151
VOLUME 3, CITIES & TOWNS, PAGE 21

COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
JUSTIN HASTINGS

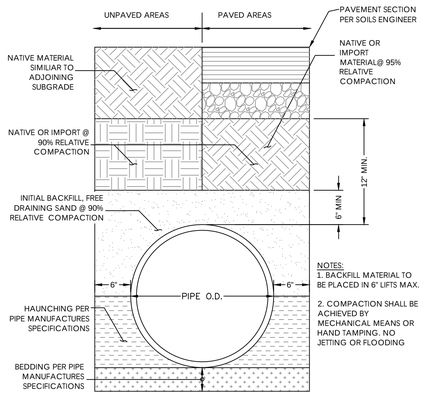
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8' — JOB No. 23-026 — FEBRUARY 2025
FIELD: END & MAL — DRAWN BY: END



NOTE:
1. CONTRACTOR TO PROVIDE SAMPLES TO ARCHITECT OF COBBLES AND BOULDERS PRIOR TO ORDERING AND INSTALLING.
2. DISSIPATOR SHALL BE LANDSCAPED AND BE "NATURAL" IN APPEARANCE. CONTRACTOR TO SPREAD OUT ROCK TO BLEND INTO THE SITE.

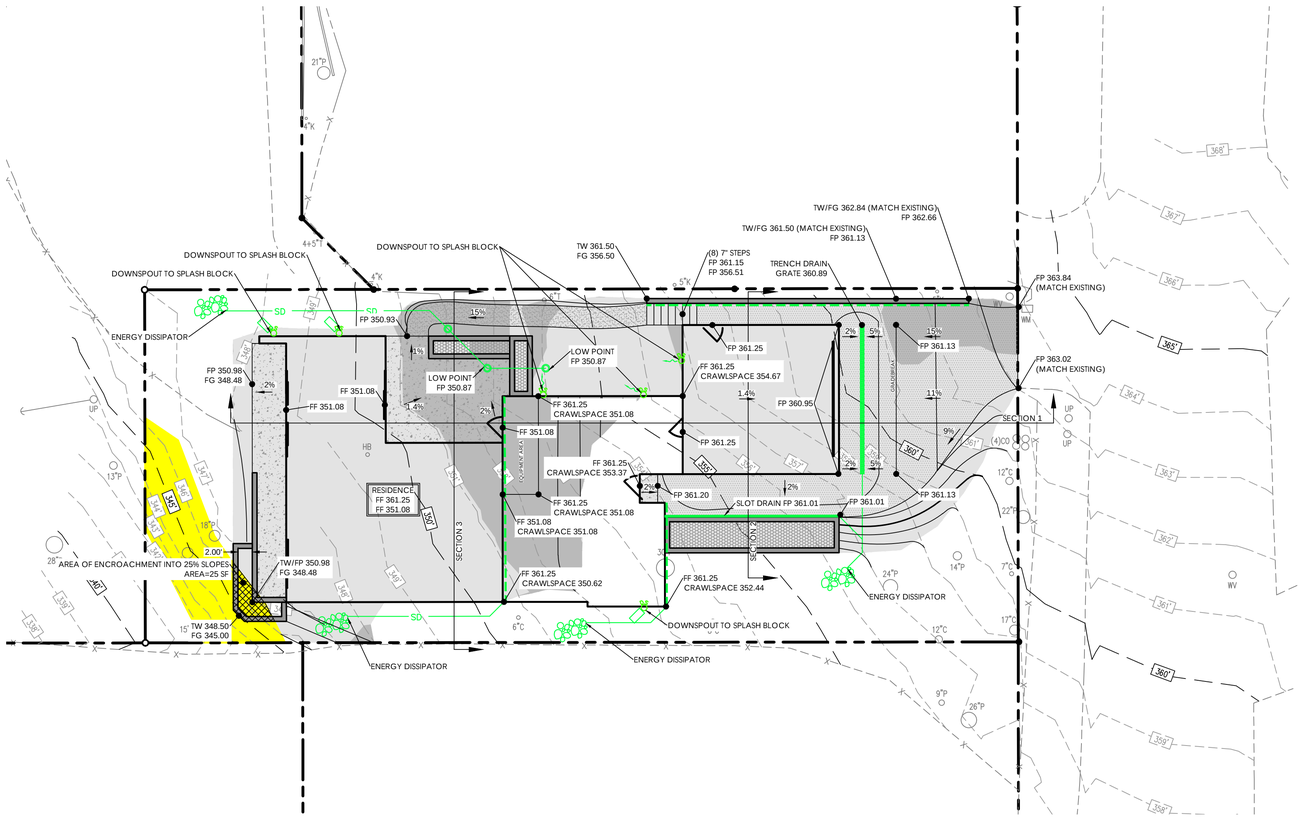
B / C1 — ENERGY DISSIPATOR
NTS



NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING, NO JETTING OR FLOODING

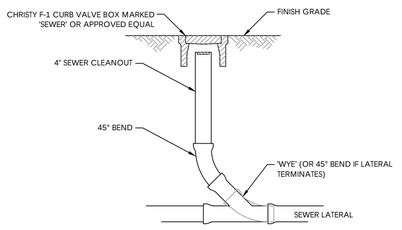
C / C1 — UTILITY TRENCH
NTS



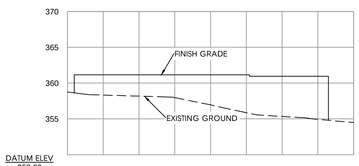
LEGEND
- CUT AREA (19 CY)
- FILL AREA (231 CY)
- 25% SLOPE AREA

10 0 5 10 20
GRAPHIC SCALE

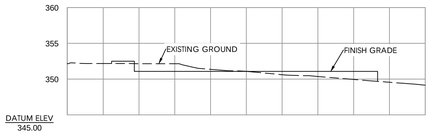
A / C1 — GRADING PLAN
SCALE: 1"=10'



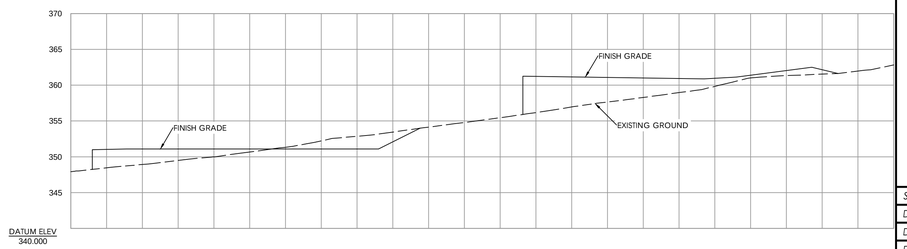
D / C1 — STORM DRAIN CLEANOUT
NTS



E / C1 — SECTION 2
SCALE: 1"=10'



F / C1 — SECTION 3
SCALE: 1"=10'



G / C1 — SECTION 1
SCALE: 1"=10'

BY	DESCRIPTION	DATE	REV.

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

PLANNING SUBMITTAL

GRADING PLAN

LOEWY RESIDENCE
24744 DOLORES STREET
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	6/20/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF 2 SHEETS	
PROJECT#	125110

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Drawing file: Z:\Projects\125110 Hastings-Dolores Loewy\dwg\125110 Grading Plan.dwg
Plotted: Jun 20, 2025 - 1:53pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK

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Drawing file: Z:\Projects\125110 Hastings-Dolores Loewy\dwg\125110 Grading Plan.dwg
Plotted: Jun 20, 2025 - 1:43pm

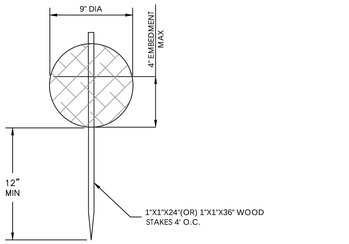
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

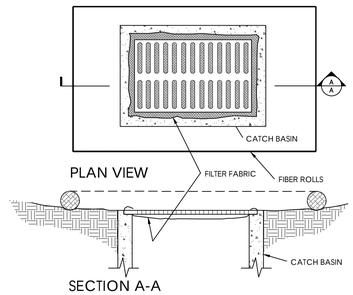
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

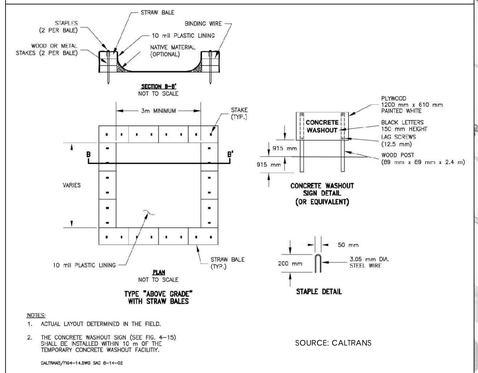
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B / C2 — FIBER ROLL
NTS



C / C2 — INLET PROTECTION
NTS



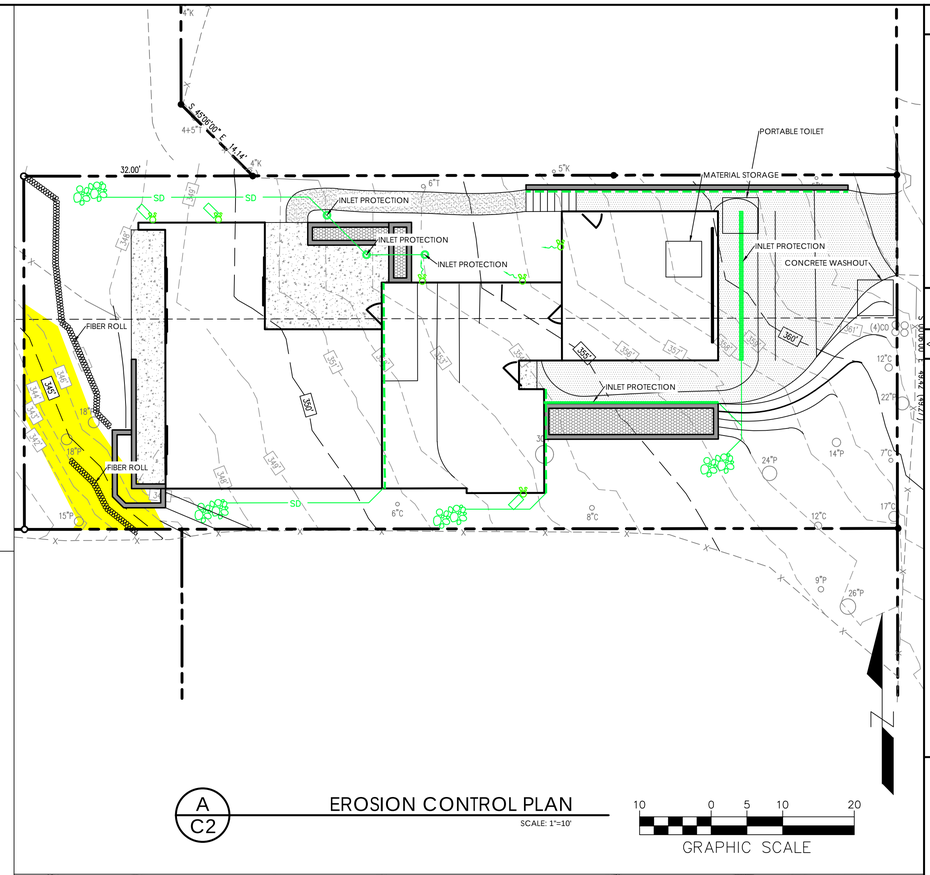
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

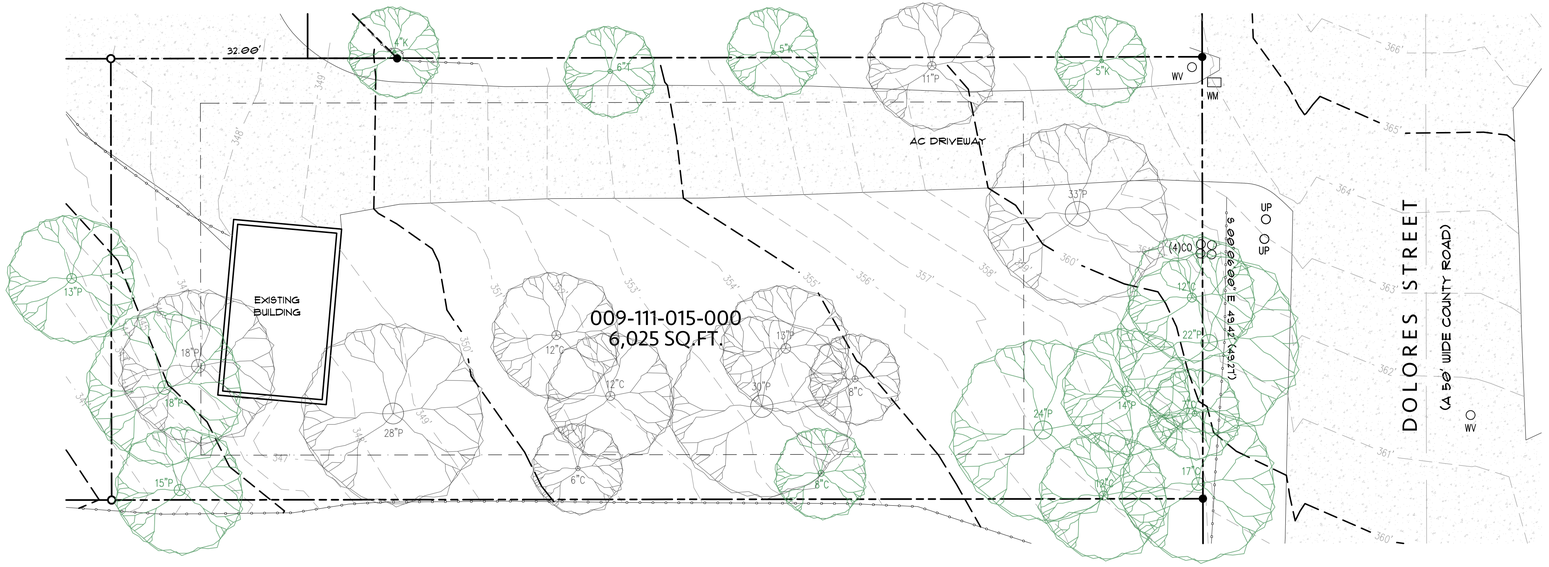
CALTRANS/TM#-14.DWG SAC 8-14-02

SOURCE: CALTRANS

D / C2 — CONCRETE WASHOUT
NTS

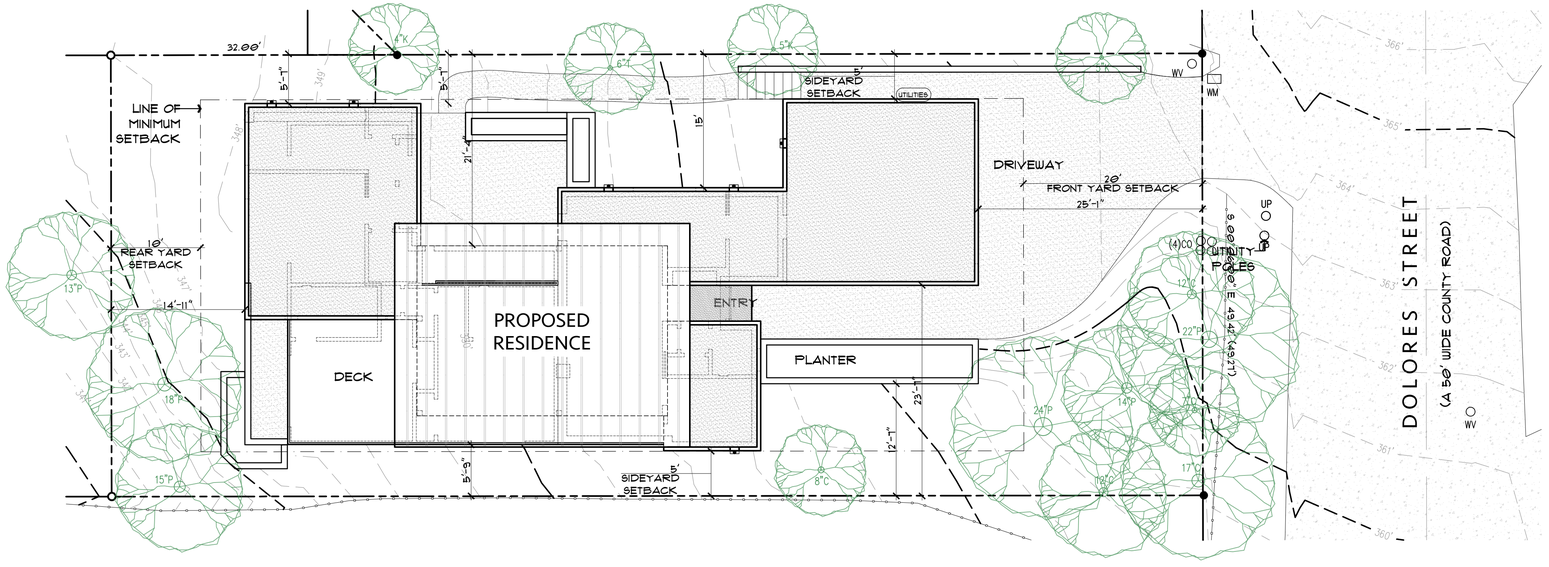
CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	OCTOBER 2025 - OCTOBER 2027
SENSITIVE AREAS	N/A


S 65°00'00" E 14.14'
4%
4%
32.00'
6%
6%
PORTABLE TOILET
MATERIAL STORAGE
INLET PROTECTION
INLET PROTECTION
INLET PROTECTION
INLET PROTECTION
CONCRETE WASHOUT
FIBER ROLL
FIBER ROLL
SD
SD
SD



EXISTING SITE PLAN

1/8"=1'-0"



PROPOSED SITE PLAN

1/8"=1'-0"

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: SHEET TITLE

Job Title: LOEWY RESIDENCE

Project Address & APN:
24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project: HC-23070	Sheet No. A1
Date: 7.10.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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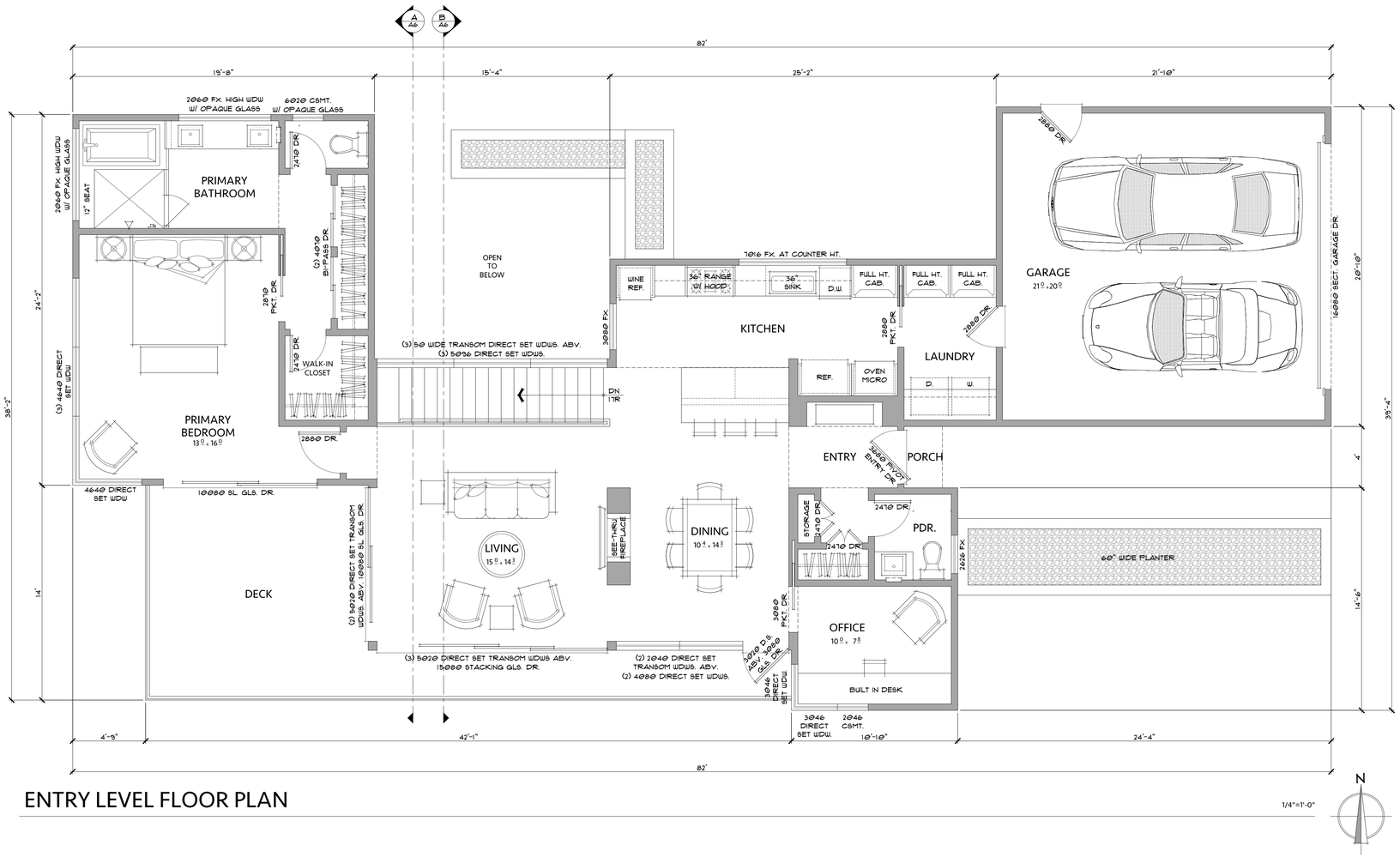

ENTRY LEVEL FLOOR PLAN

24744 DOLORES - LOT 10

2214 SQ. FT. INTERIOR
3 BED / 3.5 BATH - WITH WALKOUT BASEMENT

FLOOR AREA TABLE	
ENTRY LEVEL INTERIOR	1347 SQ. FT.
BASEMENT	867 SQ. FT.
TOTAL INTERIOR:	**2214 SQ. FT.**
GARAGE	450 SQ. FT.
PORCH	10 SQ. FT.
DECK	293 SQ. FT.
SUBTERRANEAN PATIO	235 SQ. FT.
COVERED PATIO	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SITE COVERAGE TABLE	
TOTAL SITE COVERAGE (STRUCTURES 24 INCHES OR MORE ABOVE GRADE PER TITLE 20.06.564) INCLUDING BUILDING FOOTPRINT, DECK AND PORCH ***MAXIMUM 35%***	**35%**

FLOOR AREA RATIO TABLE	
TOTAL F.A.R. (GROSS FLOOR AREA OF ALL FLOORS PER TITLE 20.06.250) INCLUDING ENTRY LEVEL INTERIOR, BASEMENT AND GARAGE ***MAXIMUM 45%***	**44%**

Revision/Issue	Date

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(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED FLOOR PLAN - ENTRY LEVEL

Job Title: LOEWY RESIDENCE

Project Address & APN: 24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project: HC-23070	Sheet No. A2
Date: 7.11.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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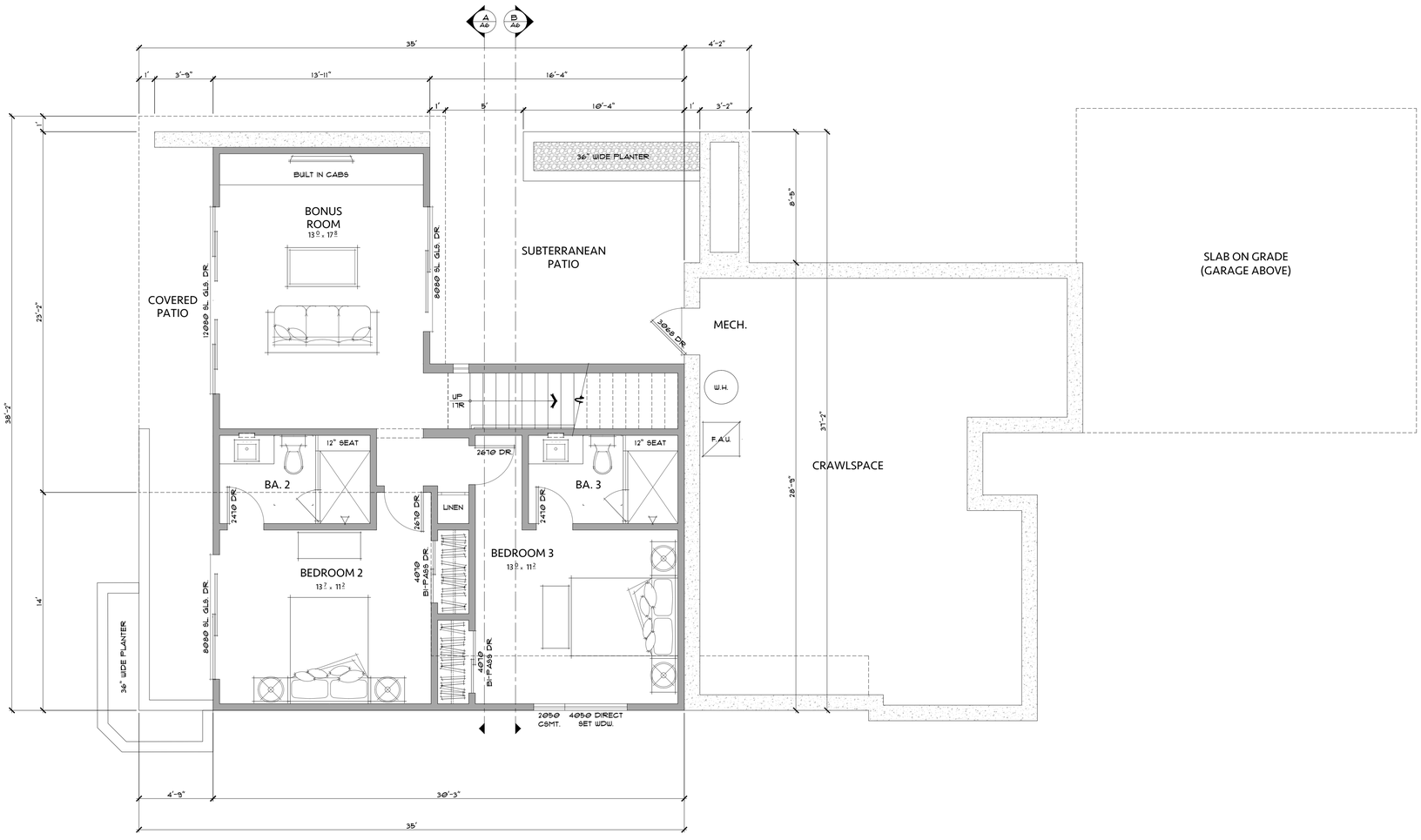

BASEMENT LEVEL FLOOR PLAN

1/4"=1'-0"

N

24744 DOLORES - LOT 10

2214 SQ. FT. INTERIOR
3 BED / 3.5 BATH - WITH WALKOUT BASEMENT

FLOOR AREA TABLE

ENTRY LEVEL INTERIOR	1347 SQ. FT.
BASEMENT	867 SQ. FT.
TOTAL INTERIOR:	**2214 SQ. FT.**
GARAGE	450 SQ. FT.
PORCH	10 SQ. FT.
DECK	293 SQ. FT.
SUBTERRANEAN PATIO	235 SQ. FT.
COVERED PATIO	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SITE COVERAGE TABLE

TOTAL SITE COVERAGE (STRUCTURES 24 INCHES OR MORE ABOVE GRADE PER TITLE 20.06.564) INCLUDING BUILDING FOOTPRINT, DECK AND PORCH ***MAXIMUM 35%***	**35%**

FLOOR AREA RATIO TABLE

TOTAL F.A.R. (GROSS FLOOR AREA OF ALL FLOORS PER TITLE 20.06.250) INCLUDING ENTRY LEVEL INTERIOR, BASEMENT AND GARAGE ***MAXIMUM 45%***	**44%**

Revision/Issue	Date

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(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED FLOOR PLAN - BASEMENT LEVEL
Job Title: LOEWY RESIDENCE
Project Address & APN: 24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project: HC-23070
Date: 7.11.2025
Drawn By: BGREEN
Scale: 1/4" = 1'-0"
Sheet No. A3

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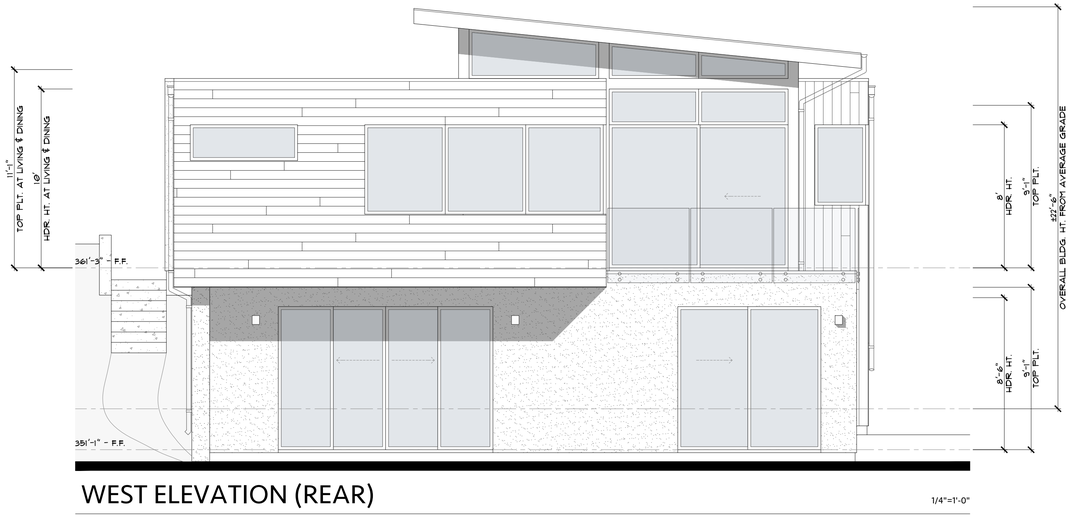
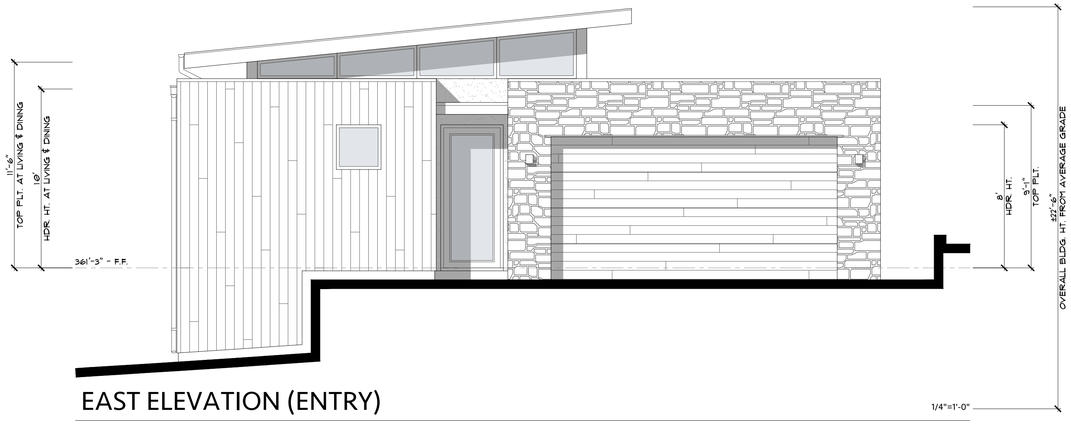


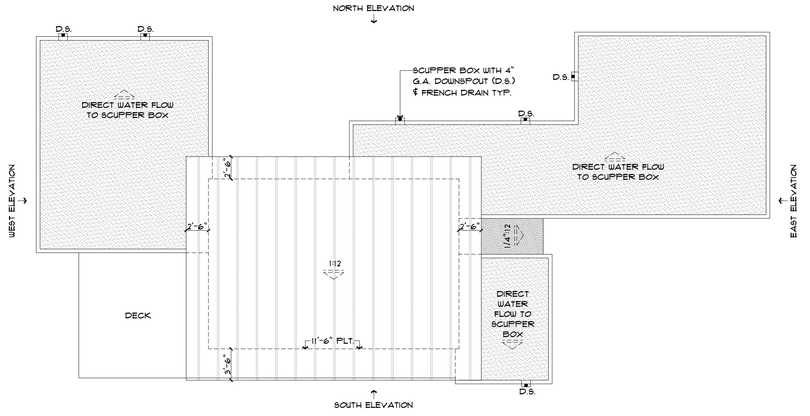
WEST ELEVATION (REAR)

1/4"=1'-0"



EAST ELEVATION (ENTRY)

1/4"=1'-0"



PROPOSED ROOF PLAN

ROOF SLOPE: 1:12 AT METAL ROOF - MIN 1/4":12 SLOPE TYP.
RAKE OVERHANG: 30" - 36" AT DECK
EAVE OVERHANG: 30"
ROOF MATERIAL: STANDING SEAM METAL:
METAL SALES - 1" MINI BATTEN 24 GA. 12" COVERAGE (OR EQ.)
ROOF MATERIAL: BITUMEN MEMBRANE :
CERTAINTEED FLINTLASTIC SA CAP ROOFING (OR EQ.)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED ROOF PLAN
PROPOSED ELEVATIONS - EAST AND WEST ELEVATION

Job Title: LOEWY RESIDENCE

Project Address & APN:
24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project: HC-23070	Sheet No. A4
Date: 7.11.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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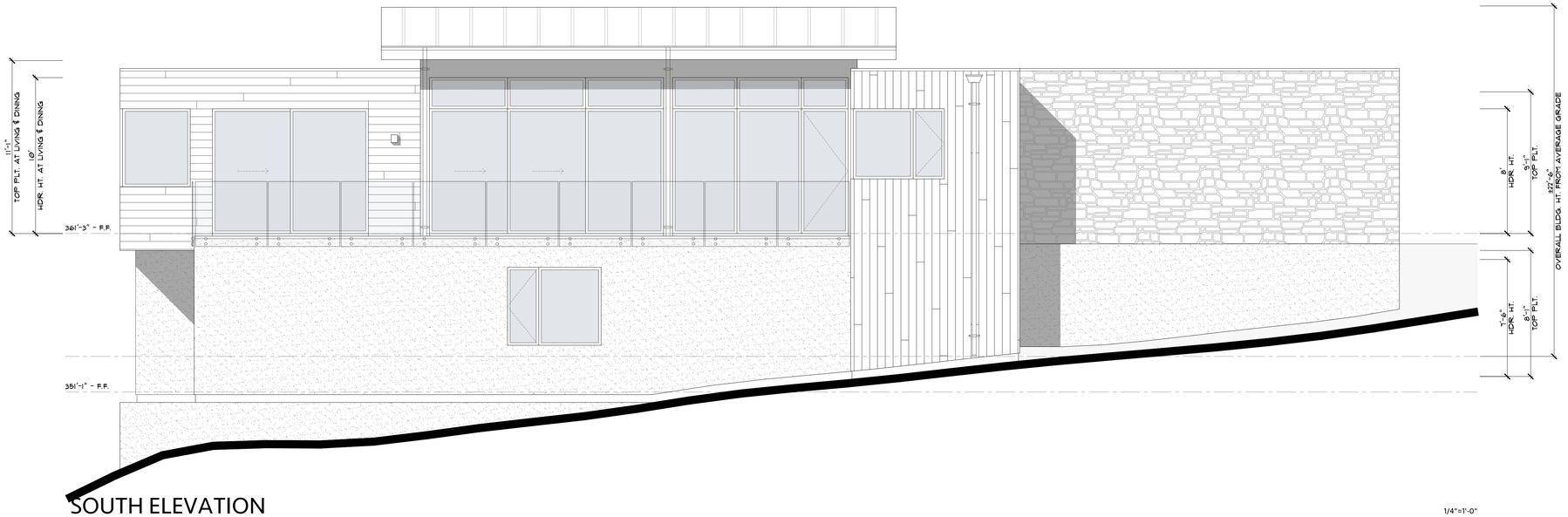
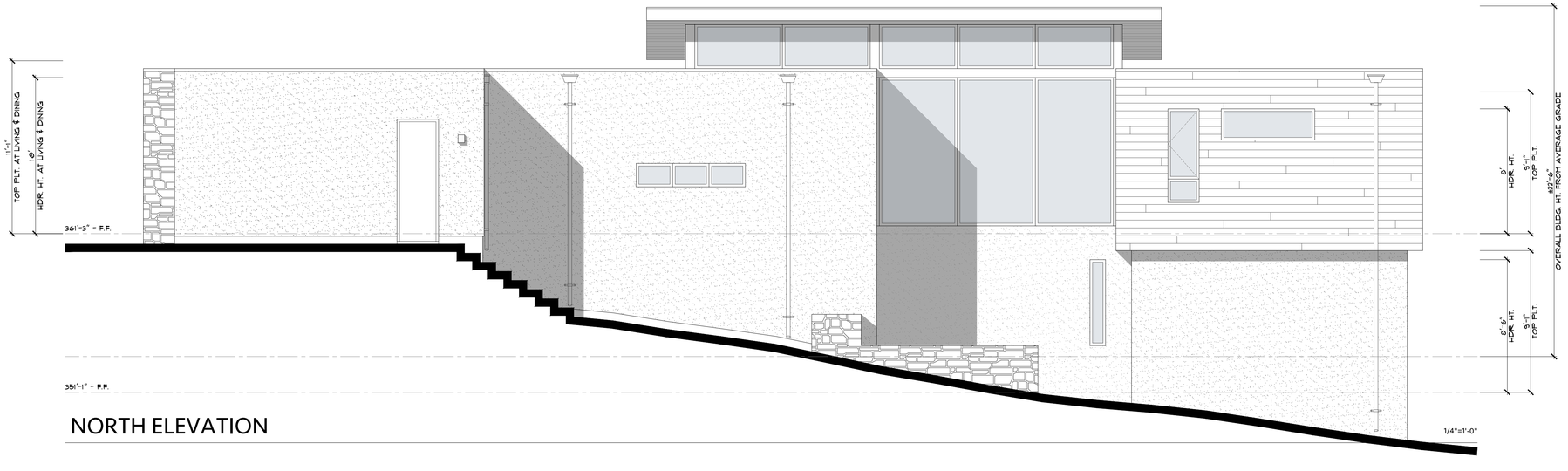


SOUTH ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: NORTH AND SOUTH ELEVATION

Job Title: LOEWY RESIDENCE

Project Address & APN: 24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project: HC-23070	Sheet No. A5
Date: 7.11.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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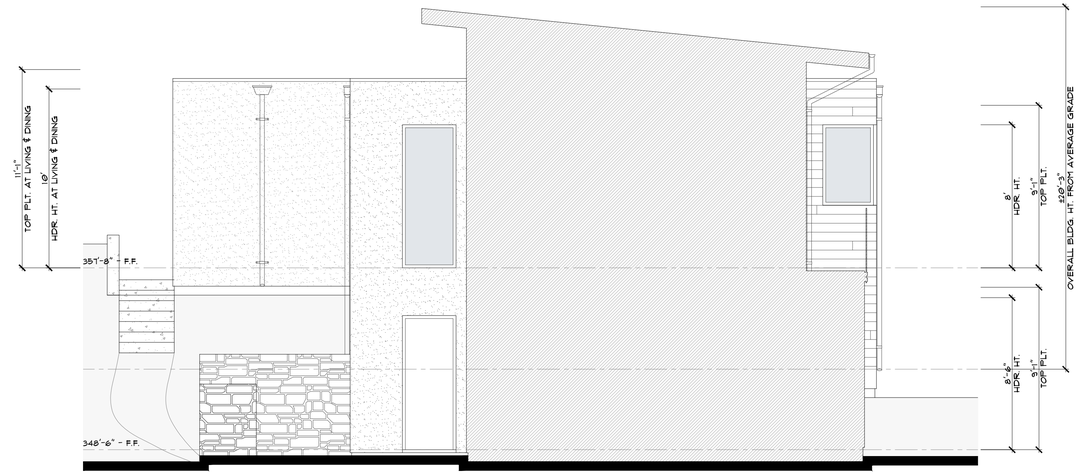
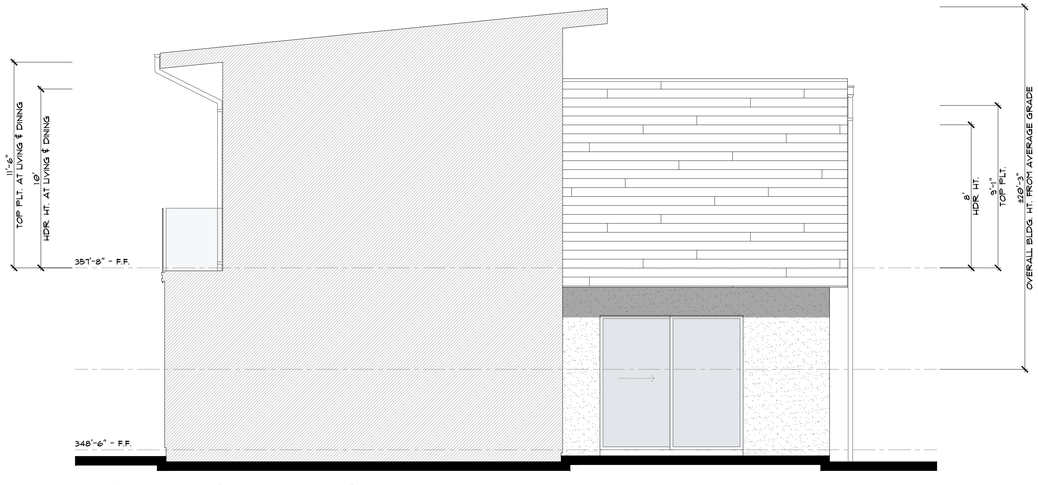


HIDDEN WEST ELEVATION - B

1/4"=1'-0"



HIDDEN EAST ELEVATION - A

1/4"=1'-0"

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED ELEVATIONS - HIDDEN EAST AND WEST ELEVATION

Job Title: LOEWY RESIDENCE

Project Address & APN: 24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project: HC-23070	Sheet No. A6
Date: 7.11.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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EAST ELEVATION (ENTRY)

1/4"=1'-0"

EXTERIOR STUCCO
PAINTED
PORPOISE (SW 7047) (OR EQ.)

EAVE FASCIA, TRIM, POSTS, ENTRY DOOR
PAINTED
ENDURING BRONZE (SW 7055) (OR EQ.)

EXTERIOR SIDING, INTERIOR CEILING, EAVE SOFFIT
RESAWN TIMBER CO. - CHARRED CYPRESS (OR EQ.)
COLOR: IRUKA (OR EQ.)

EXTERIOR STONE
EL DORADO STONE (OR EQ.)
SAN MARINO LIMESTONE (OR EQ.) w/ OVERGROUT FINISH

METAL ROOF
METAL SALES 1" MINI BATTEN (OR EQ.)
DARK BRONZE (OR EQ.)

ENTRY DOOR & WINDOWS
KOLBE VISTA LUXE AL LINE (OR EQ.)
DARK BRONZE ANODIZED (OR EQ.) w/ PIVOT ENTRY DOOR

RAILING
VIEW RAIL GLASS RAILING (OR EQ.)
WITH PINS

LIGHTING
HINKLEY LIGHTING TETRA 8" (OR EQ.)
ARCHITECTURAL BRONZE

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: COLOR AND MATERIAL SCHEMES

Job Title: LOEWY RESIDENCE

Project Address & APN:
24744 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-015-000

Project: HC-23070	Sheet No. A7
Date: 7.11.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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Exhibit B

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Albert Weisfuss
PO Box 223374
Carmel, CA 93922
831-869-2767
albertweisfuss@gmail.com

MONTEREY BAY
TREEWORKS

ARBORIST REPORT

May 4, 2025

Prepared for: Hastings Construction Inc.
Project: New Construction
Project Location: 24744 Dolores Street, Carmel, CA 93923
APN: 009-111-015-000
Proposed Use: Single Family Residential

I. Site Overview

The subject property is located at 24744 Dolores Street, Carmel, California 93923 (APN 009-111-015-000). The parcel is approximately 0.14 acres and is zoned Medium Density Residential, 2 units per acre with Design Control in the Coastal Zone [MDR/2-D(CZ)]. As the parcel lies within the Coastal Zone, it is subject to associated development and environmental review requirements.

The project proposes the construction of a new single-family residence with a two-car garage, driveway, deck, and associated utility improvements. Site landscaping will utilize natural and native materials, consistent with the surrounding coastal forest environment.

Topographically, the parcel exhibits a gentle westward slope. Vegetative cover is characterized by an upper canopy dominated by Monterey pine (*Pinus radiata*) and a lower canopy of Coast live oak (*Quercus agrifolia*). Young Monterey cypress (*Hesperocyparis macrocarpa*) are observed developing under utility lines along the eastern boundary and centrally within the lot. The ground layer primarily consists of low-growing native grasses typical of the region. All existing trees have been evaluated for overall health, structural condition, and proximity to proposed improvements to determine appropriate protection or removal measures consistent with local ordinances.

II. Scope of the Assessment

A site visit was conducted on April 10, 2025. This visit included a comprehensive walkthrough to identify tree locations and to review the site plan. A Level 2 Tree Risk Assessment was performed in accordance with the International Society of Arboriculture's (ISA) Best Management Practices and the ANSI A300 (Part 9) Standard for Tree Risk Assessment. During this evaluation, all trees were tagged, mapped, and inventoried for the purposes of this report.
Levels of Assessment

- **Level 1:** Limited visual assessment from a single vantage point; typically used for initial screening.
- **Level 2:** Detailed, 360-degree visual inspection of crown, trunk, trunk flare, visible roots, and surrounding site conditions; follows ISA TRAQ methodology.
- **Level 3:** Advanced techniques supplement Level 2 with specialized tools (e.g., resistograph drilling, sonic tomography, aerial inspections, or below-grade root investigation).

III. Tree Inventory and Summary

A total of twenty-seven (27) trees were identified and recorded on the subject property. Each tree was evaluated for species, diameter at standard height (DSH), health, structural integrity, and proximity to proposed development. This inventory provides the basis for recommended preservation or removal measures.

Identified Species and Counts:

- Seventeen (17) Monterey pine (*Pinus radiata*)
- Eight (8) Monterey cypress (*Hesperocyparis macrocarpa*)
- Two (2) Coast live oak (*Quercus agrifolia*)

Site Map and Photo Documentation
A labeled site map is included showing approximate tree locations. Representative photographs of significant and notable specimens are provided for reference. A fuel management map is also included as required by the Monterey County Resource Management Agency (RMA).

Tree Summary Table
A detailed table (attached) summarizes the species, DBH, condition ratings, and recommendations for each tree evaluated during the on-site assessment.

IV. Proposed Tree Removals and Replacement
In accordance with Monterey County Code (Title 21.64.260 - Preservation of Oak and Other Protected Trees), an Arborist Report and formal application are required for proposed tree removals. A total of ten (10) trees are requested for removal to accommodate new construction and site improvements:

- **Monterey pine:** 6 removals, including 2 Heritage Trees (≥24" DBH)
- Monterey cypress: 4 removals

Per County requirements:

- Non-heritage trees (<24" DBH) must be replaced at a 1:1 ratio.
- Heritage trees (≥24" DBH) must be replaced at a 2:1 ratio.

Proposed Replacement Plan:

- 8 Monterey pine (5-gallon size)
- 4 Monterey cypress (5-gallon size)

All replacement trees will be sourced from local native stock where feasible to maintain ecological continuity and to promote long-term site stability.

V. Bird Nesting and Seasonal Constraints
No visible bird nesting activity was observed within 300 feet of the project site at the time of inspection. However, the nesting season (February 22 through August 1) requires that tree removal during this period include active monitoring by a qualified biologist or ISA Certified Arborist to ensure compliance with applicable wildlife protection measures.

Tree Summary Table

Tree ID	Species	DBH (in)	Condition	Structure	Location Notes	Recommendation
216	Monterey pine	38	Fair	Fair	Impacts from construction/driveway	Remove
217	Monterey cypress	15	Fair	Poor	Under utility lines	Retain/Monitor
218	Monterey pine	25	Fair	Poor	Under utility lines	Retain/Monitor
219	Monterey pine	14	Poor	Poor	Under utility lines	Retain/Monitor
220	Monterey cypress	10	Poor	Poor	Under utility lines	Retain/Monitor
221	Monterey pine	22	Poor	Poor	Under utility lines	Retain/Monitor
222	Monterey cypress	22	Poor	Poor	Poor form	Retain/Monitor
223	Monterey pine	25	Poor	Poor	Poor form, leans east	Retain/Monitor
224	Monterey cypress	8	Poor	Poor	Within footprint	Remove
225	Monterey cypress	8	Poor	Poor	South boundary line	Retain/Monitor
226	Monterey pine	12	Poor	Poor	Within footprint	Remove
227	Monterey pine	28*	Fair	Fair	Within footprint	Remove
228	Monterey cypress	15	Fair	Fair	Within footprint	Remove
229	Monterey cypress	8	Fair	Fair	Within footprint	Remove
230	Monterey cypress	15	Poor	Poor	Within footprint	Remove
231	Monterey pine	31*	Fair	Fair	Within footprint, leans southeast	Remove
232	Monterey pine	15	Fair	Fair	South boundary line	Retain/Monitor
233	Monterey pine	22	Poor	Poor	Unbalanced canopy	Retain/Monitor
234	Monterey pine	21	Fair	Fair	Within footprint	Remove
235	Monterey pine	15	Poor	Poor	West, suppressed	Retain/Monitor
235	Monterey pine	33	Fair	Fair	West	Retain/Monitor
236	Monterey pine	33	Fair	Fair	Unbalanced canopy	Retain/Monitor
237	Coast live oak	12	Good	Good	Northwest	Retain/Monitor
238	Monterey pine	30	Poor	Poor	Northwest, recently failed top	Retain/Monitor
239	Coast live oak	8	Good	Good	Northwest	Retain/Monitor
240	Monterey pine	10	Good	Good	Northwest	Retain/Monitor
242	Monterey pine	14	Fair	Fair	Northeast front, lean, development impacts	Remove

* Indicates 2:1 replacement for heritage trees ≥ 24’ DBH

VI. Tree Protection Measures

The findings of this inventory form the basis for the tree protection measures and recommendations outlined in this section. To preserve the health and structural integrity of trees designated for retention, the following measures shall be implemented prior to and maintained throughout all construction activities. These measures are consistent with the International Society of Arboriculture (ISA) Best Management Practices (BMPs), ANSI A300 Standards, and applicable local ordinance requirements for tree protection within the Coastal Zone of Monterey County.

1. Tree Protection Zones (TPZs)

A Tree Protection Zone (TPZ) shall be established around each tree designated for retention. The TPZ is defined as a minimum radius of 1 foot per inch of DBH or as otherwise specified by the project arborist based on species sensitivity and site-specific constraints.

- Monterey pines and Monterey cypress: Minimum TPZ of 1 foot per inch of DBH.
- Coast live oaks: Minimum TPZ may be extended to 1.25 feet per inch of DBH due to the species' higher sensitivity to root disturbance.

The TPZ shall be clearly demarcated with high-visibility fencing (e.g., orange snow fencing or chain-link panels).

2. Prohibited Activities Within TPZs

No construction-related activities shall occur within the TPZ unless specifically approved by the project arborist. Prohibited activities include, but are not limited to:

- Grading, trenching, excavation, or soil compaction.
- Storage of equipment, materials, debris, chemicals, or washout.
- Vehicle or equipment access.
- Installation of new utilities.

If activities must encroach within a TPZ due to site constraints, appropriate mitigation measures such as root pruning, protective matting (e.g., plywood, mulch layers), or directional boring shall be implemented under the direct supervision of the project arborist.

3. Soil Protection

Where temporary access or material staging within the root zone is unavoidable, approved soil protection measures shall be installed. These may include:

- Mulch blankets consisting of 4–6 inches of coarse arborist wood chips, or
- A combination of geotextile fabric with base rock and plywood for temporary vehicle or equipment access.

4. Pruning

Pre-construction pruning shall be limited to necessary crown cleaning or clearance pruning for structures and utility lines, in accordance with ANSI A300 (Part 1) standards:

- No more than **25% of the live crown** shall be removed within a single growing season.
- All pruning shall be performed by an ISA Certified Arborist or Qualified Tree Worker under the supervision of the project arborist.
- Pruning cuts shall be clean, and appropriate wound treatment shall be applied if warranted by site conditions.

5. Monitoring and Reporting

The project arborist shall conduct site inspections at the following intervals to ensure compliance with approved tree protection measures:

- **Pre-construction:** Prior to any ground disturbance to verify proper installation of TPZ fencing and initial site conditions.
- **During construction:** At regular intervals and during critical construction phases (e.g., excavation near retained trees).
- **Post-construction:** Upon completion of construction to evaluate the condition of retained trees.

VII. Conclusion and Recommendations

Based on the site assessment conducted on April 10, 2025, a total of twenty-seven (27) trees were evaluated for overall condition, structural integrity, and proximity to proposed site improvements at 24744 Dolores Street, Carmel, CA. Of these, eleven (11) trees are recommended for removal due to their location within the development footprint, structural instability, or direct conflicts with proposed utilities and site improvements. The remaining sixteen (16) trees are recommended for retention and ongoing monitoring, with appropriate protection measures to be implemented in accordance with ISA Best Management Practices (BMPs) and ANSI A300 Standards.

Key recommendations include:

- Tree Removals: Remove trees that pose direct conflicts with new structures, utility alignments, or exhibit significant health or structural deficiencies that compromise site safety or development feasibility.
- Tree Retention: Retain viable trees in fair to good condition, with special emphasis on preserving mature Coast live oaks and healthy Monterey pines located outside primary construction impact zones.
- Monitoring of Poor-Rated Trees: Trees rated in poor condition but retained should be re-evaluated within one (1) year to assess changes in condition and potential need for future removal or mitigation.
- Pre-Construction Pruning: Perform targeted pre-construction pruning for safety clearance and structural integrity. All pruning shall comply with ANSI A300 (Part 1) standards and be conducted by an ISA Certified Arborist or qualified tree worker under arborist supervision.
- Tree Protection Measures: Implement strict adherence to the Tree Protection Measures outlined in Section VI, including the establishment of Tree Protection Zones (TPZs), protective fencing, soil protection, and root zone preservation measures to minimize impacts to retained trees during all phases of construction.
- Arborist Oversight: Retain arborist oversight during grading, trenching, utility installation, or other activities that occur within or adjacent to TPZs to ensure compliance with the approved protection plan and to facilitate adaptive management responses as necessary.

Implementation of this integrated tree management strategy will support the long-term preservation of the native coastal forest canopy while allowing for the successful development of the site in accordance with Monterey County Coastal Zone environmental regulations.

VIII. Fuel Management

In accordance with local fire safety ordinances and CAL FIRE guidelines for development within the Coastal Zone and Wildland-Urban Interface (WUI), a site-specific Fuel Management Plan is recommended to reduce wildfire risk while preserving ecological integrity.

1. Defensible Space Zones

Fuel management will follow a two-zone approach within 100 feet of all structures, as per California Public Resources Code (PRC) §4291:

- Zone 1 (0–30 feet from structures):
    - Remove dead vegetation, fallen limbs, and dry leaf litter.
    - Trim tree limbs at least 6–10 feet above the ground.
    - Maintain vertical and horizontal separation between vegetation layers.
    - Limit flammable plant species and incorporate fire-resistant, drought-tolerant native plants.
- Zone 2 (30–100 feet from structures):
    - Reduce fuel loads by thinning native shrubs and understory vegetation while retaining mature trees.
    - Space trees and large shrubs to reduce crown continuity and ladder fuels.
    - Remove or prune vegetation that could transmit fire to structures or tree canopies.

2. Tree-Specific Measures

- Retained trees will be limbed up to one-third of total height, not exceeding 10 feet, to prevent ladder fuels.
- Monterey pine and cypress litter (e.g., cones, duff) shall be regularly cleared from Zone 1 areas.

- Selective removal of suppressed or poorly structured saplings (especially under utility lines) will reduce density and fire spread potential without compromising native regeneration.

3. Fuel Break Integration
   - The site landscaping plan will incorporate natural fuel breaks using walkways, driveways, and decomposed granite or gravel areas.
   - Wood mulch will be limited to non-combustible applications beyond 5 feet of structures or used in combination with hardscaping.
4. Ongoing Maintenance
   - Property owners or managers shall maintain compliance annually by conducting seasonal inspections and clearing operations in late spring or early summer.

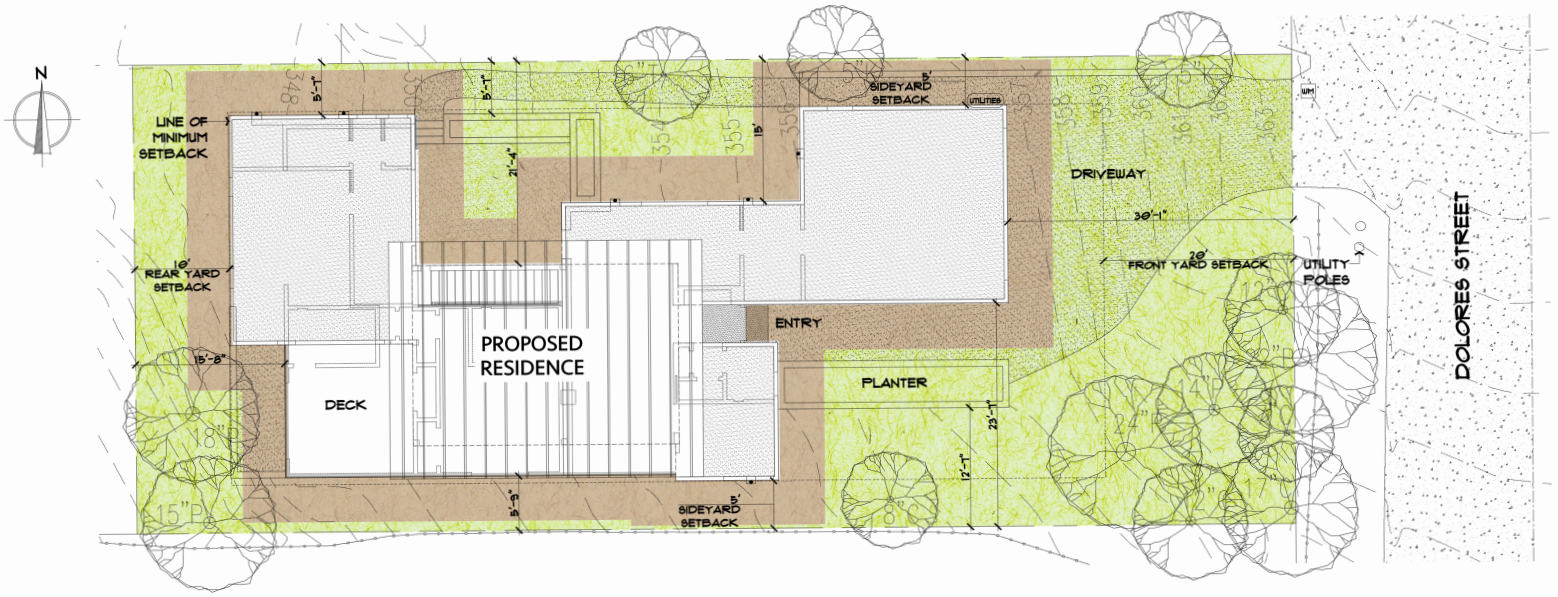
Site map with inventoried trees.

- Requested removals

- Retained trees

- Replants *(suggested)*

Fuel Management Plan



Non-Combustible Zone

Landscape Zone

Management Zone (beyond the scope of this property

Loewy Project - 24735 Pescadero St
Fuel Management

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as 24735 Pescadero St. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires.Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291
Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessaryshall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:
(0-5 feet)

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non-combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:
(5-30 feet)
Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

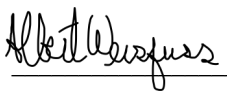
- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone:
(30-100 feet)
Understory plants must be kept short, and small lower tree branches must be removed.The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.

Certifying Statement
I, Albert Weisfuss, DBA Monterey Bay Treeworks, certify that:

- I have personally overseen the inspection of these trees and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.



Albert Weisfuss

Amended 7/7/25

Date

Not all trees have been photographed

Pine 216 is within the new proposed driveway.

Trees 217 through 221 are located beneath utility lines. Due to their positioning, the utility company performs ongoing canopy reductions to maintain clearance. It is recommended that these trees be re- assessed to determine if a more suitable species—better adapted to grow under utility lines—should be planted in their place.
Recommendation:
Re-assess the suitability of retaining these trees. Consider phased removal and replacement with utility-compatible species that naturally maintain a smaller mature height, reducing the need for frequent pruning.

Tree 237 - Coast live oak.

Suggested replacement species:
In addition to commonly recommended low- canopy options such as *Cercis canadensis* (Eastern Redbud), *Amelanchier alnifolia* (Serviceberry), and *Malus* spp. (Ornamental Crabapple), Coast Live Oak (*Quercus agrifolia*), which naturally occurs on the property, can also be considered. When properly maintained and managed, Coast Live Oak can develop into a low-canopy form compatible with utility clearance requirements.

Tree 238 – Monterey Pine (*Pinus radiata*)
Tree 238 is located outside the building envelope. It is a mature specimen currently exhibiting signs of senescence. The tree recently experienced a structural failure involving a large lateral limb, resulting in a significantly uneven canopy and further compromising its form and structural stability.

Additionally, it is noted that a whole-tree failure involving another Monterey Pine occurred nearby during the past winter storm events. Given the species' known decline in urban and coastal environments at maturity, and the recent history of failure, the structural condition and long-term viability of Tree 238 should be carefully evaluated.
Recommendation:

Due to its declining condition, recent limb failure, and potential risk to nearby structures or use areas, removal or risk mitigation pruning should be considered. Ongoing monitoring is advised if the tree is to be retained in the short term.

Natural Regeneration – Monterey Pine (*Pinus radiata*)
Several young Monterey Pine seedlings were observed onsite, indicating active natural regeneration within the existing stand. These individuals may represent valuable local genetics, particularly well-adapted to the site-specific conditions. Preservation and support of this regeneration is recommended as part of the long-term stewardship of the native Monterey Pine population on the property.
Recommendation:
Protect existing seedlings where feasible from mechanical damage, competition from invasive species, and soil compaction. These naturally regenerating trees may serve as a resilient and site-adapted foundation for the future stand structure.

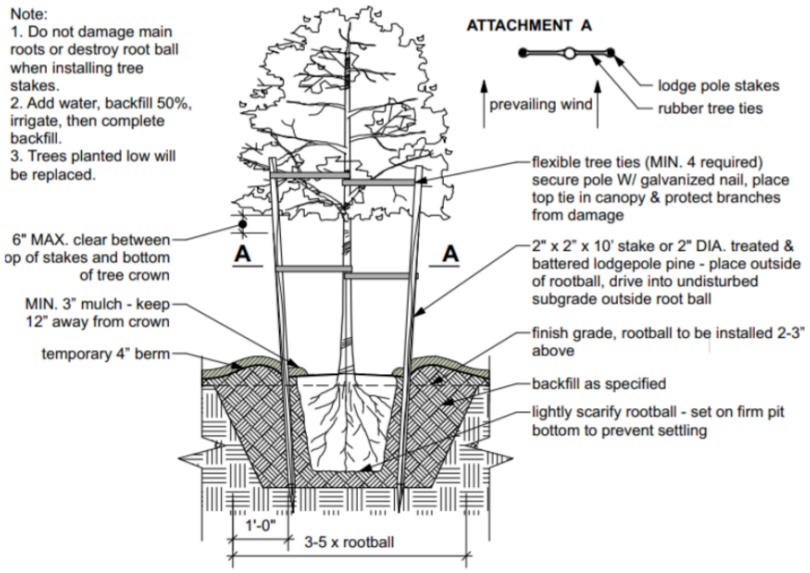
Long-Term Management and Reforestation Plan
Monterey Pine Stand Regeneration
The property supports a remnant stand of native Monterey Pine (*Pinus radiata*), a species of ecological and local significance. Recent observations confirm the presence of young Monterey Pine seedlings, which are likely to represent valuable local genotypes. This regeneration is a promising sign of natural stand recovery and resilience.
To ensure the successful establishment of these seedlings and promote long-term forest health, the following actions are recommended:

- Protection of Seedlings: Avoid disturbance in areas where natural regeneration is occurring. Limit access, manage competing vegetation, and prevent soil compaction from foot traffic or equipment.
- Monitoring: Regularly assess seedling survival, growth, and health to track natural regeneration success and identify potential threats (e.g., pests, drought, competition).
- Supplemental Planting (if needed): In areas with sparse regeneration, consider planting Monterey Pines propagated from local seed sources to preserve genetic integrity.
- Phased Removal of Senescing Trees: Mature pines such as Tree 238, which are in decline or structurally compromised, may be candidates for phased removal to reduce risk and open canopy space for younger trees.
- Fuel Management: Incorporate defensible space and wildfire mitigation strategies while maintaining habitat value and forest continuity.

This approach supports the long-term conservation of the native Monterey Pine ecosystem on the property and promotes a self-sustaining, site-adapted forest structure.

Arborists Disclosure:

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.



Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
Three days after planted	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
First three weeks after planting	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
Two – Six months following planting	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Remainder of first year	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Year Two	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
Year Three-Five	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

Introduced: 12/5/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250205 - BUCKEYE INVESTMENTS, 401K PLAN

Public hearing to consider the demolition of an existing 386 square foot garage and construction of a 3,284 square foot two-story single-family dwelling with an attached 520 square foot garage with associated site improvements, removal of 7 trees.

Project Location: 24734 Dolores Street, Carmel, Carmel Land Use Plan

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

RECOMMENDATION:

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

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 386 square foot garage and construction of a 3,284 square foot two-story single-family dwelling with an attached 520 square foot garage with associated site improvements; and
   b. Coastal Development Permit to allow the removal of 7 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Bradley Green
Property Owner: Dave & Kiril Sweeney, Buckeye Investments INC 401K
APN: 009-111-012-000
Parcel Size: 18,533 square feet (0.43 acres)
Zoning: Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)"
Plan Area: Carmel Land Use Plan
Flagged and Staked: yes
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, 831-755-7065

SUMMARY/DISCUSSION:
The property is located at 24734 Dolores Street, Carmel (Assessor's Parcel Number 009-111-012-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". The proposed project involves the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, with associated site improvements. The project also involves the removal of 7 protected trees, subject to the granting of a Coastal Development Permit. Associated site improvements include a 520 square foot garage, a 60 square foot porch, a 582 square foot deck, a 576 square foot covered patio, inclusive of a new driveway and underground utilities. Implementation of the project would require 354 cubic yards of cut and 127 cubic yards of fill. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Design and Visual Resources
The subject property includes a Design Control Overlay. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. Residences within the vicinity of the project site align with a blend of architectural styles, inclusive of suburban mediterranean-style homes with white exterior finishes accompanied by a contrasting trim, to craftsman-style cottage homes and simple suburban beach houses, all with visible influences of mid-century modern design. The single-family dwelling would have a modern architectural style with rural finishes consisting of earthly tones including garden gate brown ship lap siding, rough-cut el dorado stone in a wheatfield color, and charcoal black roofing shakes, with finishes of garden gate brown trim, copper lighting, and a rich wood rail with horizontal cables. The property is surrounded by mature Monterey pines and few California oak trees, as well as other native vegetation with nearby custom residences. Consistent with Carmel Area Land Use Policy 2.2.2 and CAR CIP section 20.146.030.C.1.d, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the CAR LUP, CAR CIP and Title 20. Additionally, General Plan Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. Therefore, a standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Land Use Plan titled, "Local Coastal Program General Viewshed", indicates the subject property is within the public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that

structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 7 protected trees. Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250220; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 15 protected trees greater than 6 inches in DBH within the subject property and determined that most of these are in the condition of structurally manageable, but in moderate decline. As proposed, 7 Monterey pine trees would be removed with implementation of this project. A total of 4 landmark trees are proposed for removal, being greater than 24 inches in diameter with 26 inches, 27 inches, 28 inches, and the last one being 31 inches in diameter, are proposed for removal, all Monterey pines. Additionally, 1 of the Landmark Monterey Pine is in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060.

CAR CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. As discussed in Exhibit A the proposed tree removal is the minimum necessary is this case. The subject property is 18,533 square feet (0.43 acres) and is proposed to be built to the minimum setback requirements in its interpretation as a flag lot with access through an access easement on a neighboring property to Dolores Street. The single-family dwelling is 3,284 square feet which is consistent in size with other single-family dwellings within the surrounding neighborhood. Five of the trees to be removed are within the development footprint (structure and driveway). The remaining two trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The arborist recommends the replanting of twelve Monterey Pines and one Coast Live Oak, with the minimum planting size to be 5-gallon containers per tree. Replanting only seventeen trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 6 requires the applicant to replant sixteen 5-gallon Monterey pine trees and one 5-gallon coast live oak tree.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE
The proposed project was to be reviewed by the Carmel Highlands LUAC, but the committee does not have quorum. Therefore, the LUAC could not review the project.

Prepared by: Jordan Evans-Polockow, Assistant Planner, (831)-755-7065
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit B - Arborist Report

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Project Planner; Fionna Jensen, Principal Planner; Dave & Kiril Sweeney, Buckeye Investments INC 401K, Property Owner; Bradley Green, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250205.

County of Monterey

Item No.6

Zoning Administrator

Legistar File Number: ZA 25-079

Introduced: 12/5/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250205 - BUCKEYE INVESTMENTS, 401K PLAN

Public hearing to consider the demolition of an existing 386 square foot garage and construction of a 3,284 square foot two-story single-family dwelling with an attached 520 square foot garage with associated site improvements, removal of 7 trees.

Project Location: 24734 Dolores Street, Carmel, Carmel Land Use Plan

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

RECOMMENDATION:

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

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Bradley Green

Property Owner: Dave & Kiril Sweeney, Buckeye Investments INC 401K

APN: 009-111-012-000

Parcel Size: 18,533 square feet (0.43 acres)

Zoning: Medium Density Residential, 2 acres per unit, and Design Control overlay in the Coastal Zone, or "MDR/2-D (CZ)"

Plan Area: Carmel Land Use Plan

Flagged and Staked: yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, 831-755-7065

SUMMARY/DISCUSSION:
The property is located at 24734 Dolores Street, Carmel (Assessor's Parcel Number 009-111-012-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". The proposed project involves the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, with associated site improvements. The project also involves the removal of 7 protected trees, subject to the granting of a Coastal Development Permit. Associated site improvements include a 520 square foot garage, a 60 square foot porch, a 582 square foot deck, a 576 square foot covered patio, inclusive of a new driveway and underground utilities. Implementation of the project would require 354 cubic yards of cut and 127 cubic yards of fill. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Land Use Plan (CAR LUP), Carmel Area Coastal Implementation Policy Part 4 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Design and Visual Resources
The subject property includes a Design Control Overlay. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. Residences within the vicinity of the project site align with a blend of architectural styles, inclusive of suburban mediterranean-style homes with white exterior finishes accompanied by a contrasting trim, to craftsman-style cottage homes and simple suburban beach houses, all with visible influences of mid-century modern design. The single-family dwelling would have a modern architectural style with rural finishes consisting of earthly tones including garden gate brown ship lap siding, rough-cut el dorado stone in a wheatfield color, and charcoal black roofing shakes, with finishes of garden gate brown trim, copper lighting, and a rich wood rail with horizontal cables. The property is surrounded by mature Monterey pines and few California oak trees, as well as other native vegetation with nearby custom residences. Consistent with Carmel Area Land Use Policy 2.2.2 and CAR CIP section 20.146.030.C.1.d, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the CAR LUP, CAR CIP and Title 20. Additionally, General Plan Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. Therefore, a standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Land Use Plan titled, "Local Coastal Program General Viewshed", indicates the subject property is within the public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that

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The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 7 protected trees. Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250220; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 15 protected trees greater than 6 inches in DBH within the subject property and determined that most of these are in the condition of structurally manageable, but in moderate decline. As proposed, 7 Monterey pine trees would be removed with implementation of this project. A total of 4 landmark trees are proposed for removal, being greater than 24 inches in diameter with 26 inches, 27 inches, 28 inches, and the last one being 31 inches in diameter, are proposed for removal, all Monterey pines. Additionally, 1 of the Landmark Monterey Pine is in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060.

CAR CIP section 20.146.060.D.3 states that removal of native trees shall be limited to that which is necessary for the proposed project or which is necessary for the overall health and maintenance of the forest. As discussed in Exhibit A the proposed tree removal is the minimum necessary is this case. The subject property is 18,533 square feet (0.43 acres) and is proposed to be built to the minimum setback requirements in its interpretation as a flag lot with access through an access easement on a neighboring property to Dolores Street. The single-family dwelling is 3,284 square feet which is consistent in size with other single-family dwellings within the surrounding neighborhood. Five of the trees to be removed are within the development footprint (structure and driveway). The remaining two trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The arborist recommends the replanting of twelve Monterey Pines and one Coast Live Oak, with the minimum planting size to be 5-gallon containers per tree. Replanting only seventeen trees also ensures the property's fuel loads can be adequately managed. Accordingly, Condition No. 6 requires the applicant to replant sixteen 5-gallon Monterey pine trees and one 5-gallon coast live oak tree.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE
The proposed project was to be reviewed by the Carmel Highlands LUAC, but the committee does not have quorum. Therefore, the LUAC could not review the project.

Prepared by: Jordan Evans-Polockow, Assistant Planner, (831)-755-7065
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit B - Arborist Report

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Project Planner; Fionna Jensen, Principal Planner; Dave & Kiril Sweeney, Buckeye Investments INC 401K, Property Owner; Bradley Green, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250205.

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
BUCKEYE INVESTMENTS, 401K PLAN (PLN250205) RESOLUTION NO. -

Resolution by the County of Zoning Administrator:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval to allow the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, and associated site improvements; and
   b. Coastal Development Permit to allow the removal of 7 protected trees.

[PLN250205, BUCKEYE INVESTMENTS, 401K PLAN, 24734 Dolores Street, Carmel, Carmel Land Use Plan (APN: (009-111-012-000)]

The BUCKEYE INVESTMENTS, 401K PLAN application (PLN250205) came on for public hearing before the County of Monterey Zoning Administrator on December 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan (General Plan);
   - Carmel Land Use Plan (CAR LUP);
   - Carmel Area Coastal Implementation Policy Part 4 (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 24734 Dolores Street, Carmel (Assessor's Parcel Number 009-111-012-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". MDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.12.040.A. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, associated site improvements. Associated site improvements include a 520 square foot garage, a 60 square foot porch, a 582 square foot deck, a 576 square foot covered patio, inclusive of a new driveway and underground utilities. The site is currently undeveloped besides a garage that is proposed for removal, and the proposed residence would establish the first single family dwelling on a legal lot of record. The project as proposed would require a Coastal Development Permit per CAR CIP section 20.146.060, to allow removal of 7 Monterey Pines. As further detailed in the evidence below and Finding 6, adequate findings can be made for the granting of a Coastal Development permit in each case. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration (16,552 square feet) as adjusted Lot 7 of Block 151 of a Final Map entitled "Por. Of El Pescadero Ro. Carmel Woods", recorded in February of 2025 (Assessor's Map Book 009 Towns, Page 11-2). Therefore, the County recognizes the subject properties as legal lots of record.

d) Review of Development Standards. The proposed project meets all required development standards for Medium Density Residential zoning district, which are identified in Title 20 section 20.12.060, respectively. Pursuant to Title 20 section 20.12.060.C, development within this district shall meet the required setbacks of 20 feet (front), 5 feet (side), and 10 feet (rear), unless otherwise indicated on a final map. The proposed single-family dwelling will have setbacks of over 20 feet from the pointed corner of the access and utility easement located in the top right corner of the parcel (front), 20 feet (north side), 5 feet (south side), and well over 10 feet (rear). Staff interpretations of the front setback is to be interpreted as a flag lot from the center of the easement private road as a 200 foot radius, therefore meets the required front setback. The MDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 22 feet and 6 inches. Due to the subject property's unique configuration and the current easement that prevents the lot from being landlocked, the easement serves as a narrow strip of land that provides access to a larger area, enabling for the parcel to be subject to Title 20 section 20.62 Height and Setback Exceptions. The MDR zoning district allows a maximum building site coverage of 35%. The proposed project will

have a building site coverage of 3,297 square feet or 18%. Therefore, the project meets all required development standards.

e) Site Access. The subject property and the property directly above with common ownership (known as Lot 5) are accessible from an access easement through an adjacent parcel to Dolores Street. After a lot line adjustment in December of 2024, the easement no longer provides direct access to Lot 5, but the owner of both lots cannot grant themselves an easement. A non-standard condition has been applied to the proposed project requiring that the applicant add the access and utility easement into the subject property's grant deed once a transfer of ownership occurs so Lot 5 does not become landlocked. Once the easement is applied, the proposed development will still continue to meet the setbacks as a flag lot.

f) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling would have a modern architectural style with rural finishes consisting of earthly tones including garden gate brown ship lap siding, rough-cut el dorado stone in a wheatfield color, and charcoal black roofing shakes, with finishes of garden gate brown trim, copper lighting, and a rich wood rail with horizontal cables. The property is surrounded by mature Monterey pines and few California oak trees, as well as other native vegetation with nearby custom residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. Consistent with Carmel Area Land Use Policy 2.2.2 and CAR CIP section 20.146.030.C.1.d, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the CAR LUP, CAR CIP and Title 20. Additionally, General Plan Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled Condition No. 4 will require that the all-exterior lighting on the property 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.

Map A of the Carmel Land Use Plan entitled, "Local Coastal Program General Viewshed", indicates the subject property is within a public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. The subject property is not along a scenic highway corridor or in the critical viewshed. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

g) Tree Removal. The proposed project involves the removal of 7 protected trees. As detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.

h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with CSR CIP section 20.146.090, any new development being proposed within high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250235), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250218), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".

j) Land Use Advisory Committee. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11th, 2025, Zoning Administrator hearing.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250205.

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, Cypress Fire Protection District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Biological Resources, Geological Resources (soils), Geotechnical Resources, Forest Resources, Archaeological Resources, and Protected Species (Yadon's Rein Orchid). The following reports have been prepared:

- "Biological Resource Evaluation" & "Focused Yadon's Rein Orchid Survey Results" (County of Monterey Library No. LIB250217), prepared by Patrick Furtado & Kimiya Ghadiri, MS, Monterey, CA, July 10th, 2025
- "Geology Report" (County of Monterey Library No. LIB250218), prepared by CapRock, Aromas, CA, November 24th, 2025
- "Geotechnical Investigation" (County of Monterey Library No. LIB250219), prepared by Phillip Edwards, Monterey, CA, July 3rd, 2025
- "Tree Assessment Summary" (County of Monterey Library No. LIB250220), prepared by Albert Weisfuss, Monterey, CA, June 2nd, 2025
- "Phase I Archaeological Survey" (County of Monterey Library No. LIB250235), prepared by Vanessa Potter, MA, Monterey, CA, August 11th, 2025

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

c) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Carmel CIP section 20.146.080.1.B, a Geological Hazards Assessment and Geotechnical Report (LIB250219) were prepared to address the property's known geological hazards. Per the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Monterey Bay-Tularcitos Fault, approximately 2,010 feet of the project

site located northeast. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The proposed structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250218), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110. D.

d) Staff conducted a site inspection on October 17th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250205.

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

EVIDENCE:

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

b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District

c) Staff conducted a site inspection on October 17th, 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN250205.

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

EVIDENCE:

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

b) Staff conducted a site inspection on October 17th, 2025, and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250205.

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

EVIDENCE:

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

b) The proposed project involves the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, and associated site improvements. The project also involves the removal of 7 protected trees, which is an allowed use subject to the granting of a Coastal Development Permit. Therefore, the project is consistent with the Class 3 categorical exemption requirements of CEQA Guidelines section 15303.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 17th, 2025.

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, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250205.

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

EVIDENCE:

a) The project includes application for the removal of 7 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the criteria to grant said permit have been met.

b) Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250220) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 15 trees greater than 6 inches in DBH within the subject property and determined that most of these are in fair condition, with the exception of one dead Monterey pine and one other pine in poor health, with a lean and a crook. Per the project Arborist, the trees in fair condition are in average vigor for the area but are of structurally manageable, but in moderate decline. As proposed, 7 trees will be removed with implementation of this project, all Monterey pine trees. Five of these trees are within the development footprint, and the other two trees are either within grading boundaries or are in declining health, with proposed impacts to their critical root zones. CIP section 20.146.060.D.1 prohibits the removal of landmark trees, unless the decision-making body finds that the trees are not visually or historically significant and there are no alternatives whereby the tree removal can be avoided. A total of four of the Monterey pines are greater than 24 inches in diameter, making them landmark trees. Additionally, 1 of the Landmark Monterey Pine is in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060.

c) CIP section 20.146.060.D.3 states that the removal of native trees be limited to those necessary for the proposed development, and that development shall be required to be adjusted for siting, location, size, and design as necessary to minimize tree removal. In this case, the removal is the minimum under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. Five of the trees to be removed are within the development footprint. The remaining two trees to be removed are either within grading limits or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.

d) As delineated on the project plans (Finding 6, "e"), the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The project will retain the

property's remaining trees, which are contiguous with the surrounding forested area of Carmel. Trees to be retained will be protected with implementation of Condition No. 6.

e) CIP section 20.146.060.D.1 prohibits the removal of landmark trees, unless the decision-making body finds that the trees are not visually or historically significant and there no alternatives whereby the tree removal can be avoided. In alignment with CIP section 20.146.060.D.6 requires replanting on a 1:1 basis of all trees greater than 12 inches in diameter and the Arborist's recommendation after assessing the parcel, for replanting includes 2:1 replanting of removed landmark trees and 1:1 of the remaining protected trees to be removed, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Therefore, the arborist recommends the replanting of twelve Monterey with the minimum planting size to be 5-gallon containers per tree. Replanting only twelve trees also ensures the property's fuel loads can be adequately managed trees. Accordingly, Condition No. 6 requires the applicant to replant twelve 5-gallon Monterey pines.

f) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots.

g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 7 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 22 and August 1.

h) Staff conducted a site inspection on October 17th, 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.

i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250205.

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

EVIDENCE:

a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

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

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 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) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Map A- Local Coastal Program General Viewshed, in the Carmel LUP). Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along Highway 1. Consistent with Carmel LUP Policy 5.3.2.4, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

e) The project planner completed a site inspection on October 17th, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans to verify that the proposed development will not impact public access or visual resources/access. See evidence "d" above. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250205.

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
   a. Approve a Combined Development Permit consisting of:
      1) Coastal Administrative Permit and Design Approval to allow the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, 1,135 square feet of new porches, decks, patios, and associated site improvements, inclusive of a new driveway and underground utilities; and
      2) A Coastal Development Permit to allow the removal of 7 protected trees.

   All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of December 2025:

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN250205

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN250205) allows allow the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, 1,135 square feet of new porches, decks, patios, and associated site improvements, inclusive of a new driveway and under-ground utilities, and allow the removal of 7 trees. The property is located at 24734 Dolores Street, Carmel (Assessor's Parcel Number 009-111-012-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-111-012-000 on December 11th, 2025. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

5. 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.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 8 trees 1:1 ratio, 2 trees 2:1 ratio, with a total of 12 trees to be replanted (All Monterey pine)
- Replacement ratio recommended by arborist: 8 trees 1:1 ratio, 2 trees 2:1 ratio, with a total of 12 trees to be replanted
- Other: all 5-gallon trees

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.

7. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

8. 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.

9. PDSP01 - GRANT DEED REVISION IN THE INSTANCE OF OWNERSHIP EXCHANGE - (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The subject property known as Lot 7 (Assessor's Parcel Number 009-111-012-000) is accessible through an access and utility easement on an adjacent parcel to Dolores Street. The neighboring property located directly north of subject property, known as Lot 5 (Assessor's Parcel Number 009-111-014-000), has street access through the same easement, as well as is within common ownership with Lot 7 and cannot grant themselves an access easement on their own property. Once an exchange in ownership occurs with the subject property Lot 7, the owner will record a continuation of the access and utility access easement through the northeastern corner of the parcel on the property's Grant Deed with the Assessor's Office in order to provide accessibility and prevent the landlocking of parcel Lot 5. This extension of the access and utility easement was documented and approved within the Resolution of PLN230337 for a Lot Line Adjustment.

Compliance or Monitoring Action to be Performed: In the exchange of ownership, an access and utility easement will be recorded on the Grant Deed of subject property Lot 7 (Assessor's Parcel Number 009-111-012-000) to enable continuing access of Lot 5 (Assessor's Parcel Number 009-111-014-000) in order to prevent Lot 5 from becoming landlocked.

10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

11. 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.

12. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:
CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5
CBC - CALIFORNIA BUILDING CODE, PART 2, VOL 1 & 2
CEC - CALIFORNIA ELECTRICAL CODE, PART 3
CMC - CALIFORNIA MECHANICAL CODE, PART 4
CPC - CALIFORNIA PLUMBING CODE, PART 5
CENC - CALIFORNIA ENERGY CODE, PART 6
CFC - CALIFORNIA FIRE CODE, PART 9
CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE OBSERVED.

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS. MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

ADDRESS IDENTIFICATION:
PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES:
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION.

SHOULD HUMAN REMAINS BE UNCOVERED, ALL EXCAVATION SHALL BE HALTED IN THE IMMEDIATE AREA AND COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT HE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION AND SHALL DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ANOD	ANODIZED
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOTT.	BOTTOM
CAB.	CABINET
CEM.	CEMENT
C.T.	CERAMIC TILE
C.I.	CAST IRON
CLR.	CLEAR
CLST.	CLOSET
COMP.	COMPOSITION
CONC.	CONCRETE
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
CONN.	CONNECTION
CONST.	CONSTRUCTION
CSMT.	CASEMENT
C.W.	COLD WATER
DBL.	DOUBLE
DET.	DETAIL
DF.	DOUGLAS FIR
DIA. OR Ø	DIAMETER
DIM.	DIMENSION
D.S.	DOWNSPOUT
DRY	DRYER
DW	DISHWASHER
DWG	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EQ	EQUAL
EXH.	EXHAUST
EXP.	EXPANSION
EXIST.	EXISTING
(E)	EXISTING
EXT.	EXTERIOR
FBRGL.	FIBERGLASS
FD	FLOOR DRAIN
FND.	FOUNDATION
F.A.	FINISH FLOOR
F.B.	FINISH GRADE
FLR.	FLOOR
FL.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
FR. DR.	FRENCH DOOR
FT.	FOOT OR FEET
FTG.	FOOTING
FX	FIXED
GA	GAUGE
GALV.	GALVANIZED
GI	GALVANIZED IRON
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS
GND.	GROUND
GYP. BD.	GYPSUM BOARD
H.C.	HOLLOW CORE
H.D.	HOLD DOWN
HDR.	HEADER
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
H.B.	HOSE BIBB
HT.	HEIGHT
HC.	HANDICAP
HVAC	HEATING VENTILATION & AIR CONDITIONING
HW	HOT WATER
I.D.	INSIDE DIAMETER
INS.	INSULATION
INT.	INTERIOR
J.B.	JUNCTION BOX
JST.	JOIST
KIT.	KITCHEN
K.P.	KICKER POST
K.S.	KING STUD
LAV.	LAVATORIES
LIN.	LINEN
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
M.A.	MEDICINE CABINET
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
N.T.S.	NOT TO SCALE
OH	OVER
O.C.	ON CENTER
O.F.S.	OUTSIDE FACE OF STUD
OPP.	OPPOSITE
O.A.	OUTSIDE DIAMETER
PL.	PLATE
P/L	PROPERTY
PLAS.	PLASTER
PLY.	PLYWOOD
PNL.	PANEL
P. & S.	POLE & SHELF
PT.	POINT
PR.	PAIR
R.A.	RETURN AIR
RAD.	RADIUS
RD.	ROUND
REC.	RECESSED
REF.	REFRIGERATOR
REINF.	REINFORCED/ING
RES.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
REQ.	REQUIRED
R/W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAINWATER LEADER
SCHED.	SCHEDULE
S.C.	SOLID CORE
SECT.	SECTION
S.F.	SQUARE FOOT/FEET
SH	SINGLE HUNG
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
SLD	SLIDER
SLD. GL. DR.	SLIDING GLASS DOOR
S&P	SHELF AND POLE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
SQ.FT.	SQUARE FEET
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
S.S.D.	SEE STRUCTURAL DRAWINGS
SS	STAINLESS STEEL
SYM.	SYMMETRICAL
TB	TOWEL BAR
TEL.	TELEPHONE
TEMP.	TEMPERED
THRSH.	THRESHOLD
T&G	TONGUE & GROOVE
T.O.F.	TOP OF FOOTING
T.O.	TOP OF
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TP	TOILET PAPER
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W/ANS	WAINSCOT
W/C	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITH OUT
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

PROJECT DIRECTORY

OWNER
Buckeye Investments, Inc.
401K Plan
7560 Hillside Drive
La Jolla, CA 92037
(619) 261-0295
socalsweeney@gmail.com

APPLICANT
Bradley Green
Hastings Construction Inc.
11 Thomas Owens Way, Suite 201
Monterey, CA 93940
(831) 620-0920 ex. 708
bradley@hastingsconstruction.com

SURVEYOR
Brian Wilson
Monterey Bay Engineers, Inc.
607 Charles Avenue, Suite B
Seaside, CA 93955
(831) 899-7899
mbayengr@mbay.net

CIVIL
Jennifer P. Rudolph, P.E. QSD
C3 Engineering Inc.
126 Bonifacio Place, Suite C
Monterey, CA 93940
(831) 214-2201
jrudolph@c3engineering.net

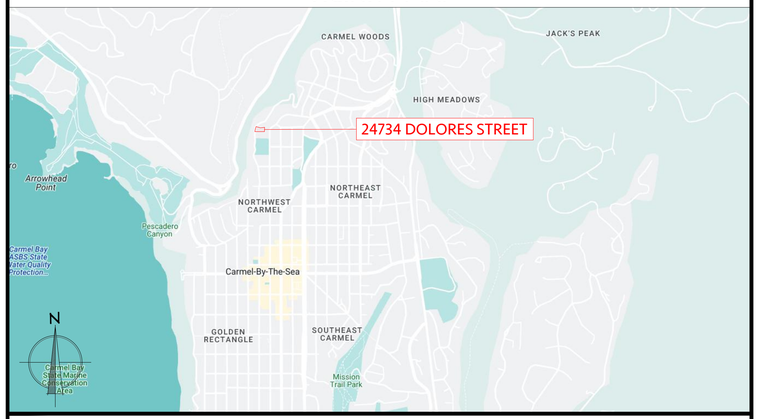
GEOTECHNICAL ENGINEER
Philip Edwards, P.E.
All Earth Geotechnical Engineering, Inc.
303 Potrero Street, Suite 7
Santa Cruz, CA 95060
(831) 345-8852
philip@allearthgeo.com

ARBORIST
Albert Weisfuss
Monterey Bay Treeworks
PO Box 223374
Carmel, CA 93922
(831) 869-2767
albertweisfuss@gmail.com

GEOLOGIC ENGINEER
Robert Barminski, R.G., C.E.G.
CapRock Geology, Inc.
120 Corey Road
Aromas, CA 95004
(831) 484-5053
caprockgeology@gmail.com

ARCHEOLOGIST / BIOLOGIST
Vanessa Potter, MA / Patrick Furtado, MS
EMC Planning Group, Inc.
601 Abrego Street
Monterey, CA 93940
(831) 649-1799
potter@emcplanning.com

VICINITY MAP



APN MAP

DRAWING INDEX

GENERAL

T1	Title Sheet with Site Plan
G1	General Notes
G2	California Green Building Standards, Sheet 1
G3	California Green Building Standards, Sheet 2
G4	Best Management Practices (BMP's)

SURVEY

1 OF 1	Topographic Survey

CIVIL

C1	Grading Plan
C2	Erosion Control Plan

ARCHITECTURAL

A1	Existing Site Plan
A2	Proposed Site Plan
A3	Proposed Floor Plan - Entry Level
A4	Proposed Floor Plan - Lower Level
A5	Proposed Elevations
A6	Proposed Elevations
A7	Proposed Elevations
A8	Proposed Color Schemes

SCOPE OF WORK

Combined Development Permit consisting of:

1) Use Permit to allow the removal of 7 trees; and

2) Design Approval to allow the demolition of existing 386 sq. ft. garage and the construction of a new 3284 sq. ft. single family dwelling with an attached 520 sq. ft. garage, 1218 sq. ft. of new porches, decks and patios, and associated site improvements inclusive of a new driveway and underground utilities.

PROJECT DATA

CODE DATA:

Codes:
2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Fire Code
2022 California Electrical Code
2022 California Energy Code
2022 California Green Building Standards Code

Governing Jurisdiction: Monterey County Housing and Community Development

Occupancy: R-3

Construction Type: VB/U

LOT DATA:

Project Address:	24734 Dolores Street Carmel, California, 93923
APN:	009-111-012-000
Zoning:	MDR/2-D(CZ)
Parcel Size:	18,533 sq. ft. (0.43 acres)
Built:	1949
Use:	Single Family Residential

BUILDING DATA:

	Existing:	*Proposed*
Footage:		
Main Residence:	- - -	3284 SQ. FT.
Entry Level:		2145 SQ. FT.
Lower Level:		1139 SQ. FT.
Garage:	386 SQ. FT.	520 SQ. FT.
Porch:	- - -	60 SQ. FT.
Deck:	- - -	582 SQ. FT.
Covered Patio:	- - -	576 SQ. FT.
Total F.A.R.	2%	20%
		(Note: F.A.R. maximum 45% per title 20.12.060 and includes gross floor area of all floors per title 20.06.564)
Site Coverage:		
Main Residence:	- - -	2145 SQ. FT.
Garage:	386 SQ. FT.	520 SQ. FT.
Porch:	- - -	60 SQ. FT.
Deck:	- - -	582 SQ. FT.
Total Site Coverage:	2%	18%
		(Note: 25% coverage allowed per title 20.12.060 and includes all area covered by a structure, structures or structure protrusions including decks twenty-four (24) inches or more above grade per title 20.06.250)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: TITLE SHEET
Job Title: SWEENEY RESIDENCE
Project Address & APN: 24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project: HC-23068	Sheet No. T1
Date: 11.10.2025	
Drawn By: BGREEN	
Scale: 1/16" = 1'-0"	

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

LEGEND:

——x——x—— FENCE LINE
AC . . . . . .ASPHALTIC CONCRETE
BW . . . . . BRICK WALL
CO . . . . . CLEAN OUT
CONC. . . . . CONCRETE
EM . . . . . ELECTRIC METER
EO . . . . . ELECTRIC OUTLET
EP . . . . . EDGE OF PAVEMENT
GM . . . . . GAS METER
HB . . . . . .HOSE BIB
K. . . . . OAK
P. . . . . PINE
S . . . . . STUMP
T. . . . . TREE, SPECIES NOT SPECIFIED
UC . . . . . .UTILITY COVER
UP . . . . . .UTILITY POLE
WM . . . . . WATER METER
WRW . . . . . .WOOD RETAINING WALL
WV . . . . . .WATER VALVE

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. A RECORD OF SURVEY WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE BOUNDARY LINES WITH PROPERTY MONUMENTATION FOUND AND SET, AS APPLICABLE.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. EASEMENTS SHOWN ARE FROM A PRELIMINARY REPORT ORDER NUMBER FWMN-522201017, DATED MAY 8, 2023, BY CHICAGO TITLE COMPANY.
5. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAVT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 364.18'.
6. ● DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 7771", UNLESS NOTED OTHERWISE.
7. ○ DENOTES A SET 3/4" IRON PIPE TAGGED "LS 7771".
8. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
9. THERE ARE NO SIGNIFICANT AREAS OF SLOPE GREATER THAN 30% FOR THIS SURVEYED PROPERTY.
10. ANY SUBSEQUENT USE OF THIS SURVEYING DATA MUST INCLUDE THIS NOTE:
THE BOUNDARY AND SURVEYING DATA SHOWN WAS FURNISHED BY MONTEREY BAY ENGINEERS, INC., AND THAT FIRM IS NOT RESPONSIBLE FOR ANY REVISIONS. THE ORIGINAL WORK WAS SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.

PESCADERO ROAD (A 50' WIDE COUNTY ROAD)

ADJUSTED LOT 5
26,754 SQ.FT.

ADJUSTED LOT 7
18,533 SQ.FT.

ADJUSTED LOT 9
17,102 SQ.FT.

LOT 7

LOT 9

EXISTING RESIDENCE
24744 DOLORES ST.

S 76°31'58" E 97.46'

S 80°00'00" W 101.29'

N 89°54'00" E 208.54'

104.27'

104.27'

Δ = 14°48'46"
R = 400.00'
L = 103.41'

ACCESS AND UTILITY EASEMENT FOR ADJUSTED LOT 5

ACCESS AND UTILITY EASEMENT FOR ADJUSTED LOT 5 & 7

S 00°06'00" E 64.51'

S 00°06'00" E 33.08'

40.00'

24.51'

3.00'

LOT 6
MACUGA
APN: 009-111-003

EGLAND
APN: 009-111-004

EXISTING BUILDING

CONC SLAB

WALL

BRICK

EM

EXISTING BUILDING

DECK

CONC SLAB

AC DRIVEWAY

FOUND 2X2 REDWOOD HUB, TAGGED "RE 424", UNDER FENCE FOOTING. ELEV = 355.78'

GRAPHIC SCALE

0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SCALE: 1" = 10'

PROFESSIONAL LAND SURVEYOR
BRIAN W. WILSON
7771
STATE OF CALIFORNIA

3/13/2025

TOPOGRAPHIC SURVEY

OF

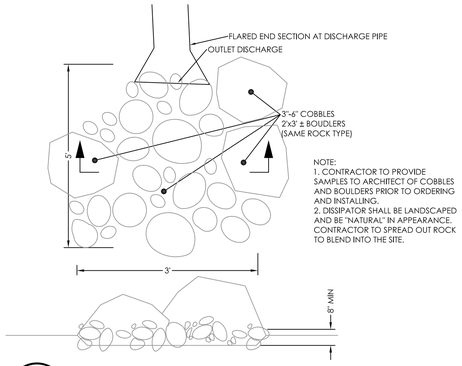
DOCUMENT: 2025006667
ADJUSTED LOT 7
PORTION OF BLOCK 151
VOLUME 3, CITIES & TOWNS, PAGE 21

COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
JUSTIN HASTINGS

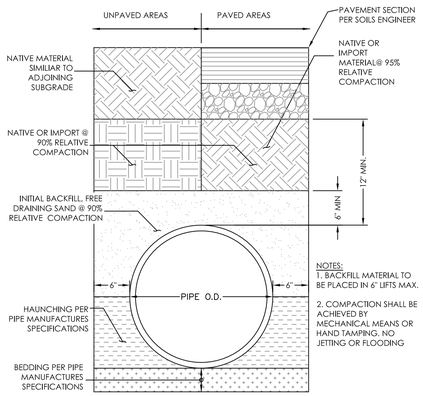
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 10' — JOB No. 23-026 — FEBRUARY 2025
FIELD: END & MAL — DRAWN BY: END



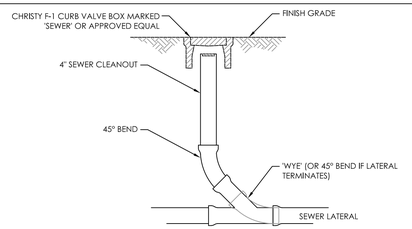
NOTE:
1. CONTRACTOR TO PROVIDE SAMPLES TO ARCHITECT OF COBBLES AND BOULDERS PRIOR TO ORDERING AND INSTALLING.
2. DISSIPATOR SHALL BE LANDSCAPED AND BE "NATURAL" IN APPEARANCE. CONTRACTOR TO SPREAD OUT ROCK TO BLEND INTO THE SITE.

B / C1 — ENERGY DISSIPATOR
NTS

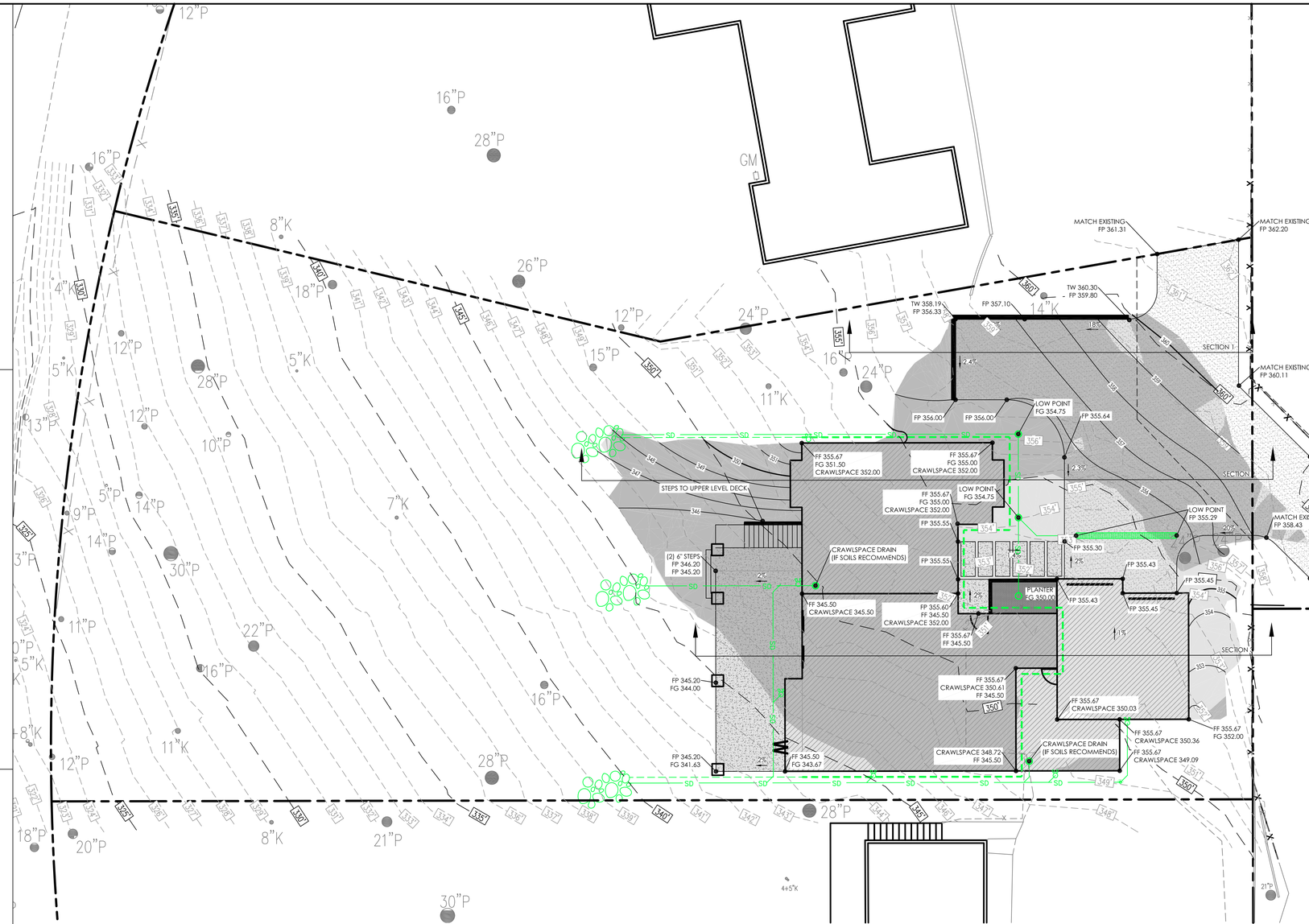


NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.
2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

C / C1 — UTILITY TRENCH
NTS



D / C1 — STORM DRAIN CLEANOUT
NTS

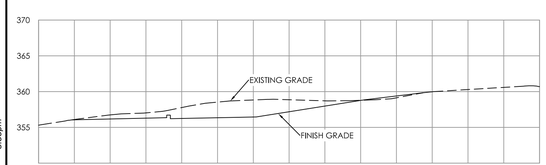


A / C1 — GRADING PLAN
SCALE: 1"=10'

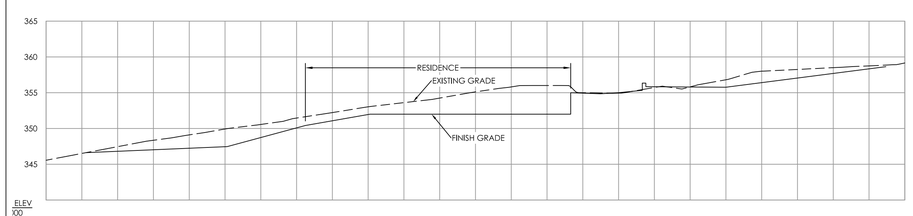
LEGEND
CUT AREA (354 CY)
FILL AREA (127 CY)

10 0 5 10 20
GRAPHIC SCALE

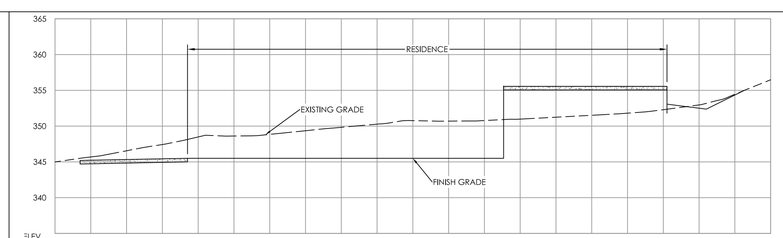
N



E / C1 — SECTION 1
SCALE: 1"=10'



F / C1 — SECTION 2
SCALE: 1"=10'



G / C1 — SECTION 3
SCALE: 1"=10'

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

PRELIMARY FOR REVIEW

GRADING PLAN

SWEENEY RESIDENCE
24734 DOLORES STREET
CARMEL-BY-THE-SEA
APN 009-111-012-000

SCALE:	AS NOTED
DATE:	11/3/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF	2 SHEETS
PROJECT#	125109

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Drawing file: Z:\Projects\125109 Hastings-Dolores Sweeney\dwg\125109 Grading Plan.dwg
Plotted: Nov 03, 2025 - 8:35pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCARN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK

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Drawing file: Z:\Projects\125109 Hastings-Dolores Sweeney\dwg\125109 Grading Plan.dwg
Plotted: Nov 03, 2025 - 8:33pm

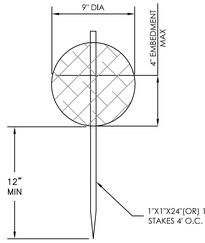
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

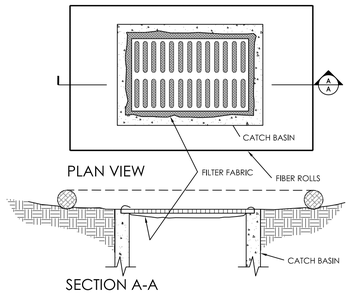
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

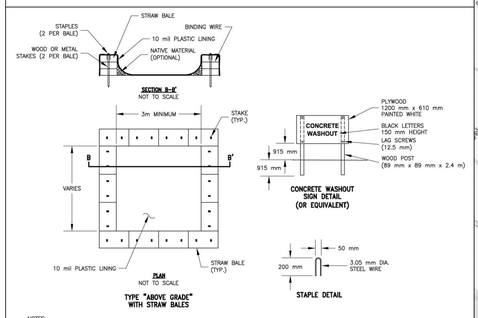
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B / C2 — FIBER ROLL
NTS



C / C2 — INLET PROTECTION
NTS



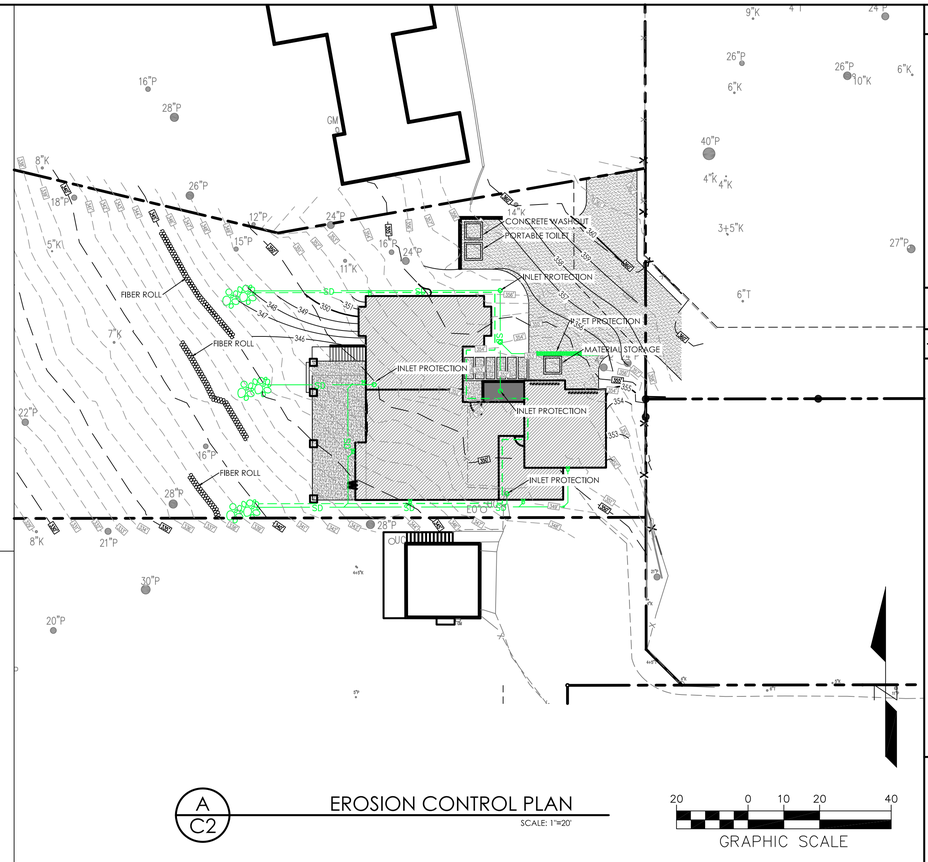
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/TY04-14.DWG SAC 8-14-02

SOURCE: CALTRANS

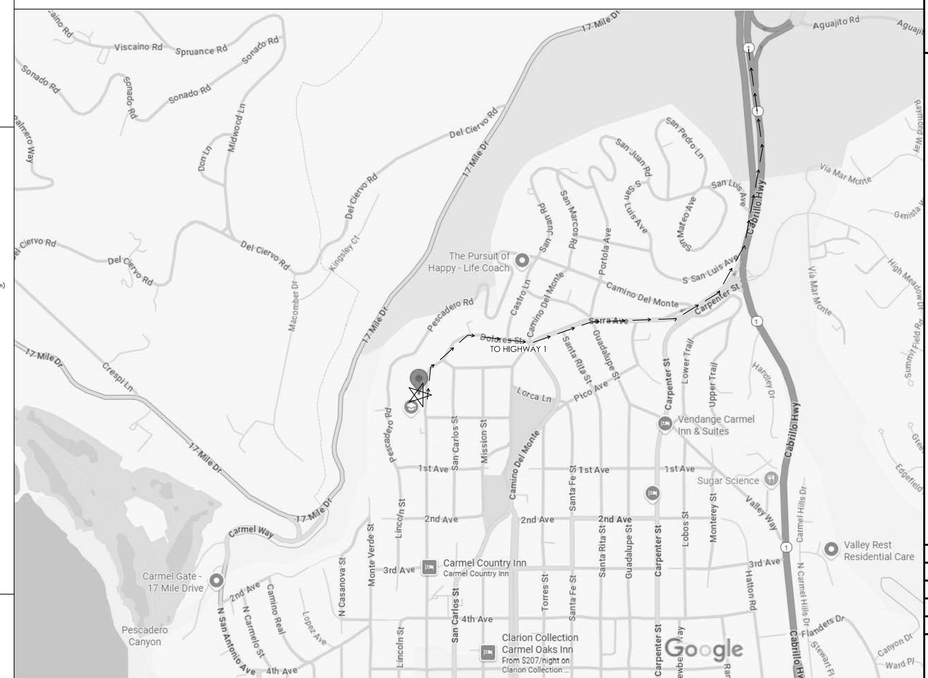
D / C2 — CONCRETE WASHOUT
NTS

CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	OCTOBER 2025 - OCTOBER 2027
SENSITIVE AREAS	N/A



A / C2 — EROSION CONTROL PLAN
SCALE: 1"=20'

20 0 10 20 40
GRAPHIC SCALE



E / C2 — CONSTRUCTION HAUL ROUTE
NTS

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			

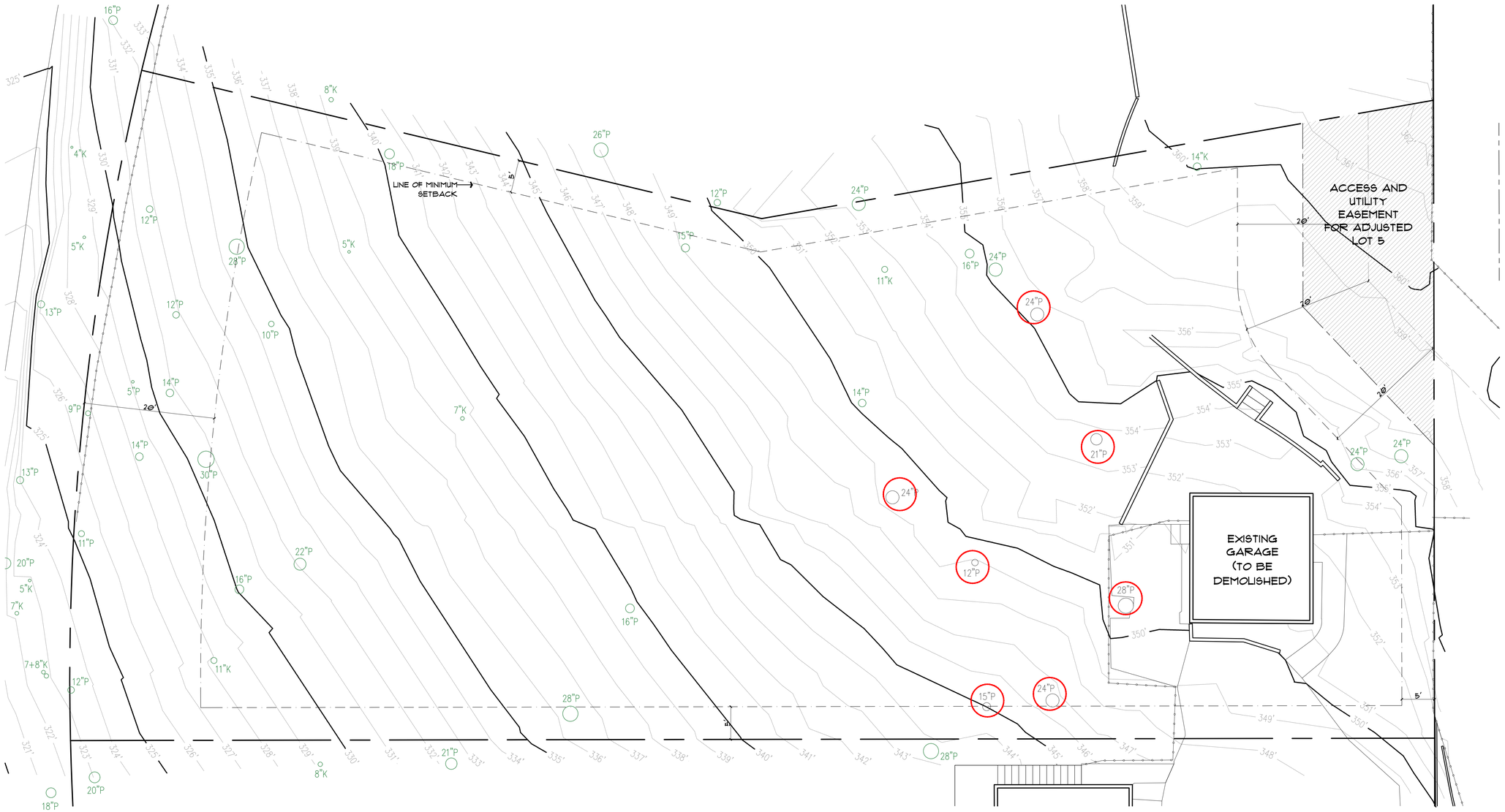
PRELIMARY FOR REVIEW

EROSION CONTROL PLAN

SWEENEY RESIDENCE
24734 DOLORES STREET
CARMEL-BY-THE-SEA
APN 009-111-012-000

SCALE:	AS NOTED
DATE:	11/3/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER: C2
OF 2 SHEETS
PROJECT# 125109



EXISTING SITE PLAN

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

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: EXISTING SITE PLAN

Job Title: SWEENEY RESIDENCE

Project Address & APN:
24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project: HC-23068	Sheet No. A1
Date: 11.10.2025	
Drawn By: BGREEN	
Scale: 1/8" = 1'-0"	

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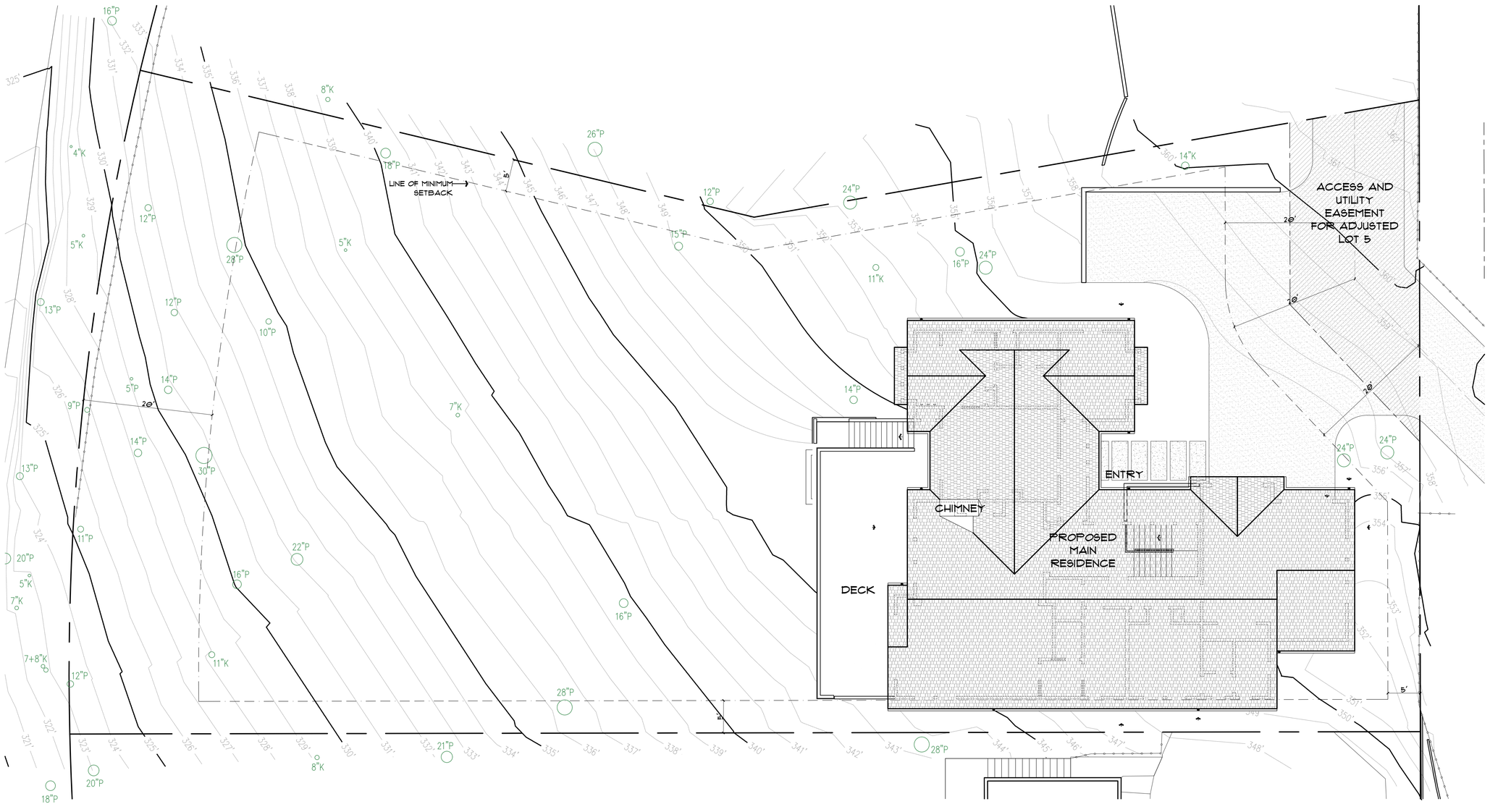

EXISTING SITE PLAN

0 4 8 12 24

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

N

Revision/Issue	Date

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(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED SITE PLAN

Job Title: SWEENEY RESIDENCE

Project Address & APN:
24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project: HC-23068	Sheet No. A2
Date: 11.10.2025	
Drawn By: BGREEN	
Scale: 1/8" = 1'-0"	

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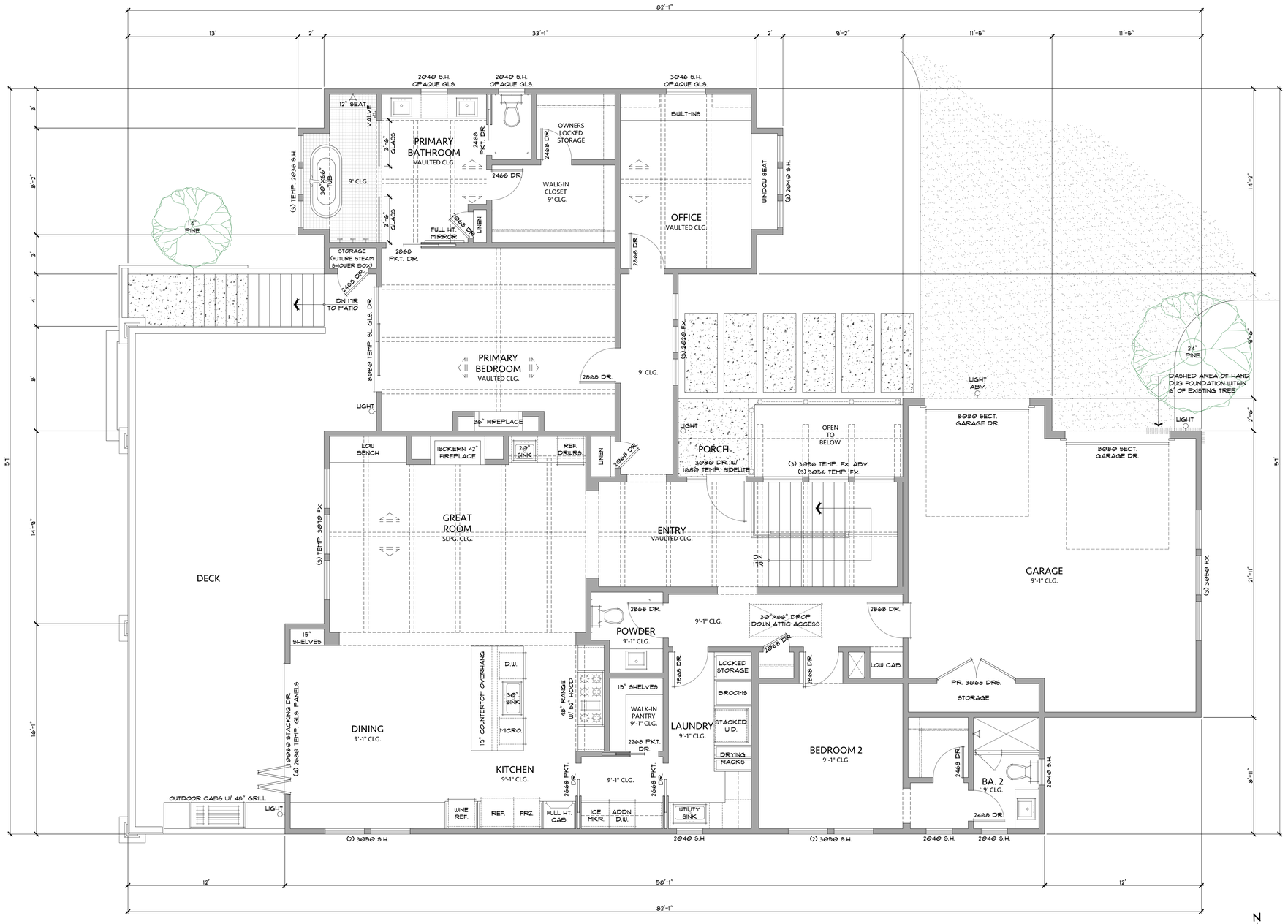

ENTRY LEVEL FLOOR PLAN

1/4"=1'-0"

24734 DOLORES STREET 3284 SQ. FT. INTERIOR 4 BED / 3.5 BATH - WITH WALKOUT BASEMENT	
FLOOR AREA TABLE	
ENTRY LEVEL	2145 SQ. FT.
LOWER LEVEL	1139 SQ. FT.
TOTAL:	**3284 SQ. FT.**
GARAGE	520 SQ. FT.
PORCH	60 SQ. FT.
DECK	582 SQ. FT.
COVERED PATIO	576 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED FLOOR PLAN - ENTRY LEVEL

Job Title: SWEENEY RESIDENCE

Project Address & APN: 24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project:	HC-23068
Date:	11.10.2025
Drawn By:	BGREEN
Scale:	1/4" = 1'-0"

Sheet No. A3

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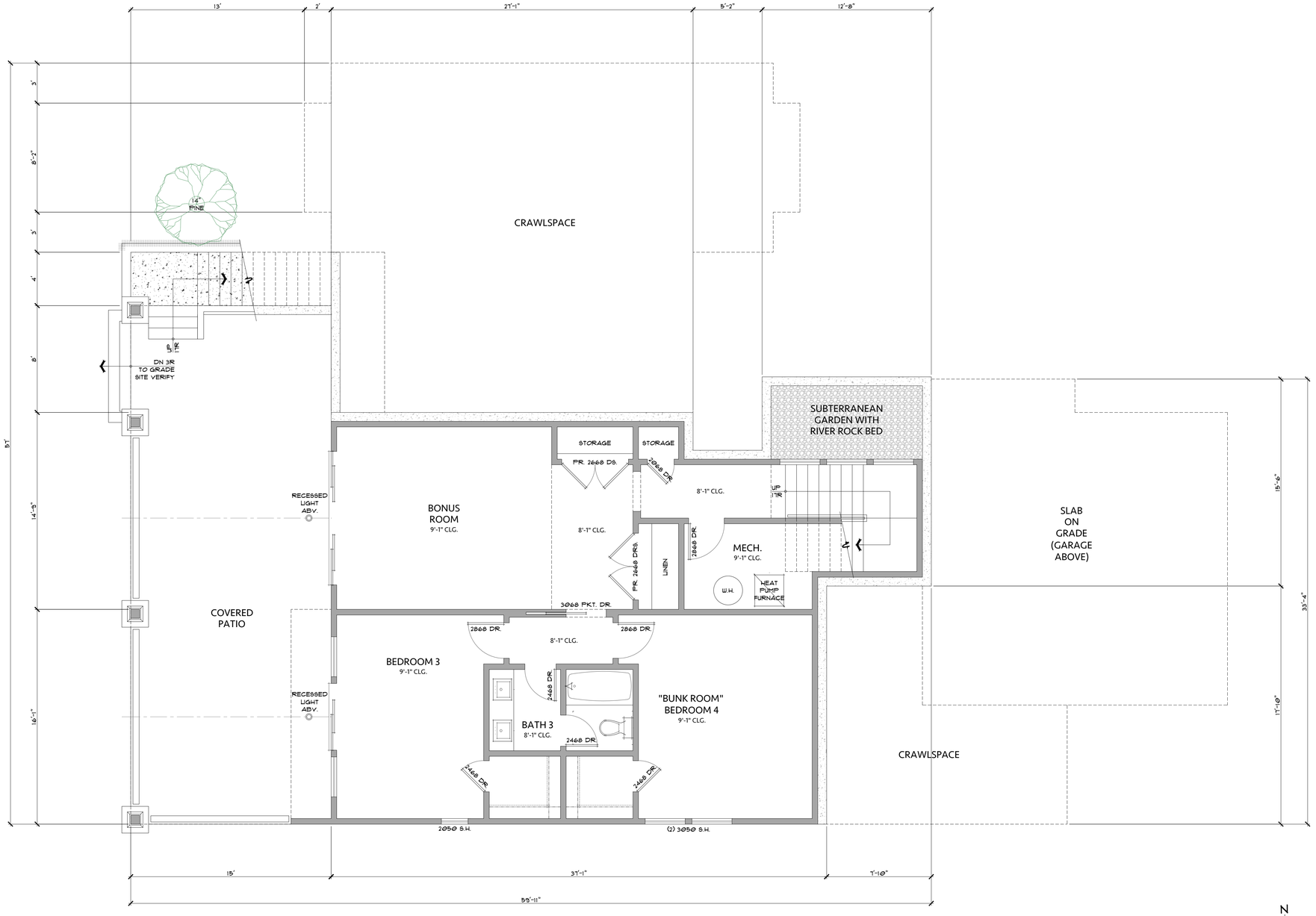

LOWER LEVEL FLOOR PLAN

1/4"=1'-0"

N

24734 DOLORES STREET
3284 SQ. FT. INTERIOR
4 BED / 3.5 BATH - WITH WALKOUT BASEMENT

FLOOR AREA TABLE

ENTRY LEVEL	2145 SQ. FT.
LOWER LEVEL	1139 SQ. FT.
TOTAL:	**3284 SQ. FT.**
GARAGE	520 SQ. FT.
PORCH	60 SQ. FT.
DECK	582 SQ. FT.
COVERED PATIO	576 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED FLOOR PLAN - LOWER LEVEL
Job Title: SWEENEY RESIDENCE
Project Address & APN: 24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project: HC-23068
Date: 11.10.2025
Drawn By: BGREEN
Scale: 1/4" = 1'-0"
Sheet No. A4

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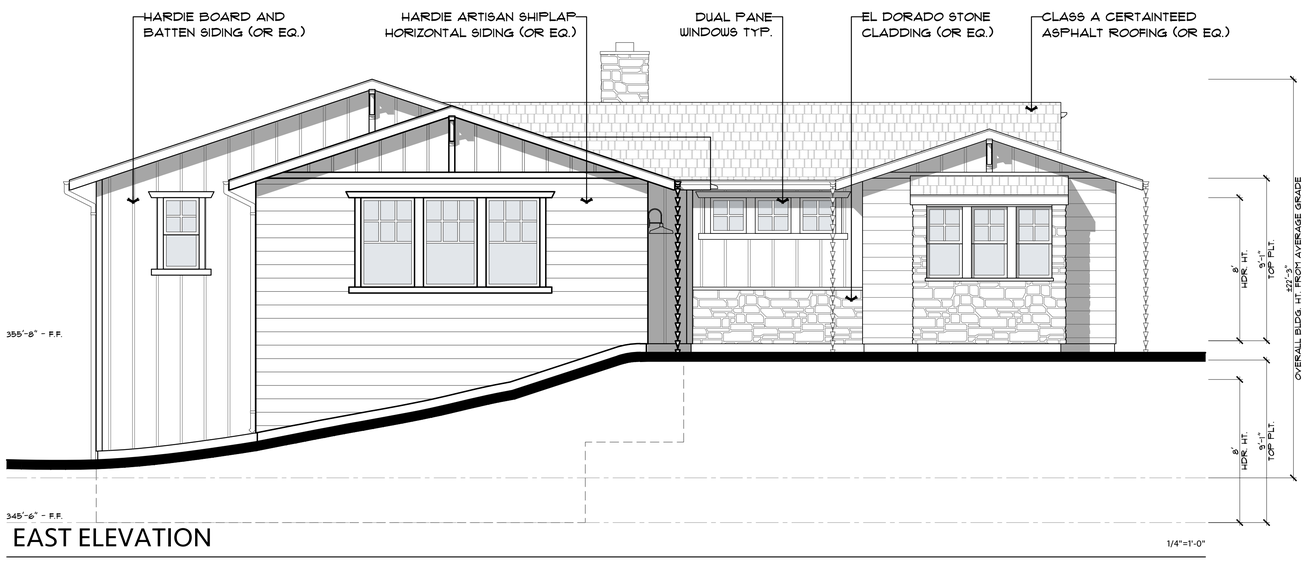
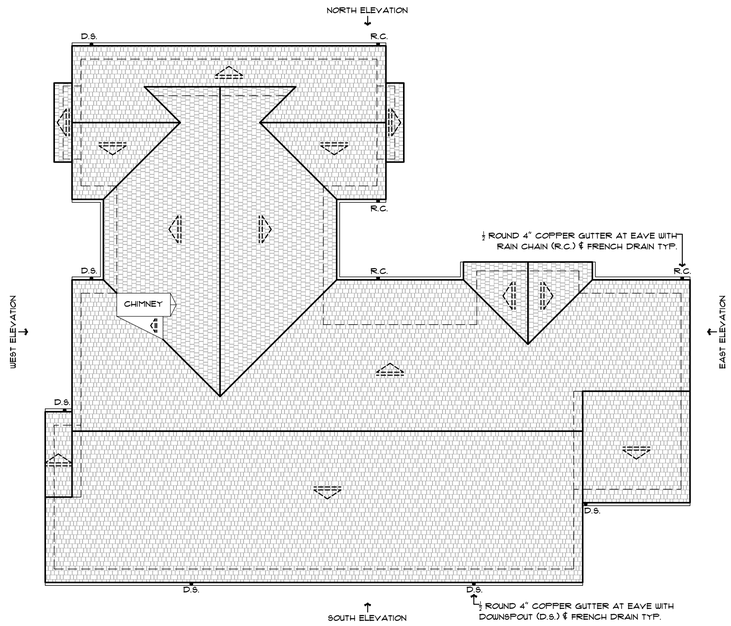


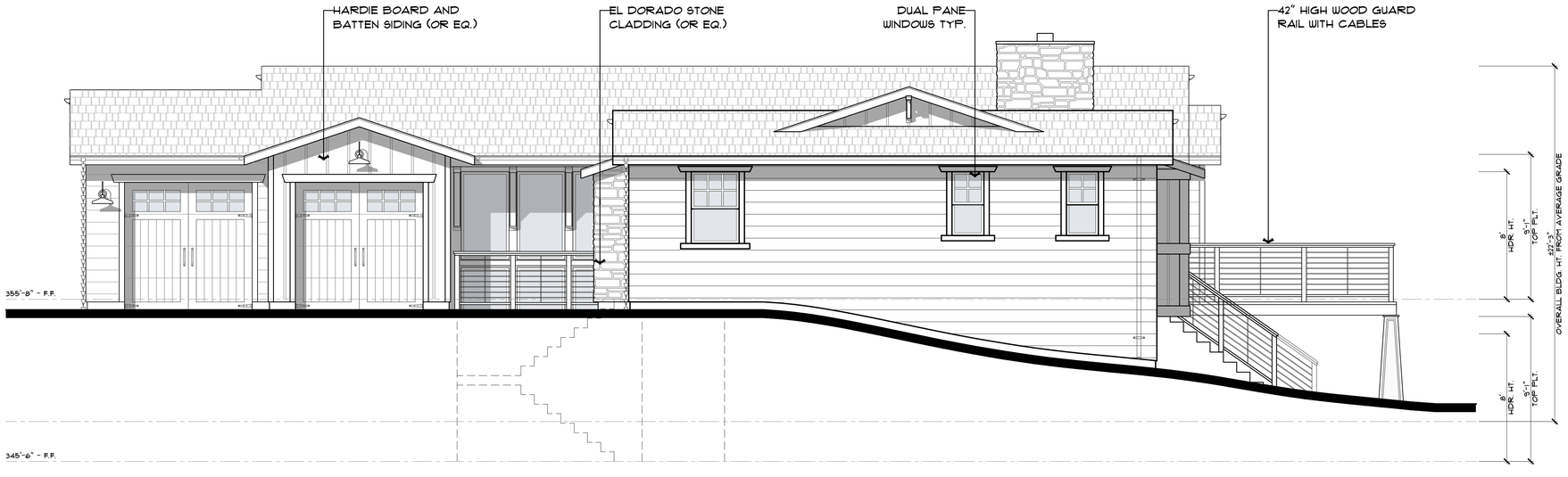
EAST ELEVATION

1/4"=1'-0"



PROPOSED ROOF PLAN

ROOF SLOPE: 4:12
RAKE OVERHANG: 12"
EAVE OVERHANG: 18"
ROOF MATERIAL: CERTAINTEED PRESIDENTIAL SHAKE TL - AUTUMN BLEND ASPHALT SHINGLE ROOFING (OR EQ.)



NORTH ELEVATION

1/4"=1'-0"

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED ELEVATIONS
Job Title: SWEENEY RESIDENCE
Project Address & APN: 24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project: HC-23068
Date: 11.4.2025
Drawn By: BGREEN
Scale: 1/4" = 1'-0"
Sheet No. A5

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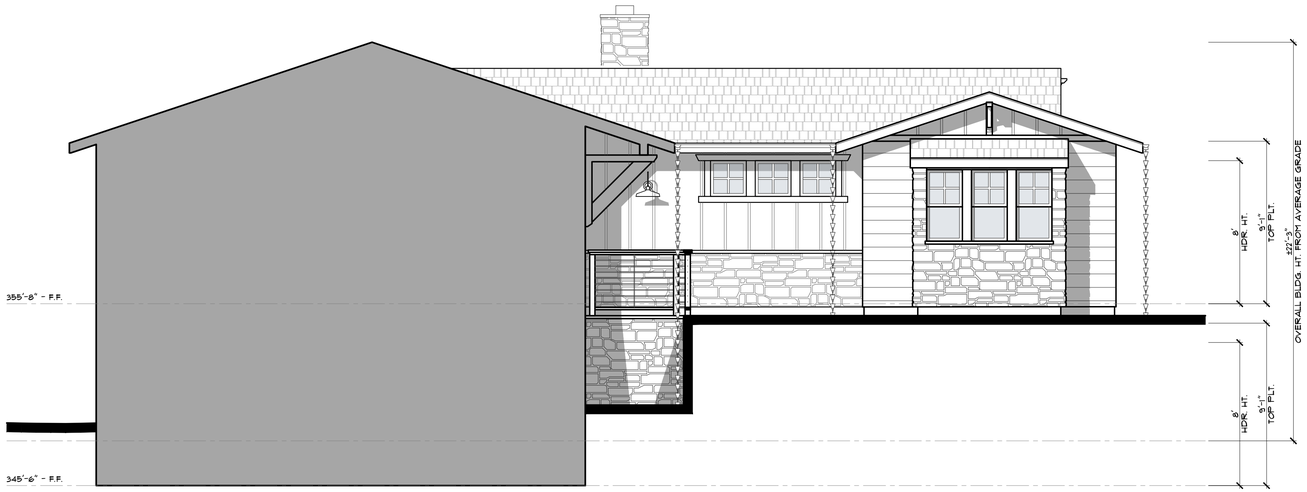
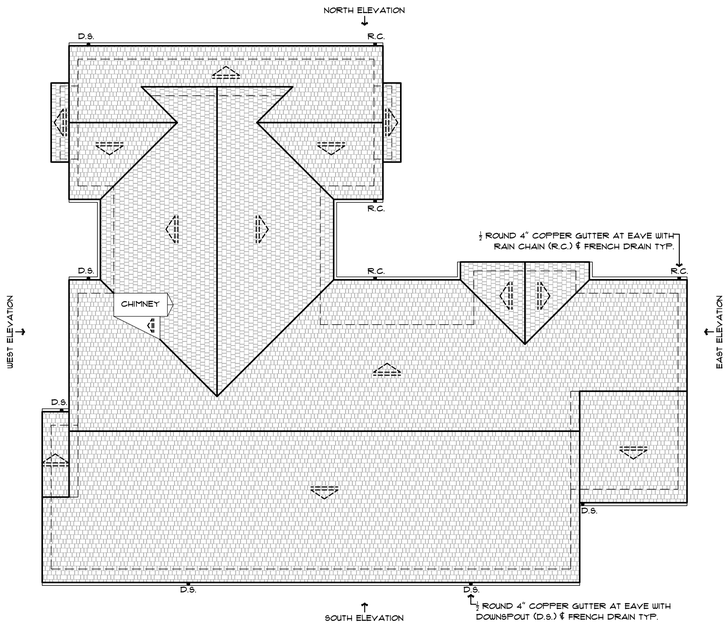


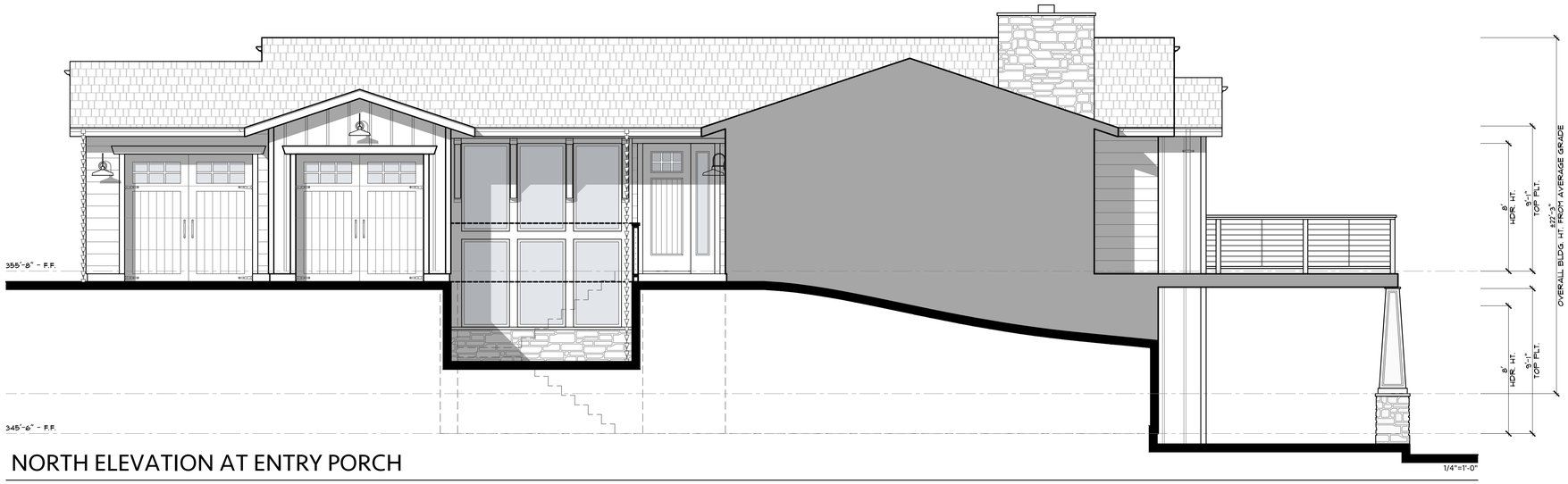
EAST ELEVATION AT ENTRY PORCH

1/4"=1'-0"



PROPOSED ROOF PLAN

ROOF SLOPE:	4:12
RAKE OVERHANG:	12"
EAVE OVERHANG:	18"
ROOF MATERIAL:	CERTAINTEED PRESIDENTIAL SHAKE TL - AUTUMN BLEND ASPHALT SHINGLE ROOFING (OR EQ.)



NORTH ELEVATION AT ENTRY PORCH

1/4"=1'-0"

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED ELEVATIONS

Job Title: SWEENEY RESIDENCE

Project Address & APN: 24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project: HC-23068	Sheet No. A6
Date: 11.4.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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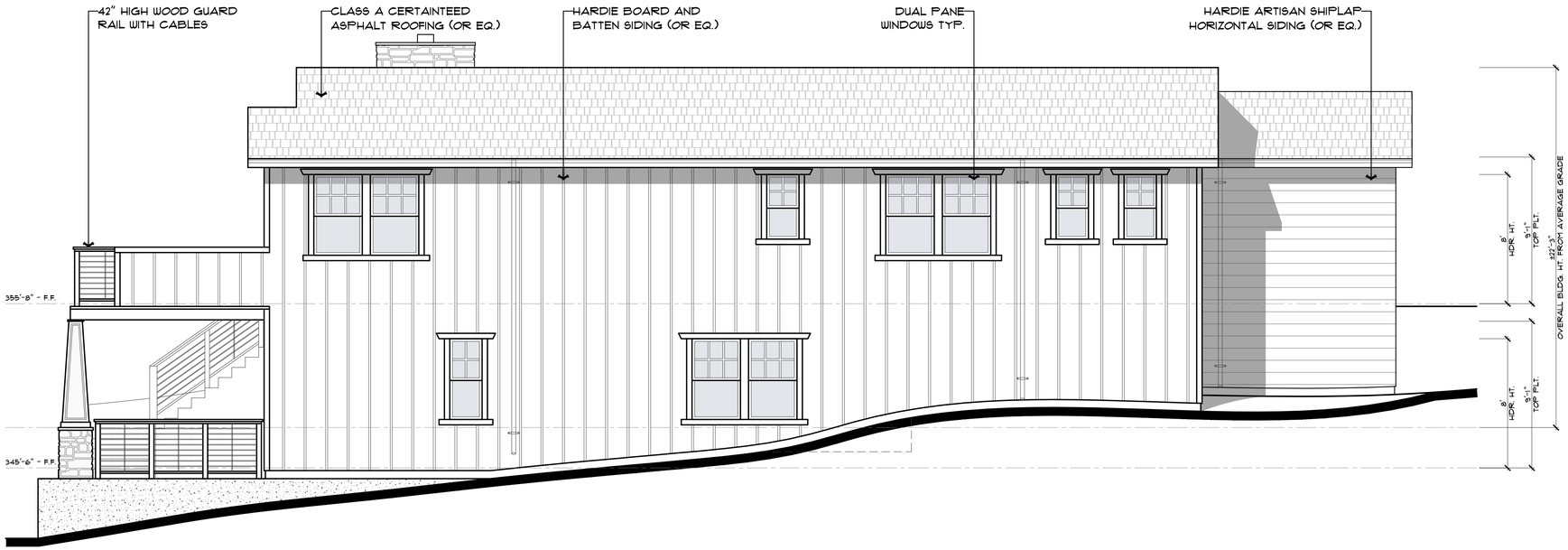
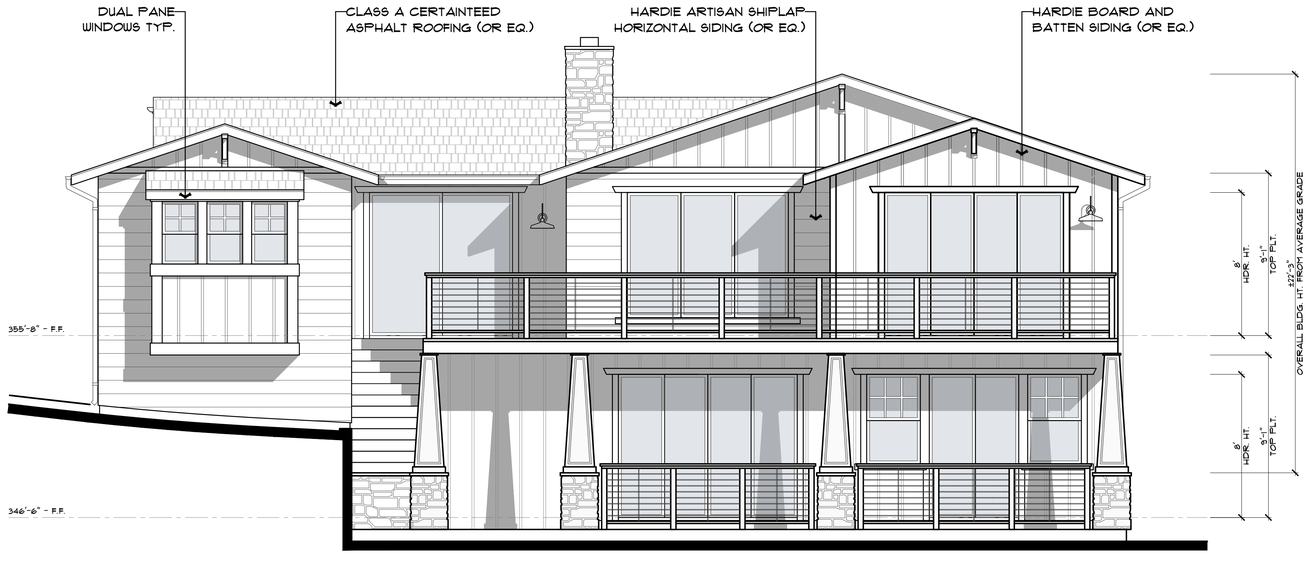


SOUTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED ELEVATIONS

Job Title: SWEENEY RESIDENCE

Project Address & APN: 24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project: HC-23068	Sheet No. A7
Date: 11.4.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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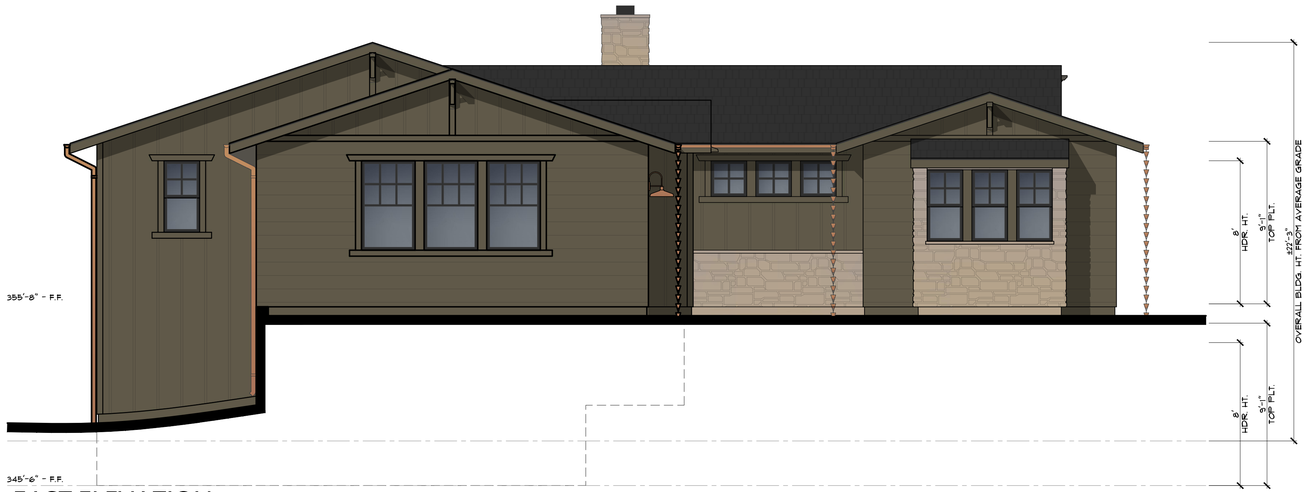
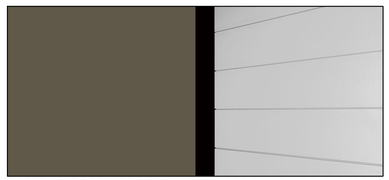


EAST ELEVATION

1/4"=1'-0"



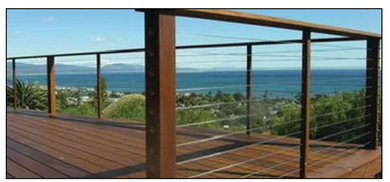
MAIN BODY (HARDIE ARTISAN SHIP LAP SIDING)
SHERWIN WILLIAMS
Garden Gate (SW 6167)

TRIM, FASCIA, OUTRIGGERS, SIDING
SHERWIN WILLIAMS
Garden Gate (SW 6167)

ROOF
CERTAINTEED - PRESIDENTIAL SHAKE TL
CHARCOAL BLACK

STONE
EL DORADO STONE - ROUGH CUT
Wheatfield

LIGHTING
COPPERSMITH GOOSENECK LIGHT
Key Largo 17"



RAIL
FEENEY CABLE RAIL KIT
Wood Rail with Horizontal Cables

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
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LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED COLOR SCHEMES
Job Title: SWEENEY RESIDENCE
Project Address & APN: 24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-012-000

Project: HC-23068	Sheet No. A8
Date: 11.4.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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Exhibit B

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Albert Weisfuss
ISA Certified Arborist #1388
ISA Tree Risk Assessor Qualified
(831) 869-2767
albertweisfuss@gmail.com
montereybaytreeworks.com

MONTEREY BAY
TREEWORKS

Tree Assessment Summary
Date: June 2, 2025
Assessor's Parcel Number (APN): 009-111-012-000
Project Type: Type V-B New Residence
Project Location: 24734 Dolores St, Carmel, CA 93923-9332
Applicant Mailing Address: 7560 Hillside Dr, La Jolla, CA 92037-3940

Summary of Findings
Monterey Bay Treeworks conducted a comprehensive site assessment to evaluate tree resources and ensure compliance with Monterey County Resource Management Agency (MCRMA) guidelines. The assessment included protected tree documentation, impact evaluation, and recommendations aligned with the proposed development plans.

Key Findings
1. Site Visit and Tree Survey
- Date of Assessment: May 3, 2025
- Total protected trees identified: 15
- Trees requiring removal based on current site plan: 11
- Protected trees remaining undisturbed: 4

2. Bird Nesting Observations
- No active bird nests were observed within 300 feet of the project area.
- Nesting season: February 22 – August 1
- Recommendation: Biological monitoring required if tree work is conducted during this period.

Completed Tasks
- Site Survey and Inventory: Documented all protected/significant trees ≥6” DBH.
- Tree Impact Analysis: Evaluated potential impacts of the proposed site plan.
- Documentation and Mapping: Prepared GIS-based maps and inventory spreadsheets.

Formal Reports Prepared
- Protected Tree Report for MCRMA submittal
- Fuel Management Plan (County wildfire risk compliance)
- Replanting Plan (Mitigation and ecological restoration)

Findings and Impact Assessment
Protected Trees Impacted
- Impacted/Removed: 11 protected trees
- Preserved**:** 4 protected trees outside the development area

Recommendations

Mitigation and Restoration Plan

- Replanting Requirements:
  - Six (6) landmark *Pinus radiata* (≥24" DBH) → 2:1 ratio = 12 trees
  - Five (5) protected trees (4 Pinus radiata, 1 Quercus agrifolia) → 1:1 ratio = 5 trees
  - Total Replacement:
    - 16 Pinus radiata
    - 1 Quercus agrifolia
- Minimum Planting Size: 5-gallon container
- Location: On-site, designated replanting areas per MCRMA standards

Site Suitability

- Natural regeneration of native grasses observed
- Favorable soil and site conditions for establishment of native species

Restoration Recommendations

- Prioritize native species for biodiversity and ecological value
- Design planting to emulate natural woodland patterns
- Include 1-year monitoring plan:
  - Irrigation, protection from browsing, replacement of failed plantings
- Conduct inspections during construction to ensure TPZ and FMP compliance

Methods / Limitations

Tree Measurement

- DBH: Measured at 48" above grade or at point of division for multi-trunk trees
- Multi-stemmed Trees: Average of stem diameters

Tree Health Rating (0–5 Scale)

- 5: Healthy, vigorous
- 3–4: Moderate decline, structurally manageable
- 0–2: Severe decline, poor structure, or dead

Visual-Only Assessment

- Ground-based observation only
- No aerial or internal inspection
- Limitations exist regarding detection of hidden decay, root issues, or pest damage

Mapping and Accuracy

- Based on site plans and field verification
- Mapping is approximate; construction should consider potential field adjustments

Purpose of the Report

This report supports decision-making in compliance with MCRMA development and tree protection regulations. It is not intended as a general maintenance plan.

Tree Protection Reminder:

If tree preservation is part of the development, protective measures (Tree Protection Zones, ongoing inspections, etc.) are required during construction.

Table 1:1

Tree Species	ID #	Diameter in Inches	Tree Health Rating	Comments	Removal Required
Pinus radiata	201	24	3	201 & 202 are cabled together . Continue to monitor and replace cable as needed	No
Pinus radiata	202	22	3		No
Pinus radiata	203	24	3		Yes
Pinus radiata	204	28	3		Yes
Pinus radiata	205	28	3		Yes
Pinus radiata	206	21	0	Dead	Yes
Quercus agrifolia	207	12	3		Yes
Pinus radiata	208	20	3		Yes
Pinus radiata	209	26	2	Poor. Lean with crook	Yes
Pinus radiata	210	14	3		Yes
Pinus radiata	211	31	3		Yes
Pinus radiata	212	27	3		Yes
Pinus radiata	213	19	3		Yes
Pinus radiata	214	19	3		No
Pinus radiata	215	28	3		No

TREE REMOVAL & TREE RETENTION PLANS

Tree Assessment Summary

Tree removal and retention recommendations are based on observed condition and proximity to the proposed development at the time of assessment.

- 0 trees assessed in the *Healthy* category
- 13 trees assessed in the *Moderate* category
- 1 tree assessed in the *Severe* category
- 1 tree assessed in the *Dead* category
- 11 trees currently proposed for removal
- 4 protected trees are designated for retention with appropriate tree protection measures

Tree Retention Plan

Retention decisions are based on tree health, structure, and location in relation to the development footprint.

- Tree Protection Required:
  All retained trees within the construction zone must be protected with Tree Protection Zones (TPZs) installed prior to site disturbance.
- Pruning Recommendations:
  Retained trees should be pruned for safety and building clearance following ISA Best Management Practices (BMPs).
  This may include:
  - Crown cleaning to remove deadwood or weak branches
  - Canopy raising to meet clearance requirements
  - Selective crown reduction, if necessary, to maintain appropriate structure and clearance

As the project progresses, additional pruning may be required to ensure safe separation between structures and tree canopies. Final pruning and health inspections are recommended after construction concludes, followed by ongoing care to promote long-term tree vitality.

All pruning shall be conducted by an ISA Certified Arborist or trained professional in accordance with ISA standards.

Tree Replacement Standards – Monterey County

Although no trees are scheduled for removal at this time, any future removals must comply with Monterey County tree replacement guidelines:

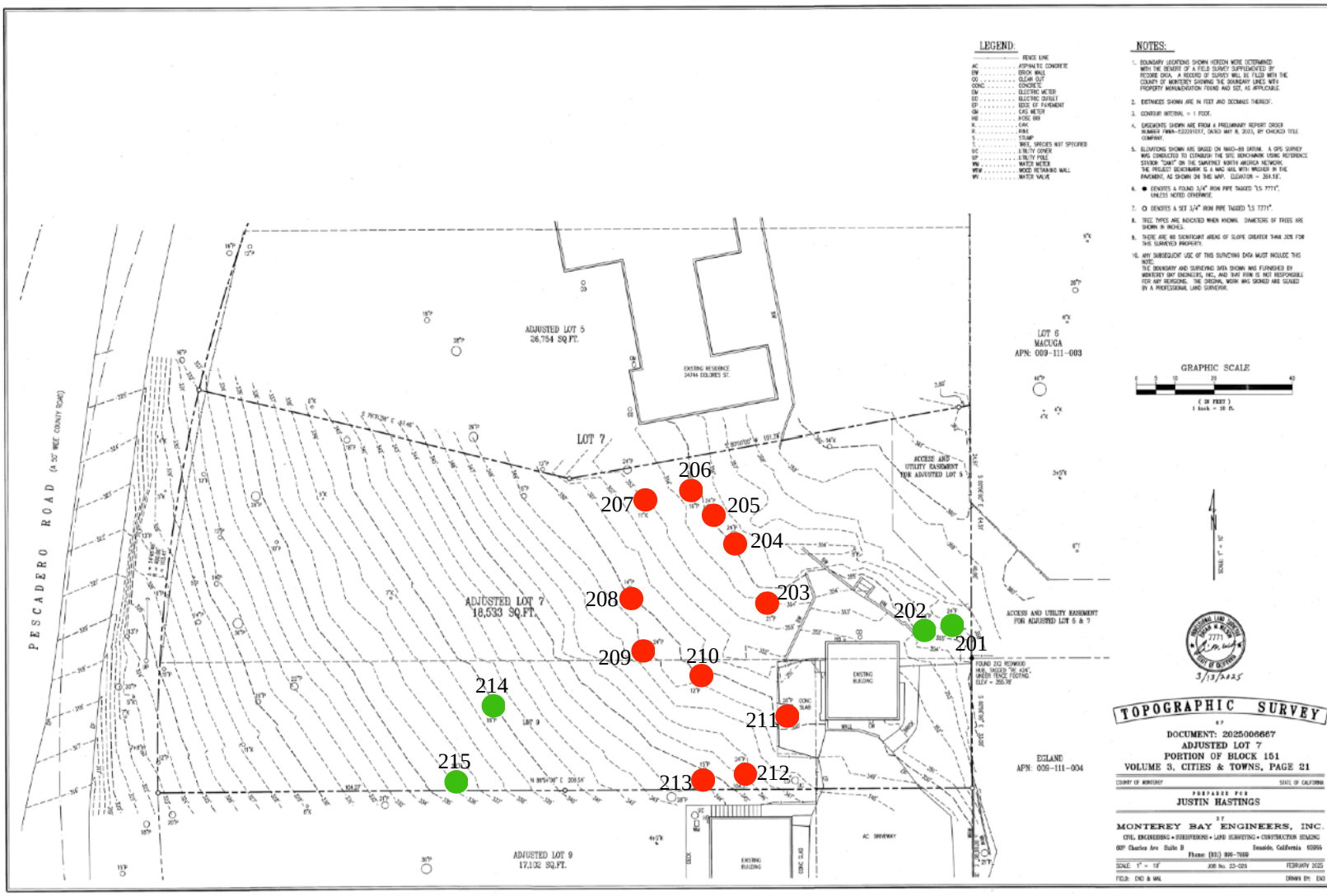
- Trees under 24 inches DBH require 1:1 replacement
- Trees 24 inches DBH or greater require 2:1 replacement

Replanting Requirements:

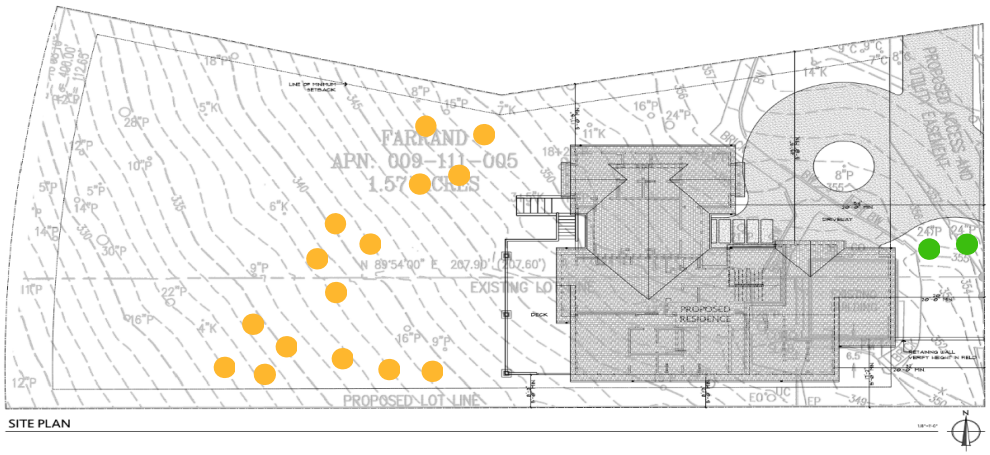
- All replacement trees must be planted on-site
- Minimum spacing of 15 feet between trees to allow for canopy and root system development
- Trees to be planted from 5-gallon containers or larger, as required
- Initial establishment care includes:
  - Deep watering 1–2 times weekly during the first two years
  - Supplemental irrigation during dry or drought conditions
  - Monitoring and replacement of any failed plantings

These practices support the County's goals of environmental stewardship, native habitat restoration, and long-term tree canopy sustainability.

Tree Inventory Map



Proposed replant locations



HASTINGS CONSTRUCTION, INC.
bradley green
PROPOSED SITE PLAN
SWEENEY RESIDENCE
24744 DOLORES STREET (PROPOSED LOT 2), CARMEL-BY-THE-SEA, CALIFORNIA 93923
APN: 009-111-005-000
A1

Tree Protection - Before/During/After

Planning Phase

1. Before assessing trees and other site structures and conditions, mark the site boundaries on plans and in the field to delineate which trees and stands of trees will be inventoried.

2. Perform a tree inventory that includes at minimum the location, size, and health of each tree and delineates quality stands of trees. Scope of the inventory should be based on communication and needs of the project team (developer, planner, engineer, architect, landscape architect, and other professionals involved), as well as county ordinances. This is the time to confer with the project team on conceptualizations for site design, so that way long- term tree protection and health gets integrated into the design.

Design Phase

3. Communicate with the project team to accurately site structures and utilities and determine the trees to remain on site. Conserve and protect trees in stands or groups where possible. Make sure the trees and stands of trees selected to be saved go into plans and construction documents. Include in all plans the Tree Protection Zone (TPZ) for all saved trees to avoid conflict with the protected area and placement of structures and utilities during construction.

Pre-construction Phase

4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
   - ✏Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
   - ✏Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.
   - ✏Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.

✏*Construction Phase*

5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:

- ✏Stockpiling of any type, including construction material, debris, soil, and mulch
- ✏Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic
- ✏Trenching for utility installation or repair and irrigation system installation
- ✏Attaching anything to trunks or use of equipment that causes injury to the tree

7. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.

8. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

9. Perform a final inspection and continue monitoring after construction. Monitoring includes maintaining mulch, managing soil moisture, assessing tree damage, inspecting for insects and pests, and fertilization if needed.

Grading Limitations within the Tree Protection Zone

1. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
2. Grade changes within the TPZ are not permitted.
3. Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated
4. Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.
5. Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

Trenching, Excavation and Equipment Use

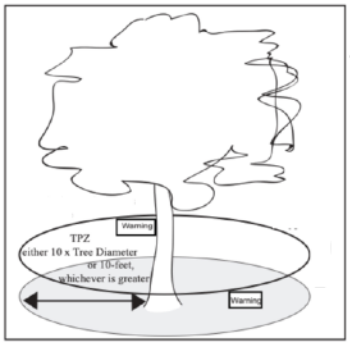
Notification. Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

1. Root Severance. Roots that are encountered shall be cut to sound wood and repaired Roots 2- inches and greater must remain injury free.
2. **Excavation.** Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
3. **Heavy Equipment.** Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the project arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.
    - Structural design. If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to project arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

Tree Removal

✏Removal of regulated trees shall not be attempted by demolition or construction personnel, grading or other heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that are retained.

Tree Protection Zone (TPZ) shown in grey
(radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



Tree protection has three primary functions,

- Keep the foliage canopy and branching structure clear from contact by equipment, materials and activities.
- Preserve roots and soil conditions in an intact and non-compacted state.
- Identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as Lot 49 - #62 Marguerite Carmel, CA. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291

Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:
(0-5 feet)

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non- combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:
(5-30 feet)

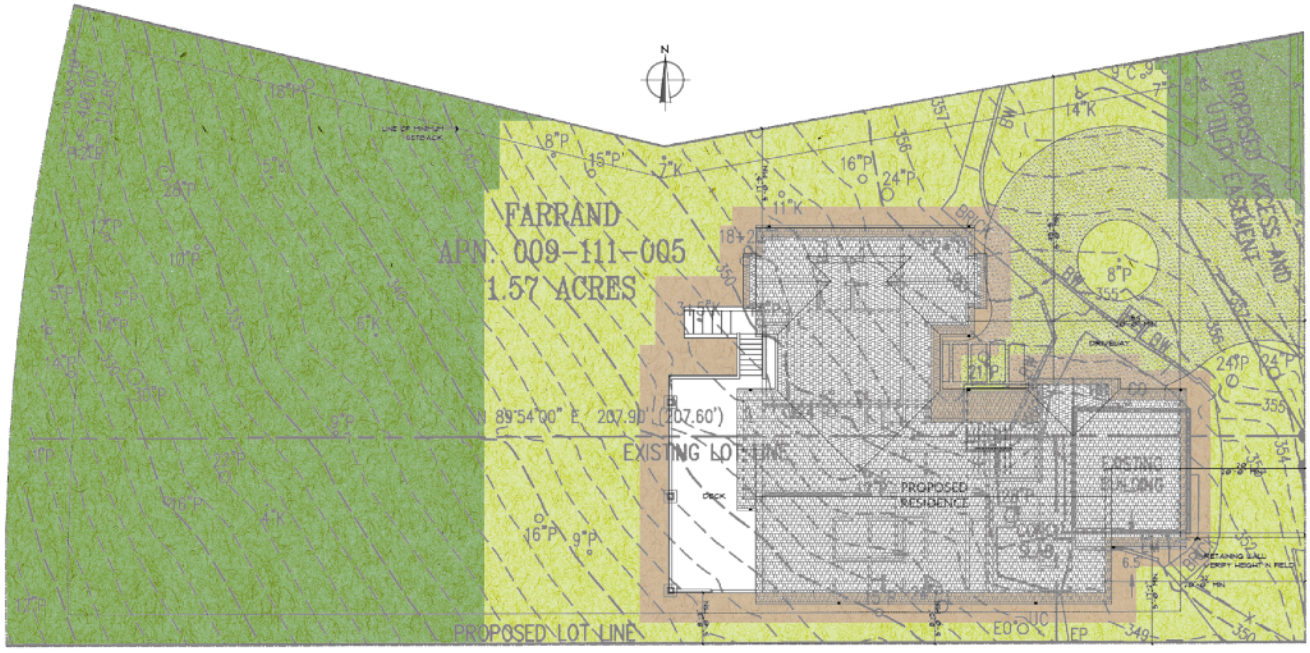
Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone
(30-100 feet)

Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.



Non-Combustible Zone

Landscape Zone

Management Zone

Sweeney Project - 24744 Dolores St - Lot 2
Fuel Management

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as 24744 Dolores St - Lot 2. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires.Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291
Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessaryshall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:
(0-5 feet)

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non-combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:
(5-30 feet)
Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
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Management Zone:
(30-100 feet)
Understory plants must be kept short, and small lower tree branches must be removed.The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

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- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.

Ecological Replanting Strategy

To support local biodiversity and promote long-term ecological function, the replanting strategy will incorporate a mix of Coast live oak (*Quercus agrifolia*) and Monterey pine (*Pinus radiata*). Both species are native to the Central Coast and are well-adapted to the site's soil and climate conditions. They provide essential ecological benefits—Coast live oaks support pollinators, birds, and mammals through acorn production and canopy habitat, while Monterey pines offer structural nesting sites and cover for species such as black-tailed deer, woodpeckers, and native raptors.

This species mix will enhance site biodiversity, contribute to soil stabilization, and promote natural regeneration of understory vegetation, thereby strengthening the ecological resilience of the landscape over time.

All plantings will comply with Monterey County Resource Management Agency (MCRMA) replanting guidelines, including appropriate tree spacing (minimum 15 feet), container size (minimum 5-gallon), and ongoing care practices to ensure survival.

Timing
Replanting shall occur after all construction activities are complete, during the designated landscaping phase, to prevent disturbance to young trees and root systems.

Monitoring and Maintenance

- All trees shall be monitored for a minimum of one year to confirm successful establishment.
- A Certified Arborist shall:
    - Document the replanting process
    - Conduct an initial inspection post-installation
    - Complete a final one-year assessment to verify survival and recommend any necessary corrective measures

Maintenance shall include:

- Deep watering 1–2 times per week during the establishment period
- Supplemental irrigation during dry months
- Protection from herbivory and replacement of any failed trees to meet survival benchmarks

Cable system between trees 201 and 202

Existing Cable System Monitoring

A site inspection was conducted to evaluate the condition and functionality of the existing static cabling system installed in [Monterey pines 201-202]. The cable system appears to be [unknown installation date], and consists of a galvanized/static cable intended to provide mechanical support to co-dominant stems or overextended limbs.
Key observations include:
•Cable tension: [over-taught], indicating potential loss of effectiveness due to tree movement
•Hardware condition: Presence of corrosion, rust, or hardware degradation
•Attachment points: Improper for size of wood/diameter
•Tree response: callus formation at the union or near cable entry points
Older steel static systems can lose tension, become embedded, or fail to adapt to dynamic tree movement, increasing the risk of mechanical failure over time.

Cobra® Dynamic Cable System Recommendation
To improve the structural support of the tree while preserving its natural movement and biological function, a Cobra® dynamic cabling system is recommended.
Advantages of the Cobra® System include:

- Non-invasive installation – No drilling into the tree, which reduces the risk of decay
- Dynamic flexibility – Allows for natural swaying and branch movement, promoting stronger reaction wood development
- UV-resistant materials – Long lifespan (up to 12 years depending on load class)
- Shock-absorbing elements – Designed to dampen peak loads during wind or storms
- Visual inspection capability – Easily visible and adjustable for future reassessment

Installation Notes:

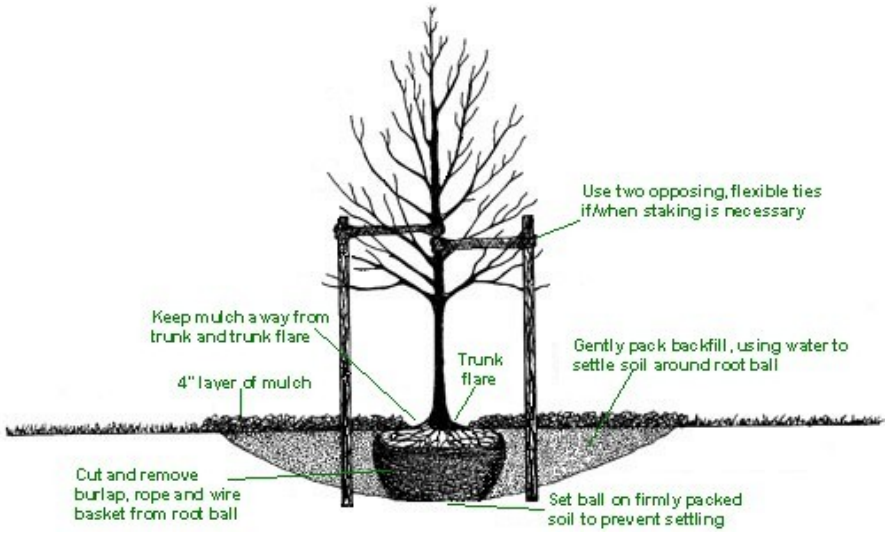
- Cobra® system will be sized based on the diameter and weight of supported limbs
- System includes a shock absorber and anti-abrasion sleeve to prevent bark damage
- Recommended installation height: Two-thirds of the distance from branch union to branch tips
- Periodic monitoring should occur every 3–5 years or after major wind events

Monitoring and Maintenance Recommendations

- Perform regular visual inspections annually for cable tension, wear, and tree growth around the system
- Photographic documentation at the time of installation and subsequent inspections
- Replace the Cobra® system after its rated life expectancy or sooner if signs of wear, stress, or structural change are observed

Planting Detail

If trees must be staked, place stakes as low as possible but no higher than 2/3 the height of the tree. Materials used to tie the tree to the stake should be flexible and allow for movement all the way down to the ground so that trunk taper develops correctly. Remove all staking material after roots have established. This can be as early as a few months, but should be no longer than one growing season. Materials used for permanent tree protection should never be attached to the tree.



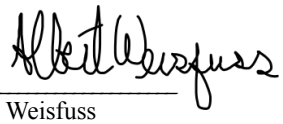
Watering Guidelines

Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
Three days after planted	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
First three weeks after planting	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
Two – Six months following planting	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Remainder of first year	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Year Two	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
Year Three-Five	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.



Albert Weisfuss

June 2, 2025

Date

Arborists Disclosure:

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.

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