

County of Monterey

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



Meeting Agenda - Final

Wednesday, May 14, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

Monterey County Planning Commission

The Planning Commission is pleased to announce a six-month Pilot Program for Interpretation Services, commencing in December 2024. This initiative aims to enhance accessibility and participation in our meetings.

To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on ‘Attend’ to join.

Thank you for your cooperation and we look forward to your participation.

La Comisión de Planificación se complace en anunciar un Programa Piloto de Servicios de Interpretación de seis meses de duración, que comenzará en diciembre de 2024. Esta iniciativa tiene como objetivo mejorar la accesibilidad y la participación en nuestras reuniones.

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

<https://attend.wordly.ai/join/THCT-8529>

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

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

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

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

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

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

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Enter this Meeting ID number 953 1627 6581 when prompted.

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

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

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at phearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community

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

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

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

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

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

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

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

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
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- + 1 253 215 8782 US
- + 1 301 715 8592 US

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

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES

REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

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

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: phearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Para ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

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

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

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo

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

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

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

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

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

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC COMMENTS

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

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

REFERRALS

A. PLANNING COMMISSION REFERRALS

Attachments: [Cover Page](#)
 [PC Referral Spreadsheet](#)

APPROVAL/ACCEPTANCE OF MINUTES

1. Approval of the March 12, 2025 and March 26, 2025 Planning Commission Meeting Minutes.

Attachments: [Cover Letter](#)
[Draft PC Minutes 031225](#)
[Draft PC Minutes 032625](#)

9:00 A.M. – SCHEDULED MATTERS

2. PLN240029 - SOLOMONE ALEJANDRA M TR & LEATHERBERRY

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 009-312-011-000;0.25 acres) and Parcel B (APN: 009-312-012-000 ;0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.31 acres (Adjusted Parcel B).

Project Location: 26217 & 26219 Atherton Place, Carmel, Carmel Land Use Plan.

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

Attachments: [Staff Report](#)
[Exhibit A - Project Data Table](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - LUAC Minutes Dated April 7, 2025](#)

3. PLN240222 - HETHERINGTON ROY & MARIA TRUST

Public hearing to consider construction of a 7,811 square foot single family residence with an attached three-car garage, a detached 1,199 square foot Accessory Dwelling Unit above a 742 square foot two-car garage, a detached 3,120 square foot barn and associated site improvements including the removal of 10 Oak trees and development on slopes in excess of 25%.

Project Location: 8125 Carina, Carmel, Greater Monterey Peninsula Area Plan

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

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Greater Monterey Peninsula LUAC Minutes](#)
[Exhibit C - Arborist Report](#)
[Exhibit D - Vicinity Map](#)

4. REF250008 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2025/26

Consider the consistency of the County of Monterey Capital Improvement Program ("CIP") for Fiscal year 2025/26 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone) and report the findings to the County of Monterey Public Works, Facilities and Parks Department and the Board of Supervisors **Proposed CEQA Action:** The general plan consistency determination is not a project as defined in Section 15378 of the California Environmental Quality Act ("CEQA") Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - CIP Development Process Summary](#)
 [Exhibit C – LOS-Deficient Roadways as identified in the certified](#)
 [EIR for the 2010 Monterey County General Plan](#)

OTHER MATTERS

5. APPOINT SUZANNE KUSHNER TO THE CARMEL
 UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

Attachments: [Staff Report](#)
 [Exhibit A - LUAC Statement of Interest Information for Suzanne](#)
 [Kushner](#)

DEPARTMENT REPORT

ADJOURNMENT



County of Monterey

Item No.A

Board Report

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

Legistar File Number: PC 25-047

May 14, 2025

Introduced: 5/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLANNING COMMISSION REFERRALS



County of Monterey Planning Commission

Agenda Item No. A

Legistar File Number: PC 25-047

Item No.A

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

May 14, 2025

Introduced: 5/7/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLANNING COMMISSION REFERRALS

Monterey County Planning Commission Referrals

MEETING:		5/14/2025					
SUBJECT:		Planning Commission Referrals					
DEPARTMENT:		Housing & Community Development Department					
Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
1	18.08	7/25/18	Diehl/Daniels	TBD	Request for an update on Tiny Homes. Referral revised 09/08/2021 by Commissioner Diehl requested the matter be revisited in light of recent State and local policy direction on ADUs	A report was be provided to the Planning Commission January 11, 2022 on the Inland ADU Ordinance and EHB Policies. A report on tiny homes was presented at a meeting in April 2022. The Planning Commission requested a follow up based upon further analysis by staff. During the October 26, 2022 meeting the Planning Commission requested informtaiton on approved and pending ADU applications. Staff presented addiitonal ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. Staff will return to the Planning Commission in 2024 to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing in 2024.	Pending
2	18.11	10/31/18	Duflock/Diehl	Gonzales/Fowler (EHB)	Request for a report on the rebuild of properties affected by wildfires from 2015 to currently, including information specific to the number of rebuilds, determining where rebuilding hurdles may exist, and brainstorming on ways to improve.	Reports were provided to the Planning Commission on April 24, 2024 and September 25, 2024. Staff recomment this become a recurring annual summer update report and discussion at the Planning Commission. Staff anticipates returning to the Commission in July 2025.	Ongoing (Annual)
3	19.01	11/13/19	Diehl	Marshall	Request Staff to return with a semi-annual status report regarding any workforce housing or affordable housing applications within the County.	This semi-annual report "housing pipeline" report was presented to the Planning Commission at its April 9, 2025 meeting, combined with the annual housing element report. A subsequent mid-year status update in late summer 2025.	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
4	21.1	9/8/21	Getzelman	Beretti	Request for update to the Wireless Telecommunication Ordinance and establish objective design standards	Planning staff worked with the Planning Commission Ad Hoc committee on an update to the ordinance and the objective design criteria. An Ad Hoc meeting to discuss the draft ordinance was conducted on December 20, 2021. Per Ad Hoc direction, certain sections of the draft ordinance are to be revised and brought back for further Ad Hoc review. The Wireless Telecommunications Ordinance remains on the Long-Range Planning Work Program for FY 2025-26, however, it is not yet assigned and active. A status update was presented to the Planning Commission on April 9, 2025 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program.	Ongoing
5	22.2(a)	3/9/22	Diehl	Scariot	Request for information related to the 1982 General Plan (Coastal Zone) implementation and its approach to an update.	Staff is conducted an analysis of the 1982 General Plan and Big Sur Coast Land Use Plan (BSLUP) compared to state general plan law, as part of the BSLUP comprehensive update, to evaluate which general plan mandatory requirements may be out of date or deficient. A report was provided to the Planning Commission at its April 30, 2025 meeting. Based on discussion with the Commission, staff intends to bring forward updates as part of the BSLUP update process, starting with the Ad Hoc committee, then through the Planning Commission and public input process. Out of date or deficient general plan requirements will be addressed within each Land Use Plan, upon future comprehensive updates. At this time, staff does not have a timeline for comprehensive updates of other LUPs. Staff recommends this matter be folded into the Long-Range Planning Workprogram, and this referral be deemed complete.	Complete April 30, 2025
6	22.2(b)	3/9/22	Diehl	Sanchez	Request for a semi-annual status update on the required Community Plans for all Community Areas designated in the 2010 General Plan plus Coastal Land Use Plans updates.	Semi-Annual status updates to be provided January and July each year. First quarterly of 2025 presented January 8, 2025. Next July 2025.	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
7	22.3	3/30/22	Diehl	Sanchez	Request for quarterly progress on drafting a Development Evaluation System as directed by General Plan policy.	<p>The Development Evaluation System (DES) remains a high priority item on the Long-Range Planning Work Program for the current Year 2024-2025. A status update was presented to the Planning Commission on April 24, 2024 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program, then again on June 26, 2024 and September 25, 2024. At the 9/25/24 meeting, PC requested staff include with each quarterly update a list of projects that processed/are in process that would have used DES if it were in place.</p> <p>As of March 26, 2025, there has been no activity related to DES and staff anticipates presenting the General Plan/Housing Element Annual Report and Long-Range Planning Work Program to the Planning Commission at its April 9, 2025 meeting. Future quarterly status updates anticipated to be provided in July and October 2025.</p>	Ongoing (Quarterly)
8	22.5	9/14/22	Diehl	Guthrie	Request status and process for updating the Housing Element including opportunities for public involvement.	The Draft Housing Element Sixth Cycle Update (Draft HEU6) was submitted to the California Department of Housing and Community Development (CA HCD) on August 29, 2024 for CA HCD's 90-day review period ending November 19, 2024. A status update was presented to Planning Commission on January 8, 2025 and staff received Board of Supervisors direction at its March 11, 2025 meeting and are preparing an updated Draft HEU6 for resubmittal to CA HCD anticipated late May/early June 2025 .	Ongoing
9	22.6	9/14/22	Diehl	Beretti	Request to consider a draft zoning code amendment providing flexibility for open framework structures to exceed lot coverage and revisit the regulations related to structural connections between primary and accessory structures.	Planning staff will present at future meeting. Any interested party may request an interpretation related to these matters in the interim.	Pending
10	22.7	3/29/23	Diehl & Mendoza	Sanchez	Request a presentation then quarterly updates on Pajaro River Levee improvement plans and Pajaro Community flood recovery efforts.	A quarterly report will be provided to the Planning Commission on an ongoing basis. The last quarterly report came before the Planning Commission on March 12, 2025. The next anticipated quarterly report is planned for June 2025 to the Commission.	Ongoing (Quarterly)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
11	23.1	11/8/23	Shaw	Beretti	Request to consider revising County Code to increase public notice requirements for actions requiring public hearings to all owners of real property within three hundred (300) feet of the real property that is the subject of the public hearing for properties, to five hundred (500) feet.	Planning staff will present at a future meeting, in combination with PC Referral 24.3.	Pending
12	24.1	5/29/24	Mendoza/Work	Sanchez	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive	As of May 6, 2025, demolition permit has been pulled and contractor is engaged to begin demolition. Proposed rebuild project redesign underway (PLN200234). Planning staff provided a status update report at the January 29, 2025 Planning Commission meeting. The PC requested that staff inform the Commission when there are major activities/status changes regarding the demolition and redevelopment of the property.	On-Going (As Appropriate)
13	24.2	6/1/24	Work	Beretti	Request to have semi-annual reports regarding the San Lucas drinking water supply issue and history.	Planning staff provided a status update report at the December 11, 2024 Planning Commission meeting. At that meeting the Commission requested to receive on-going updates regarding this matter. Staff plans to provide the Commission with semi-annual updates.	Ongoing (Semi-Annual)
14	24.3	6/5/24	Shaw	Beretti	Request to receive information regarding HCD's public outreach and notification procedures for various planning matters, and consider opportunities to improve public engagement and outreach.	Planning staff will present at a future meeting, in combination with PC Referral 23.1.	Pending
15	24.5	8/28/24	Daniels	Beretti	Keep the Planning Commission apprised regarding the Vacation Rental regulations status and discussions for the Coastal Zone.	Staff will provide updates to Planning Commission as Vacation Rental Ordinance (Title 20) is submitted to and considered by the California Coastal Commission. Coastal Commission staff has preliminarily reviewed the County regulations, have scheduled an extension of the County application for it's 2/5/25 meeting, and tentatively plan to present to the Coastal Commission for consideration at its July 2025 meeting in the Monterey Area.	On-Going

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
16	24.7	Summer 2024	Daniels/Diehl	Scariot/Beretti	Provide report regarding process for consideration of enacting a moratorium on new visitor serving units in the Big Sur Coast Land Use Plan area, pending the comprehensive update of the BSLUP.	Staff provided a report to the Planning Commission on January 29, 2025. The Commission did not support a moratorium, however, did request staff explore an interpretation of what is considered a "Rustic Campground".	On-going
17	24.8	10/25/2024	Mendoza	Scariot/Gonzalez	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	At its February 12, 2025 meeting, the Planning Commission received this report and requested that staff present the update to the Board of Supervisors relaying the Commission's recommendation to support increasing resources toward enforcement efforts to curb unpermitted food vendors. Staff anticipates presenting this to the Board in the coming months.	On-going
18	24.9	9/25/2024	Diehl	Cappi (EHB)/J.Bowling	Review and provide a report regarding use/permmissibility of composing toilets and other self-containment units given new technologies.	Staff anticipates providing a report to the Planning Commission in Spring 2025.	Pending

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County of Monterey

Item No.1

Board Report

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

Legistar File Number: PC 25-044

May 14, 2025

Introduced: 5/2/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

Approval of the March 12, 2025 and March 26, 2025 Planning Commission Meeting Minutes.



County of Monterey Planning Commission

Agenda Item No.1

Legistar File Number: PC 25-044

Item No.1

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

May 14, 2025

Introduced: 5/2/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

Approval of the March 12, 2025 and March 26, 2025 Planning Commission Meeting Minutes.

County of Monterey

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



Meeting Minutes - Draft

Wednesday, March 12, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:01 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Work.

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Ramon Gomez

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Amy Roberts

Martha Diehl arrived at 9:05 am

Absent:

Etna Monsalve

Christine Shaw

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

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk McDougal informed the Commission of additional correspondence, which was received and distributed for Agenda Item No. 3 – PLN240234 – Donovan.

COMMISSIONER COMMENTS AND REQUESTS

None

Secretary Beretti made an announcement regarding the recent scam where someone is posing as a County Official and emailing fake invoices to applicants.

APPROVAL OF CONSENT CALENDAR

1. ACKNOWLEDGE THE RESIGNATION OF JOHN BORELLI FROM THE CARMEL HIGHLANDS LAND USE ADVISORY COMMITTEE.

Public Comment: None

The Commission thanked John Borelli for his dedicated service as a member

of the Carmel Highlands Land Use Advisory Committee.

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote acknowledging the resignation of John Borelli and to direct Staff to send a thank you letter on behalf of the Commission to Mr. Borelli.

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

NOES: None

ABSENT: Monsalve, Shaw

ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS**2. PLN210068-AMD2 - RECTOR WARDENS & VESTRYMEN OF ALL SAINTS PARISH (ALL SAINTS DAY SCHOOL)**

Public hearing to consider a second Amendment to a previously approved Combined Development Permit (PLN210068), as amended by PLN210068-AMD1, which allowed modifications to All Saints Day School, including the construction of outdoor athletic facilities, outdoor learning areas, site improvements, and development within 200 feet of the Carmel River. This Amendment would allow the construction of a 4,745 square-foot field house to include two locker rooms, three classroom/multi-purpose rooms, storage, and a kitchenette.

Project Location: 8060 Carmel Valley Road, Carmel

Proposed CEQA action: Find the project Categorically Exempt per Section 15314 of the CEQA Guidelines.

Steve Mason, project planner presented the item.

Applicant Representative: Joel Panzer, Scott Fujita

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Gomez and passed by the following vote to find the project qualifies as a minor addition to a school, which is Categorically Exempt from CEQA per Section 15314 of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 of the CEQA guidelines can be made and approve a second Amendment to a previously approved Combined Development Permit (PLN210068), as amended by PLN210068-AMD1, which allowed modifications to All Saints Day School, including the construction of outdoor athletic facilities, outdoor learning areas, site improvements, and development within 200 feet of the Carmel River, with modifications to Finding 1 Evidence b, Finding 4 Evidence b and the removal of Finding 4 Evidence c as well as non-substantive changes in the resolution.

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

NOES: None

ABSENT: Monsalve, Shaw

ABSTAIN: None

3. PLN240234 - DONOVAN PAUL MARTIN & ELISA M E TRS

Public hearing to consider construction of a 3,111 square foot single-family dwelling with an attached 649 square foot garage, second story 500 square foot Junior Accessory Dwelling Unit, 477 square feet of covered porches and patios, and associated site improvements including the removal of 33 protected trees and 4 dead or hazardous trees.

Project Location: 2819 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan

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.

Applicant Representative: Bradley Green

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Work and passed by the following vote to find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions pursuant to Section 15300.2 apply; and approve a Combined Development Permit consisting of a Use Permit to allow the removal of 33 protected trees and four dead or hazardous trees and a Design Approval to allow the construction of a 3,111 square foot single family dwelling with an attached 649 square foot garage, second story 500 square foot junior accessory dwelling unit, 477 square feet of porches and patios, and associated site improvements.

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

NOES: None

ABSENT: Monsalve, Shaw

ABSTAIN: None

4. PLN240149 - RISDEL INC. AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION

Consider Early Assessment of a proposed General Plan Amendment to modify Carmel Valley Master Plan Figure LU3 and Section District Map 21-16 to change the land use designation and zoning district of a portion of Parcel 1 (APN: 157-171-032-000) from Residential-Low Density 5-1 acres per unit [LDR/5-1] to Resource Conservation [RC] and Low Density Residential, Building Site, Visual Sensitivity, Residential Allocation Zoning, 20 foot height limit [LDR/B-6-VS-RAZ(20')] to Open Space, Design Control, Site Plan Review, Residential Zoning Allocation [O-D-S-RAZ], a portion of Parcel 2 (APN: 157-171-033-000) from LDR/5-1 to RC and LDR/B-6-D-RAZ to O-D-S-RAZ, and a portion of Parcel 3 (APN: 157-171-064-000) from RC to LDR/5-1 and O-D-S-RAZ to LDR/B-6-D-RAZ. The project also consists of a lot line adjustment between three lots of record: Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels containing 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), 181.88 acres (Adjusted Parcel 3), construction of a 2,929 square foot garage, development on slopes in excess of 25%, and the removal of five protected trees.

Project Location: 5477 and 5479 Covey Court, Carmel

Proposed CEQA action: Find early assessment of the project Statutorily Exempt pursuant to CEQA Guidelines section 15262.

Steve Mason, project planner presented the item.

Applicant Representative: Tony Lombardo

The Commission recessed at 10:47 a.m. and returned at 10:55 a.m.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Getzelman and passed by the following vote that the proposed may have potential to satisfy required findings for an amendment to the General Plan, but the Commission prefers an alternative pathway if feasible.

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

NOES: None

ABSENT: Monsalve, Shaw

ABSTAIN: None

REFERRALS

5. REFERRAL 22.7 - PAJARO RIVER LEVEE IMPROVEMENTS AND RECOVERY EFFORTS

- a. Consider receiving an update from the Pajaro River Flood Management Agency regarding repair and improvements to the Pajaro River Levee;
- b. Consider receiving an update from staff regarding the Pajaro Long-Term Recovery Planning.
- c. Provide direction to staff.

Project Location: North County Inland Area (Pajaro Community)

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

Edgar Sanchez project planner presented the item.

Public Comment: None

The Commission accepted the update.

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the Board of Supervisors approved the Eden Housing project at the March 11th Board meeting and held a workshop on the Housing Element and provided direction to Staff. PLN160851-AMD2 - Morganrath is going before the Board of Supervisors on March 18, 2025.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:23 a.m.

County of Monterey

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



Meeting Minutes - Draft

Wednesday, March 26, 2025

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Diehl.

ROLL CALL**Present:**

Paul C. Getzelman

Francisco Javier Mendoza

Ramon Gomez

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Etna Monsalve

Christine Shaw

Martha Diehl

Absent:

Amy Roberts

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

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk McDougal informed the Commission that there were no agenda additions deletions or corrections.

COMMISSIONER COMMENTS AND REQUESTS

Commissioner Shaw addressed LUAC comments regarding leaking water issues from water tanks (mentioned on agenda item 2) and forgiveness of after the fact permits.

Commissioner Diehl asked that we add the LUAC liaison structure as an item on the next agenda.

REFERRALS**1. PLANNING COMMISSION REFERRALS**

Secretary Beretti provided an updated on the referral matrix.

9:00 A.M. – SCHEDULED MATTERS**2. PLN210142 - CORNEJO CARLOS V & LOPEZ SINDY HERNANDEZ**

Public hearing to consider a permit for the construction of a single-family dwelling (Approximately 2,490 sq. ft.), a detached garage (Approximately 900 sq. ft.), a detached accessory dwelling unit (Approximately 752 sq. ft.), associated site improvements including the removal of 6 Coast live oak trees, development on slopes greater than 25% and an after-the-fact removal of 15 Coast live oak trees.

Project Location: 1909 San Juan Road, Aromas, North County Area Plan

Proposed CEQA action: Find the project Categorically Exempt per Section 15303, New Construction, of the CEQA Guidelines.

Fionna Jensen, Project Planner presented the item.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commission Shaw and passed by the following vote to approve the project Finding the project qualifies for Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

Approving a Combined Development Permit consisting of an Administrative Permit and Design Approval for the construction of a 2,490 square foot one-story single-family dwelling with a 900 square foot detached garage, and a 752 square foot detached accessory dwelling unit. Associated site improvements including grading consisting of approximately 950 cubic yards of cut and 950 cubic yards of fill a Use Permit to allow the removal of 6 Coast live oak trees, a Use Permit to allow development on slopes greater than 25%; and an after the fact Use Permit for the removal of a total of 15 Coast live oak trees with the addition to condition no 6 to require annual monitoring of the trees for a total of 3 years after the replacement trees are planted.

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

NOES: None

ABSENT: Roberts

ABSTAIN: None

3. PLN240069 - BECHTEL CORPORATION

Public hearing to consider construction of exterior modifications to an existing 8,747 square foot single family dwelling including construction of a 182 square foot second story deck, an outdoor seating area, and replacement hardscape; conversion of a caretakers unit into a 1,103 square foot Accessory

Dwelling Unit with minor exterior modifications; and construction of a 1,171 square foot non-habitable pavilion structure within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.

Project Location: 3270 17 Mile Drive, Pebble Beach

Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically Exempt pursuant to Section 15303(a) and there are no exceptions pursuant to Section 15300.2, and Statutorily Exempt pursuant to Section 15270 of the CEQA Guidelines.

Steve Mason and Fionna Jensen, project planner presented the item.

Applicant Representative: Erik Lundquist

The Commission recessed at 10:25 a.m. and return at 10:35 a.m.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Work and passed by the following vote to continue the hearing on this item to a date uncertain.

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

NOES: None

ABSENT: Roberts

ABSTAIN: None

OTHER MATTERS

4. **APPOINT DAVID PRINA TO THE NORTH COUNTY LAND USE ADVISORY COMMITTEE.**

Public Comment: None

It was moved by Commissioner Shaw, seconded by Commission Hartzell and passed by the following vote to appoint David Prina to the North County Land Use Advisory Committee.

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

NOES: None

ABSENT: Roberts

ABSTAIN: None

5. **APPOINT STEPHEN HOOPER TO THE TORO LAND USE ADVISORY COMMITTEE.**

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Mendoza and passed by the following vote to appoint Steven Hooper to the Toro Land Use Advisory Committee.

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

NOES: None

ABSENT: Roberts

ABSTAIN: None

6. **ACKNOWLEDGE THE RESIGNATION OF DAVID EVANS FROM THE NORTH COUNTY LAND USE ADVISORY COMMITTEE AND ORVILLE MYERS FROM THE CACHAGUA LAND USE ADVISORY COMMITTEE.**

The Commission acknowledged the resignation of David Evans and Orville Myers and asked that a thank you letter be sent out on behalf of the Commission.

7. **ACKNOWLEDGE THE RESIGNATION OF THOMAS WHITLEY FROM THE NATIVE AMERICAN AND ARCHAEOLOGICAL RESOURCES TECHNICAL ADVISORY PANEL.**

The Commission acknowledged the resignation of Thomas Whitley and asked that a thank you letter be sent out on behalf of the Commission.

Secretary Beretti asked the Planning Commissioners on behalf of the

NAARTAP panel for support on recruitment and recommendations for more panel members.

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the department is actively working to fill the vacancies within HCD.

Secretary Beretti informed the Commission that the appeal on PLN230137 – McDougall and the Harper Canyon item are scheduled before the Board of Supervisors on April 15, 2025.

Secretary Beretti informed the Commission of the temporary restructuring of the Planning Division to help support during the Staffing shortage and that there are changes being made to the project checking list in the near future.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:56 a.m.



County of Monterey

Item No.2

Board Report

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

Legistar File Number: PC 25-042

May 14, 2025

Introduced: 4/29/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN240029 - SOLOMONE ALEJANDRA M TR & LEATHERBERRY

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 009-312-011-000; 0.25 acres) and Parcel B (APN: 009-312-012-000 ; 0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.31 acres (Adjusted Parcel B).

Project Location: 26217 & 26219 Atherton Place, Carmel, Carmel Land Use Plan.

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

RECOMMENDATION:

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

- Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2; and
- Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (0.25 acres) and Parcel B (0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.32 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval/denial subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Maureen Wruck

Property Owners: Alejandra M. Solomone & Kristine Leatherberry

APN: 009-312-012-000 & 009-312-011-000

Parcel Size: 0.57 acres, or 24, 670 collectively

Zoning: MDR/2-D (CZ) or Medium Density Residential per unit, Design Control Overlay

Plan Area: Carmel Land Use Plan

Flagged and Staked: No

Project Planner: McKenna Bowling

bowlingmr@countyofmonterey.gov, x5298

SUMMARY:

The Applicant proposes a lot line adjustment (LLA) between two lots accessed via Atherton Place in the unincorporated area of Carmel Highlands. This area of the County consists primarily of residential lots with corresponding residential development. The LLA involves two legal lots totaling 0.57 acres, with each being under separate ownership. Parcel A is currently owned by Kristine Leatherberry,

while Parcel B is owned by Alejandra Solomone. Existing Parcels A and B are currently developed with single family dwellings. A fence is constructed between the two properties. However, it was recently discovered that the fence does not align with the current adjoining property line and is primarily sited on Parcel B. Rather than demolishing and reconstructing this fence, the property owners seek approve of this LLA. The proposed lot line adjustment will reconfigure Parcels A and B by adjusting the adjoining property line to align with the fence. As proposed, the resulting lots would remain conforming as to minimum lot size, maximum density, structural coverage, and setbacks.

There are no identified impacts to environmental resources. At this time, staff only recommends the granting of the Combined Development Permit to allow the LLA and correct the fence line. Future development on the adjusted parcels would be required to conform to the Monterey County Code requirements in effect at the time and obtain all necessary permits.

Site Development Standards

The two parcels are zoned Medium Density Residential, 2 units per acre, with Design Control overlays, Coastal Zone or “MDR/2-D (CZ)”. The LLA would not create new lots (i.e., would not subdivide the existing parcels), and would not intensify the existing level of development allowed on the parcels.

Existing Parcels A (0.25 acres) and B (0.32 acres) are developed with an existing residence. The proposed project adjusts the lot line between Existing Parcels A and B to better align with the existing standing fence. Implementation of this project will not intensity the current density of either parcel as Adjusted Parcels A (0.25 acres) and B (0.32 acres) will continue to only support the density of one residence. Per the zoning district, the minimum building site shall be 6,000 square feet, unless otherwise approved as part of a condominium or planned unit development (PUD). After the adjustment, there will be two lots of record containing 10,890 square feet [Adjusted Parcel A] and 13,503 square feet acres [Adjusted Parcel B]. The existing development on Parcels A and B complies with the required site coverage and floor area ratio requirements (35 percent and 45 percent, respectively). No structural development is proposed and thus, there are no proposed changes to the existing floor area ratio and building site coverages. The existing residences on Adjusted Parcels A and B will continue to meet required setbacks with implementation of the proposed lot line adjustment. Therefore, the resulting parcels will meet the goals and policies of Monterey County Zoning Ordinance Title 20, Carmel Land Use Plan (LUP) the 1982 General Plan, and Monterey County Subdivision Ordinance Title 19

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
- Cypress Fire Protection District
- Carmel Highlands Land Use Advisory Committee

The proposed project was reviewed by the Carmel Highlands Land use Advisory Committee on April

7, 2025. The LUAC recommended approval of the project by a vote of 4-0 in support of the project (**Exhibit D**), with no concerns expressed.

Prepared by: McKenna Bowling, Assistant Planner, x5298

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 - Project Data Table

Exhibit B - Draft Resolution

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit C - Vicinity Map

Exhibit D- LUAC Minutes Dated April 7, 2025

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Fionna Jensen, Principal Planner (WOC); Alejandra M. Solomone Trust, Property Owner; Maureen Wruck, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN240029.



County of Monterey Planning Commission

Item No.2

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

Agenda Item No.2

May 14, 2025

Legistar File Number: PC 25-042

Introduced: 4/29/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN240029 - SOLOMONE ALEJANDRA M TR & LEATHERBERRY

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 009-312-011-000; 0.25 acres) and Parcel B (APN: 009-312-012-000 ; 0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.31 acres (Adjusted Parcel B).

Project Location: 26217 & 26219 Atherton Place, Carmel, Carmel Land Use Plan.

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

RECOMMENDATION:

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

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (0.25 acres) and Parcel B (0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.32 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

Staff recommends approval/denial subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Maureen Wruck

Property Owners: Alejandra M. Solomone & Kristine Leatherberry

APN: 009-312-012-000 & 009-312-011-000

Parcel Size: 0.57 acres, or 24, 670 collectively

Zoning: MDR/2-D (CZ) or Medium Density Residentials per unit, Design Control Overlay

Plan Area: Carmel Land Use Plan

Flagged and Staked: No

Project Planner: McKenna Bowling

bowlingmr@countyofmonterey.gov, x5298

SUMMARY:

The Applicant proposes a lot line adjustment (LLA) between two lots accessed via Atherton Place in the unincorporated area of Carmel Highlands. This area of the County consists primarily of residential lots with corresponding residential development. The LLA involves two legal lots totaling 0.57 acres, with each being under separate ownership. Parcel A is currently owned by Kristine Leatherberry, while Parcel B is owned by Alejandra Solomone. Existing

Parcels A and B are currently developed with single family dwellings. A fence is constructed between the two properties. However, it was recently discovered that the fence does not align with the current adjoining property line and is primarily sited on Parcel B. Rather than demolishing and reconstructing this fence, the property owners seek approve of this LLA. The proposed lot line adjustment will reconfigure Parcels A and B by adjusting the adjoining property line to align with the fence. As proposed, the resulting lots would remain conforming as to minimum lot size, maximum density, structural coverage, and setbacks.

There are no identified impacts to environmental resources. At this time, staff only recommends the granting of the Combined Development Permit to allow the LLA and correct the fence line. Future development on the adjusted parcels would be required to conform to the Monterey County Code requirements in effect at the time and obtain all necessary permits.

Site Development Standards

The two parcels are zoned Medium Density Residential, 2 units per acre, with Design Control overlays, Coastal Zone or “MDR/2-D (CZ)”. The LLA would not create new lots (i.e., would not subdivide the existing parcels), and would not intensify the existing level of development allowed on the parcels.

Existing Parcels A (0.25 acres) and B (0.32 acres) are developed with an existing residence. The proposed project adjusts the lot line between Existing Parcels A and B to better align with the existing standing fence. Implementation of this project will not intensity the current density of either parcel as Adjusted Parcels A (0.25 acres) and B (0.32 acres) will continue to only support the density of one residence. Per the zoning district, the minimum building site shall be 6,000 square feet, unless otherwise approved as part of a condominium or planned unit development (PUD). After the adjustment, there will be two lots of record containing 10,890 square feet [Adjusted Parcel A] and 13,503 square feet acres [Adjusted Parcel B]. The existing development on Parcels A and B complies with the required site coverage and floor area ratio requirements (35 percent and 45 percent, respectively). No structural development is proposed and thus, there are no proposed changes to the existing floor area ratio and building site coverages. The existing residences on Adjusted Parcels A and B will continue to meet required setbacks with implementation of the proposed lot line adjustment. Therefore, the resulting parcels will meet the goals and policies of Monterey County Zoning Ordinance Title 20, Carmel Land Use Plan (LUP) the 1982 General Plan, and Monterey County Subdivision Ordinance Title 19

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
- Cypress Fire Protection District
- Carmel Highlands Land Use Advisory Committee

The proposed project was reviewed by the Carmel Highlands Land use Advisory Committee on April 7, 2025. The LUAC recommended approval of the project by a vote of 4-0 in support of

the project (**Exhibit D**), with no concerns expressed.

Prepared by: McKenna Bowling, Assistant Planner, x5298

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 - Project Data Table

Exhibit B - Draft Resolution

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit C - Vicinity Map

Exhibit D- LUAC Minutes Dated April 7, 2025

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Fionna Jensen, Principal Planner (WOC); Alejandra M. Solomone Trust, Property Owner; Maureen Wruck, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN240029.

Exhibit A

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EXHIBIT A

Project Information for PLN240029

Application Name: Solomone Alejandra M Tr And Skolnick Henry P
Location: 26217 Atherton Pl, Carmel
Applicable Plan: Carmel LUP
Advisory Committee: Carmel/Carmel Highlands Advisory Committee
Permit Type: Lot Line Adjustment
Environmental Status:
Zoning: MDR/2-D(CZ)
Primary APN: 009-312-011-000
Coastal Zone: Yes
Final Action Deadline (884):
Land Use Designation:

Project Site Data:

Lot Size:	Coverage Allowed:
Existing Structures (sf):	Coverage Proposed:
Proposed Structures (sf):	Height Allowed:
Total Sq. Ft.:	Height Proposed:
Special Setbacks on Parcel: N	FAR Allowed:
	FAR Proposed:

Resource Zones and Reports:

Seismic Hazard Zone:	Soils Report #:
Erosion Hazard Zone:	Biological Report #:
Fire Hazard Zone: None	Forest Management Rpt. #:
Flood Hazard Zone: X (unshaded)	Geologic Report #:
Archaeological Sensitivity: high	Archaeological Report #:
Visual Sensitivity:	Traffic Report #:
	Historic Report #:

Other Information:

Water Source: CalAm	Grading (cubic yds.):
Water Purveyor: CalAm	Sewage Disposal (method): CAWD
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 Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

**SOLOMONE ALEJANDRA M TR AND
LEATHERBERRY KRISTINE WADE (PLN240029)**

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning
Commission

- 1) Finding the project qualifies as a Class 5
Categorical Exemption pursuant to CEQA
Guidelines section 15305 (a), and there are no
exceptions pursuant to section 15300.2; and
- 2) Approve a Coastal Development Permit to
allow a lot line adjustment between two legal
lots of record consisting of Parcel A (APN:
009-312-011-000; 0.25 acres) and Parcel B
(APN:009-312-012-000; 0.32 acres), resulting
in two parcels containing 0.25 acres (Adjusted
Parcel A) and 0.31 acres (Adjusted Parcel B).

[PLN240029, Alejandra M. Solomone and Kristine
Wade Leatherberry, 26217 and 26219 Atherton Place,
Carmel (Assessor's Parcel Numbers 009-312-011-000
and 009-312-011-000), Carmel Area Plan Use Plan,
Coastal Zone]

The SOLOMONE & LEATHERBERRY application (PLN240029) came on for public hearing before the County of Monterey Planning Commission on May 14, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, 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 1928 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20); and
 - Monterey County Subdivision Ordinance (Title 19).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) **Proposed Project.** Both parcels (Parcel A and Parcel B) are currently developed with a single-family dwelling. The purpose of the proposed Lot Line Adjustment (LLA) is to adjust the adjoining property line to align with an existing standing fence.
- c) **Allowed Use.** The properties are located at 26217 and 26219 Atherton Place, Carmel, in the Carmel Area Land Use Plan (Assessor's Parcel Numbers 009-312-011-000 and 009-312-012-000), Coastal Zone. The parcels are zoned Medium Density Residential, 2 units per acre density, with Design Control overlay (Coastal Zone) [MDR/2-D(CZ)], which allows lot line adjustments (LLA) with the granting of a Coastal Development Permit. Therefore, as proposed, the project involves an allowed land use for this site.
- d) The project planner conducted a site inspection on February 18, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- e) **Lot Legality.** Parcel A (0.25 acres, APN: 009-312-011-000) and Parcel B (0.32 acres, APN: 009-312-012-000) are both identified in their current configuration, and under separate ownership, on a Record of Survey as Lot A and B, Block 38 of the Hatton Fields subdivision, recorded in December 1957 (Volume X-1, Page 164). Therefore, the County recognizes both parcels as legal lots of record.
- f) **Subdivision Map Act Consistency.** Pursuant to section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See also Finding No. 7 and supporting evidence.
- g) **Review of Development Standards – Structural Coverage & Floor Area Ratio.** Pursuant to Title 20 section 20.12.060.E and 20.12.060.F, the maximum site coverage and floor area ratio in this MDR district are 35 percent and 45 percent, respectively. Development on Existing Parcels A and B is below the allowable coverage and floor area ratio. No development is proposed with implementation of this LLA. Therefore, the resulting parcels continue to conform to the maximum allowed site coverage and floor area ratio.
- h) **Review of Development Standards – Setbacks.** Pursuant to Title 20 section 20.12.060.C, the required main structure setbacks in this MDR district are 20 feet (front), 5 feet (sides), 10 feet (rear). Existing development on Existing Parcel A and Parcel B comply with the required setbacks and will continue to meet required setbacks with implementation of the proposed lot line adjustment.
- i) **Review of Development Standards- Minimum Lot Size & Density.** Pursuant to Title 20 section 20.12.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "MDR" district as shown on the zoning map. The subject parcels are zoned MDR/2-D (CZ), which has a maximum gross density of 2 units per acre. Existing Parcel A (0.25 acres) and existing Parcel B (0.32 acres) are both currently developed with single-family dwellings. As proposed, the project does not involve any new structural development. Maximum allowed development would remain the same for both parcels with

implementation of this LLA, and the existing development will continue to conform to the maximum development density requirement. Any future permitting of additional residences or accessory structures would depend on other factors in addition to zoning (e.g., potable water credits and sewage disposal) and would require separate discretionary review.

- j) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because it involves a lot line adjustment in the Coastal Zone. On April 7, 2025, the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) reviewed the project and voted 4 to 0, in support of the project as proposed with no suggested changes.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240029.

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, Carmel Highlands 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 no potential impacts to the environment. There are no physical or environmental constraints that would indicate that the site is not suitable for the use LLA.
 - c) Staff conducted a site inspection on February 18, 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 Monterey County HCD - Planning for the proposed development found in Project File PLN240029.

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, Carmel Highlands 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) Potable water will continue to be provided by the California American Water (MPWMD) for both Parcels A and B. Both properties are within

the Carmel Area Wastewater District (CAWD) service area and will continue to be provided sewer service.

- c) Staff conducted a site inspection on February 18, 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 Monterey County HCD - Planning for the proposed development found in Project File PLN240029.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD- Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on February 18, 20205, 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 Monterey County HCD-Planning for the proposed development are found in Project File PLN240029.

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 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel.
 - b) The project includes a minor lot line adjustment between two legal lots of record: Parcel A (0.25 acres) and Parcel B (0.32 acres), resulting in two lots of record containing 0.25 acres [Adjusted Parcel A] and 0.31 acres [Adjusted Parcel B]. No new lots will be created by the lot line adjustment and therefore the project qualifies as a Class 5 Categorical Exemption.
 - c) The lot line adjustment will not intensify the level of development allowed on the parcels, either individually or cumulatively. After the implementation of the proposed lot line adjustment, the adjusted/resulting parcels will continue to conform with regard to site coverage, floor area ratio, and setbacks. Therefore, the proposed development is consistent with CEQA Guidelines Section 15305(a) and Title 19 Section 19.09.005.C.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, nor development that would result in a cumulatively significant impact. Although the project would allow development (Title 20 section 20.06.310.4.b, defines a lot line adjustment as development), the lot line adjustment will not intensify the level of development allowed on the parcels. There are no unusual circumstances associated with undertaking the project that would create

the reasonable possibility that the project would have a significant effect on the environment.

- e) No adverse environmental effects were identified during staff review of the development application during a site visit on February 18, 2025.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240029.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) Although the subject properties are shown in an area where the applicable Local Coastal Program requires public access (Figure 3, Public Access, Carmel Area Land Use Plan), no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. Additionally, the proposed LLA, demolition, and CSE Amendment will not affect the processes of the shoreline.
 - c) County staff conducted a site inspection on February 18, 2025, to verify that the proposed project will not impact public access.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240029.

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

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

- EVIDENCE:**
- a) The parcels are zoned Medium Density Residential, 2 units per acre, with a Design Control overlay (Coastal Zone) [MDR/2-D (CZ)].
 - b) The lot line adjustment is between four or fewer existing adjoining parcels. The two existing legal lots of record have a total combined area of 0.56 acres. After the adjustment, there will be two lots of record containing 0.25 acres [Adjusted Parcel A] and 0.31 acres [Adjusted Parcel B].
 - c) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be

adjusted, resulting in two contiguous separate legal parcels of record. Therefore, no new parcels will be created.

- d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).
- e) The subject properties are zoned for residential purposes. Parcel A is currently developed with single family dwelling, which will remain on Adjusted Parcel A. Parcel B is also currently developed with single family dwelling, which will remain on Adjusted Parcel B. No changes in use are proposed. None of the property area is under Williamson Act contract or used for agricultural purposes.
- f) The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged.
- g) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment as well as a Certificate of Compliance for each adjusted lot is required per incorporated standard conditions of approval (Condition Nos. 4 and 5; and supporting evidence).
- h) The project planner conducted a site inspection on February 18, 2025, to verify that the project will not conflict with zoning or building ordinances.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240029.

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

- EVIDENCE:**
- a) Board of Supervisors. Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 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 an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305(a), and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Parcel A (APN: 009-312-011-000 – 0.25 acres) and Parcel B (APN: 009-312-012-000 – 0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.31 acres (Adjusted Parcel B).

PASSED AND ADOPTED this 14th day of May 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN240029

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN240029) allows a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 009-312-011-000; 0.25 acres) and Parcel B (APN: 009-312-012-000 ; 0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.31 acres (Adjusted Parcel B). The property is located at 26217 and 26219 Atherton Place, Carmel (Assessor's Parcel Number 009-312-011-000 and 009-312-012-000), 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Coastal Development Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 009-312-011-000 and 009-312-012-000 on May 14, 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 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. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN240029. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

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

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

5. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

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

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

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

6. 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.

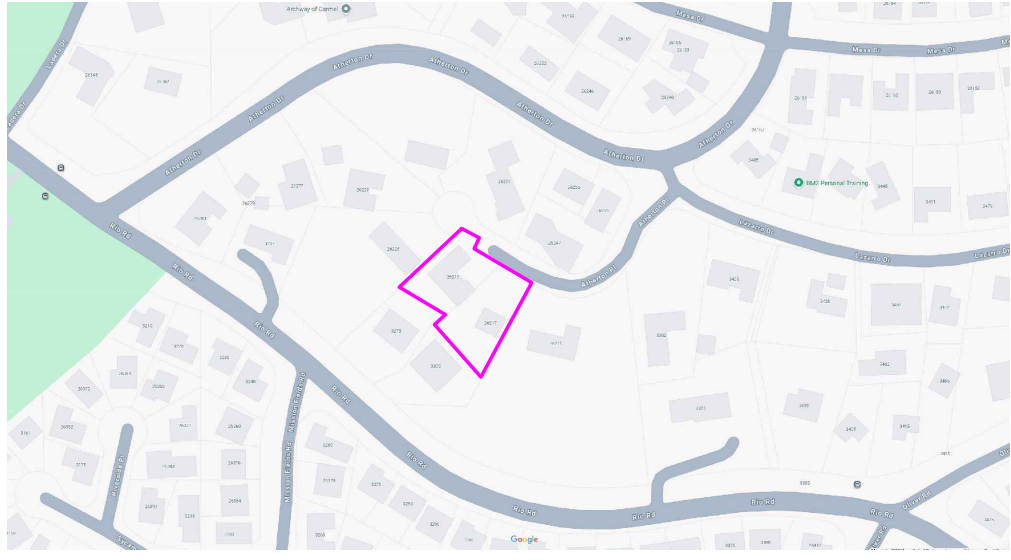
The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. 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 County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

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Vicinity Map (Not to Scale)



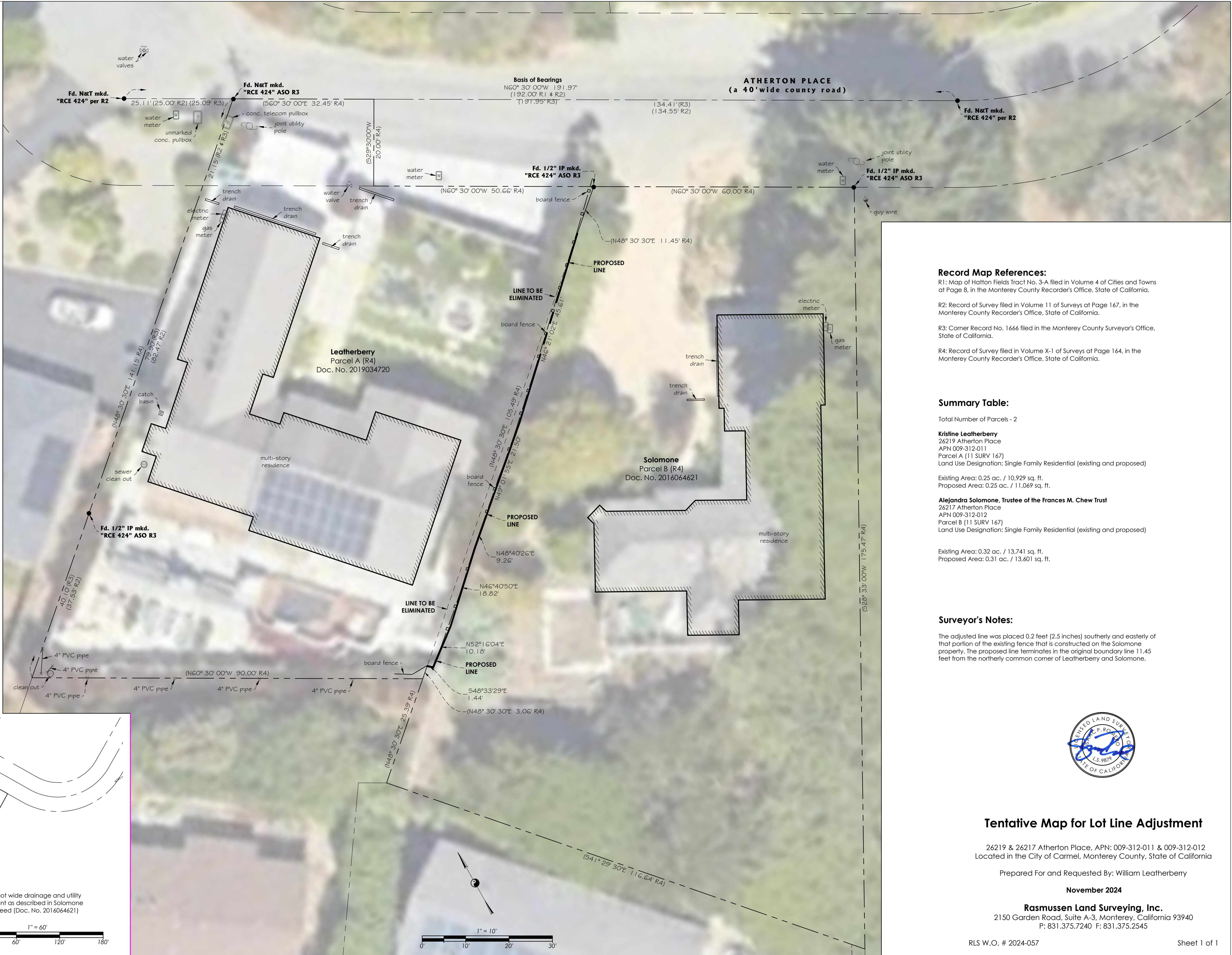
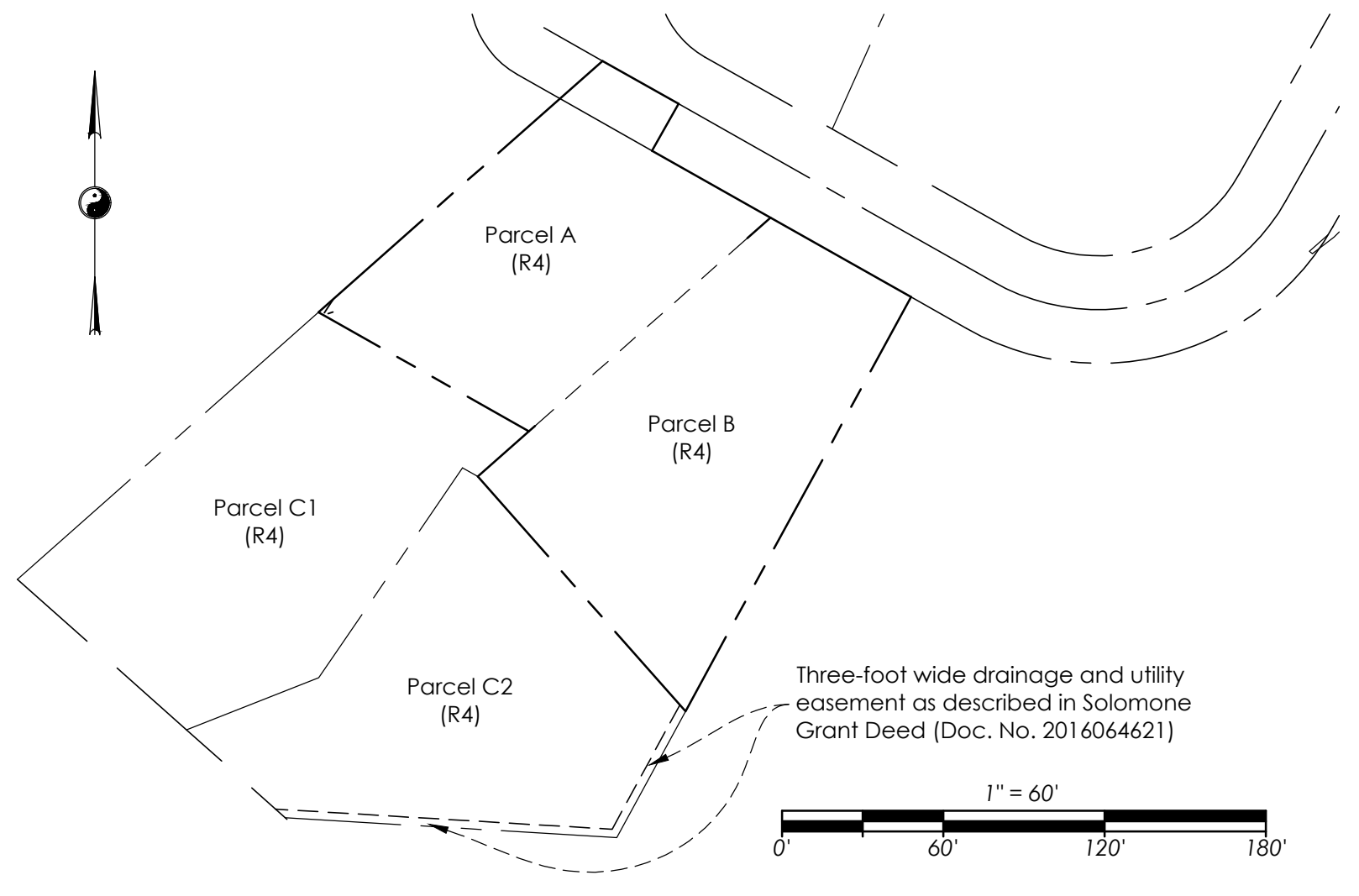
Basis of Bearings:
The bearing of N60° 30' 00"W as shown on 11 SURV 167 and as found monumented is taken as the basis of bearings for this survey.

Legend

- catch basin
- electric meter or pull box
- gas meter or pull box
- guy anchor
- sewer clean out
- telecommunications pull box
- unmarked pull box
- joint utility pole
- water meter
- water valve

APN - Assessor's Parcel Number
ASO - as shown on
conc. - concrete
Fd. - found
IP - iron pipe
mkd. - marked
N&T - nail & tag
RCE - Registered Civil Engineer
telecom - telecommunications

- Indicates monument found as noted.
- Subject Parcel Boundary
- Parcel Boundary
- Right of Way
- Right of Way Center Line
- Easement Line



Record Map References:

R1: Map of Hutton Fields Tract No. 3-A filed in Volume 4 of Cities and Towns at Page 8, in the Monterey County Recorder's Office, State of California.

R2: Record of Survey filed in Volume 11 of Surveys at Page 167, in the Monterey County Recorder's Office, State of California.

R3: Corner Record No. 1666 filed in the Monterey County Surveyor's Office, State of California.

R4: Record of Survey filed in Volume X-1 of Surveys at Page 164, in the Monterey County Recorder's Office, State of California.

Summary Table:

Total Number of Parcels - 2

Kristine Leatherberry
26219 Atherton Place
APN 009-312-011
Parcel A (11 SURV 167)
Land Use Designation: Single Family Residential (existing and proposed)

Existing Area: 0.25 ac. / 10,929 sq. ft.
Proposed Area: 0.25 ac. / 11,069 sq. ft.

Alejandra Solomone, Trustee of the Frances M. Chew Trust
26217 Atherton Place
APN 009-312-012
Parcel B (11 SURV 167)
Land Use Designation: Single Family Residential (existing and proposed)

Existing Area: 0.32 ac. / 13,741 sq. ft.
Proposed Area: 0.31 ac. / 13,601 sq. ft.

Surveyor's Notes:

The adjusted line was placed 0.2 feet (2.5 inches) southerly and easterly of that portion of the existing fence that is constructed on the Solomone property. The proposed line terminates in the original boundary line 11.45 feet from the northerly common corner of Leatherberry and Solomone.



Tentative Map for Lot Line Adjustment

26219 & 26217 Atherton Place, APN: 009-312-011 & 009-312-012
Located in the City of Carmel, Monterey County, State of California

Prepared For and Requested By: William Leatherberry

November 2024

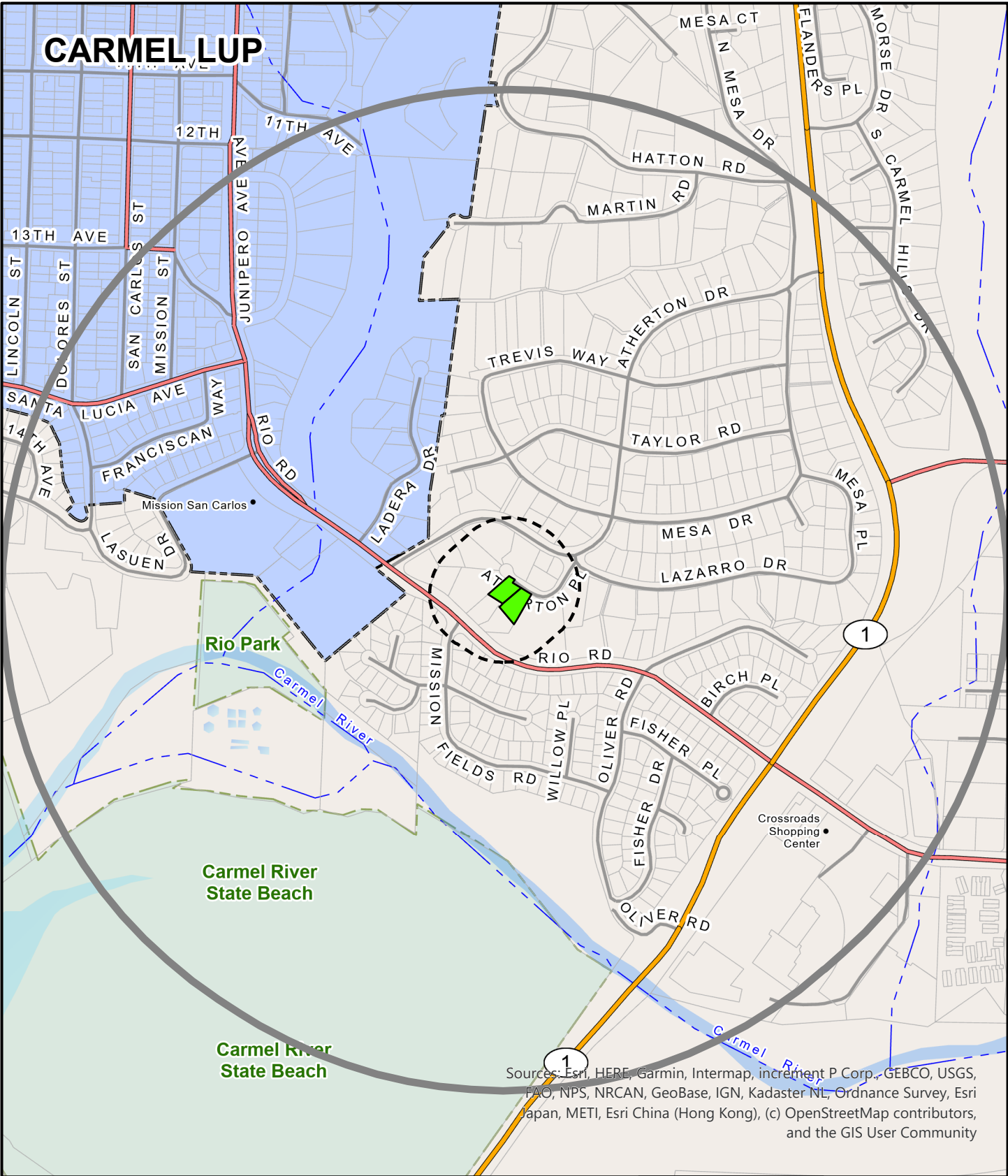
Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93940
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2024-057

Sheet 1 of 1

Exhibit C

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


APPLICANT: DOUGLAS OLDFIELD

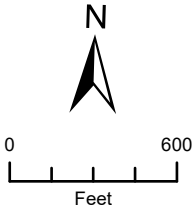
APN: 009312011000, 009312012000

FILE # PLN240029

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit D

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MINUTES
Carmel Unincorporated and Highlands Land Use Advisory Committee
Monday, April 7, 2025

1. Meeting called to order by Donna Kostigen at 4:14 pm

2. Roll Call

Members Present:

Dan Keig, Donna Kostigen, Clyde Freedman, Doug Paul (4)

Members Absent:

Norm Leve, Chip Moreland (2)

3. Approval of Minutes:

A. February 18, 2025 minutes

Motion: Clyde Freedman (LUAC Member's Name)

Second: Dan Keig (LUAC Member's Name)

Ayes: All

Noes: None

Absent: _____

Abstain: _____

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

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

John Borelli Chair resignation – meeting conducted by LUAC Secretary in Lieu of not having a Chair. Doug Paul, committee member announced his term expiration and non-renewal.

7. Meeting Adjourned: 4:20 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 Unicorporated and Highlands

1. **Project Name:** SOLOMONE ALEJANDRA M TR AND SKOLNICK HENRY P
 File Number: PLN240029
Project Location: 26217 Atherton Place and 26219 Atherton Place, Carmel
Assessor's Parcel Number(s): 009-312-012-000 & 009-312-011-000
Project Planner: McKenna Bowling
Area Plan: Carmel Land Use Plan Coastal Zone
Project Description: An application for a Lot Line Adjustment between two (2) parcels for correction of a standing fence.

Was the Owner/Applicant/Representative present at meeting? YES x NO

(Please include the names of those present)

Doug Oldfield – Attorney for Applicant
Suzanne Kushner - public

Was a County Staff/Representative present at meeting? Hya Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

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 had no concerns with the agreement.

Motion by: Doug Paul (LUAC Member's Name)

Second by: Dan Keig (LUAC Member's Name)

<u>x</u>	Support Project as proposed
<u> </u>	Support Project with changes
<u> </u>	Continue the Item
<u> </u>	Reason for Continuance:

Continue to what date: _____

Ayes: All

Noes: None

Absent:

Abstain:

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County of Monterey

Item No.3

Board Report

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

Legistar File Number: PC 25-045

May 14, 2025

Introduced: 5/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN240222 - HETHERINGTON ROY & MARIA TRUST

Public hearing to consider construction of a 7,811 square foot single family residence with an attached three-car garage, a detached 1,199 square foot Accessory Dwelling Unit above a 742 square foot two-car garage, a detached 3,120 square foot barn and associated site improvements including the removal of 10 Oak trees and development on slopes in excess of 25%.

Project Location: 8125 Carina, Carmel, Greater Monterey Peninsula Area Plan

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

RECOMMENDATIONS

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
2. Approving a Combined Development Permit consisting of:
 - a. Design Approval to allow construction of a 7,811 square foot single family residence with an attached three-car garage, a detached 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, a detached 3,120 square foot barn, and associated site improvements;
 - b. Use Permit to allow the removal of 10 Coast live oak trees; and
 - c. Use Permit to allow development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 13 conditions of approval.

PROJECT INFORMATION

Agent: Carla Hashimoto, Eric Miller Architects Inc.

Property Owner: Hetherington Roy & Maria Trust

APN: 259-092-020-000

Parcel Size: 12.45

Zoning: Rural Density Residential, maximum gross density of 10 acres per unit, with Urban Reserve and Design Control zoning district overlays or "RDR/10-UR-D."

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

Project Planner: Hya Honorato, Assistant Planner

Honoratoh@countyofmonterey.gov
(831) 755-5173

SUMMARY/DISCUSSION:

The project site is located south of Highway 68 within the Tehama Subdivision, Monterey County, California. The proposal involves the construction of a 7,811 square foot single family dwelling inclusive of an 885 square foot attached garage, a 1,199 square foot accessory dwelling unit with a lower level 742 square foot garage, a 3,120 square foot barn, and associated site improvements. The project also involves the removal of 10 Coast live oak tree and development on slopes in excess of 25%. Grading consists of 3,080 cubic yards of cut and 730 cubic yards of fill. Water service will be provided by Canada Woods Water Company. As proposed, the project will be served by an onsite wastewater treatment system.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan (GMPAP), and Zoning Ordinance (Title 21).

Land Use & Development Standards

The project complies with the development standards of the Rural Density Residential (“RDR”) zoning district. The subject 12.43 acre property, Lot #80 of the Tehama Subdivision, contains two building envelopes per Tract No. 1336 of the Canada Woods North, Phase I Final Map. The primary building envelope area is 1.95 acres, while the second building envelope area is 0.31 acres. According to Title 21 section 21.16.060, structures must be located within the designated building envelope. As proposed, the structures utilize both building envelope areas; the single-family dwelling and barn are entirely within the primary building envelope, and the ADU is entirely within the secondary building envelope. Hardscape, primarily driveways and an auto court, are located outside of these building envelope areas.

The RDR zoning district allows a maximum height of 30 feet for main structures and barns. The proposed main structure is 28 feet 7.5 inches tall, and the proposed barn's height is 26 feet 8 inches, both within the allowed limit. The proposed ADU is designed at 15 feet 9 inches, which is below the 16-foot height limit set by Title 21 section 21.64.030. The total building site coverage is 2%, well below the 25% limit. Overall, the project meets all height, size, and setback requirements set forth in the development standards of the RDR zoning district.

Design

The proposed exterior colors and materials are consistent with the area’s setting and surrounding residences. As proposed, the colors and materials of the structures include off white stucco walls, off white stone veneer walls, metal frame glass doors and windows with minimal frame, iron rail stair and railing, clay tile roofing, timber-framed covered patios, and stone pavers. Development within the subject subdivision includes large custom homes. The proposed project will have a comparatively similar layout, bulk, and mass to other residences in the vicinity. The proposed project will not be visible from Highway 68 or other common public viewing areas due to distance and topography.

Tree Removal

Tree removal is subject to the regulations contained in Title 21 section 21.64.260, which requires a Use Permit for the removal of more than three protected trees in a one year period. To grant a Use Permit to allow tree removal, the appropriate authority must find that the tree removal is the minimum required under the circumstances of the case and that the removal will not involve a risk of adverse environmental impacts.

The subject property is heavily forested with trees and is established with two building envelopes. These building envelopes have limited continuous areas not encumbered by protected trees. The unforested, steeply sloped southern portion of the property is outside of the building envelopes and thus cannot be developed. As part of this permit, the applicant submitted a Tree Assessment, prepared by Michael Tope, dated December 6, 2024 (Monterey County Document No. LIB240327; **Exhibit C**). This Assessment determined that the implementation of the proposed project would involve the removal of 10 Coast live oak trees. The tree removal is required to accommodate the development, with some trees being structurally compromised or located within the construction zones of the main structure, barn, and driveway. Six trees are directly in the proposed structural footprint of the residence; these trees are in fair to poor conditions, with one tree demonstrating signs of fungal disease and another tree being structurally unsound due to trunk decay. Three trees are within the proposed driveway; these trees are in fair and poor conditions, with one tree showing signs of significant trunk decay, which increases its risk of failure. One tree, in fair condition, is located within the proposed barn footprint and thus slated for removal. Finally, pursuant to Title 21 section 21.64.260.C.5, no landmark Oak trees are proposed for removal, only pruning.

The driveway's configuration and pathway were designed to minimize impacts to trees. The driveway location avoids impacting a large grouping of trees directly to the north and south, as well as landmark trees, as it travels through the parcel. The auto court does not impact any trees and is located within previously disturbed areas due to grading work related to previous grading work that was done to prepare the site for the proposed driveway and building pad. While the barn placement affects one tree, two landmark trees to the south and southeast of the barn will be protected and preserved. Re-siting the main dwelling would not reduce the impact on trees, but would most likely increase the number of trees impacted, including landmark trees, as well as increase development on slopes in excess of 25%. The proposed design reflects the minimum necessary tree removal for the project, and replacement at a one-to-one ratio is proposed. The project, as conditioned, also includes measures for tree protection during construction.

Development on Slopes

Pursuant to General Plan Policy OS-3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The proposed project involves approximately 2,823 square feet of development on slopes in excess of 25%. In this case, there is no viable alternative that balances the resource protection policies of the General Plan, specifically tree removal. The 12.45-acre property is situated on a knoll, surrounded by moderate to steep slopes to the north and south, leaving minimal opportunity for development outside

of the designated building envelopes without also increasing the number of trees impacted. The project is confined to two specific building envelopes (0.31 and 1.95 acres) and, as proposed, is entirely within these boundaries (except for driveways). Furthermore, the proposed ADU is positioned in the most open area within the building envelope; however, a portion of the ADU and the southern edge of the adjacent auto court are on slopes in excess of 25% due to the irregular, steeper topography on this portion of the parcel.

Shifting this development would result in substantial impacts to protected trees, including the removal of landmark trees. Similarly, the proposed single family dwelling's driveway is also located on steeper slopes. Reconfiguring the driveway to avoid slopes would also require relocating the main residence, which would impact additional protected trees, including landmark Oaks. The proposed design and siting of the ADU, single-family dwelling, and driveways/auto courts are consistent with the Greater Monterey Peninsula Area Plan Policy 3.5, which discourages the removal of healthy native oaks in the Greater Monterey Peninsula Planning Area. Reducing the size of the main residence and ADU could potentially minimize development on steeper slopes, however, it would not be avoidable, and additional trees would still be impacted. In addition to minimizing impacts to trees, a portion of the property's steeper slopes are man-made as they were created as a result of previous grading work that was done to prepare the site for the proposed driveway and building pad. The proposed driveways and structure are within the footprint of previously disturbed areas. Therefore, the proposed development is the most feasible location, minimizes development on slopes in excess of 25%, and better measures the resource protection goals and policies of the 2010 General Plan and Greater Monterey Peninsula Plan.

CEQA:

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, and accessory structures within residential zoned areas in a residential zone. The proposed project involves the construction of a 7,811 square foot single family dwelling, inclusive of an attached 885 square foot garage, 1,119 square foot accessory dwelling unit with an attached lower level 742 square foot garage, a 3,120 square foot barn, and associated site improvements. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:

On March 3, 2025, the Greater Monterey Peninsula Land Use Advisory Committee reviewed the project at a duly noticed meeting and voted unanimously to support the project as proposed (**Exhibit B**).

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services

Monterey County Regional Fire Protection District

Prepared by: Hya Honorato, Assistant Planner, x5173

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, Floor Plans, Elevations, Colors and Materials

Exhibit B - Greater Monterey Peninsula LUAC Minutes

Exhibit C - Arborist Report

Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Hetherington Roy & Maria Trust, Property Owners; Carla Hashimoto, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN240222.



County of Monterey Planning Commission

Item No.3

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

Agenda Item No.3

May 14, 2025

Legistar File Number: PC 25-045

Introduced: 5/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN240222 - HETHERINGTON ROY & MARIA TRUST

Public hearing to consider construction of a 7,811 square foot single family residence with an attached three-car garage, a detached 1,199 square foot Accessory Dwelling Unit above a 742 square foot two-car garage, a detached 3,120 square foot barn and associated site improvements including the removal of 10 Oak trees and development on slopes in excess of 25%.

Project Location: 8125 Carina, Carmel, Greater Monterey Peninsula Area Plan

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

RECOMMENDATIONS

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
2. Approving a Combined Development Permit consisting of:
 - a. Design Approval to allow construction of a 7,811 square foot single family residence with an attached three-car garage, a detached 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, a detached 3,120 square foot barn, and associated site improvements;
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 13 conditions of approval.

PROJECT INFORMATION

Agent: Carla Hashimoto, Eric Miller Architects Inc.

Property Owner: Hetherington Roy & Maria Trust

APN: 259-092-020-000

Parcel Size: 12.45

Zoning: Rural Density Residential, maximum gross density of 10 acres per unit, with Urban Reserve and Design Control zoning district overlays or "RDR/10-UR-D."

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

Project Planner: Hya Honorato, Assistant Planner
Honoratoh@countyofmonterey.gov
(831) 755-5173

SUMMARY/DISCUSSION:

The project site is located south of Highway 68 within the Tehama Subdivision, Monterey County, California. The proposal involves the construction of a 7,811 square foot single family dwelling inclusive of an 885 square foot attached garage, a 1,199 square foot accessory dwelling unit with a lower level 742 square foot garage, a 3,120 square foot barn, and associated site improvements. The project also involves the removal of 10 Coast live oak tree and development on slopes in excess of 25%. Grading consists of 3,080 cubic yards of cut and 730 cubic yards of fill. Water service will be provided by Canada Woods Water Company. As proposed, the project will be served by an onsite wastewater treatment system.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan (GMPAP), and Zoning Ordinance (Title 21).

Land Use & Development Standards

The project complies with the development standards of the Rural Density Residential (“RDR”) zoning district. The subject 12.43 acre property, Lot #80 of the Tehama Subdivision, contains two building envelopes per Tract No. 1336 of the Canada Woods North, Phase I Final Map. The primary building envelope area is 1.95 acres, while the second building envelope area is 0.31 acres. According to Title 21 section 21.16.060, structures must be located within the designated building envelope. As proposed, the structures utilize both building envelope areas; the single-family dwelling and barn are entirely within the primary building envelope, and the ADU is entirely within the secondary building envelope. Hardscape, primarily driveways and an auto court, are located outside of these building envelope areas.

The RDR zoning district allows a maximum height of 30 feet for main structures and barns. The proposed main structure is 28 feet 7.5 inches tall, and the proposed barn's height is 26 feet 8 inches, both within the allowed limit. The proposed ADU is designed at 15 feet 9 inches, which is below the 16-foot height limit set by Title 21 section 21.64.030. The total building site coverage is 2%, well below the 25% limit. Overall, the project meets all height, size, and setback requirements set forth in the development standards of the RDR zoning district.

Design

The proposed exterior colors and materials are consistent with the area’s setting and surrounding residences. As proposed, the colors and materials of the structures include off white stucco walls, off white stone veneer walls, metal frame glass doors and windows with minimal frame, iron rail stair and railing, clay tile roofing, timber-framed covered patios, and stone pavers. Development within the subject subdivision includes large custom homes. The proposed project will have a comparatively similar layout, bulk, and mass to other residences in the vicinity. The proposed project will not be visible from Highway 68 or other common public viewing areas due to distance and topography.

Tree Removal

Tree removal is subject to the regulations contained in Title 21 section 21.64.260, which requires a Use Permit for the removal of more than three protected trees in a one year period.

To grant a Use Permit to allow tree removal, the appropriate authority must find that the tree removal is the minimum required under the circumstances of the case and that the removal will not involve a risk of adverse environmental impacts.

The subject property is heavily forested with trees and is established with two building envelopes. These building envelopes have limited continuous areas not encumbered by protected trees. The unforested, steeply sloped southern portion of the property is outside of the building envelopes and thus cannot be developed. As part of this permit, the applicant submitted a Tree Assessment, prepared by Michael Tope, dated December 6, 2024 (Monterey County Document No. LIB240327; **Exhibit C**). This Assessment determined that the implementation of the proposed project would involve the removal of 10 Coast live oak trees. The tree removal is required to accommodate the development, with some trees being structurally compromised or located within the construction zones of the main structure, barn, and driveway. Six trees are directly in the proposed structural footprint of the residence; these trees are in fair to poor conditions, with one tree demonstrating signs of fungal disease and another tree being structurally unsound due to trunk decay. Three trees are within the proposed driveway; these trees are in fair and poor conditions, with one tree showing signs of significant trunk decay, which increases its risk of failure. One tree, in fair condition, is located within the proposed barn footprint and thus slated for removal. Finally, pursuant to Title 21 section 21.64.260.C.5, no landmark Oak trees are proposed for removal, only pruning.

The driveway's configuration and pathway were designed to minimize impacts to trees. The driveway location avoids impacting a large grouping of trees directly to the north and south, as well as landmark trees, as it travels through the parcel. The auto court does not impact any trees and is located within previously disturbed areas due to grading work related to previous grading work that was done to prepare the site for the proposed driveway and building pad. While the barn placement affects one tree, two landmark trees to the south and southeast of the barn will be protected and preserved. Re-siting the main dwelling would not reduce the impact on trees, but would most likely increase the number of trees impacted, including landmark trees, as well as increase development on slopes in excess of 25%. The proposed design reflects the minimum necessary tree removal for the project, and replacement at a one-to-one ratio is proposed. The project, as conditioned, also includes measures for tree protection during construction.

Development on Slopes

Pursuant to General Plan Policy OS-3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The proposed project involves approximately 2,823 square feet of development on slopes in excess of 25%. In this case, there is no viable alternative that balances the resource protection policies of the General Plan, specifically tree removal. The 12.45-acre property is situated on a knoll, surrounded by moderate to steep slopes to the north and south, leaving minimal opportunity for development outside of the designated building envelopes without also increasing the number of trees impacted. The project is confined to two specific building envelopes (0.31 and 1.95 acres) and, as proposed, is entirely within these boundaries (except for

driveways). Furthermore, the proposed ADU is positioned in the most open area within the building envelope; however, a portion of the ADU and the southern edge of the adjacent auto court are on slopes in excess of 25% due to the irregular, steeper topography on this portion of the parcel.

Shifting this development would result in substantial impacts to protected trees, including the removal of landmark trees. Similarly, the proposed single family dwelling's driveway is also located on steeper slopes. Reconfiguring the driveway to avoid slopes would also require relocating the main residence, which would impact additional protected trees, including landmark Oaks. The proposed design and siting of the ADU, single-family dwelling, and driveways/auto courts are consistent with the Greater Monterey Peninsula Area Plan Policy 3.5, which discourages the removal of healthy native oaks in the Greater Monterey Peninsula Planning Area. Reducing the size of the main residence and ADU could potentially minimize development on steeper slopes, however, it would not be avoidable, and additional trees would still be impacted. In addition to minimizing impacts to trees, a portion of the property's steeper slopes are man-made as they were created as a result of previous grading work that was done to prepare the site for the proposed driveway and building pad. The proposed driveways and structure are within the footprint of previously disturbed areas. Therefore, the proposed development is the most feasible location, minimizes development on slopes in excess of 25%, and better measures the resource protection goals and policies of the 2010 General Plan and Greater Monterey Peninsula Plan.

CEQA:

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, and accessory structures within residential zoned areas in a residential zone. The proposed project involves the construction of a 7,811 square foot single family dwelling, inclusive of an attached 885 square foot garage, 1,119 square foot accessory dwelling unit with an attached lower level 742 square foot garage, a 3,120 square foot barn, and associated site improvements. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:

On March 3, 2025, the Greater Monterey Peninsula Land Use Advisory Committee reviewed the project at a duly noticed meeting and voted unanimously to support the project as proposed (**Exhibit B**).

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

Prepared by: Hya Honorato, Assistant Planner, x5173
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, Floor Plans, Elevations, Colors and Materials

Exhibit B - Greater Monterey Peninsula LUAC Minutes

Exhibit C - Arborist Report

Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Hetherington Roy & Maria Trust, Property Owners; Carla Hashimoto, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN240222.

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Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

HETHERINGTON ROY & MARIA TRUST (PLN240222)

RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission:

1. Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approving a Combined Development Permit consisting of:
 - a. Design Approval to allow construction of a 7,811 square foot single family residence with an attached three-car garage, a 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, a 3,120 square foot barn and associated site improvements;
 - b. Use Permit to allow the removal of 10 Coast live oak trees; and
 - c. Use Permit to allow development on slopes in excess of 25%.

[PLN240222 HETHERINGTON ROY & MARIA TRUST, 8125 CARINA, CARMEL, GREATER MONTEREY PENINSULA AREA PLAN (APN: 259-092-020-000)]

The HETHERINGTON ROY & MARIA TRUST application (PLN240222) came before the Planning Commission on May 14, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and

- Monterey County Zoning Ordinance (Title 21).

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

- b) The property is located at 8125 Carina, Carmel (Assessor's Parcel Number 259-092-020-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential, maximum gross density of 10 acres per unit, with Urban Reserve and Design Control zoning district overlays or "RDR/10-UR-D." The construction of the first single family dwelling per lot and accessory structures are a principally allowed use within the RDR zoning district pursuant to Monterey County Zoning Ordinance (Title 21) Chapter 21.16 (Rural Density Residential). However, Title 21 Chapters 21.44 (Design Control) requires the granting of a Design Approval for the construction of any structure. The proposed project involves the construction of a 7,811 square foot single family dwelling, inclusive of an 885 square foot attached garage, a 1,199 square foot Accessory Dwelling Unit (ADU) with a 742 square foot attached lower level garage, and a 3,120 square foot barn, and associated site improvements including the removal of 10 Coast live oak trees and development on slopes in excess of 25%. Tree removal and development on steeper slopes require a Use Permit in each case. Therefore, the project is an allowed land use for this site, subject to the granting of a Design Approval and two Use Permits.
- c) Lot Legality. The subject property (12.43 acres) with two building envelopes, 0.31 acres and 1.95 acres, APN 259-092-020-000, is identified as Lot 80 within Tract No. 1336 of the Canada Woods North, Phase I subdivision, filed for record on February 10, 2000 (Volume 21, "Cities & Towns", page 3). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Design Control or "D" overlay requires design review of structures to assure protection of the public viewshed, neighborhood characteristic, and to assure the visual integrity of certain developments without imposing undue restrictions on private property, as specified in Title 21 Chapter 21.44. The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. As proposed, the colors and materials of the structures include off white stucco walls, off white stone veneer walls, metal frame doors and windows, iron stair and railing, clay tile roofing, timber-framed covered patios, and stone pavers. The proposed project will have a comparably similar layout, bulk and mass to other residences in the vicinity and subject subdivision. The proposed project will not be visible from Highway 68 or other common public viewing areas. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 21 Section 20.14.060 and will be controlled by use of the County's standard conditions.
- e) Development Standards. The project is consistent with the development standards of RDR zoning districts. Pursuant to Title 21 section 21.16.060, development standards for the RDR zoning district, in a subdivision where a lot or lots have a designated building envelope, the

dwelling unit and accessory structures shall be located wholly within the building envelope unless otherwise approved in the subdivision process. The proposed structures are located within the designated building envelope with heights that do not exceed the limit of 30 feet for both the main structure and barn. As proposed, the height of the main structure is 28 feet 7.5 inches, and the height of the barn is 26 feet 8 inches. Title 21 section 21.64.030 establishes a 16-foot height limit for detached ADUs. As proposed, the ADU is designed to be 15 feet 9 inches. The total building site coverage for the proposed project is 2%, which is below the limit of 25%. The project size, height, and setbacks are all within the allowed limits of the development standards of RDR zoning district. Therefore, as proposed, the project meets all required development standards of Title 21 sections 21.16.060 and 21.64.030.

- f) Tree Removal. The proposed project includes the removal of 10 Coast live oaks. Pursuant to Greater Monterey Peninsula Area Plan Supplemental Policy GMP-3.5, removal of healthy native oak trees, Monterey Pines, and Redwood trees is discouraged. Further, Title 21 Section 21.64.260.D.3 requires a Use Permit for the removal of three or more protected trees, provided that 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 tree removal of 10 Coast live oak trees is subject to the granting of a Use Permit. The project meets the required findings to allow the removal of 10 trees as demonstrated in Finding No. 5 and supporting evidence.
- g) Development on Slopes. The proposed project includes approximately 3,080 cubic yards of cut and 730 cubic yards of fill, which include approximately 2,823 square feet of development on slopes in excess of 25%. Pursuant to General Plan Policy OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Title 21 section 21.64.230 requires a Use Permit for all development on slopes of 30% or more. In accordance with Title 21 section 21.02.060 – Consistency with Adopted Plans, the General Plan prevails. Therefore, and in this case, the grading is subject to the granting of a Use Permit. The project meets the required findings to allow development on slopes in excess of 25% as demonstrated in Finding No. 6 and supporting evidence.
- h) Land Use Advisory Committee (LUAC) Review. The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee, at which the LUAC on March 3, 2025, voted unanimously to support the project as proposed.
- i) Cultural Resources. Based on County of Monterey GIS, the Project site is in an area of moderate archaeological sensitivity. There is no evidence that the proposed development will impact cultural resources. Condition No. 3 has been applied and requires that work halt in the event of the discovery of any cultural, archaeological, historical, or paleontological resources.
- j) The project planner conducted a site inspection on January 16, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

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 Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to soils/slope stability and native trees. The following reports have been prepared:
 - Geotechnical Report (LIB240329) prepared by Butano Geotechnical Engineering, Inc., Watsonville, CA, August 29, 2024.
 - Tree Assessment Report (LIB240327) prepared by Michael Tope, Monterey, CA, December 6, 2024.County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on January 16, 2025, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary utilities will be provided. Water service will be provided by Canada Woods Water Company. As proposed, the project will be served by onsite septic systems. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.
 - c) Staff conducted a site inspection on January 16, 2025, to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on January 16, 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 found in Project File PLN240222.

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

- EVIDENCE:**
- a) The project includes application for the removal of 10 protect Coast live oak trees. In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the criteria to grant said permit have been met.
 - b) Pursuant to Title 21 section 21.64.260.D.3.a, a Use Permit is required for the removal of more than three protected trees. Title 21 section 21.64.260.C.1 identifies Coast live oak trees over six inches in diameter as being protected within the Greater Monterey Peninsula Area Plan. As proposed, the project involves the removal of 10 Coast live oak trees that were assessed in the Arborist report (LIB240327), with a mix of recommendations for removal and pruning based on their health, location, and potential risks. Some trees showed signs of decay, structural weaknesses, or damage, making removal necessary to prevent hazards. In some cases, pruning was recommended to reduce risks and preserve the tree’s health.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. The 10 Coast live oak trees being removed are within the development footprint of the main structure, barn, and driveway. The subject property is heavily forested with trees and is established with two building envelopes. These building envelopes have limited continuous areas not encumbered by protected trees. As sited and designed, the proposed development occurs in the least forested location within the developable area, avoiding impacts to protected landmark trees. As identified in the Arborist report as tree #296, #299, #300, #301, #302, and #303, these six trees are directly within the proposed main dwelling footprint, and tree #64 is within the footprint of the proposed barn. Since they are within the construction zone, their removal is necessary to make way for the buildings or other infrastructure. Trees #21, #84, and #96 are located within the proposed

driveway area and are proposed for removal since the construction of the driveway would interfere with their growth or root zones. Additionally, trees #21, #299, and #303 show signs of internal decay, particularly indicated by the presence of fungal fruiting bodies. This suggests that the trees may have significant structural weaknesses, including potential canopy failure. Due to the risks associated with their poor health and the potential for further damage or failure, removal is proposed. The overall placement of the driveway, main dwelling, and barn was taken into consideration to minimize impacts to trees. Relocating the development would increase the number of trees impacted, as well as landmark trees, as well as increase development on slopes in excess of 25%. The proposed design and placement of the buildings and driveway reflect the minimum necessary tree removal for the project, and replacement at a one-to-one ratio is proposed. Therefore, with the removal of ten protected Oak trees, the proposed tree removal is limited to that which is necessary for the proposed development and to reduce potential hazards.

- d) Existing trees not being removed shall be protected for the duration of all construction activities. The County's tree and root protection condition has been applied to the project as Condition No. 6, requiring the applicant to retain and protect trees not proposed for removal during construction. The condition shall also require that the applicant follow the best management practice recommendations of the arborist from the Tree Resources Assessment prepared for the project. Title 21 section 21.64.260.C.4 requires replacement or relocation of each removed protected tree at a minimum of a one-to-one ratio. Accordingly, the County's tree replacement condition has been applied to the project as Condition No. 5, indicating a replacement ratio of one to one.
- e) Staff conducted a site inspection on January 16, 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.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

6. FINDING: DEVELOPMENT ON SLOPES IN EXCESS OF 25% – The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Greater Monterey Peninsula Plan.

EVIDENCE: a) The project consists of grading approximately 3,080 cubic yards of cut and 730 cubic yards of fill to accommodate the construction of a 7,811 square foot single family dwelling inclusive of an 885 square foot garage, 1,199 square foot ADU with a lower level 742 square foot garage, a 3,120 square foot barn, and associated site improvements. The 12.43-acre property, though large in size, is limited to two building envelopes, 0.31 acres and 1.95 acres. The area for the proposed ADU is on a moderate to steep slope, with up to a 50 percent grade to the south. The barn is proposed east of the residence on a moderate slope with a 25

percent grade. The main residence is situated atop a knoll, with moderate to steep slopes surrounding it. The development includes 2,823 square feet of grading that will occur on slopes in excess of 25%.

- b) As proposed, there is no feasible alternative for the design on proposed site to occur on slopes less than 25% without imposing impact on additional protected trees. The proposed ADU is positioned in the most open area within the building envelope; however, a portion of the ADU and the southern edge of the adjacent auto court are on slopes in excess of 25%. Shifting this development would result in substantial impacts to protected trees, including the removal of landmark trees. Similarly, the proposed single-family dwelling's driveway is also located on steeper slopes. Reconfiguring the driveway to avoid slopes would also require relocating the main residence, which would impact additional protected trees, including landmark Oaks.
- c) The Greater Monterey Peninsula Area Plan Policy 3.5 discourages the removal of healthy native oaks in the Greater Monterey Peninsula Planning Area. Although 10 trees are proposed for removal with this project, the trees were assessed by a certified arborist were deemed to be in fair or poor condition, with some showing signs of decay. Alternative development locations could increase the amount of development on slopes and would increase the number of trees impacted by development. Therefore, the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Greater Monterey Peninsula Area Plan.
- d) Due to the irregular areas containing steeper slopes, there is no design or location alternative that would allow the construction of driveways to the subject building envelopes without impacting steeper slopes.
- e) Staff conducted a site inspection on January 16, 2025 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240222.

7. FINDING: ACCESSORY DWELLING UNIT – The project meets the established regulations and standards as identified in Title 21, Section 21.64.030.

- EVIDENCE:**
- a) Title 21 section 21.64.030 establishes regulations and standards for which an accessory dwelling unit (ADU), accessory to the main residence on a lot, may be permitted. Title 21 section 21.64.030.E provides size, height, and setback limitations for ADUs. Section 21.64.030.E.9 restricts ADUs to no more than 1,200 square feet of floor area. Title 21 section 21.64.030 establishes the height limit for ADUs at 16 feet, see Finding 1, Evidence “e”. The Project includes the construction of an 1,199 square foot ADU with independent living facilities as shown in the attached plans. In addition, the proposed ADU has a height of 15 feet 9 inches and is set within the established building envelope of the site. Therefore, the project meets development standards.
 - b) The application was reviewed by the Environmental Health Bureau to ensure adequate sewage disposal and water supply facilities exist and

are readily available to serve the ADU. The Environmental Health Bureau made the determination that the property has adequate public facilities, and no further comments or conditions were provided (see Finding No. 3 above).

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240222.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction of one single family residence, second dwelling unit, and accessory structures within residential zoned areas.
 - b) The proposed project involves the construction of a single family dwelling, accessory dwelling unit, and accessory structures within a residential zoned area.
 - c) 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. The project location is not within a sensitive environment. 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. Removal of 10 protected trees will not result in an adverse environmental impact or significant long-term impacts (see Finding No. 6). The proposed project will also not be visible from any scenic vista or corridor (see Finding No.1, Evidence “e”). No known historical resources are found in the geotechnical report, which may cause a substantial adverse change in the significance of a historical resource.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on January 16, 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 found in Project File PLN240222.

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

- EVIDENCE:**
- a) Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
 - a. Design Approval to allow construction of a 7,811 square foot single family residence with an attached three-car garage, a 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, and a 3,120 square foot barn and associated site improvements;
 - b. Use Permit to allow the removal of 10 Coast live oak trees; and
 - c. Use Permit to allow development on slopes in excess of 25%.

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 14th day of May, 2025.

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240222

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240222) allows the construction of a 7,811 square foot single family dwelling inclusive of an attached 885 square foot garage, a 1,199 square foot accessory dwelling unit, a 3,120 square foot barn, and associated site improvements. The project includes the removal of 10 Coast live oak tree and development on slopes in excess of 25%. The property is located at 8125 Carina, Carmel (Assessor's Parcel Number 259-092-020-000), 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 Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 259-092-020-000 on May 14, 2025. The permit was granted subject to 13 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(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.

5. 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: one to one
- Replacement ratio recommended by arborist: one to one
- Other: replanting with 15 gallon Coast live oak 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.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent 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. (HCD-Planning)

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

8. 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.

9. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy 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 the 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 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.

10. 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.

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.

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. 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.

13. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an Indemnification Agreement 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.

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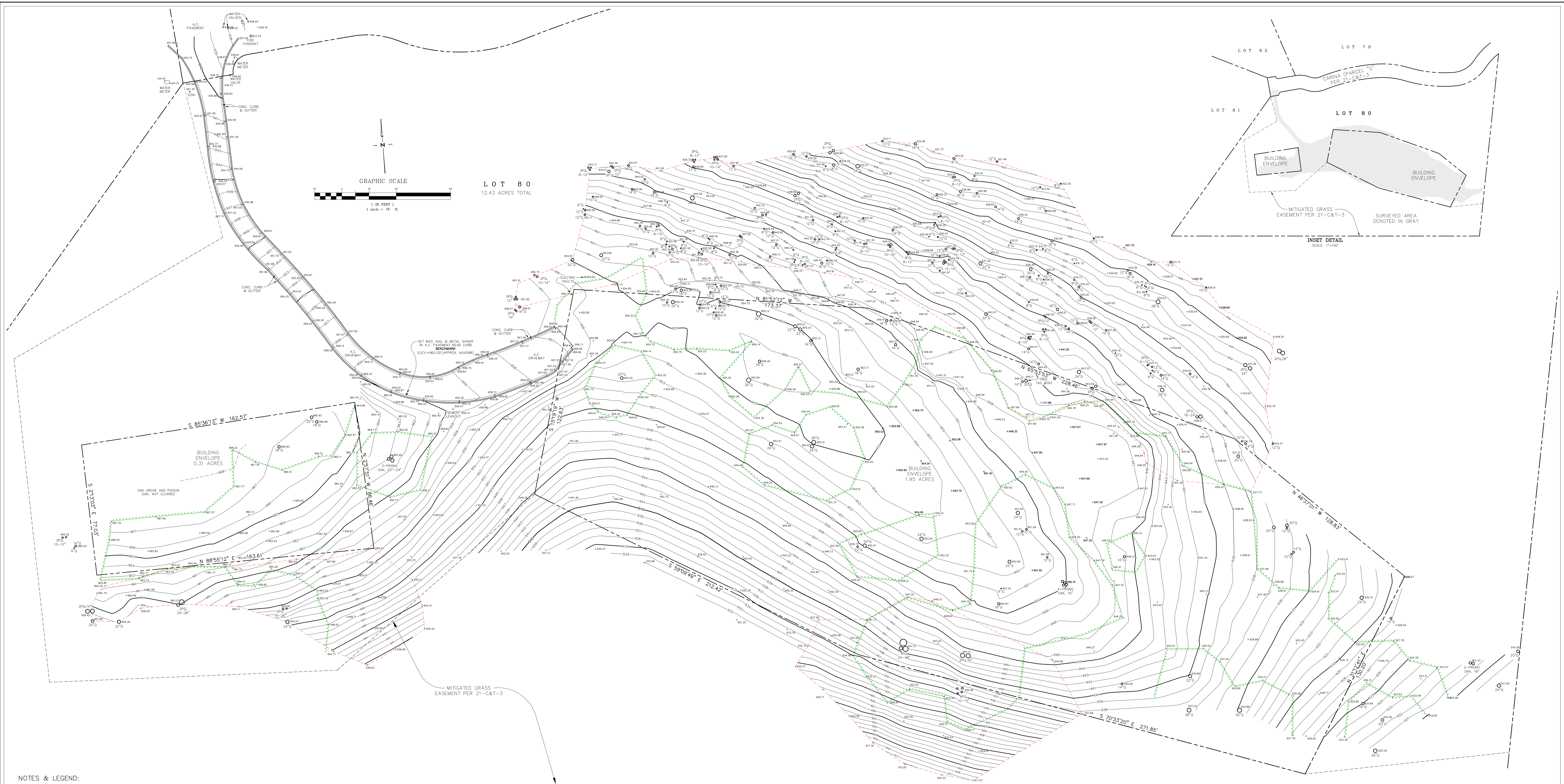
HETHERINGTON RESIDENCE

8125 Carina, Tehama Lot #80
Carmel, CA 93923

REVISION	No.
CONSULTANT:	
ARCHITECT	<div><div><div> </div><div> </div><div> </div><div> </div></div><div><div>ERIC MILLER ARCHITECTS, INC.</div><div>211 HOFFMAN AVENUE MONTEREY, CA 93940</div><div>PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</div></div></div>
	STEP 4
COVER SHEET	<div><div>JOB NAME:</div><div>Hetherington Residence 8125 Carina, Lot 80 Carmel, CA 93923 A.P.N. 259-092-020</div></div>
	<div><div>DATE:</div><div>04-03-2025</div></div> <div><div>SCALE:</div><div>N.T.S.</div></div> <div><div>DRAWN:</div><div>HRM</div></div> <div><div>JOB NUMBER:</div><div>23.02</div></div> <div><div>A-0.1</div><div>SHEET OF</div></div>

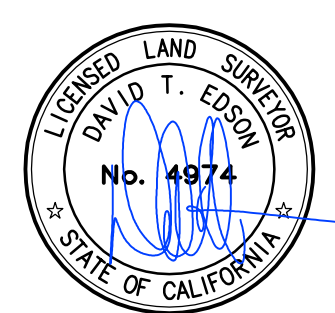
LEGEND	PROJECT DATA		PROJECT INFORMATION		SHEET INDEX
APPROX. APPROXIMATE BLDG. BUILDING CLR. CLEAR CONC. BLK. CONCRETE BLOCK CTR. CENTER D.F. DOUGLAS FIR DIA. DIAMETER DWG. DRAWING (E) EXISTING EA. EACH EQ. EQUAL EXT. EXTERIOR F.F. FINISH FLOOR FND. FOUNDATION FLR. FLOOR FTG. FOOTING GWB. GYPSUM BOARD INT. INTERIOR JST. JOIST MAX. MAXIMUM MIN. MINIMUM N. T. S. NOT TO SCALE O. OVER O. C. ON CENTER PL. PLATE P. T. D. F. PRESSURE TREATED DOUGLAS FIR PLYMD. PLYWOOD REQ'D. REQUIRED S. S. D. SEE STRUCTURAL DRAWINGS SIM. SIMILAR SPECS. SPECIFICATIONS SQ. SQUARE STD. STANDARD T. & G. TONGUE & GROOVE TYP. TYPICAL U. O. N. UNLESS OTHERWISE NOTED VERT. VERTICAL W. WITH W/O WITHOUT	<div>NOTE: REVIEW AND APPROVAL MUST BE OBTAINED FROM THE UTILITY PROVIDERS AND NOTICE OF APPROVAL SUBMITTED TO THE ARC REPRESENTATIVE.</div>	<div>FLOOR AREA</div> <div>MAIN HOUSE PROPOSED FLOOR AREA:</div> <div>FIRST FLOOR: LIVABLE SPACE = 4,284 S.F. GARAGE = 885 S.F. MECHANICAL = 171 S.F.</div> <div>SECOND FLOOR: LIVABLE SPACE = 2,466 S.F.</div> <div>TOTAL LIVABLE FLOOR AREA = 6,750 S.F.</div> <div>TOTAL FLOOR AREA = 7,811 S.F.</div> <div>COVERED PATIOS: FIRST FLOOR = 1,806 S.F. SECOND FLOOR = 558 S.F.</div> <div>TOTAL COVERED PATIOS = 2,364 S.F.</div> <div>TOTAL BUILDING AREA = 10,155 S.F.</div> <div>ACCESSORY BUILDING PROPOSED FLOOR AREA:</div> <div>FIRST FLOOR: GARAGE = 706 S.F. MECHANICAL = 36 S.F.</div> <div>SECOND FLOOR ADU: LIVABLE SPACE = 1,199 S.F.</div> <div>TOTAL ADU LIVABLE S.F. = 1,199 S.F.</div> <div>COVERED ENTRY: SECOND FLOOR = 56 S.F.</div> <div>TOTAL BUILDING AREA = 1,997 S.F.</div> <div>BARN PROPOSED FLOOR AREA:</div> <div>FIRST FLOOR = 2,640 S.F. LOFT = 480 S.F.</div> <div>TOTAL = 3,120 S.F.</div> <div>SITE COVERAGE</div> <div>MAIN HOUSE PROPOSED: 7,751 S.F.</div> <div>BARN PROPOSED: 2,640 S.F.</div> <div>DRIVENWAYS: 22,051 S.F.</div> <div>PATIOS & WALKWAYS: 12,065 S.F.</div> <div>TOTAL SITE DEVELOPMENT: 43,907 S.F.</div> <div>ADU PROPOSED: 1,280 S.F.</div>	ASSESSOR'S PARCEL NUMBER: 259-092-020-000 PARCEL SIZE: 12.43 AC (541,450.8 SF) ZONING: RDR / IO-JR-D ALLOWABLE HEIGHT: MAIN HOUSE = 30 FT., MAX. ADU = 16 FT., MAX. BARN = 30 FT., MAX. MAIN HOUSE: LOWEST NATURAL GRADE 947.33' HIGHEST NATURAL GRADE 955.30' AVERAGE NATURAL GRADE 951.13' PARKING REQUIRED 2 SPACES PROPOSED 3 COVERED SPACES SETBACKS MAIN HOUSE FRONT (NORTH) 30.0' 294'-6" REAR (SOUTH) 20.0' 236'-8" EAST SIDE 20.0' 260'-11" WEST SIDE 20.0' 445'-3" HEIGHT 30.0' 28'-7 1/2" ADU FRONT (NORTH) 50.0' 230'-4" REAR (SOUTH) 6.0' 236'-2" EAST SIDE 6.0' 690'-6" WEST SIDE 6.0' 170'-4" HEIGHT 16.0' 15'-7" BARN FRONT (NORTH) 50.0' 330'-11" REAR (SOUTH) 20.0' 145'-2" EAST SIDE 20.0' 134'-8" WEST SIDE 20.0' 669'-6" SEPARATION FROM M.HOUSE 10.0' 84'-4" HEIGHT 30.0' 24'-8" BUILDING SITE COVERAGE 25% ALLOWED MAIN HOUSE PROPOSED: 7,751 S.F. ADU PROPOSED: 1,285 S.F. BARN PROPOSED: 2,640 S.F. TOTAL BUILDING SITE COVERAGE: 11,026 S.F. 2%	OWNER: ROY & MARIA HETHERINGTON 7339 LUNADA VISTA RANCHO PALOS VERDES, CA 90275 PROJECT ADDRESS: 8125 CARINA TEHAMA, LOT 80 CARMEL, CA 93921 ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-372-0410 LAND SURVEYOR: CENTRAL COAST SURVEYORS 5 HARRIS COURT, SUITE N-11 MONTEREY, CA 93940 PH: 831-344-4930 CIVIL ENGINEER: L & S ENGINEERS, INC. 2460 GARDEN ROAD, SUITE 6 MONTEREY, CA 93940 PH: 831-655-2123 LANDSCAPE ARCHITECT: SEVEN SPRINGS STUDIO SIMON PHILLIPS 2548 EMPIRE GRADE SANTA CRUZ, CA 95060 PH: 831-466-4617 ARBORIST: MICHAEL TOPE P.O. BOX 51964 PACIFIC GROVE, CA 93950 PH: 831-616-6453 PROJECT DESCRIPTION: PROPOSED NEW 7,811 S.F. SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 4 BATHS, 1 HALF BATH AND ATTACHED 3-CAR GARAGE. THE OUTDOOR AMENITIES INCLUDE AN OUTDOOR KITCHEN & DINING WITH PERGOLA, COVERED LIVING SPACE WITH FIRE PLACE, POOL, HOT TUB, SUNKEN FIRE PIT, AND AN ENCLOSED COURTYARD WITH FIREPLACE. PROPOSED 1,199 S.F. ADU OVER 742 S.F. 2-CAR GARAGE WITH UTILITY AREA. THE 1,199 S.F. ADU HAS 2 BEDROOMS, 2 BATHS, 56 S.F. COVERED ENTRY AND PAVED DECK. PROPOSED 2,640 S.F. BARN WITH 480 S.F. LOFT.	ARCHITECTURAL A-0.1 COVER SHEET I OF I TOPOGRAPHIC SURVEY A-1.1 PROPOSED OVERALL SITE PLAN A-1.2 PROPOSED ENLARGED SITE PLAN A-1.3 SITE SECTIONS A-2.1 PROPOSED MAIN HOUSE FIRST FLOOR PLAN A-2.2 PROPOSED MAIN HOUSE SECOND FLOOR PLAN A-2.3 PROPOSED MAIN HOUSE ROOF PLAN A-2.4 PROPOSED ADU PLANS A-2.5 PROPOSED BARN PLANS A-3.1 PROPOSED NORTH & SOUTH ELEVATION A-3.2 PROPOSED EAST ELEVATIONS A-3.3 PROPOSED WEST ELEVATIONS A-3.4 PROPOSED ADU ELEVATIONS A-7.1 PROPOSED MATERIAL SAMPLES A-7.2 RENDERED PERSPECTIVES CIVIL C1 GRADING PLAN TITLE SHEET C2 OVERALL GRADING PLAN C3 DRIVEWAY PROFILE & SITE CROSS SECTIONS C4 SITE CROSS SECTIONS C5 ADU SITE GRADING PLAN C6 HOUSE SITE GRADING PLAN C7 BARN SITE GRADING PLAN C8 ADU SITE STORMWATER CONTROL PLAN C9 HOUSE SITE STORMWATER CONTROL PLAN C10 BARN SITE STORMWATER CONTROL PLAN C11 SITE UTILITY PLAN C12 CONSTRUCTION DETAILS C13 CONSTRUCTION DETAILS C14 EROSION CONTROL PLAN C15 CONSTRUCTION MANAGEMENT PLAN LANDSCAPE L-1.0 FUEL MANAGEMENT PLAN L-1.1 TREE REMOVAL PLAN L-2.1 ENLARGED SITE PLAN L-2.2 ENLARGED SITE PLAN L-2.3 ENLARGED SITE PLAN L-3.0 IRRIGATION NOTES L-3.1 OVERALL IRRIGATION PLAN L-3.2 ENLARGED IRRIGATION PLAN L-3.3 ENLARGED IRRIGATION PLAN L-3.4 ENLARGED IRRIGATION PLAN L-4.0 PLANTING NOTES L-4.1 OVERALL PLANTING PLAN L-4.2 ENLARGED PLANTING PLAN L-4.3 ENLARGED PLANTING PLAN L-4.4 ENLARGED PLANTING PLAN L-5.0 ENLARGED LIGHTING PLAN L-5.1 ENLARGED LIGHTING PLAN L-5.2 ENLARGED LIGHTING PLAN L-5.3 ENLARGED LIGHTING PLAN L-5.4 LIGHTING SPECS L-5.5 LIGHTING SPECS

OWNERSHIP NOTES	TREE REMOVAL	LOCATION MAP	VICINITY MAP
<div>OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:</div> <div>1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED</div> <div>2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.</div> <div>3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.</div> <div>4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.</div>	<div>REMOVAL : 10 OAKS 4 - 14", 1 - 15", 1 - 18", 2 - 20", 2 - 22"</div> <div>CONSTRUCTION SCHEDULE</div> <div>BEGINNING CONSTRUCTION: APRIL 2025 ENDING CONSTRUCTION: APRIL 2027</div> <div>UTILITIES</div> <div>1. CANADA WOODS WATER COMPANY 2. PRIVATE SEPTIC WITH PUMP STATION-TEHAMA COMMUNITY SERVICE 3. PACIFIC GAS & ELECTRIC</div> <div>GRADING</div> <div>SEE CIVIL DRAWINGS FOR INFORMATION NOT SHOWN HERE.</div> <div>TOTAL DEVELOPED AREA = 43,907 SF HOUSE DEVELOPMENT IN 25% OR GREATER SLOPE = 1,732 SF 4% ADU DEVELOPMENT 25% OR GREATER SLOPE = 1,091 S.F.</div> <div>TOTAL AREA OF 25% OR GREATER SLOPE ON SITE = 34,932 SF</div> <div>TOTAL AREA OF DISTURBANCE = 1.25 ACRES (54,450 S.F.)</div> <div>EARTHWORK: CUT = 3,080 CY FILL = 750 CY NET = 2,330 CY CUT</div>		



NOTES & LEGEND:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ALL OF LOT 80 OUTSIDE THE BUILDING ENVELOPES IS SUBJECT TO A SCENIC EASEMENT PER 21-C&T-3.
4. NOT ALL EASEMENTS FOR THIS SURVEY ARE SHOWN.
5. ORIGINAL FIELDWORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 27, 2018. ADDITIONAL FIELDWORK WAS COMPLETED ON JANUARY 19, 2024.
6. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). PROJECT BENCHMARK IS A MAG. NAIL & METAL SHINER SET IN THE A.C. PAVEMENT OF THE DRIVEWAY AT ITS HIGH POINT NEAR THE CONC. CURB, AS SHOWN HEREON. ELEVATION = 960.00 FEET (APPROX. NAVD83).
7. CONTOUR INTERVAL = ONE FOOT; DASHED CONTOURS ARE APPROXIMATE.
8. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN. 12" Ø DENOTES AN OAK TREE OF 12" DIA. (TYP.).
9. --- DENOTES DIAPHRANE OF TREE CANOPY.
10. --- DENOTES AREA SURVEYED ON JANUARY 19, 2024. PREVIOUS WORK WAS NOT FIELD-CHECKED.



UPDATED 1/19/24: AREAS ADDED

TOPOGRAPHIC MAP
OF A PORTION OF PARCEL 1 AS DESCRIBED IN
DOCUMENT #2018004536, BEING LOT 80 AS SHOWN ON
"TRACT No. 1336, CANADA WOODS NORTH, PHASE I"
FILED IN VOL. 21, "CITIES & TOWNS", PG. 3
OFFICIAL RECORDS OF MONTEREY COUNTY

TEHAMA COUNTY OF MONTEREY STATE OF CALIFORNIA

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930 Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 18-16 MARCH 2018
PREPARED BY DRZ

APN 259-092-020



LEGEND

- = 25% SLOPE OR GREATER IN DEVELOPED AREA
- = 25% SLOPE OR GREATER
- = PROPOSED BUILDING FOOTPRINT
- = TREE TO BE REMOVED

TOTAL DEVELOPED AREA = 34,907 S.F.

25% OR GREATER SLOPE IN DEVELOPED AREA

MAIN HOUSE = 1,732 S.F. 5%

ADU = 1,091 S.F.

PROJECT NORTH

PROPOSED SITE PLAN

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

REVISION		No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN

JOB NAME: Hetherington Residence
025 Carina, Lot 80
Carmel, CA 93923
A.P.N. 254-0912-020

DATE: 04-03-2025

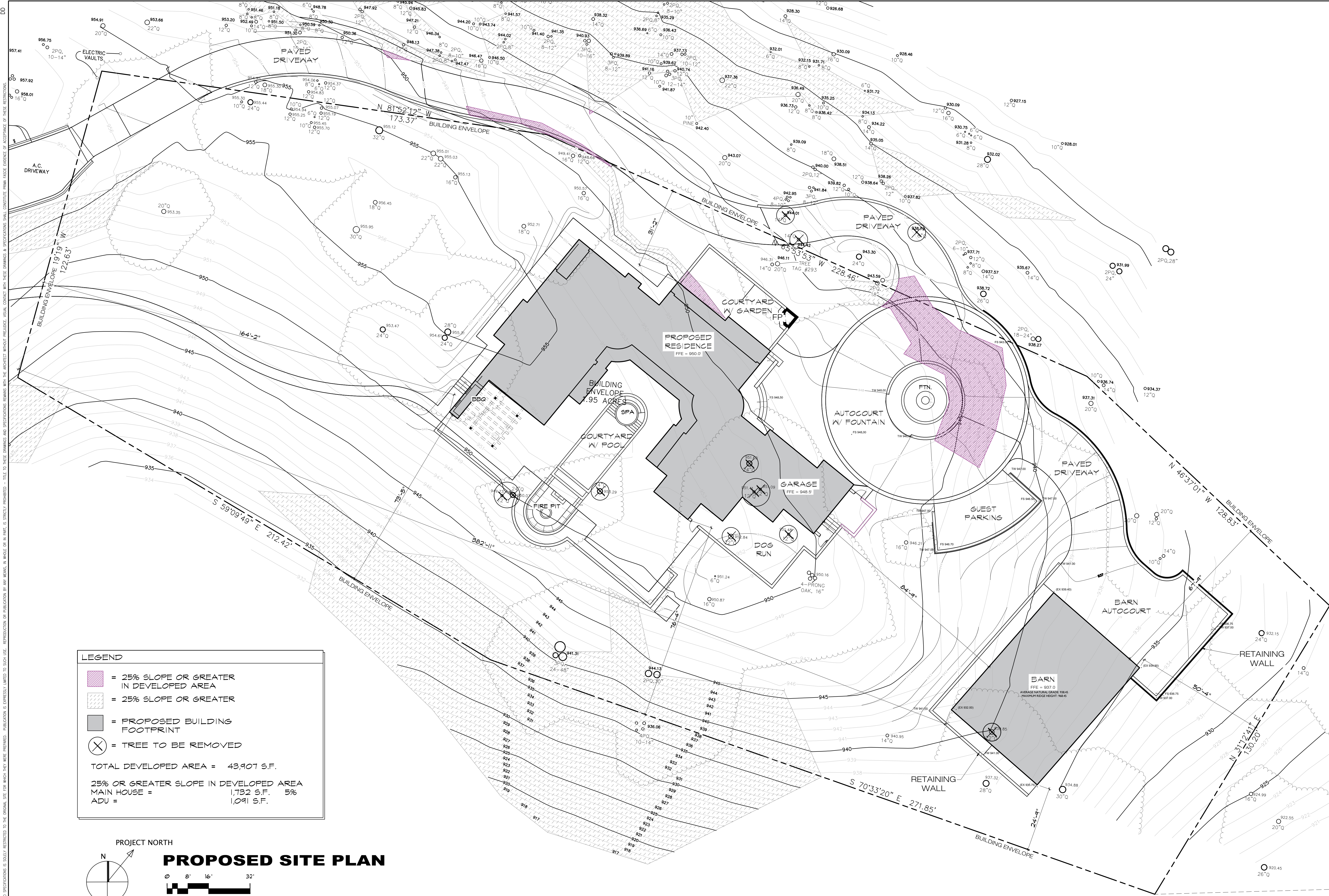
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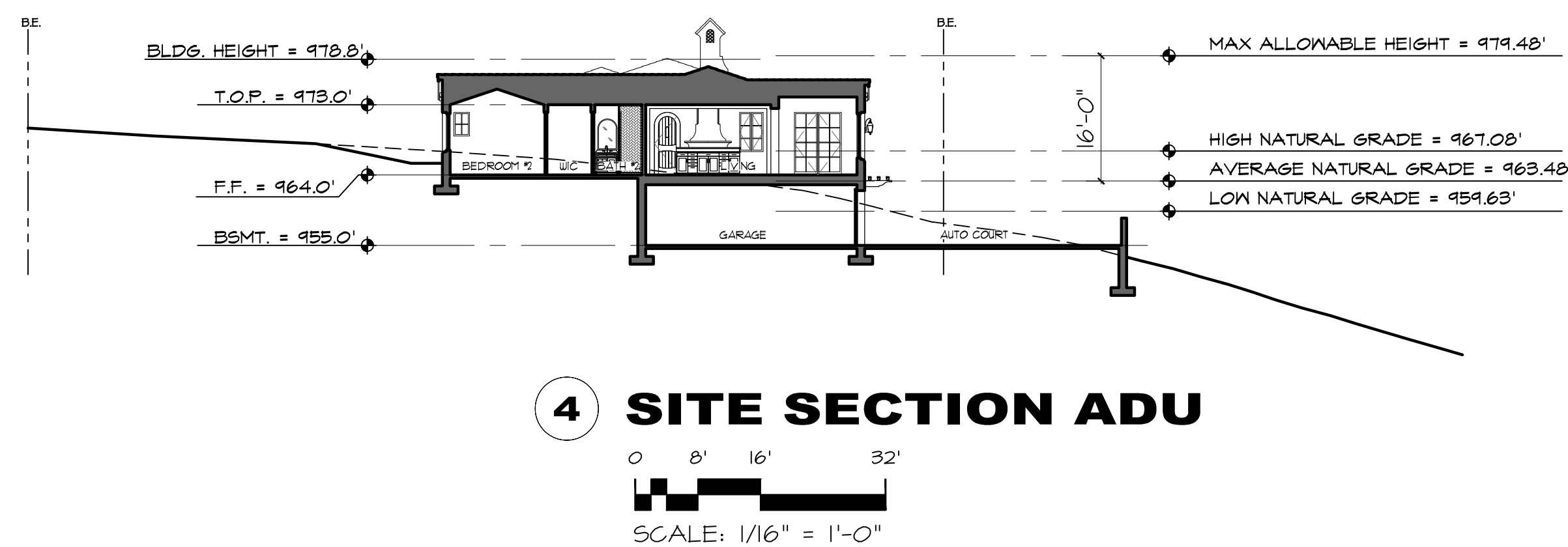
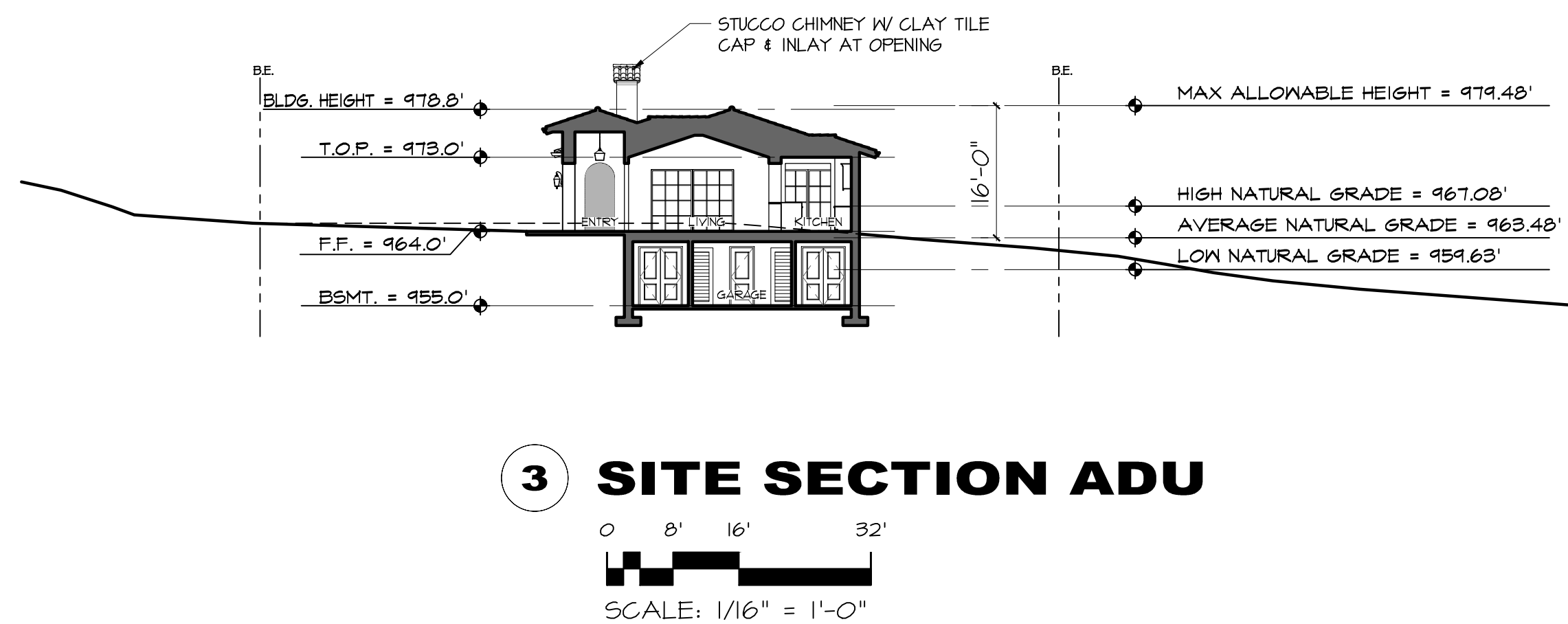
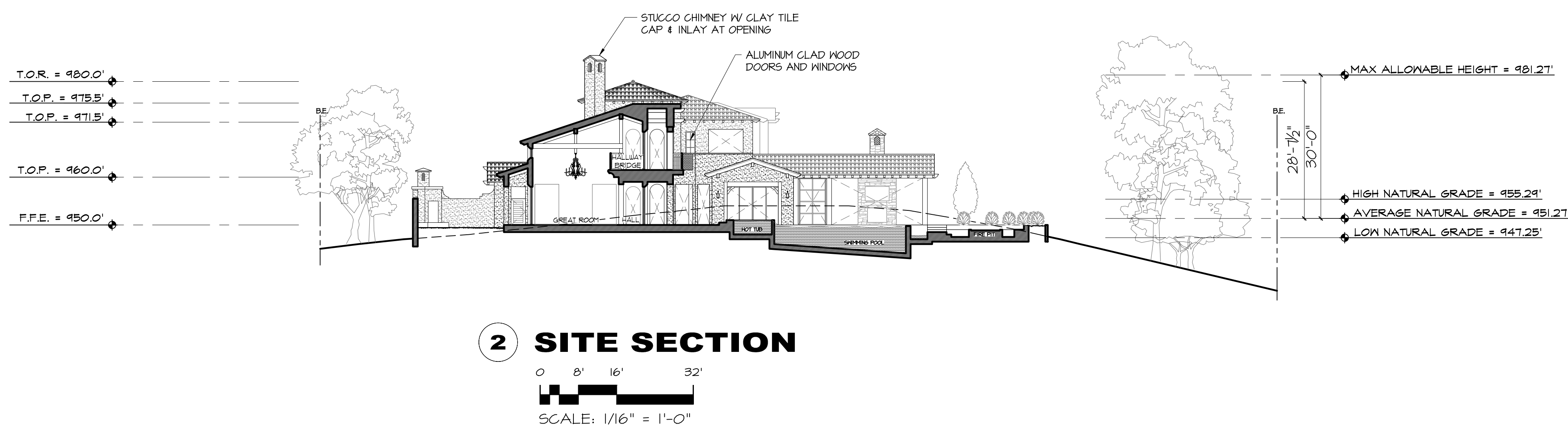
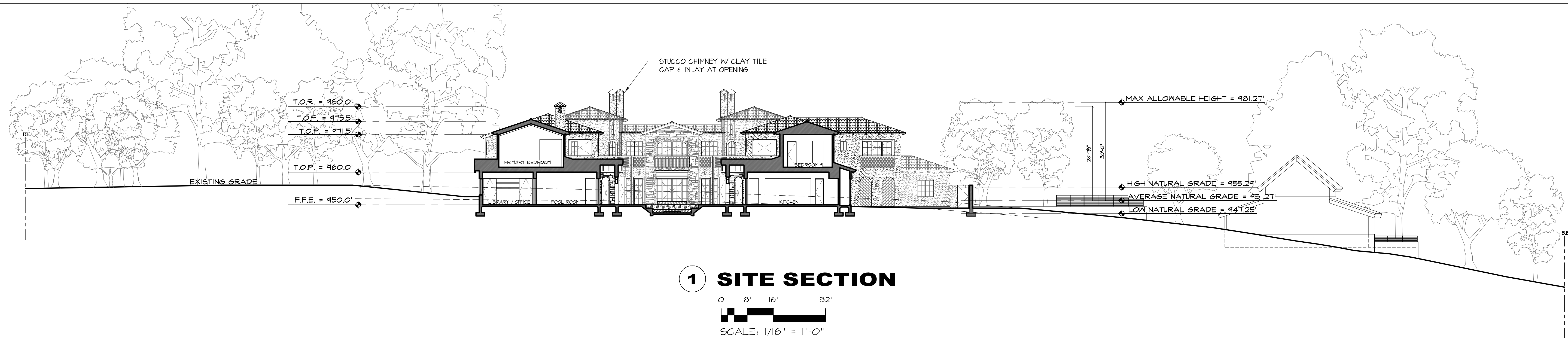
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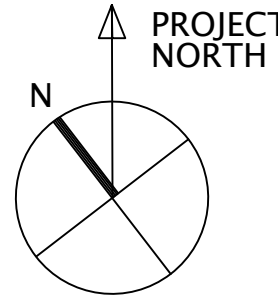
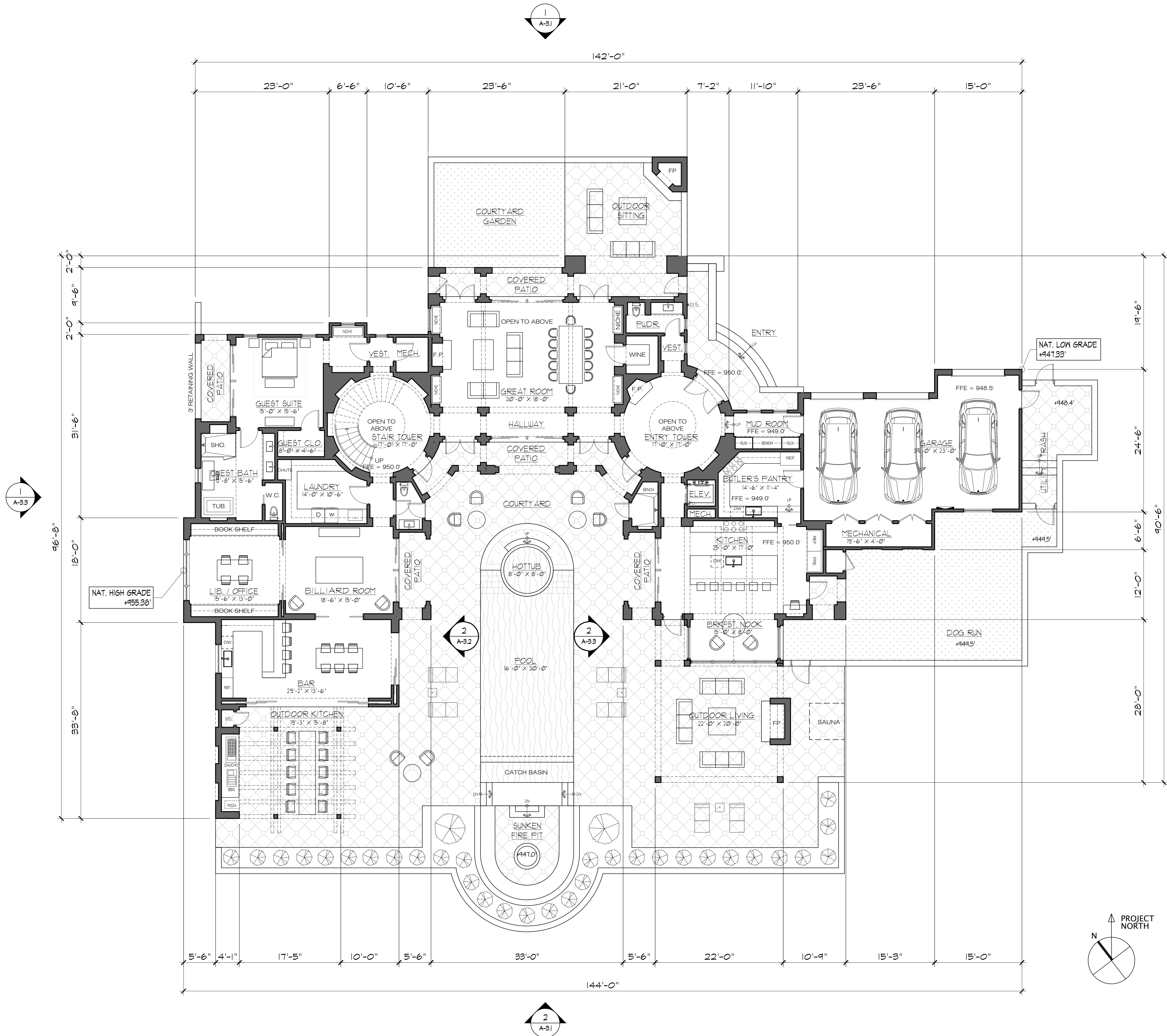
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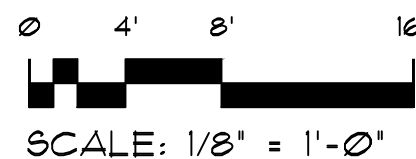
REVISION		No.
CONSULTANT:		
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211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		
PROPOSED SITE PLAN		
JOB NAME: Hetherington Residence		
825 Carina, Lot 80		
Carmel, CA 93923		
A.P.N. 254-0912-020		
DATE: 04-03-2025		
SCALE: 1/16" = 1'-0"		
DRAWN: HRM		
JOB NUMBER: 23.02		
A-1.2		
SHEET OF		



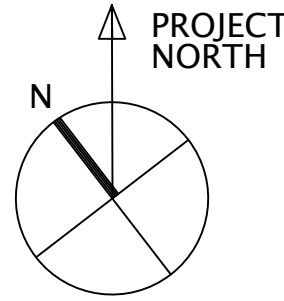
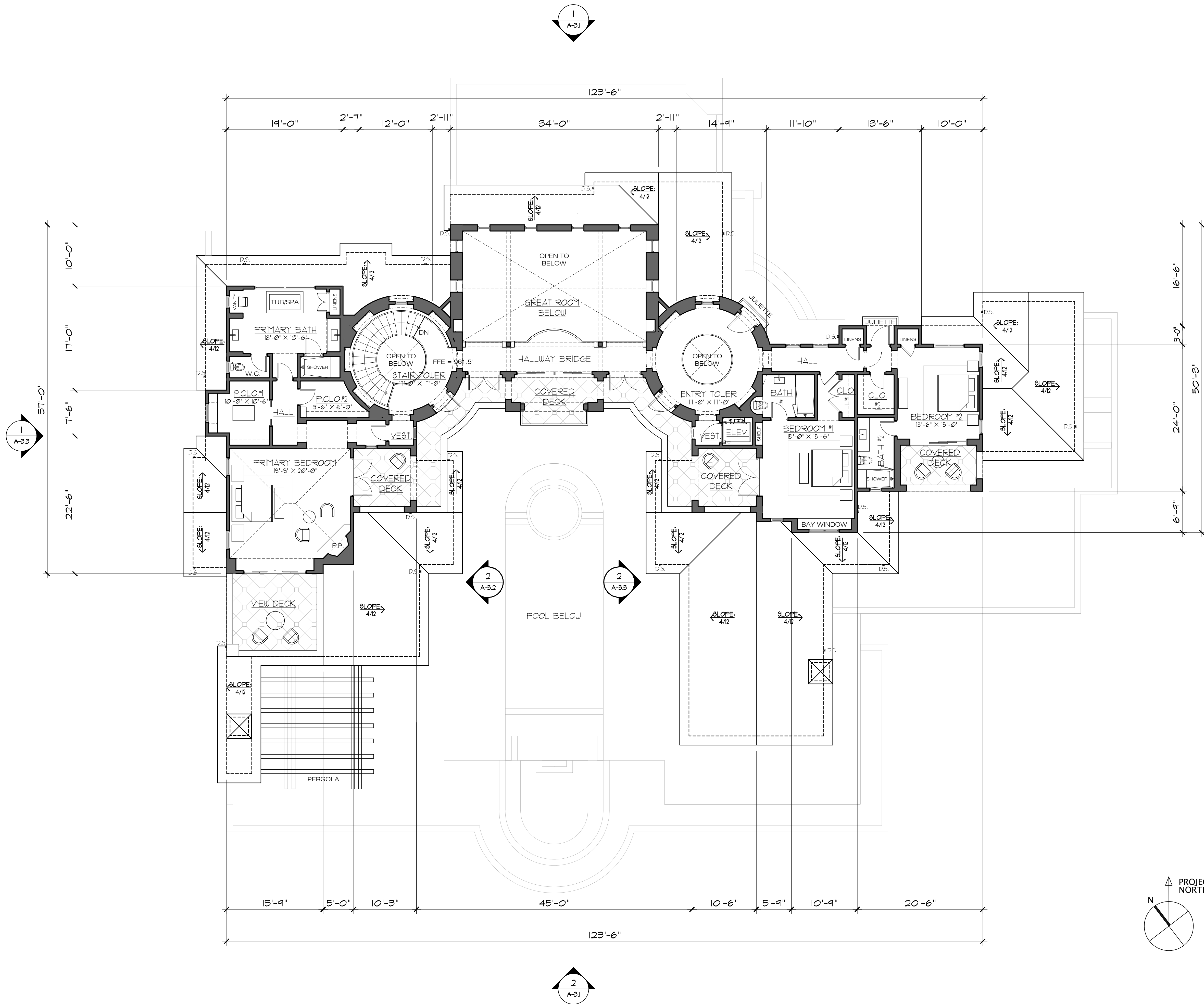
REVISION		No.
CONSULTANT:		
ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
SITE SECTIONS		
JOB NAME:	Hetherington Residence 8125 Carina, Lot 80 Carmel, CA 93923 A.P.N. 259-092-020	
DATE:	04-03-2025	
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JOB NUMBER:	23.02	
A-1.3		
SHEET OF		



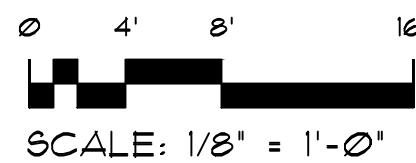
PROPOSED FIRST FLOOR PLAN



REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		
FIRST FLOOR PLAN		
JOB NAME: Hetherington Residence 825 Carina, Lot 80 Carmel, CA 93923 A.P.N. 254-0942-020		
DATE: 04-03-2025		
SCALE: 1/8" = 1'-0"		
DRAWN: HRM		
JOB NUMBER: 23.02		
A-2.1		
SHEET OF		



PROPOSED SECOND FLOOR PLAN



SECOND FLOOR PLAN

JOB NAME:
Hetherington Residence
825 Carina, Lot 80
Carmel, CA 93923
A.P.N. 254-0912-020

DATE: 04-03-2025

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

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JOB NUMBER: 23.02

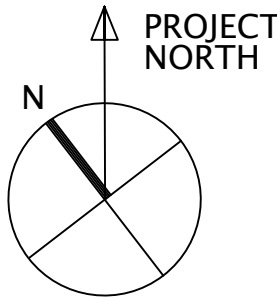
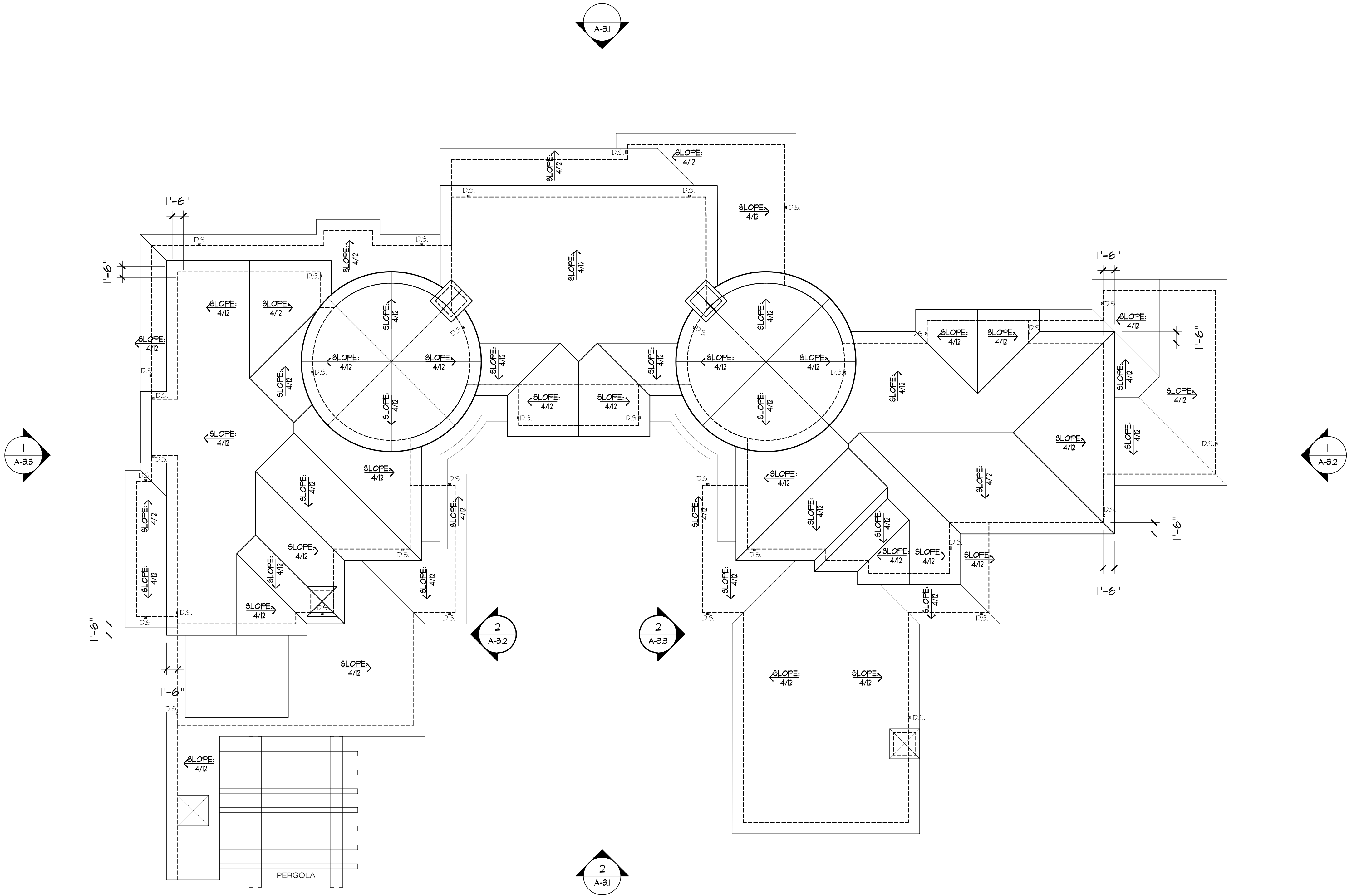
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SHEET OF

ARCHITECT

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CONSULTANT:

REVISION	No.

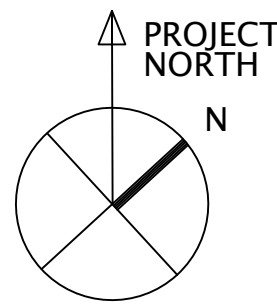


PROPOSED ROOF PLAN

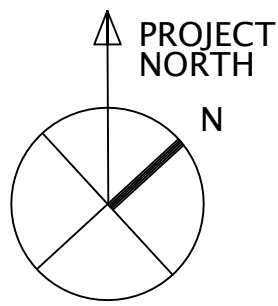
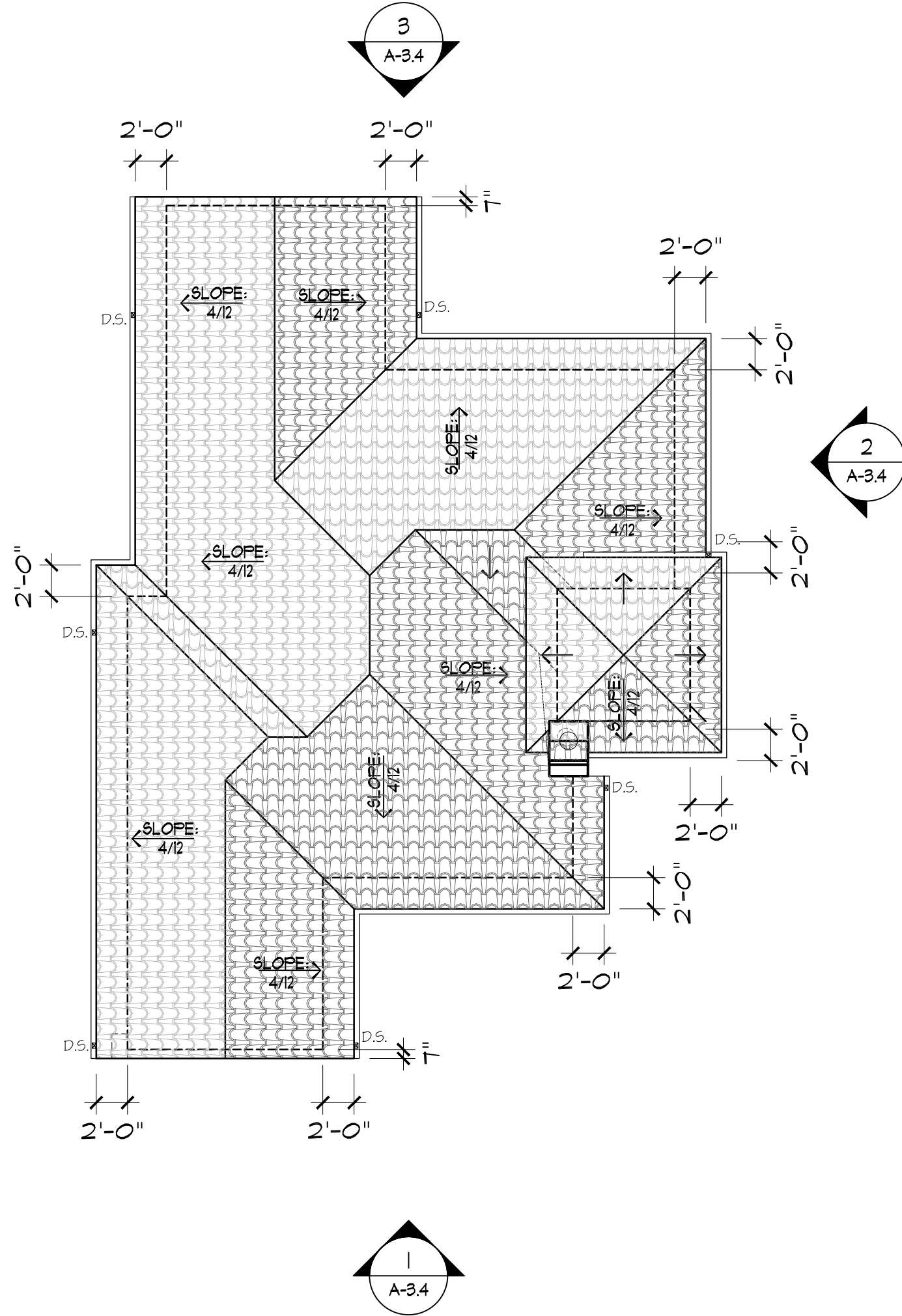
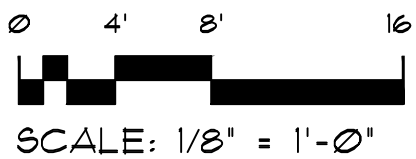
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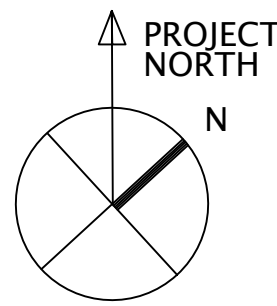
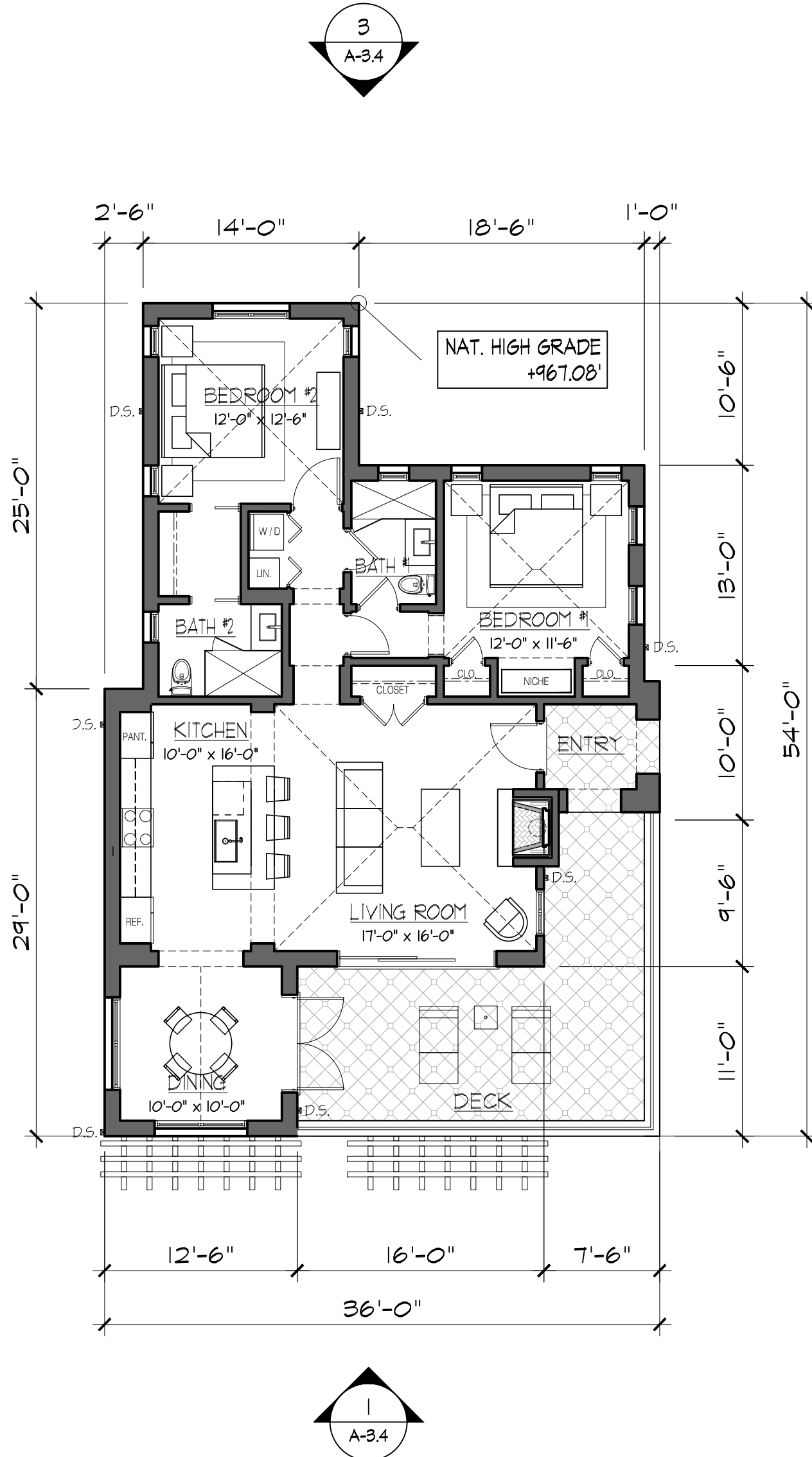
REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		
ROOF PLAN		JOB NAME:
		Hetherington Residence
		825 Carina, Lot 80
		Carmel, CA 93923
		A.P.N. 254-0912-020
DATE:		04-03-2025
SCALE:		1/8" = 1'-0"
DRAWN:		HRM
JOB NUMBER:		23.02
A-2.3		SHEET OF



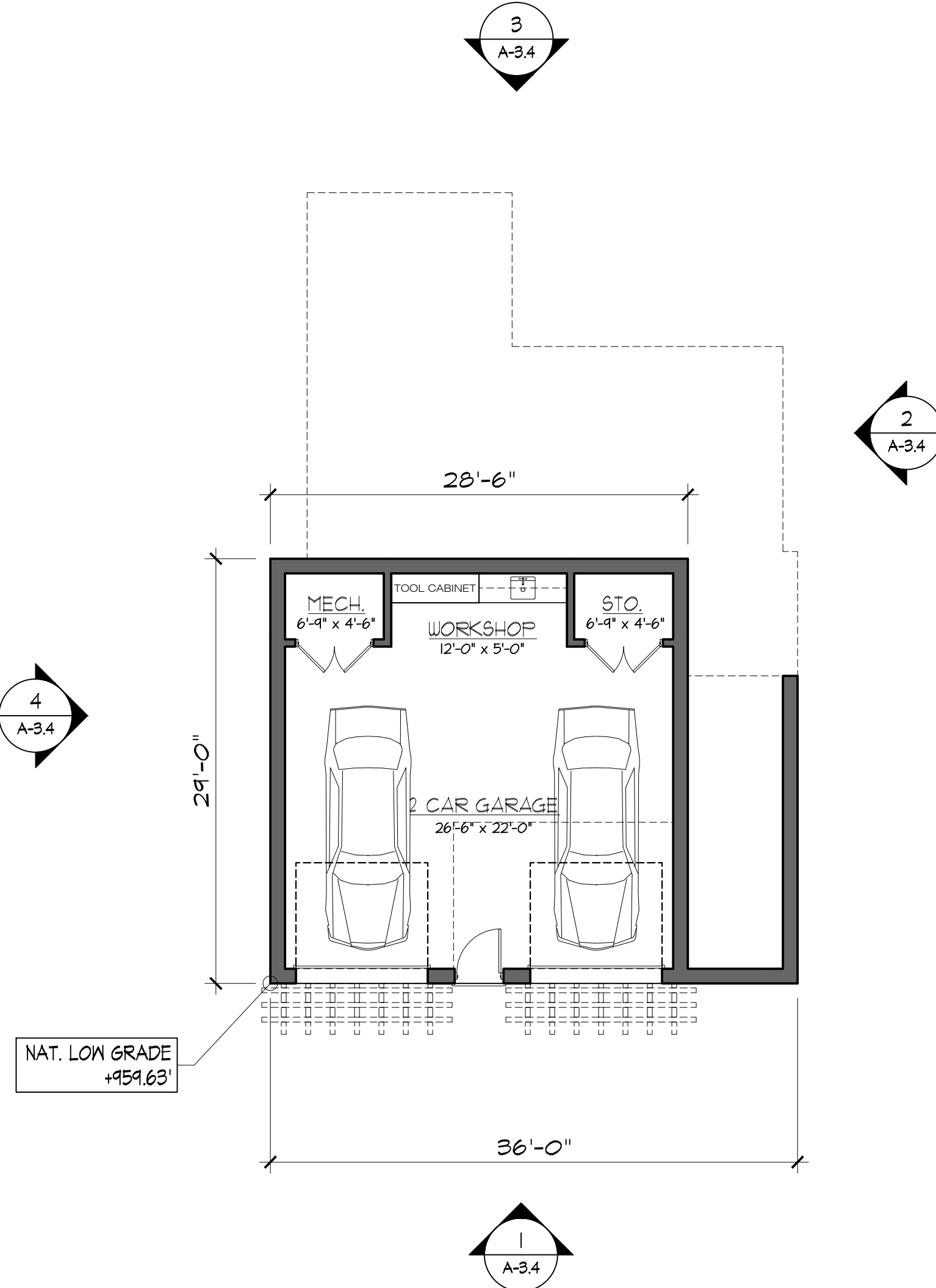
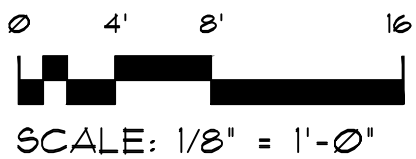
**PROPOSED ADU
ROOF PLAN**



**PROPOSED ADU
UPPER LEVEL**



**PROPOSED ADU
LOWER LEVEL**



ADU PLANS

JOB NAME: **Hetherington Residence**
825 Carina, Lot 80
Carmel, CA 93923
A.P.N. 254-0912-020

DATE: **04-03-2025**
SCALE: **1/8" = 1'-0"**
DRAWN: **HRM**
JOB NUMBER: **23.02**

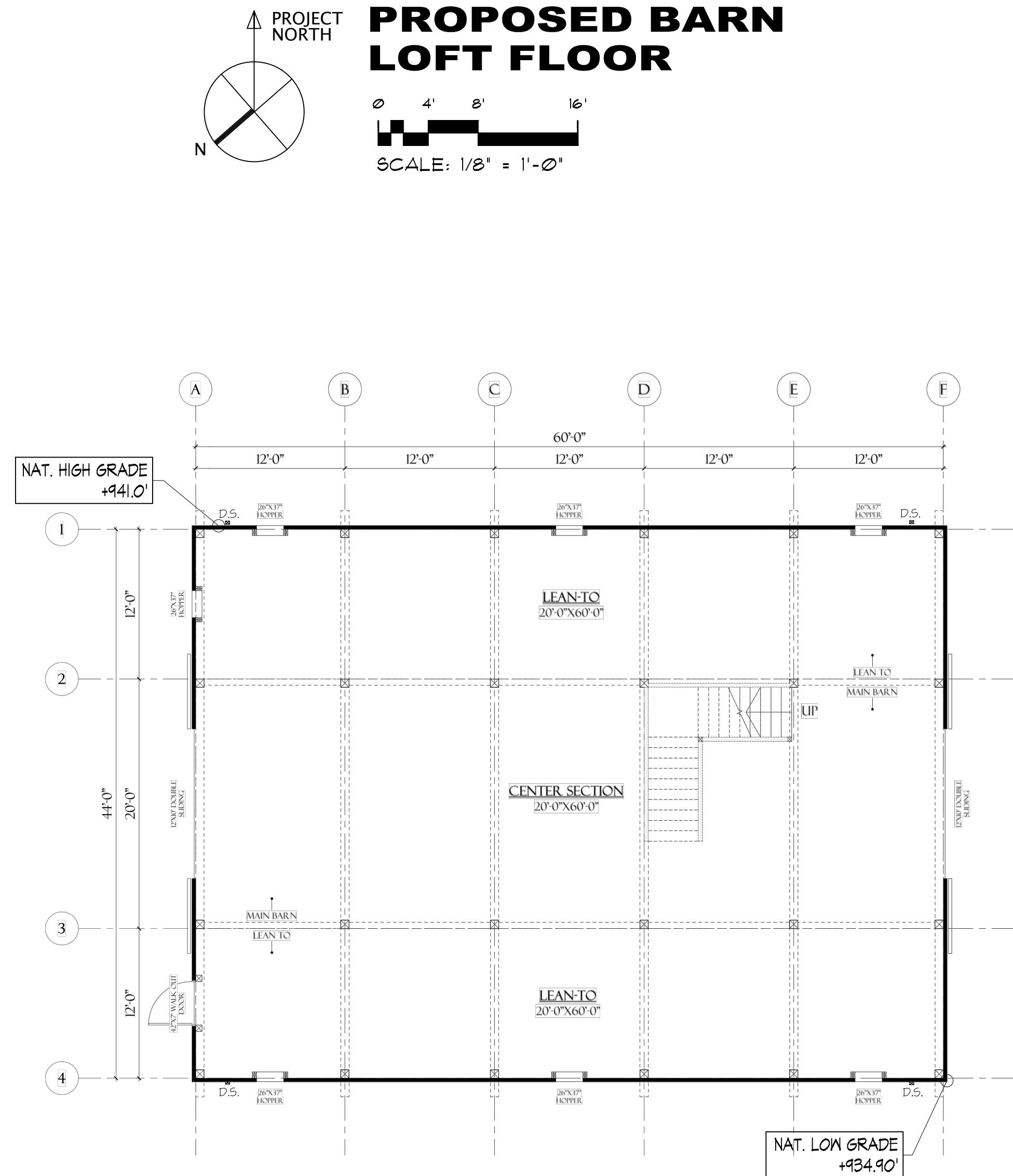
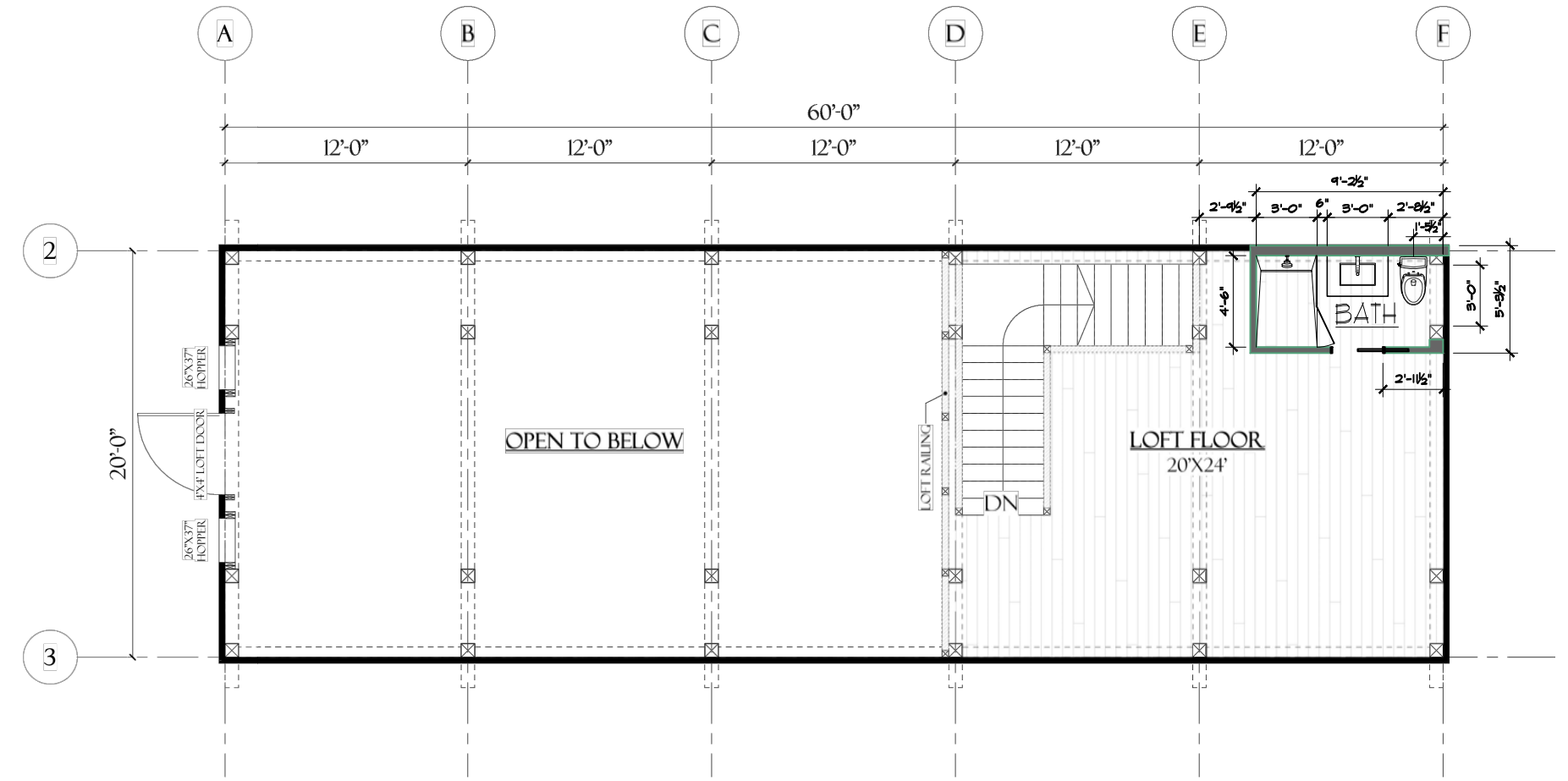
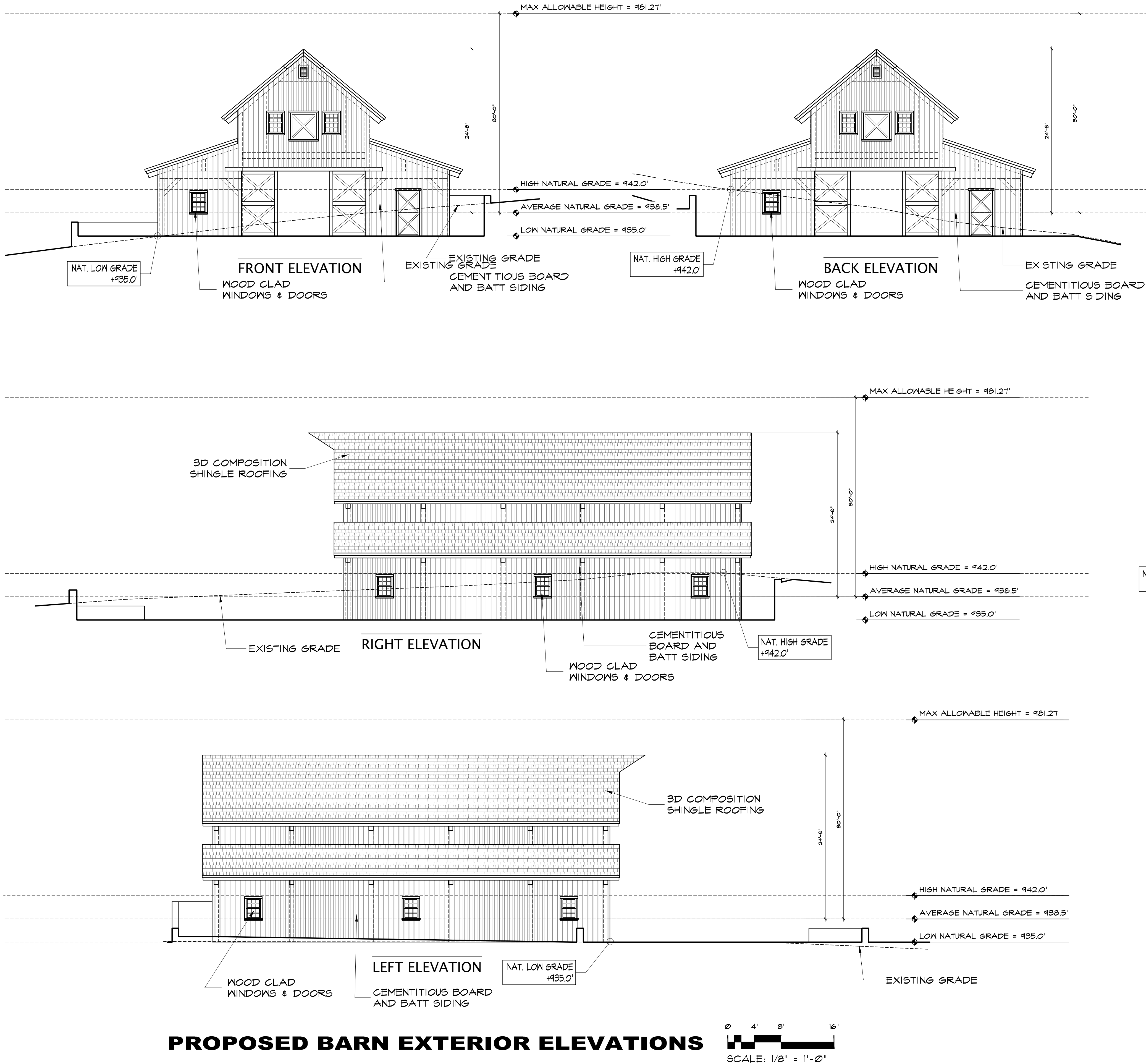
A-2.4
SHEET OF

ARCHITECT

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CONSULTANT:

REVISION	No.



REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

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BARN PLANS

JOB NAME: **Hetherington Residence**
825 Carina, Lot 80
Carmel, CA 93923
A.P.N. 254-0912-020

DATE: 04-03-2025

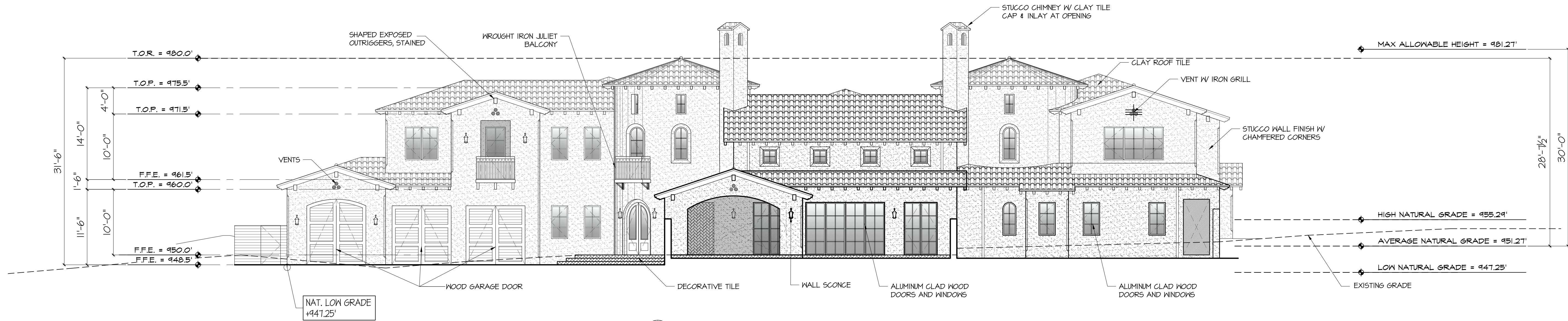
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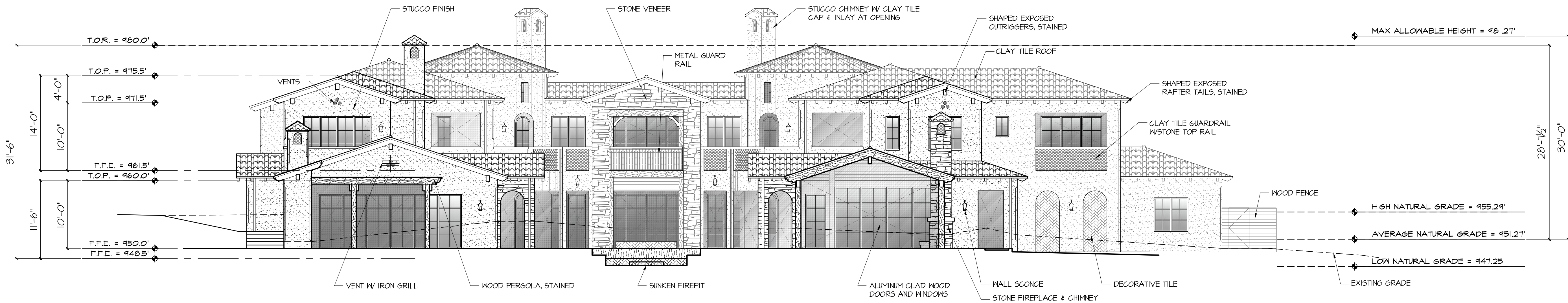
A-2.5

SHEET OF



1 NORTH ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

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

NORTH & SOUTH ELEVATIONS

JOB NAME:
Hetherington Residence
8125 Carrington Lot 80
Carmel, CA 93923
A.P.N. 259-092-020

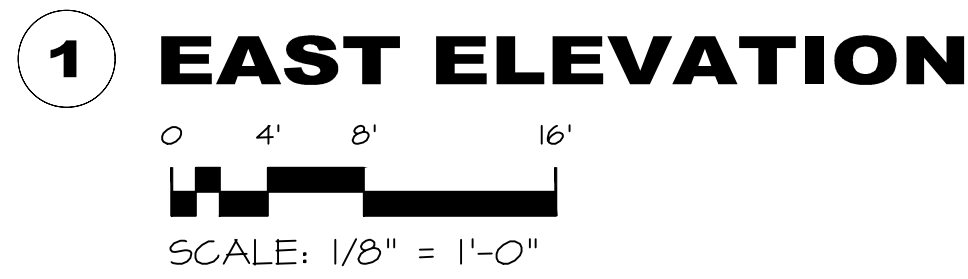
DATE: 04-03-2025

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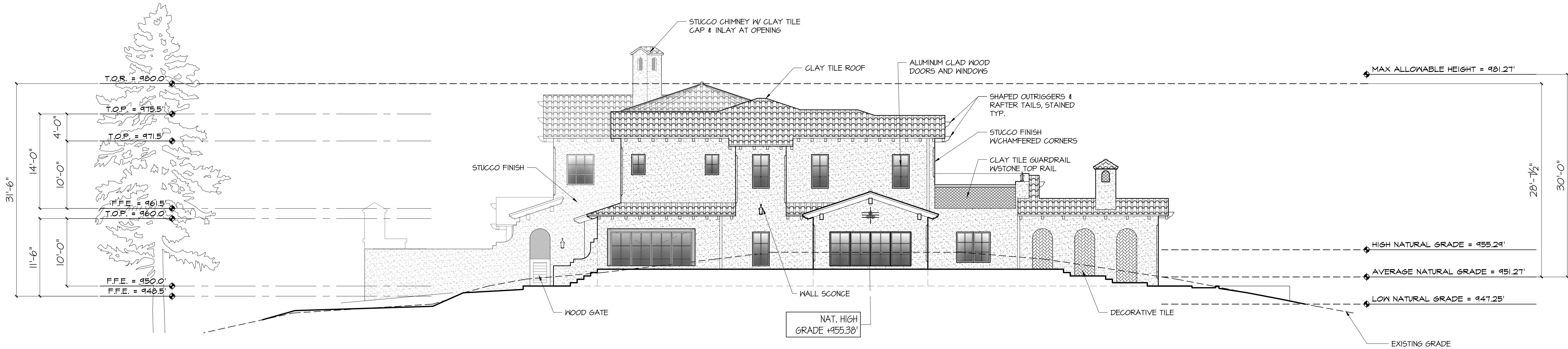
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JOB NUMBER: 23.02

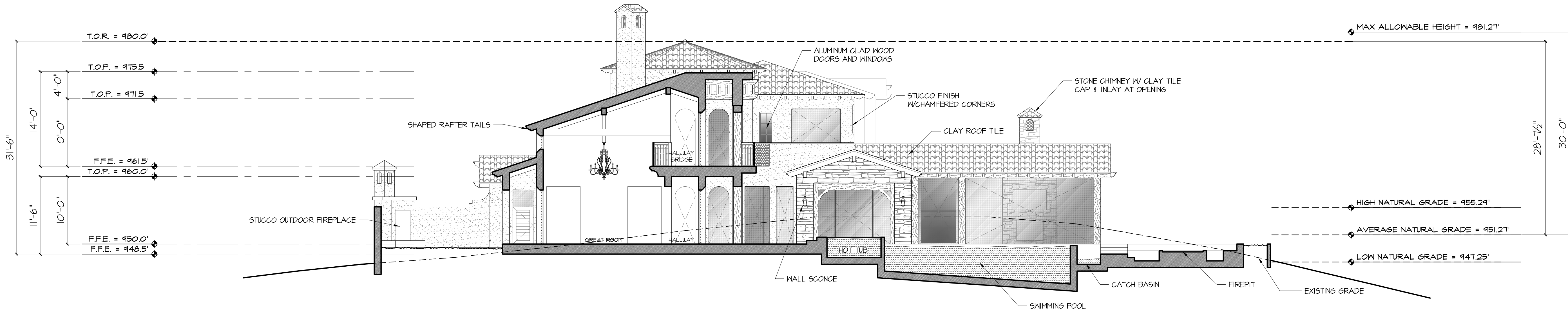
A-3.1
SHEET OF



A-3.2
SHEET OF

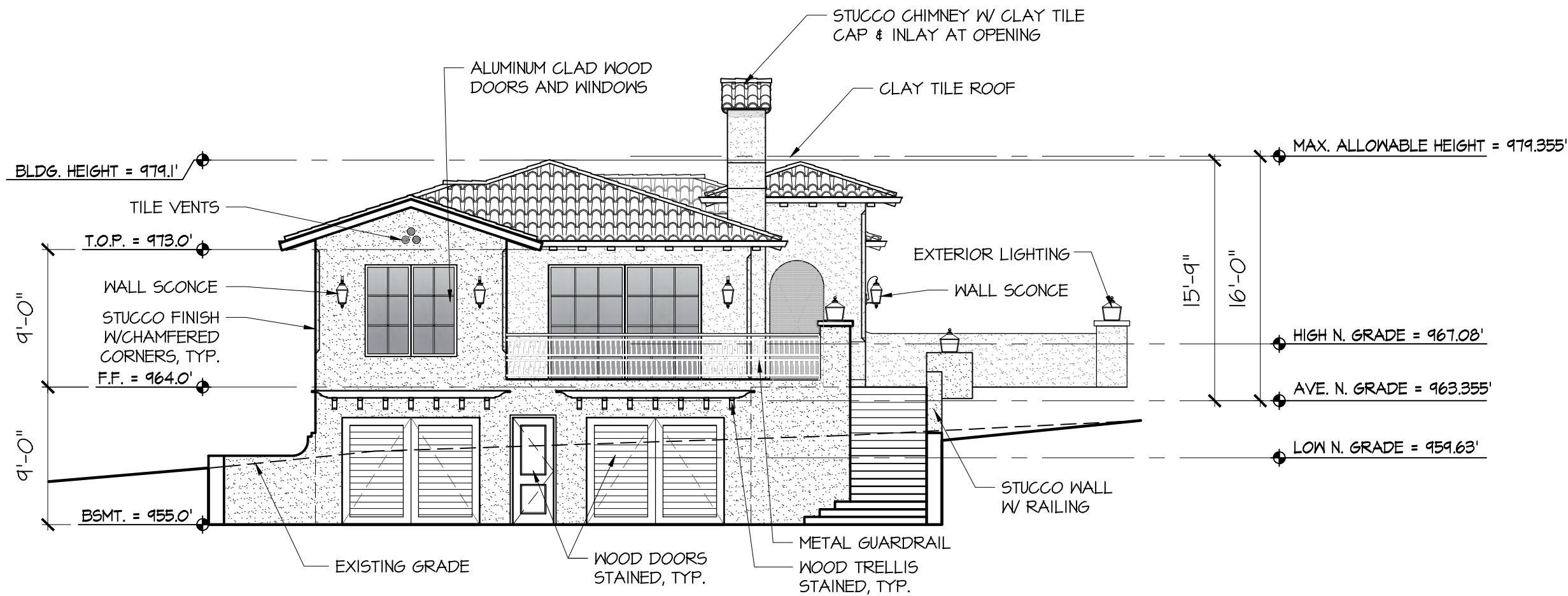


1 WEST ELEVATION
0 4' 8' 16'
SCALE: 1/8" = 1'-0"



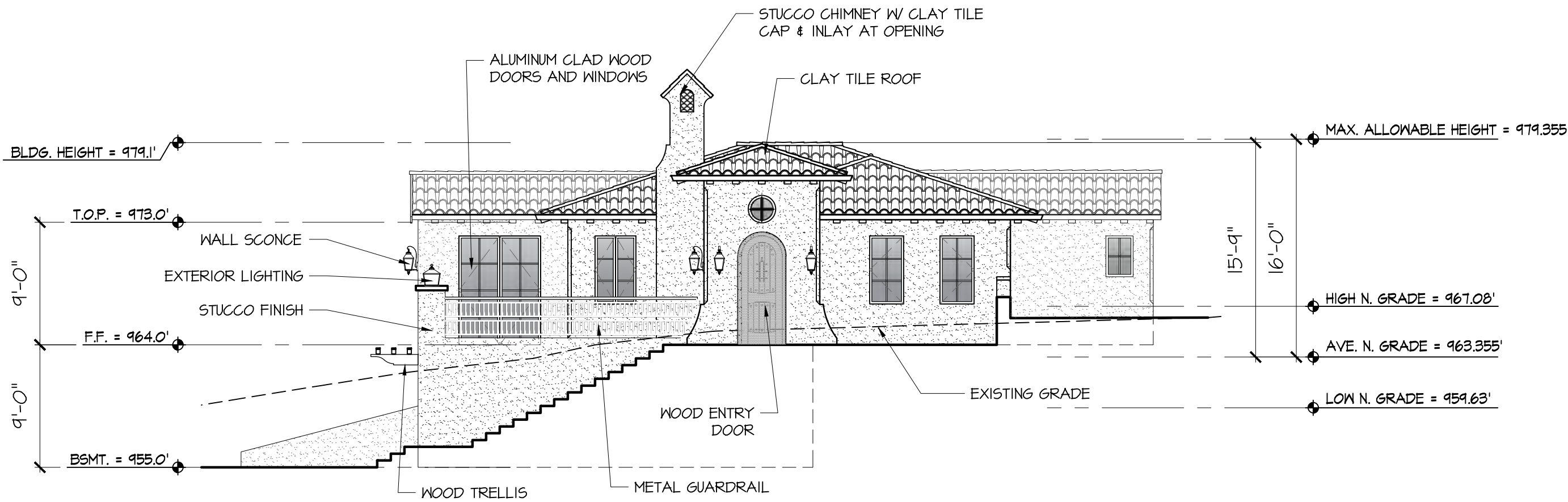
2 WEST COURTYARD ELEVATION
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
WEST ELEVATIONS		
JOB NAME: Hetherington Residence		
8125 Carina, Lot 80		
Carmel, CA 93923		
A.P.N. 259-092-020		
DATE: 04-03-2025		
SCALE: 1/8"=1'-0"		
DRAWN: KJL		
JOB NUMBER: 23.02		
A-3.3		
SHEET OF		



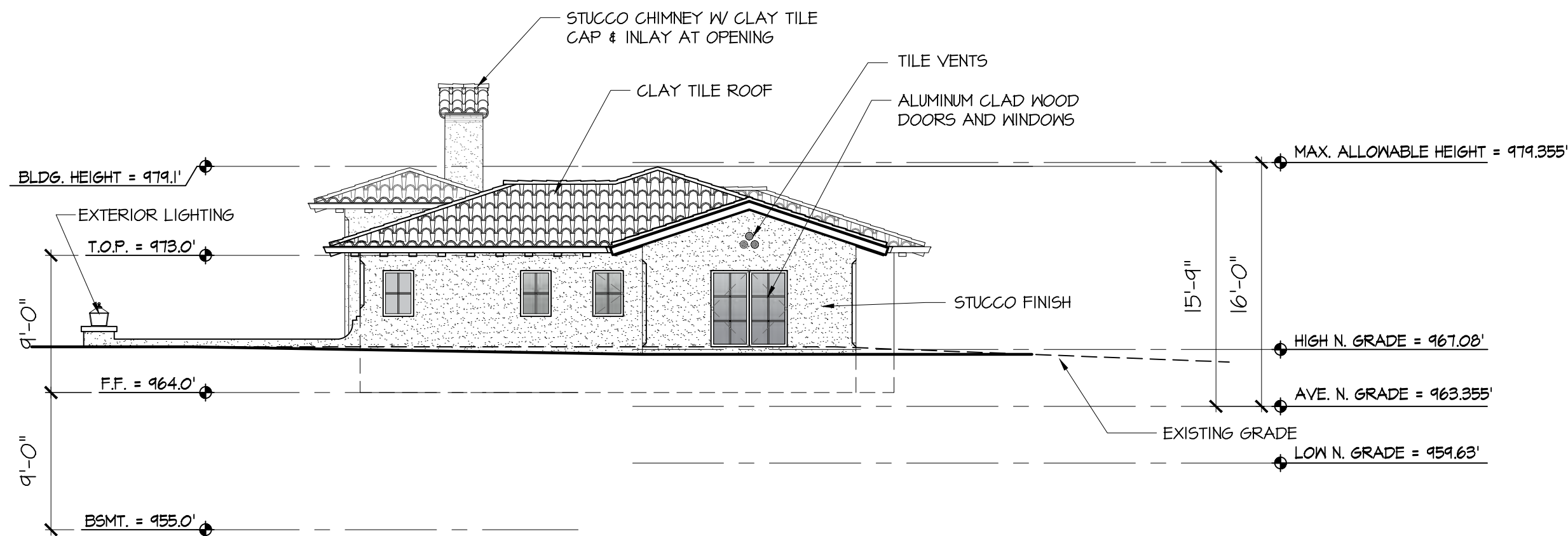
1 EAST ADU ELEVATION

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



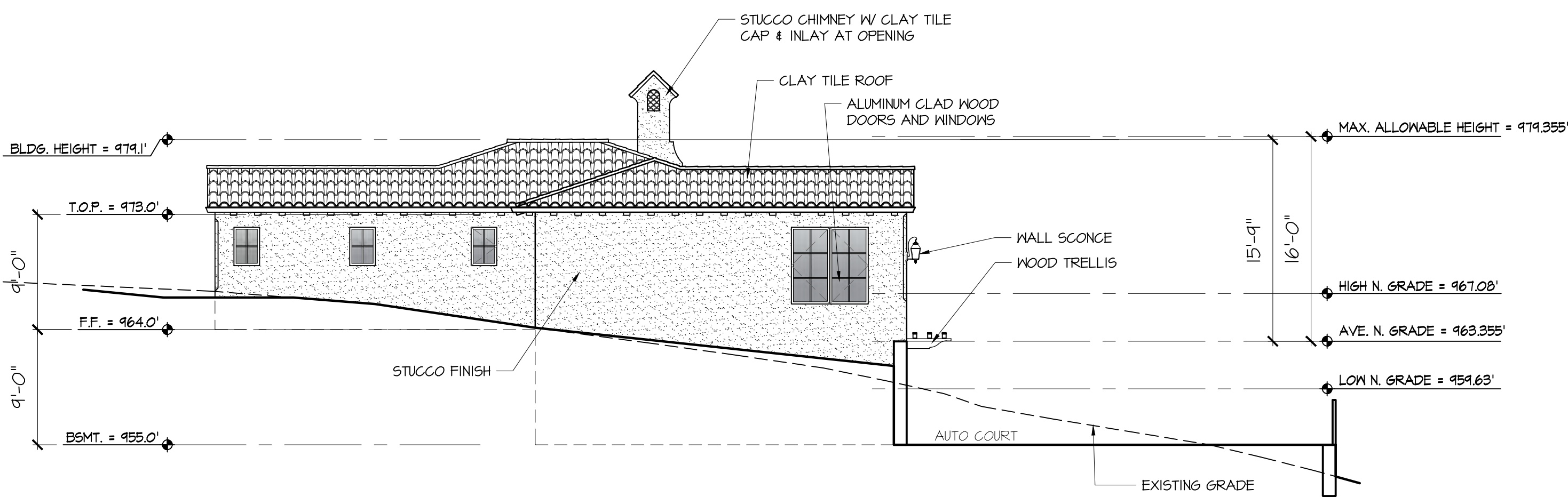
2 NORTH ADU ELEVATION

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



3 WEST ADU ELEVATION

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



4 SOUTH ADU ELEVATION

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

REVISION	No.

CONSULTANT:

ARCHITECT

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

ADU ELEVATIONS

JOB NAME: **Hetherington Residence**
8125 Carling Lot 80
Carmel, CA 93923
A.P.N. 259-092-020

DATE: 04-03-2025

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

DRAWN: HRM

JOB NUMBER: 23.02

A3.4
SHEET OF

116

Exhibit B

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MINUTES
Greater Monterey Peninsula Land Use Advisory Committee
Monday, March 3, 2025

1. Meeting called to order by Ron DeHoff at 3:00 pm

2. Roll Call

Members Present:

Ron DeHoff, Joy Jakobs, Molly McGee

Members Absent:

None

3. Approval of Minutes:

A. NONE minutes

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 3:50 _____ pm

Minutes taken by: Molly McGee _____

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County HCD Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

1. **Project Name:** HETHERINGTON ROY & MARIA TRS
File Number: PLN240222
Project Location: 259-092-020-000
Assessor's Parcel Number: 8125 CARINA, CARMEL, CA 93923
Project Planner: Christina Vu
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: An application for a Combined Development Permit consisting of: 1) Design Approval to allow construction of a 7,811 square foot single-family residence with an attached three-car garage, a 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, and a 2,640 square foot barn and associated site improvements; 2) a Use Permit to allow the removal of 12 Oak trees; and 3) a Use Permit to allow development on slopes in excess of 25%.

Was the Owner/Applicant/Representative present at meeting? YES x NO

(Please include the names of the those present)

Architects Eric Miller, Carla Hoshimoto, Hannah Miller

Was a County Staff/Representative present at meeting? McKenna Bowling (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

--	--	--	--

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Ron DeHoff (LUAC Member's Name)

Second by: Joy Jakobs (LUAC Member's Name)

x

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Molly McGee, Joy Jakobs, Ron DeHoff

Noes: None

Absent: None

Abstain: None

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County HCD Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

2. **Project Name:** EVERS TODD M & SHARYN F
File Number: PLN240261
Project Location: 173-074-004-000
Assessor's Parcel Number: 423 ESTRELLA DORO, MONTEREY, CA 93940
Project Planner: McKenna Bowling
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: An application for Design Approval to allow construction of a 5,516 square foot single family residence with an attached garage, 400 square foot detached accessory dwelling unit, 224 square foot patio and associated site improvements including the removal of three (3) Oak trees.

Was the Owner/Applicant/Representative present at meeting? YES x NO

(Please include the names of the those present)

Todd Evers, Owner & Contractor

Was a County Staff/Representative present at meeting? McKenna Bowling (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Molly McGee (LUAC Member's Name)

Second by: Joy Jacobs (LUAC Member's Name)

- ☒ Support Project as proposed
- ☐ Support Project with changes
- ☐ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Molly McGee, Joy Jacobs, Ron DeHoff

Noes: None

Absent: None

Abstain: None

Exhibit C

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Prepared for,
Eric Miller Architects for
Hetherington Residence
8125 Carina Tehama Lot 80
Carmel, Ca 93923
APN: 259-092-020-000

Prepared by,
Michael Tope
ISA Certified #WE-12498A
ISA Tree Risk Assessor

Limitations:

- No ISA tree risk assessment was performed.
- No ISA Hazard evaluation was performed.
- No aerial inspections were performed.
- Root collar excavation was not performed.
- Sounding with a mallet was not performed.
- Resistance testing was not performed.
- All assessments were made at ground level.
- Bird nesting is not visible on site at time of assessment.
- No biological or environmental testing was performed.

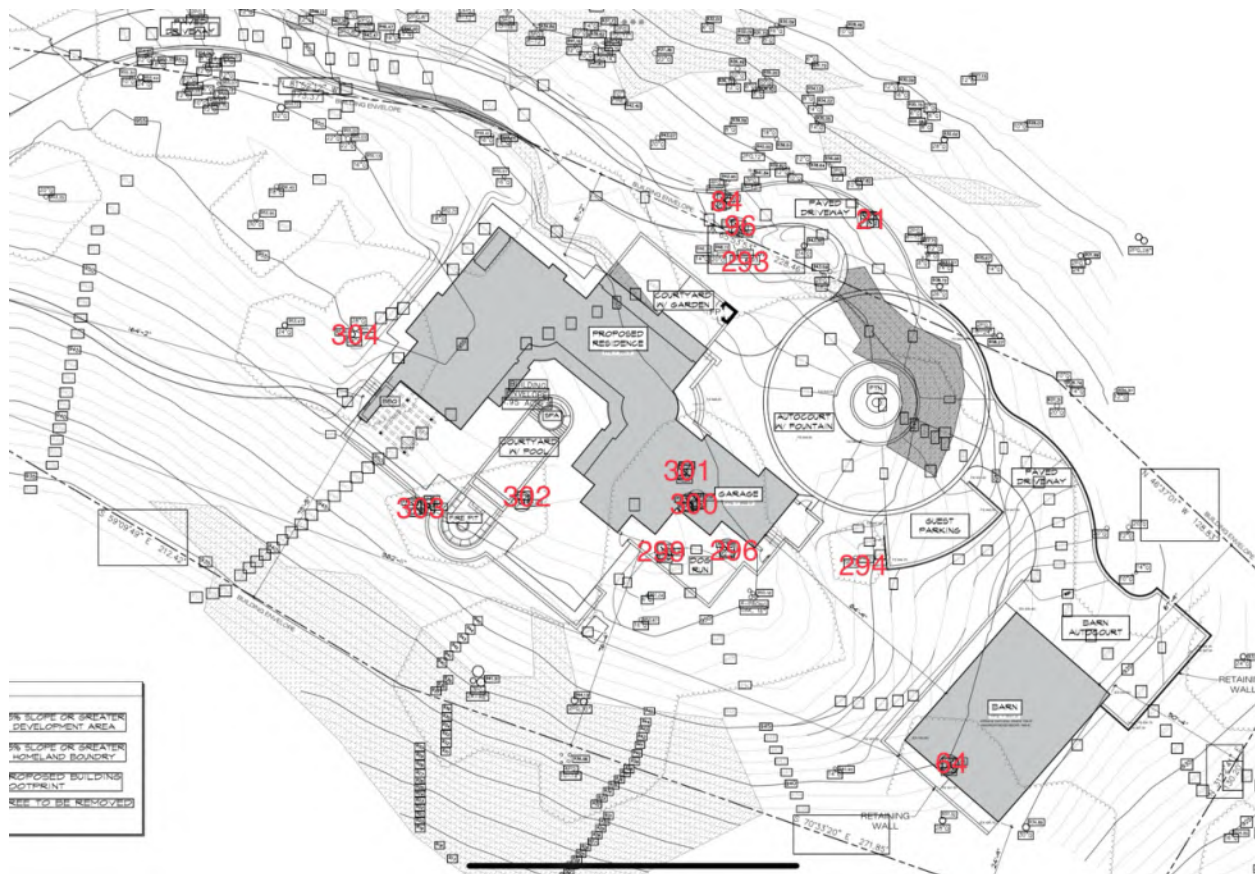
Tree Assessment:

On August 22nd 2024, I visually inspected several subject trees as requested by Eric Miller Architects for the Hetherington residence. See below for my assessment of the subject trees.

Tree Tag #	Species	Diameter	Recommendations
84	Coast live oak	14	Removal
96	Coast live oak	15	Removal
21	Coast live oak	20	Removal
293	Coast live oak	30	Prune
64	Coast live oak	22	Removal
294	Coast live oak	16	Prune
301	Coast live oak	14	Removal
300	Coast live oak	18	Removal
299	Coast live oak	22	Removal
296	Coast live oak	20	Removal
302	Coast live oak	14	Removal
303	Coast live oak	14	Removal
304	Coast live oak	50	Prune

Site Plan:

Pictured below shows the location of subject trees proposed for removal and pruning per construction site plan provided by Miller architects. Notice the numbers were added by the certified arborist in order to show where the trees are located on the site.



Subject Tree #84

Species: Coast live oak- *Quercus agrifolia*

Diameter: 14 inches

Upon visual inspection the tree appears to be in fair condition. The tree does appear to be in a crowded growing location. The tree is growing into the proposed driveway location. If the tree is to be conserved preventative pruning is recommended. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.



Subject Tree #96

Species: Coast live oak- *Quercus agrifolia*

Diameter: 15 inches

Upon visual inspection the tree appears to be in fair condition. The tree does appear to be in a crowded growing location. Removal is recommended to reduce overcrowding. The tree is growing into the proposed driveway location. If the tree is to be conserved preventative pruning is recommended. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.



Subject Tree #21

Species: Coast live oak- *Quercus agrifolia*

Diameter: 20 inches

Upon visual inspection the tree appears to be in poor condition. The tree has significant decay on the trunk. In order to reduce the risk of failure, tree removal is recommended. If the tree is removed a replant ratio of 1:1 with a Coast live oak is recommended.

Pictured below shows the tree which is within the footprints of the proposed driveway



Pictured below shows significant decay on tree #21



Subject tree #293

Species: Coast live oak- *Quercus agrifolia*

Diameter: 30 inches

Upon visual inspection the tree appears to be in good condition. The tree is not on the proposed plans for removal, but preservation of health is important. In order to reduce the construction impact on the tree; preventative pruning is recommended, fertilizing, and applying mulch in the root zone of the subject tree to reduce compaction.

Pictured below shows the health of the subject tree.



Subject tree # 64

Species: Coast live oak- *Quercus agrifolia*

Diameter: 22 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree is in the proposed footprints of the barn. If the tree is to be conserved preventative pruning is recommended. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows the Coast live oak tree notice the orange flag where the tree is growing within the proposed structure.



Subject tree #294: Coast live oak- *Quercus agrifolia*

Diameter: 16 inches

This tree is outside of the building footprints and is not proposed for removal. Preventative pruning is recommended and annual inspections. Mulch is also recommended in order to reduce construction compaction. See picture below.

Pictures below shows the good form but heavy canopy of the tree. Preventative pruning is recommended.



Subject tree #301: Coast live oak- *Quercus agrifolia*

Diameter: 14 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree appears to have minor canopy dieback. The tree has a weak point where the trunk and two major limbs meet. This weak point may increase the likelihood of failure. The tree is also in the proposed footprints of the building. Due to the high likelihood of failure this tree poses tree removal is recommended. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended. If the tree is to be conserved significant preventative pruning is recommended to reduce the likelihood of failure.



Subject tree #300: Coast live oak- *Quercus agrifolia*

Diameter: 18 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree appears to have minor canopy dieback. There appears to be significant decay where the two trunks attach. This decay may increase the likelihood of failure. The tree is in the proposed footprints of the structure. Tree removal is recommended for this tree. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.



Subject Tree #299: Coast live oak- *Quercus agrifolia*

Diameter: 22 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree appears to have minor canopy dieback. On the trunk there appears to be a fungal fruiting body which is an indication there may be internal decay. Tree removal is recommended due to the fungal fruiting body on the lower trunk. See picture below of fruiting body. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows tree #299. The tree appears to have minor canopy dieback and possible previous canopy failure.



Pictured below shows a large fruiting body on the trunk of tree #299. Fungal fruiting bodies are an indication there may be significant decay internally.



Subject tree #296: Coast live oak- *Quercus agrifolia*

Diameter: 20 inches

Upon visual inspection the tree appears to be in fair condition. This Coast live oak tree has co-dominant trunks on it and included bark. Due to the included bark the tree has a higher likelihood of failure therefor tree removal is recommended. The tree is also in the proposed building footprints. Pictured below shows the location of the tree in relation to other trees. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows tree #296 notice a significant mature Oak to the left to be conserved.



Pictured below shows the included bark in between the co-dominant trunks.



Subject tree #302: Coast live oak- *Quercus agrifolia*

Diameter: 14 inches

Upon visual assessment the canopy of the subject tree appears to be in poor condition overall. The tree appears to have minor canopy dieback. Tree removal is recommended due to what appears to be a previous significant canopy failure. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows tree #302. The tree appears to have minor canopy dieback and possible previous canopy failure.



Subject tree #303: Coast live oak- *Quercus agrifolia*

Diameter: 14 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree appears to have minor canopy dieback. This tree however has significant trunk decay that may make the tree structurally unsound especially in the event of inclement weather. Tree removal is recommended due to the decay and lean. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows the significant lean of the tree.



Pictured below notice the significant decay on the trunk of the tree.



Subject tree #304: Coast live oak- *Quercus agrifolia*

Diameter: 50 inches

Upon visual inspection the subject tree appears to in good health at the time of inspection. Due to the significance and health of the tree, pruning is recommended in order to reduce canopy weight on the tree and reduce the likelihood of failure. Annual inspections intervals are recommended for the trees on site.

Tree protection is also recommended and roots no larger than 2inches in diameter should be cut.

Pictures below shows the close proximity of the tree in relation to proposed construction. Significant limbs may need to be pruned in order to preserve the tree and construct a building.



Tree Protection:

1. All Protected Trees shall be marked with a spot of paint, or flagging and temporarily fenced during construction.

The tree protection zone (TPZ) shall extend to the dripline of all trees with decurrent form (broad canopy). For trees with excurrent form (typically conifers) the TPZ fencing shall be located at a distance of 15 times the trees diameter measured at 4' 5" above grade in all directions. Tree protection fencing shall be no less than 4' and height and shall be constructed of chain link or snow fencing. Fenced areas shall not be used for material stockpile, storage, vehicle parking, or dumping of materials, chemicals, or garbage. Fenced areas shall be maintained in a natural condition and not compacted.

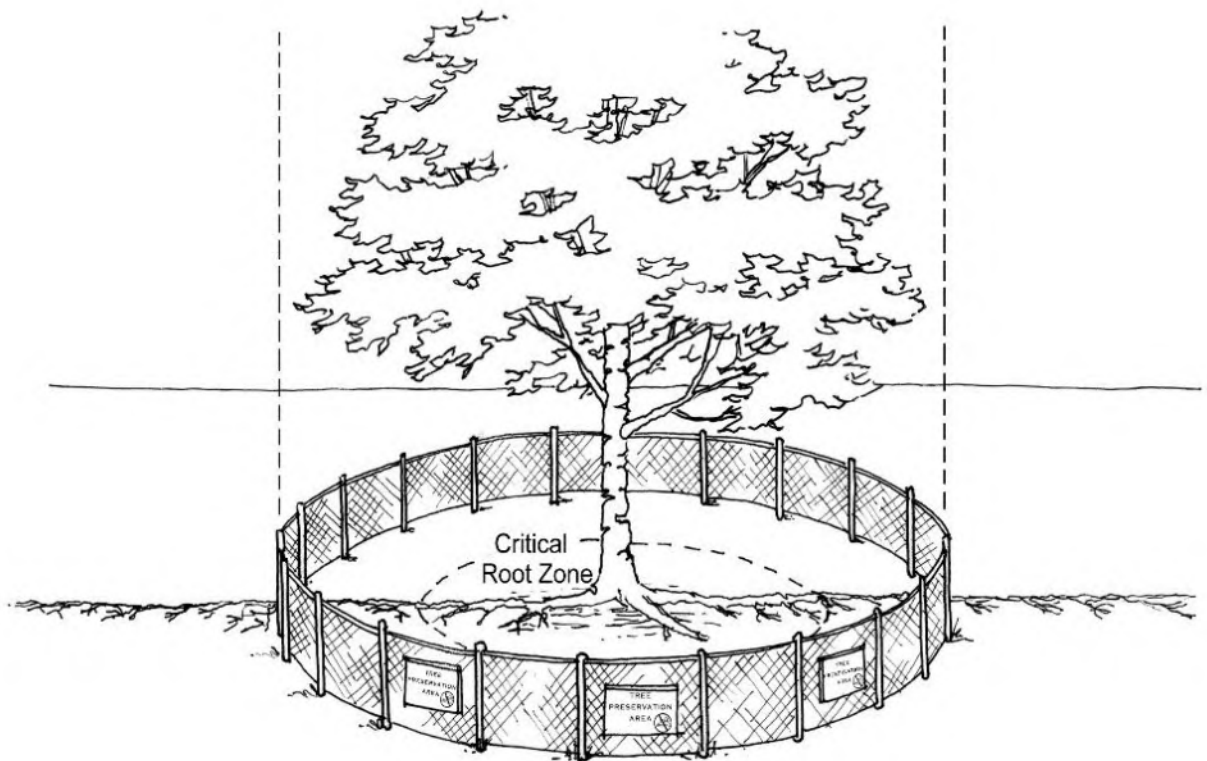
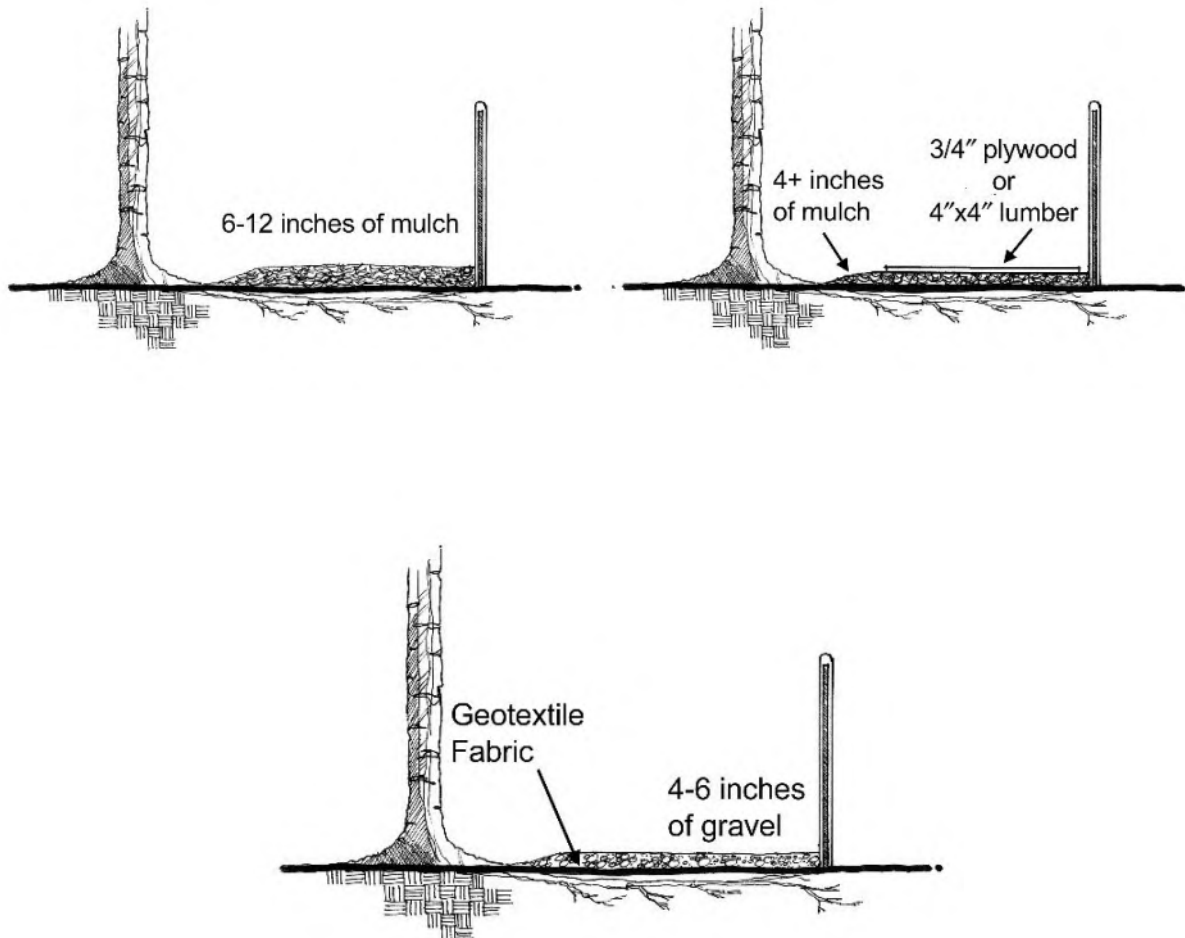


Image Courtesy of the International Society of Arboriculture

2. If construction activities inside the TPZ are unavoidable one of the following measures must be enacted to avoid soil compaction and root damage
- a. Apply 6-12" of clean locally sourced mulch
 - b. Laying $\frac{3}{4}$ " minimum thickness plywood, beams, commercial logging or road mats over a 4" thick layer of wood mulch
 - c. Applying 4 to 6" of gravel over taught staked geotextile fabric.



Images Courtesy of the International Society of Arboriculture

d. Any stone or mulch greater than 4" in depth shall be removed when the threat of root damage has passed and fencing shall be re-installed for the remainder of the construction activities.

e. If TPZ fencing is to be removed for any period of time, a 4-foot chain link fence shall be erected in the critical root zone which is defined as an area no closer than 3' from the stem of the tree. This fencing may be removed once TPZ fencing is reinstalled.

f. Rules forbidding material stockpile, storage, vehicle parking or dumping of materials, chemical or garbage still apply during times when fencing has been removed.

3. Trees outside of the construction zone but in close proximity to increased equipment or truck traffic may require protection to avoid damage to the stem. These measures should include fencing at the critical root zone (three feet) and installing thick wood planks around the trunk bound by straps or wire.

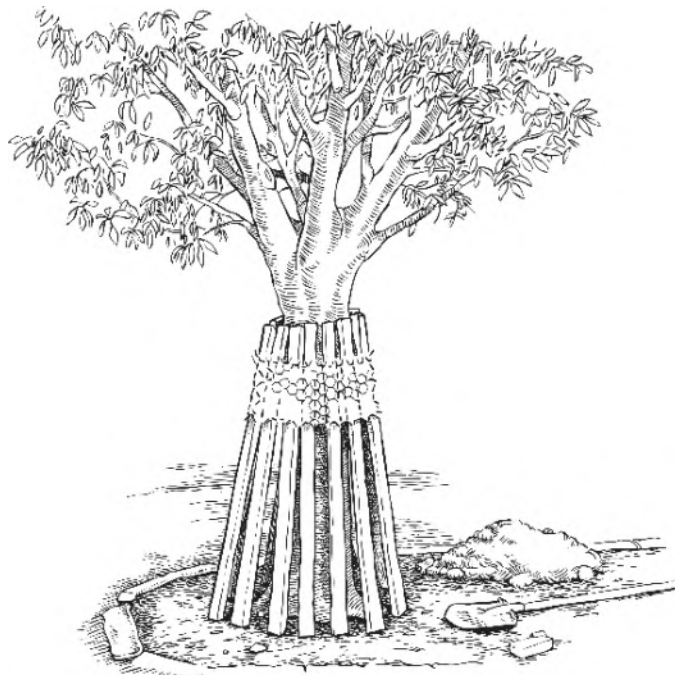


Image Courtesy of the International Society of Arboriculture

Root Pruning and Root Zone Impact Mitigation:

All approved construction work within the root zone of trees scheduled for preservation shall observe the following minimum tree protection practices:

1. Hand trenching at point or line of grade cuts closest to the trunk to expose major roots 2" in diameter or larger. In cases where rock or unusually dense soil prevents hand trenching, mechanical equipment may be used, provided that work is closely supervised to prevent tearing or other damage to major roots.
2. Exposed major roots shall be cut with a saw to form a smooth surface and avoid tears or jagged edges.
3. Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts where roots are exposed and secured by stakes. 2" to 4" of compost or woodchip mulch shall be spread over the tarp to prevent soil moisture loss. The tarp should be thoroughly wetted at least twice per week to insure constant moisture levels until backfilling occurs. In very dry climate conditions, additional watering may be required to maintain a constant moisture level. This program of watering shall be maintained through all phases of construction including delays and other periods of inactivity.
4. Decks located within the root zone of trees scheduled for preservation shall be of post and beam construction to eliminate any need for root pruning or removal.
5. On-grade patios or paving that cover more than one-third of the feeder zone of pine trees or oak trees shall be constructed of permeable materials that allow aeration and water penetration. Patios and paving shall be combined with any other non-permeable surface or structure for purposes of calculating the one-third coverage standard. A maximum 80% compaction for permeable surfaces shall be allowed. The paving design shall specify this restriction.
6. Planting beneath trees scheduled for preservation shall take into consideration watering requirements of the tree to prevent damage from over or under watering. Planting beneath native oak trees is of special concern and should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Installing lawn or other planting that requires frequent watering insures a slow death for oak trees due to their sensitivity to over watering and susceptibility to oak root fungus. Over-watering may also damage native pines.

Recommendations:

Many of the subject trees appear to be in poor health. Many of the trees are also in the proposed building footprints and/or are within striking distance to people, vehicles, and structures. Due to these factors' removal is recommended, and conservation is important where trees could be possibly conserved.

Tree Tag #	Species	Diameter	Recommendations
84	Coast live oak	14	Removal
96	Coast live oak	15	Removal
21	Coast live oak	20	Removal
293	Coast live oak	30	Prune
64	Coast live oak	22	Removal
294	Coast live oak	16	Prune
301	Coast live oak	14	Removal
300	Coast live oak	18	Removal
299	Coast live oak	22	Removal
296	Coast live oak	20	Removal
302	Coast live oak	14	Removal
303	Coast live oak	14	Removal
304	Coast live oak	50	Prune

Conclusion:

Although conservation of the current trees is of the most importance, the current site has overcrowded trees, and the trees have high likelihood of failure. Removal is recommended in order to reduce the risk these trees pose. If trees are to be removed replanting is recommended at a ratio of 1:1 for the current site. See below for replanting information. Preventative measures could be taken in order to reduce stress on the preserved trees. If you have any questions or concerns, feel free to contact me with the phone number or email below.

Sincerely,

Michael Tope

Michael Tope
(831) 676-6953
Thetreedoctor831@gmail.com

Replant:

The county of Monterey has tree replacement conditions as part of a tree removal permit when sufficient space exists to replant that does not create an overcrowded site. Due to the current site conditions replanting 15 gallon Coast live oak trees at a 1:1 ratio is recommended. In addition, the county also requires independent monitoring of the replanted trees to ensure replanting is successful. (typically, one to three years dependent on the type of permit).

See planting diagram below.

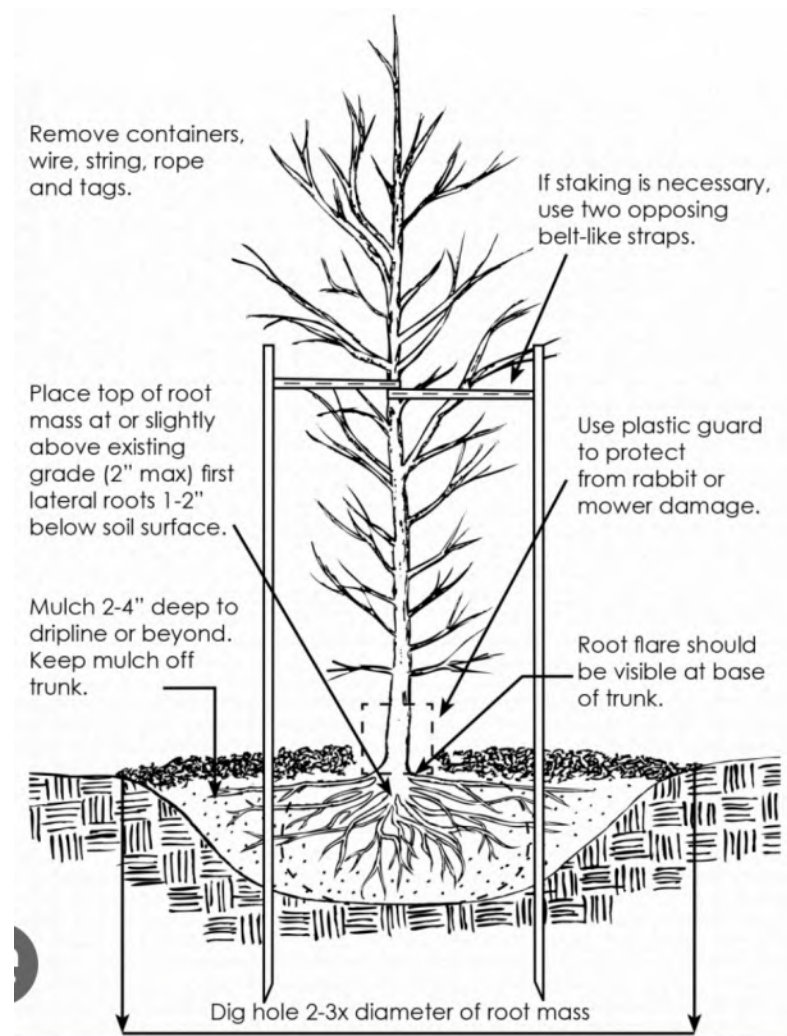


Image Courtesy of the International Society of Arboriculture

Disclosure Statement:

This Disclosure Statement supplements and is an integral part of the tree report (the “Report”) to which it is attached.

1. The author of the Report is a Certified Arborist (an “Arborist”), certified by the International Society of Arboriculture (“ISA”). The Arborist has performed its services as detailed in the Report in a manner consistent with the standard of care and skill ordinarily exercised by Arborists certified by the ISA in the geographic area where Client’s property is located.

2. Arborists are professionals with specialized education, training, and experience who examine trees and, depending on the scope of the services requested by the Client, recommend measures (a) to reduce to the extent reasonably possible and determinable the dangers to life and property from trees, (b) to enhance the health of trees, and (c) to enhance the beauty of trees.

3. The Report reflects only the examination of the specific trees identified in the Report and as authorized and directed by the Client. Unless specifically stated in the Report, no other trees have been examined by the Arborist, whether such trees are on the Client’s property or a neighboring property, and no representation is made regarding any tree not specifically identified in the Report.

4. Unless otherwise stated in the Report, the examination of the trees included only a visual inspection. More invasive examination techniques are available and these techniques may include, but are not limited to, boring (core sampling), digging to examine roots, aerial examinations, and similar techniques.

5. No inspection, whether visual or employing more invasive examination techniques, can detect every possible condition that could lead to the failure of a tree. Trees often fail for reasons that cannot be detected in advance or controlled, and even healthy trees may fail in exceptional conditions, including but not limited high winds, heavy rains, earthquakes, droughts, and the like. Conditions which adversely affect a tree’s health, longevity, or safety are often hidden within the tree or below ground, and a visual inspection alone will not reveal these conditions. Even for a tree that is healthy at the time of the Arborist’s inspection, the Arborist cannot guarantee that that tree will remain healthy and safe for a specific period of time. Therefore, except as otherwise expressly stated in the Report, no warranty, representation, or guarantee, express or implied, is made by the Arborist concerning the tree or trees that are the subject of the Report.

6. Similarly, the effectiveness of any remedial treatment recommended by the Arborist cannot be guaranteed. The work of an Arborist is to achieve a balance between the inherent risks presented to humans living near trees and the inherent value of trees as part of the environment (whether urban, suburban, or rural). The only way to eliminate the dangers that trees present to human life and property is to eliminate trees.

7. Where specific remedial work is recommended to the Client (whether in the form of treatment, pruning, removal, or otherwise), it is the Client’s responsibility (a) to

engage competent professionals to implement the recommendations, (b) to advise the Arborist and any professionals hired by the Client concerning any issues known to the Client that may affect the completion of the work, including boundary issues, ownership issues, views or site lines from or across Client's property, disputes with neighbors, and the like, and (c) to determine and secure any needed approvals (whether from governmental bodies, homeowners associations, co-owners, neighbors, or others) for implementation of the work.

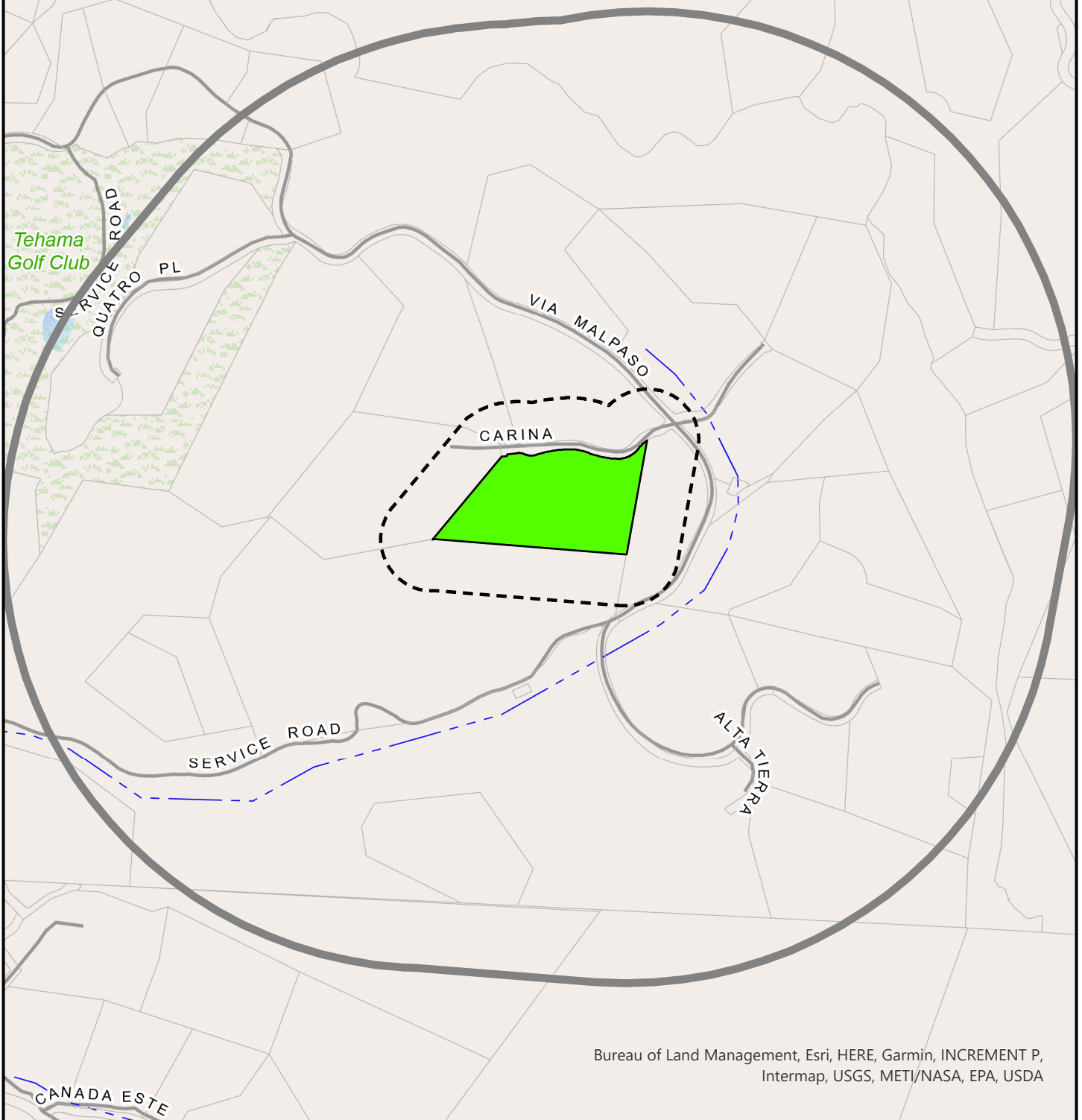
8. While Arborist may, at Client's request, provide names of local professionals who can perform recommended remedial work, Arborist makes no representation or warranty to Client regarding the qualifications of any such local professionals. Unless otherwise agreed to in writing by Arborist, Arborist has no duty to supervise or inspect the work performed by third parties, and Arborist shall have no liability or responsibility for the acts or omissions of third parties.

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Exhibit D

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GREATER MONTEREY PENINSULA




APPLICANT: HETHERINGTON

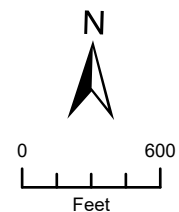
APN: 259092020000

FILE # PLN240222

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.4

Board Report

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

Legistar File Number: PC 25-043

May 14, 2025

Introduced: 4/30/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

REF250008 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2025/26

Consider the consistency of the County of Monterey Capital Improvement Program ("CIP") for Fiscal year 2025/26 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone) and report the findings to the County of Monterey Public Works, Facilities and Parks Department and the Board of Supervisors **Proposed CEQA Action:** The general plan consistency determination is not a project as defined in Section 15378 of the California Environmental Quality Act ("CEQA") Guidelines.

RECOMMENDATION

It is recommended that the Planning Commission adopt a resolution (**Exhibit A**):

- 1) Finding that review of General Plan consistency and recommendation to the Public Works, Facilities, and Parks Department on the Fiscal Year 2025/26 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines; and
- 2) Finding that the list of major public works projects, contained in the County of Monterey County Capital Improvement Program (CIP) for Fiscal Year 2025/26 (Attachment 1 to **Exhibit A**), conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local Coastal Program and the 1982 General Plan, as applicable;
- 3) Supporting continued efforts by Public Works, Facilities, and Parks Department to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available; and
- 4) Transmitting to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2025/26 CIP.

SUMMARY

Government Code section 65401 requires the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the designated planning agency for review and report to the designated official agency as to conformity with the adopted general plan or part, thereof. The County of Monterey Board of Supervisors has designated PWFP as the appropriate department to prepare the CIP per Monterey County Code section 2.28.010.B, and the Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of evaluating CIP consistency with the general plan. The CIP is brought to the Board of Supervisors annually for adoption.

The 2010 General Plan applies to noncoastal areas, and the 1982 General Plan applies to coastal areas. With the diversity of Monterey County planning areas, the 2010 General Plan includes Area/Master Plans with more specific policies for each planning area. The coastal zone is divided into four Land Use Plan (“LUP”) areas and Coastal Implementation Plan associated with each respective area. The combined LUPs and Coastal Implementation Plans compose the County’s Local Coastal Program (“LCP”) containing policies governing the coastal areas. Where a coastal area’s LUP is silent, policies of the 1982 General Plan apply.

Exhibit A is a draft resolution finding that the FY 2025/26 public works projects are consistent with the applicable General Plan or LUP. To make a consistency finding, projects must fit within one of the following four general categories:

- Upgrades to existing facilities;
- New projects requiring permits;
- Projects already permitted and found consistent; or
- Not Applicable due to location within a City.

Attachment 1 to **Exhibit A** contains a list of public works projects planned for FY 2025/26 along with relevant information about the projects to aid in the consistency determination.

DISCUSSION

The County of Monterey Capital Improvement Program Five-Year Plan (“CIP”) sets forth public works projects with individual estimated costs over \$100,000 that are essential to maintain and improve County public facilities. Year 1 of the Draft CIP represents projects with funding in the upcoming (FY 2025/26) budget. Years 2-5 (FYs 2026/27 through 2029/30) illustrate priorities and potential magnitude of future funding needs. For more information on how projects are selected for inclusion, **Exhibit B** provides a summary of the CIP development process.

The CIP includes capital projects planned as part of the capital budgets managed by Public Works, Facilities, and Parks (“PWFP”), Natividad Medical Center (“Natividad”) and Information Technology Department (“ITD”). Capital projects are funded through capital funds budgeted in Funds 002 and 404 and by individual department budgets. Natividad manages its own funds for capital projects. PWFP does not review Natividad projects, and Natividad projects are included in the CIP for reference only. Monterey County Water Resources Agency (“MCWRA”) is a separate legal entity from the County; therefore, the CIP does not include MCWRA projects.

Government Code section 65401 requires the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the designated planning agency for review and report to the designated official agency as to conformity with the adopted general plan or part thereof. In 2022, Ordinance 5391 amended Monterey County Code section 2.28.010 and identified PWFP as the department charged with preparing a coordinated program of public works as a part of the annual CIP. Monterey County Code section 2.29.010 defines the County’s “Planning Agency” as consisting of the Board of Supervisors, the Planning Commission (“Commission”), the Housing and Community Development Department (“HCD”), and such other hearing officers and bodies as are designated in County’s zoning and subdivision ordinances

as Appropriate Authorities. The Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of fulfilling the requirements of Government Code section 65401.

PWFP staff developed a subset of proposed major public works projects (Attachment 1 to **Exhibit A**) for consideration by the Commission as to consistency with the 2010 Monterey County General Plan or LCP and 1982 General Plan. Projects such as equipment and software purchases are not major public works requiring Planning Commission review and are not included in Attachment A.

In general, project consistency falls within the four general categories below:

1. Upgrades or additions to existing government services within Public and Quasi-public facilities consistent with the General Plan and/or LCP.
2. New projects and additions to existing facilities that require permits and environmental review that ensures compliance with goals and policies of the General Plan and/or LCP.
3. Projects that have already been reviewed in previous environmental documents and/or have required County permits where there was a determination that the project or program was consistent with the applicable General Plan and/or LCP.
4. Not Applicable because the County General Plan and/or LCP is/are not applicable to projects located within city limits.

Attachment 1 to **Exhibit A** includes each project's name, responsible department, project description and justification, goals and tasks to be completed in the upcoming fiscal year, General Plan or LCP consistency, geographic area, and potential to apply sustainability concepts to a project.

Additional Information on Roadway Projects

As requested by the PC, staff has prepared a list of projects addressing roadways which have a deficient Level of Service ("LOS"), as identified in the 2010 General Plan Environmental Impact Report (**Exhibit C**). Due to limited funding, the FY 2025/26 CIP includes LOS deficient roadways as Future Year - Unfunded projects. Incorporating these roadways into the CIP allows projects to be included in the Road Fund Work Plan when funding becomes available. The following supplemental information is also provided to address this request.

Fund 002 (Road Fund) is composed of multiple sources. Annual allocations include: Highway Users Tax Account ("HUTA", aka Gas Tax), Senate Bill 1 ("SB 1", aka, Road Maintenance and Rehabilitation Account), Measure X (annual allocation-based sales tax divided with a split of 40% Transportation Agency for Monterey County ("TAMC") and 60% local agencies in the County, which is calculated on 50% population / 50% lane miles - this local road maintenance tax sunsets in 2047), and Transient Occupancy Tax ("TOT," Board policy to allocate 25% of TOT for road maintenance as part of the County's Maintenance of Effort ("MOE") obligation through SB 1 and Measure X). In addition, PWFP applies for funding from various sources: Federal Highway Administration ("FHWA"), State/Regional Transportation Improvement Program ("STIP/RTIP"), Active Transportation Program ("ATP"), Highway Safety Improvement Program (HSIP), and other one-time funding when a project qualifies. Projects completed under emergency declarations may be eligible for reimbursement through the Federal Emergency Management Agency ("FEMA") and/or the Governor's Office of Emergency Services ("CalOES").

When fees are developed, a nexus study is performed that identifies road segments needing improvement. Development projects are subject to two traffic impact fees based on the respective fee's nexus study that determines a fair share contribution: 1) the Regional Development Impact Fee ("RDIF"), a regional (countywide) traffic impact fee collected by the County for TAMC, and 2) a local traffic impact fee. RDIF funds transportation projects along the regional routes that mitigate the transportation impacts of new development. PWFP works with TAMC to ensure there is no overlap where a project pays twice for the same improvement. Since not all areas have the same level of need, fees are developed by zone. Cities apply their own fees. Projects in the unincorporated areas of the county do not pay City fees; projects located within cities do not pay the County fee. All projects pay the TAMC fee. Fees specific to development projects in Carmel Valley are collected and placed in a separate account, and projects are developed in coordination with the Carmel Valley Road Advisory Committee, chaired by the County's District 5 Supervisor.

Road projects are prioritized in a Pavement Management Plan ("PMP") based on criteria such as road pavement condition, traffic volumes, and economic importance. Studies completed along specific corridors (Carmel Valley Road, G-12 Pajaro to Prunedale, etc.) identify projects that are folded into the roads program. Projects which were promised if Measure X passed, take priority using that funding source. PWFP collaborates with other agencies to leverage each other's limited funding to perform regional projects.

The County had a reimbursement agreement to receive mitigation fees from the Fort Ord Reuse Authority ("FORA") for the Davis Road Bridge and Road Widening Project ("Project"). Funding to perform the bridge portion has been secured mostly through the federally funded Highway Bridge Program ("HBP"). However, with FORA's dissolution on June 30, 2020, the road-widening portion faces a funding gap. Staff is actively seeking new grants to fully fund the road-widening portion of the Project. Staff applied for a federal Nationally Significant Multimodal Freight & Highway Projects ("INFRA") grant, as well as federal earmarks, to address the funding gap; unfortunately, the County was not selected. Collected traffic impact fees from development projects, like the East Garrison development, Regional Surface Transportation Plan ("RSTP") funds, and HBP funds are budgeted to continue funding the bridge portion of the Project and the roundabout at the Davis Road/Reservation Road intersection. PWFP reviewed the status of the countywide traffic impact fees collected prior to preparing the CIP. The latest status review indicates funds are available to continue the bridge portion of the Project in FY 2024/25 using traffic impact fees and RSTP funds. PWFP is pursuing various grant opportunities this year, especially those related to the recently enacted federal Bipartisan Infrastructure Law ("BIL", or "Infrastructure Investment and Jobs Act", or "IIJA"), in addition to federal earmarks, to fund the remaining unfunded portion of the Project. Staff is also evaluating other projects that may qualify for the BIL.

California Environmental Quality Act (CEQA)

The general plan consistency determination, itself, does not approve, deny, or modify any project identified in the CIP. The act of determining consistency of the CIP would have no physical effect on the environment and is not a project as defined in Section 15378 of the CEQA Guidelines. Pursuant to CEQA Guidelines section 15378(b)(4), the report relates to a governmental fiscal activity which does not involve any commitment to any specific project; each project in the CIP is required to

undergo a separate approval process, including appropriate environmental review, when applicable. Therefore, this report does not constitute a project for the purposes of CEQA.

OTHER AGENCY INVOLVEMENT:

Each County Department and Agency has worked with PWFP to identify capital improvement projects for the next fiscal year and to identify funding sources for those projects.

On March 10, 2025, the Capital Improvement Committee (“CIC”) reviewed the draft CIP and made recommendations for unfunded project priorities. On March 17, 2025, the Budget Committee (“BC”) provided funding recommendations which were reviewed at the Board of Supervisors’ Budget Workshop. Funding requests prioritized by the Board or highlighted by department staff will be further considered by the Board at the Budget Hearings at the end of May. The final CIP is adopted by the Board in June.

FINANCING:

The CIP is funded by multiple funding sources including local, state, and federal grants, HUTA, SB 1, Measure X, impact fees, and capital funds. PWFP staff costs allocated to prepare the CIP are budgeted in Fund 404. No financial impacts will result from receiving this report, or from finding the FY 2025/26 CIP public works projects are consistent with respective “area” plan and/or general plan. Available cash flow is considered when determining the timing and implementation of individual projects.

Prepared by: John Snively, Administrative Operations Manager, ext. 6617

Edgar Sanchez, Assistant Planner, ext. 7058

Reviewed by: Jaime Scott Guthrie, AICP, Senior Planner, ext. 6414

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Planning Commission resolution and Attachment 1

Exhibit B - CIP Development Process Summary

Exhibit C - LOS-Deficient Roadways as identified in the certified EIR for the 2010 Monterey County General Plan



County of Monterey Planning Commission

Item No.4

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

Agenda Item No. 4

Legistar File Number: PC 25-043

May 14, 2025

Introduced: 4/30/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

REF250008 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2025/26

Consider the consistency of the County of Monterey Capital Improvement Program ("CIP") for Fiscal year 2025/26 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone) and report the findings to the County of Monterey Public Works, Facilities and Parks Department and the Board of Supervisors

Proposed CEQA Action: The general plan consistency determination is not a project as defined in Section 15378 of the California Environmental Quality Act ("CEQA") Guidelines.

RECOMMENDATION

It is recommended that the Planning Commission adopt a resolution (**Exhibit A**):

- 1) Finding that review of General Plan consistency and recommendation to the Public Works, Facilities, and Parks Department on the Fiscal Year 2025/26 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines; and
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- 3) Supporting continued efforts by Public Works, Facilities, and Parks Department to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available; and
- 4) Transmitting to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2025/26 CIP.

SUMMARY

Government Code section 65401 requires the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the designated planning agency for review and report to the designated official agency as to conformity with the adopted general plan or part, thereof. The County of Monterey Board of Supervisors has designated PWFP as the appropriate department to prepare the CIP per Monterey County Code section 2.28.010.B, and the Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of evaluating CIP consistency with the general plan. The CIP is brought to the Board of Supervisors annually for adoption.

The 2010 General Plan applies to noncoastal areas, and the 1982 General Plan applies to coastal areas. With the diversity of Monterey County planning areas, the 2010 General Plan includes Area/Master Plans with more specific policies for each planning area. The coastal zone is divided into four Land Use Plan (“LUP”) areas and Coastal Implementation Plan associated with each respective area. The combined LUPs and Coastal Implementation Plans compose the County’s Local Coastal Program (“LCP”) containing policies governing the coastal areas. Where a coastal area’s LUP is silent, policies of the 1982 General Plan apply.

Exhibit A is a draft resolution finding that the FY 2025/26 public works projects are consistent with the applicable General Plan or LUP. To make a consistency finding, projects must fit within one of the following four general categories:

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Attachment 1 to **Exhibit A** contains a list of public works projects planned for FY 2025/26 along with relevant information about the projects to aid in the consistency determination.

DISCUSSION

The County of Monterey Capital Improvement Program Five-Year Plan (“CIP”) sets forth public works projects with individual estimated costs over \$100,000 that are essential to maintain and improve County public facilities. Year 1 of the Draft CIP represents projects with funding in the upcoming (FY 2025/26) budget. Years 2-5 (FYs 2026/27 through 2029/30) illustrate priorities and potential magnitude of future funding needs. For more information on how projects are selected for inclusion, **Exhibit B** provides a summary of the CIP development process.

The CIP includes capital projects planned as part of the capital budgets managed by Public Works, Facilities, and Parks (“PWFP”), Natividad Medical Center (“Natividad”) and Information Technology Department (“ITD”). Capital projects are funded through capital funds budgeted in Funds 002 and 404 and by individual department budgets. Natividad manages its own funds for capital projects. PWFP does not review Natividad projects, and Natividad projects are included in the CIP for reference only. Monterey County Water Resources Agency (“MCWRA”) is a separate legal entity from the County; therefore, the CIP does not include MCWRA projects.

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designated in County's zoning and subdivision ordinances as Appropriate Authorities. The Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of fulfilling the requirements of Government Code section 65401.

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Emergency Management Agency (“FEMA”) and/or the Governor’s Office of Emergency Services (“CalOES”).

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California Environmental Quality Act (CEQA)

The general plan consistency determination, itself, does not approve, deny, or modify any project identified in the CIP. The act of determining consistency of the CIP would have no physical effect on the environment and is not a project as defined in Section 15378 of the

CEQA Guidelines. Pursuant to CEQA Guidelines section 15378(b)(4), the report relates to a governmental fiscal activity which does not involve any commitment to any specific project; each project in the CIP is required to undergo a separate approval process, including appropriate environmental review, when applicable. Therefore, this report does not constitute a project for the purposes of CEQA.

OTHER AGENCY INVOLVEMENT:

Each County Department and Agency has worked with PWFP to identify capital improvement projects for the next fiscal year and to identify funding sources for those projects.

On March 10, 2025, the Capital Improvement Committee (“CIC”) reviewed the draft CIP and made recommendations for unfunded project priorities. On March 17, 2025, the Budget Committee (“BC”) provided funding recommendations which were reviewed at the Board of Supervisors’ Budget Workshop. Funding requests prioritized by the Board or highlighted by department staff will be further considered by the Board at the Budget Hearings at the end of May. The final CIP is adopted by the Board in June.

FINANCING:

The CIP is funded by multiple funding sources including local, state, and federal grants, HUTA, SB 1, Measure X, impact fees, and capital funds. PWFP staff costs allocated to prepare the CIP are budgeted in Fund 404. No financial impacts will result from receiving this report, or from finding the FY 2025/26 CIP public works projects are consistent with respective “area” plan and/or general plan. Available cash flow is considered when determining the timing and implementation of individual projects.

Prepared by: John Snively, Administrative Operations Manager, ext. 6617

Edgar Sanchez, Assistant Planner, ext. 7058

Reviewed by: Jaime Scott Guthrie, AICP, Senior Planner, ext. 6414

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Planning Commission resolution and Attachment 1

Exhibit B - CIP Development Process Summary

Exhibit C - LOS-Deficient Roadways as identified in the certified EIR for the 2010 Monterey County General Plan

Exhibit A

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Draft Resolution

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

(REF250008) County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2025/26

Resolution No.

Resolution of the Monterey County Planning
Commission:

- 1) Finding that review of General Plan consistency and recommendation to the Public Works, Facilities, and Parks Department on the Fiscal Year 2025/26 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines; and
- 2) Finding that the list of major public works projects, contained in the County of Monterey County Capital Improvement Program (CIP) for Fiscal Year 2025/26, conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local Coastal Program and the 1982 General Plan, as applicable;
- 3) Supporting continued efforts by Public Works, Facilities, and Parks Department to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available; and
- 4) Transmitting to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2025/26 CIP.

The Fiscal Year (FY) 2025/26 Capital Improvement Program (CIP) came on for public hearing before the County of Monterey Planning Commission on May 14, 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 Planning Commission hereby finds and decides as follows:

WHEREAS, Government Code section 65401 requires that the Board of Supervisors designate an “official agency” as responsible for listing and classifying recommended public works, and preparing a coordinated program of public works for the ensuing fiscal year; and

WHEREAS, the County of Monterey Board of Supervisors, by Monterey County Code section 2.28.010.B has designated Public Works, Facilities & Parks as the department fulfilling the duties of the official agency which prepares a coordinated program of public works as a part of the annual CIP; and

WHEREAS, Government Code sections 65401 requires the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the Planning Agency for review and recommendation to the official agency as to conformity with the adopted General Plan or part thereof; and

WHEREAS, Monterey County Code section 2.29.010 defines the Planning Agency as consisting of the Board of Supervisors, the Planning Commission, the Housing and Community Development Department, and such other hearing officers and bodies as are designated in County's zoning and subdivision ordinances as Appropriate Authorities; and

WHEREAS, the Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of evaluating consistency with the General Plan; and

WHEREAS, Government Code section 65402 provides restrictions on the acquisition and disposal of real property, including construction of public building or structures, until the location, purpose, and extent of such acquisition, disposition, or construction of such public building or structure has been submitted to, and findings reported upon, by the Planning Agency as to conformity with the applicable general plan or part thereof; and

WHEREAS, in accordance with the Planning Commission's 2020 recommendation to prioritize projects that address Level of Service deficient roadways identified in the 2010 General Plan, staff highlighted 1 project addressing 1 out of the 27 road sections under County purview while an additional 25 road sections are managed by the Department of Transportation, and has included (currently unfunded) projects for the remaining 26 road sections in the CIP; and

WHEREAS, on May 14, 2025, a coordinated list of major public works projects contained in the County of Monterey Capital Improvement Program for FY 2025/26 (Attachment 1) came before the County of Monterey Planning Commission for review; and

WHEREAS, the Planning Commission has reviewed a list of major public works projects from the County of Monterey Capital Improvement Program for FY 2025/26 and has concluded that all the projects conform with the applicable General Plan. This conclusion is based on review of each of the items in the list of major public works projects from the County of Monterey Capital Improvement Program for FY 2025/26 (Attachment 1) and a determination that each item fits into one or more of the following categories:

1. Upgrades or additions to existing government services within public and quasi-public facilities consistent with the General Plan and/or Local Coastal Program.
2. New projects and additions to existing facilities that require permits and environmental review that ensure compliance with goals and policies of the General Plan and/or Local Coastal Program.
3. Projects that have already been reviewed in previous environmental documents and/or have required County permits where there was a determination that the project or program was consistent with the applicable General Plan and/or Local Coastal Program.

4. Not Applicable because the County General Plan and/or Local Coastal Program is/are not applicable to projects located within city limits; and

WHEREAS, the CIP has been developed based on public improvement project needs consistent with the following: 2010 General Plan Goal (PS-1) to ensure that Adequate Public Facilities and Services are provided to serve existing development and based on funding available to carry out those projects in the next fiscal year; 1982 General Plan Objective 39.1 to provide an adequate road system that is within the County's ability to finance and maintain; North County Land Use Plan Policy 3.1.2.5 to upgrade local, rural roads as necessary to serve local traffic; and Big Sur Coast Land Use Plan Policy 4.1.3.A.5 to maintain Palo Colorado Road at a level that safely accommodates resident and visitor traffic without negative visual and environmental impacts; and

WHEREAS, the General Plan consistency determination does not, in itself, approve, deny, or modify any project, and the act of determining consistency of the CIP will have no physical effect on the environment and is not a project as defined in Section 15378 of the CEQA Guidelines. Pursuant to CEQA Guidelines section 15378(b)(4), the report relates to a governmental fiscal activity, which does not involve any commitment to any specific project; each project on the CIP is required to undergo a separate approval process, including appropriate environmental review where applicable. Therefore, this report does not constitute a project for purposes of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED the Planning Commission does hereby:

- a. Find that review of General Plan consistency and recommendation to the official agency on the Fiscal Year 2025/26 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines;
- b. Find that the list of major public works projects contained in the County of Monterey CIP for FY 2025/26 (Attachment 1), conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local Coastal Program and 1982 General Plan, as applicable;
- c. Support continued efforts to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available; and
- d. Authorize the Secretary of the Planning Commission to transmit this resolution to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2025/26 CIP.

PASSED AND ADOPTED on this 14th day of May 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Melanie Beretti, AICP, Planning Commission Secretary

Attachment 1.1 - Summary and Cost of Projects
Projects pending review by the Planning Commission in 2025

Area/Projects	FY 2025/26 Budget	Total Project Budget
Carmel Valley Master Plan		
CSA25 - Carmel Valley Golf & County Club: Storm Drain Repairs	\$ 165,680	\$ 389,180
City of Salinas		
Health Admin Building EV Chargers Project	\$ 78,725	\$ 78,725
Installation of CAV (Continuous Air Volume) unit for the laboratory	\$ 904,500	\$ 904,500
Parking Lot Restriping - Health Department Admin Bldg.	\$ 211,600	\$ 211,600
North County Coastal Land Use Plan		
Salinas Road	\$ 302,000	\$ 1,811,000
USDA Grant for Sewer Work in PCSD	\$ 400,000	\$ 4,075,000
South County Area Plan		
Greenfield Library Parking Lot	\$ 120,856	\$ 120,856
Greenfield Library Roof Replace	\$ 303,500	\$ 303,500
San Lucas Drinking Water Connection	\$ 300,000	\$ 14,750,000
South County Ag Commissioner Facility Development	\$ 879,375	\$ 4,241,663
Toro Area Plan		
CSA15 - Serra Village & Toro Park: Park Repairs	\$ 70,000	\$ 170,000
Grand Total	\$ 3,736,236	\$ 27,056,024

Attachment 1.2 - Project Details
Projects pending review by the Planning Commission in 2025

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2025/26
Carmel Valley Master Plan				
CSA25 - Carmel Valley Golf & County Club: Storm Drain Repairs	Repairs to Storm Drain Pipes is consistent with 2010 General Plan Public Service Goal 1, to ensure that adequate public facilities and services and the infrastructure to support new development are provided over the life of this plan.	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	Repair storm drain pipes due to sagging, obstructions, cracks, joint deformations, and root intrusion.	Prepare plans and commence Phase 1 repairs by late Summer 2025.
City of Salinas				
Health Admin Building EV Chargers Project	Consistent with the 2010 General Plan Goal Open Space-9, which promotes energy-efficient uses, this supports Policy Open space-9.1 by encouraging the use of solar, wind, and other renewable resources in agricultural, residential, commercial, industrial, and public building applications.	Consider Green Building techniques where appropriate.	<p>This project involves the installation of multiple electric vehicle (EV) chargers at 1270 Natividad Road to support the growing demand for EV charging infrastructure.</p> <p>Installation of EV chargers in designated parking spaces. Electrical upgrades and necessary infrastructure to support the new charging units, including circuit installations and potential panel upgrades.</p> <p>Placement of clear signage for parking and usage instructions, ensuring compliance with local regulations and safety standards.</p> <p>The installation will be conducted in phases to minimize disruption to normal parking lot operations. This project will help promote sustainability by encouraging the adoption of electric vehicles and providing convenient charging options.</p>	<p>Complete the Design Phase of the EV chargers.</p> <p>Obtain a cost estimate to determine if funds are available to fund this project. If cost estimate is within budget. Issue an RFP to proceed with project.</p> <p>Extracting from CIP 1802-1: The current phase is design. The budget will be updated once the estimate is provided. Based on the design costs alone, the project will exceed \$100k.</p>
Installation of CAV (Continuous Air Volume) unit for the laboratory	Upgrades or additions to existing Public and Quasi-Public Facilities are consistent with the 2010 General Plan and support the implementation of Goal Public services 1: Ensure Adequate Public Facilities and Services (APFS).	Consider Green Building techniques where appropriate.	<p>The purpose of this project is to install a new Continuous Air Volume (CAV) unit to improve airflow regulation, temperature control, and overall ventilation efficiency within the lab. Due to increased staffing and additional equipment introduced following COVID-19, the existing system is no longer sufficient to meet the lab's ventilation demands. Mechanical engineers have recommended improving the ventilation system by installing a new CAV unit, which includes adding ductwork from the roof to the second floor and into the first floor.</p> <p>Note: Although we are no longer in the COVID-19 pandemic, the laboratory continues to test water and infectious diseases, and staffing levels have not subsided. Upgrading the ventilation system remains essential to maintaining a safe and efficient working environment.</p>	The RFP is released to the contractor, who submits a proposal along with an estimate. Upon approval, construction will commence and be completed by the end of FY 25.

Attachment 1.2 - Project Details
Projects pending review by the Planning Commission in 2025

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2025/26
City of Salinas Cont.				
Parking Lot Restriping - Health Department Admin Bldg.	Upgrades or additions to existing Public and Quasi-Public Facilities are consistent with the 2010 General Plan and support the implementation of Goal Public services 1: Ensure Adequate Public Facilities and Services (APFS).	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	<p>The project involves restriping the parking lot at 1270 Natividad Road to improve traffic flow, parking space utilization, and overall safety. The work will include:</p> <p>Repainting the parking spaces to ensure proper alignment and clear visibility.</p> <p>Refreshing directional markings, including arrows and pedestrian crossings, to enhance circulation and pedestrian safety.</p> <p>Repainting any necessary curbs, stop bars, and handicap-accessible spaces, ensuring compliance with regulations.</p> <p>Ensuring all markings are reflective for nighttime visibility and durability.</p>	Design/bid/construct
North County Coastal Land Use Plan				
Salinas Road	Maintain existing roads consistent with 2010 General Plan Goal C-4 Provide a Public Road and Highway, provide Safe Movement of People and Commodities (2010 General Plan Policy C-4.10), and 1982 General Plan Goal 39 Provide for a Road and Highway Network to Meet the Needs of Existing and Anticipated Movements of People and Commodities.	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	<p>Pajaro to Prunedale G12 Corridor Project, Segment 6 - Phase 2 (Segment 6 is the northernmost segment of G12 that acts as the main street of Pajaro and runs adjacent to the future Pajaro/Watsonville Multimodal Train Station project site. Phase 2 is a 1.0 mile long segment extending north along Salinas Road from the junction of Salinas Road and Elkhorn Road through the unincorporated community of Pajaro, terminating at Railroad Avenue. The project will resurface the existing pavement, install wet weather enhanced pavement stripes and markings, install reflective signing, install pavement markings and signs for bicycle facility where feasible, and install dynamic speed warning signs.)</p> <p>The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway.</p> <p>Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.</p>	Commence design phase of the project.
USDA Grant for Sewer Work in PCSD	Repairs to sewer systems is consistent with 2010 General Plan Public Service goal 4, to ensure adequate treatment and disposal of wastewater.	Consider Green Building techniques where appropriate.	The goal of this project is to address existing wastewater system deficiencies to minimize negative impacts of severe winter storms, including potential failures of the aging lift station and to add resiliency to the community sewer collection system.	Complete design and environmental, with construction expected to start FY 2026/27.

Attachment 1.2 - Project Details
Projects pending review by the Planning Commission in 2025

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2025/26
South County Area Plan				
Greenfield Library Parking Lot	Upgrades or additions to existing Public and Quasi-Public Facilities are consistent with the 2010 General Plan and support the implementation of Goal Public services 1: Ensure Adequate Public Facilities and Services (APFS).	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	Rehabilitate and restripe the parking lot of the Greenfield Library to add ADA compliance and EV parking (see project 4075). Plan is completed by an ADA consultant, and this project would be funded from Library Fund Balance for the ADA and rehabilitation portions, the EV parking funded from Project 4075. Simultaneously, replace the fence between the County property and the adjacent City parcel housing the Tom Rogers Museum, and sign the parking lot for parking enforcement.	Assign project manager, engineering, quote and timeline. The Library will need to close for this project due to lack of parking without the lot, and the library cannot close in Summer 2025. Cost estimates received, planning for fall 2025.
Greenfield Library Roof Replace	Upgrades or additions to existing Public and Quasi-Public Facilities are consistent with the 2010 General Plan and support the implementation of Goal Public services 1: Ensure Adequate Public Facilities and Services (APFS).	Consider Green Building techniques where appropriate.	Replace roof on the Greenfield branch library.	Planning and engineering and costing. The goal is to conduct this simultaneously with project L-1609 Greenfield Library Parking Lot - as both will require closure of the branch library for a period of time, and doing both sets of work at once will minimize service disruption to the public. Awaiting assessment and costing.
San Lucas Drinking Water Connection	Providing safe drinking water connections to the community of San Lucas is Consistent with the 2010 General Plan Public Services Goal 2 to assure an adequate and safe water supply to meet the Count's current and long term needs.	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	This project would provide drinking water to San Lucas, a small, disadvantaged farming community located in unincorporated Monterey County, immediately east of State Highway 101 approximately 8 miles south of King City and 9.5 miles north of the small community of San Ardo. San Lucas County Water District (SLCWD) is an independent special district serving approximately 325 people through 85 active water service connections.	Reach a decision on the optimal permanent water supply alternative for the community of San Lucas through collaboration with the Sal Lucas community and SLCWD. Begin design and environmental work necessary for implementation of the selected alternative. Complete Grant Application(s) for subsequent funding for right of way and/or assets acquisition as well as construction/implementation of the selected alternative.
South County Area Plan Cont.				

Attachment 1.2 - Project Details
Projects pending review by the Planning Commission in 2025

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2025/26
South County Ag Commissioner Facility Development	Upgrades or additions to existing Public and Quasi-Public Facilities are consistent with the 2010 General Plan and support the implementation of Goal Public services 1: Ensure Adequate Public Facilities and Services (APFS).	Consider Green Building techniques where appropriate.	Develop Agricultural Commissioner (AC) newly purchased facility to meet AC's South County operational needs. The new facilities will consist of approximately 5,000 square feet of offices, a conference room, and supplies and equipment storage. The AC completed the Board approved purchase of the 1011 Broadway St. location in November 2021 for \$1.825 million dollars. In August 2022, a concept plan was completed establishing two separate projects to include: 1) an immediate renovation via Job Order Contracting (JOC) to a portion of the main building's office / meeting space to accommodate AC's occupancy and 2) a future tenant improvement via JOC to the storage warehouse facility including overall site improvements. This project is ongoing, will track the immediate main building renovation, and is partially funded. Previously listed in CIP as Project #2017-SC.	Project scope amended to allow development of office space to be used for D3 office with alternate building on site to be developed for Ag Comm use in fiscal year 2026. Refurbishment as opposed to remodel allows for cost effective updates and Ag Comm occupancy sooner and with existing funding. \$250,000 unfunded request would be used to further develop the site design for Ag Commissioner utilization.
Toro Area Plan				
CSA15 - Serra Village & Toro Park: Park Repairs	Repairs to County maintain parks is consistent with 2010 General Plan Public Service Goal 11, to maintain and enhance the County's parks and trail systems in order to provide recreational opportunities, preserve natural scenic resources and significant wildlife habitats, and provide good stewardship of open space resources.	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	Repair damaged park equipment such as swings, playground areas, benches, tables, and basketball courts.	Complete repair work started in Current FY (2024-25).

Attachment 1.3 - Summary and Cost of Projects
Projects Previously Reviewed by the Planning Commission

Area/Projects	FY 2025/26 Budget	Total Project Budget
Big Sur Coast Land Use Plan		
Palo Colorado - MP 4.0 to MP 7.8 Emergency	\$ 520,000	\$ 17,280,730
Carmel Area Land Use Plan		
Carmel River Floodplain Restoration (CRFREE)	\$ 17,900,000	\$ 54,482,046
Carmel Valley Master Plan		
Boronda Road Bridge	\$ 210,000	\$ 742,734
Carmel Valley Road Resurfacing	\$ 6,085,000	\$ 6,585,000
Laureles Grade and Carmel Valley Road - Roundabout	\$ 3,162,786	\$ 4,980,629
Central Salinas Valley Area Plan		
Chualar Canyon Rd Four Bridges Replacement	\$ 501,705	\$ 3,317,618
Chualar Safe Route to School Program	\$ 4,978,000	\$ 6,540,048
Chualar Wastewater System Consolidation	\$ 775,000	\$ 27,500,000
City of Marina		
Relocate/Expand Marina Family Health Center - 3155 De Forest Rd Marina	\$ 581,205	\$ 19,617,351
City of Salinas		
1441 Schilling Place-Election Office Security TI	\$ 268,000	\$ 268,000
168 West Alisal-Public Defender's Office Ballistic Glazing Upgrade	\$ 183,992	\$ 201,292
Animal Services- Expansion Services 160 Hitchcock Rd Salinas	\$ 100,000	\$ 189,660
Constitution Mental Health Rehabilitation Center Campus Project	\$ 666,580	\$ 98,106,469
E Salinas Integrated Health Center	\$ 786,804	\$ 1,336,804
Health Animal Services: Replace HVAC System - 160 Hitchcock Rd Salinas	\$ 1,014,648	\$ 2,102,359
Health Offices Water Intrusion Repairs - 1270 Natividad Rd Salinas	\$ 250,000	\$ 3,046,973
Homeless Services- Feasibility Study	\$ 60,000	\$ 240,000
HVAC Upgrade to Board Chambers Server Room	\$ 87,400	\$ 230,000
Parking Structure - Gabilan and Church Street	\$ 250,000	\$ 34,465,170
Public Health Laboratory Upgrades (Unidirectional Workflow)	\$ 151,809	\$ 171,265
Recuperative Care Project	\$ 140,705	\$ 15,022,643
Remittance Processor Equipment	\$ 135,000	\$ 135,000
Replace Generators at 1441/1488 Schilling Pl Salinas	\$ 3,856,190	\$ 4,305,650
Salinas Clinic Services - Same Day Clinic	\$ 100,000	\$ 8,254,960
Youth Center Tenant Improvements (Design and Planning) - 970 Circle Dr	\$ 164,770	\$ 214,770
Zero Net Carbon Solar Project	\$ 12,000,000	\$ 12,000,000

Attachment 1.3 - Summary and Cost of Projects
Projects Previously Reviewed by the Planning Commission

Countywide			
Bridge Preventative Maintenance Program (BPMP)	\$	240,000	\$ 5,723,072
Community Road Maintenance Program	\$	1,024,854	\$ 6,726,270
Countywide - NPDES Streetsweeping	\$	180,000	\$ 1,080,000
Countywide - Proactive Drainage Maintenance & Flood Protection	\$	500,000	\$ 3,500,000
Countywide - Striping Program	\$	600,000	\$ 3,600,000
Countywide Supplemental Roadway Vegetation Removal	\$	150,000	\$ 900,000
CSA/CSD Water and Sewer Projects Using ARPA Funds	\$	486,265	\$ 4,100,000
Electric Charging Stations at Various County Facilities	\$	314,225	\$ 385,000
Elkhorn Road Rehabilitation	\$	6,900,000	\$ 9,600,000
Guardrail Repair Program	\$	115,000	\$ 575,000
Local Road Rehabilitation Program	\$	5,396,205	\$ 26,981,025
NGEN Analog Overlay Upgrade	\$	415,423	\$ 1,000,000
NGEN L3Harris Core Upgrade (Countywide) & Greenfield Site Buildout	\$	1,396,713	\$ 2,697,941
Park Repairs - Prop 68 Per Capita Funding	\$	104,317	\$ 789,288
Parks Master Plan	\$	50,000	\$ 650,000
Parks Water and Sewer Projects Master Plan (ARPA Funds)	\$	2,340,688	\$ 8,332,607
Fort Ord Master Plan			
East Garrison Library	\$	850,950	\$ 8,820,950
East Garrison Mothballing Project	\$	210,146	\$ 483,743
Greater Monterey Peninsula Area Plan			
HVAC Repairs and Replacement - 1200 Aguajito Rd Monterey	\$	393,289	\$ 1,726,261
Monte Road Bridge 135 - Paint Steel Girders	\$	173,295	\$ 2,765,805
Robinson Canyon Road - Bridge Scour Repair	\$	432,420	\$ 5,636,359
Seaside Community Benefits Office Replacement - 1281 Broadway Ave Seaside	\$	1,814,852	\$ 112,362,324
Viejo Road - Shoulder and Asphalt Repair	\$	1,640,800	\$ 2,109,800
Greater Salinas Area Plan			
Davis Road - Bridge Replacement and Road Widening	\$	277,386	\$ 95,292,052
Hartnell Road - Bridge Replacement	\$	40,000	\$ 5,635,219
Old Stage Road Rehab Alisal Rd to Iverson Rd	\$	300,000	\$ 15,010,000
Women's Shelter Building Repairs & Kitchen Upgrades	\$	2,457,711	\$ 3,276,948
North County Coastal Land Use Plan			
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 4	\$	28,187	\$ 873,812

Attachment 1.3 - Summary and Cost of Projects
Projects Previously Reviewed by the Planning Commission

North County Inland Area Plan			
Castroville- Active Transportation Project	\$	5,813,000	\$ 6,852,810
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 2	\$	50,094	\$ 2,027,906
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 3	\$	60,712	\$ 2,012,087
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 5	\$	62,568	\$ 3,991,630
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 6 (Salinas and Pajaro Rd)	\$	987,716	\$ 1,067,066
South County Area Plan			
Bradley Road - Bridge Scour Repair	\$	163,693	\$ 1,963,612
Gonzales River Road - Bridge Replacement Project	\$	976,587	\$ 42,828,624
Jolon Rd Rehabilitation (US101 to 6 miles n/o Mission Rd)	\$	1,000,000	\$ 38,769,000
Lake Nacimiento Mobile Homes (2) Purchase	\$	242,000	\$ 262,000
Lake San Antonio Water System Temporary Compliance Measures	\$	25,000	\$ 275,000
Nacimiento Lake Drive - Bridge No. 449 Replacement	\$	20,000	\$ 6,716,770
New South County Bookmobile	\$	300,000	\$ 400,000
San Ardo Safe Route to School Program	\$	2,781,271	\$ 3,669,100
San Lucas Library Landscaping	\$	67,000	\$ 317,000

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Big Sur Coast Land Use Plan				
Palo Colorado - MP 4.0 to MP 7.8 Emergency	New project that requires permits and environmental review that ensures compliance with goals and policies of the Big Sur Coast Land Use Plan 4.1.3.A.5 - Maintain Palo Colorado Road at a level that safely accommodates resident and visitor traffic without negative visual and environmental impacts or impacts. Previously listed as project PW 2020-09.	Consider contracting and use of low or zero emissions equipment and sourcing local materials and labor, to the extent possible.	The 2017 Winter Storms caused severe storm damage to different locations along Palo Colorado Road, near Big Sur. Approximately 3.5 miles of roadway experienced "slip out" failure. This project will rebuild the road by importing suitable fill, installing soil nail walls (or other soil retaining method), and improving stormwater drainage. This is a FEMA eligible reimbursement project.	Complete environmental documentation and preliminary design for the project. Commence permitting phase of the project. Seek grants.
Carmel Area Land Use Plan				
Carmel River Floodplain Restoration (CRFREE)	Upgrades to existing Public and Quasi-Public facilities consistent with 1982 General Plan Goal 16 Minimize the Risk from the Damaging Effects of Flooding and Erosion.	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements. Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts.	The Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project (Project) is a comprehensive effort to improve flood control and restore native riparian habitat, floodplain habitat, and hydrologic function to a portion of the lower floodplain along the Carmel River. Key aspects of the project are to: 1) Create notches in the levees along the south bank of the lower Carmel River, 2) Restore the south lower Carmel River floodplain, and 3) Build a causeway under Highway 1, connecting the south lower Carmel River Floodplain with the south arm of the Carmel Lagoon. The project is reported in this CIP under Housing and Community Development for general planning purposes with construction with construction implementation managed under PWFP. Specific roles and responsibilities are coordinated between the two departments internally. This project is funded through the following grant programs: Wildlife Conservation Board, National Fish and Wildlife Foundation, Dept. of Water Resources Flood Corridor, Coastal Flood and Urban Streams grant programs, California State Coastal Conservancy. Funding from the FEMA/Cal OES Hazard Mitigation Program is pending a decision from FEMA, expected in 2025.	Final EIR was certified by the Monterey County Board of Supervisors in January 2020. The Board of Supervisors approved the CRRFREE Project in June 2021. The Project is currently in the final design, permitting, and right of way coordination phase, and waiting to begin pending a decision from FEMA on funding the Hazard Mitigation Grant.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Carmel Valley Master Plan				
Boronda Road Bridge	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Boronda Road Bridge is a Seismic Retrofit Repair or Replacement of the existing Boronda Road Bridge.	Start preliminary design and environmental clearance of the project.
Carmel Valley Road Resurfacing	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Carmel Valley Road, a County maintained road, from Carmel Rancho Boulevard to Via Petra Road, near Carmel. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, Carmel Valley Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Seek construction funds. Project partially funded in FY 25/26.
Laureles Grade and Carmel Valley Road - Roundabout	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS). Maintain existing roads consistent with 2010 General Plan Goal C-4 Provide a Public Road and Highway, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	Construct roundabout at intersection of Laureles Grade and Carmel Valley Road.	Construction scheduled to commence in June 2025, and take approximately 9 months to complete.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Central Salinas Valley Area Plan				
Chualar Canyon Rd Four Bridges Replacement	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts. Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	The Chualar Canyon Road Bridges project would replace the existing Chualar Canyon Road Bridges Co. No. 302, Co. No. 303, Co. No. 304, and Co. No. 305 as recommended by the Chualar Bridges Planning Memorandum conducted by Moffatt & Nichol engineering consultant under contract with Monterey County PWFP. Previously tracked as Project 500302.	Preliminary design, type selection and environmental studies are essentially complete. Received proposal from designer (Moffatt & Nichol) for final design services. Awaiting funding to proceed with these services.
Chualar Safe Route to School Program	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS). Maintain existing roads consistent with 2010 General Plan Goal C-4 Provide a Public Road and Highway, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts. Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements. Consider contracting construction vehicles that generate zero or low emissions and utilize non-toxic and PFAS-free materials.	This project is to develop a network of pedestrian facilities in the community of Chualar by constructing 6,600 LF of curb and gutter, 39,600 SF of sidewalks, 2500 LF crosswalk/traffic/bike lane striping, 22 ADA curb ramps, necessary signage, Rectangular Rapid Flashing Beacons and bike lanes. Additionally, this project also includes community engagement/ educational Safe Routes to School information for the Chualar community. Previously tracked as Project PW 2024-12.	Construction drawings and specifications being prepared. Construction schedule for FY 26.
Chualar Wastewater System Consolidation	Consistent with 2010 General Plan Goal PS-4 ENSURE ADEQUATE TREATMENT AND DISPOSAL OF WASTEWATER. Specifically, PS-4.13 Wastewater treatment and disposal for community areas and rural centers shall be through the consolidation of services into Regional or Sub-regional facilities. Subdivisions shall be required to consolidate wastewater collection and treatment and disposal systems, connecting to existing systems where feasible.	Consider green construction techniques and recycled materials where appropriate.	Condition assessments completed under the ARPA-funded Water and Sewer Upgrade Program, as well as ongoing discussions with the State Water Quality Control Board indicate the need to eliminate the wastewater oxidation ponds along the Salinas River, which were overwhelmed by the 2023 winter storm floods. This project would result in an 8-mile long sewer line and pump stations to connect Chualar to the regional system through the City of Salinas sewer system.	Complete project report and preliminary design. A grant has been received through the State Water Board for Phase 1 design and environmental. Phase 2 (approx \$25M) requires a separate application. Complete deliverables per the grant for Phase 1.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
City of Marina				
Relocate/Expand Marina Family Health Center - 3155 De Forest Rd Marina	Not Applicable – The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Expand or relocate Marina Health Center to better serve low-income residents of City of Marina adjacent service area. construct a new- 14,000-square-foot clinic consisting of 10,000 Square Feet Primary Care Clinic and 4,000 Square Feet Dental Clinic. Primary Care Clinic will have 12 exam rooms, and office space to deliver expanded general family practice, obstetrics and gynecology, and mental health integration services to better support the Medi-Cal and uninsured population in this community. The Dental Clinic would meet a critical service need for our 8,000+ residents in addition to approximately 20,000 veteran residents. Construction estimate of \$8.5 million is based on \$608 per square foot calculation.	Received \$1.5 million in funding for FY 23-24. In the process of receiving \$2.5 million for FY 24-25. Continuing to work with the City of Marina and the building owner on the possibility of a lease-to-suit for the Clinic Services Bureau.
City of Salinas				
1441 Schilling Place- Election Office Security TI	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Provide tenant improvements at the Elections Department at 1441 Schilling Place to include the addition of security windows and transaction trays at the reception/lobby area. Modify existing counter tops to accommodate the new transaction trays.	Long lead times for ballistic glass is pushing project into FY 2025/26.
168 West Alisal-Public Defender's Office Ballistic Glazing Upgrade	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Replace existing glass in the Office of the Public Defender lobby located from the top of the counter to the ceiling in the reception area with ballistic glazed glass.	Design work started. Issued RFP to Staples. Construction work to start in FY 2024/25 and continue into FY 2025/26.
Animal Services- Expansion Services 160 Hitchcock Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider contracting with local vendors, suppliers, and manufacturers to the extent feasible. Consider designing the entrance area to maximize energy efficiency, using natural lighting and ventilation to reduce energy consumption	This project would design and build a separate public entrance area for the current spay/neuter clinic. In March of 2020, under a partnership with the City of Salinas, the Veterinary and RVT moved to full time status. Clinic staff have identified an increased capacity to offer spay/neuter services to the community on a regular basis. Current design requires clients to come through the shelter, requiring shelter staff assistance. A separate, standalone entrance to the clinic is a critical component to increase spay/neuter opportunities. Other possible expansion areas include: resizing existing recovery and prep spaces; Lobby/Clerical workspace increase; Field Services/dispatch office increase; additional dog kennel wing and 25 dog runs; remodel of cat rooms to accommodate minimum of 16 more cat cages; addition of separate public access for stray animal intake.	In FY23-24, Architect completed programming and space planning for expanded Animal Shelter resulting in various options for expansion. FY 25/26 efforts will focus on further developing possible kennel space improvements and facility expansion options. FY 25/26 are rough estimates and will be updated once cost estimates are available.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
City of Salinas				
Constitution Mental Health Rehabilitation Center Campus Project	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Green Building Standards required. New buildings must meet LEED silver standards (MCC Chapter 18.11). Consider LEED Silver standards as upgrades and renovations occur.	The County of Monterey, through its Health Department Behavioral Health Bureau, received a California Department of Health Care Services (“DHCS”) Behavioral Health Continuum Infrastructure Program (“Program”) grant in the amount of \$20,166,779, to establish the Monterey County Regional Mental Health Rehabilitation Center (MHRC). In November 2024, the County of Monterey Board of Supervisors authorized the County Administrative Office’s Budget division to seek Certificates of Participation to compliment the grant award received by the County Health Department for the development of MHRCs. This Project is the first phase of a planned multi phased campus development of the County Owned parcel located at Constitution Blvd in Salinas. This project includes the development of a campus master plan for the County Owned parcel and the planning, design and development of six 16-bed MHRCs, an MHRC Support Building and associated infrastructure and surface parking. The campus master plan will most likely be divided in three phases. Separate CIP Projects are being developed for the future phased planning, design and development of a 3-story Behavioral Health Building, a 2-story Clinic Services Building, 3-story parking structure along with associated landscaping and infrastructure. These separate CIP projects will be included in future drafts of the FY 2025/26 CIP. The site is a County-owned parcel located within the City of Salinas. No current addresses have been assigned to the parcel.	This proposed project is in planning and design phase. During FY24, Project completed site assessments and due diligence including environmental and utility assessments. During FY25 project started design and environmental CEQA review process. During FY26, Project will complete environmental CEQA review process, design, and permitting and begin bidding process. The project scope and project cost estimate may be revised after completion of design and environmental review process for Phase I of the project.
E Salinas Integrated Health Center	Not Applicable – The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	This project is an alternative to full size medical clinic in East Salinas. This project would consist of building a new, or re-purpose an existing, 10,000 sq. ft. building that would house approximately 15 interview/exam rooms, a waiting room and related offices in the City of Salinas. The building would be utilized to provide Behavioral Health services to residents of East Salinas and surrounding areas.	A suitable building was located at 30 Pearl Street, in the City of Salinas and the Health Department will leverage Mental Health Services Act funds for this project. Cost estimates based on FFE quote and Proposal from contractor to do Tenants Improvement. Adding 30 percent contingency. Project is being being negotiated with Lessor.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
City of Salinas Cont.				
Health Animal Services: Replace HVAC System - 160 Hitchcock Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	<p>Consider Energy-efficient HVAC units to reduce the amount of energy consumed by the system, which can translate to net zero GHG emissions.</p> <p>Consider recycling or disposing of old these units in an environmentally responsible manner can reduce waste and promote sustainability.</p>	<p>The Animal Services facility at 160 Hitchcock Road in Salinas currently has 7 HVAC units that are approximately 22 years old. Their age is such there are no parts available for repair and all show significant signs of erosion and wear.</p> <p>These units are considered specialty units due to the fact they run off of propane, which is the power source for Animal Services. They often have a long lead time so it is a concern that these units can be procured in a timely manner, before extreme weather and before more units expire completely.</p> <p>These units are needed to maintain the comfort of both the humans and animals in the facility seven days a week. Previously tracked in CIP as Project 1803-2</p>	Project required additional time due to extremely long lead times. As a result of changing to energy-efficient HVAC units to reduce emissions, the functionality of heating for the animal spaces required additional design and scope to be completed by FY 25/26.
Health Offices Water Intrusion Repairs - 1270 Natividad Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider procurement and use of non-toxic and zero-emission materials.	Repairs to address ongoing water intrusion issues during heavy rains. The Health Department at 1270 Natividad Road was commissioned in October 2009. This building serves as headquarters to the Monterey County Health Department and houses over 200 county employees. On December 2, 2019, heavy rains penetrated through the stucco walls into the interior. This caused major displacement of staff and an emergency response to dehumidify the building in several areas to improve health and safety.	Majority of work completed by June 2025. Remaining closeout work to be done in FY 25/26.
Homeless Services- Feasibility Study	(blank)	Consider Green Building techniques where appropriate.	Conduct a feasibility study at the existing County Facilities located at 1220 Natividad Road. The study will encompass an analysis of the current footprint, setbacks, and potential for a new facility at this location. This comprehensive assessment will involve engaging with an architect to conduct the study and deliver a detailed report outlining the possibilities and recommendations for development at the specified site.	In response to the homelessness issue, the Behavioral Health Bureau aims to evaluate the existing facility at 1220 Natividad Road and assess its feasibility for repurposing. The proximity of this location to the Share Center, dedicated to serving the homeless, makes it an ideal site for addressing ongoing homeless needs. This assessment seeks to justify the potential repurposing of the facility as a means to enhance efforts in meeting the needs of the homeless population.
HVAC Upgrade to Board Chambers Server Room	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Upgrade the 168 W. Alisal HVAC system to address equipment overheating in the Clerk of the Board server room due to the recent ITD Board Chambers equipment upgrade. Additional work to be assessed for the Board Chambers.	HVAC work is complete. Using remaining budget to assess what work is needed in Board Chambers.
Parking Structure - Gabilan and Church Street	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Construct parking structure at the corner of West Gabilan and Church Streets for use by City, County and Court employees and public. Project would be funded by share of City and County funds.	Continue design support for parking structure development.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
City of Salinas Cont.				
Public Health Laboratory Upgrades (Unidirectional Workflow)	Laboratory is requesting to construct a Unidirectional Workflow inside the lab for specimen testing and safety. This project involves construction of walls, new plumbing, electrical, airflow testing and installing new laboratory equipment. Epidemiology and Laboratory Capacity for Infectious Diseases Cooperative Agreement (ELC) funding is pending. ELC provides crosscutting and disease-specific funding support for public health laboratories through the CDC.	Consider Green Building techniques where appropriate.	Laboratory is requesting to construct a Unidirectional Workflow inside the lab for specimen testing and safety. This project involves construction of walls, new plumbing, electrical, airflow testing and installing new laboratory equipment. Epidemiology and Laboratory Capacity for Infectious Diseases Cooperative Agreement (ELC) funding is pending. ELC provides crosscutting and disease-specific funding support for public health laboratories through the CDC.	At present, a grant is being sought for the requested funding of \$150k. Funding for fiscal year 23-24 has already been awarded by CIC. We are currently in a holding pattern, waiting to determine if the grantor will provide the necessary funds before utilizing the allocation from CIC. Once confirmation is received, either through the grant or CIC awards, the project can commence.
Recuperative Care Project	(blank)	Consider Green Building techniques where appropriate.	In response to the growing need for supportive sheltering for individuals experiencing homelessness while recovering from illness or hospital stays, the project aims to develop a community of 30 non-congregate modular units, each consisting of a single restroom and a single bed. These units are designed to create a supportive and healing environment for individuals on their journey to recovery while offering them an opportunity to get on a path towards permanent housing.	<ol style="list-style-type: none"> 1. Conduct an assessment near the Share Center located at 845 E. Laurel Drive, Salinas, CA 93906, to determine the feasibility of installing 30 individual homes. 2. Obtain costs for these types of homes and refine the CIP as information becomes available. The rough estimated assembly cost for each home is \$60k, totaling \$300k. 3. Issue a Request for Proposals (RFP) for the installation of 30 homes at Share Center. 4. Issue a Notice to Proceed if the proposal meets the budget.
Remittance Processor Equipment	(blank)	N/A	Purchase replacement sorting equipment for Treasurer Tax-Collector's Office	Purchase and install equipment.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
City of Salinas				
Replace Generators at 1441/1488 Schilling Pl Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Install replacement generators at 1441 and 1488 Schilling Place. Existing generators have exceeded their useful life and are non-operable due to current air quality regulations. This project will purchase and install new generators which meet California Air Quality Control Board requirements.	Generators have very long lead times. Goal is to purchase and install generators by June 30, 2025. Due to the emergency need to keep the Schilling Campus operational, PWF used Unscheduled Maintenance funds to cash flow temporary generator rentals. At the time of mid-February, PWF staff is preparing a Board Report to reimburse Unscheduled Maintenance.
Salinas Clinic Services - Same Day Clinic	Not Applicable - The County General Plan is not applicable to projects located within City limits.	N/A	To construct a new primary Care Clinic- in Salinas by entering build-to-suit (construction on the improved property). The Health Center will be approximately 8,000 square feet consisting of 12-15 exam rooms, a conference room, a patient education area, a patient waiting area, ADA compliant patient and staff restrooms.	Clinic Services is currently in the initial stages of lease negotiation to secure a shell suite in North Salinas. Upon securing the suite Clinic Services intends to negotiate build to a suite construction on improved property. The project is fully/ partially funded.
Youth Center Tenant Improvements (Design and Planning) - 970 Circle Dr	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Prepare programming level design documents and cost estimate for tenant improvements to facility to meet current ADA/California Building Code (CBC) Chapter11-B Code Compliance and Fire and Life Safety Code Compliance.	Complete programming level design and cost estimate. Future CIP years will request funding for full design drawings and construction.
Zero Net Carbon Solar Project	Not Applicable - Project is within city limits.	Solar Energy, Energy Efficiency Upgrades, Battery Storage	<p>1410 Natividad Rd, Jail Complex: Install a 1,285.9kW rooftop solar array with a 2,145.6kWh battery at the "New" jail building along with a 372.7kW rooftop solar array on the public safety building as well as energy efficiency upgrades resulting in a reduction of 127,895 kWh of energy.</p> <p>1441 Schilling Place Building: Install A 1,010.7kW rooftop solar array with a 2,536.8kWh battery and energy efficiency upgrades resulting in a reduction of 311,950 kWh of energy.</p> <p>Staff is evaluating County support and oversight requirements, which may result in a funding need for project management.</p>	Contracts Executed and Design and Engineering reviewed. Groundbreaking expected August of 2023.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Countywide				
Bridge Preventative Maintenance Program (BPMP)	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Federal Bridge Preventive Maintenance Program (BPMP) painting of various bridges as follows: South County Bridges: North Fork Rd Br; Co. No. 410 : Griffin Road Bridge; Co. No. 423: Milpitas Road Bridge; Co. No. 411: Parkfield Coalinga Road Bridge; Co. No. 430 Carmel Valley/Big Sur Bridges: Carmel Valley Road Bridge; Co. No. 549: Garrapatos Road Bridge; Co. No. 527: Old Coast Road Bridges; Co. No. 548 & 547	Initiate Preliminary Engineering (PE) for federal project
Community Road Maintenance Program	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10; and 1982 General Plan Goal 39 Provide for a Road and Highway Network to Meet the Needs of Existing and Anticipated Movements of People and Commodities.	N/A	This project is part of the Local Road Rehabilitation Program. Throughout the year, Supervisorial Districts request services to address smaller road maintenance items that are outside of the budgeted/planned activities, and do not rise to the level of a capital project. The County Road Maintenance Program (CRMP) intends to allocate a specific amount of Measure X funding for Supervisorial Districts to prioritize and address road maintenance services in their areas.	Perform road repair / resurfacing for the current year. Annual Program.
Countywide - NPDES Streetsweeping	Projects that have already been reviewed in previous environmental documents and/or have required County permits where there was a determination that the project or program was consistent with the applicable General Plan or Local Coastal Program.	Consider contracting and use of low or zero emissions street sweepers.	State mandate requires the County to comply with the Federal Clean Water Act - Stormwater National Pollution Discharge Elimination System (NPDES) permits. The permit requires a Stormwater Pollution Prevention Plan (SWPPP) which includes: 1. perform scheduled sweeping efforts for all urban areas with curb and gutters; 2. stenciling of drain inlets; 3. monitoring of storm drain outfall; 4. code enforcement of private construction to conform with area SWPPP; 5. inspection of industrial and commercial sites for conformance of on-site SWPPP; 6. provide public education especially for industries and commercial establishments; 7. detection of illicit discharge and elimination; 8. provide staff training for NPDES stormwater inspection; and other permit requirements. Funding under this Capital Project will meet a portion of the permit requirements by performing streetsweeping at various locations throughout the County.	Complete scheduled street sweeping. This is an Annual Program.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Countywide				
Countywide - Proactive Drainage Maintenance & Flood Protection	Maintain existing roads consistent with 2010 General Plan Goal C-4 Provide a Public Road and Highway, provide Safe Movement of People and Commodities (2010 General Plan Policy C-4.10), and 1982 General Plan Goal 39 Provide for a Road and Highway Network to Meet the Needs of Existing and Anticipated Movements of People and Commodities.	Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	Within the 1,200-lane miles of County road infrastructure are various drainage facilities, ranging from open roadside ditches to underground culverts/drainage pipes. These drainage facilities serve to divert stormwater runoff and allows safe passage of vehicles on County roads during rain and storm events. This project/task is to perform drainage maintenance at various locations throughout the County.	Complete scheduled drainage maintenance. This is an Annual Program.
Countywide - Striping Program	Maintain existing roads consistent with 2010 General Plan Goal C-4 Provide a Public Road and Highway, provide Safe Movement of People and Commodities (2010 General Plan Policy C-4.10), and 1982 General Plan Goal 39 Provide for a Road and Highway Network to Meet the Needs of Existing and Anticipated Movements of People and Commodities.	Consider replacement of striper truck with a zero emissions or partial zero emissions vehicle. Consider contracting with a striper consultant that uses striper trucks with zero emissions or partial zero emissions.	This is an annual program to perform to perform traffic striping maintenance work, mainly funded by Measure X and/or SB 1. In years past, County Road Maintenance deployed a maintenance striping program consisting of an application for paint striping to multiple County roads, performed per Caltrans Standards. The County's striper truck is no longer operational which impacted the striping project in fiscal year 19/20. To continue the striping program next year, restriping of County roads is proposed to be performed by a striping contractor, while the County purchases a new striper truck to initiate this previous routine program. Note that this program does not include the thermoplastic striping. This is for the paint striping, which is the majority of County roads that are centerline-striped.	Stripe various County roads. This is an Annual Program.
Countywide Supplemental Roadway Vegetation Removal	Maintain existing roads consistent with 2010 General Plan Goal C-4 Provide a Public Road and Highway, provide Safe Movement of People and Commodities (2010 General Plan Policy C-4.10), and 1982 General Plan Goal 39 Provide for a Road and Highway Network to Meet the Needs of Existing and Anticipated Movements of People and Commodities.	N/A	Given the rural nature of the majority of the County roads, vegetation (brushes/trees) encroach in the pavement/road right-of-way interfering and hindering sight distance of motorists. This project/task is to perform vegetation removal at various locations throughout the County. This is an Annual Program.	Complete scheduled vegetation removal and routine maintenance.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Countywide				
CSA/CSD Water and Sewer Projects Using ARPA Funds	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS) and with 1982 General Plan Objective 53.1 to achieve a sustained level of adequate water services.	N/A	This project designates a portion of the County's anticipated American Rescue Plan Act (ARPA) funding to water and sewer system improvement projects in the County's County Service Areas and County Sanitation Districts. Project funds must be encumbered by December 31, 2024 and expended by December 31, 2026.	Continue construction progress. All work is planned to be completed by the program deadlines.
Electric Charging Stations at Various County Facilities	Consistent with the 2010 General Plan Goal OS-9, Promote energy efficient uses. Specifically Policy OS-9.1 the use of solar, wind and other renewable resources for agricultural, residential, commercial, industrial, and public building applications shall be encouraged.	Consider Green Building techniques where appropriate. Electric charging stations promote alternative energy usage.	This project is to install multiple EV charging stations across the County facilities to provide vehicle charging for County fleet, employees, and the public in certain scenarios. Central Coast Community Energy (3CE) is also offering \$20,000 per project to support installation and hardware costs. Various facilities across the County would be good candidates, such as the Monterey or Salinas Courthouse, the Natividad Jail or hospital, the Health Department Building, and others. These sites will likely require more extensive site preparation. Site readiness would typically be performed through JOC contractors with EV hardware and installation provided through cooperative contracts. County funding is required for all site readiness which varies per project depending on existing conditions and the extent of upgrades required. Previously tracked as Project Admin 2021-01 EV	EV charging station site construction continues into FY 25/26.
Elkhorn Road Rehabilitation	Upgrades or additions to existing government services within Public and Quasi-Public facilities consistent with the 2010 General Plan. (Key Policy 3.1.1 manage County Roads)	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Elkhorn Road, a County-maintained road, from Hall Road to Kirby Road, near the community of Las Lomas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, Elkhorn Road will continue to provide transportation mobility for the residents, businesses, and visitors of Monterey County. The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X and SB 1, and was identified as a pavement project during the Measure X campaign. Maintenance on the facility will be minimal since the roadway will be newly rehabilitated. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance forces. Previously listed as PW 2019-06.	Solicit for construction bids and begin construction.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Countywide				
Guardrail Repair Program	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10 and 1982 General Plan Goal 39 Provide for a Road and Highway Network to Meet the Needs of Existing and Anticipated Movements of People and Commodities.	Consider longer-lasting guardrail materials, such as stainless steel, can also contribute to sustainability efforts.	This project is to annually repair existing guardrails along County roads, or install new guardrail where warranted. Annual Program.	Replace damaged or install new guardrail sections, on an annual basis as needed.
Local Road Rehabilitation Program	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Consider the use of pavement recycling techniques that could reduce traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	<p>A local roads rehabilitation program functioning as a ‘pay as you go’ (PAYGo) 10-year Pilot Program. The dedicated funding source would be the Road Fund’s share of the County Transient Occupancy Tax (TOT), currently estimated to be approximately \$10 million per year for mandated roads maintenance work. This TOT work is supplemented by the Community Street Repair Program (Project 1170) which allocates \$1.4 million in Measure X funding for smaller communities. TOT funding would be allocated in the following approximate amounts: \$2.0 million – Annual Seal Coat Program (Project 5522); \$1.0 million – Maintenance crew needs; County Road Maintenance Program (CRMP, Project 5101) - \$1.5 million to address smaller road maintenance items in Supervisorial Districts that are outside of the budgeted/planned activities, and do not rise to the level of a capital project; \$5.5 million - Other planned projects in the Local Road Rehabilitation Program.</p> <p>The Seal Coat Program is vital maintenance for the longevity of roads throughout the County. Generally the PWFP Pavement Management Program keeps the majority of wear-damaged roads usable using light maintenance, such as slurry seal, chip seal or thin overlay processes. At the same time, a small amount of road segments are overhauled using large digouts or total section reconstruction because maintenance has been neglected far too long. The latter is a more expensive proposition per linear length of road. The balance of regular light maintenance routine and gradual reconstruction of road segments prolongs the replacement of good to moderately worn roads.</p>	Annual local roads projects are determined by PWFP - Roads and Bridges staff based on highest need consistent with the priorities set by the Local Roads Rehabilitation Program policy. Work planned for FY 25/26 includes road segments in Tierra Grande, and Jolon Rd.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Countywide				
NGEN Analog Overlay Upgrade	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with the 1982 General Plan and with the 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS).	N/A	Upgrade and replace components of the NGEN VHF Analog Overlay System to maintain and improve public safety and emergency radio communications across law, fire, and EMS divisions within the Monterey County Operational Area. The NGEN Analog Overlay system provides primary coverage in rural areas for public safety first responders, provides fire paging capabilities for all Monterey County fire agencies, and is redundant backup for areas with digital system capabilities. The current system is end of life and end of support, putting consistency and reliability of public safety and emergency communications within the Monterey County Operational Area at risk. This project will allow Monterey County to provide more consistent radio communications across all public safety agencies, establish more resilient public safety systems during connectivity and power outages, increase mutual aid and interoperability capabilities, strengthen communications capabilities, and enhance the overall safety of the Monterey County Operational Area.	The project commenced Yr 1 FY24-25 and will require a Yr 2 FY25-26 for completion. The NGEN Executive Board approved a 5-year NGEN Capital Fee collection on 2.22.24 commencing FY24-25 and have approved to maintain the fee on 2.13.25 for FY25-26. Additionally, an HSGP grant was received to help fund the project now shown in funding source below. The NGEN Capital Fee is pending BOS approval for FY25-26. Yr 1 implementation is planned to be completed by 6/30/25 with Yr 2 radios scheduled for delivery in July 2025.
NGEN L3Harris Core Upgrade (Countywide) & Greenfield Site Buildout	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with the 1982 General Plan and with the 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS).	N/A	The NGEN Upgrade project is a major hardware and software upgrade to current L3Harris system release configurations. This project will include the equipment and services needed to upgrade primary and secondary virtual core components, an upgrade of all radio frequency software, current security hardware and software components with upgraded operating system, upgraded dispatch console software, additional dispatch consoles, and phone system integration to the dispatch consoles. An additional site at Greenfield will be constructed as part of the vendor L3Harris' mobilization and fully funded by a grant received and managed by the City of Greenfield.	Project commenced in FY24-25. NGEN Executive Board approved a 5-year NGEN Capital Fee collection on 2.22.24 commencing FY24-25 and have further approved maintaining the fee on 2.13.25 through FY25-26 which is subject to BOS approval. The County of Monterey and City of Greenfield have entered into an MOU to facilitate the buildout of the Greenfield site during L3Harris' mobilization for the Core Upgrade. The project share of cost is allocated as 77% for the County of Monterey (NGEN Capital Fee) and 23% for the City of Greenfield.
Park Repairs - Prop 68 Per Capita Funding	Upgrades or additions to existing government services within Public and Quasi-Public facilities consistent with the 2010 General Plan. Goal PS-11 Maintain and Enhance County's Parks	Consider contracting with local vendors, suppliers, and manufacturers to the extent feasible. Consider employment of residents local to the area of site improvements and/or provide a rideshare program.	This project implements various repair and improvement projects in County Parks, including repairs to the Toro Park Buckeye BBQ structure, bathroom roof replacement at Jacks Park, and campsite improvements and removal of unusable modular units at Lake San Antonio and Lake Nacimiento. Proposition 68 authorized \$4 billion in general obligation bonds to finance drought, water, parks, climate, coastal protection, and outdoor access for all programs. The Per Capita Grant is a non-competitive funding grant in which the County has been allocated \$631,430.	Complete majority or all work by the end of FY 24, subject to permitting and materials lead time constraints. Campground-related work requires State permitting. Work that cannot be complete by May 2024 will likely need to move to the end of the calendar year due to the busy summer visitor season.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Countywide				
Parks Master Plan	Not Applicable	Not Applicable	This project is to develop a Countywide Parks Master Plan for the day use parks and Lake San Antonio (Laguna Seca Recreation Area and Lake Nacimiento Resort will be separate Master Plans). This funding will be used to hire a consultant to complete a number of tasks needed to develop a comprehensive plan for operations, maintenance and park use. The Parks Master Plan will establish a long-range vision for the County Parks, which will help prioritize future park system improvements and services based on constituent needs and funding opportunities. The Parks Master Plan will provided the basis for future actions and will be a strong resource to support development of competitive applications for grant funding opportunities. Without a Parks Master Plan, the County will not have a community-based roadmap to guide future operational and capital planning decisions to best manage and guide the County Parks system.	\$50,000 for RFP to determine actual costs approved by the Board of Supervisors at FY 23/24 budget hearings.
Parks Water and Sewer Projects Master Plan (ARPA Funds)	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS).	Consider contracting with local vendors, suppliers, and manufacturers to the extent feasible. Consider employment of residents local to the area of site improvements and/or provide a rideshare program.	This project designates a portion of the County's American Rescue Plan Act (ARPA) funding to water and sewer system improvement projects in the County parks system (Toro, Royal Oaks, Manzanita, Lake San Antonio, and Lake Nacimiento). Projects for Laguna Seca were awarded separate funds and are tracked under separate CIP projects 8816 and 8817. Funds are distributed between the parks based on initial project cost estimates. Project funds must be encumbered by December 31, 2024 and expended by December 31, 2026.	The JOC program is being utilized to complete construction. Some construction work is carrying forward into FY 2025/26 and is expected to be completed by the end of the fiscal year.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Fort Ord Master Plan				
East Garrison Library	<p>Upgrades or additions to our public libraries is consistent with the 2010 general plan Library services - Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES. Consistent with Fort Ord Master Plan Objective A integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula. Making open spaces accessible as a regional resource, which a public library can help achieve by providing a community space where people can access information and resources related to these open spaces.</p>	<p>Consider contracting with local firms and sourcing local materials and labor for implementation of the library construction.</p> <p>Green Building Standards required. New buildings must meet LEED silver standards (MCC Chapter 18.11).</p>	<p>Planning, design and construction of a new library facility in East Garrison. Current planning is for a stand-alone branch building of roughly 4,000 square feet, with a community room and Sheriff substation.</p> <p>Interior furniture, fixtures and equipment (FF&E) for the future East Garrison Library includes all staff and public furniture, all library shelving, and all library technology (connectivity, wireless, public and staff computers, telephones and other branch systems). This also includes signage, an "opening day" materials collection, and interior finishes. Planning has begun for services in this community. This project estimate is based on that size estimate and recent projects. As this is a new facility, there are no elements that can be moved from an existing facility, service will have to be established from scratch. This project anticipates a mixture of developer and tax increment funding for construction, and is not expected to have an impact on the County General Fund.</p>	<p>Project is in the schematic design phase. PWFP, Library and HCD staff are working in collaboration with the project architect. The schematic design and design development phases will be completed in the first year of the CIP.</p> <p>Revised site plan and floor plans provided by architect and discussed during by weekly meetings by team. Project schedule reviewed with architect's team on 05/16/2024. DD on the way. Working on DRC submittal documentation. DRC scheduled for mid-July 2024. Project to roll over to FY 2025. Submitted documentation for design review and approval. Architect to perform plan check revision for DRB. Funds rolled over to FY24, new DO. HCD contacted for budget status/review. New RSA with HCD and new DO with architect for CD-CA phase. Updated budget per HCD to cover current fiscal year. WRD to continue w/CD's. EG Community second meeting scheduled for 01/29/2025.</p>

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Fort Ord Master Plan				
East Garrison Mothballing Project	The Mothballing Project is part of the Historic Arts District of the East Garrison development in the Fort Ord Master Plan, Reservation Road Planning Area, East Garrison District. This project is consistent with Cultural Resources Policy B-2 to promote the preservation and enhancement of the East Garrison historic area by implementing needed mothballing and security projects to maintain the integrity of the structures pending their final disposition for restoration.	These buildings are owned by the Successor Agency to the Redevelopment Agency of the County of Monterey. These buildings were designated by California State Historic Preservation Office (SHPO) as Historic Buildings and must be kept in their original design and condition throughout their lifetime. The Architectural design of the World War II buildings serve to commemorate the service of the men and women of the Armed Forces who lived and worked at Fort Ord. Keeping these buildings not only saves resources but also adds character and history to the area. The Mothballing Plan and Existing Conditions Survey of March 16, 2006 detail the measures to be taken to protect these assets, and the Successor Agency will ensure that the projects are consistent with this plan and protect the integrity of the historic buildings. During the demolition of non-historic building in the development it was determined to save the Spanish roof tiles used on these buildings for future repairs. The roof tiles from previously demolished buildings have been stored on site for this purpose. This not only keeps the historic integrity of the buildings, but saves resources by reusing old roof tiles.	This project will be completed by the East Garrison developer. It is included for tracking purposes. This project involves making needed repairs to the roofs, and implementing other needed measures to ensure the buildings are properly secured and protected from degradation. Design is complete, permits pending and the project is ready to implement. Over the past years due to natural weather conditions the roof tiles have degraded and on many buildings are falling off or there is other breakage leading to the possibility of leaking and water intrusion inside the buildings. This may cause additional interior damage. Assessment includes identifying and repairing sources of dirt, moisture or pest intrusion, and any structural elements that need repair or “shoring up” for building integrity and safety. Implementation is anticipate to be complete late spring or summer 2023.	This project will be completed by the East Garrison developer. It is included for tracking purposes.
Greater Monterey Peninsula Area Plan				
HVAC Repairs and Replacement - 1200 Aguajito Rd Monterey	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Design and equipment will be in accordance with Title 24.	This project covers a range of HVAC repairs and improvements based on a 2023 HVAC System Assessment. Work is prioritized as high (Category 1a, 1b, 1c...) through Low (Category 5a, 5b, 5c...). Ranking is based on the condition of equipment, potential for labor and energy savings, improved comfort, and impact on the unexpected failure of a device on the building comfort. Funding request for FY 2024/25 would cover all work designated Category 1 New VAV box retrofits and converted to electronic to eliminate the pneumatic system completely. Other work is divided out across fiscal years. Project costs are divided 50/50 with State Courts.	Categories ranked by priority could not be broken up, Engineer designed a cost-effective solution to retrofit majority of the system from original design to a more efficient system (constant volume double duct mixing boxes to variable air volume, new fan motors, and upgrading digital controls). Requesting mid year augmentation 3/2025 to implement completed design.
Monte Road Bridge 135 - Paint Steel Girders	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider procurement and use of non-toxic and zero-emission materials.	The project will repaint the existing steel members of the bridge to protect from further corrosion.	Continue with project design and permitting.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Greater Monterey Peninsula Area Plan				
Robinson Canyon Road Bridge Scour Repair	The project requires a permit and environmental review that will need to contain findings of consistency with the goals and policies of the 2010 General Plan. (Goal C-4; provide a road and highway network for the safe and efficient movement of people and commodities.)	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Project involves placement of scour countermeasures to protect two exposed bridge pier footings. The countermeasures consist of placing rock slope protection (RSP also known as riprap), sheet pile, or other scour-control measures to reduce scour and undermining of structure footing. The footprint of the RSP, sheet pile, or other scour-control measures will extend no farther than 100 feet from each bridge face.	As of November 2024, construction substantially complete, except for post-construction environmental mitigation activities.
Seaside Community Benefits Office Replacement - 1281 Broadway Ave Seaside	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	This project is to program and design a new facility for the DSS Community Benefits Branch (CB). The location would also serve as a multi-service facility with space for other DSS programs, Library and community partner functions, offering the community a true one-stop experience. Programming and design is underway to determine feasibility and potential costs for this project. Previously tracked in CIP as Project DSS-18-01.	FY26 goal is completion of Design and Engineering and cost estimating based on revised design option, allowing for DSS to seek construction funding during the standard CIP cycle for FY27.
Viejo Road - Shoulder and Asphalt Repair	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provided a Public Road and Highway Network. The efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Consider contracting and use of low or zero emissions equipment and sourcing local materials and labor, to the extent possible.	Viejo Road is a two-way, non-striped paved asphalt road used by residents and emergency vehicles. The proposed project will repair the roadway to pre-storm conditions. The project consists of pavement and slope repair. Included in FY18/19 CIP as 2017 Storm Damage project MTMOC88. Also tracked in previous years as Project PW 2020-13.	Commence construction phase of the project.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Greater Salinas Area Plan				
Davis Road - Bridge Replacement and Road Widening	The project requires a permit and environmental review that will need to contain findings of consistency with the goals and policies of the 2010 General Plan. (Goal C-4; provide a road and highway network for the safe and efficient movement of people and commodities.)	N/A	Replacement of an existing two-lane, low-level bridge with a high-level, four-lane bridge, approximately 74-feet wide and 1,700-feet long with 8 foot shoulders. Widen Davis Road to four lanes from Blanco and Reservation roads.	Project is in the Final Design and Right-of-Way phases. Continue to complete easement purchases and obtain the project's regulatory permits. Work is partially funded in FY 24.
Hartnell Road - Bridge Replacement	The project requires a permit and environmental review that will need to contain findings of consistency with the goals and policies of the 2010 General Plan. (Goal C-4; provide a road and highway network for the safe and efficient movement of people and commodities. Provisions for bicycle and pedestrians must be considered (Policy C-4.3 and Policy S-5.12)	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Replace an existing two-lane, box culvert/bridge over Alisal Creek. The new bridge will be 45-feet 3-inches wide and 26-feet long.	Complete construction of the Project.
Old Stage Road Rehab Alisal Rd to Iverson Rd	Upgrades or additions to existing government services within Public and Quasi-Public facilities consistent with the 2010 General Plan. (Goal C-4; provide a road and highway network for the safe and efficient movement of people and commodities.)	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	<p>The Project is to extend the service life of Old Stage Road, a County-maintained road, from Alisal Road to Iverson Road, near the community of Chualar. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, Old Stage Road will continue to provide transportation mobility for the residents, businesses, and visitors of Monterey County.</p> <p>The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1 and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign.</p> <p>Maintenance on the facility will be minimal since the roadway will be newly rehabilitated. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance forces.</p>	Continue preliminary engineering/study for the various segments along Old Stage Rd. Construction is tentatively scheduled for the segment between Iverson Rd and Chualar Canyon Rd in FY27.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Greater Salinas Area Plan				
Women's Shelter Building Repairs & Kitchen Upgrades	Consistent with 2010 General Plan Goal PS- 9, ASSIST RESIDENTS TO PROVIDE THE SUBSISTENCE NEEDS OF THEMSELVES AND THEIR FAMILIES.	Consider Green Building techniques where appropriate.	This approximately 5,520 sq.ft. facility provides housing for Monterey County women and children involved in Domestic violence and homeless situations. The project would address several repair and renovation needs including replacing worn out stovetop burners and kitchen sinks/cabinetry, and upgrading cold storage with two additional commercial refrigerators for clients of the shelter to store food (estimated \$353,500). Other work includes: Electrical panel upgrades; water heater and furnace replacement; fire alarm upgrades; upgrade restroom partition stalls, sinks, showers, and water damage repair; replace old cracked flooring throughout building; repair/upgrade HVAC system; seal and repaint cracks in stucco; new landscaping in backyard to provide children an outside play area; landscaping; resurface and stripe parking lot. Previously tracked as Project DSS-17-01.	Plan check submitted for building permit. PIF issued to Gordian. Awaiting electrical plans from WRD. Building permit ready to be issued. Electrical plans will be submitted as revision. JSM conducted on 05/21/2024. RFP issued and due on 06/24/2024. Project to roll over to FY 2025. JOC proposal received on 7/17/2024. Reviewed and returned to contractor. Received revision 3, reviewed and returned on 09/12/2024. Requested a new contractor from Gordian. New JSM performed on 10/2/2024. Contractor to review CD's. Site walk with all subs. scheduled for 10/24/2024, 11/04/2024 & 11/06/2024. TGG submitted JOC proposal on 01/10/2025. Reviewed proposal and returned to TGG with comments on 01/15/2025.
North County Coastal Land Use Plan				
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 4	Upgrades or renovations to existing Public and Quasi-Public facilities consistent with 1982 General Plan Goal 39 Provide for a Road and Highway Network to Meet the Needs of Existing and Anticipated Movements of People and Commodities.	Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts. Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements. Consider green infrastructure practices, such as permeable pavement or bioswales, to manage stormwater runoff and reduce impacts on the environment.	The Transportation Agency of Monterey County (TAMC) in partnership with the County of Monterey and California Department of Transportation (Caltrans) conducted a study of the G12 Corridor, extending from Pajaro to Prunedale, to identify improvements that will provide safer access to all modes of travel. The Corridor Study evaluated current and future travel patterns between the US101/ San Miguel Canyon Road Interchange in Prunedale, to the State Route 1 (SR1) / Salinas Road Interchange, to the end of Main Street in Pajaro. This project is for the Project Area 4, known as Elkhorn Road, between Hall Road/Elkhorn Road and Werner Road, and specifically focuses on the narrow bridge crossing over the railroad tracks. The proposed improvements for Project Area 4 include: <div> <input checked="" type="checkbox"/> Widen Elkhorn Road Bridge to accommodate Class II Bike Lanes on both sides, and a sidewalk on south side. </div>	Continue to seek funding.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
North County Inland Area Plan				
Castroville- Active Transportation Project	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS). Maintain existing roads consistent with 2010 General Plan Goal C-4 Provide a Public Road and Highway, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts. Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	Design and construction of 24 sidewalk improvements, 15 curb sidewalk with curb and gutter, 36 ADA ramps, cross walks, Class III Bike Lanes, and Safe Routes to School/education. Previously tracked as Project PW 2024-13.	Preliminary design and environmental studies initiated.
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 2	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts. Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.	<p>The Transportation Agency of Monterey County (TAMC) in partnership with the County of Monterey and California Department of Transportation (Caltrans) conducted a study of the G12 Corridor, extending from Pajaro to Prunedale, to identify improvements that will provide safer access to all modes of travel. The Corridor Study evaluated current and future travel patterns between the US101/San Miguel Canyon Road Interchange in Prunedale, to the State Route 1 (SR1)/Salinas Road Interchange, to the end of Main Street in Pajaro.</p> <p>This project is for the Project Area 2 on San Miguel Canyon Road (G12), located north of Prunedale between Castroville Boulevard and Corto San Miguel Road. The proposed improvement concepts include:</p> <p>Echo Valley Road Alternative 1: Realigning Echo Valley Road approach at San Miguel Canyon Road to align with Garlen Lane and Installing a Roundabout at the junction; and Widen to provide a center two-way left-turn lane on San Miguel Canyon Road between Pond Derosa Lane and Paradise Road;</p> <p>Echo Valley Road Alternative 2: Widen to provide a center two-way left-turn lane on San Miguel Canyon Road between Pond Derosa Lane and Paradise Road (only);</p> <p>Install a Roundabout at San Miguel Canyon Road and Strawberry Road;</p>	Continue to seek funding.

Attachment 1.4 - Project Details

Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
North County Inland Area Plan				
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 3	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	<p>Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts.</p> <p>Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.</p> <p>Consider design of the roundabout or traffic signals should include energy-efficient lighting and controls to minimize energy consumption.</p>	<p>The Transportation Agency of Monterey County (TAMC), in partnership with the County of Monterey and California Department of Transportation (Caltrans), conducted a study of the G12 Corridor, extending from Pajaro to Prunedale, to identify improvements that will provide safer access to all modes of travel. The Corridor Study evaluated current and future travel patterns between the US101/ San Miguel Canyon Road Interchange in Prunedale, to the State Route 1 (SR1) / Salinas Road Interchange, to the end of Main Street in Pajaro.</p> <p>This project is for the Project Area 3, that entails the Las Lomas area, between San Miguel Canyon Road and Elkhorn Road. The proposed improvements for Project Area 3 (Las Lomas Area) include:</p> <p>Hall Road at San Miguel Canyon Road; Modify existing traffic signal, remove free right turn eastbound. Hall Road at Sill Road Alternatives; Alternative 1: Roundabout (preferred) Alternative 2: Traffic Signal on Hall Road at Las Lomas Drive, and Willow Road. Install a modern Roundabout Realign Sill Road and Las Lomas Drive east of the intersection, to form a single junction point at Hall Road Restrict left turns out of Willow Road, rerouted to turn around at roundabout Widen Hall Road to provide a center two-way left-turn lane west of Willow Road. Install a frontage road on the south side of Hall Road to consolidate the multiple driveways and</p>	Continue to seek funding.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
North County Inland Area Plan				
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 5	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	<p>Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts.</p> <p>Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.</p> <p>Consider design of the roundabout or traffic signals should include energy-efficient lighting and controls to minimize energy consumption.</p>	<p>The Transportation Agency of Monterey County (TAMC) in partnership with the County of Monterey and California Department of Transportation (Caltrans) conducted a study of the G12 Corridor, extending from Pajaro to Prunedale, to identify improvements that will provide safer access to all modes of travel. The Corridor Study evaluated current and future travel patterns between the US101/ San Miguel Canyon Road Interchange in Prunedale, to the State Route 1 (SR1) / Salinas Road Interchange, to the end of Main Street in Pajaro.</p> <p>This project is for the Project Area 5 includes the junction of Salinas Road and Elkhorn Road, including Werner Road and Salinas Road from G12 to Bay Farms Road. The proposed improvements for Project Area 5 include: G12 (Elkhorn Road) / Werner Road / Salinas Road junction; Alternative 1 – Roundabout (preferred) Combine the three intersections into one and install a modern roundabout Remove Salinas Road between Werner Road and G12 Provide driveway access to local residents and businesses Relocate the grange hall in northwest corner Alternative 2 – Traffic Signals Install three traffic signals at G12/Werner Road, Salinas Road/Werner Road, and Salinas Road/G12. If and when warranted, install a traffic signal at Salinas Road and Fruitland Avenue; If and when warranted, install a traffic signal at Salinas Road and Hillcrest Road</p>	Continue to seek funding.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
North County Inland Area Plan				
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 6 (Salinas and Pajaro Rd)	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider implementing supportive infrastructure of multi-modal transportation.	<p>Project to implement traffic calming/road diet on Porter Dr and Salinas Rd, in Pajaro.</p> <p>The Transportation Agency of Monterey County (TAMC) in partnership with the County of Monterey and California Department of Transportation (Caltrans) conducted a study of the G12 Corridor, extending from Pajaro to Prunedale, to identify improvements that will provide safer access to all modes of travel. The Corridor Study evaluated current and future travel patterns between the US101/ San Miguel Canyon Road Interchange in Prunedale, to the State Route 1 (SR1) / Salinas Road Interchange, to the end of Main Street in Pajaro. This project is for the Project Area 6 on the northern end of the G-12 corridor in Pajaro, approximately 1.6 miles long. The proposed improvements include: Implement a Road Diet on Salinas Road, Reduce from 4 lanes to 2 lanes, Install a Buffered Bike Lane (8' Class II Bike Lane with 6' Buffer); South of the Railroad Crossing, install a raised median on Salinas Road and an overhead arch sign with "Welcome to Pajaro," to provide entry features and an improved transition into Pajaro; Install 5' Class II Bike Lanes and 3' Buffer where feasible within Pajaro; Construct 5' Sidewalk where needed to fill in gaps in the pedestrian network, between Railroad Avenue and San Juan Road; Install Rectangular Rapid Flashing Beacons (RRFB) at existing mid-block crossing south of Bishop Street (in current County plans); Reconfigure the parking north of Bishop Street on the west side of G12 (Salinas Road) to be off-street, Adjacent to roadway, construct curb, gutter, 5' minimum sidewalk with 3' landscaped buffer, Provide diagonal front-end parking, Provide a 13' one-way Aisle for parking maneuvers, entry and exit, Provide a 5' minimum buffer adjacent to the</p>	Continue design phase.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
South County Area Plan				
Bradley Road - Bridge Scour Repair	The project requires a permit and environmental review that will need to contain findings of consistency with the goals and policies of the 2010 General Plan. (Goal C-4; provide a road and highway network for the safe and efficient movement of people and commodities.)	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Project involves placement of scour countermeasures to protect two exposed bridge pier footings. The countermeasures will consist of placing rock slope protection (RSP also known as riprap). Sheet pile, or other scour-control measures, to reduce scour and undermining of structure footing is needed. The footprint of the RSP, or other scour-control measures will extend no farther than 100-feet from each bridge face.	Continue construction phase of the project.
Gonzales River Road - Bridge Replacement Project	The project requires a permit and environmental review that will need to contain findings of consistency with the goals and policies of the 2010 General Plan or Local Coastal Program. Goal C-1 Achieve an Acceptable Level of Service by 2030, specifically Policy C-1.1; Policy GMP-2.5).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	The existing Gonzales River Road Bridge will be replaced with a new bridge approximately 44-feet wide and 1,661-feet long and will be elevated to provide for adequate clearance during high-flow storm events. Just the design and environmental documentation for the project is listed, the right-of-way and construction costs will be estimated and budgeted at future date.	Continue the design and environmental work for the project.
Jolon Rd Rehabilitation (US101 to 6 miles n/o Mission Rd)	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will rehabilitate the existing pavement providing a smoother surface, reducing traffic impacts, delays, and fuel consumption.	The Project is to extend the service life of Jolon Road, a County maintained road, from the southern US-101 interchange to 5.7 miles north of Mission Road, near the community of Lockwood, approximately 27 miles in length. Project will rehabilitate the roadway pavement by performing localized pavement repairs and resurfacing the road with hot-mix-asphalt. When complete, Jolon Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The preliminary engineering/planning phase of the project is fully funded by Measure X, as it was identified as a pavement project during the Measure X campaign. Due to the length of the project, PWPF is pursuing the Defense Community Infrastructure Program grant to the fund the construction phase of the project. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Commence preliminary engineering/design in FY26.
Lake Nacimiento Mobile Homes (2) Purchase	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS).	Consider purchase of units from local distributor to the extent feasible. Consider replacement with units manufactured as close as possible to a net zero carbon footprint, from materials to design and construction.	Replacement of two (2) Mobile Home units burned in 2016 fire. Funded by insurance payout received in 2016	Currently receiving quotes for purchase of new mobile home units. Goal is to complete purchase and installation this fiscal year.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
South County Area Plan				
Lake San Antonio Water System Temporary Compliance Measures	Improvements to the outdated water treatment plant at LSA South Shore are consistent with GOAL PUBLIC SERVICES -2 (ASSURE AN ADEQUATE AND SAFE WATER SUPPLY TO MEET THE COUNTY'S CURRENT AND LONG-TERM NEEDS.) and PUBLIC Services Goal-11(MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES) .The County is seeking to give full utilization of park and recreation facilities owned and/or operated by other agencies to the public.	Consider incorporating temporary solutions as a part of the broad permanent solution, in an effort to reduce the cost once a permanent solution is actively being implemented.	This project would allow Public Works, Facilities and Parks (PWFP) to implement several minor improvements to the outdated water treatment plant at LSA South Shore. This augmentation would be a stopgap, temporary solution to keep the park open to visitors. The permanent solution is listed as Unfunded CIP project PWFP 2023-13 with an estimated cost of \$1,525,000. That project includes additional upgrades that would drastically improve the water quality and treatment/distribution systems. Due to an outdated treatment system, LSA South Shore water has not met turbidity standards since 2015. Since then, Parks staff have provided notifications to the public in order to continue services.	Temporary measures will be implemented to attempt to meet water quality standards. Work should be completed by May 2025; however if work extends into the summer tourist season, work will need to pause until next off season in FY 2025/26
Nacimiento Lake Drive - Bridge No. 449 Replacement	The project requires a permit and environmental review that will need to contain findings of consistency with the goals and policies of the 2010 General Plan. (Goal C-4; provide a road and highway network for the safe and efficient movement of people and commodities.)	N/A	Replacement of the existing Nacimiento Lake Drive Bridge over San Antonio River with a new 34-foot wide and 297-foot-long bridge.	Construction is complete. Project closeout and plant establishment will continue in FY 2024/25.
New South County Bookmobile	(blank)	Consider EV or other energy efficient options.	Replace the South County Bookmobile with a new vehicle. The vehicle is a fully mobile mini-branch library with a collection, technology, and connectivity. It serves communities without a branch library, and can be used in emergencies as a mobile hot spot, and an outreach vehicle.	Complete an RFP for a vehicle, select a vendor, pay deposit requirement, start build process. The Library is working with potential donors to fund a portion of the purchase.

Attachment 1.4 - Project Details
Projects Previously Reviewed by the Planning Commission

Area/Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
South County Area Plan				
San Ardo Safe Route to School Program	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS). Maintain existing roads consistent with 2010 General Plan Goal C-4 Provide a Public Road and Highway, and provide Safe Movement of People and Commodities (Policy C-4.10).	<p>Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts.</p> <p>Consider contracting with local firms and sourcing local materials and labor for implementation of the construction improvements.</p> <p>Consider signage and wayfinding to promote public transportation, which can further reduce vehicle traffic and emissions.</p>	<p>Construct curb and gutter, and sidewalk on one side of identified streets and corresponding pavement marking, signage and lighting. Project includes intersection of Godchaux/Center Street, continues on Godchaux Street to College Street, College Street to Annette Street. Center Street from Annette to Jolon St. Provide Safe Routes to School activities. Previously tracked as Project PW 2024-14.</p>	<p>90% design drawings being prepared. Construction scheduled for August 2025. Tasks to be completed first year will be the preliminary engineering (PA&ED).</p>
San Lucas Library Landscaping	Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES).	<p>Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements.</p>	<p>This project is to complete the landscaping around the San Lucas Library. Phase I consisted of grading and putting down decomposed granite in the intended project area. This phase will complete with amenities, trees, shade structures, and a play area.</p>	<p>A grant of \$67,000 has been received for this project, and the plans will be revised and recosted to be completed. An anticipated cost of \$200,000 total would complete this project, and the Department's request will be to take the remaining cost from Library Fund Balance, and complete the project.</p>

Exhibit B

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Exhibit B – CIP Development Overview

CIP Development

The Capital Improvement Program 5-Year Plan (CIP) sets forth the public projects necessary to maintain and improve the County's public facilities and contribute to an orderly implementation of the County General Plan. Public facilities include buildings, major equipment, telecommunication infrastructure, parks, and transportation systems. Projects listed in the CIP cost over \$100,000 and provide long-term assets to the community. Development of the CIP is divided into phases: Project Development, Capital Improvement Committee (CIC) review, Budget Committee (BC) review, Budget Workshop, Planning Commission review, Budget Hearings, and adoption by the Board of Supervisors.

Project Development

Per Monterey County Code §2.28.010, Public Works, Facilities & Parks (PWFP) is charged with providing capital planning services, including development of the annual CIP. PWFP works with county departments to develop their capital project requests for inclusion in the CIP. Departments may submit either funded or unfunded projects.

Projects with funding identified in the upcoming fiscal year are included in the County proposed budget for adoption. All other projects, including unfunded projects and those planned for future years (regardless of funding status) are included for planning purposes only and demonstrate the magnitude of work expected to be completed over the next five years.

Capital Improvement Committee (CIC)

The CIC was established in 2005 to plan for future capital projects and make recommendations to the Board on major capital projects and expenditures, including review and recommendations concerning the annual update for the CIP. The CIC also establishes priorities between competing capital project needs.

Each year the CIC reviews the proposed list of funded projects for the annual CIP update and provides recommendations for prioritizing unfunded and partially funded projects, should additional funding become available. The CIC recommendations are incorporated into the subsequent report to the BC. The CIC places an emphasis on projects in targeted geographical areas with disadvantaged communities, which may qualify the County to leverage grant funding. Projects that address immediate health and safety needs, impact larger portions of the County population or add/improve a major County service are also considered in these recommendations.

Budget Committee (BC)

The BC reviews the CIP for fiscal matters, including proposed funding sources for projects in the upcoming fiscal year. The BC may make recommendations to the Board of Supervisors on funding for currently unfunded projects or adjustments to funding sources for budgeted projects.

Planning Commission (PC)

Pursuant to the 2010 General Plan Policy PS-1.2, the County shall develop and adopt a Capital Improvement and Financing Plan and implement ordinances that define the benefit areas, identify and prioritize the improvements for those areas, estimate the cost of improvements, identify the funding sources and provide an anticipated schedule for completion.

The CIP projects list for the upcoming fiscal year is submitted to the PC for review and report to PWFP on the CIP's conformity with the applicable adopted Area Plan or Land Use Plan as stated in Planning and Zoning Law, Government Code Section 65401.

To facilitate ease of use in reviewing the report, projects submitted to the PC are separated by new projects requiring review, and projects reviewed by the PC in previous years. New projects are categorized by geographic area.

Board of Supervisors

The final draft CIP is presented to the Board of Supervisors for adoption with the budget in June of each year.

Exhibit C

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EXHIBIT C - LOS-Deficient Roadways as identified in the EIR for 2010 General Plan

County Roadway Segment Operating at LOS E or F under Existing (2008) or Existing plus Project Development to the Year 2030.		Project Identified in 5-Year CIP FY23/24	Previous CIP Improvement Projects	Accumulated Traffic Impact Fees (As of June 30, 2024)
County Road G11 (San Juan Rd)	Salinas Rd to San Miguel Canyon	PW 2022-09		\$745,985
County Road G11 (San Juan Rd)	Aromas Rd to Carpenteria Rd	PW 2022-09		
County Road G12 (Salinas)	Porter Dr to Railroad Ave	PW 2022-10		
County Road G12 (Elkhorn Rd)	Salinas Rd to Hall Rd	PW 2022-10	Project #s PW 2021-08, PW 2021-03 (G-12 Corridor Areas 1, 6)	
County Road G12 (Hall Rd)	Elkhorn Rd to San Miguel Canyon Rd	PW 2022-10		
County Road G12 (San Miguel Canyon Rd)	Strawberry Rd to Castroville Blvd	PW 2022-10		
County Road G12 (San Miguel Canyon Rd)	Castroville Blvd to US-101	PW 2022-10		
Porter Dr	San Juan Rd to Santa Cruz County Line	PW 2022-11		
Porter Dr	Salinas Rd to San Juan Rd	PW 2022-11		\$796,575
County Road G17 (River Rd)	Las Palmas Rd to Las Palmas Parkway	PW 2022-12		
Blanco Rd	Cooper Rd to Armstrong Rd	PW 2022-14		
Blanco Rd	Armstrong Rd to Davis Rd	PW 2022-14		
Davis Rd	SR-183 to W Blanco Rd	PW 2022-13		
Davis Rd	Blanco Rd to Reservation Rd	Project # 3600 (Davis Bridge and Road Widening)		
San Juan Grade Rd	Salinas City Line to Russell Rd	PW 2022-15		
San Juan Grade Rd - GP Nexus Study Project #7	Russell Rd to Rogge Rd	PW 2022-15	Project #1147 (Rogge Road Intersection Improvements);	
Abbott St	SH 101 to Salinas City Line	PW 2022-16		
Espinosa Rd - GP Nexus Study Project #3	SR-183 to US-101	PW 2022-17		
Harris Rd	Spreckels Blvd to Abbott St	PW 2022-18		
Hebert Rd - GP Nexus Study Project #5	San Juan Grade Rd to Old Stage Rd	PW 2022-19		
Old Stage Rd - GP Nexus Study Project #5	Hebert Rd to Natividad Rd	PW 2022-20		
Russell Rd	SR-101 to San Juan Grade Rd	PW 2022-21		
Carpenter St	Serra Ave to SR-1	PW 2022-22		\$323,487
Ocean Ave	Carmel City Line to SR-1	PW 2022-23		
Rio Rd	Carmel City Line to SR-1	PW 2022-24		
Carpenter St	Carmel City Line to Serra Ave	PW 2022-22		
County Road G14 (Jolon)	US-101 to San Lucas Rd	PW 2022-29		\$215,141

EXHIBIT C - LOS-Deficient Roadways as identified in the EIR for 2010 General Plan

Regional Roadway Segments In the Unincorporated County Operating at LOS E or F under Existing plus Project to Year 2030		Project Identified in 5-Year CIP FY23/24	Previous CIP Improvement Projects	Accumulated Traffic Impact Fees (as of June 30, 2024)
US Highway 101	County Line to to Crazy Horse Canyon	Road sections are managed by State Department of Transportation	Road sections are managed by State Department of Transportation	Road sections are managed by State Department of Transportation
US Highway 101	Crazy Horse to Miguel Canyon Rd			
US Highway 101	San Miguel Canyon Rd to SR-156			
US Highway 101	SR-156 to Pesante Rd			
US Highway 101	Pesante Rd to Espinosa Rd			
US Highway 101	Espinosa Rd to E Boronda Rd			
US Highway 101	E Boronda Rd to W Laurel Dr			
US Highway 101	W Laurel Dr to N Main St			
US Highway 101	N Main St to E Market St			
US Highway 101	E Market St to John St			
US Highway 101	John St to S Sanborn Rd			
SR-1	Salinas Rd to Struve Rd			
SR-1	Struve Rd to Dolan Rd			
SR-1	Dolan Rd to Molera Rd			
SR-1	Molera Rd to SR-183			
SR-1	Fremont Blvd to Canyon del Rey			
SR-1	Canyon del Rey Blvd to Del Monte Ave			
SR-1	N Fremont St to Aguajito Rd			
SR-1	Holman Hwy to Carpenter St			
SR-1	Ocean Ave to Carmel Valley Rd			
SR-1	Rio Rd to Carmel Valley Rd			
SR-68 (Holman Highway)	Forest Ave to 17 Mile Dr			
SR-68 (Holman Highway)	17 Mile Dr to Skyline Forest Dr			
SR-68 (Holman Highway)	Skyline Forest Dr to CHOMP Dwy			
SR-68 (Holman Highway)	CHOMP Dwy to SR-1			
SR-68 (Monterey Salinas Highway)	SR-1 to Olmsted Rd			
SR-68 (Monterey Salinas Highway)	Olmsted Rd to Canyon del Rey Blvd			
SR-68 (Monterey Salinas Highway)	Canyon del Rey Blvd to Bit Rd			
SR-68 (Monterey Salinas Highway)	Laureles Grade Rd to Corral de Tierra			
SR-68 (Monterey Salinas Highway)	Corral de Tierra to Portola Dr			
SR-156	Castroville Blvd to US-101			
SR-183 (Merritt St)	SR-156 to Blackie Rd			
SR-183 (Castroville Rd)	Blackie Rd to Espinosa Rd			
SR-183 (Castroville Rd)	Espinosa Rd to Cooper Rd			



County of Monterey

Item No.5

Board Report

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

Legistar File Number: PC 25-046

May 14, 2025

Introduced: 5/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

APPOINT SUZANNE KUSHNER TO THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:

It is recommended that the Planning Commission appoint Suzanne Kushner to serve on the Carmel Unincorporated/Highlands Land Use Advisory Committee for a term ending July 1, 2026. This nomination was submitted by Martha Diehl, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:

On March 19, 2025, Staff received a Statement of Interest from Suzanne Kushner, expressing interest in serving on the Carmel Unincorporated/Highlands Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Diehl.

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

Prepared by: Janet Navarro, Senior Secretary, ext.5657

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:

Exhibit A - Statement of Interest Information for Suzanne Kushner



County of Monterey Planning Commission

Item No.5

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

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Prepared by: Janet Navarro, Senior Secretary, ext.5657

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:

Exhibit A - Statement of Interest Information for Suzanne Kushner

Attachment A

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

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

Land Use Advisory Committee
Statement of Interest Information Sheet

Name: Suzanne Kushner

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

Number of years residing in that land use area: 3

Occupation: Marketing Technologist (Retired in 2024)

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

1. I grew up next door to a Frank Lloyd Wright home in rural Alabama and learned an appreciation for all things architecturally related at a young age.
2. I subscribe to *Architectural Digest* magazine and actually read it. I also subscribe to *Fine Homebuilding* magazine and actually read that, too.
3. I have suffered through several home renovations/remodels and learned a lot from each and every experience.
4. I am a strong advocate for maintain the architectural integrity of a home and neighborhood where it is located. I hate McMansions and the attitude that goes with them.
5. I appreciate green building practices.
6. Early in my career, I was a journalist who covered the Del Mar, California, City Council, the San Diego Planning Commission, and the Design Review Boards for this coastal community in San Diego County. Their growth and development issues often mirror those we see in Carmel.
7. I know that Shakespeare didn't write books.

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

1. As a Carmel Highlands resident since 2022, I have a strong interest in preserving the architectural heritage and integrity of homes and neighborhoods in this incredible Coastal community. I feel very lucky to live in this small piece of paradise. I am empathetic, however, to the desires of residents who want to build on, renovate or modernize their properties. I would enjoy helping residents advocate for their needs while maintaining the character and beauty of the community that we are famous for worldwide.
2. Finally, by being on this board, I would like to learn more about the history and character of the various communities in and around Carmel and the amazing people who live there.

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