

Attachment B

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When recorded return to:
COUNTY OF MONTEREY HOUSING
AND COMMUNITY DEVELOPMENT
DEPARTMENT - PLANNING
Attn: **KAYLA NELSON**
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901
(831) 755-5025

Space above for Recorder's Use

Owner Name: Marcel Tromp and Astrid Tromp, Trustees of the Tromp Family 2007 Trust
Permit No.: PLN230052
Resolution No.: 24-043
APN: 129-201-052-000
Project Planner: Kayla Nelson

The Undersigned Grantor(s) Declare(s):
DOCUMENTARY TRANSFER TAX OF \$ 0
 computed on the consideration or full value of property conveyed, OR
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area; and
 Exempt from transfer tax,
Reason: Transfer to a governmental entity


Signature of Declarant or Agent

CONSERVATION AND SCENIC EASEMENT DEED (COASTAL)

THIS DEED made this 21 day of November 2025, by and between **Marcel Tromp and Astrid Tromp, Trustees of the Tromp Family 2007 Trust** as Grantor, and the *COUNTY OF MONTEREY*, a political subdivision of the State of California, as Grantee,

WITNESSETH:

WHEREAS, said Grantor is the owner in fee of the real property more particularly described in Exhibit "A" attached hereto and made a part hereof, situated in Monterey County, California (hereinafter the "Property"); and

WHEREAS, the Property of said Grantor has certain natural scenic beauty and existing openness; and

WHEREAS, the Grantor and the Grantee desire to preserve and conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of the Property of the Grantor; and

WHEREAS, the California Coastal Act of 1976, (hereinafter referred to as the "Act") requires that any coastal development permit approved by the County must be consistent with the provisions of the certified Local Coastal Program (LCP); and

WHEREAS, pursuant to the Act, and the LCP, Grantor applied to the County for a permit to undertake development as defined in the LCP; and

WHEREAS, a **Combined Development Permit** (File Number **PLN230052**) (hereinafter referred to as the "Permit") was granted on **October 10, 2024** by the Monterey County **Monterey County Zoning Administrator** pursuant to the Findings, Evidence and Conditions contained in Resolution No. **24-043**. That resolution is attached hereto as Exhibit "B" (without plans) and hereby incorporated by reference, (hereinafter the "Resolution") subject to the following condition(s):

Condition No. 12 "A conservation and scenic easement shall be conveyed to the County over those portions of the property where contiguous environmentally sensitive habitat exist(s), including by not limited to the area east of the existing driveway. The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD – Planning)"

WHEREAS, the County, acting on behalf of the People of the State of California and pursuant to the Act, and in accordance with the findings contained in the Resolution granted the Permit to the Grantor upon condition (hereinafter the "Condition") described above requiring inter alia, that the Grantor record a conservation and scenic easement (hereinafter "easement") over the Property as shown in Exhibit "C" attached hereto and hereby incorporated by reference, and agree to restrict development on and use of the Property so as to preserve the open space, scenic, and/or natural resource values present on the Property and so as to prevent the adverse direct and cumulative effects

on coastal resources and public access to the coast which could occur if the Property were not restricted in accordance with this easement; and

WHEREAS, the County has placed the Condition on the permit because a finding must be made under the law that the proposed development is in conformity with the provisions of the certified Local Coastal Program and that in the absence of the protections provided by the Condition said finding could not be made; and

WHEREAS, Grantor has elected to comply with the Condition and execute this easement so as to enable Grantor to undertake the development authorized by the Permit; and

WHEREAS, it is intended that this easement is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8, of the California Constitution and that said easement shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1; and

WHEREAS, the said Grantor is willing to grant to the County of Monterey the conservation and scenic use as herein expressed of the Property, and thereby protect the present scenic beauty and existing openness by the restricted use and enjoyment of the Property by the Grantor through the imposition of the conditions hereinafter expressed;

NOW, THEREFORE, the Grantor does hereby grant and convey unto the County of Monterey an estate, interest, and conservation and scenic easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed, which estate, interest, and easement will result from the restrictions hereby imposed upon the use of said Property by said Grantor, and to that end and for the purposes of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors, and assigns, with the said Grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the Grantor's Property the various acts hereinafter mentioned.

A. PROPERTY SUBJECT TO EASEMENT. The Property of the Grantor hereinabove referred to and to which the provisions of this instrument apply is situated in the County of Monterey, State of California, and is particularly described and depicted in Exhibit "C", attached hereto, and made a part hereof, hereinafter referred to as the "Conservation and Scenic Easement Area".

B. RESTRICTIONS. The restrictions hereby imposed upon the use of the Conservation and Scenic Easement Area by the Grantor and the acts which said Grantor shall refrain from doing upon the Conservation and Scenic Easement Area in connection herewith are, and shall be, as follows:

1. That no structures will be placed or erected upon said Conservation and Scenic Easement Area.

2. That no advertising of any kind or nature shall be located on or within the Conservation and Scenic Easement Area except directional, warning, traffic, and for sale or rent signs.

3. That the Granter shall not plant nor permit to be planted any vegetation upon the Conservation and Scenic Easement Area, except native plants in accordance with the North County Land Use Plan and approved by the County and the Grantee. Periodic efforts to control invasive non-native plants within the easement area are encouraged.

4. That, except for the maintenance of existing roads and pedestrian trails, the general topography of the landscape shall be maintained in its present condition and restored by a qualified arborist and/or biologist to the greatest extent feasible, and no excavation or topographic changes shall be made.

5. That no use of the Conservation and Scenic Easement Area that would materially alter the landscape or other attractive scenic features of said Property other than those specified above shall be authorized.

C. EXCEPTIONS AND RESERVATIONS. The following are excepted and reserved to the Grantor to be implemented consistent with the objectives, purposes and conditions of this easement:

1. The right to maintain all existing utility service connections, private roads, bridges, trails, and structures upon the Conservation and Scenic Easement Area.

2. The use and occupancy of the Conservation and Scenic Easement Area shall be consistent with the conditions and restrictions herein imposed.

3. Management of vegetation within the Conservation and Scenic Easement Area in accordance with fire safety fuel management regulations currently operative in both California State Law and the Fuel Management Plan approved with the Permit on

file with the County of Monterey HCD-Planning. Such activity shall not harm or degrade the environmentally sensitive habitat area.

D. SUBJECT TO APPLICABLE LAWS. Land uses permitted or reserved to the Grantor by this instrument shall be subject to all applicable laws regulating the use of land.

E. BENEFIT AND BURDEN. This grant of conservation and scenic easement shall run with and burden the Property, and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the Property from the date of recordation of this document and shall bind the Grantor and all of its successors and assigns. This grant shall benefit the County of Monterey and its successors and assigns forever.

F. RIGHT OF ENTRY. The Grantee or its agent may enter onto the Property to ascertain whether the use restrictions set forth above are being observed at times reasonably acceptable to the Grantor.

G. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the Property contrary to the terms of this grant of easement will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this grant of easement, including, but not limited to, injunction to terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this grant of easement shall be brought in law or in equity. Any forbearance on the part of the Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

H. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the Property or any interest or easement created by this grant of easement. All costs and expenses for such

maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.


I. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents, and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in upon, or in any way connected with the Property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents, and employees from all liability, loss, cost, and obligations on account of or arising out of such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the Property which would subject the Grantee to any liability occurring upon the Property by virtue of the fact that the right of the Grantee to enter the Property or Conservation and Scenic Easement Area is strictly limited to preventing uses inconsistent with the interest granted, the Property is not "property of a public entity" or "public property," and Grantee's rights herein do not include the right to enter the Property or Conservation and Scenic Easement Area for the purposes of correcting any "dangerous condition" as those terms are defined by California Government Code Section 830.

J. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and reservations contained in this conveyance shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

K. SEVERABILITY. If any provision of this conservation and scenic easement is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Executed this 21 day of November, '25, at San Jose, California.

the Tromp Family 2007 Trust

By: 

(Signature)

Marcel Tromp, Trustee
(Print or Type Name and Title)

By: 

(Signature)

Astrid Tromp, Trustee
(Print or Type Name and Title)

NOTE TO NOTARY PUBLIC: If you are notarizing the signatures of persons, signing on behalf of a corporation, partnership, trust, etc., please use the correct notary jurat (acknowledgment) as explained in your Notary Public Law Book.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

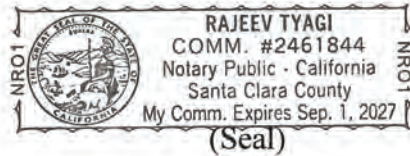
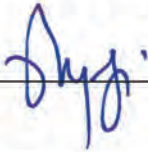
STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On 11-21-2025 before me, Rajeev Tyagi, a Notary Public, personally appeared Marcellinus J. Tromp, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

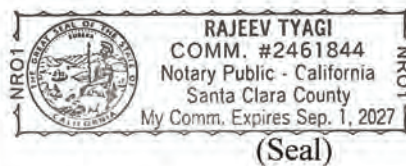
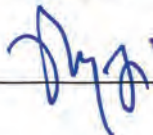
STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On 11-21-2025 before me, Rajeev Tyagi, a Notary Public, personally appeared Astrid D. Tromp-Koense, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



**EXHIBITS TO BE ATTACHED TO:
CONSERVATION AND SCENIC EASEMENT DEED**

1. **EXHIBIT "A"**: Full legal description of the entire property for which a Development Permit was granted. The legal description may be obtained from a grant deed or title report for the property. A parcel number will not be accepted as a legal description.
2. **EXHIBIT "B"**: A copy of Monterey County Resolution granting the Development Permit.
3. **EXHIBIT "C"**: An official surveyor's map, parcel map or plot plan, accompanied by a metes and bounds description, prepared by a licensed surveyor, showing the exact location of the easement on the property. Exhibits shall be marked as C-1, C-2, etc.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 129-201-006 (PARCEL I) and 129-201-052 (PARCEL III)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CASTROVILLE, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

That certain real property situate in the Rancho Bolsa Nueva y Moro Cojo, being a part of Lots 4 and 6, as shown on "Map of Subdivision No. 1 of The Kirby Ranch" filed July 8, 1913, in Book 2 of Maps and Grants, at Page 1, Official Records of Monterey County, California, described as follows:

Beginning in the Northwesterly boundary of said Lot 4, at the Northerly corner of that certain tract of land described in the Deed to Jose Ballin, et ux., recorded November 14, 1968 in Reel 581, Page 227, of Official Records; thence along the Northeasterly boundary of said tract of land,

- (1) S. 27° 23' 45" E., 932.08 feet to the Easterly corner thereof, in the Southeasterly boundary of said Lot 4, in the centerline of Long Valley Road, a private road 40 feet wide; thence along said centerline, and the Southeasterly boundary to and along the Southeasterly boundary of said Lot 6,
- (2) N. 55° 02' E., 631.64 feet; thence
- (3) N. 81° 52' E., 109.04 feet; thence leave last mentioned boundary,
- (4) N. 13° 33' W., 1520.31 feet to a point in the Northwesterly boundary of said Lot 6; thence along last mentioned boundary to and along the Northwesterly boundary of said Lot 4,
- (5) S. 69° 10' W., 514.43 feet; thence
- (6) S. 72° 30' W., 66.0 feet; thence
- (7) S. 8° 3 8' E., 321.42 feet; thence
- (8) S. 0° 56' W., 289.08 feet; thence
- (9) S. 42° 56' W., 299.38 feet to the point of beginning.

PARCEL II:

A non-exclusive right of way for and utility purposes, over Long Valley Road, a private road 40 feet wide, as shown on said filed map.

PARCEL III:

Parcel C, as shown on that certain Parcel Map, Minor Subdivision 73-188, filed June 13, 1975, in Book 8 of Parcel Maps, at Page 144, Official Records of Monterey County, California.

EXHIBIT "A"
Legal Description
(continued)

PARCEL IV:

A non-exclusive right of way for and utility purposes across a portion of Lots 1 and 33, as shown on Map of Subdivision No. 1 of The Kirby Ranch, filed June 8, 1913, in Book 2 of Maps of Outside Lands, at Page 1, Official Records of Monterey County, California, described as follows:

A strip of land, 60 feet wide, lying 30 feet on each side of a line beginning at a point on the Northeast boundary of that parcel of land described in the Deed recorded in Reel 372, Page 866, of Official Records, from which point an iron pipe, found at the most Easterly corner of said parcel, bears along said northeast boundary, S. 38° 31' E., 491.44 feet; thence, from said point of beginning,

- (1) S. 44° 38' 09" W., 43.65 feet to a point; thence
- (2) S. 24° 35' 28" W., 438.82 feet to a point on the common boundary between the above mentioned parcel and Lot 33, of the above mentioned subdivision, from which point an iron pipe, found at the most Northerly corner of said Lot 33, bears along said common boundary, N. 38° 31' W., 33.22 feet; thence
- (3) S. 76° 55' 30" W., 106.26 feet to a point; thence
- (4) S. 65° 54' 25" W., 79.83 feet to a point; thence
- (5) S. 49° 07' 36" W., 295.47 feet to a point; thence
- (6) S. 76° 25' 22" W., 11.09 feet to a point; thence
- (7) S. 48° 25' 42" W., 75.32 feet to a point; thence
- (8) S. 1° 01' 14" W., 80.29 feet to a point; thence
- (9) S. 32° 31' 26" E., 220.60 feet to a point; thence
- (10) S. 57° 56' 47" E., 150.93 feet to a point; thence
- (11) S. 38° 23' 29" E., 160.42 feet to a point; thence
- (12) S. 23° 23' 21" E., 208.76 feet, more or less, to a point on Long Valley Road, a road 60 feet wide.

PARCEL V:

A non-exclusive right of way for and utility purposes, appurtenant to PARCEL I above, across the Westerly 30 feet of Lot 2, as shown on the Map of Subdivision No. 1 of The Kirby Ranch, filed July 8, 1913 in Book 2 of Maps of Outside Lands, at Page 1, Official Records of Monterey County, California.

PARCEL VI:

A non-exclusive easement for water pipelines, 5 feet wide, lying along, adjacent to and Northeasterly of the following described line:

Beginning at the Southwest corner of that certain Parcel 1, described in the Deed recorded December 31, 1969 in Reel 634, Page 280, of Official Records, thence along the Westerly boundary thereof, North 38° 45' West, to a point on the

EXHIBIT "A"
Legal Description
(continued)

centerline of that certain 60 feet wide road and utility right of way, described as Exhibit A of that certain Agreement recorded April 6, 1973 in Reel 839, Page 46, of Official Records.

PARCEL VII:

An undivided 2/60th interest in and to that certain well lot, described in the Deed to Harbor View Water Association, recorded January 5, 1962 in Reel 7, Page 80, of Official Records.

PARCEL VIII:

A non-exclusive right of way for and utility purposes, 30 feet in width, described by its centerline as follows:

Beginning at the most Easterly corner of Parcel C, as shown on the map filed July 30, 1973, in Book 4 of Parcel Maps, at Page 137, Official Records of Monterey County, California; thence

- (1) S. 42° 19' 55" W., 76.83 feet; thence
- (2) S. 31' 19' 5" W., 106.94 feet; thence
- (3) S. 17' 10' 55" W., 48.85 feet to the Southerly corner of said Parcel C; thence
- (4) S. 17' 06' E., 203.38 feet.

PARCEL IX:

A non-exclusive right of way for and utility purposes, 30 feet in width, lying 15 feet on each side of Courses 4 through 8, inclusive, of Parcel 1 as described in the Deed to Warren Church, recorded December 17, 1961 in Book 2212, Page 74, of Official Records.

EXCEPT THEREFROM that portion lying within PARCEL VIII above.

PARCEL X:

A non-exclusive right of way for and utility purposes, over a strip of land 60 feet, on the Easterly side of line described as follows:

Beginning at a point on the Northerly line of Lot 25, of R.D. Walker's Del Monte Farms Subdivision No. 2, filed May 11, 1915, in Book 2 of Maps and Grants of Outside Lands, at Page 9, Official Records of Monterey County, California, from which the most Northerly corner of said Lot 25 bears N. 70° 48' E., 1194.0 feet; thence over said Lot 25,

- (1) S. 5' 30' W., 415.55 feet, more or less, to an angle point in the centerline of Walker Valley Road.

EXCEPT THEREFROM that portion thereof described in the Deed to the County of Monterey, recorded May 22, 1962 in Reel 56, Page 84, of Official Records.

PARCEL XI:

A non-exclusive right of way for and utility purposes over that portion of said land designated as "60' road and utility

EXHIBIT "A"
Legal Description
(continued)

R/W", lying within Parcel A, as shown on that certain Parcel Map filed June 13, 1975, in Book 8 of Parcel Maps, at Page 144, Official Records of Monterey County, California.

PARCEL XII:

A non-exclusive right of way for and utility purposes over, under and across that portion of Parcel B, as shown and designated "60' road and utility R/W", as shown on that certain Parcel Map filed June 13, 1975, in Book 8 of Parcel Maps, at Page 144, Official Records of Monterey County, California.

EXHIBIT B

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

In the matter of the application of:

TROMP MARCEL & ASTRID TRS (PLN230052)

RESOLUTION NO. 24-043

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions under section 15300.2; and
- 2) Approving a Combined Development Permit consisting of 1) Coastal Administrative Permit to allow construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200 square foot shed, and associated site improvements; 2) Coastal Administrative Permit to allow construction of a 337 square foot guesthouse; 3) Coastal Development Permit to allow the removal of two Coast live oak trees; and 4) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.

[PLN230052, TROMP MARCEL & ASTRID TRS, 6820 Long Valley Spur, Castroville, North County Land Use Plan, (APN: 129-201-052-000), Coastal Zone.]

The TROMP MARCEL & ASTRID TRS (PLN230052) came on for a public hearing before the Monterey County Zoning Administrator on October 10, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies that designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan Area (CIP); and the
 - Monterey County Zoning Ordinance (Title 20).

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

- b) Allowed Use. The property is located at 6820 Long Valley Spur, Castroville, North County Land Use Plan, (Assessor's Parcel Number (APN): 129-201-052-000), within the Coastal Zone. The parcel is zoned Rural Density Residential, 10 acres per unit, within the Coastal Zone ("RDR/10(CZ)"), which allows for the construction of a single-family dwelling, guesthouse, and accessory non-habitable structures, subject to the granting of a Coastal Administrative Permit in each case. As proposed, the project involves construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, an attached 337 square foot guesthouse, a detached 200 square foot solar utility shed, and associated site improvements including a photovoltaic system, septic system, removal of two Coast live oak trees and one non-native cedar tree, and development within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The removal of protected trees and development within 100 feet of ESHA requires the granting of a Coastal Development Permit, in each case. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The 13.5-acre property is illustrated in its current configuration in both the 1964 and 1974 Assessors Parcel Map (Book 129, Page 20) and was under separate ownership prior to 1972. Therefore, the County recognizes the property as a legal lot of record.
- d) Development Standards. Development standards for the RDR zoning district are identified in Title 20 section 20.17.060. Required setbacks in this RDR district for main structures are 30 feet (front), 20 feet (rear), and 20 feet (sides). Accessory habitable structures shall be setback 50 feet (front), and six feet (sides and rear). The maximum allowed height for main structures is 30 feet, whereas guesthouse structures are limited to 12 feet, and other accessory structures are limited to 15 feet in height. However, pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, accessory structures structurally attached to the main structure shall be subject to the same height and setback requirements as the main residence. As illustrated in the attached plans, the proposed residence with the attached guesthouse exceeds the required setbacks, with setbacks over 100 feet on all sides, and has a height of approximately 16 feet 5 inches from average natural grade. The proposed detached solar utility shed also complies with the required non-habitable accessory structure setbacks and has a height of approximately 9 feet 3 inches.

The site coverage maximum in this RDR district is 25 percent. The property is 13.49 acres which would allow site coverage of 146,606 square feet. As proposed, the project would result in a site coverage of 5,438 square feet. As proposed, the development would conform to the required and applicable site development standards.

- e) Guesthouse. The proposed project includes the construction of a 337-square-foot attached guesthouse. As demonstrated in Finding No. 5 and

- supporting evidence, the guesthouse complies with the required standards of Title 20 section 20.64.020.
- f) Tree Removal. The proposed project includes the removal of three trees, two of which are protected Coast live oak trees. As detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.
 - g) Environmentally Sensitive Habitat Area (ESHA). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA. Policies in Chapter 2.3 of the North County LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. As sited, designed, and conditioned, the project avoids impacts on environmentally sensitive habitats. See Finding No. 7 and supporting evidence.
 - h) Cultural Resources. Pursuant to North County Coastal Implementation Plan (Part 2) section 20.144.110.B, an archaeological report was not prepared because the site is identified in Monterey County GIS as having a low archaeological sensitivity and the project did not require the preparation of an environmental document. There is no evidence that any cultural resources would be disturbed as part of this project, and the potential for inadvertent impacts on cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
 - i) Visual Resources. North County LUP Policy 2.2.2.1 requires the protection of the view to and along the ocean from Highway One, Molera Road, Struve Road, and public beaches, and to and along the shoreline of Elkhorn Slough from public vantage points. Per staff's site visit on October 6, 2023, the subject property is not visible from these locations due to intervening topography and distance. No impacts on visual resources will occur with implementation of the proposed project.
 - j) No development is proposed on slopes in excess of 25%.
 - k) Public Access. As proposed, the development is consistent with applicable public access policies of the North County LUP. See Finding No. 9 and supporting evidence.
 - l) Private Roadway Access. Title 16 Chapter 16.80 establishes regulations relating to the issuance of discretionary permits that may result in the intensification of a privately owned road. The subject property is accessed via a private road, Long Valley Spur Road. While the construction of a single-family dwelling and accessory structures are exempt from the requirements of Chapter 16.80 pursuant to section 16.80.040.C, the Applicant/Owner has submitted evidence (grant deed and legal description) demonstrating proof of access to this roadway.
 - m) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors adopted LUAC referral guidelines, the Proposed Project was not referred to the North County LUAC because it does not involve preparation of an environmental document, a Design Approval subject to a public hearing, a lot line adjustment involving a conflict, or a variance.

- n) The project planner conducted a site inspection on October 6, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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 North County 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 development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts on biological, soil, and forest resources. The following reports have been prepared:
 - “6820 Long Valley Spur, Castroville, CA 95012 Biological Report” (LIB230246) prepared by Pat Regan, Carmel Valley, CA, July 27, 2023, revised May 29, 2024.
 - “Updated Geotechnical Report” (LIB230244) prepared by Grice Engineering, Inc., Salinas, CA, 93901, February 16, 2023.
 - “6820 Long Valley Spur Pre-construction Tree Impact Assessment” (LIB240167) by Rob Thompson, Monterey, CA, 93940, June 13, 2024.
 - “Updated Onsite Wastewater Treatment System Study” (LIB230245) by Grice Engineering, Salinas, CA, 93901, April 3, 2023.

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 October 6, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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 North County Fire Protection District. The respective agencies have

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

- b) Necessary public facilities will be provided. A private well and on-site wastewater treatment system will provide potable water and sewer treatment, respectively. On July 13, 2023, an 8-hr source capacity test was conducted on a nearby private well (off-site well; Well Permit #20-13391) which will provide potable water to the proposed development. The "8-Hour Constant Rate Well Pumping and Aquifer Recovery Test for Tromp Well, APN 129-201-006-000", dated August 14, 2023, was reviewed by Monterey County Environmental Health Bureau, which found that the well met applicable standards, including pumping capacity (28 gallons per minute) and quality. The property containing the private well is under common ownership (APN: 129-201-060-000). Additionally, EHB reviewed and approved on-site wastewater treatment system plans designed by C3 Engineering Inc. EHB did not apply any conditions of approval.
- c) Staff conducted a site inspection on October 6, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.
 - b) Staff conducted a site inspection on October 6, 2023, and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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

- EVIDENCE:**
- a) Title 20 section 20.64.020 establishes regulations and standards for which a guesthouse, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 337-square-foot guesthouse with no cooking facilities.
 - b) The guesthouse, structurally attached to the main residence via a covered walkway, is the only guesthouse proposed and will not be separately rented. The standard coastal guesthouse deed restriction has been applied as Condition No. 9.
 - c) As defined in Title 20 section 20.58.040, the guesthouse requires one parking space. Consistent with this requirement, the guesthouse will have one parking space within the auto court.

- d) As proposed, the guesthouse and main residence will have exterior colors and materials consisting of horizontal cedar shiplap siding and dark gray standing seam metal roofing. The guesthouse meets the required site development standards and design criteria as defined in Title 20 section 20.12.060, which requires that the guesthouse has been designed to be visually consistent and compatible with the main residence.
- e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the guesthouse. The guesthouse will share the same utilities as the main residence. EHB determined that the property has adequate public facilities and no further comments or conditions were provided (see Finding No. 3 and supporting evidence).
- f) 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 PLN230052.

6. **FINDING:** **TREE REMOVAL** – The siting, location, size, and design have been established to minimize tree removal and have been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The project includes the application for the removal of two Coast live oak trees and one Cedar tree. In accordance with the applicable policies of the North County LUP, associated Coastal Implementation Plan (CIP), and Title 20 (Coastal Zoning Ordinance), a Coastal Development Permit is required to allow the removal of Coast live oaks and the criteria to grant said permit have been met. Cedar trees are not protected by the North County LUP.
 - b) The subject property has a fairly low tree density and canopy cover and includes several Coast live oaks, as well as a few small Monterey pines. A majority of the trees are situated along the western edge of the existing access road/driveway and the northwestern and southwestern portions of the property.
 - c) An Arborist Report (LIB240167) was prepared to determine whether the proposed project would impact nearby protected trees. Under the original project design, the Project Arborist determined that three Coast live oak trees along the existing driveway would need to be removed to accommodate the roadway improvements (widening, resurfacing, firetruck turnouts, and turnaround). In June 2024, the Applicant/Owner re-designed the project scope to better meet the resource protection goals and policies of the North County LUP, including forest and environmentally sensitive habitat resources. The revised design included relocating the proposed residence to avoid impacts to Hooker’s manzanita and Pajaro manzanita (see Finding No. 7 and supporting evidence), eliminating the carport, and reconfiguring the driveway while meeting North County Fire Protection District driveway standards. These revisions reduced the proposed tree removal from three to two Coast live oaks (8 inches each). The Project Arborist identifies the two trees proposed for

removal as being “small and immature” and fair to good health with no significant defects.

- d) Coast live oaks irregularly border the western edge existing gravel driveway. Dense Pajaro manzanita chaparral habitat exists immediately east of the driveway. To meet North County Fire Protection District standards, the existing driveway would be improved to 12 feet wide and resurfaced with an all-weather aggregate surface. Additionally, the driveway would be improved with a firetruck turnaround and turnout. Improving the existing driveway to meet the local fire code could not be completed without impacting sensitive biological resources or requiring the removal of nearby protected trees. To protect the on-site sensitive habitat east of the driveway, roadway improvements would occur on the western side of the existing road. These improvements require the removal of two Coast live oaks. Though creating a new driveway could avoid all tree removal, it would require additional grading and could result in direct impacts on individual special status plant species that occur in the lower portion of the open grassland area. Therefore, using the existing driveway to access the proposed residence is the most appropriate and feasible design, minimizes the number of trees proposed for removal, and better achieves the resource protection goals and policies of the North County LUP.
- e) No significant long-term effects on the forest ecosystem are anticipated. The proposed project will not significantly reduce the availability of wildlife habitat over the long term as the surrounding sensitive areas are to remain untouched.
- f) Condition No. 10 requires that two Coast live oaks be replanted prior to final inspection. The remaining trees on the property will be retained and protected with necessary tree preservation measures for the duration of construction (Condition No. 6). The proposed auto court is designed around a 12-inch Coast live oak. Per the Project Arborist, the proposed auto court will not impact this tree. To ensure impacts do not occur, Condition No. 6 also requires that the Project Arborist provide a report prior to final inspection that outlines the health of the 12-inch Coast live oak trees, as well as all other nearby trees protected during construction. Should impacts occur to trees not proposed for removal, the Applicant/Owner shall contact HCD-Planning and replant an additional Coast live oak.
- g) Staff conducted a site inspection on October 6, 2023, to verify the minimum number of trees needing to be removed is being proposed.
- h) 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 PLN230052.

7. FINDING:

DEVELOPMENT WITHIN 100 FEET OF

ENVIRONMENTALLY SENSITIVE HABITAT AREAS – The subject project avoids or minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the North County LUP, Coastal Implementation Plan, and applicable zoning codes.

- EVIDENCE:**
- a) The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the North County Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The policies in Chapter 2.3 of the North County LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. Only resource-dependent uses are allowed within environmentally sensitive habitat areas, whereas all other development types (as allowed by the underlying zoning district) may be adjacent to or within 100 feet of ESHA, provided the development is compatible with the long-term maintenance of the resource. As designed and conditioned, the project is consistent with applicable policies regarding avoidance and minimization of habitat disruption.
 - c) A Biological Report was prepared pursuant to North County LUP Policy 2.3.2.4 to determine whether ESHA existed on the subject property. The biological report (LIB230246) found that portions of the project site and surrounding area support several sensitive plant species that are associated with, and indicative of the plant community known as Central maritime chaparral. Specifically, the property was found to contain a shrubland alliance, called Pajaro manzanita chaparral, a subcategory of Central maritime chaparral that is dominated by the Pajaro manzanita. This shrubland alliance supports a variety of sensitive plant species including Hookers manzanita, Pajaro manzanita, Monterey spineflower, Seaside Birds beak, Robust spineflower, Yadon's rein orchid, Santa Cruz tar plant, and Monterey ceanothus. Maritime chaparral, Pajaro Manzanita, and the above-mentioned sensitive plant species are considered Environmentally sensitive habitat. The property's ESHA is located along and east of the existing dirt road/driveway. Hookers Manzanita, Pajaro manzanita, and Monterey Ceanothus were identified to be within 100 feet of the proposed development. The remainder of the subject property contains non-native grasslands.
 - d) The original siting of the proposed residence would have resulted in the removal of four small individual plants of Pajaro manzanita and three Hooker's manzanita plants near the entry to the auto court. Additionally, the project biologist noted that potential indirect impacts to the Pajaro manzanita chaparral along the east side of the driveway could occur with implementation of the proposed roadway improvements. Consistent with North County LUP Policy 2.3.3.A.2, the proposed residence and associated auto court were re-sited to avoid all impacts to ESHA, including the individual, non-contiguous Pajaro manzanita and Hooker's manzanita plants. This design change also reduced the number of native trees proposed for removal from three to two (see preceding Finding No. 6 and supporting evidence). Condition No. 11 has been applied to ensure the Biologist's recommended protective fencing is installed along the driveway to protect nearby ESHA from indirect construction-related impacts.

- e) Condition No. 12 has been applied to require that continuous areas of the property containing ESHA be placed in an irrevocable conservation easement, as required by North County LUP Policy 2.3.2.6.
- f) Consistent with applicable Policies of the North County LUP, the proposed project, as designed, sited, and conditioned, protects the property's ESHA to the greatest extent possible and will have a low intensity that is compatible with the protection and long-term maintenance of the sensitive habitat.
- g) 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 PLN230052.

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 the construction of small structures including the first single-family dwelling and accessory structures.
 - b) As proposed, the project includes the construction of the first single-family dwelling on a legal lot of record, an attached guesthouse, a detached shed, and other site improvements including the removal of two Coast live oaks. Therefore, the project meets the criteria of a Class 3 categorical exemption.
 - 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. While the project site supports and contains environmentally sensitive habitat, the proposed project has been conditioned to reduce the severity of impacts to less than significant by avoiding individual Pajaro manzanita and Hooker's manzanita plants and protecting nearby Manazinta chaparral habitat. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Removal of two native trees will not result in an adverse environmental impact or significant long-term impacts. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not visible from designated public access areas/vista points.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on October 6, 2023.
 - 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 are found in Project File PLN230052.

9. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3

of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, Shoreline Access/Trails, in the North County LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves a conditionally allowed use (i.e. protected tree removal and development within 100 feet of ESHA).

DECISION

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

- 1) Find that the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions under section 15300.2; and
- 2) Approve a Combined Development Permit consisting of 1) Coastal Administrative Permit to allow construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200 square foot shed, and associated site improvements; 2) Coastal Administrative Permit to allow construction of a 337 square foot guesthouse; 3) Coastal Development Permit to allow the removal of two Coast live oak trees; and 4) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.

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 10th day of October, 2024.

DocuSigned by:
Mike Novo
9D45DC219AC247C...

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON OCTOBER 16, 2024.

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 OCTOBER 28, 2024.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230052

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

This Combined Development Permit (PLN230052) allows 1) Coastal Administrative Permit to allow construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200 square foot shed, and associated site improvements; 2) Coastal Administrative Permit to allow construction of a 337 square foot guesthouse; 3) Coastal Development Permit to allow the removal of two Coast live oak trees; 4) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area. The property is located at 6820 Long Valley Spur, Castroville (Assessor's Parcel Number 129-201-052-000), North County Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Combined Development Permit (Resolution Number 24-043) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 129-201-052-000 on October 10, 2024. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

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

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

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

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

The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

5. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

6. 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)

To ensure impacts do not occur to the 12-inch Oak tree in the middle of the autocourt, the Project Arborist shall determine the health of this tree after construction activities are completed (prior to final inspection) and determine whether remediation is required. Should impacts occur, the Applicant/Owner/Arborist shall contact HCD-Planning and replant an additional Coast live oak (Condition No. 10)

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 Arborist shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

8. 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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:

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

(HCD - Planning)

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

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

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio: 1:1 (at least a total of two Coast live oaks)

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

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

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

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

11. PDSP002 - PROTECTIVE FENCING

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

To avoid direct and indirect impacts to the stand of Pajaro manzanita and maritime chaparrals on the east side of the existing driveway during grading, construction, and road surfacing, the Project Biologist shall install exclusionary fencing along the east edge of the dirt road prior to ground disturbance. The intent is to clearly delineate the sensitive habitat on the project site and keep all machinery out, as well as any deposit of cut material from being piled against or on top of the plants. The fencing shall extend uphill to the limits of grading for the house and driveway and downhill

to the limits of where temporary access to the work site exists by the RV parking pad. Individual special status plant species within close proximity of the proposed development shall also be flagged and protected in place with fencing or another appropriate measure. Fencing and flagging efforts shall be documented and provided to HCD-Planning prior to issuance of construction permits. Prior to final inspection, the Project Biologist shall submit a final report to HCD-Planning detailing compliance with this condition and whether remediation measures are required.

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

Prior to issuance of construction permits, the Applicant/Owner shall submit a contract with qualified biologist to HCD-Planning for review and approval. The contract shall implement the language of this condition.

Prior to issuance of construction permits, the Applicant/Owner/Biologist shall submit photographic evidence to HCD-Planning of the installed fencing and flagging.

Prior to final inspection, the Project Biologist shall submit a final report to HCD-Planning detailing compliance with this condition and whether remediation measures are required.

12. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

A conservation and scenic easement shall be conveyed to the County over those portions of the property where contiguous environmentally sensitive habitat exist(s), including by not limited to the area east of the existing driveway. The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

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

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

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or prior to the commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD - Planning.

EXHIBIT C

Conservation Easements (pursuant to PLN230052)
Legal Description

SITUATE in the County of Monterey, State of California, and

BEING conservation easements, over, under, and upon a portion of "Parcel C" as parcel is shown on that certain map entitled "Parcel Map – For Iris J. Hayer, Et. Al." filed for record June 13, 1975 in Volume 8 of Parcel Maps, Page 144, Monterey County Records, more particularly described as follows:

Area No. 1

BEGINNING at a point on the southeastern boundary of Parcel C from which a 1-1/2 inch iron pipe, R.C.E. 1215, set for the southeast corner thereof bears North 42°56'00" East 197.57 feet distant; thence from said point of beginning and leaving said southeastern boundary South 48°00'38" West 47.85 feet; thence South 63°06'28" West 33.11 feet; thence South 84°10'02" West 13.80 feet; thence North 69°44'48" West 3.24 feet; thence South 31°40'33" East 28.77 feet to a 1-1/2 inch iron pipe, R.C.E. 1215, set on the aforesaid southeastern boundary of Parcel C; thence along said boundary thereof North 42°56'00" East 98.00 feet to the point of beginning.

CONTAINING 758 square feet of land, a little more or less.

Area No. 2

BEGINNING at a point on the southeastern boundary of Parcel C from which a 1-1/2 inch iron pipe, R.C.E. 1215, set for the southeast corner thereof bears North 42°56'00" East 90.31 feet distant; thence from said point of beginning and leaving said southeastern boundary North 36°57'34" East 35.96 feet; thence North 35°27'19" East 19.71 feet; thence North 57°04'54" East 25.81 feet to the aforesaid southeastern boundary of Parcel C; thence along said boundary thereof South 42°56'00" West 80.33 feet to the point of beginning.

CONTAINING 244 square feet of land, a little more or less.

Area No. 3

BEGINNING at a point on the southeastern boundary of Parcel C from which a 1-1/2 inch iron pipe, R.C.E. 1215, set for the southeast corner thereof bears North 42°56'00" East 8.74 feet distant; thence from said point of beginning and leaving said southeastern boundary North 4°53'09" West 40.19 feet; thence North 19°53'33" East 18.73 feet; thence North 67°12'48" East 4.35 feet to the eastern boundary of Parcel C; thence along said eastern and southeastern boundary thereof South 1°05'21" West 52.95 feet and South 42°56'00" West 8.74 feet to the point of beginning.

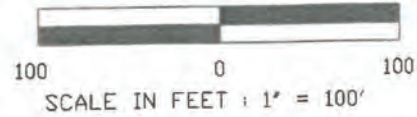
CONTAINING 425 square feet of land, a little more or less.

Area No. 4

BEGINNING at a point on the eastern boundary of Parcel C from which a 1-1/2 inch iron pipe, R.C.E. 1215, set for the southeast corner thereof bears South 1°05'21" West 62.23 feet distant; thence from said point of beginning and leaving said eastern boundary South 80°38'03" West 13.21 feet; thence North 54°22'06" West 6.95 feet; thence North 25°44'06" West 4.29 feet; thence North 9°50'25" West 49.22 feet; thence North 11°47'20" West 41.02 feet; thence North 6°45'15" West 45.71 feet; thence North 4°41'50" East 16.40 feet; thence North 51°21'49" West 5.43 feet; thence North 6°03'05" West 26.34 feet; thence North 13°24'14" East 36.90 feet; thence North 26°37'11" East 23.03 feet; thence North 52°43'01" East 11.94 feet; thence North 23°41'06" West 8.00 feet; thence North 15°24'56" East 25.20 feet; thence North 48°25'42" East 15.18 feet; to the northeastern boundary of Parcel C; thence along said northeastern and eastern boundary thereof South 8°37'31" East 63.47 feet to a 1/2 inch iron pipe, R.C.E. 1215, set at an angle point therein and South 1°05'21" West 228.43 feet to the point of beginning.

CONTAINING 10,237 square feet of land, a little more or less

SURVEYED IN APRIL 2025 BY MID COAST ENGINEERS UNDER JOB NUMBER 20049



CONSERVATION EASEMENT TABLES:
AREA NO.1

NUM	BEARING	DISTANCE
L1	S48°00'38"W	47.85'
L2	S63°06'28"W	33.11'
L3	S84°10'02"W	13.80'
L4	N69°44'48"W	3.24'
L5	S31°42'43"E	28.74'
L6	N42°56'00"E	98.00'

AREA NO.2

NUM	BEARING	DISTANCE
L7	N36°57'34"E	35.96'
L8	N35°27'19"E	19.71'
L9	N57°04'54"E	25.81'
L10	S42°56'00"W	80.33'

AREA NO.3

NUM	BEARING	DISTANCE
L11	N 4°53'09"W	40.19'
L12	N19°53'33"E	18.73'
L13	N67°12'48"E	4.35'
L14	S 1°05'21"W	52.95'
L15	S42°56'00"W	8.74'

AREA NO.4

NUM	BEARING	DISTANCE
L16	S80°38'03"W	13.21'
L17	N54°22'06"W	6.95'
L18	N25°44'06"W	4.29'
L19	N 9°50'25"W	49.22'
L20	N11°47'20"W	41.02'
L21	N 6°45'15"W	45.71'
L22	N 4°41'50"E	16.40'
L23	N51°21'49"W	5.43'
L24	N 6°03'05"W	26.34'
L25	N13°24'14"E	36.90'
L26	N26°37'11"E	23.03'
L27	N52°43'01"E	11.94'
L28	N23°41'06"W	8.00'
L29	N15°24'56"E	25.20'
L30	N48°25'42"E	15.18'
L31	S 8°37'31"E	63.47'
L32	S 1°05'21"W	228.43'

AREA NO.4

8 PM 144
PARCEL C

FOUND 1/2" IRON PIPE
WITH BRASS TAG
STAMPED "R.C.E. 1215"
PER 8 PM 144.

S1°05'21"W 290.66' (290.78')
IRON PIPE TO IRON PIPE

FOUND OPEN 1-1/2"
IRON PIPE. ACCEPTED
AS SET BY "R.C.E.
1215" PER 8 PM 144.

FOUND OPEN 1-1/2"
IRON PIPE. ACCEPTED
AS SET BY "R.C.E.
1215" PER 8 PM 144.

N42°56'00"E 295.57'
IRON PIPE TO IRON PIPE

LEGEND:

- PROPERTY BOUNDARY
- CONSERVATION EASEMENT

EXHIBIT B

CONSERVATION
EASEMENT PLAT



MID COAST ENGINEERS
373A BLOHM AVENUE
AROMAS, CALIFORNIA 95004
(831)724-2580

JOB NO.:	20049
DATE:	04/23/2025
SHEET:	1 OF 1

Stephen L. Vagnini
Monterey County Clerk-Recorder

Recorded at the request of:
CHICAGO TITLE SALINAS - 50 W

2019017605

05/03/2019 01:39:37
Titles: 1 Pages: 8

Fees: \$32.00
Taxes: \$775.50
AMT PAID: \$807.50

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**
Marcel Tromp and Astrid Tromp, Trustees of
the Tromp Family 2007 Trust
6820 Long Valley Spur
Castroville, CA 95012

Title No.: FWMN-TO19000413

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWPS-2991190161

Property Address: 6820 Long Valley Spur,
Castroville, CA 95012
APN/Parcel ID(s): 129-201-006 (PARCEL I)
129-201-052 (PARCEL III)

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$775.50 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the ~~City of Castroville~~ Unincorporated Area
Jo

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Craig D. Robinson, an unmarried man and Christie M. Robinson, an unmarried woman

hereby GRANT(S) to Marcel Tromp and Astrid Tromp, Trustees of the Tromp Family 2007 Trust
Jo

the following described real property in the ~~City of Castroville~~, County of Monterey, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 1, 2019

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



Craig D. Robinson

SIGNED IN COUNTERPART

Christie M. Robinson

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**
Marcel Tromp and Astrid Tromp, Trustees of
the Tromp Family 2007 Trust
6820 Long Valley Spur
Castroville, CA 95012

Title No.: FWMN-TO19000413

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWPS-2991190161

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The property is located in the ~~City of Castroville~~ Unincorporated Area

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hereby **GRANT(S)** to Marcel Tromp and Astrid Tromp, Trustees of the Tromp Family 2007 Trust

the following described real property in the ~~City of Castroville~~, County of Monterey, State of California:

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6820 Long Valley Spur
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWPS-2991190161

Property Address: 6820 Long Valley Spur,
Castroville, CA 95012
APN/Parcel ID(s): 129-201-006 (PARCEL I)
129-201-052 (PARCEL III)

GRANT DEED

The undersigned grantor(s) declare(s)

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- The documentary transfer tax is \$775.50 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the City of Castroville, Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Craig D. Robinson, an unmarried man and Christie M. Robinson, an unmarried woman

hereby GRANT(S) to Marcel Tromp and Astrid Tromp, Trustees of the Tromp Family 2007 Trust

the following described real property in the City of Castroville, County of Monterey, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 1, 2019

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed in counterpart

Craig D. Robinson

Christie M. Robinson

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 129-201-006 (PARCEL I)
129-201-052 (PARCEL III)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Benito

On 5-2-19 before me, TONI ROVELLA, Notary Public,
(here insert name and title of the officer)

personally appeared CRAIG D. ROBINSON
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Toni Rovella
Signature

(Seal)



GRANT DEED
(continued)

APN/Parcel ID(s): 129-201-006 (PARCEL I)
129-201-052 (PARCEL III)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Monterey

On 5/2/19 before me, S. Zack-Harrison, Notary Public,
(here insert name and title of the officer)

personally appeared Christie M. Robinson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

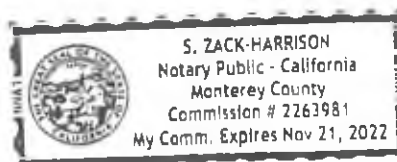


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 129-201-006 (PARCEL I) and 129-201-052 (PARCEL III)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CASTROVILLE, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

That certain real property situate in the Rancho Bolsa Nueva y Moro Cojo, being a part of Lots 4 and 6, as shown on "Map of Subdivision No. 1 of The Kirby Ranch" filed July 8, 1913, in Book 2 of Maps and Grants, at Page 1, Official Records of Monterey County, California, described as follows:

Beginning in the Northwesterly boundary of said Lot 4, at the Northerly corner of that certain tract of land described in the Deed to Jose Ballin, et ux., recorded November 14, 1968 in Reel 581, Page 227, of Official Records; thence along the Northeasterly boundary of said tract of land,

- (1) S. 27° 23' 45" E., 932.08 feet to the Easterly corner thereof, in the Southeasterly boundary of said Lot 4, in the centerline of Long Valley Road, a private road 40 feet wide; thence along said centerline, and the Southeasterly boundary to and along the Southeasterly boundary of said Lot 6,
- (2) N. 55° 02' E., 631.64 feet; thence
- (3) N. 81° 52' E., 109.04 feet; thence leave last mentioned boundary,
- (4) N. 13° 33' W., 1520.31 feet to a point in the Northwesterly boundary of said Lot 6; thence along last mentioned boundary to and along the Northwesterly boundary of said Lot 4,
- (5) S. 69° 10' W., 514.43 feet; thence
- (6) S. 72° 30' W., 66.0 feet; thence
- (7) S. 8° 3 8' E., 321.42 feet; thence
- (8) S. 0° 56' W., 289.08 feet; thence
- (9) S. 42° 56' W., 299.38 feet to the point of beginning.

PARCEL II:

A non-exclusive right of way for and utility purposes, over Long Valley Road, a private road 40 feet wide, as shown on said filed map.

PARCEL III:

Parcel C, as shown on that certain Parcel Map, Minor Subdivision 73-188, filed June 13, 1975, in Book 8 of Parcel Maps, at Page 144, Official Records of Monterey County, California.

EXHIBIT "A"
Legal Description
(continued)

PARCEL IV:

A non-exclusive right of way for and utility purposes across a portion of Lots 1 and 33, as shown on Map of Subdivision No. 1 of The Kirby Ranch, filed June 8, 1913, in Book 2 of Maps of Outside Lands, at Page 1, Official Records of Monterey County, California, described as follows:

A strip of land, 60 feet wide, lying 30 feet on each side of a line beginning at a point on the Northeast boundary of that parcel of land described in the Deed recorded in Reel 372, Page 866, of Official Records, from which point an iron pipe, found at the most Easterly corner of said parcel, bears along said northeast boundary, S. 38° 31' E., 491.44 feet; thence, from said point of beginning,

- (1) S. 44° 38' 09" W., 43.65 feet to a point; thence
- (2) S. 24° 35' 28" W., 438.82 feet to a point on the common boundary between the above mentioned parcel and Lot 33, of the above mentioned subdivision, from which point an iron pipe, found at the most Northerly corner of said Lot 33, bears along said common boundary, N. 38° 31' W., 33.22 feet; thence
- (3) S. 76° 55' 30" W., 106.26 feet to a point; thence
- (4) S. 65° 54' 25" W., 79.83 feet to a point; thence
- (5) S. 49° 07' 36" W., 295.47 feet to a point; thence
- (6) S. 76° 25' 22" W., 11.09 feet to a point; thence
- (7) S. 48° 25' 42" W., 75.32 feet to a point; thence
- (8) S. 1° 01' 14" W., 80.29 feet to a point; thence
- (9) S. 32° 31' 26" E., 220.60 feet to a point; thence
- (10) S. 57° 56' 47" E., 150.93 feet to a point; thence
- (11) S. 38° 23' 29" E., 160.42 feet to a point; thence
- (12) S. 23° 23' 21" E., 208.76 feet, more or less, to a point on Long Valley Road, a road 60 feet wide.

PARCEL V:

A non-exclusive right of way for and utility purposes, appurtenant to PARCEL I above, across the Westerly 30 feet of Lot 2, as shown on the Map of Subdivision No. 1 of The Kirby Ranch, filed July 8, 1913 in Book 2 of Maps of Outside Lands, at Page 1, Official Records of Monterey County, California.

PARCEL VI:

A non-exclusive easement for water pipelines, 5 feet wide, lying along, adjacent to and Northeasterly of the following described line:

Beginning at the Southwest corner of that certain Parcel 1, described in the Deed recorded December 31, 1969 in Reel 634, Page 280, of Official Records, thence along the Westerly boundary thereof, North 38° 45' West, to a point on the

EXHIBIT "A"
Legal Description
(continued)

centerline of that certain 60 feet wide road and utility right of way, described as Exhibit A of that certain Agreement recorded April 6, 1973 in Reel 839, Page 46, of Official Records.

PARCEL VII:

An undivided 2/60th interest in and to that certain well lot, described in the Deed to Harbor View Water Association, recorded January 5, 1962 in Reel 7, Page 80, of Official Records.

PARCEL VIII:

A non-exclusive right of way for and utility purposes, 30 feet in width, described by its centerline as follows:

Beginning at the most Easterly corner of Parcel C, as shown on the map filed July 30, 1973, in Book 4 of Parcel Maps, at Page 137, Official Records of Monterey County, California; thence

- (1) S. 42° 19' 55" W., 76.83 feet; thence
- (2) S. 31° 19' 5" W., 106.94 feet; thence
- (3) S. 17° 10' 55" W., 48.85 feet to the Southerly corner of said Parcel C; thence
- (4) S. 17° 06' E., 203.38 feet.

PARCEL IX:

A non-exclusive right of way for and utility purposes, 30 feet in width, lying 15 feet on each side of Courses 4 through 8, inclusive, of Parcel 1 as described in the Deed to Warren Church, recorded December 17, 1961 in Book 2212, Page 74, of Official Records.

EXCEPT THEREFROM that portion lying within PARCEL VIII above.

PARCEL X:

A non-exclusive right of way for and utility purposes, over a strip of land 60 feet, on the Easterly side of line described as follows:

Beginning at a point on the Northerly line of Lot 25, of R.D. Walker's Del Monte Farms Subdivision No. 2, filed May 11, 1915, in Book 2 of Maps and Grants of Outside Lands, at Page 9, Official Records of Monterey County, California, from which the most Northerly corner of said Lot 25 bears N. 70° 48' E., 1194.0 feet; thence over said Lot 25,

- (1) S. 5° 30' W., 415.55 feet, more or less, to an angle point in the centerline of Walker Valley Road.

EXCEPT THEREFROM that portion thereof described in the Deed to the County of Monterey, recorded May 22, 1962 in Reel 56, Page 84, of Official Records.

PARCEL XI:

A non-exclusive right of way for and utility purposes over that portion of said land designated as "60' road and utility

EXHIBIT "A"
Legal Description
(continued)

R/W", lying within Parcel A, as shown on that certain Parcel Map filed June 13, 1975, in Book 8 of Parcel Maps, at Page 144, Official Records of Monterey County, California.

PARCEL XII:

A non-exclusive right of way for and utility purposes over, under and across that portion of Parcel B, as shown and designated "60' road and utility R/W", as shown on that certain Parcel Map filed June 13, 1975, in Book 8 of Parcel Maps, at Page 144, Official Records of Monterey County, California.

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

In the matter of the application of:

TROMP MARCEL & ASTRID TRS (PLN230052)

RESOLUTION NO. 24-043

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions under section 15300.2; and
- 2) Approving a Combined Development Permit consisting of 1) Coastal Administrative Permit to allow construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200 square foot shed, and associated site improvements; 2) Coastal Administrative Permit to allow construction of a 337 square foot guesthouse; 3) Coastal Development Permit to allow the removal of two Coast live oak trees; and 4) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.

[PLN230052, TROMP MARCEL & ASTRID TRS, 6820 Long Valley Spur, Castroville, North County Land Use Plan, (APN: 129-201-052-000), Coastal Zone.]

The TROMP MARCEL & ASTRID TRS (PLN230052) came on for a public hearing before the Monterey County Zoning Administrator on October 10, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies that designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan Area (CIP); and the
 - Monterey County Zoning Ordinance (Title 20).

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

- b) Allowed Use. The property is located at 6820 Long Valley Spur, Castroville, North County Land Use Plan, (Assessor's Parcel Number (APN): 129-201-052-000), within the Coastal Zone. The parcel is zoned Rural Density Residential, 10 acres per unit, within the Coastal Zone ("RDR/10(CZ)"), which allows for the construction of a single-family dwelling, guesthouse, and accessory non-habitable structures, subject to the granting of a Coastal Administrative Permit in each case. As proposed, the project involves construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, an attached 337 square foot guesthouse, a detached 200 square foot solar utility shed, and associated site improvements including a photovoltaic system, septic system, removal of two Coast live oak trees and one non-native cedar tree, and development within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The removal of protected trees and development within 100 feet of ESHA requires the granting of a Coastal Development Permit, in each case. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The 13.5-acre property is illustrated in its current configuration in both the 1964 and 1974 Assessors Parcel Map (Book 129, Page 20) and was under separate ownership prior to 1972. Therefore, the County recognizes the property as a legal lot of record.
- d) Development Standards. Development standards for the RDR zoning district are identified in Title 20 section 20.17.060. Required setbacks in this RDR district for main structures are 30 feet (front), 20 feet (rear), and 20 feet (sides). Accessory habitable structures shall be setback 50 feet (front), and six feet (sides and rear). The maximum allowed height for main structures is 30 feet, whereas guesthouse structures are limited to 12 feet, and other accessory structures are limited to 15 feet in height. However, pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, accessory structures structurally attached to the main structure shall be subject to the same height and setback requirements as the main residence. As illustrated in the attached plans, the proposed residence with the attached guesthouse exceeds the required setbacks, with setbacks over 100 feet on all sides, and has a height of approximately 16 feet 5 inches from average natural grade. The proposed detached solar utility shed also complies with the required non-habitable accessory structure setbacks and has a height of approximately 9 feet 3 inches.

The site coverage maximum in this RDR district is 25 percent. The property is 13.49 acres which would allow site coverage of 146,606 square feet. As proposed, the project would result in a site coverage of 5,438 square feet. As proposed, the development would conform to the required and applicable site development standards.

- e) Guesthouse. The proposed project includes the construction of a 337-square-foot attached guesthouse. As demonstrated in Finding No. 5 and

supporting evidence, the guesthouse complies with the required standards of Title 20 section 20.64.020.

- f) Tree Removal. The proposed project includes the removal of three trees, two of which are protected Coast live oak trees. As detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.
- g) Environmentally Sensitive Habitat Area (ESHA). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA. Policies in Chapter 2.3 of the North County LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. As sited, designed, and conditioned, the project avoids impacts on environmentally sensitive habitats. See Finding No. 7 and supporting evidence.
- h) Cultural Resources. Pursuant to North County Coastal Implementation Plan (Part 2) section 20.144.110.B, an archaeological report was not prepared because the site is identified in Monterey County GIS as having a low archaeological sensitivity and the project did not require the preparation of an environmental document. There is no evidence that any cultural resources would be disturbed as part of this project, and the potential for inadvertent impacts on cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Visual Resources. North County LUP Policy 2.2.2.1 requires the protection of the view to and along the ocean from Highway One, Molera Road, Struve Road, and public beaches, and to and along the shoreline of Elkhorn Slough from public vantage points. Per staff's site visit on October 6, 2023, the subject property is not visible from these locations due to intervening topography and distance. No impacts on visual resources will occur with implementation of the proposed project.
- j) No development is proposed on slopes in excess of 25%.
- k) Public Access. As proposed, the development is consistent with applicable public access policies of the North County LUP. See Finding No. 9 and supporting evidence.
- l) Private Roadway Access. Title 16 Chapter 16.80 establishes regulations relating to the issuance of discretionary permits that may result in the intensification of a privately owned road. The subject property is accessed via a private road, Long Valley Spur Road. While the construction of a single-family dwelling and accessory structures are exempt from the requirements of Chapter 16.80 pursuant to section 16.80.040.C, the Applicant/Owner has submitted evidence (grant deed and legal description) demonstrating proof of access to this roadway.
- m) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors adopted LUAC referral guidelines, the Proposed Project was not referred to the North County LUAC because it does not involve preparation of an environmental document, a Design Approval subject to a public hearing, a lot line adjustment involving a conflict, or a variance.

- n) The project planner conducted a site inspection on October 6, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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 North County 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 development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts on biological, soil, and forest resources. The following reports have been prepared:
 - “6820 Long Valley Spur, Castroville, CA 95012 Biological Report” (LIB230246) prepared by Pat Regan, Carmel Valley, CA, July 27, 2023, revised May 29, 2024.
 - “Updated Geotechnical Report” (LIB230244) prepared by Grice Engineering, Inc., Salinas, CA, 93901, February 16, 2023.
 - “6820 Long Valley Spur Pre-construction Tree Impact Assessment” (LIB240167) by Rob Thompson, Monterey, CA, 93940, June 13, 2024.
 - “Updated Onsite Wastewater Treatment System Study” (LIB230245) by Grice Engineering, Salinas, CA, 93901, April 3, 2023.

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 October 6, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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 North County Fire Protection District. The respective agencies have

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

- b) Necessary public facilities will be provided. A private well and on-site wastewater treatment system will provide potable water and sewer treatment, respectively. On July 13, 2023, an 8-hr source capacity test was conducted on a nearby private well (off-site well; Well Permit #20-13391) which will provide potable water to the proposed development. The "8-Hour Constant Rate Well Pumping and Aquifer Recovery Test for Tromp Well, APN 129-201-006-000", dated August 14, 2023, was reviewed by Monterey County Environmental Health Bureau, which found that the well met applicable standards, including pumping capacity (28 gallons per minute) and quality. The property containing the private well is under common ownership (APN: 129-201-060-000). Additionally, EHB reviewed and approved on-site wastewater treatment system plans designed by C3 Engineering Inc. EHB did not apply any conditions of approval.
- c) Staff conducted a site inspection on October 6, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.
 - b) Staff conducted a site inspection on October 6, 2023, and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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

- EVIDENCE:**
- a) Title 20 section 20.64.020 establishes regulations and standards for which a guesthouse, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 337-square-foot guesthouse with no cooking facilities.
 - b) The guesthouse, structurally attached to the main residence via a covered walkway, is the only guesthouse proposed and will not be separately rented. The standard coastal guesthouse deed restriction has been applied as Condition No. 9.
 - c) As defined in Title 20 section 20.58.040, the guesthouse requires one parking space. Consistent with this requirement, the guesthouse will have one parking space within the auto court.

- d) As proposed, the guesthouse and main residence will have exterior colors and materials consisting of horizontal cedar shiplap siding and dark gray standing seam metal roofing. The guesthouse meets the required site development standards and design criteria as defined in Title 20 section 20.12.060, which requires that the guesthouse has been designed to be visually consistent and compatible with the main residence.
- e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the guesthouse. The guesthouse will share the same utilities as the main residence. EHB determined that the property has adequate public facilities and no further comments or conditions were provided (see Finding No. 3 and supporting evidence).
- f) 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 PLN230052.

6. FINDING: **TREE REMOVAL** – The siting, location, size, and design have been established to minimize tree removal and have been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The project includes the application for the removal of two Coast live oak trees and one Cedar tree. In accordance with the applicable policies of the North County LUP, associated Coastal Implementation Plan (CIP), and Title 20 (Coastal Zoning Ordinance), a Coastal Development Permit is required to allow the removal of Coast live oaks and the criteria to grant said permit have been met. Cedar trees are not protected by the North County LUP.
 - b) The subject property has a fairly low tree density and canopy cover and includes several Coast live oaks, as well as a few small Monterey pines. A majority of the trees are situated along the western edge of the existing access road/driveway and the northwestern and southwestern portions of the property.
 - c) An Arborist Report (LIB240167) was prepared to determine whether the proposed project would impact nearby protected trees. Under the original project design, the Project Arborist determined that three Coast live oak trees along the existing driveway would need to be removed to accommodate the roadway improvements (widening, resurfacing, firetruck turnouts, and turnaround). In June 2024, the Applicant/Owner re-designed the project scope to better meet the resource protection goals and policies of the North County LUP, including forest and environmentally sensitive habitat resources. The revised design included relocating the proposed residence to avoid impacts to Hooker’s manzanita and Pajaro manzanita (see Finding No. 7 and supporting evidence), eliminating the carport, and reconfiguring the driveway while meeting North County Fire Protection District driveway standards. These revisions reduced the proposed tree removal from three to two Coast live oaks (8 inches each). The Project Arborist identifies the two trees proposed for

removal as being “small and immature” and fair to good health with no significant defects.

- d) Coast live oaks irregularly border the western edge existing gravel driveway. Dense Pajaro manzanita chaparral habitat exists immediately east of the driveway. To meet North County Fire Protection District standards, the existing driveway would be improved to 12 feet wide and resurfaced with an all-weather aggregate surface. Additionally, the driveway would be improved with a firetruck turnaround and turnout. Improving the existing driveway to meet the local fire code could not be completed without impacting sensitive biological resources or requiring the removal of nearby protected trees. To protect the on-site sensitive habitat east of the driveway, roadway improvements would occur on the western side of the existing road. These improvements require the removal of two Coast live oaks. Though creating a new driveway could avoid all tree removal, it would require additional grading and could result in direct impacts on individual special status plant species that occur in the lower portion of the open grassland area. Therefore, using the existing driveway to access the proposed residence is the most appropriate and feasible design, minimizes the number of trees proposed for removal, and better achieves the resource protection goals and policies of the North County LUP.
- e) No significant long-term effects on the forest ecosystem are anticipated. The proposed project will not significantly reduce the availability of wildlife habitat over the long term as the surrounding sensitive areas are to remain untouched.
- f) Condition No. 10 requires that two Coast live oaks be replanted prior to final inspection. The remaining trees on the property will be retained and protected with necessary tree preservation measures for the duration of construction (Condition No. 6). The proposed auto court is designed around a 12-inch Coast live oak. Per the Project Arborist, the proposed auto court will not impact this tree. To ensure impacts do not occur, Condition No. 6 also requires that the Project Arborist provide a report prior to final inspection that outlines the health of the 12-inch Coast live oak trees, as well as all other nearby trees protected during construction. Should impacts occur to trees not proposed for removal, the Applicant/Owner shall contact HCD-Planning and replant an additional Coast live oak.
- g) Staff conducted a site inspection on October 6, 2023, to verify the minimum number of trees needing to be removed is being proposed.
- h) 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 PLN230052.

7. FINDING:

DEVELOPMENT WITHIN 100 FEET OF

ENVIRONMENTALLY SENSITIVE HABITAT AREAS – The subject project avoids or minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the North County LUP, Coastal Implementation Plan, and applicable zoning codes.

- EVIDENCE:**
- a) The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the North County Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The policies in Chapter 2.3 of the North County LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. Only resource-dependent uses are allowed within environmentally sensitive habitat areas, whereas all other development types (as allowed by the underlying zoning district) may be adjacent to or within 100 feet of ESHA, provided the development is compatible with the long-term maintenance of the resource. As designed and conditioned, the project is consistent with applicable policies regarding avoidance and minimization of habitat disruption.
 - c) A Biological Report was prepared pursuant to North County LUP Policy 2.3.2.4 to determine whether ESHA existed on the subject property. The biological report (LIB230246) found that portions of the project site and surrounding area support several sensitive plant species that are associated with, and indicative of the plant community known as Central maritime chaparral. Specifically, the property was found to contain a shrubland alliance, called Pajaro manzanita chaparral, a subcategory of Central maritime chaparral that is dominated by the Pajaro manzanita. This shrubland alliance supports a variety of sensitive plant species including Hookers manzanita, Pajaro manzanita, Monterey spineflower, Seaside Birds beak, Robust spineflower, Yadon's rein orchid, Santa Cruz tar plant, and Monterey ceanothus. Maritime chaparral, Pajaro Manzanita, and the above-mentioned sensitive plant species are considered Environmentally sensitive habitat. The property's ESHA is located along and east of the existing dirt road/driveway. Hookers Manzanita, Pajaro manzanita, and Monterey Ceanothus were identified to be within 100 feet of the proposed development. The remainder of the subject property contains non-native grasslands.
 - d) The original siting of the proposed residence would have resulted in the removal of four small individual plants of Pajaro manzanita and three Hooker's manzanita plants near the entry to the auto court. Additionally, the project biologist noted that potential indirect impacts to the Pajaro manzanita chaparral along the east side of the driveway could occur with implementation of the proposed roadway improvements. Consistent with North County LUP Policy 2.3.3.A.2, the proposed residence and associated auto court were re-sited to avoid all impacts to ESHA, including the individual, non-contiguous Pajaro manzanita and Hooker's manzanita plants. This design change also reduced the number of native trees proposed for removal from three to two (see preceding Finding No. 6 and supporting evidence). Condition No. 11 has been applied to ensure the Biologist's recommended protective fencing is installed along the driveway to protect nearby ESHA from indirect construction-related impacts.

- e) Condition No. 12 has been applied to require that continuous areas of the property containing ESHA be placed in an irrevocable conservation easement, as required by North County LUP Policy 2.3.2.6.
- f) Consistent with applicable Policies of the North County LUP, the proposed project, as designed, sited, and conditioned, protects the property's ESHA to the greatest extent possible and will have a low intensity that is compatible with the protection and long-term maintenance of the sensitive habitat.
- g) 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 PLN230052.

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 the construction of small structures including the first single-family dwelling and accessory structures.
 - b) As proposed, the project includes the construction of the first single-family dwelling on a legal lot of record, an attached guesthouse, a detached shed, and other site improvements including the removal of two Coast live oaks. Therefore, the project meets the criteria of a Class 3 categorical exemption.
 - 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. While the project site supports and contains environmentally sensitive habitat, the proposed project has been conditioned to reduce the severity of impacts to less than significant by avoiding individual Pajaro manzanita and Hooker's manzanita plants and protecting nearby Manazinta chaparral habitat. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Removal of two native trees will not result in an adverse environmental impact or significant long-term impacts. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not visible from designated public access areas/vista points.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on October 6, 2023.
 - 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 are found in Project File PLN230052.

9. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3

of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, Shoreline Access/Trails, in the North County LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230052.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves a conditionally allowed use (i.e. protected tree removal and development within 100 feet of ESHA).

DECISION

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

- 1) Find that the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions under section 15300.2; and
- 2) Approve a Combined Development Permit consisting of 1) Coastal Administrative Permit to allow construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200 square foot shed, and associated site improvements; 2) Coastal Administrative Permit to allow construction of a 337 square foot guesthouse; 3) Coastal Development Permit to allow the removal of two Coast live oak trees; and 4) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.

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 10th day of October, 2024.

DocuSigned by:
Mike Novo
9D45DC219AC247C...

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON OCTOBER 16, 2024.

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 OCTOBER 28, 2024.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN230052

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230052) allows 1) Coastal Administrative Permit to allow construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200 square foot shed, and associated site improvements; 2) Coastal Administrative Permit to allow construction of a 337 square foot guesthouse; 3) Coastal Development Permit to allow the removal of two Coast live oak trees; 4) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area. The property is located at 6820 Long Valley Spur, Castroville (Assessor's Parcel Number 129-201-052-000), North County Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 24-043) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 129-201-052-000 on October 10, 2024. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

5. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

6. 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)

To ensure impacts do not occur to the 12-inch Oak tree in the middle of the autocourt, the Project Arborist shall determine the health of this tree after construction activities are completed (prior to final inspection) and determine whether remediation is required. Should impacts occur, the Applicant/Owner/Arborist shall contact HCD-Planning and replant an additional Coast live oak (Condition No. 10)

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 Arborist shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

8. 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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:

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

(HCD - Planning)

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

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

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio: 1:1 (at least a total of two Coast live oaks)

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

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

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

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

11. PDSP002 - PROTECTIVE FENCING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To avoid direct and indirect impacts to the stand of Pajaro manzanita and maritime chaparrals on the east side of the existing driveway during grading, construction, and road surfacing, the Project Biologist shall install exclusionary fencing along the east edge of the dirt road prior to ground disturbance. The intent is to clearly delineate the sensitive habitat on the project site and keep all machinery out, as well as any deposit of cut material from being piled against or on top of the plants. The fencing shall extend uphill to the limits of grading for the house and driveway and downhill to the limits of where temporary access to the work site exists by the RV parking pad. Individual special status plant species within close proximity of the proposed development shall also be flagged and protected in place with fencing or another appropriate measure. Fencing and flagging efforts shall be documented and provided to HCD-Planning prior to issuance of construction permits. Prior to final inspection, the Project Biologist shall submit a final report to HCD-Planning detailing compliance with this condition and whether remediation measures are required.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the Applicant/Owner shall submit a contract with qualified biologist to HCD-Planning for review and approval. The contract shall implement the language of this condition.

Prior to issuance of construction permits, the Applicant/Owner/Biologist shall submit photographic evidence to HCD-Planning of the installed fencing and flagging.

Prior to final inspection, the Project Biologist shall submit a final report to HCD-Planning detailing compliance with this condition and whether remediation measures are required.

12. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where contiguous environmentally sensitive habitat exist(s), including by not limited to the area east of the existing driveway. The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

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

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or prior to the commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD - Planning.

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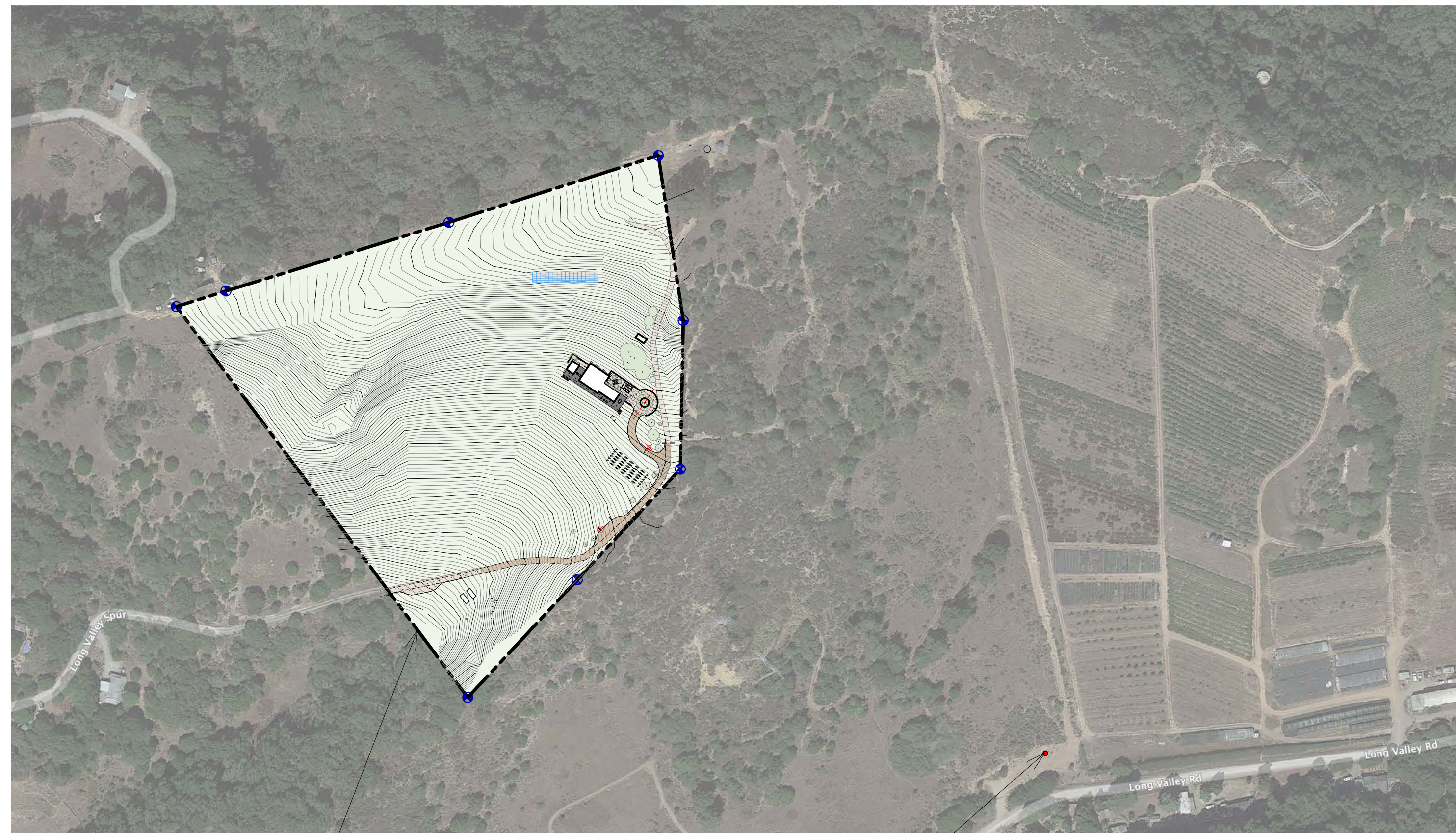
TROMP RESIDENCE

castroville, ca

issued: 6/19/24

revised:

WELL LOCATION



6820 LONG VALLEY SPUR
APN: 129.201.052 TO BE DEVELOPED
SEE A1.0 FOR ADDITIONAL INFORMATION

APPROXIMATE LOCATION OF WELL TO SERVE
6820 LONG VALLEY SPUR

PROJECT DATA

LOT DATA		
OWNER:	MARCEL & ASTRID TROMP	
SITE ADDRESS:	6820 LONG SPUR VALLEY CASTROVILLE, CA 95012	
A.P.N.	129.201.052.000	
FIRE DISTRICT:	North County FPD	
LOT SIZE:	13.5 acres	588,060 SQ. FT.
PLANNING DATA		
ZONING:	RDR/10 (CZ)	
LAND USE:	RESIDENTIAL	
PARKING:	(2) COVERED REQ.	(2) COVERED SPACES (2) UNCOVERED PROVIDED.
BUILDING HEIGHT:	30'-0" (ACCESSORY STRUCTURE)	16'-5" (MAX. PROPOSED)
GRADING:	446 CUT, 775 FILL	CU. YARDS.
TREE REMOVAL:	(1) 8" CEDAR (1) 8" OAK (1) 5" OAK	
ALLOWABLE LOT COVERAGE:	25%	147,015 SQ. FT.
FLOOR AREA RATIO:	N/A	
BUILDING CODE DATA		
OCCUPANCY:	R-3 (RESIDENCE)	
CONSTRUCTION TYPE:	V-B	
FIRE SPRINKLERS:	YES	
WATER SUPPLY:	PRIVATE WELL	
SEWER:	SEPTIC	
ELECTRICITY PROVIDER:	OFF-GRID	

FLOOR AREAS	EXISTING (SQ. FT.)	FAR	DEMO'D (SQ. FT.)	REMODEL (SQ. FT.)	ADDITION (SQ. FT.)	PROPOSED (SQ. FT.)	FAR
MAIN RESIDENCE	0					2,529	
GUEST HOUSE	0					337	
SOLAR SHED	2					200	
LOT COVERAGE	EXISTING (SQ. FT.)	%	PROPOSED (SQ. FT.)		%		
MAIN RESIDENCE	0	0.0%		2,529	0.4%		
GUEST HOUSE	0	0.0%		337	0.1%		
SOLAR SHED	2	0.0%		200	0.0%		
COVERED DECK/OVERHANGS GREATER THAN 30"	0	0.0%		2,073	0.4%		
DECKS OVER 24" IN HEIGHT	0	0.0%		502	0.1%		
TOTAL	0	0.0%	0.0%	5,641	1.0%		

SURFACES	STRUCTURES (SQ. FT.)	SURFACES (SQ. FT.)	TOTAL	%
IMPERVIOUS EXISTING	0	0	0	0.0%
IMPERVIOUS PROPOSED		4,602	8,794	2.3%
PERVIOUS EXISTING				
PERVIOUS PROPOSED	0	6,442	6,442	1.1%

PROJECT TEAM

ARCHITECT:
JUSTIN PAULY
JUSTIN PAULY ARCHITECTS
550 HARTNELL ST., SUITE H
MONTEREY CA 93940
P. 831.920.1045
jtp@justinpaulyarchitects.com
CA LICENSE #C32962

CIVIL:
JENNIFER RUDOLPH
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jrudolph@c3engineering.net

SHEET INDEX

ID	NAME
A0.0	COVER SHEET
A0.5	AREA CALCULATIONS
C1	TITLE SHEET
C2	GRADING PLAN
C3	DRIVEWAY PLAN
C4	UTILITY PLAN
C5	EROSION CONTROL PLAN
A1.0	OVERALL SITE PLAN
A1.1	ENLARGED SITE PLAN
A2.2	FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 2,529 SQ. FT. 2 BEDROOM, 2.5 BATH SINGLE FAMILY RESIDENCE THAT INCLUDES:
 • 337 SQ. FT. GUESTHOUSE WITH BATHROOM
 • SITE WALLS
 • NEW SEPTIC SYSTEM
 • NEW PHOTOVOLTAIC SYSTEM w/ 200 SQ. FT. SOLAR EQUIPMENT ROOM UNDER SEPARATE BUILDING PERMIT
 • WELL TO SERVE ONLY PROPOSED RESIDENCE AND GUESTHOUSE

VICINITY MAP / TRUCK HAUL ROUTE



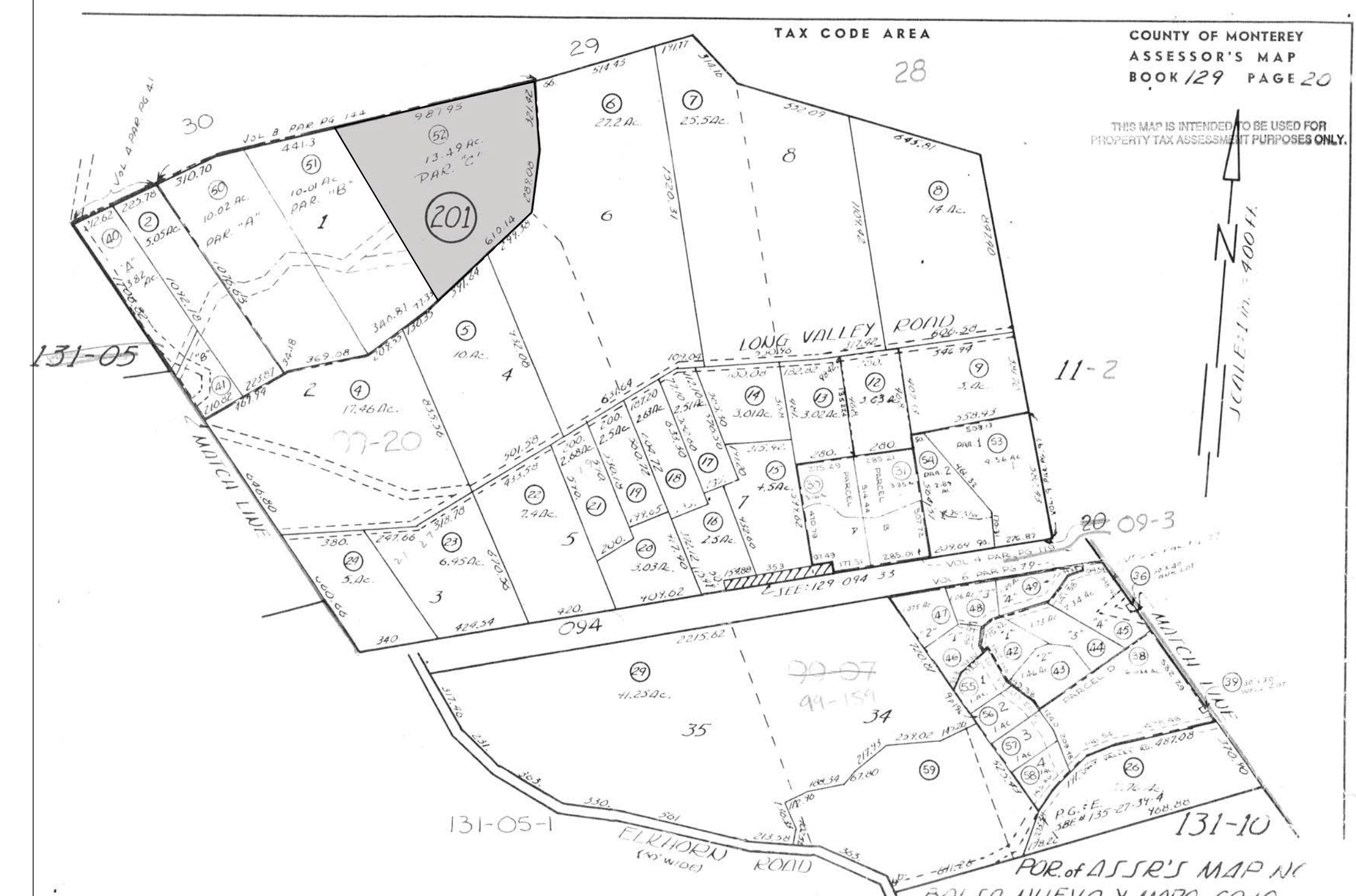
SITE PHOTOS



NOTES

1. BIOLOGIST TO INSPECT AND APPROVE THE PROTECTIVE FENCING ON THE EASTERN EDGE OF THE DRIVEWAY PRIOR TO THE COMMENCEMENT OF GROUNDBREAKING.

PARCEL MAP



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**MONTEREY COUNTY
 PLANNING APPLICATION
 PRELIMINARY: NOT FOR
 CONSTRUCTION**

apn: 129.201.052

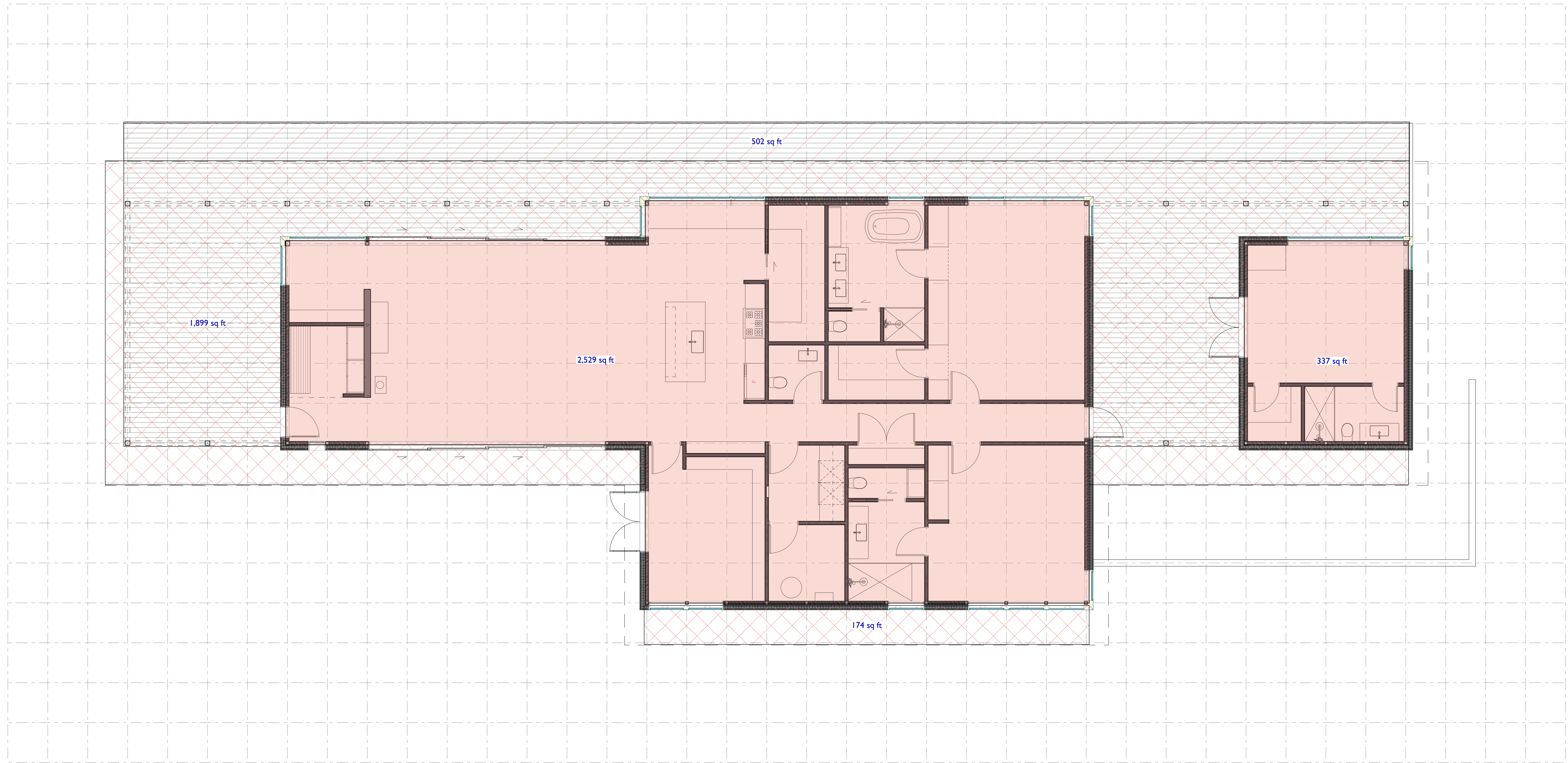
castroville, ca

a new residence for:
MARCEL & ASTRID TROMP
 6820 long valley spur

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COVER SHEET

A0.0



CALCULATIONS

FLOOR AREA CALCULATIONS

MAIN HOUSE: 2,529 SQ. FT.
GUEST/OFFICE: 337 SQ. FT.

TOTAL: 2,866 SQ. FT.

NOTE: DASHED LINES INDICATE 4'-0" MODULE OF DESIGN

COVERAGE CALCULATIONS

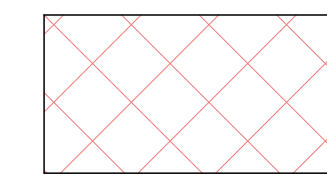
MAIN HOUSE: 2,529 SQ. FT.
GUEST/OFFICE: 337 SQ. FT.
COVERED DECKS/
OVERHANGS 30" OR GREATER 2,073 SQ. FT.
DECKS 24" OR HIGHER ABOVE GRADE 502 SQ. FT.

TOTAL: 5,438 SQ. FT.

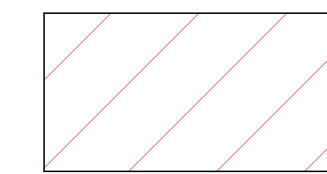
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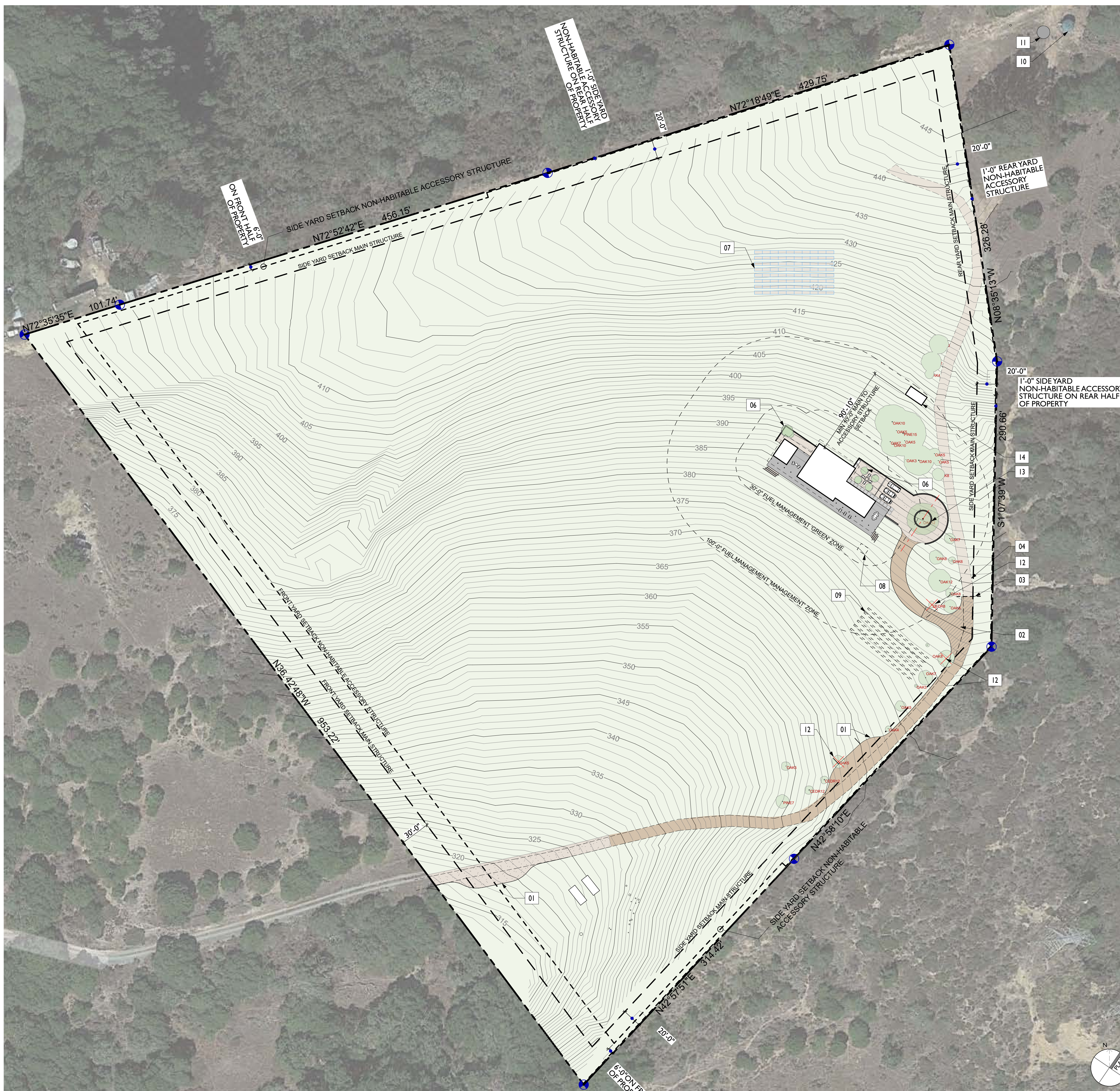
FLOOR AREA



COVERAGE:
COVERED DECKS AND OVERHANGS GREATER THAN 30"



COVERAGE:
DECKS 24 INCHES OR HIGHER ABOVE GRADE.



1 OVERALL SITE PLAN
SCALE: 1" = 50'

REFERENCE NOTES

- 1 PROPOSED FIRE TRUCK TURNOUT
- 2 PROPOSED FIRE TRUCK TURNAROUND SHOWN CROSS HATCHED
- 3 LIMIT OF DRIVEWAY IMPROVEMENT
- 4 EXISTING NON-IMPROVED DRIVEWAY TO REMAIN
- 5 NOTE REMOVED
- 6 NEW OLIVE TREES
- 7 NEW PHOTOVOLTAIC PANELS UNDER SEPARATE BUILDING PERMIT
- 8 NEW SEPTIC TANK
- 9 NEW LEACHFIELDS
- 10 EXISTING 5,000 GALLON WATER TANK TO SERVICE 6820 LONG VALLEY SPUR
- 11 NEW 5,000 GALLON WATER TANK TO SERVICE 6820 LONG VALLEY SPUR
- 12 EXISTING TREE TO BE REMOVED
- 13 TREE WELL
- 14 200 SQ. FT. NON-HABITABLE ACCESSORY STRUCTURE FOR PHOTOVOLTAIC EQUIPMENT, UNDER A SEPARATE BUILDING PERMIT

LEGEND

- EXISTING DIRT DRIVEWAY, NO PROPOSED IMPROVEMENTS
- NEW GRAVEL PAVING
- IMPROVED/IMPERVIOUS DRIVEWAY AND FIRETRUCK ACCESS

FUEL MANAGEMENT NOTES

1. THE SITE PLAN ILLUSTRATES THE AREA OF VEGETATION AROUND THE PROPOSED STRUCTURE THE GENERAL EXTENT OF EXISTING VEGETATION INCLUDES OAK TREES.
2. ALL TREE CANOPIES WILL BE TRIMMED WITHIN THE STATE FIRE CODE GUIDELINES NO EXISTING CANOPIES WILL OVERHANG THE BUILDING AND ALL EXISTING CANOPIES WILL BE PRUNED UP TO ACHIEVE A MINIMUM 8'-0" MINIMUM VERTICAL SEPARATION FROM VEGETATION BELOW.
3. A MAJORITY OF THE OF THE PLANTING WITHIN THE 30 FOOT OFFSET FROM THE STRUCTURE IS DEFENSIBLE FIRE MANAGEMENT AS BARE GROUND AND LOW STRUCTURE LANDSCAPE PLANT MATERIAL. NEW PLANTINGS SHALL BE FIRE RESISTANT SPECIES AND SHALL BE SPREAD OUT IF POSSIBLE TO AUGMENT USE AREAS AND MAINTAIN OPEN BARE GROUND AND LOW FUEL SPACED PLANT MATERIAL.
4. DECREASE FUEL IN 100 FOOT REDUCED FUE ZONE. SURFACE LITTER OF LEAVES, NEEDLES CONES AND TWIGS SHALL BE MAINTAINED TO BE A MAXIMUM OF THREE INCH DEPTH.
5. REMOVE THE PORTION OF EXISTING TREE CANOPIES THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE.
6. MAINTAIN ALL TREES ADJACENT TO A BUILDING FREE OF DEAD OR DYING WOOD.
7. MAINTAIN A ROOF STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATION.
8. L109.1 STANDARD DEFENSIBLE SPACE REQUIREMENTS. (FIRE 019)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF ONE HUNDRED (100) FEET OR TO THE PROPERTY LINE FROM STRUCTURES, WHICHEVER IS CLOSER. VEGETATION SHALL BE NO TALLER THAN FOUR INCHES HIGH. LIMB TREES SIX FEET UP FROM GROUND. REMOVE LIMBS WITHIN TEN (10) FEET OF CHIMNEYS. ADDITIONAL OR ALTERNATE FIRE PROTECTION APPROVED BY THE FIRE CODE OFFICIAL MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CODE OFFICIAL AND OTHER JURISDICTIONAL AUTHORITIES.

EMERGENCY VEHICLE ACCESS

- MINIMUM 12 FOOT WIDE DRIVEWAY
- ROAD MATERIAL:
SLOPES 0-8% TO HAVE AN ALL-WEATHER AGGREGATE BASE REQUIRED AT A MINIMUM
- SLOPES EXCEEDING 8% TO 15% A MINIMUM STRUCTURAL ROADWAY OF 0.17 FEET ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED
- CROSS SLOPE NOT TO EXCEED 5%
- PROVIDE A MINIMUM:
15'-0" OF VERTICAL CLEARANCE
14'-0" HORIZONTAL CLEARANCE

issued: 6/19/24
revised:

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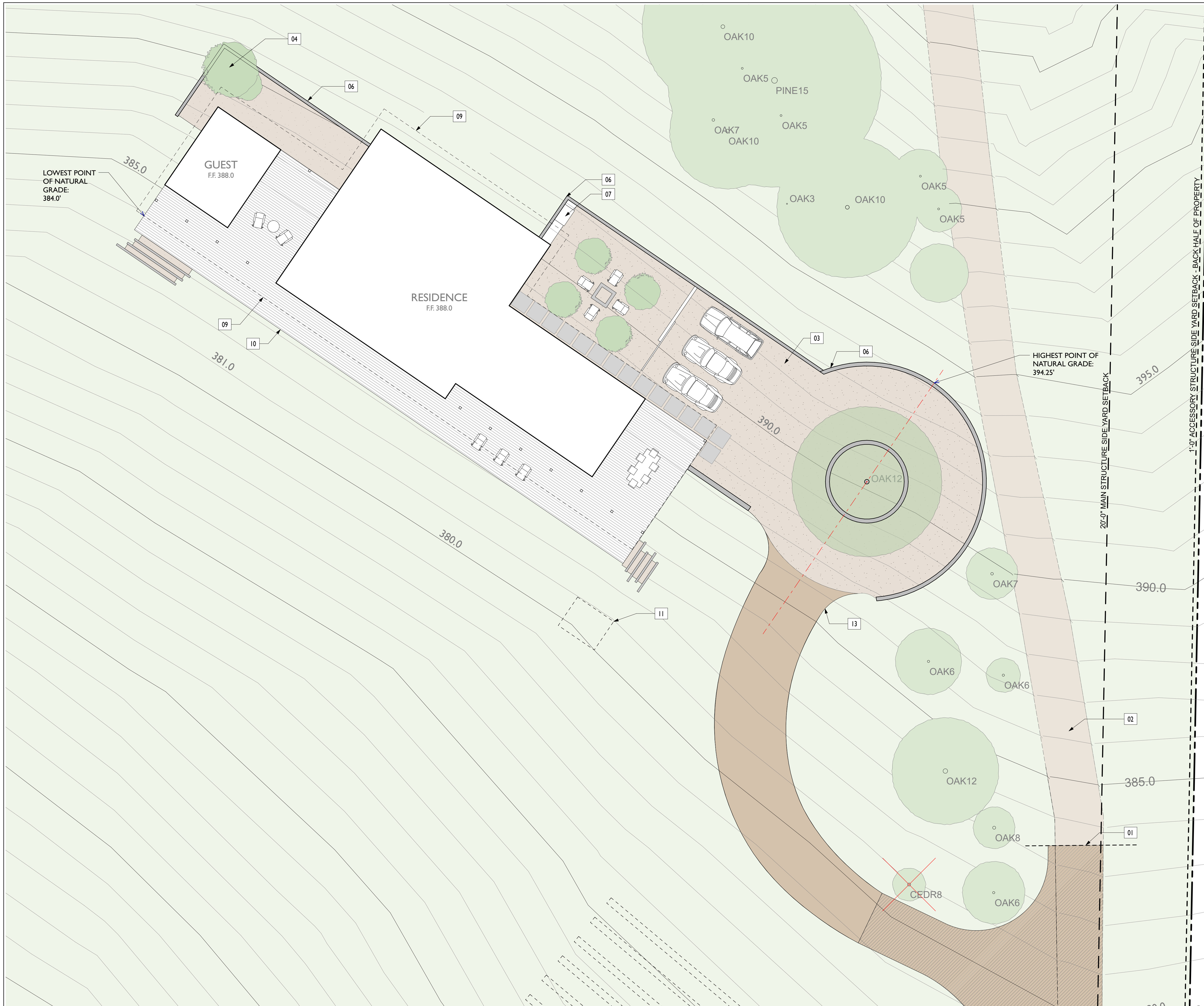
**MONTEREY COUNTY
PLANNING APPLICATION
PRELIMINARY: NOT FOR
CONSTRUCTION**

a new residence for:
MARCEL & ASTRID TROMP
6820 long valley spur
castroville, ca
cpn: 129-201-052

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OVERALL SITE PLAN

A1.0



REFERENCE NOTES

- 1 APPROXIMATE LIMIT OF DRIVEWAY IMPROVEMENT
- 2 EXISTING NON-IMPROVED DRIVEWAY TO REMAIN
- 3 GRAVEL PAVING AT MOTAR COURT
- 4 NEW OLIVE TREES
- 5 NEW FIRE PIT
- 6 NEW RETAINING WALL
- 7 NEW BBQ
- 8 DECOMPOSED GRAVEL, PEDESTRIAN RATED
- 9 LINE OF ROOF OVERHEAD
- 10 CANTILEVERED DECK
- 11 NEW SEPTIC TANK
- 12 EXISTING TREE TO BE REMOVED
- 13 EXISTING TREE TO BE REMOVED

LEGEND

- EXISTING DIRT DRIVEWAY, NO PROPOSED IMPROVEMENTS
- NEW GRAVEL PAVING
- IMPROVED/IMPERVIOUS DRIVEWAY AND FIRETRUCK ACCESS

issued: 6/19/24

revised:

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**MONTREY COUNTY
 PLANNING APPLICATION
 PRELIMINARY: NOT FOR
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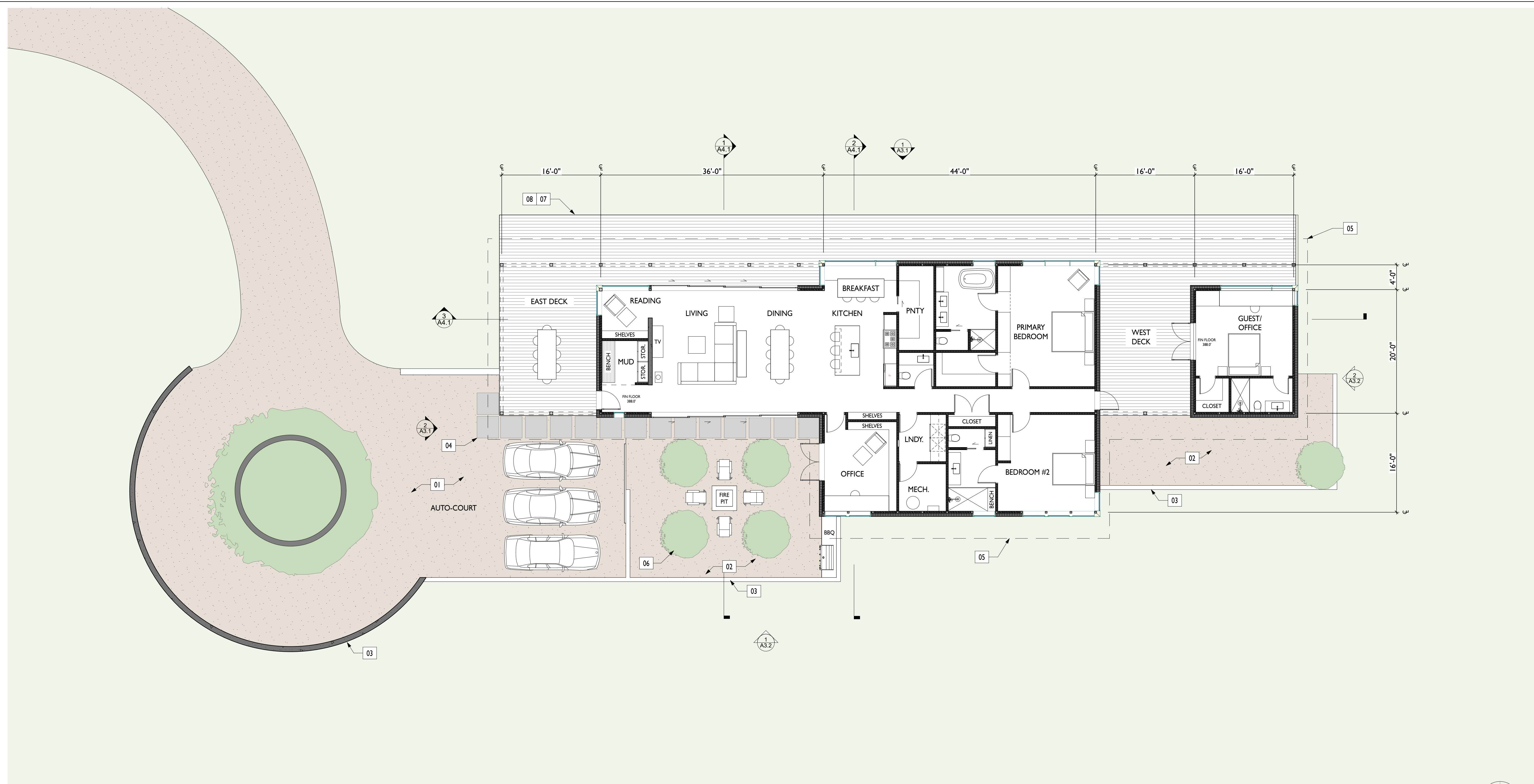
a new residence for:
MARCEL & ASTRID TROMP
 6820 long valley spur
 castroville, ca
 cpn: 129.201.052

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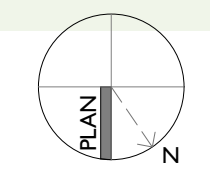
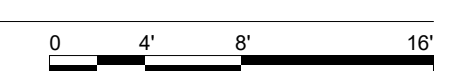
ENLARGED SITE PLAN

A1.1

1 ENLARGED SITE PLAN
 SCALE: 1" = 10'



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

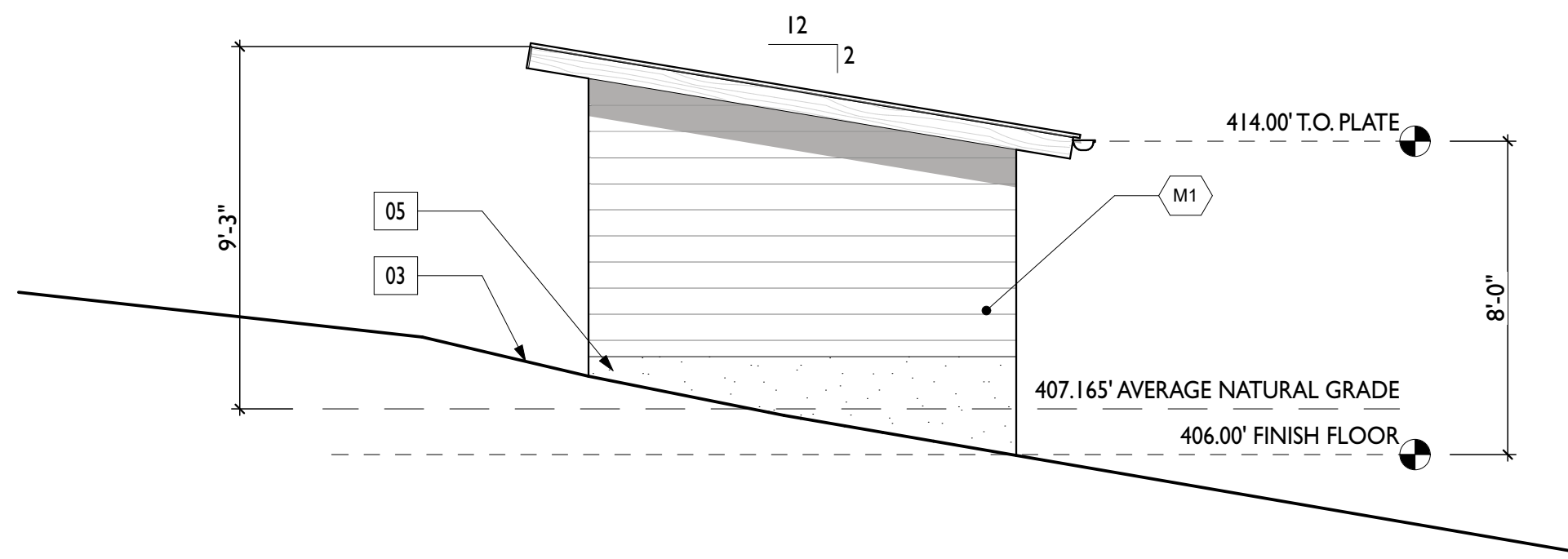


REFERENCE NOTES

- 1 GRAVEL AT MOTAR COURT
- 2 GRAVEL
- 3 RETAINING WALLS
- 4 CONCRETE PAVERS
- 5 LINE OF ROOF OVERHANG ABOVE
- 6 NEW OLIVE TREES
- 7 CANTILEVERED DECK
- 8 WOOD DECKING

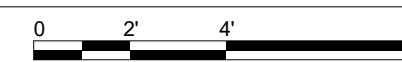
LEGEND

15'-0" MAXIMUM ALLOWABLE HEIGHT NON-HABITABLE ACCESSORY STRUCTURE

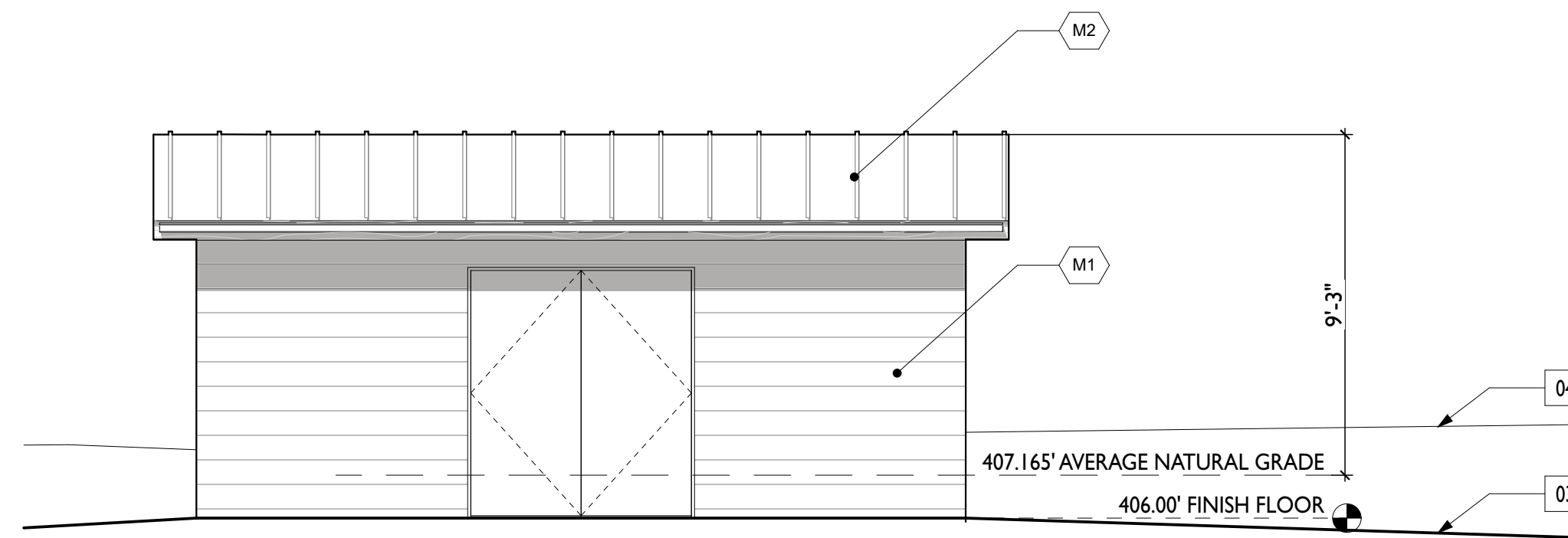


4 WEST ELEVATION - SOLAR SHED

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

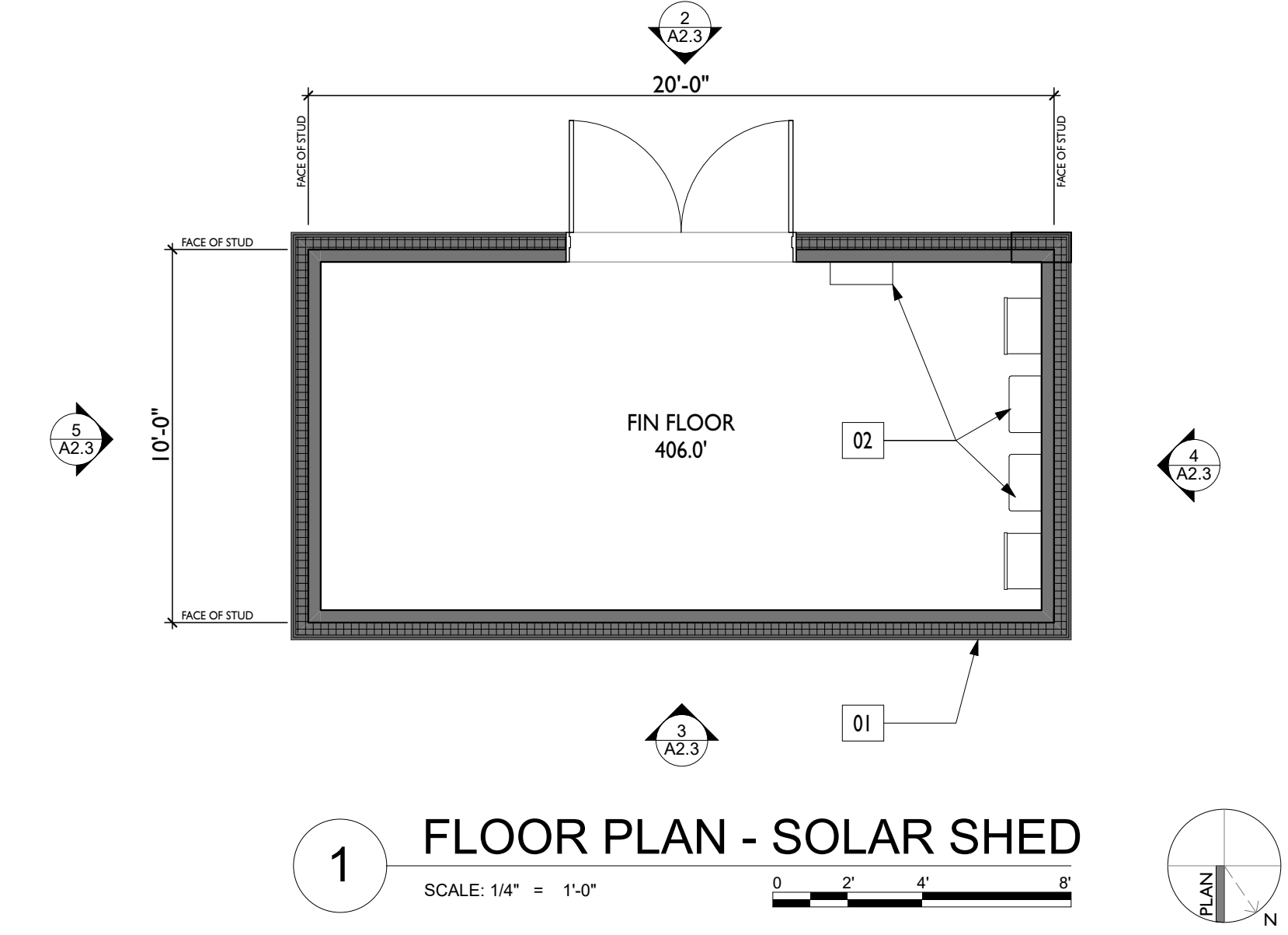
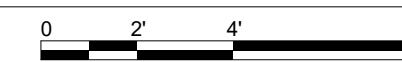


15'-0" MAXIMUM ALLOWABLE HEIGHT NON-HABITABLE ACCESSORY STRUCTURE



2 SOUTH ELEVATION - SOLAR SHED

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

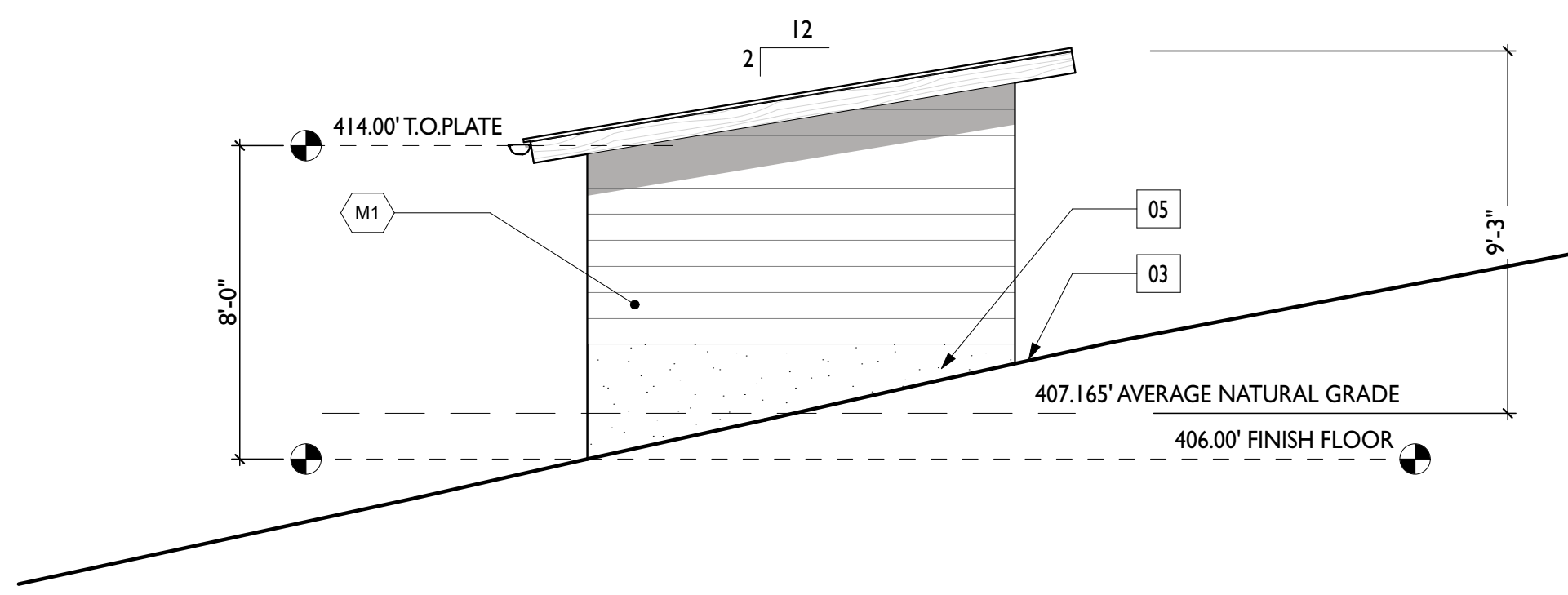


1 FLOOR PLAN - SOLAR SHED

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

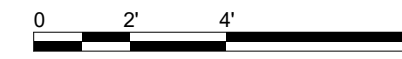


15'-0" MAXIMUM ALLOWABLE HEIGHT NON-HABITABLE ACCESSORY STRUCTURE

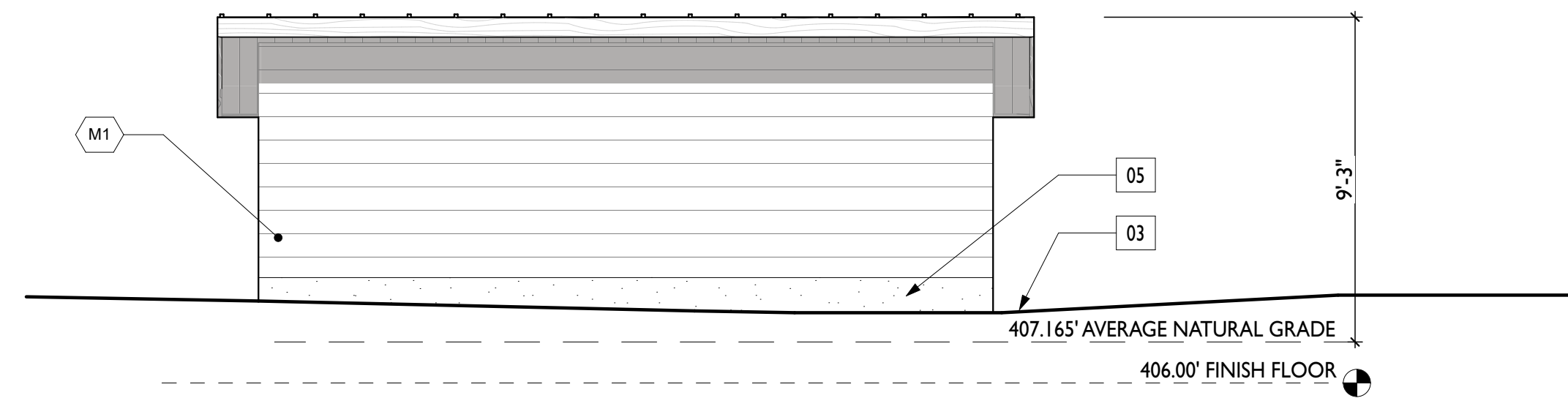


5 EAST ELEVATIONS - SOLAR SHED

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



15'-0" MAXIMUM ALLOWABLE HEIGHT NON-HABITABLE ACCESSORY STRUCTURE



3 NORTH ELEVATION - SOLAR SHED

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



REFERENCE NOTES

- 1 WOOD FRAMED WALLS WITH EXTERIOR INSULATION
- 2 SOLAR ELECTRICAL EQUIPMENT BY OTHERS, FOR REFERENCE ONLY
- 3 LINE OF EXISTING/PROPOSED GRADE
- 4 LINE OF GRADE BEYOND
- 5 CONCRETE RETAINING WALL

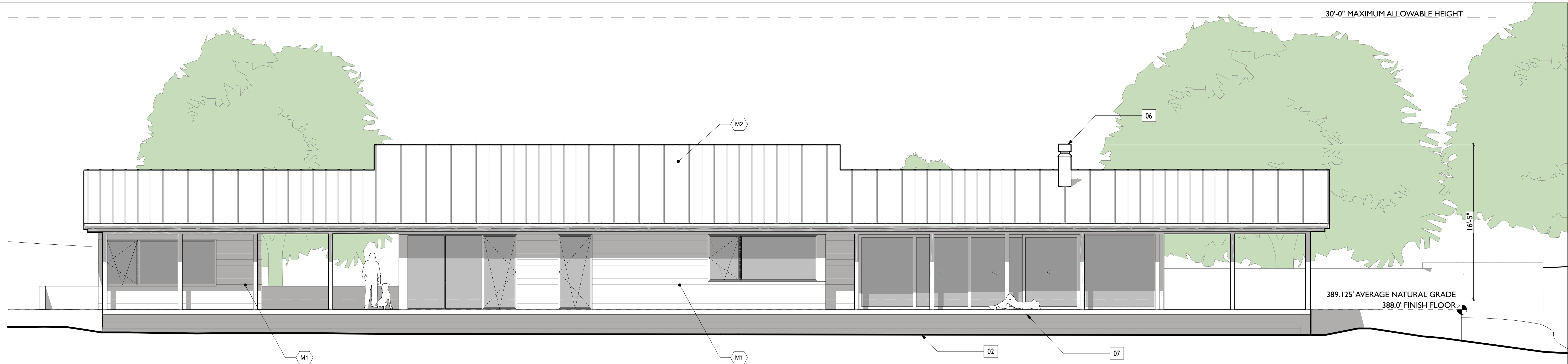
MATERIAL LEGEND



M2 GREY STANDING SEAM METAL ROOF (TO MATCH MAIN HOUSE)

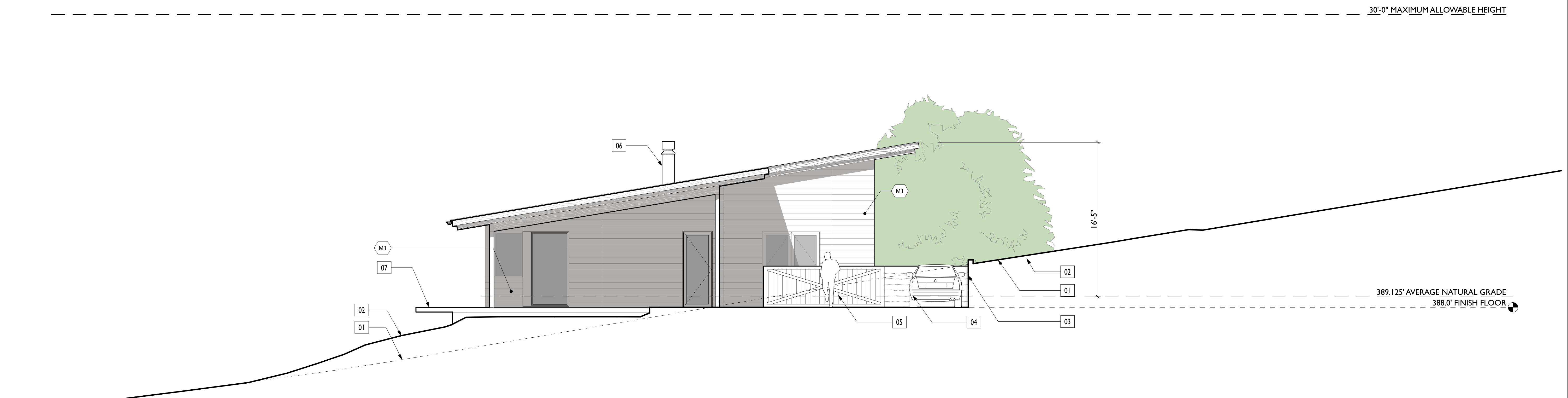


M1 HORIZONTAL CEDAR SHIPLAP SIDING (TO MATCH MAIN HOUSE)



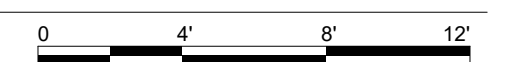
1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



REFERENCE NOTES

- 1 LINE OF EXISTING GRADE
- 2 LINE OF PROPOSED GRADE
- 3 RETAINING WALL
- 4 BOARD FORMED CONCRETE GARDEN WALL
- 5 SLIDING WOOD GATE
- 6 CHIMNEY FLUE
- 7 CANTILEVERED DECK

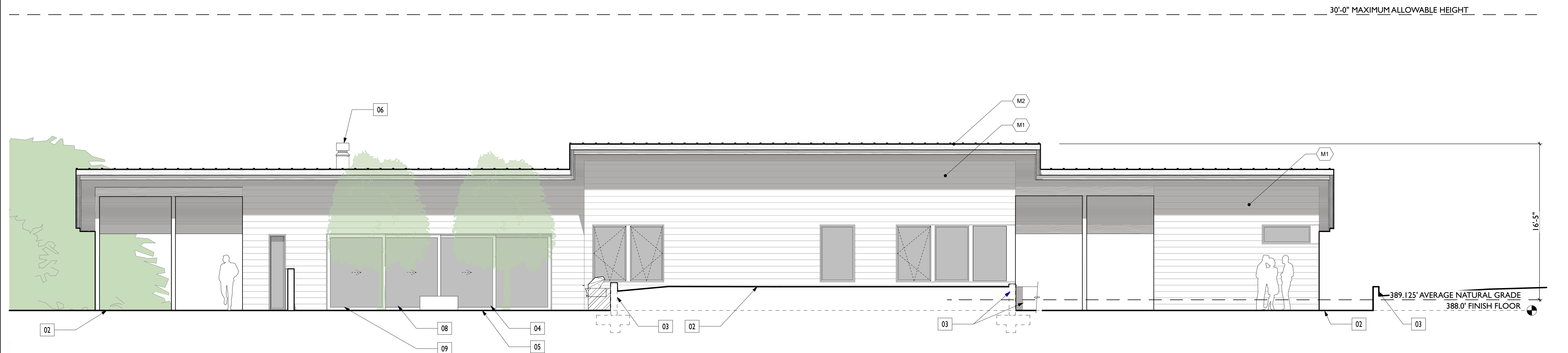
MATERIAL LEGEND



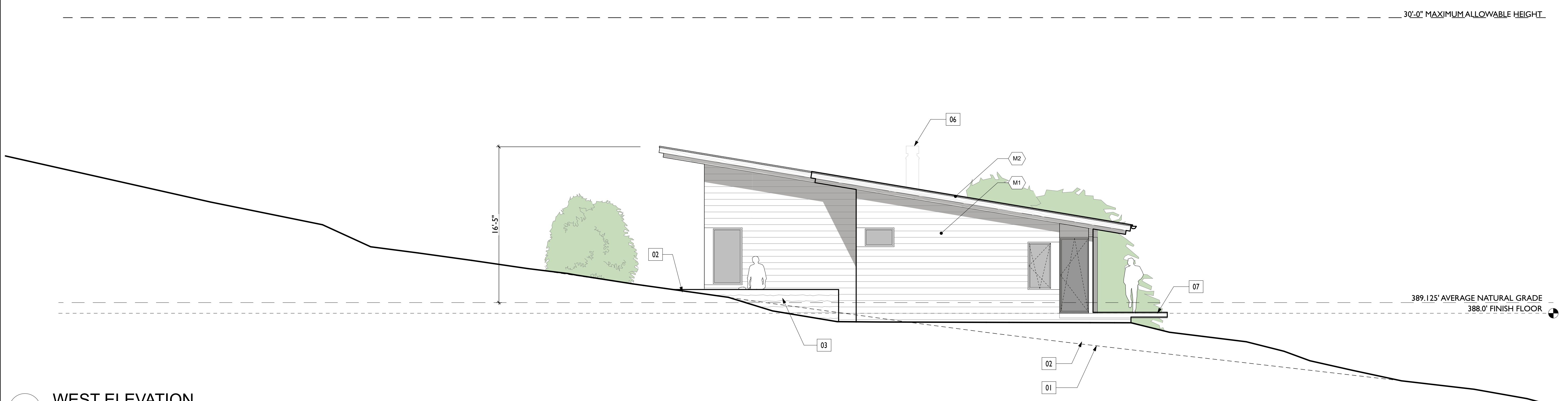
M2 GREY STANDING SEAM METAL ROOF



M1 HORIZONTAL CEDAR SHIPLAP SIDING



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

REFERENCE NOTES

- 1 LINE OF EXISTING GRADE
- 2 LINE OF PROPOSED GRADE
- 3 RETAINING WALL
- 4 BOARD FORMED CONCRETE GARDEN WALL
- 5 SLIDING WOOD GATE
- 6 CHIMNEY FLUE
- 7 CANTILEVERED DECK
- 8 FIRE PIT
- 9 NEW OLIVE TREES

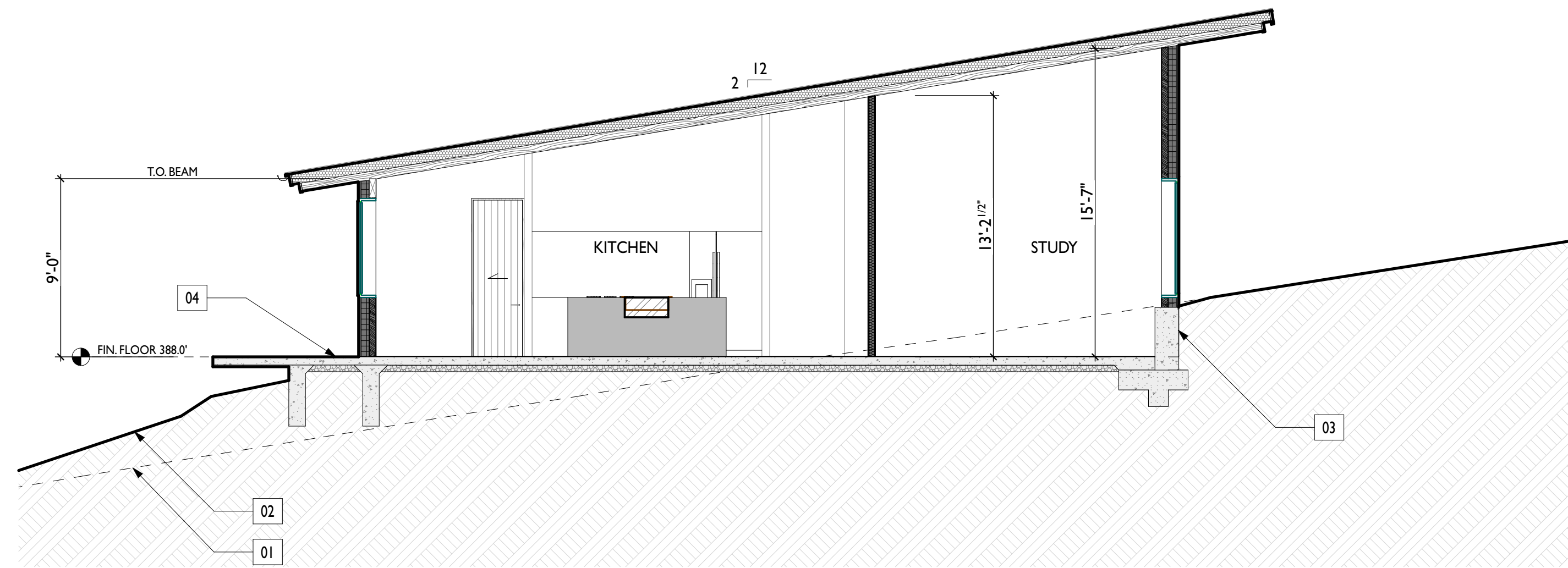
MATERIAL LEGEND



M2 GREY STANDING SEAM METAL ROOF

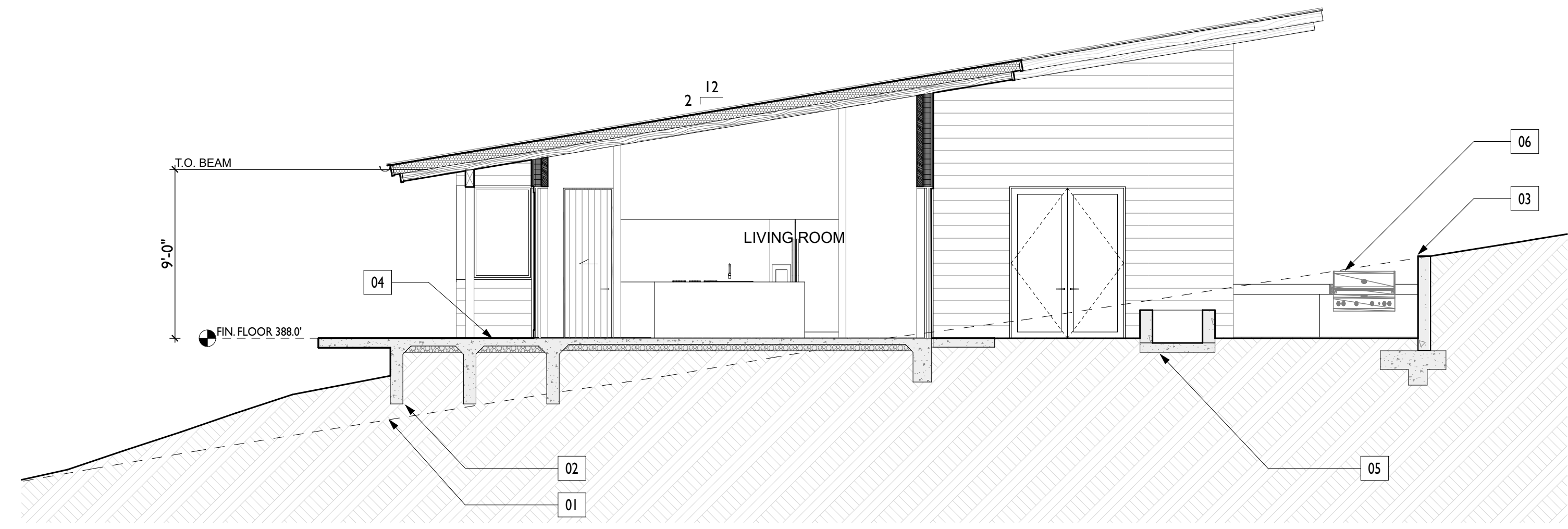


M1 HORIZONTAL CEDAR SHIPLAP SIDING



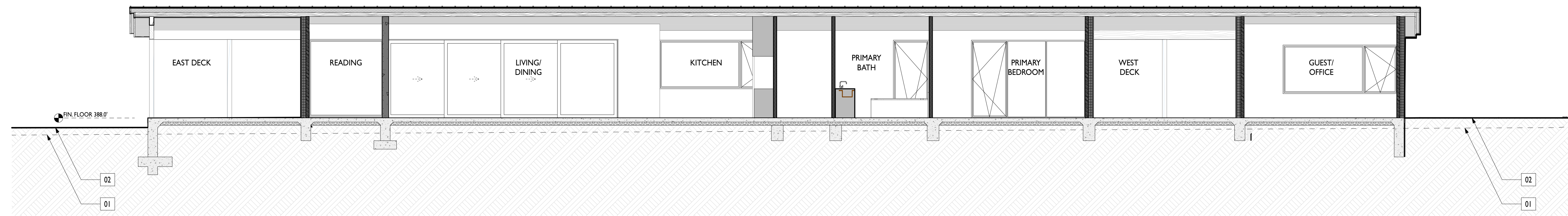
2 KITCHEN/STUDY SECTION

SCALE: 3/16" = 1'-0"



1 DINING/COURTYARD SECTION

SCALE: 3/16" = 1'-0"



3 LONGITUDINAL SECTION

SCALE: 3/16" = 1'-0"



REFERENCE NOTES

- 1 LINE OF EXISTING GRADE
- 2 LINE OF PROPOSED GRADE
- 3 RETAINING WALL
- 4 CANTILEVERED DECK
- 5 FIRE PIT
- 6 BARBEQUE

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