

# Exhibit A

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## **DRAFT RESOLUTION**

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

In the matter of the application of:

**LESSER MICHAEL B & MC GARR BONNIE J TRS (PLN240379)**

#### **RESOLUTION NO. ----**

Resolution by the County of Monterey Zoning  
Administrator:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and no exceptions under section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
  - Administrative Permit to allow a second single family dwelling by changing the use of an existing Accessory Dwelling Unit, previously known as a caretaker's unit
  - Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

[PLN240379 LESSER MICHAEL B & MC GARR BONNIE J TRS, 32829 E CARMEL VALLEY RD, CARMEL VALLEY, CA, 93924, GREATER MONTEREY PENINSULA AREA PLAN (APN: 197-082-002-000)]

**The LESSER MICHAEL B & MC GARR BONNIE J TRS application (PLN240379) came on for a public hearing before the County of Monterey Zoning Administrator on February 12<sup>th</sup>, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:**

### **FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 County of Monterey General Plan;
  - Greater Monterey Peninsula Area Plan;
  - Monterey County Code Chapter 7.120;
  - Monterey County Code Chapter 16.80; and
  - Monterey County Zoning Ordinance (Title 21).

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

- b) Project Scope. The project is located at 32829 East Carmel Valley Road, a County maintained road, in Carmel Valley. The subject property is developed with an existing 4,953 square foot single family dwelling with a 577 square foot attached garage, 5,804 square foot barn, 2371 square foot square foot winery barn with a 288 square foot loft office, and 1,200 square foot Accessory Dwelling Unit (ADU) with a 250 square foot attached carport. The application includes the change of use of the existing ADU to a second single-family dwelling on the property. This second single-family dwelling will then be used as a Commercial Vacation Rental for transient lodging for a period of 30 calendar days or fewer.
- c) Allowed Use. The parcel is zoned Low Density Residential, 10 acres/unit, Design Control, Site Plan Review, or "LDR/10-D-S". The LDR zoning allows the second residential unit not exceeding the zoning density of the property, subject to the granting of an Administrative Permit pursuant to Title 21 section 21.14.040.E. The LDR zoning also allows the use of Residential Property as a Commercial Vacation Rental, subject to the granting of a Use Permit pursuant to Title 21 section 21.14.050.EE. Therefore, the proposed use is allowable.
- d) Lot Legality. The subject property (26.49 acres in size), APN 197-082-002-000, is identified in its current configuration and described on a record of a survey recorded in Volume 28 Page 147, which was recorded on August 17, 2006. Therefore, the County recognizes the property as a legal lot of record.
- e) Site Development Standards. The property is subject to the site development standards for the LDR zoning district, which are identified in Title 21 section 21.14.060. Required setbacks for main structures and structurally attached accessory structures are 30 feet (front), 10 percent of the average lot width to a maximum required of 20 feet (side), and 20 feet (rear), with a maximum height of 35 feet. Required setbacks for non-habitable accessory structures are 50 feet (front), six feet on the front one-half of the property; one foot on the rear one-half of the property (side), and 1 foot (rear), with a maximum height of 15 feet. The existing residence and accessory structures will continue to meet the required setbacks and height requirements, while the ADU proposed to be a second single-family dwelling will generously meet the front setbacks of a main structure of over 30 feet in the front, over 80 feet on either side, and over 80 feet in the rear. The LDR zoning district allows a maximum building site coverage of 25% for lots greater than 20,000 square feet. The subject property is 26.49 acres, or 1,153,904.4 square feet, and thus allows a site coverage of 288,476.1 square feet. The existing and continuing building site coverage is 15,443 square feet, or 1.34%. Therefore, the proposed project meets the required site development standards for the LDR zoning district.
- f) Site Plan Review. The property is subject to the Site Plan Review "S" overlay zoning district, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be

adversely affected by natural resources or site constraints. A site plan was included in the application, and an Administrative Permit application has been received and reviewed pursuant to these regulations. Staff reviewed County records and data from the California Department of Fish and Wildlife; there are no known resources located within the subject property.

- g) Design and Neighborhood Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The design of the existing ADU is and will continue to be consistent with the neighboring development in its change of usage to be the second family dwelling as no physical development is proposed and will continue to assure protection of the public viewshed.
- h) Land Use Advisory Committee (LUAC) Review. This project was not referred to the Greater Monterey Peninsula Area Plan Advisory Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- i) Vacation Rental Operation License. Condition No. 7 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- j) Business License. Condition No. 6 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.
- k) Transient Occupancy Tax. Condition No. 8 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.
- l) Adequate Emergency Response Time. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. Response times are within 28 minutes from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency

medical services, and within 6 minutes of structural coverage from the Monterey County Regional Fire District Village Station, Station 4, within its response area. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

The designated Property Manager for the Commercial Vacation Rental, Bonnie McGarr, resides at the subject property of 32829 East Carmel Valley Road in Carmel Valley in the primary single-family dwelling less than 30 minutes away. Ms. McGarr will be available 24/7 to respond to guest or neighborhood questions or concerns and will also ensure that any neighbor or guest complaints are resolved within 30 minutes. Ms. McGarr's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

- m) Parking. Title 21 section 21.64.290.F.6 requires that Commercial Vacation Rentals provide parking in compliance with Title 21 section 21.58.040. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to two total cars for occupants and employees, which exceeds the requirements of Title 21 section 21.58.040.
- n) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record.
- o) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The owners of the legal lot of record comply with Title 21 section 21.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- p) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21 and 2) an opportunity for Planning staff's review for on-going compliance the conditions of approval.
- q) Access. Although the property is accessed of a County-maintained road, the driveway is a privately owned shared driveway from the public accessway of East Carmel Valley Road, and pursuant to Title 21 Section

21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The subject property is considered a Tier 1 project, as a private road agreement or a private road maintenance agreement does not currently exist. Property owners who utilize the private road have been notified of the proposed project on January 29<sup>th</sup>, 2026. No comments or objectives have been received and no further documentation or condition is required of the applicant.

- r) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240379.

**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 and HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau and the Monterey County Regional Fire District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240379.

**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 and HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau and the Monterey County Regional Fire 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 infrastructure is in place to serve the use, as discussed in subsequent Evidence “c” through “f”.
  - c) The property has road access to Carmel Valley Road, a County of Monterey maintained road, through a private shared driveway. No alterations to this driveway or access are required for the use.
  - d) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS was provided to Environmental Health Bureau (EHB), dated January 27, 2025 and was subsequently deemed complete on February 12, 2025. Based on the evidence provided, EHB found that the OWTS was in good working

order and functioning properly and that the performance evaluation was completed in the form and manner as required by the County, satisfying the requirements of Title 21 section 21.64.290.F.8-9.

- e) The residence is served by a private well. Water quality analyses were collected on November 11 and 14, 2024, and were subsequently deemed complete on February 12, 2025. Based on the evidence provided, EHB found that the water quality analysis satisfied the bacteriological and acute inorganic primary drinking water standards, satisfying the requirements of obtaining a Vacation Rental Operation License, pursuant to Title 7 section 7.120.090.B.5.
- f) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240379.

**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 current violations existing on subject property.
  - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240379.

**5. FINDING:** **CEQA (Exempt)** – The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
  - b) The application includes the change of use of the existing ADU to the second single family dwelling on the property. This second single-family dwelling will be used for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site. Therefore, the project fits the criteria of the exemption.
  - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence “d” through “i”.
  - d) Class 1 exemptions are not qualified for an exception by their location.
  - e) The County’s regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 section 1.F, the requirement for a Use Permit for Commercial Vacation Rental



activities ensures that the impact of such leasing activities can be appropriately evaluated. The project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect. Further, Title 21 section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The granting of this Combined Development Permit would allow the establishment of the 3<sup>rd</sup> permitted vacation rental in the Greater Monterey Peninsula Area Plan out of a maximum of 155 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.b.

- f) There are no unusual circumstances related to the project that would create a reasonable possibility of a significant effect.
- g) The project would not result in damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is State Route 68, which is approximately 4.4 miles northwest of the property. However, the property is not visible from State Route 68 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
- i) The project would not damage any historical resources.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240379.

- 6. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Planning Commission. Pursuant to Title 21 section 21.80.040.B, an appeal of the Zoning Administrator’s decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

## **DECISION**

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

- 1) Finding that the project, allowing the use of an existing residential property for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
  - a. Administrative Permit to allow a second single family dwelling by changing the use of an existing Accessory Dwelling Unit, previously known as a caretaker's unit, and
  - b. Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of February 2026.

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Mike Novo, AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

# County of Monterey HCD Planning

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

PLN240379

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN240379) allows: (1) Administrative Permit to change the usage of a caretaker's unit to a second dwelling unit not exceeding the zoning density of the property; and (2) Use Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 32829 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 197-082-002-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 197-082-002-000 on February 12th, 2026. The permit was granted subject to 9 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. PD008 - NO EVENTS ALLOWED

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the property shall only be rented for transient residential-related use.

### 4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This permit shall be valid for 7 years from the date of permit approval, which is February 12th, 2026, YEAR, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

**Compliance or Monitoring Action to be Performed:** The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

### 5. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

**Compliance or Monitoring Action to be Performed:** On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

## 6. PD018 - BUSINESS LICENSE REGISTRATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

**Compliance or Monitoring Action to be Performed:** Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

## 7. PD031 - VACATION RENTAL OPERATION LICENSE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

**Compliance or Monitoring Action to be Performed:** Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

## 8. PD053 - TOT REGISTRATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

**Compliance or Monitoring Action to be Performed:** Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

## 9. EHSP01 – REPAIR DISPERSAL SYSTEM

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The Environmental Health Bureau (EHB) has received an Onsite Wastewater Treatment System (OWTS AKA Septic System) performance evaluation dated December 10, 2024 that showed only one of two existing dispersal fields were functioning.

Pursuant to Monterey County Title 21.64.290.F.8 - A commercial vacation rental served by an OWTS shall maintain the system in good working order and ensure it is functioning properly at all times. The OWTS shall comply with Monterey County Code Chapter 15.20.

21.64.290.F.9 - If the commercial vacation rental is served by an OWTS, the operator shall submit evidence that the system is in good working order and functioning properly by providing a performance evaluation report completed by a qualified OWTS professional in the form and manner required by the County. Any OWTS component noted to be in unacceptable condition shall be repaired or replaced prior to County approval of a use permit.

**Compliance or Monitoring Action to be Performed:** Within one-year of receiving the Vacation Rental Operation License for the operation of a Commercial Vacation Rental, the secondary leachfield noted to be in failure must either be repaired, or replaced.

Submit to the Environmental Health Bureau evidence that the secondary leachfield has been repaired via passing OWTS performance evaluation, or submit to the Environmental Health Bureau a replacement leachfield application with all applicable fees for review and approval.

# FLOOR AREA RATIO:

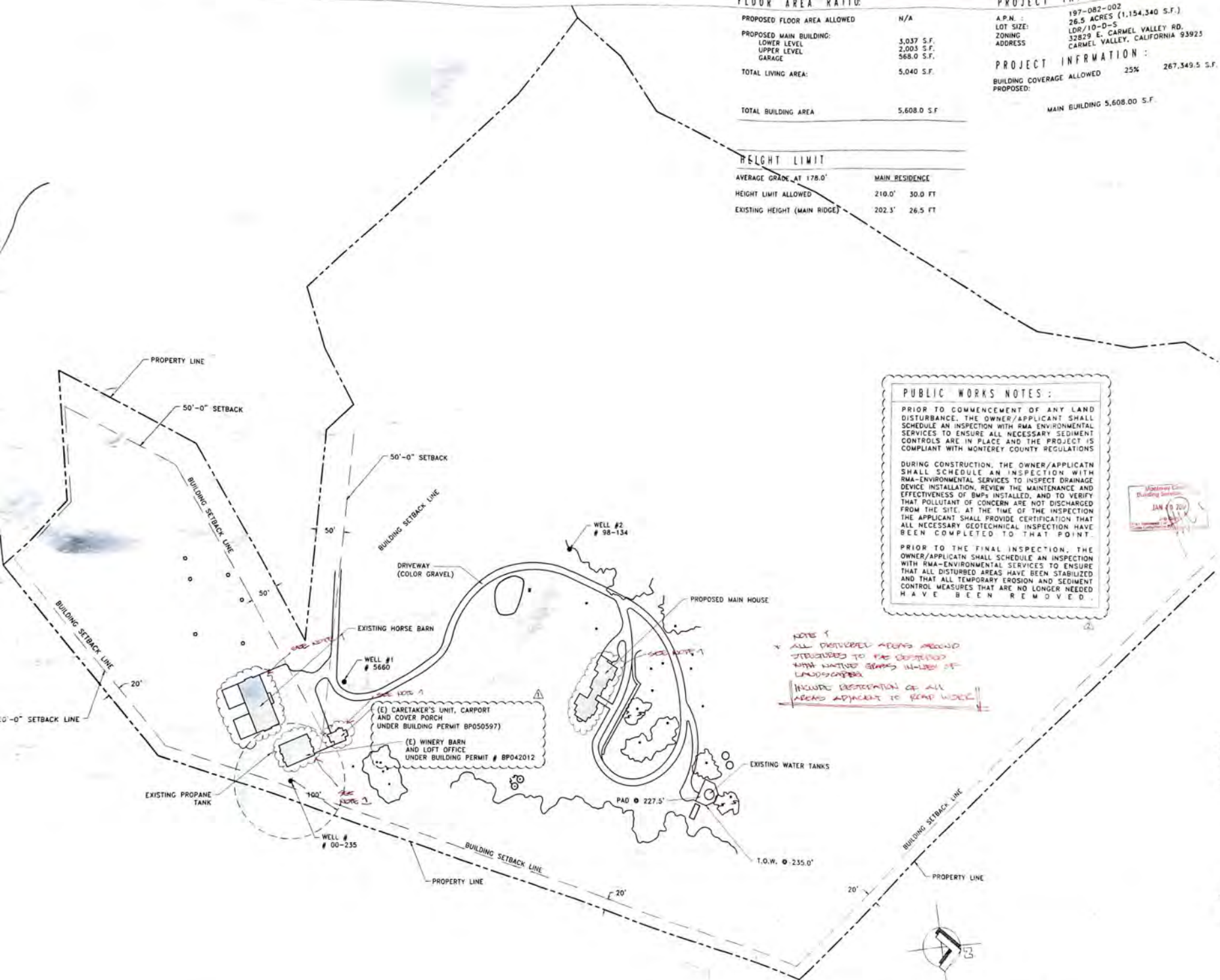
PROPOSED FLOOR AREA ALLOWED	N/A
PROPOSED MAIN BUILDING:	
LOWER LEVEL	3,037 S.F.
UPPER LEVEL	2,003 S.F.
GARAGE	568.0 S.F.
TOTAL LIVING AREA:	5,040 S.F.
TOTAL BUILDING AREA	5,608.0 S.F.

# PROJECT INFORMATION:

A.P.N.:	197-082-002
LOT SIZE:	26.5 ACRES (1,154,340 S.F.)
ZONING:	LDR/10-D-5
ADDRESS:	32829 E. CARMEL VALLEY RD. CARMEL VALLEY, CALIFORNIA 93923
PROJECT INFORMATION:	
BUILDING COVERAGE ALLOWED	25%
PROPOSED:	267,349.5 S.F.
MAIN BUILDING	5,608.00 S.F.

# HEIGHT LIMIT

AVERAGE GRADE AT 178.0'	MAIN RESIDENCE
HEIGHT LIMIT ALLOWED	210.0' 30.0 FT
EXISTING HEIGHT (MAIN RIDGE)	202.3' 26.5 FT



# PUBLIC WORKS NOTES:

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

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANT OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTION HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO THE FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

NOTE 1  
ALL DISTURBED AREAS AROUND  
STRUCTURES TO BE CONSIDERED  
WITH NATURE STRIPS UNDER OF  
LANDSCAPE  
INCLUDE RESTORATION OF ALL  
AREAS ADJACENT TO ROAD WIDE

**Design Studio**  
design and drafting development  
586 N First St - Suite 210  
San Jose, CA 95112  
(P) 408.205.9812 (F) 408.458.1611  
jshovvorth@gmail.com

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NEW RESIDENCE FOR:  
**THE LESSER FAMILY**  
32829 E. CARMEL VALLEY RD  
CARMEL VALLEY, CA 93923

REVISION	DATE
1. PLAN CHECK COM.	6/17/18
2. P.W. COMMENTS	11/28/18
3.	

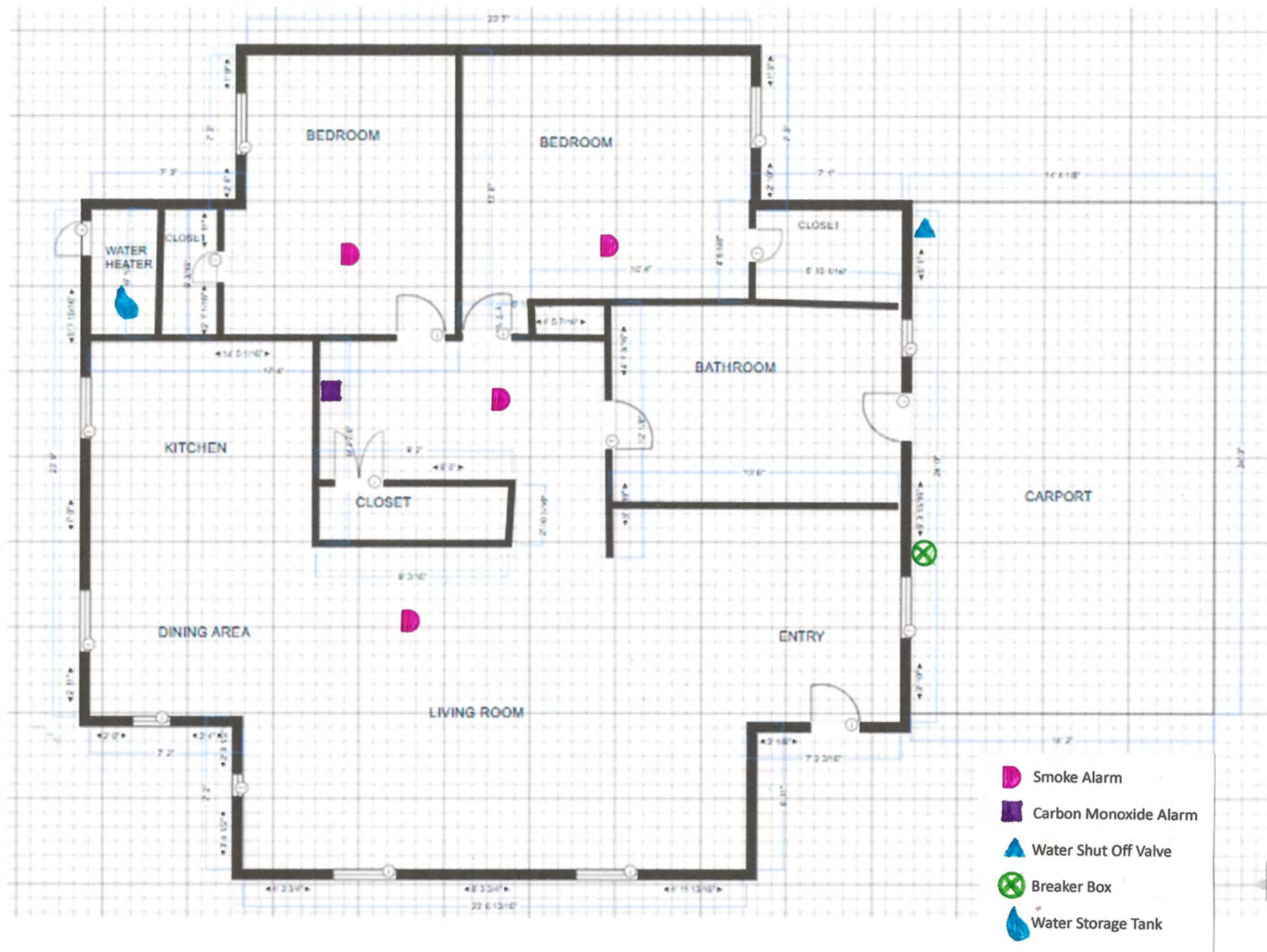


DATE: AUG 23, 2018  
PROJECT NO: 031218-6

SITE PLAN

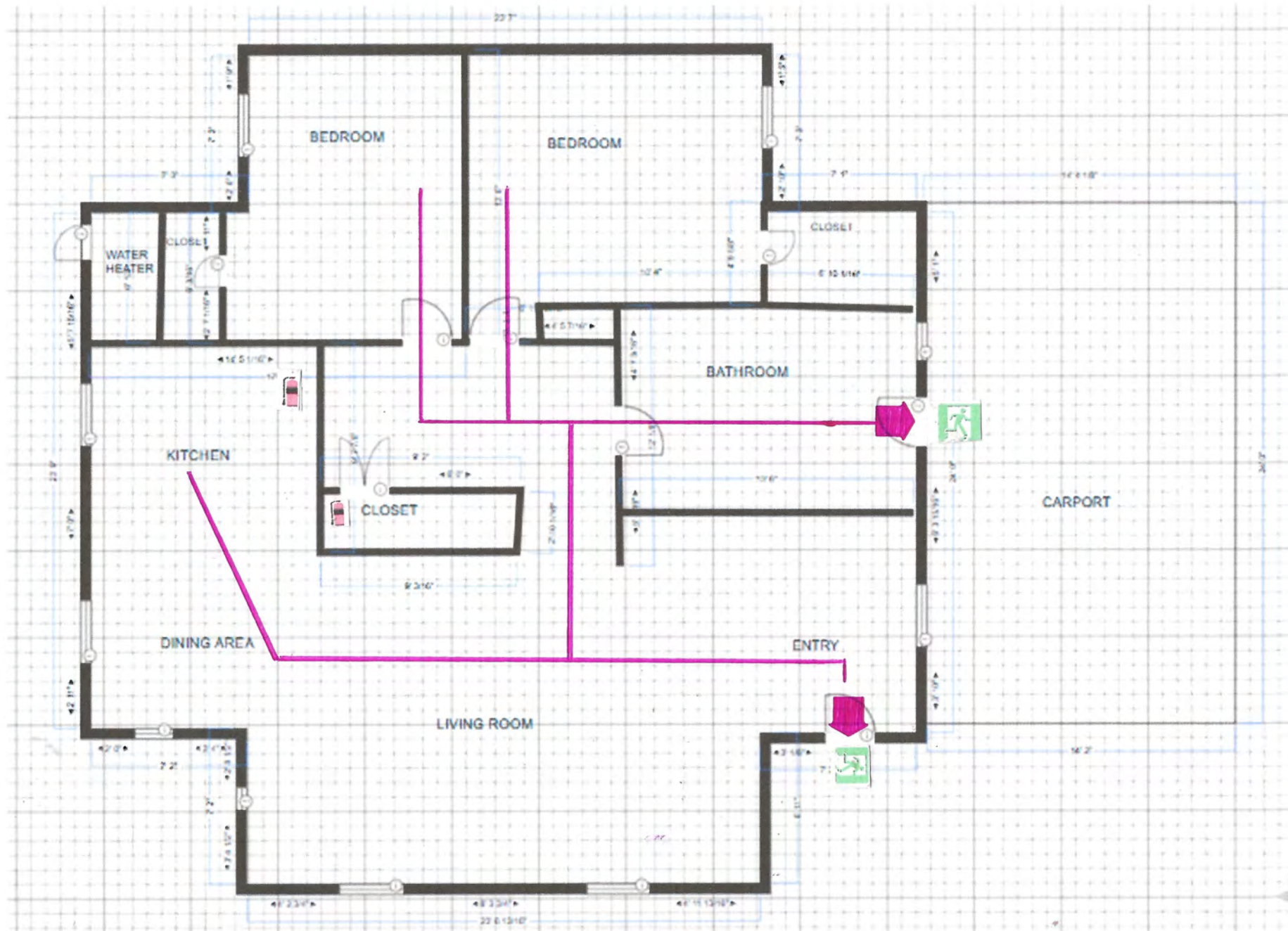


32829 East Carmel Valley Rd. Vacation Rental Floor Plan Total Property 25.6 acres(see site plan)





32829 East Carmel Valley Rd. Vacation Rental Evacuation Map



\*map 2 of 2\*  
updated map of  
location of BRV  
+ DIP's (12/10/24)



# ORIGINAL

\* map 1 of 2 \*

main house

Horse  
Barn

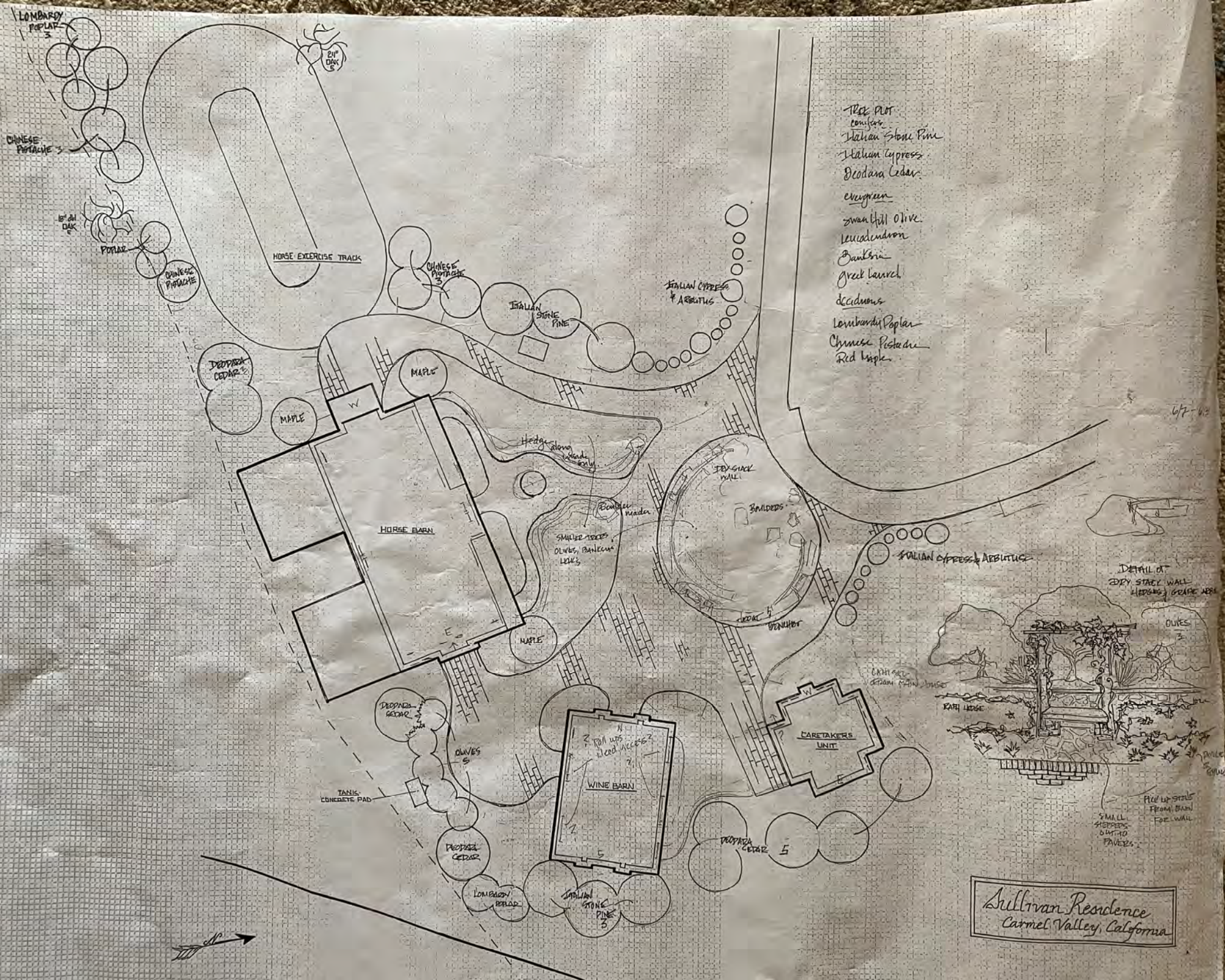
Guest  
house

FD

LA

arrive way





Sullivan Residence  
Carmel Valley, California



**From:** [mblessor@aol.com](mailto:mblessor@aol.com)  
**To:** [Price, Taylor](#)  
**Subject:** Fw: \*NEW SUBMISSION\* Vacation Rental Operations Plan  
**Date:** Monday, February 17, 2025 10:26:20 AM

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**From:** Monterey County, CA Site <MontereyCounty@enotify.visioninternet.com>  
**Sent:** Monday, February 17, 2025 10:23 AM  
**To:** mblessor@aol.com <mblessor@aol.com>  
**Subject:** \*NEW SUBMISSION\* Vacation Rental Operations Plan

## Vacation Rental Operations Plan

**Submission #:** 3799087  
**IP Address:** 71.198.156.184  
**Submission Date:** 02/17/2025 10:23 AM  
**Survey Time:** 31 minutes, 1 second

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and can be viewed after you login.

### Read-Only Content

#### Read-Only Content

#### Vacation Rental Type

Commercial Vacation Rental

#### Number of Non-hosted Rentals Per Year:

approximately 75 +/-

#### Fire Station Name and Address

Monterey County Regional Fire District Station 4, 26 Via Contenta  
Carmel Valley, CA 93924

#### Fire Station Phone

(831) 659-2021

#### Police Station Name and Address

Monterey Police Department, 1414 Natividad Rd  
Salinas, CA 93906

#### Police Station Phone

(831) 755-3700

#### Hospital Emergency Room Name and Address

Community Hospital of the Monterey Peninsula, 23625 Holman Hwy  
Monterey, CA 93940

#### Hospital Phone

(831) 625-4900

**24-hour Clinic Name and Address**

Salinas Valley Health Medical Center, 450 E. Romie Lane  
Salinas,CA 93901

**24-hour Clinic Phone**

(831) 757-4333

**Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):**

4

**Read-Only Content**

**Read-Only Content**

Thank you,

**County of Monterey, CA**

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# HOUSING AND COMMUNITY DEVELOPMENT

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Services](#)[Permit Center](#)[GIS / Maps](#)[About Us](#)

## Vacation Rental Home Inspection Checklist

### Property Information

- ☒ Have your Vacation Rental Operation Application number ready. *vacation rental record ID: 24TMP-008816*
- ☒ Vacation Rental Address and Unit/Suite/Apt # *32829 E. Carmel Valley Rd*
- ☒ Total number of bedrooms *2*
- ☒ Total number of onsite parking spaces (e.g. garage, driveway) *2*

### Interior Inspection

- ☒ Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- ☒ Every sleeping room has a functional smoke alarm.
- ☒ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- ☒ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- ☒ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- ☒ Other heating equipment is in safe operating condition and placed in an approved location..
- ☒ There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- ☒ The building conforms to the applicable state building and fire codes at the time the building was constructed.

### Exterior Inspection

- ☒ There is no evidence of infestation, garbage, and debris at the site.
- ☒ The property has active garbage pick-up service. *waste management*
- ☐ If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles. *NA*
- ☒ Property is in an overall safe and sanitary condition.
- ☒ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

### Home Inspection Results

☒ Passed☐ Failed

### Remarks/Observations:

*All items comply with check list*

### Home Inspector Certification

**Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.**



Home Inspector or General Contractor Name & Acknowledgement:

*Nick Garner, Contractor*

License/Certification # (for Contracts certified by the California Contractors State License Board, the certification must be a License Classification Type B, B-2, or C-47) and the certification number for home inspectors certified by the California Real Estate Inspection Association, American Society of Home Inspectors, International Code Council, International Association of Certified Home Inspectors:

State of California Contractors License B-810444

Date:

*11/19/24*

Click 'Print' at the top of this page and save as a PDF.

1441 Schilling Place

South 2nd Floor

Salinas, CA 93901

831-755-5025

Sitemap

Contact Us

