

MONTEREY COUNTY PLANNING COMMISSION

Meeting: March 26, 2008 Time: 9:00		Agenda Item No.: 1
Project Description: Combined Development Permit consisting of: (1) an Administrative Permit to allow development within a Site Plan Review or "S" zoning district for the construction of a 4,534 square foot two-story single family dwelling with an attached 1,409 square foot three car garage with 1,148 square foot recreation room above; and grading (approx. 970 cu. yds. cut/170 cu. yds. fill) with 245 square feet of retaining walls; (2) a Use Permit to allow the removal of 11 oak trees; and (3) Design Approval.		
Project Location: 13 Arroyo Sequoia Road, Carmel		APN: 239-091-027-000
Planning File Number: PLN070158		Name: Irene and Don McGovern, Property Owner
Plan Area: Greater Monterey Peninsula Area		Flagged and staked: Yes
Zoning Designation: "RC/40-D-S" [Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review zoning district overlays]		
CEQA Action: Addendum to EIR No. 94-005 prepared pursuant to Article 11, Section 15164		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Approve the Addendum to the Environmental Impact Report for the Santa Lucia Preserve (EIR 94-005);
2. Approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW: The project consists of a 4,534 square foot two story single family dwelling with an attached 1,409 three car garage which includes a 1,148 square foot recreation room with 245 square feet of retaining walls. This project will include the removal of 11 coast live oak trees which will be removed as a result of the proposed dwelling. The primary issue with the project involves tree removal.

The original subdivision permit anticipated the removal of one oak tree for the homeland boundary and development. An additional ten trees are required for removal because the site is in a densely forested lot and removal of trees was necessary in order to place the home within the homeland boundary. The project design has been prepared to avoid tree removal to the maximum extent feasible in addition to retaining the largest most dominant tree as the center of its' design and placing the home away from larger landmark trees. Pursuant to the requirements of the Santa Lucia Preserve EIR the eleven trees removed will need to be replaced on or off site. The arborist, Maureen Hamb, does not recommend replacement onsite as their survival is not possible given the existing densely forested area and suppressive growing conditions on the site. Alternatively, the applicants will utilize the Santa Lucia Conservancy reforestation program for all tree replanting. The applicant will work with Santa Lucia Conservancy reforestation program to meet their tree replacement obligation. Remaining trees will be protected by fencing, piers and above grade beams for support of structures and protection of root integrity. No unresolved issues remain for this project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

An addendum has been prepared per CEQA Guidelines Article 11, Section 15164 (**Exhibit F**). To address tree removal that was not anticipated in the homeland area but did not exceed the overall tree removal impact as anticipated in the Santa Lucia Preserve EIR for the entire

subdivision. The Santa Lucia Preserve Environmental Impact Report (EIR) is available for review at the RMA – Planning Department.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Valley Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by the Carmel Valley Fire Protection District, Public Works Department, Environmental Health Division, and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.

Note: The decision on this project is appealable to the Board of Supervisors.

Valerie Negrete, Assistant Planner
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March 26, 2008

cc: Planning Commission (10); County Counsel; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Acting Planning & Building Services Manager; Valerie Negrete, Planner; Carol Allen, Planning Commission Hearing Secretary; Irene and Don McGovern, Property Owner/Applicants; BAR Architects, Lisa Victor, Agent; Planning File PLN070158

Attachments: Exhibit A Project Data Sheet
Exhibit B Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E Design Approval Request Form, dated July 17, 2007
Exhibit F Addendum Pursuant to CEQA, Article 11, Section 15164 for PLN070158
Exhibit G Tree Resource Evaluation letter report prepared by Maureen Hamb, dated October 9, 2006, Construction Impact Analysis Santa Lucia Preserve Lot 102, prepared by Maureen Hamb, dated August 24, 2007, and Arborist update letter dated November 12, 2007 prepared by Maureen Hamb.
Exhibit H Site Plan, Elevations, Floor Plans

This report was reviewed by Jeff Main, Planning Services Manager.

EXHIBIT B DISCUSSION

Tree Removal

The parcel, specifically the homeland area, is a slightly sloping parcel dominated by ninety three coast live and valley oaks. Eleven trees are proposed for removal as a result of direct impacts from construction and grading. Approval of the Combined Development Permit for the Santa Lucia Preserve allotted tree removal for roads and building sites (see Board of Supervisors Resolution No. 96-060). This building site, Lot No. 102 (formerly SC-48) of the Rancho San Carlos Subdivision, was allotted the removal of one oak tree and 2 maple trees for the building site. The two maple trees will remain and one will be protected during construction by straw and barricades. Therefore, the Use Permit for oak tree removal included in this Combined Development Permit requests the removal of 10-coast live oak trees in addition to the one already approved (11 total). Additional tree removal is required to accommodate the proposed two story 4,534 square foot single family dwelling.

The proposed number of protected oak trees to be tree removed is shown at in the table below.

Size (dbh)	Fair/Poor	Fair	Fair/Good	Good	Total
6"- 12"(T21)	1	4	-	2	7
13"-23"	-	1	2	1	4
24" +	-	-	-	-	-
Total	-	-	-	-	11

Mitigation provided by the Rancho San Carlos Environmental Impact Report requires the replacement of protected trees at a 3:1 (10 x 3 = 30 trees) and landmark trees at a 5:1 (1 x 5 = 5 trees) ratio. As such, the applicants would be required to replace 36 trees. (Exhibit G) Replacement on site is not recommended as the site is densely populated with oaks and survival of smaller trees will be infeasible and cause overcrowding.

The residence was designed to protect the largest dominant trees in the homeland boundary; namely tree #9, a 61 inch valley oak, # 86 a 38 inch coast live oak and # 90 a 56 inch valley oak. The residence was situated to curve around the dominant 61 inch oak, known as tree #9 and trees larger than 24". Efforts to protect oaks include the incorporation of construction practices that minimize impacts to the critical root zone area of the trees located within 15 feet or less of the building footprint. Protection fencing and pier walls using spanning of natural grade with beams for support will reduce the need for continuous footing and excavation therefore retaining trees closest to the foundation. In addition, straw bale barricades, manual excavation and staging of protected dripline areas will be implemented and supervised by the project arborist to ensure the health of retained trees during construction activities. As stated earlier, the residence is split into two wings that are connected by a long gallery. The use of a pier and post foundation eliminates a continuous footing around the base of the tree, reduces excavation, and allows the natural grade to be maintained. Staff concurs that for this project design, the number of trees proposed for removal is the minimum required under the circumstances of the case.

California Environmental Quality Act (CEQA)

The Board of Supervisors approval a Combined Development Permit for the Rancho San Carlos Subdivision (Resolution No. 96-060) which allotted the removal of one oak tree and two maple trees for the building site, Lot No. 106 (formerly SC-48). While this project proposes to exceed the tree removal allotment by ten trees for this parcel, by removing 11 trees in total, the

environmental implications of tree removal within the designated building envelopes have been addressed by the aforementioned Environmental Impact Report. Applicable mitigation measures from the EIR are incorporated as conditions of approval and include a 3:1 replacement ratio for protected trees, a 5:1 replacement ratio for landmark trees, a pre-construction survey for protected wildlife, and the requirement to stop work should cultural resources be found. See conditions 10, 17 and 3 in **Exhibit D**. Staff has prepared an Addendum to the Santa Lucia Preserve Final Environmental Impact Report (attached as **Exhibit F**) to address site-specific conditions and the scope of work for the proposed project in accordance with Article 11, Section 15164 of the California Environmental Quality Act.

Conclusions

The proposed residential development is consistent with the General Plan and applicable Zoning designations. The project design incorporates tree protection, and the home was intentionally planned to retain the largest dominant tree in the homeland boundary. The materials and color treatments chosen for the residence blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the Santa Lucia Preserve.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, the Greater Monterey Peninsula Area Plan, the Monterey County Zoning Ordinance (Title 21), and the Comprehensive Development Plan for the Santa Lucia Preserve, which designates this area as appropriate for development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - (b) The property is located at 13 Arroyo Sequoia Road, Carmel (Assessor's Parcel Number 239-091-027-000), Santa Lucia Preserve Lot 102; Formerly Lot SC-48, Greater Monterey Peninsula Area. The parcel is zoned Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review zoning district overlays or "RC/40-D-S". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) The project for a single-family dwelling with attached garage are a use allowed in accordance with Sections 21.36.030.A and consistent with the development standards of Section 21.36.060 of the Monterey County Zoning Ordinance (Title 21).
 - (d) Design Control or "D" zoning as provided in Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21) requires design review of structures to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The project design, materials, and color treatments chosen for the residence and improvements blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the Santa Lucia Preserve. The Design Approval application is attached to the March 26, 2008 Staff Report as **Exhibit E**.
 - (e) Site Plan Review or "S" zoning requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. As provided by Section 21.45.040.C of the Monterey County Zoning Ordinance (Title 21), the subject Administrative Permit is required to allow the construction of structures, additions, deposit or removal of materials. The Design Approval application is attached to the March 26, 2008 Staff Report as **Exhibit E**.
 - (f) A Use Permit is required for the removal of three or more protected oak trees pursuant to the regulations for the Preservation of Oak and Other Protected Trees, Section 21.64.260 of the Monterey County Zoning Ordinance (Title 21). See Findings No. 3 and 4 for discussion.

- (g) The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.
- (h) The project planner conducted a site inspection on August 3, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070158.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated. **(Exhibit D)**

- (b) Technical reports by outside arborist and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. “Construction Impact Analysis” prepared by Maureen Hamb-WCISA Certified Arborist #2280, Santa Cruz, CA dated August 24, 2007.
 - ii. “Geotechnical Investigation” prepared by Haro, Kaunich and Associates Inc., Watsonville, CA January 2007.
- (d) Staff conducted a site inspection on August 3, 2007 to verify that the site is suitable for this use.
- (e) Materials in Project File PLN070158.

3. FINDING: TREE REMOVAL (Minimum Required) – The project, as conditioned, is consistent with the regulations for Preservation of Oak and Other Protected Trees, Section 21.64.260.D of the Monterey County Zoning Ordinance (Title 21). As such, the proposed tree removal is the minimum required under the circumstances of the case and will not involve a risk of adverse environmental impacts.

EVIDENCE: (a) The project objective was to construct a 4,534 square foot two-story single family dwelling with an attached 1,409 square foot three car garage which would preserve the largest of the oak trees in the homeland boundary. To meet the minimum tree removal objective, the applicants met with the arborist Maureen Hamb prior to the placing of the home. Mrs. Hamb provided a preliminary report on the tree health prior to the Mc Govern's designing the home; keeping in mind the larger landmark trees and critical root zone for each tree next to the footprint of the home. Based on the number of oak trees within the homeland boundary there was no better site to avoid tree removal. The architect then designed the home to split into two wings that are connected by long halls using the largest landmark oak as a focal point.

- (b) The homeland boundary is in a densely wooded area of the parcel which has large and small oak trees in which the architect had to design around.

Removal of trees was necessary and the applicant is proposing removal of only the smaller more sparse trees in the area. To lessen impacts to the retained trees in the homeland boundary, the use of a pier and post foundation eliminates a continuous footing around the base of the tree, reduces excavation, and allows the natural grade to be maintained. The architect has incorporated practices that minimize impacts to the critical root zone area of the trees located within 15 feet or less of the building footprint and protective fencing with above grade foundation beams. The Planning Commission concurs and that for this project design, the number of tree proposed for removal is the minimum required under the circumstances of the case.

- (c) Conditions of approval have been incorporated requiring a pre-construction survey for the protection of wildlife plant and wildlife species, the implementation of erosion control measures, and best management practices (see Condition Nos. 17 and 8). As conditioned, the Planning Commission finds that the proposed tree removal will not involve a risk of adverse environmental impacts such as soil erosion, water quality, ecological impacts, noise pollution, air movement, or wildlife habitat.
- (e) The Monterey County Zoning Ordinance, Section 21.64.260.D.4 requires replacement at a rate of 1:1 for protected tree species removed. However, the Santa Lucia Preserve EIR, Resolution No. 96-059 requires implementation of Mitigation Measure Nos. 27 and 36 based on the Santa Lucia Preserve Combined Development Permit requiring the replacement of non-landmark oak trees at a 3:1 ratio and replace landmark trees at a 5:1 ratio. As such, the applicants will be required to replace 36 trees as also recommended by the Arborist pursuant to letter dated November 12, 2007. (Exhibit G) Replacement trees are to be monitored for a period of not less than 5 years after planting and must attain a success ratio threshold of no less than 90%. Replacement will be monitored through the Santa Lucia Preserve Conservancy program. These requirements have been incorporated into the project as condition no. 10 and condition no. 9.
- (f) Staff conducted an on-site inspection on August 3, 2007 to verify that the proposed tree removal plan is consistent with the site conditions and was the minimum required.
- (g) The application, plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are contained in Project File PLN070158.

4. FINDING: TREE REMOVAL (Environmental Impacts) – Approval of the Use Permit requires an Addendum to the original Santa Lucia Preserve EIR and it is determined that said addendum is processed correctly pursuant to CEQA Guidelines Section 15164.

EVIDENCE: (a) On February 6, 1996, Board of Supervisors (BOS) Resolution No. 96-059 certified the final Environmental Impact Report (EIR No. 94-005) for the Santa Lucia Preserve. Combined Development Permit, BOS Resolution No. 96-060, approved the removal of 451 protected trees for building sites and 1,029 protected trees for roads and driveways subject to the recommendations prescribed by the “Rancho San Carlos Forest Management Plan” prepared by Ralph Osterling Consultants, Inc., San

Mateo, February 18, 1984. A component of the EIR examined a “worse case” scenario regarding complete tree removal for each building envelope (with trees) proposed in the map for the Santa Lucia Preserve. Approval of BOS Combined Development Permit, Resolution No. 96-060, allotted the removal of 1 oak tree and 2 maple trees for the building site, Lot No. 102 (formerly SC-48), of the Rancho San Carlos subdivision.

- (b) While this project proposes to exceed the tree removal allotment by ten oak trees for this parcel, by removing 11 trees in total, the environmental implications of tree removal within the designated building envelopes are subject to said EIR. Applicable mitigation measures from the EIR are incorporated as conditions of approval and include a 3:1 replacement ratio for protected trees, a 5:1 replacement ratio for landmark trees, and a pre-construction survey for protected wildlife. (See conditions 10 and 17). Staff has prepared an Addendum to the Santa Lucia Preserve Final Environmental Impact Report (attached as **Exhibit F** of the March 26, 2008 Planning Commission Staff Report) to address site-specific conditions and the scope of work for the proposed project in accordance with Article 11, Section 15164 of the California Environmental Quality Act.
- (c) The parcel, specifically the homeland area, is a fairly flat lot dominated by 93 coast live and valley oaks. Eleven trees are proposed for removal as a result of direct impacts from construction related impacts. Approval of the Combined Development Permit for the Santa Lucia Preserve allotted tree removal for roads and building sites (see Board of Supervisors Resolution No. 96-060). This building site, Lot No. 102 (formerly SC-48) of the Rancho San Carlos Subdivision, was allotted the removal of one oak tree and 2 maple trees for the building site. Therefore, the Use Permit for oak tree removal incorporated into this Combined Development Permit PLN070158 requests the removal of 11 coast live and valley oak trees. The proposed number of protected oak trees to be tree removed is shown at in the table below:

Size (dbh)	Fair/Poor	Fair	Fair/Good	Good	Total
6”-12”(T21)	1	4	-	2	7
13”-23”	-	1	2	1	4
24”+	-	-	-	-	-
Total	-	-	-	-	11

5. FINDING: CEQA - The project, as conditioned and mitigated, will not have significant environmental impacts.

EVIDENCE: (a) The development is contained in an area analyzed by the Final EIR for the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Planning File No.s PC94067 and PC94218, State Clearinghouse No.s SCH# 1994083019 and 1995023036, as an area for disturbance (pre-determined building site).

- a. Addendum to the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Pursuant to CEQA, Article 11 Section 15164 prepared for the Don and Irene McGovern Combined Development Permit, Planning File No. PLN070158.

- b. The project, as conditioned is consistent with the conclusions and mitigations contained in the certified Santa Lucia Preserve Final EIR No. 94-005, Resolution No. 96-059, Planning File No.s PC94067 and PC94218, State Clearinghouse No.s SCH# 1994083019 and 1995023036.
- c. There are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Santa Lucia Preserve EIR.

6. FINDING: OAK WOODLANDS - The project, as conditioned and mitigated, will not have significant environmental impacts to oak woodlands.

EVIDENCE: (a) The development is contained in an area analyzed by the Final EIR for the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Planning File Nos. PC94067 and PC94218, State Clearinghouse Nos. SCH# 1994083019 and 1995023036, as a pre-determined building site.

(b) The Santa Lucia Preserve FEIR (pages 11-41) states, “Approximately 575 acres (6%) of oak woodlands and savannas and associated wildlife habitat would be lost or degraded as a result of implementing the Greater Monterey Peninsula Area Plan area of the proposed project. An additional unquantified minor amount of oak woodlands could also be lost through development in the Carmel Valley Master Plan area and coastal zone. This impact is considered significant because a substantial reduction in the extent of an important native community would occur. Implementing the following mitigation measure, advocated by the project applicant, would reduce this impact to a less-than-significant level.” The applicable mitigation measures from the FEIR are incorporated as conditions of approval to reduce this potentially significant impact. These include Santa Lucia Preserve EIR Mitigation Measure 32, tree and root protection (Condition No. 9), Mitigation Measure 27 and 36, tree replacement (Condition No. 10), and Mitigation Measure No. 35, a pre-construction survey for protected wildlife (Condition No. 17).

(c) Pursuant to Public Resources Code section 21083.4, the County as part of its environmental review must evaluate whether the project may result in a conversion of oak woodlands that will have a significant effect on the environment. If the County determines that the project may have a significant effect on oak woodlands, the County must require feasible mitigation measures to mitigate the significant effect of the conversion of oak woodlands. This project site contains oak woodlands. Fish and Game Code Section 1361 states: “Oak Woodlands means an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover.” The project may have a potential impact resulting from the conversion of oak woodlands, but the impacts are mitigated by requiring the applicant to implement the mitigation measures identified in the FEIR for the Santa Lucia Preserve subdivision. A portion of the site is already subject to a conservation easement as a result of mitigation required for impacts to oak woodland as part of the original subdivision approval. Moreover, the applicants are required pursuant to Santa Lucia Preserve EIR Mitigation Measures 27 and 36 to replace protected trees at a 3:1 ratio and landmark trees at a 5:1

ratio. This mitigation measure is incorporated as condition of approval No. 18.

- (d) Addendum to the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Pursuant to CEQA, Article 11 Section 15164 prepared for the Don and Irene McGovern Combined Development Permit, Planning File No. PLN070158.
- (e) There are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Santa Lucia Preserve EIR.
- (f) The County has adopted a Mitigation Monitoring and Reporting Plan (MMRP) and the applicant is required to enter into an agreement to implement the MMRP pursuant to Condition No. 18.

7. 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. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

8. 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: Preceding findings and supporting evidence.

9. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Sections 21.80.040(D) of the Monterey County Zoning Ordinance (Title 21).

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Don and Irene McGovern File No: PLN070158 Approved by: Planning Commission	APN: 239-091-027-000 Date: March 26, 2008
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN070299) allows consisting of: Combined Development Permit consisting of: (1) an Administrative Permit to allow development within a Site Plan Review or "S" zoning district for the construction of a 4,534 square foot two-story single family dwelling with an attached 1,409 square foot three car garage with 1,148 square foot recreation room above; and grading (approx. 970 cu. yds. cut/170 cu. yds. fill) with 245 square feet of retaining walls; (2) a Use Permit to allow the removal of 11 oak trees; and (3) Design Approval. The property is located at 13 Arroyo Sequoia Road, Carmel (formerly Lot SC-48). Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA - Planning Department. 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice, which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 239-091-027-000 on March 26, 2007. The permit was granted subject to 33 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PDSP001 – CULTURAL RESOURCES – SANTA LUCIA PRESERVE (NON-STANDARD) If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist and, as appropriate, a Native American representative, as designated by the Native American Heritage Commission. If the find is to be significant, appropriate mitigation measures shall be formulated and submitted to the RMA - Planning Department for review and approval. If cultural resources are identified, the qualified professional archaeologist and the Native American representative, as designated by the Native American Heritage Commission, shall determine the significance of	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.	Owner/ Applicant/ Archaeologist		

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>the find. Discovered cultural resources shall be stored in a protected environment to prevent vandalism, damage, or theft, until such time as they are examined by an archaeologist and, as appropriate by the Native American representative. The archaeologist, Native American representative, as designated by the Native American Commission, and County staff shall determine the most appropriate method for recovery and storage or other protective measures for any significant resources discovered; and</p> <p>If human remains are identified, the County Coroner shall be notified. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission who will notify the person it believes to be the most likely descendent. The recommendations as outlined in the Final Cultural Resource Management Plan shall specify the appropriate method and location for reinterment of the remains. That an Archaeological/Scenic easement be conveyed to the County of Monterey; over areas where significant archaeological resources are located. An Archaeological/Scenic easement deed is to be submitted to and approved by the RMA - Director of Planning and recorded prior to finalizing the building permit or occupancy. (Santa Lucia Preserve EIR MM 67) (RMA - Planning Department)</p>				
4.		<p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits,	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)			use of the property, filing of the final map, whichever occurs first and as applicable	
5.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
6.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	

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7.		<p>PDSP002 - RESTORATION OF NATURAL MATERIALS</p> <p>Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA – Planning Department)</p>	<p>Submit restoration plans to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant	Prior to final inspection.	
			<p>Submit photos of restored areas to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant	Prior to final inspection.	
8.		<p>PDSP003- EROSION CONTROL PLAN AND SCHEDULE - SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. The plan shall implement erosion control measures set forth in the Preliminary Drainage and Erosion Control Report, as well as erosion control plans prepared pursuant to the County’s Erosion Control Ordinance, as well as the Storm Water Pollution Prevention Plan required by the State Water Resources Control Board (see Chapter 9. Runoff, Flooding, and Water Quality of the Santa Lucia Preserve Environmental Impact Report).</p> <p>All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation, and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and</p>	<p>An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits	
			<p>Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.</p>	Owner/ Applicant	Ongoing	
			<p>Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department</p>	Owner/ Applicant	Prior to final inspection	

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		RMA - Building Services Department)				
9.		<p>PDSP004 - TREE AND ROOT PROTECTION - SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>Tree and root protection shall include the implementation of the “Rancho San Carlos Forest Management Plan” prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984 and a “Construction Impact Analysis” was prepared for this parcel by Maureen Hamb-WCISA Certified Arborist #2280 dated June 8, 2007 (Library No. LIB070374). Trees which are located close to the 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – 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 a 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. (Santa Lucia Preserve EIR MM 32) (RMA - Planning Department)</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p>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.</p> <p>Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant/ Arborist</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and/or building permits</p> <p>During Construct- ion</p> <p>Prior to final inspection</p>	

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10.		<p>PDSP005 – TREE REPLACEMENT - SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>The applicant shall replant 36 trees utilizing the Santa Lucia Preserve Conservancy program. All non-landmark oak trees removed as a result of the project at a 3:1 replacement ratio and replace landmark trees at a 5:1 ratio. The minimum replacement size shall be 5 gallons. Nursery and/or field propagation of oak seedlings and/or saplings shall be initiated prior to the onset of the particular development phase that results in the loss of oak trees. The reforestation program shall include a monitoring element that guarantees a success period of not less than 5 years after planting and a success ratio threshold of no less than 90%. At five years, a report shall be prepared by a registered forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities conducted during the year and shall describe success rates and corrective measures provided to adjust program based on earlier successes or failures. The applicant shall enrolled in the Santa Lucia Preserve Conservation program described partly in the Rancho San Carlos Development prepared by Osterling and Associates in 1994, the applicant will need to submit said receipts for contribution to the program within the first year and at five years, a report shall be prepared by a registered forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities conducted during the year and shall describe success rates and corrective measures provided to adjust program based on earlier successes or failures. This condition shall cease once the required number of replacement trees for a particular phase have passed the five-year anniversary completion date required for plan success. (Santa Lucia Preserve EIR MM 27 and 36) (RMA – Planning Department)</p>	<p>The applicant shall provide evidence after five years that tree planting has been successful. Receipt of contribution to Santa Lucia Preserve Conservation program within the first year.</p>	<p>Owner/ Applicant</p>	<p>Within 1st year or 5 years after successful tree planting</p>	

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11.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA – Planning Department; Public Works)	None	Applicant/ Owner	Ongoing	
12.		PDSP006 - LANDSCAPE PLAN AND MAINTENANCE - SANTA LUCIA PRESERVE (NON-STANDARD) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan and shall implement the following: 1. Spread of Invasive Species: Implement the provisions of the Resource Management Plan for the San Carlos Ranch (1994) which specify that non-native species known to be invasive shall not be used in landscaping, that invasive exotics shall be controlled by revegetation of disturbed areas with native plants, that the use of landscape species known to be invasive shall be prohibited, and that species such as French broom and pampas grass shall be actively eradicated. 2. Landscape Irrigation: Selection of landscape species shall emphasize species not requiring irrigation such as drought-tolerant native species from local sources,	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect Owner/ Applicant	At least three (3) weeks prior to final inspection or occupancy Ongoing	

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		<p>or drought-tolerant non-natives that are known to be non-invasive. If irrigation systems are installed, they shall be designed to minimize runoff of irrigation water into adjacent areas of native vegetation. To avoid irrigation runoff into sensitive coastal prairie habitat in the building envelopes for Lots 11 and 28, irrigation and planting plans for these lots shall clearly demonstrate system type and limits of irrigation for County review.</p> <p>3. Fertilizer and Pesticide Application: In the design of landscaping, emphasis shall be placed on the use of species not requiring herbicides, pesticides, or fertilizers.</p> <p>(RMA – Planning Department)</p>				
13.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states: "A "Construction Impact Analysis" was prepared for this parcel by Maureen Hamb-WCISA Certified Arborist #2280 dated June 8, 2007 (Library No. LIB070374) is on record in the Monterey County RMA - Planning Department. All development shall be in accordance with this report." (RMA – Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to issuance of grading and building permits	
14.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states: "A "Geotechnical Investigation" was prepared for this parcel by Cleary Consultants, Inc., Los Altos, CA, dated February 2007 (Library No. LIB070325) is on record in the Monterey County RMA - Planning Department. All development shall be in accordance with this report." (RMA – Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to issuance of grading and building permits	

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15.		<p>PDSP007 - SEISMIC ZONE IV - SANTA LUCIA PRESERVE (NON-STANDARD) Design and construction of buildings shall comply with the Uniform Building Code Zone IV criteria, which shall be verified by the Director of RMA – Building Services. (SLP EIR MM 4) (RMA – Planning Department)</p>	Submit required report(s) and/or information to the Director of RMA – Building Services	Owner/ Applicant	Prior to the issuance of building permits and/or prior to final occupancy of habitable structures.	
16.		<p>PD043 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA – Planning Department and Building Services Department)</p>	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
17.		<p>PDSP008 – PRECONSTRUCTION SURVEY, SANTA LUCIA PRESERVE (NON-STANDARD) The following specific measures shall be implemented to avoid or mitigate for the potential impacts of development to individual bat and bird species requiring one of, or a combination of, riparian, grassland, and woodland/forest habitats: Measures specified in Mitigation Measure 11.9 for special-status species providing for pre-construction surveys and construction phase monitoring (general special-status wildlife species measures). 1. <u>Bats</u>. If construction is to begin before August 1, before young have fledged, surveys for special-status bat species shall be performed. If maternity roosts are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each roost for the duration of the breeding season (until such time as the young are fully fledged) to prevent roost</p>	A report summarizing their findings and proposed mitigation measures shall be submitted to the Director of Planning. If no bats and/or raptors are found, then no further action is required.	Applicant	Prior to site disturbance and and/or the use of heavy equipment to clear the site	
			In the event that bats and/or raptors are found using these trees, the biological survey shall provide a list of proposed mitigations necessary to protect bat species	Applicant	Prior to site disturbance and and/or the use of heavy equipment to clear the site	

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		<p>harassment and brood mortality. If colonial roosts are found, removal of the tree may only occur during the day after an exclusionary device is installed in the opening to the roost. A qualified bat expert must supervise the placement and examine the success of the exclusionary device before the removal of any confirmed roosts.</p> <p>2. <u>Raptors</u>. If construction is to begin before August 1, before young have fledged, pre-construction surveys for nesting raptors are required. If raptor nests are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. If trees known to support raptor nests cannot be avoided, removal of these trees may only occur during the non-breeding season (August 1 through April 15).</p> <p>(SLP EIR MM 35) (RMA – Planning Department)</p>				
18.		<p>PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)</p>	<p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) The applicants shall submit a fee of \$3,226.84 at the time the property owner submits the signed mitigation monitoring agreement. This fee reflects a reduced rate as the Public Works Department, Water Resources Agency, and Environmental Health Department have waived their fees.</p>	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	

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19.		<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Valley Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	

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20.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
21.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		clearance. (Carmel Valley Fire Protection District)				
22.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 100 feet from all structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) All buildings shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
24.		FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) All buildings shall be fully protected with an approved household fire warning system as defined by NFPA	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. All buildings and structures shall be fully protected with an approved and listed central station automatic fire alarm system as defined by NFPA Standard 72. The fire alarm system shall be addressable by point/device. A minimum of three (3) sets of plans and specifications for the fire alarm system shall be submitted by a California licensed c-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. A fully automatic alarm system installed in lieu of single-station smoke alarms required by the uniform building code shall be required to be placarded as permanent building equipment. The fire alarm system shall supervise the fire sprinkler system and local fire alarm bell(s) shall be installed and maintained. (Carmel Valley Fire Protection District)	Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
25.		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a ICBO Class A roof construction. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
26.		FIRES001 – GRADING & BUILDIGN PLANS (NON-STANDARD) All Fire Department requirements shall show on all grading and building permit plans as "FIRE NOTES". (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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27.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings along State Highways and Freeways, May 1988. (Carmel Valley Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p><i>Applicant or owner</i></p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
28.		<p>PW0006 – CARMEL VALLEY The Applicant shall pay the Greater Monterey Peninsula Area Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)</p>	<p>Applicant shall pay to PBI the required traffic mitigation fee.</p>	<p>Owner/ Applicant</p>	<p>Prior to Building Permits Issuance</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
29.		<p>PW0040 – HIGHWAY 1 SHORT TERM IMPROVEMENTS</p> <p>Applicant shall Contribute \$756.00 (2006 Dollars) to County of Monterey as payment of the project’s pro rata share at the cost of short-term operational improvements to State Highway One. (Public Works)</p>	Applicant shall pay to PBI required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	
30.		<p>PWSP001 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)</p> <p>Prior to issuance of Grading Permits or Building Permits, applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of workers, parking areas for both equipment and workers and locations of truck staging areas. Approved measures included in CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)</p>	Applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval	Owner/ Applicant	Prior to issuance of Grading Permits or Building Permits	
31.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ol style="list-style-type: none"> a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water 	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)				
32.		WRSP001 - DRAINAGE PLAN (NON-STANDARD) The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include stormwater dispersion facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	
33.		WRSP002 - COMPLETION CERTIFICATION (NON-STANDARD) The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater dispersion facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant	Prior to final inspection	

END OF CONDITIONS