

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
168 W. ALISAL ST. SECOND FLOOR
SALINAS, CA 93901



MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 27, 2006	Agenda Item: 5
Project Description: Combined Development Permit (PLN050664/Cooper) consisting of an Administrative Permit for the construction of a 1,953 sq. ft. house in an "S" district with an attached garage, an individual well, a septic system, and grading (216 cu yd cut and 216 cu yd fill); (2) a Use Permit for development on slopes in excess of 30%; and (3) a Use Permit for the removal of five oak trees (12", 18", 20", 20", and 22" in diameter) and one landmark oak.(30" in diameter).	
Project Location: 156 Laurel Drive, Carmel Valley (Assessor's Parcel Number 187-661-007-000)	
Plan Area: Carmel Valley Master Plan	Flagged and Staked: Yes
Zoning Designation: LDR/1-D-S Low Density Residential, 1 acre/unit, Design Control and Site Plan Review	
CEQA Action: Categorically Exempt per Section 15303 (Small Structures) and Section 15304 (Minor Alternations to Land).	
Department: Resource Management Agency, Planning Department	

RECOMMENDATION:

Staff recommends the following:

- Approval of described project based on the Recommended Findings and Evidence (**Exhibit "C"**) and subject to the recommended conditions (**Exhibit "D"**)

OVERVIEW:

David and Deborah Cooper are requesting permits for the construction of a 2,755 sq. ft. house with grading. Due to the steeply sloping contours and the dense live oak woodland on the lot, the owners are also requesting permits for the removal of six native oaks, including one landmark oak, and development on slopes exceeding 30%. The property is located at 156 Laurel Drive in Carmel Valley.

The house, driveway and pier and grade beam foundation are designed and located to minimize grading and tree removal. The selected location for the proposed project would require the least amount of development on 30% slopes, and utilizes all available areas on the parcel which are relatively flat. Three of the coast live oaks to be removed occur immediately adjacent to the existing road and proposed driveway. These trees are in decline due to severe injury to the root systems resulting from prior grading by a previous owner. The other three oaks to be removed occur within the footprint of the proposed house and garage. The site selected for the proposed house location protects the largest number of oaks compared with other feasible alternatives. Protection of retained trees is required by Condition # 9. Replanting of the six coast live oaks removed is required by Condition # 10. As conditioned, staff finds the project consistent with

policies in the Carmel Valley Master Plan and Title 21 Zoning Ordinance regulating tree removal and development on slopes exceeding 30%.

CEQA Guidelines §15303 and §15304 categorically exempt the construction of limited new small facilities and minor alterations in the condition of land. The project has no potential for any significant environmental impact and there are no unusual circumstances related to the project or property. Although the project is located in an area of high archaeological sensitivity, Monterey County Planning Department Staff archaeologist Lynne Mounday visited the site to verify that no artifacts or archaeological sites exist on the property. The project is located a significant distance (approximately 190') from the creek that exists on northern edge of the property, such that no impacts to the creek will result from the proposed project. No unresolved issues remain. See **Exhibit B** for an expanded discussion.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency (WRA)
- ✓ Environmental Health Division (EH)
- ✓ Public Works Department (PW)
- ✓ Monterey County Sheriff
- ✓ Fire Protection District – Carmel Valley FPD

All have reviewed this project. The Environmental Health Division, Public Works Department, Water Resources Agency and the Carmel Valley Fire Protection District have recommended conditions which are attached (Exhibit “D”).

The Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project on May 15, 2006 and conditionally recommended approval with vote of 4 to 0 (one absent). (Exhibit “C”)

Prepared by: _____
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This report was reviewed by Jeff Main, Interim Assistant Director of Planning.

cc: Zoning Administrator, Water Resource Agency, Environmental Health Division, Public Works, Carmel Valley Fire Protection District, Jeff Main, Annie Murphy, owner/applicant

Attachments: Exhibit “A” Project Data Sheet
Exhibit “B” Discussion
Exhibit “C” Recommended Findings & Evidence
Exhibit “D” Recommended Conditions of Approval
Exhibit “E” LUAC Recommendation
Exhibit “F” Vicinity Map
Exhibit “G” Project Plans

Note: This project is appealable to the Planning Commission.

EXHIBIT “B”
DISCUSSION
PLN050664/ Cooper
July 17, 2006

Proposed project

The owners of the property, David and Deborah Cooper, are requesting permits to construct a new two-story 2,755 square foot single-family residence with an attached 590 square foot attached garage, a driveway, an individual well, a septic system, grading (216 cu yd cut and 216 cu yd fill), retaining walls, the removal of six native oak trees, and development on slopes in excess of 30%. Monterey County Code (Title 21) requires a:

1. Administrative Permit and Design Approval for the proposed new structures.
2. Use permit for development on slopes in excess of 30%
3. Use permit for the removal of more than three protected trees

Site & Setting

The subject parcel is a 3.31-acre lot located near the end of Laurel Drive on the north side, northeast of Carmel Valley Road in Carmel Valley Village. The Cooper property is surrounded by other residential parcels. The proposed development will be built at the south end of the property nearest to Laurel Drive. The property slopes down steeply from Laurel Drive to a creek at the north end of the lot, with slopes ranging from 20% to 50%. At its closest point, the proposed development will occur approximately 190’ from the creek. The soil at the site is a Santa Lucia series soil, which is a shaly clay loam with a high erosion hazard. The vegetation on the property is primarily dense oak woodland, with approximately 53 oaks occurring within the surveyed portion of the property. The understory consists of grasses and perennial shrubs, with riparian vegetation along the creek corridor. An existing dirt road approximately 200’ in length runs from southern property boundary adjacent to Laurel Drive to the site of the proposed residence. There is a relatively flat area at the end of the existing dirt road, which will be utilized for a portion of the proposed development. There are no structures currently on the property.

Primary Issues

Development on Slopes of 30% or Greater:

Pursuant to Title 21.64.230, development on slopes exceeding 30% can be approved only when “(a) there is no feasible alternative which would allow development to occur on slopes of less than 30%, or (b) the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.” The proposed project utilizes all available areas on slopes less than 30%: The proposed driveway will be constructed over an existing dirt access road on slopes less than 20%, with a small parking pad on slopes of 20% to 30%. The septic system will be constructed on slopes of less than 20%. The garage will be constructed on a previously graded area that is relatively flat. There is no feasible alternative which would allow the remaining development, consisting primarily of the house, to occur on slopes of less than 30%.

The project is designed to minimize grading and disturbance on 30% slopes, to comply with the goals, policies and objectives of Monterey County. Carmel Valley Master Plan 3.1.4 states: “Grading shall be minimized through the use of step and pole foundations, where appropriate”.

A Geotechnical soils-Foundation and Geoseismic Report, dated March 2006, was prepared for this project by Grice Engineering, Inc. As recommended in the geotechnical report and in the above references policies, the house will be supported in the shale bedrock by a pier and grade beam foundation. This type of foundation will minimize grading on 30% slopes, and will also minimize impacts to the roots of nearby trees. The garage, which will be constructed on a slope of approximately 4%, will be slab on grade using engineered fill as recommended in the report. Proposed site improvements for the new residence will consist of retaining walls, a driveway constructed over the existing dirt road, and a septic system with leachfields located on slopes of approximately 18%. Though this project is constructed primarily on 30% slopes, due to project design the cut and fill for the entire project is quite minimal: 216 cubic yards cut and 216 cubic yards fill. As required by Carmel Valley Master Plan 3.1.15, an erosion control plan has been developed for this project. Drainage from the house will be directed to trench drains to slow runoff and maintain sediment on site. All exposed areas will be revegetated. Erosion impacts will be further minimized by removing only trees and vegetation that are required for the construction of the project.

Tree Removal:

The applicant proposes to remove six live oak trees: three oaks along the edge of the proposed driveway which have sustained significant root damage (12", 20" and 22" in diameter), and three trees near or within the footprint of the proposed residence, (an oak 18" in diameter, an oak 20" in diameter, and a landmark oak 30" in diameter).

Monterey County Title 21.64.260 D. requires a use permit for tree removal with a finding that the removal is the minimum amount required under the circumstances.

A Forest Management Plan, dated March 5, 2006 was prepared by Frank Ono, Forester and Certified Arborist. The report addresses the impacts to forest resources from the construction of the proposed residence, garage, leachfields and driveway. The report states that "*along the upper embankment where the driveway access is located are a series of oaks with severed roots which are in decline. The decline in the oaks is likely due to historic root zone and collar impacts...*" The report specifically identifies the three trees slated for removal in this area (12", 20" and 22" diameter) as being in poor condition and declining. The report provides substantial evidence that these three trees are injured and should be removed.

The Forest Management Plan identifies three additional trees that will need to be removed due to construction impacts: one 20" diameter oak in fair condition that will be impacted by construction; one oak 18" in diameter in good condition that is within the building footprint; and a landmark oak 30" in diameter in poor condition that is also within the building footprint. The site of the proposed residence was selected in part due to a natural opening in the tree canopy. To determine if it were possible to protect a greater number of trees, staff evaluated three options for resiting the proposed structure:

1. If the house were moved to the north in an attempt to protect the 30" landmark oak at the south end of the building footprint, the 30" oak would then be blocking the entrance to the proposed garage, and additional oak trees would have to be removed along the north side of the proposed residence. There does not appear to be any feasible alternative which would protect the landmark oak.

2. If the house were resited further to the south in an attempt to protect the 18” oak at the north end of the building footprint, the driveway would have an inadequate turning radius and would not meet the required standards of the Carmel Valley Fire Protection District.
3. Resiting the house further to the east in an attempt to protect the 20” oak adjacent to the west side of the building footprint would negatively impact the large oak adjacent to the east side of the proposed house.

Based on the analysis of three alternatives listed above, staff finds that the proposed project provides for the minimum tree removal under the circumstances of the case. All remaining trees within 50 feet of the proposed construction activities will be protected from construction impacts (Condition #9, Exhibit “D”). All live oak trees that are removed will be replaced at a 1:1 ratio at locations recommended in the forest management plan (condition #10).

Carmel Valley LUAC:

At their regularly scheduled meeting on June 5th, 2006, the Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project and conditionally recommended approval of the project on a vote of 4 to 0 (one absent). The committee recommended two conditions: that trees are planted on the southwest side of the proposed residence to provide screening from the adjacent property, and that all lighting is downlit using amber bulbs. The recommended conditions (7&8) have been incorporated into the project (Exhibit “D”).

CEQA:

The proposed project will not have the potential for significant environmental impacts since the proposed project minimizes grading and tree removal, as discussed above. Section 15303 (Small Structures) categorically exempts the construction of single family dwellings. Section 15304 (Minor Alternations to Land), allows a categorical exemption for minor alterations in the condition of the land. The project is located a significant distance (approximately 190’) from the creek on the property, such that no impacts to the creek will result from the proposed project. The project is located in an area of high archaeological sensitivity. Monterey County Planning Department Staff archaeologist Lynne Mounday visited the site to verify that no artifacts or archaeological sites exist on the property. Mr. Mounday signed an archaeological waiver on August 10, 2004, waiving the requirement for an archaeological survey for this property. Technical reports by forestry and geotechnical consultants identify no unusual circumstances that would require environmental review. No unresolved issues remain.

EXHIBIT “C”
RECOMMENDED FINDINGS AND EVIDENCE
PLN050664/ Cooper
June 20, 2006

1. FINDINGS: **CONSISTENCY** - The subject Combined Development Permit (PLN050664), as described in condition #1 of the attached Exhibit “D,” and as conditioned, is consistent with the plans, policies, requirements and standards of the Monterey County General Plan, the Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located at 156 Laurel Drive, Carmel Valley (Assessor's Parcel Number 187-661-007-000), in the Carmel Valley Master Plan area. The parcel is zoned “LDR/1-D-S,” or Low-Density Residential Zoning Districts, minimum building site 1 acre/unit, with Design Control and Site Plan Review. The site is physically suitable for the use proposed.

EVIDENCE: (a) Staff has reviewed the project as contained in the application and accompanying materials for consistency with the Carmel Valley Master Plan, the Monterey County Zoning Ordinance (Title 21) and the Monterey County General Plan.

 (b) Project planner conducted an on-site inspection on December 15, 2005 to verify that the project proposed for the subject parcel conforms to the plans listed above.

 (c) Tree removal: See finding 3

 (d) 30% slope: See finding 4

 (e) **LAND USE ADVISORY COMMITTEE** – The Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project and conditionally recommended approval on June 5th, 2006 with a vote of 4 to 0 (one absent). The committee’s recommended condition is reflected in conditions 7 and 8 (Exhibit “D”).

 (f) The application, plans, and support materials submitted by the project Applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the Project File PLN050664.

2. FINDINGS: **SITE SUITABILITY** – The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Monterey County Sheriff and the Carmel Valley Fire Protection District. All conditions recommended have been incorporated.

 (b) A Geotechnical Soils-Foundation and Geoseismic Report, dated March 2006 and prepared by Grice Engineering, Inc., indicates that there are no physical or environmental constraints such as geologic or seismic hazard areas, or similar constraints that would indicate the site is not suitable for the use proposed. The proposed project follows the recommendations in the geotechnical report. The report is contained in the Project File PLN050664.

- (c) The site is located within an area of high (zone IV) seismic sensitivity as found on the resource maps of the Carmel Valley Master Plan. It is also within 1/8 of a mile of a known active or potentially active fault. Recommendations regarding seismicity contained in the geotechnical report referenced in (b) below are included as conditions (see Exhibit “D”).
- (d) The proposed development will occur more than 100’ from the creek, defined as environmentally sensitive habitat, on the north side of the property. Based on the planner’s on site investigation and review of resource maps, there is no other environmentally sensitive habitat on the property. Pursuant to Title 21.60.020, a biological survey is not required as the project is a significant distance from environmentally sensitive habitat and will not impact biological resources.
- (e) The project is located in an area of high archaeological sensitivity. Monterey County Planning Department Staff archaeologist Lynne Mounday visited the site to verify that no artifacts or archaeological sites exist on the property. Pursuant to Title 21.66.050 C.(5), Mr. Mounday signed an archaeological waiver on August 10, 2004, waiving the requirement for an archaeological survey for this property.

3. FINDINGS: CEQA - The proposed project will not have a significant environmental impact.

- EVIDENCE:**
- (a) CEQA Guidelines lists classes of projects which have been determined to not have a significant effect on the environment and are therefore exempt from the provisions of CEQA. Section 15303 (Class 3) categorically exempts new construction of limited new small facilities, such as the construction of a single-family home in an urban area.
 - (b) Section 15304 (Minor Alterations to Land) of the CEQA Guidelines, allows a categorical exemption for minor alterations in the condition of the land. The project includes only minor alterations to land, as the project requires minor grading (216 cubic yards cut and 216 cubic yards fill), and incorporates erosion control measures, and minimizes tree and vegetation removal. Recommended tree protection measures have also been incorporated as conditions.
 - (c) Site visits by staff and technical reports submitted by the applicant have determined that there are no unusual circumstances associated with the project or the property that would require environmental review. Technical reports include:
 - “Geotechnical Soils-Foundation and Geoseismic Report” prepared by Grice Engineering, Inc ., dated March 2006.
 - “Forest Management Plan, Cooper Residence”, prepared by Frank Ono, dated March 5, 2006.
 - No adverse environmental effects were identified during staff review of the development application during a site visit on December 15, 2005.

4. FINDINGS: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist and the property and all zoning abatement costs, if any have been paid.

EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

5. FINDING: **TREE REMOVAL** – The project as designed and conditioned is consistent with Chapter 21.64.260 of the Monterey County Zoning Ordinance, “*Preservation of Oak and Other Protected Trees*”.

EVIDENCE: (a) For the removal of more than three protected trees, Monterey County Title 21.64.260 D. requires substantial evidence that “(a) *The tree removal is the minimum required under the circumstances of the case; and (b) the removal will not involve a risk of adverse environmental impacts...; or (c) the tree is diseased, injured...*”.

(b) A Forest Management Plan, dated March 5, 2006 was prepared by Frank Ono, Forester and Certified Arborist. The report states that “*along the upper embankment where the driveway access is located are a series of oaks with severed roots which are in decline. The decline in the oaks is likely due to historic root zone and collar impacts...*” The report specifically states that the three trees slated for removal in this area (12”, 20” and 22” diameter) are in poor condition and declining. The report provides substantial evidence that these three trees are injured and should be removed. These three trees will be replanted at a 1:1 ratio.

(c) The Forest Management Plan identifies three additional trees that will need to be removed due to construction impacts: one 20” diameter oak in fair condition that will be impacted by construction; one oak 18” in diameter in good condition that is within the building footprint; and a landmark oak 30” in diameter in poor condition that is also within the building footprint. After evaluating the feasibility of three options for resiting the proposed structure to minimize tree removal, planning staff did not identify any other feasible development options which would protect a greater number of trees:

(i) If the house were moved to the north in an attempt to protect the 30” landmark oak at the south end of the building footprint, the 30” oak would then be blocking the entrance to the proposed garage, and additional oak trees would have to be removed along the north side of the proposed residence.

(ii) If the house were resited further to the south in an attempt to protect the 18” oak at the north end of the building footprint, the driveway would have an inadequate turning radius and would not meet the required standards of the Carmel Valley Fire Protection District.

(iii) Resiting the house further to the east in an attempt to protect the 20” oak adjacent to the west side of the building footprint would negatively impact the large oak adjacent to the east side of the proposed house.

The staff supports the removal of the three trees discussed under (c) above, as their removal is the minimum required under the circumstances of the case.

- (d) The forest management plan did not identify any adverse environmental impacts resulting from the proposed tree removal. To protect environmental resources, tree protection guidelines, measures to provide for planting of 6 replacement trees, and forest health measures recommended in the forest management plan are required as conditions of approval (Exhibit “D”)
- (e) Staff site visit on December 15, 2005.

6. FINDING: **30% SLOPE** – The project as designed and conditioned is consistent with Chapter 21.64.230 of the Monterey Zoning Ordinance regulating development on slopes in excess of 30%.

- EVIDENCE:**
- (a) The proposed project utilizes all available areas on slopes less than 30%: The proposed driveway will be constructed over an existing dirt access road on slopes less than 20%, with a small parking pad on slopes of 20% to 30%. The septic system will be constructed on slopes of less than 20%. The garage will be constructed on a previously graded area that is relatively flat. The house will be built on slopes exceeding 30%, as there are no remaining areas of less than 30% on which to build. There is no feasible alternative which would allow development to occur on slopes of less than 30%.
 - (b) Although there are no feasible alternative which would allow development to occur on slopes of less than 30%, the project as proposed is consistent to comply with the goals, policies and objectives of Monterey County. Carmel Valley Master Plan 3.1.4 states: “*Grading shall be minimized through the use of step and pole foundations, where appropriate*”. The house will be supported in the shale bedrock by a pier and grade beam foundation. Though this project is constructed primarily on 30% slopes, due to project design the cut and fill for the entire project is quite minimal: 216 cubic yards cut and 216 cubic yards fill. As required by Carmel Valley Master Plan 3.1.15, an erosion control plan has been developed for this project. Drainage from the house will be directed to trench drains to slow runoff and maintain sediments on site. All exposed areas will be revegetated. Erosion impacts will be further minimized by removing only trees and vegetation that are required for the construction of the project.
 - (c) Application, plans, and materials contained in planning file PLN050664.
 - (d) Letter from applicant requesting 30% slope exception.

7. 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.

8. FINDINGS: **APPEALABILITY** -The project is appealable to the Planning Commission.
EVIDENCE: Section 21.80.040 of the Monterey County Title 21 Zoning Ordinance.

<p>Exhibit D</p> <p>Monterey County Planning and Building Inspection</p> <p>Condition Compliance and/or Mitigation Monitoring Reporting Plan</p>	<p>Project Name: Cooper _____</p> <p><i>File No:</i> PLN050664 _____ <i>APNs:</i> 187-661-007-000 _____</p> <p><i>Approval by:</i> Zoning Administrator _____ <i>Date:</i> July 27, 2006 _____</p>
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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.*

<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>
1.		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This combined development permit (PLN050664) consists of an Administrative Permit for the construction of a 1,953 sq. ft. house in an "S" district with an attached garage, an individual well, a septic system, and grading (216 cu yd cut and 216 cu yd fill); (2) a Use Permit for development on slopes in excess of 30%; and (3) a Use Permit for the removal of five oak trees (12", 18", (2) 20", and 22" in diameter) and one landmark oak.(30" in diameter). The property is located at 156 Laurel Drive, Carmel Valley (Assessor's Parcel Number 187-661-007-000) south of Country Club Drive and east of Carmel Valley Road, Carmel Valley Master Plan Area.. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<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>
		to the satisfaction of the Director of Planning and Building Inspection. 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. (Planning and Building Inspection)				
2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 187-661-007-000 on July 27, 2006. The permit was granted subject to 24 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		PBD030 - STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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	Owner/ Applicant/ Archaeologist	Ongoing	

<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>
		present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	mitigation measures required for the discovery.			
4.		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. 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 Planning and Building Inspection. 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 Planning and Building Inspection. (Planning and Building Inspection)	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits. 2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
5.		PBD013(A) - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (Planning and Building Inspection)	Provide certification from geotechnical consultant that all development has been constructed in accordance with the geotechnical report	Owner/ Applicant	Prior to Final Inspection	

<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>
6.		PBD014 - 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 Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
7.		PBD - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. The landscape plan shall include trees to screen the southwest side of the house. 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 Planning and Building Inspection Department. 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. (Planning and Building Inspection)	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			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	Ongoing	

<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>
8.		<p>PBD – LIGHTING – EXTERIOR LIGHTING PLAN (NON-STANDARD)</p> <p>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior light fixtures shall be downlit using amber light fixtures. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant		
9.		<p>PBD – TREE AND ROOT PROTECTION (NON-STANDARD)</p> <p>Trees which are located within 50 feet of 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
10.		<p>PBD - TREE REPLACEMENT (NON-STANDARD)</p> <p>The six live oak trees that are approved for removal will be replaced at a 1:1 ratio at locations recommended in the forest management plan. These trees shall be incorporated into the Landscape Plan required by</p>	1. Provide note on building plans that all live oak trees that are removed will be replaced at a 1:1 ratio at locations recommended in the forest management plan. Include the six replanted trees in	Owner/ Applicant	Prior to final inspection/occupancy	

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		Condition 7, below. The applicant shall provide a report by a certified arborist at the end of 5 years that the trees are surviving and in healthy condition. (Planning and Building Inspection)	the landscape plans. 2. If any of the six planted live oak trees have failed to survive or maintain a healthy condition at the end of five years, the certified arborist shall recommend replanting and any replanting will re-start the monitoring action. Reports shall be submitted to the Director of Planning and Building Inspection for review.			
11.		PBD040 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (Planning and Building Inspection)	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
				Engineer/ Owner/ Applicant	Prior to Final Inspect-ion	
12.		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

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13.		PW0006 – CARMEL VALLEY The Applicant shall pay the Carmel Valley Master 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)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
14.		WR3 - DRAINAGE PLAN - RETENTION 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 retention/percolation 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 engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
15.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention 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/ Engineer/ Contractor	Prior to final inspection	
16		WR40 - WATER CONSERVATION MEASURES 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: 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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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		the hot water heater serving such faucet shall be equipped with a hot water 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)				
17.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
18.		WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
19.		FIRE007 – DRIVEWAYS 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-	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.	

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		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. Responsible Land Use Department: Carmel Valley Fire District.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
20.		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	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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		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 clearance. Responsible Land Use Department: Carmel Valley Fire District.				
21.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of 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. Responsible Land Use Department: Carmel Valley Fire 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	

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22.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) 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. Responsible Land Use Department: Carmel Valley Fire District.</p>	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	
23.		<p>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. Responsible Land Use Department: Carmel Valley Fire District.</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
24.		<p>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 minimum of ICBO Class A roof construction. Responsible Land Use Department: Carmel Valley Fire District.</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

