

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 12, 2007. Time: P.M.	Agenda Item No.:
Project Description: Combined Development Permit consisting of (1) a Coastal Administrative Permit to allow for the demolition of an existing 1,900 square foot single family dwelling and the construction of a new 2,130 square foot two-story single family dwelling including a 250 square foot attached garage; (2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and (3) a Design Approval.	
Project Location: 26344 Ocean View Ave, Carmel	APN: 009-442-005-000
Planning File Number: PLN060511	Name: Craig & Sandy Thush / Owner Claudio Ortiz / Agent
Plan Area: Carmel Land Use Plan	Flagged and staked: Yes
Zoning Designation: : MDR/2-D(18)(CZ) Medium Density Residential, 2 units per acre with Design Control, and (18 foot height limit) Overlays (Coastal Zone)	
CEQA Action: Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt the Negative Declaration (**Exhibit E**), approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW: The proposed project entails the demolition of an existing single family dwelling and the construction of a new two story single family dwelling with associated grading. The parcel is a previously developed, 4,734 square foot parcel, located in an urban area on Carmel Point. Staff’s review focused on consistency with the Local Coastal Plan (LCP) and California Environmental Quality Act (CEQA) policies. An Initial Study was prepared for the subject development and a Negative Declaration was circulated. See Exhibit B for a more detailed discussion.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ California Coastal Commission

The above checked agencies and departments have reviewed this project. Conditions recommended by Carmel Highlands FPD, Public Works Department, and the Environmental Health Division have been incorporated into the condition compliance reporting plan (**Exhibit D**).

On November 6, 2006 the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) recommended approval on the project by a 6-0 vote. The LUAC expressed concern regarding the fill and patio elevation on the Northern side of the property. Members stated that if the patio is more than 24 inches above grade it should be counted in lot coverage and subject to setback requirements. Members also expressed concern regarding the exterior lighting impacts and height of the fence and retaining walls. See LUAC discussion in Exhibit B.

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

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December 6, 2006

cc: Zoning Administrator; Coastal Commission; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Carl Holm & Bob Schubert Planning Services Managers; Craig Spencer, Planner; Carol Allen, Clerk; Craig & Sandy Thush, Applicants; Claudio Ortiz, Agent; Planning File PLN060511.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Recommended Findings and Evidence
 Exhibit D Recommended Conditions of Approval
 Exhibit E Initial Study/Negative Declaration
 Exhibit F Site Plan, Elevations, Floor Plans

This report was reviewed by Carl Holm, Planning Services Manager

EXHIBIT B
DETAILED PROJECT DISCUSSION
PLN060511 (Thush)

A. PROJECT SETTING AND DESCRIPTION:

Setting The project site is located on Ocean View Avenue between Stewart Road and Scenic Road in Carmel. A 1,900 square foot single family dwelling proposed for removal exists on the 4,734 square foot lot. The existing dwelling is accessed by a driveway that slopes down from Ocean View Avenue. Topographically the site is relatively flat, gently sloping to the West at an average slope of approximately 7 percent. Portions of the lot not covered by structures and hardscape consist of a landscaped front yard and a natural mixture of brush covering the side and backyards due to lack of attention and use of these areas. There is 1 significant Monterey Cypress tree approximately 36 inches in diameter located mostly on the neighboring property to the South. Historic use of the land and the surrounding community make this property suitable for the proposed project.

Project Description Demolition of a 1,900 square foot single family dwelling and the construction of a new 2,130 square foot, 2 story single family dwelling and attached garage, on generally the same foot print, are proposed. 40.6 cubic yards of cut is required for the driveway access to the garage that will be set into the terrain by a separate 47 cubic yard cut to allow for lower level of the residence. Combined cut for the residence is 87.6 cubic yards and occurs mostly on the Southern half of the property. The Northern side of the property calls for 39.6 cubic yards of fill to allow for the Northern patio and walkway to extend from the main floor of the residence. The cut on the Southern portion of the property will be supported by an approximately 3 to 4 foot retaining wall. The retaining wall will be stepped into the 6 foot stucco fence along the front and Northern property lines. The excess cut (48 cubic yards) will be exported from the site.

B. ANALYSIS

Development Standards The project is consistent with the applicable MDR/2-D(18)(CZ) zoning district standards including setbacks, height, lot coverage, and floor area ratio (FAR). Additionally the proposal was reviewed for consistency with the Carmel Land Use Plan and the Coastal Implementation Plan part 4. The property is located within a Medium Density Residential land use designation, which allows 2 units/acre and is suitable for the proposed use.

Land Use Advisory Committee The Carmel Land Use Advisory Committee (LUAC) had some concerns regarding the site development standards. Their concerns focused on coverage and setback issues due to the proposed Northern patio, and the height and appearance of the fence and retaining walls. According to the definition of coverage, decks 24 inches or more above grade are included in coverage calculations. The proposed Northern patio will not extended above grade, it will be a patio that is flush (flat work or hardscape) with the ground, therefore not subject to coverage or setbacks. The fences are labeled on the project plans to be 6 feet tall and are required to conform to the Design criteria submitted with the project application. The retaining wall also is required to conform to the design criteria and is less than 4 feet in height.

Local Coastal Policies (LCP)

Staff identified some site constraints at the project location identified in the Carmel Land Use Plan and other LCP policies. The primary areas of concern are Visual Resources, Archeological Resources, and Geological Hazards.

Visual Resources The proposed building site is located on an existing parcel that is visible from Scenic Road, which is a designated scenic roadway. Although the proposed residence is taller than the existing dwelling, the height of the proposed residence meets the 18 foot height limit restriction required in the parcels zoning district shown on Monterey County zoning maps. The project is visible across a currently vacant lot, located in a residential neighborhood with other dwellings of similar size and character making up much of the view on the eastern side of Scenic Road. The project will harmonize with the existing character of the neighborhood and scenery using natural earth toned colors and the lighting will be required to meet the basic viewshed policy of minimum visibility through the Monterey County Planning Departments standard visually sensitive exterior lighting conditions. The project building site is not located on the crest of a hill and would not result in ridgeline development.

Archaeological Resources Located on Carmel Point, the project location is in an area that is known for its historic resources. Consequently an archeological report was prepared for the parcel on September 30, 1992 by Anna Runnings and Gary Breschini. On June 29, 2006 Gary Breschini prepared a subsequent report identifying and reiterating the findings in the 1992 report. Both reports identified a potential to produce cultural resources however the conclusions in the reports reflect the likelihood that the majority of the site had already been disturbed by construction of the existing dwelling and landscaping. In the reports the archaeologist states that “The proposed project should not be delayed for archaeological reasons.” However they did recommend two standard conditions that have been incorporated in the conditions matrix (Exhibit D) attached hereto. In accordance with the Carmel Land Use Plan (2.8.4.6), and in order to assure that the project does not impact valuable archaeological resources, an archaeologist will be contracted with in order to monitor the ground disturbing activities associated with the proposed construction.

Geological Hazards The Carmel Land Use Plan defines high hazard areas to include zones 1/8 mile each side of active or potentially active faults. . Located in a seismically active region, strong seismic ground shaking will undoubtedly occur, at the site, in the future. Due to the project consisting of a new, habitable structure and in accordance with the Carmel Land Use Plan (2.7.3.1), a geotechnical and geological report were requested. In the report risks associated with the site location and characteristics including soils suitability, tendencies, and seismic effects were analyzed. The engineer, having taken into account the applicable information, has recommended design features and procedures to reduce the risks pertaining to soils suitability. The recommendations for the report will be incorporated in the project through Monterey County Planning Department’s standard conditions of approval. The report concluded that the site is suitable, from a soil-engineering standpoint, for the proposed development provided the recommendations in the report are implemented.

C. CEQA DETERMINATION

Initial Study and Negative Declaration Potential Impacts to archeological resources were identified in the project review because the subject property lies within a known archaeological site. According to the Carmel Land Use Plan all development with known archaeological resources shall be subject to environmental assessment (20.146.090 C.1). Subsequently an Initial Study and Negative Declaration were prepared and circulated. Comments were received during the notification period from the Parks Department regarding the historic impact findings and were responded to with reference to the expanded discussion provided in the Negative Declaration. No further comments were received. As conditioned, impacts from the proposed development were determined to be less than significant.

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, Carmel Land Use Plan, The Coastal Implementation Plan Part 4, and the Monterey County Zoning Ordinance (Title 20), 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 26344 Ocean View Avenue (Assessor's Parcel Number 009-442-005-000), Carmel Land Use Plan. The parcel is zoned MDR/2-D(18)(CZ). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
- (c) The project planner conducted a site inspection on October 14, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) As designed and conditioned the project is consistent with the Camel Coastal Implementation Plan policies (CIP part 4) dealing with viewshed from Scenic Road (20.146.030 CIP part 4). The project is visible across a currently vacant lot, located in a residential neighborhood with other dwellings of similar size and character making up much of the view on the eastern side of Scenic Road. The project will harmonize with the existing character of the neighborhood and scenery using natural earth toned colors and the lighting will be required to meet the basic viewshed policy of minimum visibility through the Monterey County Planning Departments standard visually sensitive exterior lighting conditions. The project building site is not located on the crest of a hill and would not result in ridgeline development.
- (e) The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. On November 6, 2006 the LUAC reviewed and recommended approval (6-0 vote) of the Combined Development Permit
- (f) 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 PLN060511.

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 Highlands Fire Protection District, Public Works, Environmental Health Division, and the 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.
- (b) Technical reports by outside archaeological and geological consultants indicated that there are not 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:

“Preliminary Cultural Resources Reconnaissance” (LIB060614) prepared by Archaeological Consulting, Salinas, CA, September 30, 1992 and follow up report dated June 29, 2006.

“Geologic and Soil Engineering Report” (LIB060615) prepared by LandSet Engineers, Inc., Salinas, CA, dated August 2006.

- (c) Staff conducted a site inspection on November 14, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN050511.

3. FINDING: CEQA INITIAL STUDY/NEGATIVE DECLARATION: - On the basis of the whole record before the Zoning Administrator there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The negative declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- (a) Initial Study. In accordance with the Coastal Implementation Plan Part 4 section 20.146.090 C.1 an initial study was prepared due to the potential for impacts to archaeological resources on the site. In the Initial Study it was determined that, with Monterey County standard conditions of approval implemented the proposed project would have a less than significant impact. Subsequently a Negative Declaration was prepared.
 - (b) Negative Declaration. A Negative Declaration was filed with the County Clerk on February 20, 2007, noticed for public hearing and circulated to the State Clearing House from February 20, 2007 to March 21, 2007. Among the studies, data, and reports analyzed as part of the environmental determination are the following:
 1. Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel Number 009-442-005-000, Carmel, by Anna Runnings and Gary Breshini (September, 1992 and June 29, 2006).
 2. Geologic and Soils Engineering Report for the Thush Residence, 26344 Ocean View Avenue, by LandSet Engineering Inc. (August 2006).

The County of Monterey is the custodian of these documents which are located at 168 West Alisal, Salinas, California. The Zoning Administrator determines that although the project could have significant impacts, standard conditions of approval can reduce these potential impacts to a level of insignificance. Therefore, a Negative Declaration is hereby adopted by the Zoning Administrator.

- (c) Comments were received from the Parks Department regarding the historic analysis in the Negative Declaration. A copy of the phase I historic analysis was requested. Staff responded with the rationale for not requiring such a report evidenced in the negative declaration expanded discussion, that the structure had lost integrity if any therefore no report was required. This was supported by issued and finalized Monterey County Building Permits. No further comments were received.

4. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

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

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

EVIDENCE: (a) Preceding findings and supporting evidence.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4.). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c. of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3, the Shoreline Access/Trails Map, of the Carmel Area Land Use Plan.

(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(d) Staff site visits on November 14, 2006.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Craig & Sandra Thush</u> File No: <u>PLN060511</u> Approved by: <u>Zoning Administrator</u>	APNs: <u>009-442-005-000</u> Date: <u>April 12, 2007</u>
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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.		PBD029 - SPECIFIC USES ONLY This Combined Development permit (PLN060511) consists of 1) A Coastal Administrative Permit to allow the demolition of an existing 1,900 square foot single family dwelling, construction of a new 2,130 square feet two-story single family dwelling including a 250 square feet attached garage and associated grading totaling 127 cubic yards; 2) a Coastal Development Permit for development within 750 feet of a know archaeological resource; and Design Approval. The property is located at 26344 Ocean View Avenue, Carmel (Assessor's Parcel Number 009-442-005-000), Carmel Area Land Use Plan, Coastal Zone. 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 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 appropriate authorities. [Resource Management Agency (RMA) - Planning Department]	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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2.		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution No. PLN060511) was approved by the Planning Commission for Assessor's Parcel Number 009-442-005-000 on April 12, 2007. The permit was granted subject to 20 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 RMA - Planning Department prior to issuance of building permits or commencement of the use. (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 or start of use.	

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3		<p>PD003(B) – CULTURAL RESOURCES – POSITIVE ARCHAEOLOGICAL REPORT</p> <p>If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:</p> <p>There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and</p> <p>If the coroner determines the remains to be Native American:</p> <ul style="list-style-type: none"> - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours. - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: 	<p>The applicant shall submit the contracts with a Registered Professional Archeologist and a Registered Professional Anthropologist to the Director of the RMA – Planning Department for approval.</p>	<p>Owner/ Applicant per archaeologist or anthropologist</p>	<p>Prior to the issuance of grading or building permits or approval of Sub. Improve-ment Plans, whichever occurs first.</p>	

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		<ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a recommendation; or 3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. <p>(RMA - Planning Department)</p>	The requirements of this condition shall be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final map.	Owner/ Applicant	Prior to the issuance of grading or building permits and/or prior to recordation of the final map.	
4		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	
5		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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6		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE 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. 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 RMA - Building Services Department)</p>	Evidence of compliance with the 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.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			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.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
7		<p>PD011 – TREE AND ROOT PROTECTION 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</p>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	

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		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. (RMA - Planning Department)	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.	Owner/ Applicant/ Arborist	During Construction	
			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.	Owner/ Applicant	Prior to final inspection	
8		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) 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. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning 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. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks 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	

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9		<p>PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT)</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Ongoing	
10		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geologic and Soils Engineering Report has been prepared for this parcel by LandSet Engineers, Inc., dated August 2006 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060615. All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	
11		<p>PD035 - UTILITIES - UNDERGROUND</p> <p>All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	<p>Install and maintain utility and distribution lines underground.</p>	Owner/ Applicant	Ongoing	

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12		<p>PD041 – HEIGHT VERIFICATION</p> <p>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 the RMA- Building Services Department 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. (RMA – Planning Department and Building Services Department)</p>	<p>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</p> <p>2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
13		<p>PW0005 – ENCROACHMENT (STD DRIVEWAY)</p> <p>Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to (Ocean View Avenue).(Public Works)</p>	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building / Grading Permits Issuance	
14		<p>WR1 - DRAINAGE PLAN</p> <p>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. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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15		<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> <p>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 recirculating system.</p> <p>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)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
16		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>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)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

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17		<p>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-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. <i>Responsible Land Use Department: Carmel Highlands Fire District.</i></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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18		<p>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 clearance. <i>Responsible Land Use Department: Carmel Highlands Fire District.</i></p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
19		<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</p>	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. rough sprinkler inspection</p>	Applicant or owner	Prior to framing inspection	

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		sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <i>Responsible Land Use Department: Carmel Highlands Fire District.</i>	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
20		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <i>Responsible Land Use Department: Carmel Highlands Fire District.</i>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	