

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 10, 2007	Time: 1:40 pm	Agenda Item No.: 3
Project Description: Combined Development Permit consisting of (1) an Administrative Permit and Design Approval to allow the construction of a 3,449 square foot split-level single family dwelling with an attached one-story 638 square foot two-car garage, a 707 square foot workshop and office with 336 square foot mechanical/storage area and a 336 square foot mechanical area below office, 2,070 square feet of covered walkways and patios, a 800 square foot swimming pool, a 2,047 square foot motor court, approximately 720 linear feet of driveway, installation of a septic disposal system, and grading (approximately 445 cubic yards cut/66 cubic yards fill); and (2) a Use Permit for development on slopes in excess of 30%.		
Project Location: 16205 Klondike Canyon Road, Carmel Valley		APN: 197-231-006-000
Planning File Number: PLN060745		Name: The Village Ranch LLC (Jaeger), Property Owner
Plan Area: Carmel Valley Master Plan Area		Flagged and staked: Yes
Zoning Designation: "RC/10-D-S-RAZ" [Resource Conservation, 10 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning zoning district overlays]		
CEQA Action: Addendum prepared pursuant to Article 11, Section 15164		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

1. Consider the Addendum and the Mitigated Negative Declaration for the Village Ranch LLC and Carmel Valley Investors Minor Subdivisions (Resolution MS-2023); and
2. Approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

PROJECT OVERVIEW:

The subject 146.21-acre unimproved parcel, designated as Ranch No. 1, is located within the Village Ranch Subdivision in Carmel Valley, approximately 1 mile northeast of Carmel Valley Village, and approximately 13 miles east of State Highway 1. The surrounding parcels are large parcels, sparsely developed grazing lands and low-density residential uses. Vegetation consists of non-native grassland, chaparral, and oak woodland habitats. The placement of the single-family dwelling, driveway, and septic disposal fields outside of the scenic easement have been designed to meet fire department requirements and avoid tree removal and development on slopes exceeding 30% pursuant to County Code.

County Code 21.64.230 prohibits development on slope exceeding 30% where feasible alternative sites exist. A slope density map prepared for this application found at Sheet A-1.2, submitted February 15, 2007, attached as **Exhibit F**, illustrates that a majority proposed residential improvements are not proposed on slopes in exceeding 30%. Development is proposed on the ridge portion of the mountainside transecting the building envelope. The proposed ridgeline development does not require a Use Permit pursuant to County Code because the residential development will not be visible from a common public viewing area. Portions of the residential development proposed on natural slopes in excess of 30% are found along the northeast side of the garage/workshop and northeast side of the residence. Conditions have been incorporated requiring a geotechnical certification, restoration of natural materials, and native landscaping. See Conditions No.s 7, and 10 in **Exhibit C**. Grading (approximately 445 cubic yards cut/ 66 cubic yards fill) appears to be appropriate given the configuration and topography of the selected driveway location and pad area of the building.

On November 16, 2000, Minor Subdivision Resolution No. 2023 adopted a Mitigated Negative Declaration for the Village Ranch and Carmel Valley Investors Minor Subdivisions. The project consisted of: (1) a Combined Development Permit to allow a vesting tentative parcel map to allow subdivision of a 1,000.46 acre lot into 4 lots and a 563.41 acre remainder, ranging in size from 102.10 acres to 142.75 acres; and (2) a Use Permit for development on slopes in excess of 30% for road improvements; removal of up to 30 protected trees. The Mitigated Negative Declaration considered impacts to special-status species. As such, the applicable mitigation measure, Mitigation Measure No. 4a, has been incorporated as Condition No. 14 in **Exhibit C**. Staff has prepared an Addendum to the Mitigated Negative Declaration for the Village Ranch and Carmel Valley Investors Minor Subdivisions to address site-specific conditions and the scope of work for the proposed project in accordance with Article 11, Section 15164 of the California Environmental Quality Act.

No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. The project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations.

OTHER AGENCY INVOLVEMENT:

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

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

The project reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) for review on March 5, 2007 pursuant to the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236. The LUAC recommended approval with a 3-0 vote with two members absent with the recommendation that any / all exterior lighting be down lit and covered and use amber bulbs. Condition No. 11 has been incorporated requiring that the applicant submit a lighting plan prior to the issuance of building permits.

Note: The decision on this project is appealable to the Planning Commission.

Elisa Manuguerra, Assistant Planner
(831) 755-5179, manuguerrae@co.monterey.ca.us
April 27, 2007

cc: Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Acting Planning & Building Services Manager; Elisa Manuguerra, Project Planner; Carol Allen, Zoning Administrator Hearing Secretary; The Village Ranch LLC, Applicants; Jon Sather Erlandson; Architect; Planning File PLN060745.

Attachments: Exhibit A Project Data Sheet
Exhibit B Recommended Findings and Evidence
Exhibit C Recommended Conditions of Approval
Exhibit D Design Approval Request Form
Exhibit E Carmel Valley LUAC Minutes, March 5, 2007

- Exhibit F Mitigated Negative Declaration for the Village Ranch and Carmel Valley Investors Minor Subdivisions
- Exhibit G Addendum Pursuant to CEQA, Article 11, Section 15164 for PLN060745
- Exhibit H Site Plan, Elevations, Floor Plans

This report was reviewed by Laura Lawrence, Acting Planning and Building Services Manager.

EXHIBIT B

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 Valley Master Plan, the Monterey County Zoning Ordinance (Title 21), 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 16205 Klondike Canyon Road, Carmel Valley (Assessor's Parcel Number 197-231-006-000), northeast of the intersection of Carmel Valley and Klondike Canyon Roads, Carmel Valley Master Plan Area. The parcel is zoned Resource Conservation, 10 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning zoning district overlays (“RC/10-D-S-RAZ”). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(c) The Village Ranch Minor Subdivision (Planning File No. PLN980664) allowed the division of a 1,000.46-acre parcel (Assessor’s Parcel Number 412-141-005-000) into four parcels. The subject parcel, Ranch No. 1, is one of the four parcels.

(d) The project for a single-family dwelling with attached garage is a use allowed in accordance with Sections 21.36.030.A and is consistent with the development standards of Section 21.36.060 of the Monterey County Zoning Ordinance (Title 21).

(e) Design Control or “D” zoning requires design review of structures to assures the protection of the public viewshed, neighborhood character, and the visually integrity of certain developments without imposing undue restrictions on private property (Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21)). The project design, materials, and color treatments chosen for the residence and improvements blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the Carmel Valley Village area. The Design Approval application is attached to the May 10, 2007 Staff Report as Exhibit D.

(f) Site Plan Review or “S” zoning requires the review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property (Chapter 21.45 of the Monterey County Zoning Ordinance (Title 21)). No construction of structures, additions, deposit or removal of materials, is permitted without the approval of the Appropriate Authority. As such, an Administrative Permit for the construction of the single-family dwelling with detached garage and workshop is incorporated in the Combined Development Permit.

- (g) The project reviewed by the Carmel Valley Area Land Use Advisory Committee (LUAC) for review on March 5, 2007 pursuant to the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236. The LUAC recommended approval with a 3-0 vote with two members absent with the recommendation that any / all exterior lighting be down lit and covered and use amber bulbs. Condition No. 11 has been incorporated requiring that the applicant submit a lighting plan prior to the issuance of building permits.
- (h) The project planner conducted a site inspection on December 29, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060745.

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

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) The site is located within a VI or “very high” landslide and erosion susceptibility zone, within an IV or “moderately high” seismic hazard zone. The Geotechnical and Percolation Investigation prepared for this parcel by Soil Surveys Inc. dated December 22, 2006 is on record in the Monterey County RMA - Planning Department, Library No. LIB070116 accounts for these high hazards. No Condition No. 7 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection.
 - (c) A portion of the parcel is located within 1/8th mile of a fault. No construction is proposed within that area.
 - (d) The site is located within an area identified as having “high” archeological sensitivity. A Preliminary Archeological Reconnaissance report has been prepared for this parcel by Archeological Consulting, dated January 25, 2007 is on record in the Monterey County RMA - Planning Department, Library No. LIB070115. The Archeological Reconnaissance prepared for this parcel concludes, “there is no surface evidence of potentially significant archeological resources on the project parcel” and recommends that the construction project should not be delayed for archeological reasons. Condition No. 3 has been incorporated requiring that work stop should any archeological resources or human remains be discovered during construction.
 - (e) An Arborist Report prepared for this parcel by Frank Ono, dated September 12, 2006 is on record in the Monterey County RMA - Planning Department, Library No. LIB070112. The report prescribes tree protection and care methods to be implemented during construction related activities. Condition No. 5 requires that the applicant record a notice stating that all development shall be in accordance with this report and Condition No. 9 requires that the applicants implement tree and root protection measures.

- (f) Staff conducted a site inspection on December 29, 2006 to verify that the site is suitable for this use.
- (g) Materials in Project File PLN060745.

3. FINDING: DEVELOPMENT ON SLOPES IN EXCESS OF 30% - The project, as conditioned, is consistent with the Regulations for Development on Slopes in Excess of 30%, Section 21.64.230 of the Monterey County Zoning Ordinance (Title 21). As such, there exists no feasible alternative, which would allow development to occur on slopes less than 30%.

- EVIDENCE:**
- (a) The subject residential project site is proposed within a building envelope, on a 146.21-acre parcel within the Village Ranch Subdivision. A slope density map prepared for this application found at Sheet A-1.2, submitted February 15, 2007 (Exhibit F of May 10, 2007 Staff Report) illustrates that a majority proposed residential improvements are not proposed on slopes in exceeding 30%. Development is proposed on the ridge portion of the mountainside transecting the building envelope. The proposed ridgeline development does not require a Use Permit pursuant to County Code because the residential development will not be visible from a common public viewing area. Portions of the residential development proposed on natural slopes in excess of 30% are found along the northeast side of the garage/workshop and northeast side of the residence. Staff finds that the residence is sited on the flattest portion of the building envelope and has designed to avoid tree removal. Conditions have been incorporated requiring a geotechnical certification, restoration of natural materials, and native landscaping. See Conditions No.s 7, and 10.
 - (b) The site is located within a VI or “very high” landslide and erosion susceptibility zone and within an IV or “moderately high” seismic hazard zone. The Geotechnical and Percolation Investigation prepared for this parcel by Soil Surveys Inc. dated December 22, 2006 is on record in the Monterey County RMA - Planning Department, Library No. LIB070116 accounts for these high hazards. Condition No. 7 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection.
 - (c) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development found in Planning File No. PLN060745.
 - (d) Staff conducted a site inspection on December 29, 2006 to verify that no feasible alternative exists for this project design.

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

- EVIDENCE:**
- (a) The development is contained in an area analyzed by the Village Ranch and Carmel Valley Investors Minor Subdivision, Mitigated Negative Declaration, Committee Resolution No. 2023, as an area for disturbance (pre-determined building site, Ranch No. 1). Monterey County prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the office of the RMA - Planning Department and is hereby incorporated by reference (Planning File Nos. PLN990386 and PLN980664). The Initial Study identified potentially significant effects relative to Air Quality, Geologic/ Seismic, Septic Systems, Soil Erosion/ Compaction Grading,

Traffic/Circulation, Vegetation, Water Quality, Water Supply/Ground Water, Wetland/Riparian, and Wildlife. The Negative Declaration was circulated for public review from August 1, 2000 to August 31, 2000. Substantial evidence supports the conclusion that impacts of the proposed residential development could not have a significant effect on the environment.

- (b) Addendum to the Village Ranch and Carmel Valley Investors Minor Subdivision, Mitigated Negative Declaration, Minor Subdivision Committee Resolution No. 2023, Article 11 Section 15164 prepared for the Village Ranch LLC Combined Development Permit, Planning File No. PLN980386. Attached as Exhibit G of the May 10, 2007 Staff Report.
- (c) The project, as conditioned is consistent with the conclusions and mitigations contained in the adopted Mitigated Negative Declaration for the Village Ranch and Carmel Valley Investors Minor Subdivisions, Minor Subdivision Committee Resolution No. 2023.
- (d) There are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Mitigated Negative Declaration for the Village Ranch and Carmel Valley Investors Minor Subdivisions.
- (e) No adverse environmental effects were identified during staff review of the development application during a site visit on December 29, 2006.

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

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

6. 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.

7. FINDING: APPEALABILITY - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B Monterey County Zoning Ordinance (Title 21).

EXHIBIT C Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: The Village Ranch LLC File No: PLN060745 Approved by: Zoning Administrator	APN: 197-231-006-000 Date: May 10, 2007
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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.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN060745) allows: (1) an Administrative Permit and Design Approval to allow the construction of a 3,449 square foot split-level single family dwelling with an attached one-story 638 square foot two-car garage, a 707 square foot workshop and office with 336 square foot mechanical/storage area and a 336 square foot mechanical area below office, 2,070 square feet of covered walkways and patios, a 800 square foot swimming pool, a 2,047 square foot motor court, approximately 720 linear feet of driveway, installation of a septic disposal system, and grading (approximately 445 cubic yards cut/66 cubic yards fill); and (2) a Use Permit for development on slopes in excess of 30%. The property is located at 16205 Klondike Canyon Road, Carmel Valley (Assessor's Parcel Number 197-231-006-000), northeast of the intersection of Carmel Valley and Klondike Canyon Roads, 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 to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - 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 197-231-006-000 on May 10, 2007. The permit was granted subject to 29 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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 RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and	Owner/ Applicant/ Archaeologist	Ongoing	

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		Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	to develop proper mitigation measures required for the discovery.			
4.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Preliminary Archaeological Reconnaissance report has been prepared for this parcel by Archeological Consulting, dated January 25, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070115. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
5.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Arborist Report has been prepared for this parcel by Frank Ono, dated September 12, 2006 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070112. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
6.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical and Percolation Investigation has been prepared for this parcel by Soil Surveys Inc. dated December 22, 2006 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070116. All development shall be in	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

<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>
		accordance with this report." (RMA – Planning Department)				
7.		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	
8.		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)	Submit an Erosion Control Plan shall 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	
9.		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	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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		materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(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	
10.		<p>PDSP001- LANDSCAPE AND RESTORATION PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD)</p> <p>The site shall be landscaped. Areas disturbed during construction related activities shall be restored to a condition corresponding to the adjoining area. 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</p>	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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		litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)				
11.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The 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)	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.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
12.		PD038 - WATER TANK APPROVAL The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	If an additional fire protection water supply is required by the Carmel Valley Fire Protection District, the applicant shall submit the proposed siting and color of the water tank to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading or building permits	
			Provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department.	Owner/ Applicant	Prior to the final inspection or occupancy.	

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13.		<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>	<p>Owner/ Applicant</p> <p>Owner/ Applicant/ Engineer</p>	<p>Prior to the issuance of grading or building permits</p> <p>Prior to the final inspection</p>	
14.		<p>PDSP001 – BIOLOGICAL PRE-CONSTRUCTION SURVEY</p> <p>No earlier than 45 days and no later than 20 days prior to the removal of any habitat that would occur during the nesting and/or breeding season of special-status bird species potentially nesting in the areas proposed for development (generally March 1 through August 1), a field survey shall be conducted by a qualified biologist to determine if active nests of special-status birds are present within 200 feet of the construction zone. If active nests are found, no clearing and construction shall occur until the nests are vacated and there is no evidence of a second attempt at nesting at the discretion of the biologist. If active burrowing owl nests are identified within 20 feet of the construction zone, a burrowing owl mitigation plan shall be submitted to CDFG for review and approval. The burrowing owl mitigation plan shall comply with the provisions of the CDFG Staff Report of Burrowing Owl mitigation, dated 1995. (Village Ranch Initial Study, Mitigation Measure 4a, RMA –</p>	<p>A report summarizing their findings and proposed mitigation measures shall be submitted to the Director of Planning. If no special-status bird species are found, then no further action is required.</p> <p>In the event that special-status bird species are found using these trees, the biological survey shall provide a list of proposed mitigations necessary to protect bat species.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Prior to site disturbance and and/or the use of heavy equipment to clear the site</p> <p>Prior to site disturbance and and/or the use of heavy equipment to clear the site</p>	

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		Planning Department)				
15.		<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a</p>	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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		minimum of 60 feet in length. (Carmel Valley Fire Protection District)				
16.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
17.		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	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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		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. (Carmel Valley Fire Protection District)				
18.		FIRESPO01 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) (NON-STANDARD) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. Note: The water supply for the fires sprinkler system is in addition to the water supply required by FIRE014. (Carmel Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			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.	
19.		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or	

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		<p>than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Carmel Valley Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>building permit. Prior to final building inspection</p>	
20.		<p>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 100 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. (Carmel Valley Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

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21.		FIRESPO02 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (NON-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. Note: The water supply for the fires sprinkler system is in addition to the water supply required by FIRE014. (Carmel Valley Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
22.		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. (Carmel Valley Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
23.		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. (Carmel Valley Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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24.		PW0006 – CARMEL VALLEY The Applicant shall pay the Greater Monterey Peninsula Area Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution No. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
25.		EHSP001 – WELL AND UTILITY EASEMENT (NON-STANDARD) Provide Monterey County Health Department proof of a recorded deed notification indicating that the well and utility easement intended to serve parcel 197-231-006 on Ranch Lot 7 is to be used by Ranch Lot 1 and is not intended to serve any other parcels including Ranch Lot 7. OR Obtain a new water system permit from the Division of Environmental Health. (Environmental Health)	Applicant shall work Environmental Health staff to determine the language of Deed Restriction.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permits	
26.		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 permit(s)	
27.		WR2 - STORMWATER CONTROL 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. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources	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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		Agency. (Water Resources Agency)				
28.		<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> <ul style="list-style-type: none"> a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water 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) 	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
29.		<p>WR45 - WELL INFORMATION</p> <p>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)</p>	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	