

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 12, 2007 Time: A.M/P.M	Agenda Item No.:
Project Description: Coastal Administrative Permit to allow percolation testing for septic system suitability on slopes in excess of 30%.	
Project Location: Highlands Drive, Carmel, easterly of the Highlands Inn	APN: 241-172-002-000 & 241-172-003-000
Planning File Number: PLN060593	Property Owners: Carolyn Thatcher/ William and Elizabeth Clark Agent: Steve Wilson
Plan Area: Carmel Area Land Use Plan	Flagged and staked: No
Zoning Designation: : LDR/1-D (CZ) [Low Density Residential, 1 acre per unit with Design Control overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15306 (Class 6)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve PLN060593 based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The proposed project includes percolation testing on two (2) vacant legal lots of record in an effort to determine septic system feasibility. Due to the topography of the site, portions of the testing will occur on slopes greater than 30%. Test holes will be bored utilizing a light weight tracked drill rig. Use of this equipment does not require a graded roadway for access; therefore, the project will not include grading of the parcels or additional site disturbance. Minimal vegetation removal will be required and is limited to the trimming of poison oak, hemlock and weeds.

In accordance with Section 20.64.230.C.2.a. of the Monterey County Coastal Implementation Plan (CIP), soils tests, percolations tests, geologic tests, and similar exploratory tests may be allowed on slopes exceeding 30% provided a Coastal Administrative Permit is first obtained. On May 10, 2007, the Planning Department sent notice of our intent to approve a Coastal Administrative Permit pursuant to Section 20.84.040 of the CIP. Between May 17, 2007 and May 30, 2007 staff received a total of seven (7) letters requesting that the proposed project be heard by the Zoning Administrator due to the following substantive issues: destabilization of hillside, septic drain fields on 30% slopes, impact to local wildlife, improper drainage, and development within the public viewshed. These issues and staff's responses are discussed in **Exhibit B**. All letters received are attached in **Exhibit G**.

California Environmental Quality Act (CEQA) Guidelines Section 15306 (Class 6) categorically exempts basic data collection, research, experimental management, and resource evaluation activities that do not result in a serious or major disturbance to an environmental resource. The project includes percolation testing to determine septic system suitability on two (2) vacant parcels. Implementation of the project will not require additional grading, tree removal, or extensive site disturbance. Staff finds that there are no unusual circumstances precluding this project from qualifying for this exemption.

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. Conditions recommended by the Planning Department have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was reviewed by the Carmel Highlands Land Use Advisory Committee (LUAC) on April 16, 2007. The LUAC recommended approval of the project 4-0 with no additional comments or concerns.

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

Shandell Brunk

(831) 755-5185, brunks@co.monterey.ca.us

June 8, 2007

cc: Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Carl Holm, Acting Planning & Building Services Manager; Shandell Brunk, Planner; Carol Allen, Hearing Clerk; Carolyn Thatcher and William and Elizabeth Clark, Applicants; Steve Wilson, Agent; Ann and Mel Kleb, Appellants; Stephen and Kathleen Unger, Appellants; Charles Osborne, Appellant; Katherine Anderson, Appellant; Frances Hoffman, Appellant; Brent Gross, Appellant; Benjamin and Kathryn Perry, Appellants; Planning File PLN060593.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E LUAC Meeting Minutes
Exhibit F Site Plan, Elevations, Floor Plans
Exhibit G Comment Letters
Exhibit H Letter from Richard Dante, P.E.

This report was reviewed by Carl Holm, AICP, Acting Planning and Building Service Manager

EXHIBIT B
PROJECT DISCUSSION
PLN060593 (Thatcher and Clark)

PROJECT SETTING AND DESCRIPTION

Setting

The project traverses two (2) vacant parcels approximately 43,616 square feet and 43,533 square feet in size. The undeveloped parcels are located on Highlands Drive, easterly of the Highlands Inn, in the Carmel planning area. The properties slope in a southwesterly direction from Highlands Drive at approximately 10 to 65 percent. Existing vegetation on the parcels includes a variety of grasses and native species including Monterey pine and coast live oak. The parcels are surrounded by existing low density residential and visitor serving uses.

Project Description

On October 20, 2006, the owners submitted an application to construct a temporary access road across both parcels to perform percolation testing for future development. County planning staff subsequently determined that the project required a Coastal Development Permit and subsequent environmental review due to significant amounts of grading, portions of which would traverse slopes greater than 30%. In response, the applicants chose to remove the access road, redesign the project, and submit a new application. As amended, the project includes a Coastal Administrative Permit to allow percolation testing for septic system suitability on slopes greater than 30%. Six (6) percolation sites will be drilled and analyzed on parcel 241-172-002-000 and five (5) test sites will be drilled and analyzed on parcel 241-172-003-000. Test holes will be bored utilizing a light weight tracked drill rig. Use of this equipment does not require a graded roadway for access; therefore, the project will not include grading of the parcels or additional site disturbance. Upon completion of testing, all bore holes will be backfilled in accordance with requirements set forth by the Monterey County Environmental Health Division. Minimal vegetation removal will be required and is limited to the trimming of poison oak, hemlock and weeds.

ANALYSIS

Permit Requirements

Exploratory testing such as soils tests, percolations tests, and geologic tests are not defined as development according to Section 20.06.310 of the Monterey County Coastal Implementation Plan (CIP). Instead, these tests are considered necessary for data gathering purposes in order to allow the advancement of a development application. Therefore, these actions typically do not require the issuance of a separate discretionary permit. However, should these tests be proposed on slopes greater than 30%, the applicants are required to first secure a Coastal Administrative Permit pursuant to Section 20.64.230.C.2.a. of the CIP.

The project as proposed requires a Coastal Administrative Permit because 5 of the 11 boring sites are located on slopes in excess of 30%. On May 10, 2007, the Planning Department sent notice of our intent to approve a Coastal Administrative Permit pursuant to Section 20.84.040 of the CIP. Between May 17, 2007 and May 30, 2007 staff received a total of seven (7) letters requesting that the proposed project be heard by the Zoning Administrator due to the following substantive concerns: destabilization of the hillside, septic drain fields on 30% slopes, impacts to local wildlife, improper drainage, and development within the public viewshed. Appellant concerns and staff responses are summarized below. A number of the letters identified potential issues with future development of these parcels. Because any future development is outside the scope of the project as proposed, staff did not respond at this time. The attached letters further

include a number of civil matters, including legal assurances between property owners, which the County cannot address nor enforce. Therefore, these items have not been separately identified for the purposes of this hearing. However, the letters are attached as **Exhibit G** for further review.

APPELLANT CONCERNS

Destabilization of Hillside

Issue: Due to slopes in excess of 30%, the proposed percolation testing will undermine the existing hillside thereby causing significant land sliding and subsequent damage to adjacent properties as well as the existing sewer system located along Highlands Drive.

County Response: The project as proposed includes the boring of approximately 11 test holes to determine septic system feasibility. According to a letter received on June 13, 2007 from Registered Professional Engineer, Richard Dante (**Exhibit H**), these holes will be drilled with a small light weight tracked drill rig which will not require any additional grading or excessive site disturbance. Percolation testing at the boring sites will require approximately 10 to 30 gallons of water. In Mr. Dante's professional opinion, this amount of water is insufficient to cause destabilization of the adjacent slope. To ensure the soils on both properties are not oversaturated, percolation tests will not occur in those areas of the property exhibiting high moisture content. Based on Mr. Dante's onsite investigation and professional knowledge of soils in the area, he has determined that the project as proposed includes standard non invasive procedures that are routinely considered innocuous. The project has been reviewed twice by the Environmental Health Division and the Water Resources Agency. Both agencies deemed the application complete with no noted concerns, or conditions of approval. There is no evidence in the record as a whole that the project as proposed will cause land sliding, slope failure, or significant damage to any of the surrounding properties or the existing Highlands sewer system.

Septic Drain Fields on 30% Slopes

Issue: The Monterey County Health Department will not allow septic drain fields on slopes greater than 30%; therefore percolation testing should not occur on slopes greater than 30%.

County Response: In accordance with Section 20.64.230.C.2.a. of the CIP, the proposed project includes a Coastal Administrative Permit to allow percolation testing on slopes greater than 30%. The application does not include the installation of a septic system or associated drain fields. The project was reviewed and deemed complete by the Environmental Health Division with no attached conditions of approval. There is no evidence in the record as a whole that the Environmental Health Division will prohibit future development of these parcels due to slope constraints.

Impacts to Local Wildlife

Issue: Development on these vacant parcels will significantly impact local wildlife.

County Response: The project as proposed includes the boring of 11 percolation test holes. Upon completion of the project, the test holes will be backfilled and the properties restored to pre-testing conditions in accordance with Condition #6. While temporary disturbance will occur on the site, the project does not include the implementation of any permanent development nor the removal of significant vegetation. Staff therefore finds impacts to local wildlife will be temporary and minimal.

Improper Drainage

Issue: The property contains an existing fragile drainage culvert. The presence of this culvert has caused the properties to remain saturated and unstable.

County Response: The proposed project includes percolation testing to determine septic system feasibility, no permanent development is proposed at this time. In response to early concerns expressed by one appellant, staff personally discussed potential impacts to the existing culvert and properties south of the project with a representative of the Water Resources Agency on April 17, 2007. After reviewing the project on two separate occasions, there is no indication from the Water resources Agency that the project as proposed will impact the culvert or cause the soils on the surrounding properties to collapse due to excessive moisture content. As such, the project was deemed complete by the Water Resources Agency with no attached conditions of approval.

Development within the Public Viewshed

Issue: Development within the Highway 1 viewshed is not allowed.

County Response: Staff completed an on site investigation on January 17, 2006. While both properties are visible from Highlands Drive, staff could not locate the parcels from Highway 1. Furthermore, the parcels are not identified within the General Viewshed as illustrated by Map A of the Carmel Area Land Use Plan. In accordance with Policy 2.2.2 of the Carmel Land Use Plan, development proposed within the viewshed may be permitted if staff can find that the proposal may harmonize with and be clearly subordinate to the natural scenic character of the area. Where necessary, modification of future plans may be necessary to address siting, structural design, color, texture, and building materials.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE PLN060593/Thatcher-Clark

1. FINDING: CONSISTENCY – The project as described in Condition No. 1, and as conditioned, is consistent with the policies, requirements, and standards of the Carmel Area Land Use Plan, Monterey County Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulation in these documents.
 - (b) The properties are located on Highlands Drive, easterly of the Highlands Inn (Assessor's Parcel Numbers 241-172-002-000 & 241-172-003-000), Carmel Area Land Use Plan. The parcels are zoned Low Density Residential, 1 acre per unit, with Design Control overlay, in the Coastal Zone ("LDR/1-D (CZ)"). The subject properties comply with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and are therefore suitable for the proposed development. Pursuant to Section 20.64.230.C.2.a. percolation testing is allowed on slopes greater than 30% provided a Coastal Administrative Permit is first obtained.
 - (c) On October 20, 2006, the owners submitted an application to construct a temporary access road across two (2) vacant legal lots of record and to perform percolation testing for future development. County planning staff determined that the project required a Coastal Development Permit due to significant amounts of grading, portions of which would traverse slopes greater than 30%. The applicants chose to redesign the project and submitted a new application on March 27, 2007.
 - (d) As amended, the proposed project requests approval to conduct percolation testing for septic system suitability on slopes greater than 30%. Six (6) percolation sites will be drilled and analyzed on parcel 241-172-002-000 and five (5) test sites will be drilled and analyzed on parcel 241-172-003-000. Test holes will be drilled utilizing a small light weight tracked drill rig which will not require any additional grading or excessive site disturbance.
 - (e) All development on slopes of 30% or more requires a Coastal Development Permit except as provided in Section 20.64.230 (C) (2) and (3). Specifically, Section 20.64.230.C.2.a of the Monterey County Coastal Implementation Plan (Part 1) allows soils tests, geologic tests and similar exploratory tests on slopes exceeding 30% subject to a Coastal Administrative Permit rather than a Coastal Development Permit.
 - (f) The project planner conducted a site inspection on January 17, 2007 to verify that the project on the subject parcels conforms to the plans listed above.
 - (g) The project was reviewed by the Carmel Highlands Land Use Advisory Committee (LUAC) on April 16, 2007. The LUAC recommended approval of the project 4-0 with no additional comments or concerns.

(h) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN060593.

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

EVIDENCE: (a) The project has been reviewed for suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands 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.

(b) The percolation test will be witnessed by an Environmental Health Specialist in Environmental Health review Services.

(c) The project as originally proposed included the grading of a temporary access road that traversed both properties. Due to the level of anticipated development and possible site disturbance, and in accordance with Sections 20.146.040 and 20.146.090 of the Monterey County Coastal Implementation Plan (Part 4), a biological and archaeological report were required to continue processing the project. These technical reports indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

- *“Biological Report: Temporary Access Road for Percolation Testing at APNs 241-172-002-000 and 241-172-003-000” (LIB070069) prepared by Jeff Norman, Big Sur, Ca, November 13, 2006.*

- *“Discussion of biological findings in the Clark–Thatcher Biological Report of 13 November 2006” (LETOa_PLN060593) prepared by Jeff Norman, Big Sur, Ca, February 26, 2007.*

- *“Preliminary Reconnaissance of Assessor’s Parcels 241-172-002-000 and 241-172-003-000, in Carmel Highlands, Monterey County, California” (LIB060629) prepared by Mary Doan and Trudy Haversat, Salinas, Ca, October 13, 2006.*

(d) Staff conducted a site inspection on January 17, 2007, to verify that the site is suitable for this use.

3. FINDING: PUBLIC HEARING– The County has conducted a fair and impartial review on the application.

EVIDENCE: (a) The Director of the Planning Department determined that PLN060593 is a use allowed on the project parcel subject to a Coastal Administrative Permit pursuant to Section 20.64.230.C.2.a. of the Monterey County Coastal Implementation Plan (CIP), Title 20.

(b) The Monterey County Resource Management Agency (RMA)-Planning Department conducted a duly noticed, full, fair, and impartial review of the application. Notice of the intent to approve the Administrative Permit has been carried out pursuant to Section 20.84.040.A of the CIP.

(c) On May 10, 2007 notices were mailed to all property owners within 300 feet of the subject properties.

(d) On May 14, 2007, the project was noticed in the Monterey County Herald.

(e) The public comment period was set forth from May 10, 2007 through 5:00pm on Tuesday May 29, 2007.

(f) Plans and materials contained in project file number PLN060593.

- (g) Staff received a total of seven (7) letters from May 17, 2007 through May 30, 2007 requesting that the proposed project be heard by the Zoning Administrator due to the following substantive concerns: destabilization of the hillside, septic drain fields on 30% slopes, impacts to local wildlife, improper drainage, and development within the public viewshed. A number of the letters identified potential issues with future development of these parcels. Because any future development is outside the scope of the project as proposed, staff did not respond at this time. The letters further include a number of civil matters, including legal assurances between property owners, which the County cannot address nor enforce. Therefore, these items have not been separately identified for the purposes of this hearing. Appellants include Stephen and Kathleen Unger, Charles Osborne, Katherine Anderson, Mel and Ann Kleb, Frances Hoffman, Brent Gross, and Benjamin and Kathryn Perry.
- (i) Said Appeals were submitted to the RMA Planning Department in writing attached hereto as Exhibit G.
- (j) Said appeals have been determined to be complete.
- (k) On July 12, 2007, the Zoning Administrator reviewed, evaluated, and considered the issues and responds as follows:

Issue: Due to slopes in excess of 30%, the proposed percolation testing will undermine the existing hillside thereby causing significant land sliding and subsequent damage to adjacent properties as well as the existing sewer system located along Highlands Drive.

County Response: The project as proposed includes the boring of approximately 11 test holes to determine septic system feasibility. According to a letter received on June 13, 2007 from Registered Professional Engineer, Richard Dante (Exhibit H), these holes will be drilled with a small light weight tracked drill rig which will not require any additional grading or site disturbance in an effort to gain access to the proposed boring sites. Percolation testing at the boring sites will require approximately 10 to 30 gallons of water. In Mr. Dante's professional opinion, this amount of water is insufficient to cause destabilization of the adjacent slope. To ensure the soils on both properties are not oversaturated, percolation tests will not occur in those areas of the property exhibiting high moisture content. Based on Mr. Dante's onsite investigation and professional knowledge of soils in the area, he has determined that the project as proposed includes standard non invasive procedures that are routinely considered innocuous. The project has been reviewed twice by the Environmental Health Division and the Water Resources Agency. Both agencies deemed the application complete with no noted concerns, or conditions of approval. There is no evidence in the record as a whole that the project as proposed will cause land sliding, slope failure, or significant damage to any of the surrounding properties or the existing Highlands sewer system.

Issue: The Monterey County Health Department will not allow septic drain fields on slopes greater than 30%; therefore percolation testing should not occur on slopes greater than 30%.

County Response: In accordance with Section 20.64.230.C.2.a. of the CIP, the proposed project includes a Coastal Administrative Permit to allow percolation testing on slopes greater than 30%. The application does not include the installation of a septic system or associated drain fields. The project was reviewed

and deemed complete by the Environmental Health Division with no attached conditions of approval. There is no evidence in the record as a whole that the Environmental Health Division will prohibit future development of these parcels due to slope constraints.

Issue: Development on these vacant parcels will significantly impact local wildlife.

County Response: The project as proposed includes the boring of 11 percolation test holes. Upon completion of the project, the test holes will be backfilled and the properties restored to pre-testing conditions in accordance with Condition #6. While temporary disturbance will occur on the site, the project does not include the implementation of any permanent development nor the removal of significant vegetation. Staff therefore finds impacts to local wildlife will be temporary and minimal.

Issue: The property contains an existing fragile drainage culvert. The presence of this culvert has caused the properties to remain saturated and unstable.

County Response: The proposed project includes percolation testing to determine septic system feasibility, no permanent development is proposed at this time. In response to early concerns expressed by one appellant, staff personally discussed potential impacts to the existing culvert and properties south of the project with a representative from the Water Resources Agency on April 20, 2007. After reviewing the project on two separate occasions, there is no indication from the Water Resources Agency that the project as proposed will impact the culvert or cause the soils on the surrounding properties to collapse due to excessive moisture content. As such, the project was deemed complete by the Water Resources Agency with no attached conditions of approval.

Issue: Development within the Highway 1 viewshed is not allowed.

County Response: Staff completed an on site investigation on January 17, 2006. While both properties are visible from Highlands Drive, staff could not locate the parcels from Highway 1. Furthermore, the parcels are not identified within the General Viewshed as illustrated by Map A of the Carmel Area Land Use Plan. In accordance with Policy 2.2.2 of the Carmel Land Use Plan, development proposed within the viewshed may be permitted if staff can find that the proposal may harmonize with and be clearly subordinate to the natural scenic character of the area. Where necessary, modification of future plans may be necessary to address siting, structural design, color, texture, and building materials.

4. FINDING: CEQA (Exempt) – The project is categorically exempt from environmental review.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15306 (Class 6) categorically exempts basic data collection, research, experimental management, and resource evaluation activities that do not result in a serious or major disturbance to an environmental resource.
 - (b) The project includes percolation testing to determine septic system

suitability on two (2) vacant parcels. Identified testing locations will be accessed utilizing a small light weight tracked drill rig therefore, implementation of the project will not require additional grading, tree removal, or extensive site disturbance. While the properties support environmentally sensitive habitat areas, namely Monterey pine forest, the project as redesigned does not include development within 100 feet of these resources.

- (c) No adverse environmental effects were identified during staff review of the project application or during a site-visit on January 17, 2007.
- (d) No unusual circumstances were found to exist that would cause a potential significant environmental impact to occur.
- (e) See preceding and following findings and supporting evidence.

5. FINDING: DEVELOPMENT ON 30% SLOPE – There is no feasible alternative which would allow development to occur on slopes less than 30%.

EVIDENCE: The subject parcels include slopes from 10% to 65%. Approximately 5 of the 11 proposed percolation test holes will be drilled on slopes between 30% and 37%. As determined through on site investigation and site plan review, any proposed development on the subject parcels will partially or fully occur on slopes greater than 30%. Therefore, there is no feasible alternative to the project as proposed.

6. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and other applicable provisions of the County’s zoning ordinance (Title 20). Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff verification of the Monterey County RMA - Planning Department and Building Services Department records indicate that no violations exist on subject property.

7. 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. 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, of the Public Access Map and complies with the policies 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 conducted a site visit on January 17, 2007.

8. FINDING: HEALTH AND SAFETY – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

9. FINDING: APPEALABILITY – The decision on this project is appealable to the Board of Supervisors, it is not appealable to the California Coastal Commission.

EVIDENCE: (a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20).
(b) The project is not located within an appealable area as identified in Sections 20.86.080 A.1. and 20.86.080A.2. of the Monterey County Coastal Implementation Plan (Part 1). Furthermore, the project does not include development that is permitted in the underlying zone as a conditional use.

EXHIBIT C Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	<i>Project Name:</i> <u>Thatcher-Clark</u> <i>File No:</i> <u>PLN060593</u> <i>APNs:</i> <u>241-172-002-000 & 241-172-003-000</u> <i>Approval by:</i> <u>Zoning Administrator</u> <i>Date:</i> <u>July 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.		<p>PD001 - SPECIFIC USES ONLY (NON-STANDARD MONITORING LANGUAGE)</p> <p>This Coastal Administrative Permit (PLN060593) allows percolation testing for septic system suitability on slopes in excess of 30%. The property is located on Highlands Drive, Carmel, easterly of Highlands Inn (Assessor's Parcel Numbers 241-172-002-000 and 241-172-003-000), Carmel Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the 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)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Grading, tree removal, or site disturbance is limited to what is illustrated in the approved plans. There shall be no additional scope of work without prior review and approval by the project planner.</p>	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)
2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 060593) was approved by the Director of Planning for Assessor's Parcel Numbers 241-172-002-000 and 241-172-003-000 on May 30, 2007. The permit was granted subject to 6 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.</p> <p>(RMA - Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to initiation of testing.</p>	
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>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 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.</p> <p>(RMA - Planning Department)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	<p>Owner/ Applicant / Archaeologist</p>	<p>Ongoing</p>	

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)
4.		<p>PD016 – NOTICE OF REPORT Prior to the initiation of testing, a notice shall be recorded with the Monterey County Recorder which states: "A Biological report has been prepared for this parcel by Jeff Norman, dated November 13, 2006 and is on record in the Monterey County RMA - Planning Department, Library No.070069. All development shall be in accordance with this report." (RMA – Planning Department)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to initiation of testing.	
5.		<p>PD016 – NOTICE OF REPORT Prior to initiation of testing, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological report has been prepared for this parcel by Mary Doan and Trudy Haversat, dated October 13, 2007 and is on record in the Monterey County RMA - Planning Department, Library No. 060629. All development shall be in accordance with this report." (RMA – Planning Department)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to initiation of testing.	
6.		<p>PD033 - RESTORATION OF NATURAL MATERIALS Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA – Planning Department)</p>	<p>Submit restoration plans to the RMA - Planning Department for review and approval.</p> <p>Submit photo documentation to RMA-Planning Department for review upon completion of restoration.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to initiation of testing.</p> <p>Upon completion of restoration.</p>	