

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> January 31, 2008 Time: 1:55 P.M	<b>Agenda Item No.:</b> 6
<b>Project Description:</b> A Combined Development Permit consisting of: (1) A Coastal Administrative Permit to allow additions to the main floor (1,380 square feet) and a new upper floor (880 square feet) to an existing 2,317 square foot one-story single family dwelling (50 cubic yards of grading); the interior remodel of an existing 468 square foot guesthouse; a 70 square foot addition to a 986 square foot detached garage; demolition of a 118 square foot detached sauna and 339 square foot detached studio; (2) A Coastal Administrative Permit for development on slopes greater than 30% and (3) A Coastal Development Permit for development within critical viewshed area east of Highway 1.	
<b>Project Location:</b> Garrapata Ridge Road Big Sur, California	<b>APN:</b> 243-321-002-000
<b>Planning File Number:</b> PLN070070	<b>Name:</b> Whitman, Property Owner
<b>Plan Area:</b> Big Sur Land Use Plan	<b>Flagged and Staked:</b> Yes
<b>Zoning Designation:</b> : "RDR/40D (CZ)" Rural Density Residential, 40 acres per unit with Design Control, (Coastal Zone)	
<b>CEQA Action:</b> Categorically Exempt per Section 15305 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the single family house renovation and addition based on the Findings and Evidence (**Exhibit C**) and subject to the Recommended Conditions of Approval (**Exhibit D**).

### PROJECT OVERVIEW:

The Whitman project will renovate a house along Garrapata Ridge Road about 1.5 miles east of Highway 1. The applicant is requesting a permit approval for the partial demolition of an existing single-family dwelling and accessory structures to create a renovation that will add 2,330 square feet to the existing 2,317 square foot house with a 70 square foot addition to the garage (1,056 square feet total). An existing sauna and office will be removed (457 square feet) to allow the additions. The existing 468 square foot guest house will remain as a non-conforming use. The existing guesthouse will meet the requirements of Title 20 (20.68.030 and 20.68.040) with modifications to the structure. The home site is in the Big Sur Land Use Area and is subject to review for development within the critical viewshed but does not fall under any items listed in Title 20 20.04.030 F as factors requiring review by the Planning Commission. The proposed renovation will not remove any trees but will disturb an existing 30% slope contour and remove 50 cubic yards of soil that was part of the original grading. A Coastal Administrative Permit is required for excavation that does not exceed 100 cubic yards and two feet in depth with slopes less than 1 ½ to 1. The existing cypress trees will be protected during construction.

The renovation was designed to minimize visual disturbance from Highway 1 by raising the rear portion of the structure to eliminate visibility from below. All existing trees were maintained with minimal grade changes around the house. Views from below will not reveal new construction but reflection from existing windows could create glare within the viewshed. Windows have been specified that will reduce nighttime glare and sun reflection. After talking with the Big Sur LUAC, the project has been modified from its original design to move half of the upper level additions (reduced from 24' X 16' to 16' X 18' square feet above the garage) toward the middle of the house. The changes are intended to reduce the visibility of additions and possible glare from windows.

The septic system has had extensive review by the Environmental Health Department concerning “potential impact on the location and sizing of existing and future septic system(s) as per Chapter 15.20 MCC (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB.” The septic system must be large enough for a four-bedroom home and have 1,500 square feet of leach area for the primary and backup system. The steep slopes and limited lot size make this difficult.

**OTHER AGENCY INVOLVEMENT:**

- ✓ CDF Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Big Sur Land Use Advisory Committee

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

The Big Sur Land Use Advisory Committee met to discuss the Whitman project on June 26, 2007. Visibility of the new second floor office, nighttime lights, daytime glare and the health of the cypress trees at the rear of the property were discussed. The committee also wanted more pictures of the proposal from Highway 1. A continuance was recommended until July 24<sup>th</sup> when the committee could discuss possible alterations of the structure and windows. The July meeting recommended approval 5 to 0 based on changes to the design, “Applicant has addressed all issues of June 26<sup>th</sup> meeting, the increase in visibility in the critical viewshed is insignificant during daytime. There is concern of nighttime light intrusion. Note to applicant that light source, i.e. ceiling lights are not to be visible.”

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

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January 31, 2007

cc: Zoning Administrator; CDF Coastal Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Carl Holm, Planning Manager; David Greene, Planner; Carol Allen, Arnold Whitman, Applicant; Interdesign Group, Agent; Planning File PLN070070.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Findings and Evidence
	Exhibit C	Recommended Conditions of Approval
	Exhibit D	Site Plan, Elevations, Floor Plans
	Exhibit E	LUAC Minutes

This report was reviewed by Carl Holm, AICP, Assistant Planning Director

## **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, Big Sur Coast Area Plan, 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 along Garrapata Ridge Road (Assessor's Parcel Number 243-321-002-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential, 40 acres per unit with design control Coastal Zone "RDR/40 D (CZ)". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, (20.16.060 SITE DEVELOPMENT STANDARDS) and is therefore suitable for the proposed development.

(c) The project is located in a high archeological area but will not disturb new land to create the expanded house. The older sections of the existing house will be removed (sauna and office) to allow the expansion. An archeological report was created by Mary Doane and Gary Breschini and no significant findings were reported. The project complies with policies of the Big Sur Land Use Plan (3.11.2 4. Big Sur LUP). Condition #3 requires that all work stop if cultural, archeological, historical or paleontological resources are found.

(d) The project planner conducted a site inspection on April 4, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(e) The home site was not more visible from Highway 1 even with the orange roof ridge flagging. The new addition will conform to Big Sur LUP 3.2.3. A.7. "The general policy concerning replacement of structures...Replacement or enlargement of existing structures ...within the critical viewshed shall be permitted on the original location...provided the replacement or enlargement does not increase the visibility of the structure." The house is below the ridgeline and will not create additional visible additions. Ridgeline trees have been preserved. The new second floor addition was placed to the rear of the existing first floor and to the east to minimize any chance of being seen from below on Highway 1. The existing first floor and trees effectively block the new construction and comply with Big Sur CIP 20.145.030 A.2.f for Development Within the Critical Viewshed.

(f) Colors and materials of the new house will be similar to the existing house. Window glass will be specified for low-e glazing to reduce glare and darkened to reduce night visibility according to NFRC standards. Additional window angle can also reduce daytime reflections.

(g) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review because of design and possible visibility from Highway 1. The Committee found the site met requirements of the Plan and voted 5-0 to approve the plan.

(h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN070070.

2. **FINDING: SITE SUITABILITY** – The site has an existing single-family house and is physically suitable for the proposed renovation.

**EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, CDF 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) Technical reports by outside biological, archaeological, and geological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

1. "Geotechnical Soils-Foundation & Geoseismic Report" (LIB070273) prepared by Grice Engineering and Geology Inc., Salinas, CA

2. "Hawks Nest Tree Assessment/Forest Management Plan" (LIB070277) prepared by Frank Ono Forester, Pacific Grove, CA

3. "Preliminary Archeological Reconnaissance on Assessor's Parcel 243-321-002-000, on Garrapata Ridge, Monterey County, California." (LIB070290) by Mary Doane and Gary Breschini, June 13, 2007

(c) The septic system has had extensive review by the Environmental Health Department concerning "potential impact on the location and sizing of existing and future septic system(s) as per Chapter 15.20 MCC (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB."

(d) Staff conducted a site inspection on April 4, 2007 to verify that the site is suitable for this use.

(e) Materials in Project File PLN070070.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (a) categorically exempts a single family house from review.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on April 4, 2007. No viewshed problems were seen and the proposed design compensated for increased size by putting the second floor out of view.

(c) See preceding and following findings and supporting evidence.

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: TREE REMOVAL**- The new addition will not remove any trees but will add six to ten feet of additional height to the rear of the house. A Forest Management Report was created to justify the fact that landmark Monterey Cypress trees will not have to be removed to create this new addition.

**EVIDENCE:** (a) The Forest Management Plan found Monterey Cypress and Monterey Pine in good health and the report specifically describes "...minimal roots in the areas where new construction is to occur and it is not likely that large stabilizing roots or major feeding roots will be disturbed." "Hawks Nest Tree Assessment/Forest Management Plan" (LIB070277) prepared by Frank Ono Forester, Pacific Grove, CA  
(b) The Forest Management plan specifically listed five measures for "Tree Care Prior to Construction" including root protection, no storage of construction equipment within driplines, trunk protection, root pruning, and mulching.  
(c) The staff report has included Condition # 6 Tree and Root Protection to minimize damage to landmark Monterey Cypress trees.

7. **FINDING: STEEP SLOPES** - Development or disruption of vegetation on slopes greater than 30% requires a Coastal Administrative Permit (Policy 20.64.230.C.1 CIP). There is no feasible alternative that will avoid disturbance of 30% slopes and still achieve the project objectives.

**EVIDENCE:** (a) The proposed renovation will not remove any trees but will disturb an existing 30% slope contour and remove 50 cubic yards of soil that was part of the original grading.  
(b) A Coastal Administrative Permit is required for excavation that does not exceed 100 cubic yards and two feet in depth with slopes less than 1 ½ to 1.  
(c) The existing cypress trees will be protected during construction.  
(d) The design of the renovation requires moving the new construction away from critical viewshed areas so new construction was placed near steep slope areas.

8. **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 20.145.150.B.1.). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.150.B.4. of the Monterey County Coastal Implementation Plan Part 3, can be demonstrated.

- EVIDENCE:** (a) The subject property is not described as an area where the Local Coastal Program requires access. The property is not located along a public road or where public access is allowed.
- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 2, the Shoreline Access Plan, of the Big Sur 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 visit on April 4, 2007.

9. **FINDING: GUESTHOUSE UNIT-** The existing guesthouse will meet the requirements of Title 20 (20.68.030 and 20.68.040) with modifications to the structure.

- EVIDENCE:** (a) The proposed improvements will not exceed 50% of the appraised value of the structure in any one year period.
- (b) No structural alterations are being made to the guesthouse and the size will remain 468 square feet.

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

- EVIDENCE:** (a) This project is appealable to the California Coastal Commission under 20.86.080 A. as described in paragraph 2.
- (b) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20).

<p align="center"><b>EXHIBIT D</b></p> <p align="center"><b>Monterey County Resource Management Agency</b></p> <p align="center"><b>Planning Department</b></p> <p align="center"><b>Condition Compliance and/or Mitigation Monitoring Reporting Plan</b></p>	<p><b>Project Name:</b> Whitman Residence</p> <p><b>File No:</b> PLN070070                      <b>APNs:</b> 243-321-002-000</p> <p><b>Approved by:</b> Zoning Administrator   <b>Date:</b> January 31, 2008</p>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Combined Development permit (PLN070070) allows 1) A Coastal Administrative Permit for an addition of 2,330 sq. ft. to a single family house, remodel of guesthouse and demolition of 118 sq. ft. sauna and 339 sq. ft. office; 2) A Coastal Administrative Permit to allow development on 30% slopes and 3) A Coastal Development for development within the critical viewshed along Highway 1. The property is located on Garrapata Ridge Road (Assessor's Parcel Number 243-321-002-000), Big Sur Coast 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. <b>(RMA - Planning Department)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/Applicant	Ongoing unless otherwise stated	

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2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution 07070) was approved by the Zoning Administrator for Assessor's Parcel Number 243-321-002-000 on January 31, 2007. The permit was granted subject to <b>12</b> 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. <b>(RMA - Planning Department)</b></p>	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.	



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3.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b></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. <b>(RMA - Planning Department)</b></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>	Owner/ Applicant/ Archaeologist	Ongoing	

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4.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b></p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

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5.		<p><b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b></p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. 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. <b>(RMA - Planning Department and RMA - Building Services Department)</b></p>	<p>An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p> <p>Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services</p> <p>Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits</p> <p>Ongoing</p> <p>Prior to final grading</p>	

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6.		<p><b>PD011 – TREE AND ROOT PROTECTION</b></p> <p>Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(<b>RMA - Planning Department</b>)</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p>Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant/ Arborist</p>	<p>Prior to the issuance of grading and/or building permits</p> <p>During Construc- tion</p>	

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			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	
7.		<b>PD014(C) – LIGHTING – EXTERIOR LIGHTING PLAN (BIG SUR)</b> All exterior lighting shall be unobtrusive, down-lit, compatible 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 critical viewshed viewing areas, as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (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. <b>(RMA – Planning Department)</b>	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.	Applicant Owner/	Prior to Occupancy/ Ongoing	

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8.		<p><b>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL)</b></p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> <li>• Only one guesthouse shall be allowed per lot.</li> <li>• Detached guesthouses shall be located in close proximity to the principal residence.</li> <li>• Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.</li> <li>• The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens</li> <li>• The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets</li> <li>• The guesthouse shall not exceed 425 square feet of livable floor area</li> <li>• The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect</li> <li>• Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.</li> <li>• The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.</li> <li>• The guesthouse height shall not exceed 12 feet nor be more than one story.</li> </ul> <p><b>(RMA – Planning Department)</b></p>	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or 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>Verificati on of Complian ce (name/dat e)</i>
9.		<p><b>PD0SP006 – (NON-STANDARD) GLAZING TO MINIMIZE REFLECTIVITY</b></p> <p>Windows shall be glazed to minimize reflectivity and have tinting or other method to reduce light emitted to the outside from the house lights during the night. Windows should conform to <b>National Fenestration Rating Council (NFRC)</b> for energy performance and Visible Transmittance (VT) measures that should be low to reduce glare. <b>(RMA – Planning Department)</b></p>	Submit specifications of glazing type to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits	
10.		<p><b>WR40 - WATER CONSERVATION MEASURES</b></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. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspect-ion/ occupancy	
11.		<p><b>EHSP01 (NON-STANDARD) ABANDON EXISTING SEPTIC SYSTEM</b></p> <p>Abandon existing septic system during installation of new replacement septic system. Provide evidence that the septic system has been properly abandoned. <b>(Environmental Health)</b></p>	Division of Environmental Health must approve plans and evidence.	CA Licensed Engineer /Owner/ Applicant	Prior to final of building permit.	

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12.		<p><b>EHSP002 SEPTIC SYSTEM TESTING AND INSTALLATION</b></p> <p>The existing septic system on this lot is an older system and at the end of its life cycle. The only areas for replacement/repair of the system are inaccessible with the current house footprint. Monterey County Environmental Health Division (EHD) requires evidence that the soil conditions in the proposed leach area are suitable for the system prior to installation.</p> <p>As soon as demolition is complete and a backhoe can access the septic area, a test trench shall be performed to the maximum depth possible to verify soil conditions for septic discharge.</p> <p>a) If soils meet required standards and the proposed septic system can be installed per design, all systems shall be installed at such time.</p>	<p>1. As soon as demolition is complete the owner shall contract with a septic contractor to bring a backhoe onsite and conduct a backhoe test. EHD shall be contacted at least 48 hours prior to witness the backhoe test in order to verify soil conditions.</p> <p>a) If the soils encountered during the test are approved, the systems will be installed per plans with the current approved variance to slopes greater than 30%</p>	CA Licensed Engineer /Owner	a) After demolition but prior to commencement of building.	



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		<p>b) If the backhoe test fails, water, bedrock or poor soils are encountered, the owner shall apply for an advanced treatment system permit. This includes but is not limited to:</p> <ul style="list-style-type: none"> <li>o Engineered plans approved by both EHD and the Regional Water Quality Control Board (RWQCB)</li> <li>o A recorded deed notice indicating an advanced system onsite</li> <li>o A contract with a licensed septic professional for operation and maintenance of the system</li> </ul> <p><b>(Environmental Health)</b></p>	<p>b) If soils do not meet standards, the applicant shall have a registered engineer design an alternative system and submit to EHD. Once EHD and RWQCB approve the design a new permit will be issued for the alternative system. The system, maintenance contract and deed notice will be required prior to receiving a final on the building permit.</p>	CA Licensed Engineer /Owner	<p>b) If an advanced treatment system is required, the system must be installed and all documents approved and recorded prior to final of building permits</p>	