

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: February 28, 2008	Time: P.M	Agenda Item No.:
Project Description: Combined Development Permit consisting of 1) a Coastal Administrative Permit for the demolition of an existing 4,757 square foot single family dwelling with detached garage, patios, and shed; and the construction of a three level 8,481 square foot single family dwelling (2,612 square foot sub-level) with a 600 square foot attached garage, and 1,866 square feet of patio area, walls, and driveway; 2) a Coastal Administrative Permit to allow the construction of a 657 square foot Caretaker Unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone; and 5) a Design Approval. Grading will consist of approximately 1,490 cubic yards of cut and 400 cubic yards of fill.		
Project Location: 1548 Cypress Drive, Pebble Beach (Pescadero Watershed)		APN: 008-401-002-000
Planning File Number: PLN070317		Name: Steve Ackley, Property Owner
Plan Area: Del Monte Forest Land Use Plan		Flagged and staked: Yes
Zoning Designation: LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)]		
CEQA Action: Mitigated Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- 1) Adopt the Mitigated Negative Declaration (**Exhibit H**) with the Mitigation Monitoring and Reporting Plan (**Exhibit D**); and
- 2) Approve the Combined Development Permit as described above, based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions of Approval (**Exhibit D**).

PROJECT OVERVIEW:

The applicant proposes to demolish an existing single family residence and accessory structures, and reconstruct a single family residence on approximately the same footprint as the existing structures. In addition, the applicant proposed to construct a new caretaker unit on a previously undeveloped portion of the parcel. The project site is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, CIP, Part 5). The project, as proposed, will comply with the Pescadero Watershed standards. The property is also located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C) as visible area from Point Lobos; however, due to existing tree screening, the project site is not visible from Point Lobos. The proposal also includes discretionary permits to allow development within 100 feet of environmentally sensitive habitat (ESHA) and within a 750 foot cultural resources buffer. See **Exhibit B** for a more detailed discussion of the caretaker unit, Pescadero Watershed, visual resources, ESHA, and cultural resources.

PUBLIC COMMENT:

One public comment letter was received regarding this project (**Exhibit I**).

OTHER AGENCY INVOLVEMENT:

- ✓ Pebble Beach Community Services District (CSD)
- ✓ Public Works Department

- ✓ Environmental Health Division
- ✓ Water Resources Agency

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

Due to the inclusion of conditional development and the requirement for additional environmental review, the project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review of applicable policies. The Del Monte Forest LUAC unanimously recommended approval at a public hearing held on September 6, 2007 (**Exhibit G**).

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

Joseph Sidor, Associate Planner
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February 12, 2008

cc: Front Counter Copy, Zoning Administrator; Pebble Beach Community Services (Fire Protection) District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Acting Planning Services Manager; Joseph Sidor, Planner; Carol Allen; Steve Ackley, Applicant; Pacific Peninsula Group, Agent; Planning File PLN070317.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval and Mitigation Monitoring and Reporting Plan
Exhibit E Vicinity Map
Exhibit F Site Plan, Floor Plan and Elevations
Exhibit G LUAC Minutes
Exhibit H Mitigated Negative Declaration
Exhibit I Technical Reports
- Forest Management Plan
- Botanical Survey
Exhibit J Comments on Mitigated Negative Declaration

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

EXHIBIT B PROJECT DISCUSSION

The applicant proposes to demolish an existing single family residence and accessory structures, and reconstruct a single family residence on approximately the same footprint as the existing structures. The majority of the new construction for the main residence will occur on the existing developed footprint. The new single family dwelling structure will be approximately 29 feet above average natural grade, which remains 1 foot below the allowed maximum height of 30 feet. Applicable issues requiring further discussion follow:

Caretaker Unit: This project is in conformance with policies of the Del Monte Forest Land Use Plan (LUP), specifically policy 78a, which encourages “the use of caretakers accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees” and the Circulation element of the LUP, which encourages the separation of visitor and resident traffic. Caretaker Units are considered units of residential development for the purposes of calculating density in areas of new residential land uses planned in the Del Monte Forest (Table A). Staff has determined that adequate density exists in the Del Monte Forest Area for the proposed project based on staff’s review of maximum allowed densities, current zoning designations, total acreages within each zoning classification, number of units allowed, number of buildable lots, number of existing vacant lots, and number of existing caretaker units. The proposed project is outside the areas designated by Table A of the Del Monte Forest LUP for residential planned development densities. A condition requires the applicant to record a deed restriction that this unit will be maintained in accordance with these standards (see Condition # 9 at **Exhibit D**).

Pescadero Watershed: The project site is located within the Pescadero Watershed. As proposed, the project will comply with the Pescadero Watershed standards of no more than 5,000 square feet of structural coverage and 4,000 square feet of impervious coverage (Section 20.147.030, Coastal Implementation Plan, Part 5). Overall, the project will result in structural coverage of 4,998 square feet, a net increase of 241 square feet. The project will also result in impervious surface coverage of approximately 2,705 square feet.

Visual Resources: The property is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) as visible from Point Lobos. The policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area with regard to the public viewshed. Therefore, staff conducted a site visit on August 23, 2007, to assess the potential viewshed impacts of the project. Based on the site visit, staff has determined the proposed structures will not be visible from either Point Lobos or Carmel Beach due to existing tree screening.

Environmentally Sensitive Habitat (ESHA): The project involves development within 100 feet of Monterey Cypress habitat. Although no tree removal is proposed, additional consideration was given to the protection of the existing trees on the parcel. A Forest Management Plan (LIB#070396) was prepared, which assessed potential construction impacts and identified specific measures to protect the roots and habitat of the existing trees. Specifically, the location of the proposed caretaker unit was moved outside of the drip-lines of the surrounding trees. Additional protection measures identified will be implemented during all aspects of project demolition, grading, and construction.

Cultural Resources: The project contains a Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone, per Monterey County Zoning Ordinance Title 20, Part 5 (Coastal Implementation Plan for the Del Monte Forest Land Use Plan), Section 20.147.080.A.1 which requires a Coastal Development Permit for proposed development within 750 feet of known cultural resources. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; therefore, a preliminary archaeological report (LIB#070397) was prepared for the property. The archaeological report identified the potential for impacts to prehistoric cultural resources during project activities. Due to this potential, the applicant submitted a supplemental mitigation and monitoring plan (LIB#070522), and the County prepared an Initial Study (SCH#2008011037) to assess the potential impacts and identify mitigation measures in order to avoid disruption of and/or ensure the recovery of any disturbed cultural resources. With County required Conditions of Approval and Mitigations, impacts to prehistoric cultural resources would be mitigated to less than significant (see **Exhibit H**).

CEQA Review: Monterey County, as Lead Agency, prepared an Initial Study (SCH#2008011037) for this project (**Exhibit H**). The Initial Study was filed with County Clerk on January 11, 2008, and circulated for public review and comment from January 14 to February 13, 2008. During this public review period, the County of Monterey received comments from the Monterey Bay Unified Air Pollution Control District (**Exhibit I**), requesting the County add conditions regarding protection of air quality during demolition activities (see Condition # 12 at **Exhibit D**). This condition will satisfy the requirement for compliance with District Rule 439, Building Removals. The Initial Study focused on the issue of potential impacts to cultural resources. Findings conclude that with the proposed mitigation measures, all potential impacts will be reduced to a level less than significant. No unresolved issues remain. In order to mitigate and/or reduce the potential physical impacts of the project with regard to Cultural Resources, six mitigation measures have been proposed to address the areas of potential environmental impact. The mitigation measures are summarized as follows: All activities shall be monitored by a qualified archaeologist, and the monitor shall have the authority to stop work if cultural resources are found. The applicant also agreed to revise the plans to reduce potential impacts and avoid areas of the parcel most likely to contain cultural resources. In addition, the area most likely to contain resources shall be fenced during all site activities, and only low-impact landscaping shall be allowed in this area. Lastly, an archaeological easement shall be conveyed to the County over the area most likely to contain cultural resources. (**Mitigation Measures 5-1 through 5-6**)

EXHIBIT C RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Del Monte Forest Land Use Plan (LUP), Monterey County Zoning Ordinance (Title 20) Part 1, and Monterey County Zoning Ordinance (Title 20) Part 5 (Coastal Implementation Plan for the Del Monte Forest), 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. As proposed and conditioned, 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 1548 Cypress Drive (Assessor’s Parcel Number 008-401-002-000), Pebble Beach Sub-Planning Area, Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 1.5 units per acre, with a Design Control District Overlay (“LDR/1.5-D”), which allows the construction of a single family residence and a caretaker unit with the approval of discretionary permits. The project, as proposed, is consistent with the applicable zoning policies.
 - (c) The project planner conducted a site inspection on August 23, 2007, to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) Caretaker Unit: The project is in conformance with policies of the Del Monte Forest Land Use Plan (LUP), specifically policy 78a, which encourages “the use of caretakers accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees” and the Circulation element of the LUP, which encourages the separation of visitor and resident traffic. Caretaker Units are considered units of residential development for the purposes of calculating density in areas of new residential land uses planned in the Del Monte Forest (Table A). Staff has determined that adequate density exists in the Del Monte Forest Area for the proposed project based on staff’s review of maximum allowed densities, current zoning designations, total acreages within each zoning classification, number of units allowed, number of buildable lots, number of existing vacant lots, and number of existing caretaker units. The proposed project is outside the areas designated by Table A of the Del Monte Forest LUP for residential planned development densities. A condition requires the applicant to record a deed restriction that this unit will be maintained in accordance with these standards (Condition # 9).
 - (e) Pescadero Watershed: The project site is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, CIP, Part 5). The project, as proposed, will comply with the Pescadero Watershed standards. Overall, the project will result in structural

coverage of 4,998 square feet, a net increase of 241 square feet. The project will also result in impervious surface coverage of approximately 2,705 square feet.

- (f) Floor Area Ratio: The proposed Floor Area Ratio will increase by 2,397 square feet, from 4,757 square feet (8.3 percent) to 7,154 square feet (12.5 percent). The maximum allowed for this parcel is 17.5 percent. There is an additional floor area of 2,612 square feet that will be constructed below the average natural grade and will not allow exterior access. Therefore, this square footage is not included in the floor area ratio maximum calculation.
- (g) Public Access. See Finding # 6.
- (h) Visual Resources: The property is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) as visible from Point Lobos. The policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area. Staff conducted a site visit on August 23, 2007, to assess the potential viewshed impacts of the project. Based on the site visit, the proposed structures will not be visible from either Point Lobos or Carmel Beach due to existing tree screening. The project, as proposed, is consistent with the subject policies of the LUP. The development harmonizes with and is subordinate to the natural scenic character of the area. the design of the proposed structures does not detract from the natural beauty of the public viewshed, and shall be subordinate to and blended into the environment, using appropriate materials to that effect (LUP Visual Resources Policies 51, 56, and 57). The project, as proposed, will use earth tones. The proposed design, colors, and materials will blend with the surrounding environment, and not detract from the general viewshed.
- (i) Del Monte Forest Land Use Advisory Committee (LUAC): Due to the inclusion of conditional development and the requirement for additional environmental review, the project was referred to the Del Monte Forest LUAC for review of applicable policies. The Del Monte Forest LUAC unanimously recommended approval at a public hearing held on September 6, 2007. There was no public comment, nor conditions recommended by the LUAC.
- (j) Environmentally Sensitive Habitat (ESHA): The project involves development within 100 feet of Monterey Cypress habitat. Although no tree removal is proposed, additional consideration was given to the protection of the existing trees on the parcel (Condition # 6). A Forest Management Plan (LIB#070396) was prepared, which assessed potential construction impacts and identified specific measures to protect the roots and habitat of the existing trees. Specifically, the location of the proposed caretaker unit was moved outside of the drip-lines of the surrounding trees.
- (k) Cultural Resources: The project contains a Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone, per Monterey County Zoning Ordinance Title 20, Part 5 (Coastal Implementation Plan for the Del Monte Forest Land Use Plan), Section 20.147.080.A.1 which requires a Coastal Development Permit for proposed development within 750 feet of known cultural resources. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; therefore, a

preliminary archaeological report (LIB#070397) was prepared for the property. The archaeological report identified the potential for impacts to prehistoric cultural resources during project activities. Due to this potential, the applicant submitted a supplemental mitigation and monitoring plan (LIB#070522), and the County prepared an Initial Study (SCH#2008011037 / see **Exhibit H** of the February 5, 2008, staff report) to assess the potential impacts and identify mitigation measures in order to avoid disruption of and/or ensure the recovery of any disturbed cultural resources. With County required Conditions of Approval and Mitigations, impacts to prehistoric cultural resources would be mitigated to less than significant (see Finding 3).

- (l) 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 PLN070317.

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, Pebble Beach Community Services (Fire Protection) District, Public Works, Environmental Health Division, and the Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) Technical reports by outside biological and archaeological consultants did not identify physical or environmental constraints that would indicate the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. “*Preliminary Cultural Resources Reconnaissance*” (LIB070397), prepared by Susan Morley, M.A., August 2007.
 - ii. “*Cultural Resources Mitigation and Monitoring Plan*” (LIB070522), prepared by Archaeological Consulting, October, 19, 2007.
 - iii. “*Botanical Survey*” (LIB070398), prepared by Jud Vandever, August, 2007.
 - iv. “*Forest Management Plan Construction Impact Assessment*” (LIB070396), prepared by Maureen Hamb, August 15, 2007.
 - (c) Staff conducted a site inspection on August 23, 2007, to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN070317.

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

- EVIDENCE:**
- (a) The proposed project is subject to environmental review due to the potential for significant environmental effects pursuant to CEQA Guidelines Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration).

- (b) Potentially adverse environmental effects were identified during staff review of the development application.
- (c) Initial Study: The Monterey County Resource Management Agency – Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the office of the Planning Department and is hereby incorporated by reference (File No. PLN070317). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. The Initial Study identified potentially significant effects relative to Cultural Resources. Analysis of the potential impacts determined that although the project could have significant impacts, by incorporating standard conditions of approval required by County Code and recommended mitigation measures, potential impacts of the proposed project can be reduced to a less than significant level. Therefore, substantial evidence supports the conclusion that impacts will be less than significant with mitigation incorporated.
- (d) Evidence that has been received and considered includes the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN070317.
- (e) A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is designed to ensure compliance with conditions, and that mitigation measures are monitored and reported during project implementation.
- (f) For purposes of implementing Section 753.5 of Title 14, California Code of Regulations, the project may cause changes to the resources listed under Section 753.5. Therefore, payment of the Fish and Game fee is required (Condition # 4).
- (g) Mitigated Negative Declaration: A Mitigated Negative Declaration was filed with the County Clerk on January 11, 2008, noticed for public review and circulated to the State Clearinghouse from January 14 to February 13, 2008. Among the studies, data, and reports analyzed as part of the environmental determination are the following:
1. Preliminary Cultural Resources Reconnaissance (LIB070397), prepared by Susan Morley, M.A., August 2007.
 2. Cultural Resources Mitigation and Monitoring Plan (LIB070522), prepared by Archaeological Consulting, October, 19, 2007.
 3. Botanical Survey (LIB070398), prepared by Jud Vandever, August, 2007.
 4. Forest Management Plan Construction Impact Assessment (LIB070396), prepared by Maureen Hamb, August 15, 2007.
- The County of Monterey is the custodian of these documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based. These materials are located at the Resource Management Agency – Planning Department, 168 West Alisal Street, 2nd floor, Salinas, California.
- (h) In response to a letter received from the Monterey Bay Unified Air Pollution Control District (MBUPCD) (see Exhibit I of the staff report dated February 28, 2008), Condition # 12 was added to ensure protection of air quality during demolition activities. Since this is not

an issue involving a potentially significant impact, this condition will satisfy the requirement for compliance with District Rule 439, Building Removals.

- (i) To mitigate/reduce the potential physical impacts of the project with regard to Cultural Resources, six mitigation measures have been proposed. All activities shall be monitored by a qualified archaeologist, and the monitor shall have the authority to stop work if cultural resources are found. The applicant also agreed to revise the plans to reduce potential impacts and avoid areas of the parcel most likely to contain cultural resources. In addition, the area most likely to contain resources shall be fenced during all site activities, and only low-impact landscaping shall be allowed in this area. Lastly, an archaeological easement shall be conveyed to the County over the area most likely to contain cultural resources. **(Mitigation Measures 5-1 through 5-6)**

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: 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.
(b) 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 PLN070317.

6. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed project is in conformity with the public access policies of Chapter 5 of the Del Monte Forest LUP, and Section 20.147.130 of the Monterey County Zoning Ordinance (Part 5 – Coastal Implementation Plan).

EVIDENCE: (a) Figure 15 (Recreational Facilities) of the Del Monte Forest LUP does not identify this property for public access points or trails.
(b) Materials in Project File PLN070317.
(c) Site visit by the project planner on August 23, 2007.

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

EVIDENCE:

- (a) Board of Supervisors: Section 20.86.020 of the Monterey County Zoning Ordinance.
- (b) California Coastal Commission: Section 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance.

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Pacific Peninsula Group File No: PLN070317 APN: 008-401-002-000 Approved by: Zoning Administrator Date: February 28, 2008
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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 (PLN070317) allows the demolition of an existing 4,757 square foot single family dwelling with detached garage, patios, and shed; and the construction of a three level 8,481 square foot single family dwelling (2,612 square foot sub-level) with a 600 square foot attached garage, and 1,866 square feet of patio area, walls, and driveway; the construction of a 657 square foot Caretaker Unit; development within 100 feet of environmentally sensitive habitat; development within a 750 foot cultural resources buffer zone; and grading consisting of approximately 1,490 cubic yards of cut and 400 cubic yards of fill. The property is located at 1548 Cypress Drive (Assessor's Parcel Number 008-401-002-000), Pebble Beach, Del Monte Forest 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 PLN070317) was approved by the Zoning Administrator for Assessor's Parcel Number 008-401-002-000 on February 28, 2008. The permit was granted subject to twenty-six (26) 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.		PD004 - INDEMNIFICATION AGREEMENT 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the	

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)
		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. (RMA - Planning Department)			final map, whichever occurs first and as applicable	
4.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner / Applicant	Within 5 working days of project approval.	
			If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of building or grading permits.	
5.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

<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>
		Department)				
6.		<p>PD011 – TREE AND ROOT PROTECTION</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.(RMA - Planning Department)</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant	Prior to the issuance of grading and/or building permits.	
			<p>Submit on-going evidence that tree protection measures are in place through out demolition, grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.</p>	Owner/ Applicant/ Arborist	During demolition, grading, and construction	
			<p>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.</p>	Owner/ Applicant	Prior to final inspection	
7.		<p>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. Prior to the issuance of building permits, 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</p>	<p>Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

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		<p>this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	<p>Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit an approved water permit from the MPWMD to the RMA – Building Permit</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor</p>	<p>Prior to issuance of Building Permits</p>	
			<p>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.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to Occupancy</p>	
			<p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	

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			continuously maintained in a litter-free, weed-free, healthy, growing condition.			
8.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
9.		<p>PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. 	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.	

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		<ul style="list-style-type: none"> • The maximum floor area for a caretaker unit is 850 square feet. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit. <p>(RMA – Planning Department)</p>	Submit proof of recordation of the document to the RMA – Planning Department.	Owner / Applicant	Prior to occupancy or commencement of use.	
10.		<p>PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
11.		<p>PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of 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>	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	Owner/ Applicant	Prior to the issuance of grading or building permits	
			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.	Owner/ Applicant/ Engineer	Prior to the final inspection	

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12.		<p>PDSP001 – MBUAPCD RULE 439 (NON STANDARD CONDITION) In accordance with Monterey Unified Air Pollution Control District Rule 439, the following work practice standards shall be implemented during demolition or deconstruction of structures:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>(RMA – Planning Department)</p>	<p>Applicant shall incorporate this condition and enumerate as “Demolition/ Deconstruction Notes” on the demolition site plan.</p>	Applicant / Owner / Contractor	Prior to issuance of a demolition permit.	
			<p>Contractor shall conduct all deconstruction or demolition activities in accordance with the work practice standards set forth in Monterey Unified Air Pollution Control District Rule 439.</p>	Applicant / Owner / Contractor	During demolition.	
13.		<p>PDSP002 – ASBESTOS SURVEY (NON STANDARD CONDITION) The applicant shall have a Certified Asbestos Consultant conduct an asbestos survey of the single family dwelling to be demolished. A report shall be prepared and submitted to the Monterey Bay Unified Air Pollution Control District for review and approval a minimum of ten (10) working days prior to commencing asbestos removal, or if no asbestos is present, a minimum of ten (10) working days prior to demolition. (RMA – Planning Department)</p>	<p>A Certified Asbestos Consultant shall conduct an asbestos survey of the single family dwelling to be demolished. A report shall be submitted to the MBUAPCD for review and approval a minimum of ten (10) working days prior to commencing asbestos removal.</p> <p>If no asbestos is present, a report shall be submitted to the MBUAPCD for review and approval a minimum of ten (10) working days prior to demolition.</p>	Certified Asbestos Consultant /Owner/ Applicant	Prior to the issuance of a demolition permit.	

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14.		<p>FIRE007 – DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (Pebble Beach Community Services District)</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Owner / Applicant	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner / Applicant	Prior to final building inspection.	

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15.		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Applicant or owner	Prior to final building inspection.	
16.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully</p>	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	

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		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. (Pebble Beach Community Services District)	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.	
				Applicant shall schedule fire dept. clearance inspection.	Applicant or Owner	Prior to final building inspection.
17.		WR003 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits.	

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18.		<p>WR008 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
19.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and 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)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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20.		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits.	
21.	1.	<p>PDSP001 - CULTURAL RESOURCES STOP WORK REQUIREMENT (MITIGATION)</p> <p>If archaeological resources or human remains are accidentally discovered during demolition or construction, the following steps will be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and If the coroner determines the remains to be Native American: - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours. - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.</p>	<p>The applicant and /or contractor shall stop work if any cultural resources or human remains are found during demolition or construction activities.</p> <p>The requirements of this measure shall be included as a note on all grading and building plans.</p>	Owner/ Applicant	Ongoing during demolition, excavation, grading, and construction activities.	

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		<ul style="list-style-type: none"> - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: <ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a recommendation; or 3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. <p>(RMA - Planning Department)</p>				
22.	2.	<p>PDSP002 – CULTURAL RESOURCES SITE MONITORING (MITIGATION)</p> <p>An archaeological monitor shall be present during all phases of the project which could potentially alter the soil within the boundaries of the cultural resources site (e.g.; demolition, grading, pad construction, trenching,</p>	The applicant shall submit the contract with a Registered Professional Archeologist to the Director of the RMA – Planning Department for approval.	Owner/ Applicant per Archaeologist	Prior to the issuance of a demolition permit.	

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		<p>etc.). The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. The applicant shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. The overall goals of the mitigation and monitoring plan are to limit damage to the cultural resources site through avoidance; to oversee the demolition, grading, and construction activities; to ensure compliance with the mitigation and monitoring plan; and to conduct prehistoric cultural data recovery, analysis, reporting, and curation of any materials which are encountered during the project. Prior to issuance of a demolition permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review. The applicant shall also provide evidence of the presence of the archaeologist on-site during demolition of existing structures and new construction, and any measures necessary to be in place and in good order through construction. Photos shall be dated on a weekly basis (or as determined by the monitoring archaeologist) and submitted with a certification from the archaeologist. If additional mitigation measures are determined to be required, they shall be formulated and implemented by the monitoring archaeologist, after review and approval by the Planning Department. (RMA – Planning Department)</p>	<p>The applicant shall submit evidence of on-site monitoring during all phases of demolition, excavation, and new construction. Photos and archaeologist certification shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant / Archaeolo- gist</p>	<p>Ongoing during all phases of demolition, excavation, and construction.</p>	

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23.	3.	<p>PDSP003 – CULTURAL RESOURCES SITE PROTECTION / PLAN REVISIONS (MITIGATION)</p> <p>The applicant shall submit revised plans to the Planning Department which identify alternate locations for those elements of the project most likely to impact prehistoric cultural resources. The “Stone patio w/outdoor grill” shall be relocated to a point outside of the cultural resources site. A new utilities trench has been relocated outside of the eastern edge of the property. The existing utilities trench shall be abandoned, with the lines being disconnected rather than being removed. Regarding the small water tank east of the house, if it is to be abandoned, shall be removed carefully so as not to damage the cultural resources deposit in that area. The water lines shall be cut, capped, and abandoned rather than dug up, as that will result in no additional damage to the site. An archaeological monitor shall be present during all phases of the removal which could potentially alter the soil within the boundaries of the cultural resources site. (RMA – Planning Department)</p>	<p>Submit a revised site plan to the RMA - Planning Department for review and approval, which reflects alternate locations for those elements of the project most likely to impact prehistoric cultural resources.</p>	Owner / Applicant	Prior to the issuance of a grading permit.	
			<p>When the small water tank is to be removed, an archaeological monitor shall be present during all phases of the removal which could potentially alter the soil within the boundaries of the cultural resources site. The applicant shall submit proof of monitoring to the RMA – Planning Department.</p>	Owner / Applicant	Ongoing	
24.	4.	<p>PDSP004 – CULTURAL RESOURCES SITE PROTECTION / TEMPORARY FENCING (MITIGATION)</p> <p>Inadvertent impacts to the cultural resources site shall be reduced by placing construction fencing around the higher ground east of the existing house prior to the beginning of demolition and construction activities. Prior to the issuance of a demolition permit, the applicant shall provide proof of fencing to the RMA-Planning Department. (RMA – Planning Department)</p>	<p>Construction fencing shall be placed around the higher ground to the east of the existing house prior to the beginning of demolition and construction activities. The exact location of the fencing shall be determined by the monitoring archaeologist. The applicant shall submit proof of fencing placement to the RMA – Planning Department.</p>	Owner / Applicant	Prior to the issuance of a grading permit. / Ongoing during all phases of demolition and construction.	

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25.	5.	<p>PDSP005 – CULTURAL RESOURCES SITE PROTECTION / LOW-IMPACT LANDSCAPING (MITIGATION)</p> <p>To ensure long-term protection of cultural resources, the area of the cultural resources site east of the existing residence shall be covered with low-impact landscaping. Water lines can be laid on the surface and rolls of lawn or other low-impact landscaping can be laid over the site, reducing the need for excavation and soil preparation. Prior to issuance of a final building permit, the applicant shall provide proof of site protection to the RMA-Planning Department. (RMA – Planning Department)</p>	The applicant shall include in the site landscaping plan (Condition # 7 - PD012D) specific notes and instructions for the area of cultural resource sensitivity identified by the monitoring archaeologist. Landscaping in this area shall minimize excavation and soil preparation activities.	Owner / Applicant	Prior to the issuance of a final building permit.	
26.	6.	<p>PDSP006 – CULTURAL RESOURCES SITE PROTECTION / ARCHAEOLOGICAL EASEMENT (MITIGATION)</p> <p>An archaeological easement shall be conveyed to the County of Monterey over the area of the prehistoric cultural resources site. The area to be placed in easement shall be identified by the project archaeologist. The applicant shall submit the easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bounds description developed in consultation with a certified professional, to the Planning Department for review and approval. The applicant shall then record the deed and map showing the approved easement, and shall submit a copy of the recorded deed and map to the Planning Department. (RMA – Planning Department)</p>	<p>The applicant shall convey to the County of Monterey an archaeological easement over the area of the prehistoric cultural resources site. The applicant shall submit the easement deed and map, showing the exact location of the easement on the property along with the metes and bounds description, to the RMA – Planning Department for review and approval.</p> <p>The applicant shall submit proof of recordation of the deed and map to the RMA – Planning Department.</p>	Owner / Applicant	Prior to issuance of a final building permit.	
				Owner / Applicant	Prior to occupancy.	